



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BURLESON

Being a 1.00 acre tract of land out of the James Lastley survey, Abstract No. 35, Burleson County, Texas and being all that certain called one acre tract of land described to Carl T. White and Rodney L. Hinkle, recorded in Volume 1097, Page 231 of the Official Records of Burleson County, Texas and being more particularly described in Volume 28, Page 205 of the Deed Records of Burleson County, Texas, said 1.00 acres being more particularly described by metes and bounds as follows;

Commencing at a 1 inch iron pipe found at the most westerly corner of the called "Lot 1, Block 2" of the Paul Taylor Addition #2 (unrecorded subdivision), to Versie Davis, (364/403) located on the northeast line of Flemming Street;

Thence along the northeast line of said street, with the south line of said Davis tract and its projection, S 39°24'35" E a distance of 88.00 feet to a 1/2 inch iron rod with yellow cap set at the most westerly corner of said one acre tract, for the **POINT OF BEGINNING** of this;

THENCE along the northwest line of said one acre tract, N 50°35'26" E a distance of 156.94 feet to a 1/2 inch iron rod with yellow cap set at the most northerly corner of said one acre tract, located on the southwest line of the Burlington Northern Santa Fe Rail Road, for the most northerly corner of this;

THENCE along the northeast line of said one acre tract, common boundary with said rail road S 39°24'34" E a distance of 277.78 feet to a 1/2 inch iron rod with yellow cap set at the most easterly corner of said one acre tract, for the most easterly corner of this;

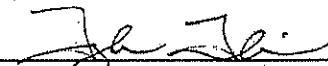
THENCE along the southeast line of said one acre tract, S 50°35'26" W a distance of 156.94 feet to a 1/2 inch iron rod with yellow cap set at the most southerly corner of said one acre tract, located on the north line of said street, for the most southerly corner of this;

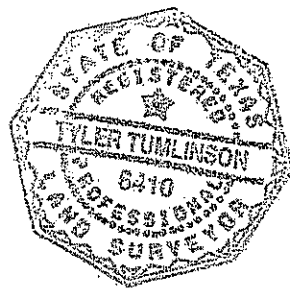
THENCE along the southwest line of said one acre tract, common boundary with said street N 39°24'34" W a distance of 277.78 feet to the **POINT OF BEGINNING**.

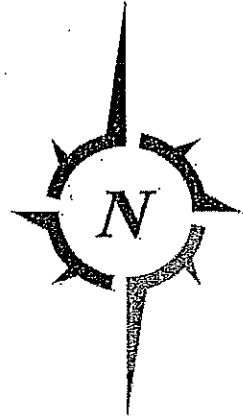
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

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

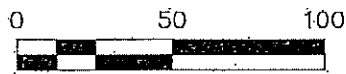
February 13, 2019


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01657-WHI





**JAMES LASTLEY SURVEY
A - 35
BURLESON COUNTY, TEXAS**



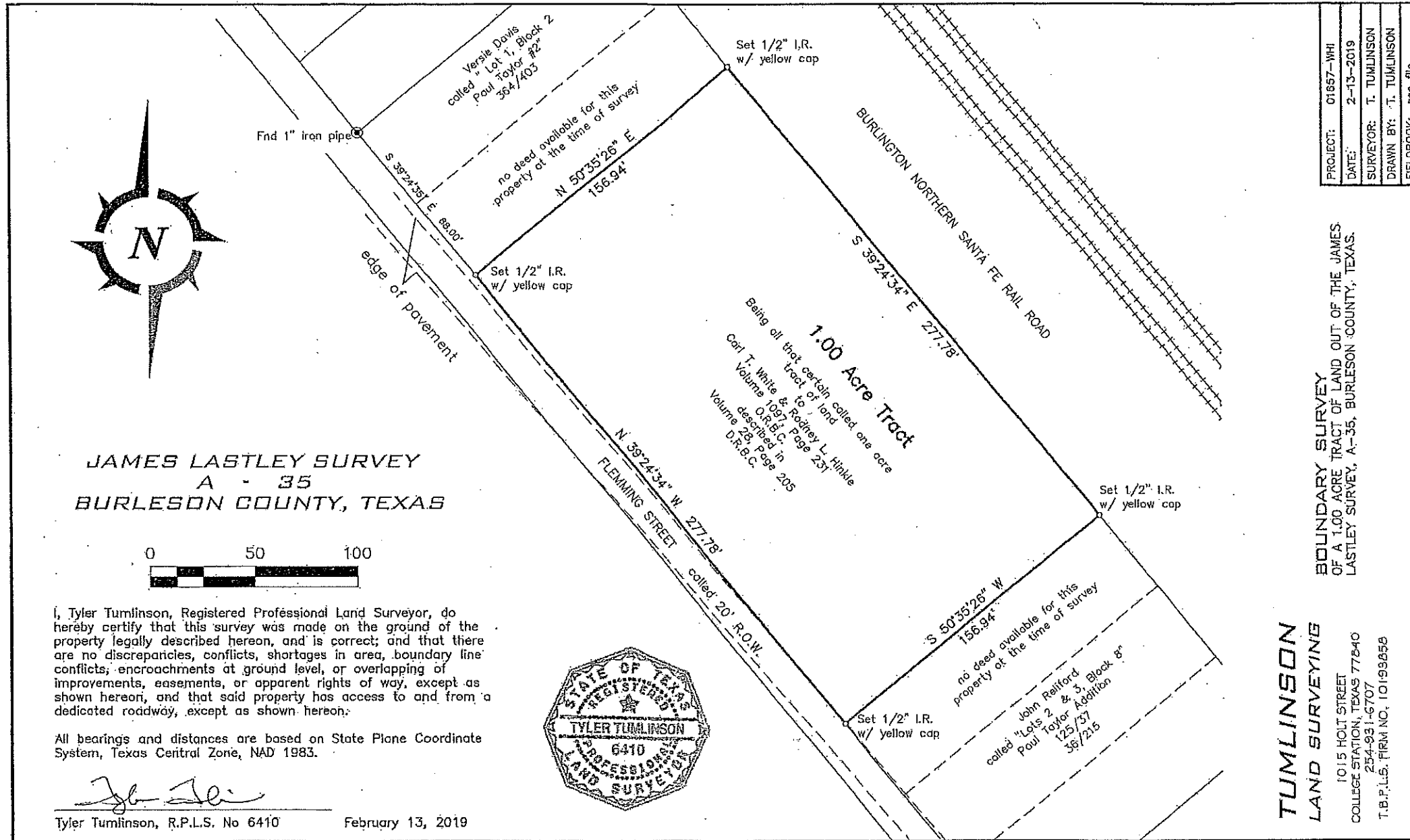
I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, or 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.

Tyler Tumlinson

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

February 13, 2019



PROJECT:	01857-WHI
DATE:	2-13-2019
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

**BOUNDARY SURVEY
OF A 1.00 ACRE TRACT OF LAND OUT OF THE JAMES
LASTLEY SURVEY, A-35, BURLESON COUNTY, TEXAS.**

**TUMLINSON
LAND SURVEYING**

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10199659

Tyler Tumlinson

Paul Taylor