



## METES AND BOUNDS DESCRIPTION

### **6.54 ACRE TRACT**

#### **A. Manchaca Survey**

#### **A - 27**

#### **Robertson County, Texas**

Being a 6.54 acre tract of land, out of the A. Manchaca Survey, Abstract No. 27, Robertson County, Texas, and being out of and a part of that certain called 10.571 acre tract of land, described to James W. Olive and Kimberly C. Olive, recorded in Volume 685, Page 599 of the Official Records of Robertson County, Texas, said 6.54 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1 inch iron rod found at the southwest corner of the above mentioned 10.571 acre tract, same being the northwest corner of a called 13.757 acre tract to Robert E. Goethe Sr. (426/182), located in the southeast margin of Vista Oaks Lane, for the southwest corner of this;

**THENCE** along the northwest line of said 10.571 acre tract, with the southeast margin of said street, and generally with a fence the following courses and distances:

- N 41°24'56" E a distance of 322.46 feet to a 3/4 inch iron rod found at an angle point, and
- N 35°34'17" E a distance of 41.79 feet to a 1/2 inch iron rod with yellow cap set on the northwest line of said 10.571 acre tract, located in the southeast margin of said street, for the northwest corner of this;

**THENCE** departing said road and crossing said 10.571 acre tract the following courses and distances:

- S 56°16'34" E a distance of 253.15 feet to a 1/2 inch iron rod with yellow cap set for an interior corner of this, and
- N 33°43'26" E a distance of 147.85 feet to a 1/2 inch iron rod with yellow cap set for an interior corner of this, and
- S 60°28'18" E a distance of 254.93 feet to a 5/8 inch iron rod found on the east line of said 10.571 acre tract, located in the west margin of River Ridge Drive, for the northeast corner of this;

**THENCE** along the east line of said 10.571 acre tract, with the west margin of River Ridge Drive S 05°46'16" W a distance of 544.01 feet to a 1/2 inch iron rod found at the southeast corner of said 10.571 acre tract, same being the northeast corner of a called 22.929 acre tract to Marilyn Steinbauer, FKA Marilyn Yvonne Willie, and Spring Janke (1339/180), located in the west margin of River Ridge Drive, for the southeast corner of this;



**THENCE** departing said road along the southwest line of said 10.571 acre tract, common boundary with said 22.929 acre tract and said 13.757 acre tract, and generally with a fence N 59°37'48" W a distance of 808.28 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.

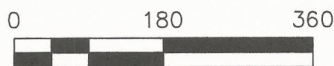
May 17, 2018

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

Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
01331-OLI



A. MANCHACA SURVEY  
A - 27  
ROBERTSON COUNTY, TEXAS

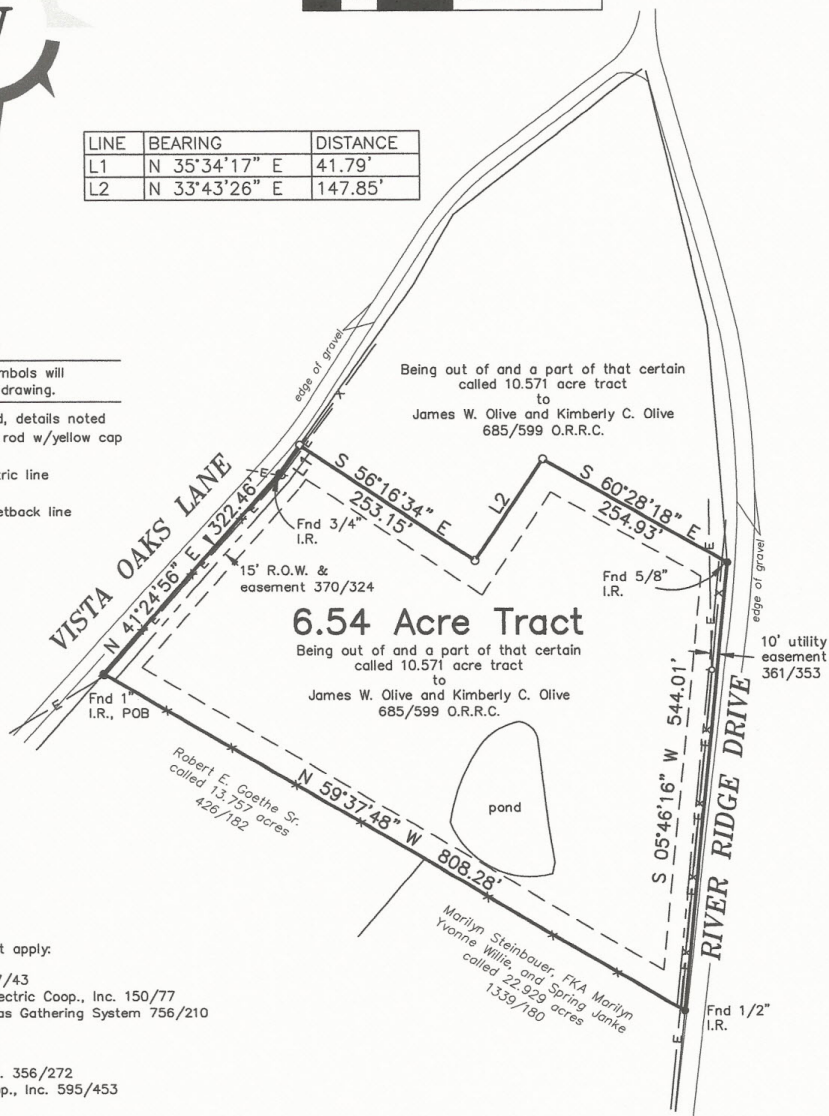


LINE	BEARING	DISTANCE
L1	N 35°34'17" E	41.79'
L2	N 33°43'26" E	147.85'

LEGEND

These standard symbols will be found in the drawing.

- Found iron rod, details noted
- Set 1/2" iron rod w/yellow cap
- ◇ power pole
- E — overhead electric line
- X — wire fence
- 30' building setback line

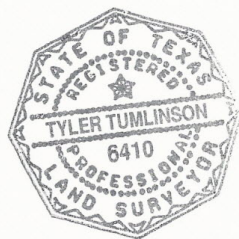


The following easements do not apply:

- h. Lone Star Gas Company 147/43
- i. Brazos River Transmission Electric Coop., Inc. 150/77
- t. Ferguson Burleson County Gas Gathering System 756/210

The following easements apply:

- l. Robertson Electric Coop., Inc. 356/272
- o. Navasota Valley Electric Coop., Inc. 595/453



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, NAD 1983.

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

May 17, 2018

**TUMLINSON**  
LAND SURVEYING  
1015 HOLT STREET  
COLLEGE STATION, TEXAS 77840  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858

PARTITION SURVEY  
OF A 6.54 ACRE TRACT OF LAND OUT OF THE A.  
MANCHACA SURVEY, A-27, ROBERTSON COUNTY, TEXAS.

Surveyed for: James W. Olive and Kimberly C. Olive

PROJECT:	01331-OLI
DATE:	05-17-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. CHARANZA
FIELDBOOK:	see file