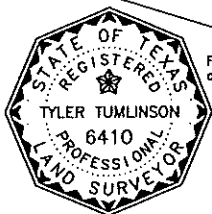


Ronald P. Alfred and
Deonna Alfred
called 2.597 acres
1447/614

2.60 ACRES

Being all that certain called
2.602 acre tract of land
to
Holly Jaster and
Raymond Glen Gandy
Volume 1887, Page 850
O.R.W.C.



Fnd 1/2" I.R.
at fence corner

N 73°09'46" W 189.82'

Victor Hugo Aguilar and
Martha E. Diaz
called 5.017 acres
1571/506

Fnd 1/2" I.R.

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.

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

The subject property is not located in the special flood
hazard area according to F.I.R.M. Map No. 48477C0300C.
Effective date: 8/16/2011

This survey substantially complies with the current Texas
Society of Professional Surveyors Standards and
Specifications for a Category 1A Condition 4 Rural Survey
and utilized the Title Commitment provided by Bluebonnet
Abstract and Title LLC, GF #25-101-WASH.

Tyler Tumlinson
Tyler Tumlinson, R.P.L.S. No 6410 February 21, 2025

TUMLINSON LAND SURVEYING

1235 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707

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

**LAND TITLE SURVEY
OF A 2.60 ACRE TRACT OF LAND
OUT OF THE E. GORDON LEAGUE
WASHINGTON COUNTY, TEXAS.**

**E. GORDON LEAGUE
A - 49
WASHINGTON
COUNTY, TEXAS**

LEGEND

These standard symbols will
be found in the drawing.

- Found iron rod (size noted)
- ⊗ water meter
- ⊙ gas tank
- x- overhead electric line
- x- wire fence
- v- chain link fence

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle
College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF WASHINGTON

Being a 2.60 acre tract of land out of the E. Gordon League Survey, Abstract No. 49, Washington County, Texas and being all of that certain called 2.602 acre tract of land described to Holly Jaster and Raymond Glen Gandy, recorded in Volume 1887, Page 880 of the Official Records of Washington County, Texas, said 2.60 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said 2.602 acre tract, located at the intersection of the south line of Hickory Bend Road and the west line of Windy Acres Road, for the northeast corner of this;

THENCE along the east line of said 2.602 acre tract, with the west line of said Windy Acres Road S 09°07'27" W a distance of 522.45 feet to a 1/2 inch iron rod found at the southeast corner of said 2.602 acre tract, located at the northeast corner of a called 5.017 acre tract to Victor Hugo Aguilar and Martha E. Diaz, (1571/506), for the southeast corner of this;

THENCE along the south line of said 2.602 acre tract, with the north line of said 5.017 acre tract and generally along a fence line N 73°09'46" W a distance of 189.82 feet to a 1/2 inch iron rod found at a fence corner at the southwest corner of said 2.602 acre tract, located at the southeast corner of a called 2.597 acre tract to Ronald P. Alfred and Deanna Alfred, (1447/614), for the southwest corner of this;

THENCE along the west line of said 2.602 acre tract, with the east line of said 2.597 acre tract and generally along a fence line N 01°10'49" W a distance of 468.21 feet to a 1/2 inch iron rod found at the northwest corner of said 2.602 acre tract, located at the northeast corner of said 2.597 acre tract, also located on the south line of said Hickory Bend Road, for the northeast corner of this;

THENCE along the north line of said 2.602 acre tract, with the south line of said Hickory Bend Road S 88°29'05" E a distance of 274.27 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 21, 2021



Tyler Tumlinson RPLS No. 6410

03701