

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF WASHINGTON

Being a 0.60 acre tract of land out of the T. S. Saul Survey, Abstract No. 97, Washington County, Texas, and being all that certain called 0.607 acre tract of land described to Mark Moore and Jennifer Moore, recorded in Volume 1489, Page 246 of the Official Public Records of Washington County, Texas, said 0.60 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with orange cap marked "HODDE" found at the northwest corner of the above mentioned 0.607 acre tract, same being the southwest corner of a called 1.500 acre tract of land described to Yerania R. Gaytan (1480/701), located in the east Right of Way (ROW) of Farm to Market Road No. 50, for the northwest corner of this;

THENCE departing said road along the north line of said 0.607 acre tract, common boundary with said 1.500 acre tract, N 88°39'07" E a distance of 134.29 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the northeast corner of said 0.607 acre tract, same being the most northerly northeast corner of a called 6.08 acre tract of land described to Erwin G. Thompson and spouse, Margaret A. Thompson (1411/273), located on the south line of said 1.500 acre tract, for the northeast corner of this;

THENCE along the east and south lines of said 0.607 acre tract, common boundary with said 6.08 acre tract, the following courses and distances:

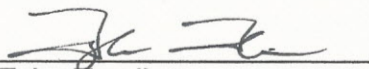
- S 14°52'37" E a distance of 178.01 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the southeast corner of said 0.607 acre tract, being an interior ell corner of said 6.08 acre tract, for the southeast corner of this,
- S 87°29'13" W a distance of 166.51 feet to a 1/2 inch iron rod found at the southwest corner of said 0.607 acre tract, same being the southerly northeast corner of said 6.08 acre tract, located in the east ROW of said road, for the southwest corner of this;

THENCE along the west line of said 0.607 acre tract with the east ROW of said road, N 04°24'55" W a distance of 176.71 feet to the **POINT OF BEGINNING**.

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

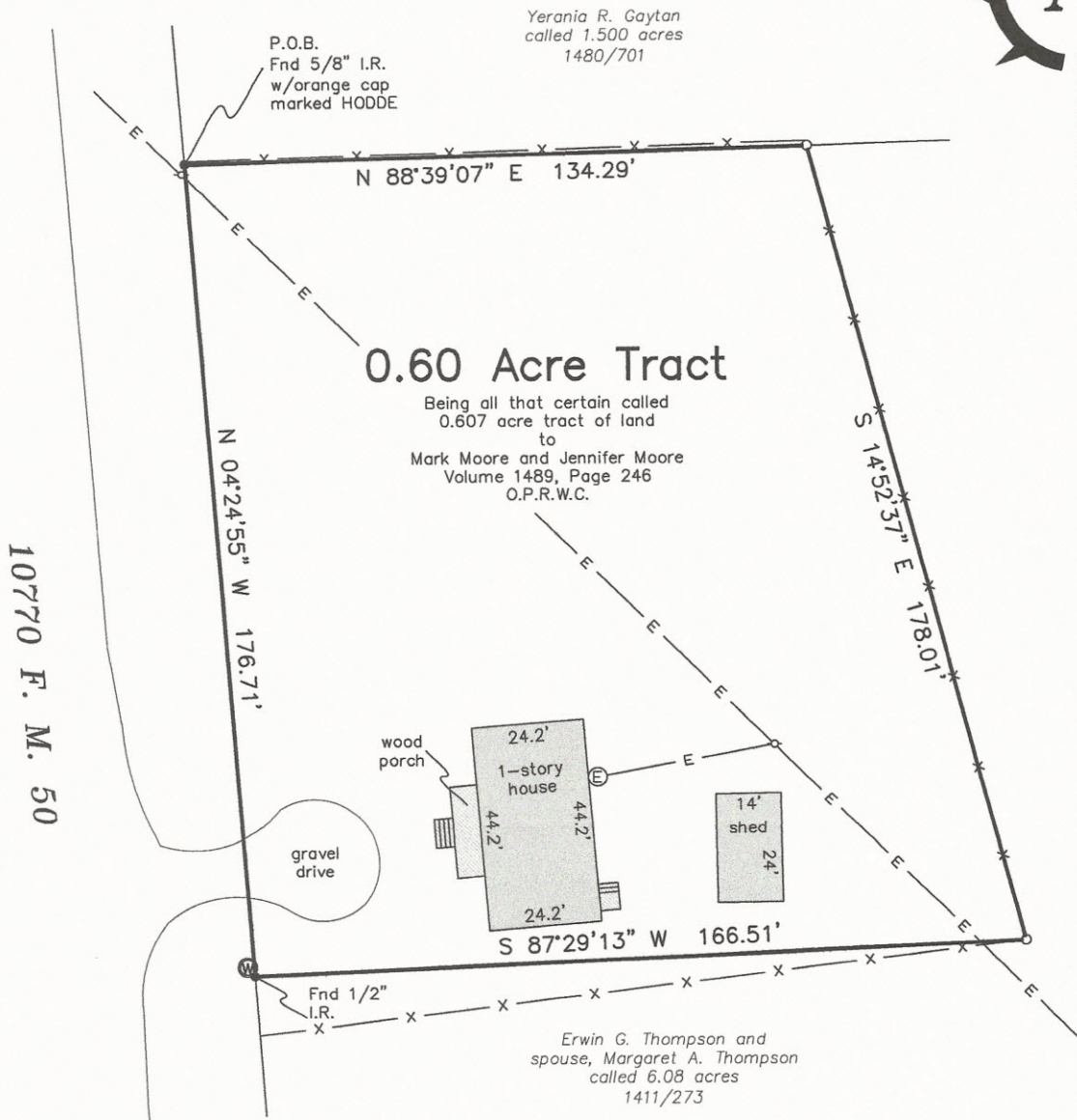
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

June 23, 2020


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02254-GAR



**T. S. SAUL SURVEY
A - 97
WASHINGTON COUNTY,
TEXAS**



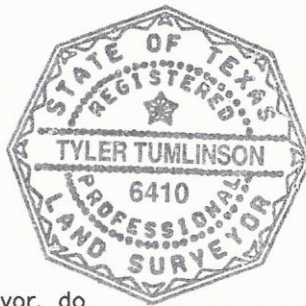
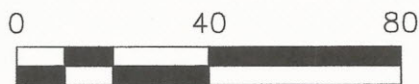
0.60 Acre Tract

Being all that certain called
0.607 acre tract of land
to
Mark Moore and Jennifer Moore
Volume 1489, Page 246
O.P.R.W.C.

Yerania R. Gaytan
called 1.500 acres
1480/701

Erwin G. Thompson and
spouse, Margaret A. Thompson
called 6.08 acres
1411/273

10770 F. M. 50



LEGEND

- These standard symbols will be found in the drawing.
- Found iron rod as noted
 - Set 1/2" iron rod w/yellow cap marked "TLS 6410"
 - ⊙ water meter
 - ⊕ electric meter
 - ◇ power pole
 - E - overhead electric line
 - X - barbed wire fence
 - P.O.B. Point of Beginning
 - O.P.R.W.C. Official Public Records of Washington County, 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 I have observed no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon; and that 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.

The following easements apply:

- H. Northeast Washington County Water Supply Corporation 923/878 (general type easement)
- I. Bluebonnet Rural Water Corporation 1266/700 (general type easement)


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

June 23, 2020

**TUMLINSON
LAND SURVEYING**

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY
OF A 0.60 ACRE TRACT OF LAND OUT OF THE T. S. SAUL
SURVEY, A-97, WASHINGTON COUNTY, TEXAS.**

Surveyed for: Alfredo Garcia

PROJECT:	02254-GAR
DATE:	06-23-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. CHARANZA
FIELDBOOK:	see file