



**A. HARRINGTON SURVEY
A - 55
WASHINGTON COUNTY, TEXAS**

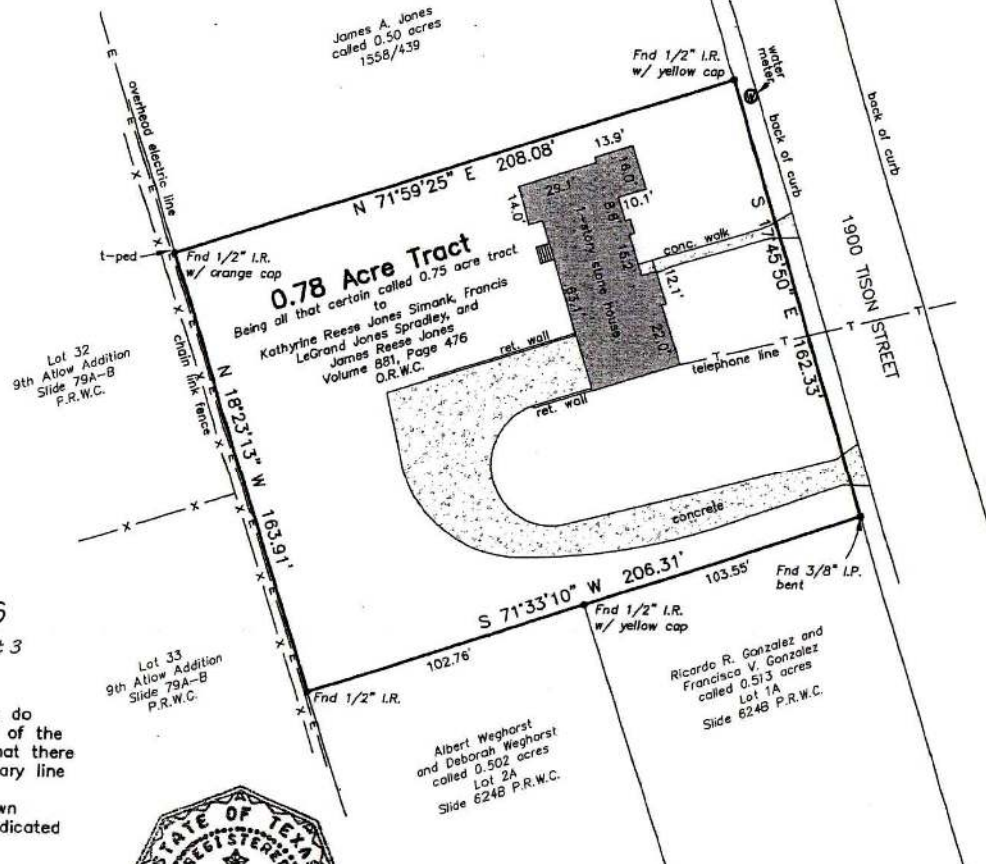
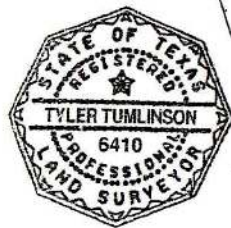
Part of Lot 32 of the W.G. Wilkins Addition and Part of Lot 3 of Key's Third Addition to the City of Brenham, Texas

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

T. Tumlinson
Tyler Tumlinson, R.P.L.S. No 6410

November 1, 2017



PROJECT:	01104-WAL
DATE:	11-1-2017
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

BOUNDARY AND IMPROVEMENT SURVEY
OF A 0.78 ACRE TRACT OF LAND OUT OF THE A. HARRINGTON
SURVEY, A-55, WASHINGTON COUNTY, TEXAS.

Surveyed for: Carl Walther and Katrina Walther

Katrina Walther
Carl Walther

1128117

TUMLINSON
LAND SURVEYING
2423 Peach Creek Rd
College Station, Texas 77845
(254) 931-6707
FIRM #10193558



METES AND BOUNDS DESCRIPTION

0.78 ACRE TRACT

A. Harrington Survey

A - 55

Washington County, Texas

Being a 0.78 acre tract of land out of the A. Harrington Survey, Abstract No. 55, Washington County, Texas, and being part of Lot 32 of the W. G. Wilkins Addition and part of Lot 3 of Key's Third Addition located in the City of Brenham, Texas and being all that certain called 0.75 acre tract of land to Kathyrine Reese Jones Simank, Francis LeGrand Spradley, and the James Reese Jones, recorded in Volume 881, Page 476 of the Official Records of Washington County, Texas, said 0.78 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron pipe found at the southeast corner of said 0.75 acre tract, located at the northeast corner of a called 0.513 acre tract to Ricardo Gonzales and Francisca V. Gonzales, (1543/153), located on the west line of Tison Street, for the southeast corner of this;

THENCE departing said street, along the south line of said 0.75 acre tract, common boundary with said 0.513 acre tract and a called 0.502 acre tract to Albert Weghorst and Deborah Weghorst, (1200/355), S 71°33'10" W passing a 1/2 inch iron rod with yellow cap at 103.55 feet and continuing a total distance of 206.31 feet to a 1/2 inch iron rod found at the southwest corner of said 0.75 acre tract, located on the east line of Lot 33 of the 9th Atlow Addition, (Slide 79A-B, P.R.W.C.), for the southwest corner of this;

THENCE along the west line of said 0.75 acre tract, common boundary with said addition N 18°23'13" W a distance of 163.91 feet to a 1/2 inch iron rod with orange cap found at the northwest corner of said 0.75 acre tract, same being the southwest corner of a called 0.50 acre tract to James A. Jones, (1558/439), for the northwest corner of this;

THENCE along the north line of said 0.75 acre tract, common boundary with said 0.50 acre tract, N 71°59'25" E a distance of 208.08 feet to a 1/2 inch iron rod with yellow cap found at the northwest corner of said 0.75 acre tract, same being the southeast corner of said 0.50 acre tract, located on the east line of said Tison Street, for the northwest corner of this;

THENCE along the east line of said 0.75 acre tract, common boundary with said street S 17°45'50" E a distance of 162.33 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

November 1, 2017

Tyler Tumlinson

RPLS No. 6410

Firm #10193858

01104-WAL

