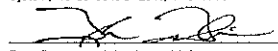


I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein, and is correct.

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


Tyler Tumlinson, R.P.L.S. No. 6410 November 29, 2022



TUMLINSON LAND SURVEYING

1255 MILLIGAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845

T.S.P.L.S. FIRM NO. 10193858

LAND TITLE SURVEY
OF A 87.39 ACRE TRACT OF LAND OUT OF THE
JOHN SCHULZ SURVEY, A-176,
WASHINGTON COUNTY, TEXAS.

LEGEND	
These standard symbols will be found in the drawing	
•	Found monument (as noted)
o	Set 1/2" iron rod w/pole cap
+	Found corner post
⊙	Found 1" iron pipe
⊕	Telephone pedestal
—E—	overhead electric line
—W—	wood fence
—X—	wire fence
—P—	pipeline (as evidenced above ground)
—L—	chain link fence

PROJECT: 03074-XNE
DATE: 11-29-2022
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF WASHINGTON

Being a 87.39 acre tract of land out of the John Schulz Survey, Abstract No. 176, Washington County, Texas and being the remainder of that certain called 87.4 acre tract of Land -Tract 1- described to Donald Lee Knebel, et al, recorded in Volume 1183, Page 709 of the Official Records of Washington County, Texas, also being all that certain called 0.744 acre tract of land described to Elton E. Knebel and Ailine Knebel, recorded in Volume 362, Page 310 of the Deed Records of Washington County, Texas, said 87.39 acres being more particularly described by metes and bounds as follows;

BEGINNING at 3/8 inch iron rod found at the east corner of said 87.4 acre tract, also located at the north corner of a called 47.56 acre tract to 2M Family Ranch, LLC, (1308/164), for the east corner of this;

THENCE along the southeast line of said 0.744 acre tract and the southwest line of said 87.4 acre tract, with the northwest line of said 47.56 acre tract S 40°52'41" W a distance of 1438.17 feet to a 1 inch iron pipe found a southeastern corner of said 87.4 acre tract, located at the westernmost corner of said 47.56 acre tract, also located on the northeast line of a called 16.100 acre tract to Damon Loyd Hall, (1421/1031), for a southeastern corner of this;

THENCE along a southwestern line of said 87.4 acre tract, with the northeast line of said 16.100 acre tract, the following courses and distances:

N 44°48'55" W a distance of 150.45 feet to a 1 inch iron pipe found for an angle point, and

N 44°04'29" W a distance of 267.69 feet to a 1 inch iron pipe found at an interior corner of said 87.4 acre tract, located at the north corner of said 16.100 acre tract, for an interior corner of this;

THENCE along the southeast line of said 87.4 acre tract, with the northwest line of said 16.100 acre tract S 40°50'18" W a distance of 1342.95 feet to a 3/8 inch iron rod found at the south corner of the remainder of said 87.4 acre tract, located at the west corner of said 16.100 acre tract, also located on the northeast margin of South Hinze Road, for the southernmost corner of this;

THENCE along the northeast margin of said road N 49°17'59" W a distance of 1183.71 feet to a 14 inch fence corner post at the intersection of the northeast margin of South Hinze Road and the southeast margin of Lorena Lane, being the southern most corner of a called 26.273 acre tract to Dale Owen Young and Kathy Leigh Young, (1713/47), also located at the southeast corner of said 1.700 acre access/utility easement, for the westernmost corner of this;

THENCE along the northwest line of the remainder of said 87.4 acre tract, with the southeast line of said 26.273 acre tract, also with the southeast line of said 1.700 acre access and utility easement (Lorena Lane), the following courses and distances:

N 41°07'32" E a distance of 1475.76 feet to fence corner post for an angle point,

N 50°12'49" E a distance of 52.46 feet to fence corner post for an angle point, and

N 40°46'40" E a distance of 1190.51 feet to 1/2 inch iron rod with yellow cap set at a northern corner of the remainder of said 87.4 acre tract, located at the west corner of a called 200 square feet tract to Hunter Ledbetter Reed, (1824/131), for a northern corner of this;

THENCE along the southern line of said 200 sq. ft. tract N 85°18'55" E a distance of 26.67 feet to a 1/2 inch iron rod with yellow cap set at the east corner of said 200 sq. ft. tract, located at an angle point of the remainder of said 87.4 acre tract, also located on the southwest line of said 62.844 acre tract, for an angle point of this;


THENCE along the northeast line of the remainder of said 87.4 acre tract, with the southwest line of said 62.844 acre tract S 49°42'15" E a distance of 1450.29 feet to a 1 inch iron pipe found at the most eastern corner of said 87.4 acre tract, located at the north corner of said 0.744 acre tract, for an angle point of this;

THENCE along the northeast line of said 0.744 acre tract, continuing with said 62.844 acre tract S 49°44'09" E a distance of 117.16 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.

November 29, 2022


Tyler Tumlinson RPLS No. 6410
03074-KNE 87.39 acres



**TUMLINSON LAND
SURVEYING**

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858