

**S. F. AUSTIN SURVEY
A - B
WASHINGTON
COUNTY, TEXAS**



EXHIBIT A
NOT TO SCALE.

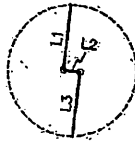
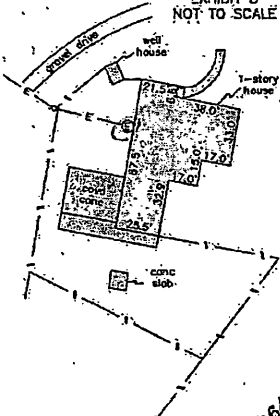


EXHIBIT B
NOT TO SCALE



**26.58 Acre Tract
TRACT 1**

Being out of that certain called
34,667 acrs tract of land,
to
William Thomas Ryan et ux
Volume 998, Page 322
O.P.R.W.C.

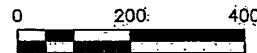
**5.50-Acre
TRACT 2**

Being out of that certain called
34,667 acrs tract of land,
to
William Thomas Ryan et ux
Volume 998, Page 322
O.P.R.W.C.

**2.60 Acre Tract
TRACT 3**

P.O.B. Tracts
2, & 3

LINE	BEARING	DISTANCE
L1	S 07°31'41" W	232.37'
L2	S 82°32'42" E	10.00'
L3	S 07°32'11" W	285.49'
L4	S 30°27'55" W	237.00'
L5	S 37°47'08" W	157.41'
L6	S 55°58'35" W	201.80'
L7	S 65°58'35" W	231.41'
L8	N 42°55'18" E	233.85'
L9	N 42°55'18" E	300.42'



LEGEND

These standard symbols will
be found in the drawings.

- Found 3/8" iron rod w/
yellow cap
- Found concrete monument,
disturbed
- Set 1/2" iron rod w/yellow
cap marked "ALS 6410"
- ⊕ electronic meter
- ⊖ electronic meter
- E — overhead electric lines
- X — chain link fence
- K — 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 herein, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown herein; and that said property has access to and from a dedicated roadway, except as shown herein.

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 July 31, 2019

**TUMLINSON
LAND SURVEYING**

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-4707
T.B.P.L.S. FIRM NO. 1019522A

PARTITION SURVEY

OF A 26.58 ACRE TRACT OF LAND, A 5.50 ACRE TRACT OF
LAND, AND A 2.60 ACRE TRACT OF LAND, ALL OUT OF THE
S. F. AUSTIN SURVEY, A-B, WASHINGTON COUNTY, TEXAS.

PROJECT:	01916
DATE:	07-31-2019
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. CHARANZA
FIELDBOOK:	see file