

JOHN C. WHITE SURVEY
A - 274
WALLER COUNTY, TEXAS

Cindy M. Wisenbaker and
William C. Wisenbaker
remainder of called 105.723 ACRES
248/139



Fnd 1/2" I.R.
"capped"

LOT 19
WALNUT RIDGE
SUBDIVISION

Fnd 1/2" I.R.
"capped"

Fnd 1/2" I.R.
"capped" brs:
S 18°20'51" E
14.35'

LOT 20
WALNUT RIDGE
SUBDIVISION

255.12'

N 02°55'47" W

0.75 acres
apparent deed overlap
per the 20.00 acre description
579/100

Fnd 1/2" I.R.

LOT 21
WALNUT RIDGE
SUBDIVISION

239.77'

N 02°59'02" W

Fnd 1/2" I.R.

LOT 22
WALNUT RIDGE
SUBDIVISION

N 03°10'57" W

395.88'

LOT 23
WALNUT RIDGE
SUBDIVISION

Fnd 5/8" I.R.

N 01°10'11" W

59.60'

Fnd axle at
cross tie

N 86°13'53" E 909.03'

S 01°13'10" W

338.06'

S 00°49'01" W

221.09'

S 02°03'00" E

328.10'

20.60 Acres

S 85°52'25" W 863.21'

Donald Rollings and Nancy Rollings
called 2.66 acres
inst. # 2011200, O.R.W.C.

S 85°52'07" W 839.90'

Fnd 1/2" I.R.

Donald Brent Rollings
remainder of called 71.284 acres
inst. #945150

William C. Wisenbaker and
Cindy M. Wisenbaker
remainder of a called 20.00 acres
579/136

Cindy M. Wisenbaker and
William C. Wisenbaker
called 20.0 acres
inst. #170621
O.R.W.C.

Cindy M. Wisenbaker and
William C. Wisenbaker
called 2.00 acres
1382/237

20' easement
San Bernard Electric
Coop., Inc.
618/545

100'x100'
lease area
inst. #1707324

Fnd 1/2" I.R.
N 87°54'29" E
93.56'

0.678 acre access easement
30.00' wide 579/100

N 85°54'36" E 513.48'

S 85°52'41" W 1106.71'

Steven D. Stairhime and wife,
Elizabeth A. Stairhime
called 3.881 acres
inst. #1602506

Fnd 2" aluminum
rod, bent

RILEY ROAD

Fnd 1" I.P.;
P.O.B.

N 85°48'12" E 571.11'

S 00°03'33" E 60.05'

8' travelway

The following easements do not apply:

- b. San Bernard Electric Cooperative, Inc. 608/545
- c. Access easement 30' wide 579/100
- d. San Bernard Electric Cooperative, Inc. 1215/305
- k. 30' driveway easement 1382/227
- i. San Bernard Electric Cooperative, Inc. Inst. #1807640
- m. San Bernard Electric Cooperative, Inc. Inst. #2006893
- n. Unti Towers LLC Inst. #2007255



LEGEND

These standard symbols will
be found in the drawing.

- Found monument as noted
- Set 1/2" I.R. w/ yellow cap
- ⊕ telephone pedestal
- ⊞ fiber optic vault
- E — overhead electric line
- X — fence
- P.O.B. Point of Beginning



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 South Central Zone, NAD 1983.

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

June 22, 2022

Title Company: Stewart Title
OF #: 1695529
PROJECT: 02948-ROL
DATE: 6-22-2022
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file

LAND TITLE SURVEY
OF A 20.60 ACRE TRACT OF LAND OUT OF THE
JOHN C. WHITE SURVEY, A-274,
WALLER COUNTY, TEXAS
Surveyed for: Paden B. Rollings

TUMLINSON LAND
SURVEYING

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

DS

PBR