



**METES AND BOUNDS DESCRIPTION**  
Surveyed for: DAVID BROVIAK AND JILL BROVIAK

**0.73 ACRE TRACT**  
Eliza Sante Survey  
A - 210  
Burleson County, Texas

Being a 0.73 acre tract of land out of Eliza Sante Survey, Abstract No. 210, Burleson County, Texas, being part of Lot 39 of Silver Springs Ranches Subdivision, recorded in Volume 1, Page 23 of the Plat Records of Burleson County, Texas and being out of that certain called 15.746 acres described to David Broviak and Jill Broviak, recorded in Volume 939, Page 208 of the Official Records of Burleson County, Texas, said 0.73 acres being more particularly described by metes and bounds as follows;

Commencing at a 5/8 inch iron rod with red cap found at the northerly northeast corner of said 15.746 acre tract, same being the northwest corner of a called 4.20 acre tract to Carl J. Thomas Jr. and Courtney B. Sommers, (930/319);

THENCE along the north line of said Lot 39, common boundary with County Road No. 311 S 68°05'12" W a distance of 199.19 feet to a calculated point, at the northwest corner of a 30.00 foot wide access easement surveyed this date

THENCE crossing said Lot 39, S 15°11'08" W, along the west line of said easement a distance of 169.99 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner and **POINT OF BEGINNING** of the herein described 0.73 acre tract;

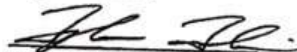
THENCE crossing said Lot 39 the following courses and distances:

N 68°05'39" E a distance of 178.28 feet to a 1/2 inch iron rod with yellow cap set,  
S 21°54'48" E a distance of 178.30 feet to a 1/2 inch iron rod with yellow cap set,  
S 68°05'12" W a distance of 178.30 feet to a 1/2 inch iron rod with yellow cap set, and  
N 21°54'21" W a distance of 178.32 feet to a to the **POINT OF BEGINNING**, in all containing 0.73 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.

August 22, 2017

  
Tyler Tumlinson  
RPLS No. 6410

00611-BRO-2





N 16°20'39" W a distance of 189.06 feet to a 1/2 inch iron rod with yellow cap set at a fence corner post for an angle point, and

N 32°52'38" W a distance of 697.96 feet to the **POINT OF BEGINNING**, in all containing **15.73** 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.

August 23, 2017

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

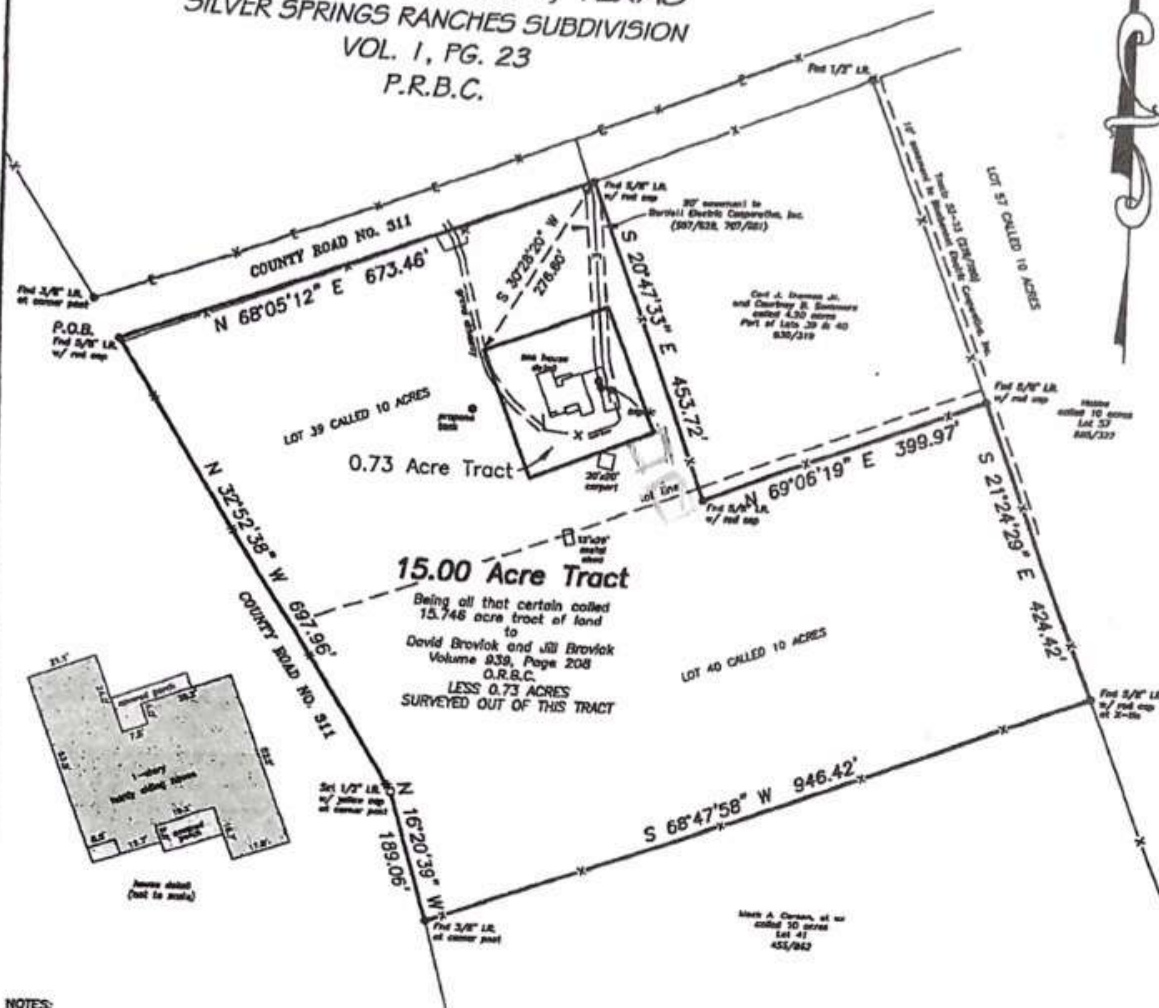
Tyler Tumlinson  
RPLS No. 6410

00611-BRO



ELIZA SANTE SURVEY  
 A - 210  
 BURLESON COUNTY, TEXAS  
 SILVER SPRINGS RANCHES SUBDIVISION  
 VOL. 1, PG. 23  
 P.R.B.C.

SHEET 2 OF 2



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 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 UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY, EXCEPT AS SHOWN HEREON.

The following easements do not apply

d. 40' easement to Stanley Beard 216/335

The following easements may apply.

- g. 15' easement across Lots 39-40 to Southwest Milam Water Supply Corp. (blanket type easement, un-plottable) 282/209
- k. 15' easement to Southwest Milam Water Supply Corp. (blanket type easement, un-plottable) 649/558
- m. 15' easement to Southwest Milam Water Supply Corp. (blanket type easement, un-plottable) 970/850

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on December 28, 2015 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.

*[Signature]*

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

August 23, 2017



**TUMLINSON**  
 LAND SURVEYING  
 12423 Peach Creek Road  
 College Station, Texas 77845  
 (254) 931-8707  
 FIRM #10193858

**BOUNDARY SURVEY**  
 OF A 15.00 ACRE TRACT OF LAND OUT OF THE ELIZA SANTE SURVEY, A-210, BURLESON COUNTY, TEXAS.

Surveyed for: DAVID BROVIK AND JILL BROVIK

PROJECT:	00611-BRO-2
DATE:	8-23-2017
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



