



METES AND BOUNDS DESCRIPTION

5.97 ACRE TRACT

William Dever Survey

A - 38

Washington County, Texas

Being a 5.97 acre tract of land out of William Dever Survey, Abstract No. 38, Washington County, Texas and being all that certain called 5.95 acre tract of land described to Farouk Alattar, recorded in Volume 1164, Page 386 of the Official Records of Washington County, Texas, said 5.97 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at the northeast corner of said 5.95 acre tract, located on the north line of a called 58.44 acre tract to Neil Bremner, et ux, (1446/602), and located on the south line of F. M. 2726, for the northeast corner of this;

THENCE departing said road, along the east line of said 5.95 acre tract, common boundary with said 58.44 acre tract S 07°56'59" E passing a 1/2 inch iron rod found for reference at 126.60 feet and continuing a total distance of 172.35 feet to a calculated point in the approximate centerline of Doe Run Creek, for an angle point of this;

THENCE continuing with the easterly line of said 5.95 acre tract, common boundary with said 58.44 acre tract, and along the approximate centerline of said creek the following courses and distances:

S 50°38'00" E a distance of 102.85 feet to a calculated angle point,
S 38°04'13" E a distance of 80.47 feet to a calculated angle point,
S 09°49'01" E a distance of 79.15 feet to a calculated angle point,;
S 09°05'40" W a distance of 109.14 feet to a calculated angle point,
S 44°46'05" W a distance of 73.41 feet to a calculated angle point,
N 85°50'16" W a distance of 78.84 feet to a calculated angle point,
N 61°08'29" W a distance of 43.70 feet to a calculated angle point,
N 33°19'46" W a distance of 54.35 feet to a calculated angle point,
S 84°09'12" W a distance of 70.86 feet to a calculated angle point,
N 80°04'14" W a distance of 104.67 feet to a calculated angle point,
S 66°37'57" W a distance of 272.14 feet to a calculated angle point,
S 60°50'25" W a distance of 105.25 feet to a calculated angle point,
S 31°04'28" W a distance of 97.16 feet to a calculated angle point,
S 13°20'36" W a distance of 123.28 feet to a calculated angle point,
S 26°27'14" W a distance of 161.11 feet to a calculated angle point,
S 14°04'59" W a distance of 35.64 feet to a calculated angle point,
S 00°37'20" E a distance of 72.65 feet to a calculated point, being the southeast corner of said 5.95 acre tract, and being a common corner of said 58.44 acre tract and a called 41.47 acre tract to Howard P. Isbell and Marlene T. Isbell, TRACT TWO (1289/495), for the southeast corner of this;

THENCE departing said creek, along the south line of said 5.95 acre tract, common boundary with said 41.47 acre tract S 81°52'47" W a distance of 62.22 feet to a 3/8 inch iron rod found in an old fence line at the southwest corner of said 5.95 acre tract, being an interior corner of said 41.47 acre tract, for the southwest corner of this;

THENCE along the west line of said 5.95 acre tract, common boundary with said 41.47 acre tract N 08°06'19" W a distance of 282.68 feet to a 1/2 inch iron rod with orange cap found at fence corner post at the northwest corner of said 5.95 acre tract, came being the northeast corner of said 41.47 acre tract, located on the south line of said F. M. road for the northwest corner of this



THENCE along the north line of said 5.95 acre tract, common boundary with said F. M. road N 48°43'23" E a distance of 1097.83 feet to the **POINT OF BEGINNING**, in all containing **5.97** acres of land.

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.

June 3, 2016

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
00700-KAM



NOTES:

- 1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY SERVING OR CROSSING THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

LINE	BEARING	DISTANCE
L1	S 50°38'00" E	102.85'
L2	S 38°04'13" E	80.47'
L3	S 09°49'01" E	79.15'
L4	S 09°03'40" W	109.14'
L5	S 44°46'05" W	73.41'
L6	N 85°50'16" W	78.84'
L7	N 61°08'29" W	43.70'
L8	N 33°19'46" W	54.35'
L9	S 84°09'12" W	70.86'
L10	N 80°04'14" W	104.67'
L11	S 66°37'57" W	272.14'
L12	S 60°50'25" W	105.25'
L13	S 31°04'28" W	97.16'
L14	S 13°20'36" W	123.28'
L15	S 28°27'14" W	161.11'
L16	S 14°04'59" W	35.64'
L17	S 81°52'47" W	62.22'

Being all that certain called
6.33 acre tract of land
to
Farouk Alattor
O.R.W.C.
Volume 1164, Page 386

Howard P. Isbell and Marlene T. Isbell
called 41.47 acres
TRACT TWO
1289/195



▲ calculated point in creek

Neil Bremner, et ux
called 58.44 acres
1446/502

WILLIAM DEVER SURVEY A - 38 WASHINGTON COUNTY, TEXAS



5.97 Acre Tract
Being all that certain called
5.95 acre tract of land
to
Farouk Alattor
Volume 1164, Page 386
O.R.W.C.

Find 1/2" I.R.
for reference at
45.75' to creek

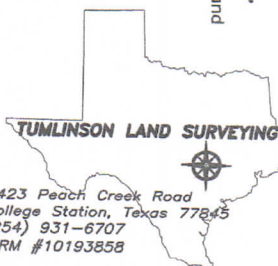
S 07°56'59" E
172.35'

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, easements, 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.

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

June 3, 2016



2423 Peach Creek Road
College Station, Texas 77845
(254) 931-6707
FIRM #10193858

5.97 ACRE TRACT OF LAND OUT OF THE WILLIAM DEVER SURVEY, A-38, WASHINGTON COUNTY, TEXAS.

PROJECT:	00700-KAM
DATE:	6-3-2016
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file