



METES AND BOUNDS DESCRIPTION

6.33 ACRE TRACT

William Dever Survey

A - 38

Washington County, Texas

Being a 6.33 acre tract of land out of William Dever Survey, Abstract No. 38, Washington County, Texas and being all that certain called 6.33 acre tract of land described to Farouk Alattar, recorded in Volume 1164, Page 386 of the Official Records of Washington County, Texas, said 6.33 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at the northwest corner of said 6.33 acre tract, located on the northerly line of a called 120.967 acre tract to Howard P. Isbell and Marlene T. Isbell (1433/375), and located on the south line of F. M. 2726, for the northwest corner of this;

THENCE along the north line of said 6.33 acre tract, common boundary with said F. M. road N 60°51'54" E a distance of 621.68 feet to a concrete monument for an angle point and P.C. of a curve to the left having a radius of 2914.79 feet an arc length of 332.01 feet and a chord bearing N 57°31'22" E a distance of 331.83 feet to a 1/2 inch iron rod with orange cap found at the northeast corner of said 6.33 acre tract, same being the northwest corner of a called 41.47 acre tract to Howard P. Isbell and Marlene T. Isbell, TRACT TWO, (1289495), for the northeast corner of this;

THENCE departing said road, along the east line of said 6.33 acre tract, common boundary with said 41.47 acre tract S 07°54'55" E a distance of 501.93 feet to a 1/2 inch iron rod with orange cap found at the southeast corner of said 6.33 acre tract, being the northeast corner of said 120.967 acre tract, for the southeast corner of this;

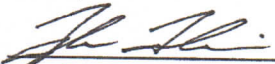
THENCE along the south line of said 6.33 acre tract, common boundary with said 120.967 acre tract S 82°02'24" W a distance of 881.33 feet to a 1/2 inch iron rod with orange cap found at the southwest corner of said 6.33 acre tract, being an interior corner of said 120.967 acre tract for the southwest corner of this;

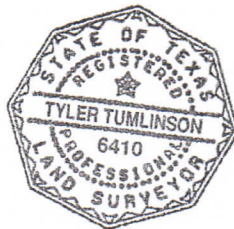
THENCE along the wes line of said 6.33 acre tract, common boundary with said 120.967 acre tract N 07°55'03" W a distance of 139.67 feet to the **POINT OF BEGINNING**, in all containing **6.33** acres of land.

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.

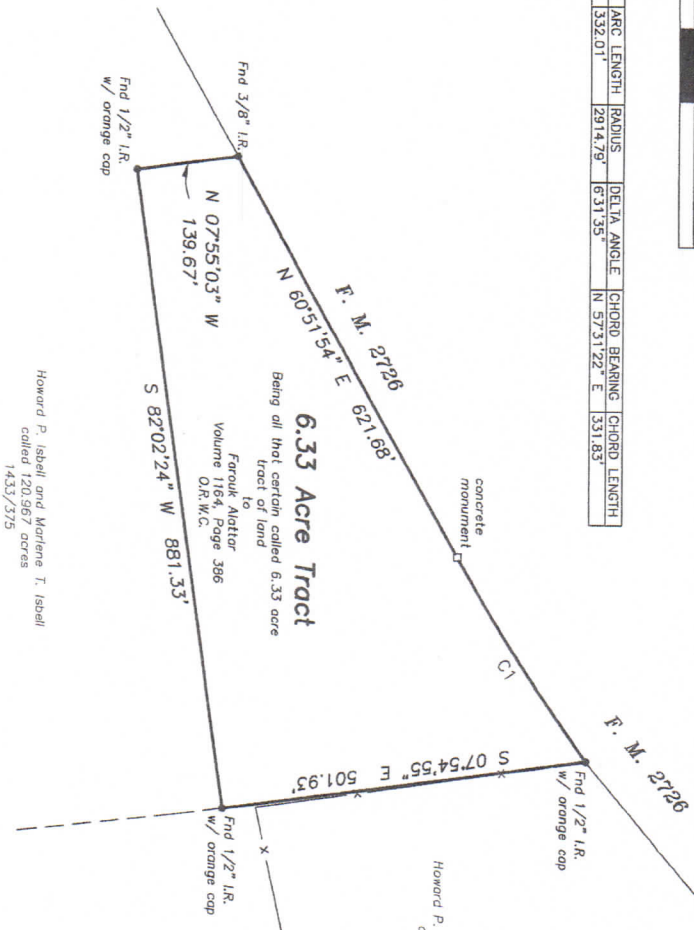
June 3, 2016


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





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	332.01'	2914.79'	6°31'35"	N 57°31'22" E	331.83'



Howard P. Isbell and Marlene T. Isbell
called 120.967 acres
1433/375

Howard P. Isbell and Marlene T. Isbell
called 41.47 acres
TRACT TWO
1289/495



WILLIAM DEVER SURVEY
A - 38
WASHINGTON COUNTY, TEXAS

- NOTES:
- 1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR 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 EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF MINERALS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.



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, Nod 1983.

[Signature]
Tyler Tumlinson, R.P.L.S. No 6410 June 3, 2016

TUMLINSON LAND SURVEYING

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

6.33 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