

**E. M. KUYKENDALL LEAGUE
A - 60
AUSTIN COUNTY, TEXAS**



Dierking Family Interest LP
called 242.61 acres
Clerk's File No. 055228
O.R.A.C.

Fnd 3/8" I.R.
for reference
at 41.54'

A. LARRISON SURVEY
A - 65

23.97 Acre Tract

Being out of and a part of
all that certain called
68-1/4 acre tract of land
to
Verlin Warmke
Clerk's File No. 085259
O.R.A.C.

Set 1/2" I.R.
w/ yellow cap
for reference
at 52.05'

Rolling Plain Ranch, LLC
called 530.081 acres
Clerk's File No. 027688
O.R.A.C.

23.97 Acre Tract

Being out of and a part of
all that certain called
68-1/4 acre tract of land
to
Verlin Warmke
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O.R.A.C.

23.97 Acre Tract

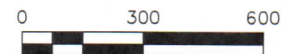
Being out of and a part of
all that certain called
68-1/4 acre tract of land
to
Verlin Warmke
Clerk's File No. 085259
O.R.A.C.

10" fence
corner post

Rolling Plain Ranch, LLC
called 530.081 acres
Clerk's File No. 027688
O.R.A.C.

P.O.B.
Fnd 1/2" I.R.

LINE	BEARING	DISTANCE
L1	S 19°12'38" E	202.93'
L2	S 51°33'25" E	120.04'
L3	S 47°58'11" E	89.28'
L4	S 00°18'02" W	50.76'
L5	S 21°17'45" W	60.52'
L6	S 05°25'51" E	58.92'
L7	S 41°10'00" E	51.84'
L8	S 36°07'14" E	108.99'
L9	S 54°14'40" E	29.31'
L10	N 88°54'31" E	61.19'
L11	N 46°35'07" E	37.01'
L12	N 51°39'51" E	52.18'
L13	S 48°22'21" E	48.78'
L14	S 04°37'38" E	84.09'
L15	S 35°48'44" W	48.82'
L16	S 60°27'23" W	37.45'
L17	S 88°22'26" W	60.65'
L18	S 49°55'01" W	34.77'
L19	S 43°24'00" W	72.07'
L20	S 40°28'17" W	57.29'
L21	S 00°13'37" W	58.11'
L22	S 06°32'24" E	54.33'
L23	S 41°45'54" E	54.72'
L24	S 58°22'32" E	24.64'
L25	S 59°41'46" E	37.20'
L26	S 24°16'12" W	149.79'



LEGEND

These standard symbols will
be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/ yellow cap
- △ Calculated point in approx. center of creek
- x - wire fence

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.

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

May 21, 2019

**TUMLINSON
LAND SURVEYING**

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

BOUNDARY PARTITION SURVEY

OF A 71.90 ACRE TRACT OF LAND OUT OF THE E. M.
KUYKENDALL LEAGUE, A-60, AUSTIN COUNTY, TEXAS.

PROJECT:	01840-WEB
DATE:	5-21-2019
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF AUSTIN

TRACT 1

Being a 23.97 acre tract of land out of the E. M. Kuykendall League, Abstract No. 60, Austin County, Texas and being out of and a part of that certain called 68-1/4 acre tract of land described to Verlin Warmke, recorded in Clerk's File No. 085259 of the Official Records of Austin County, Texas, said 23.97 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the most southerly corner of said 68-1/4 acre tract, same being a southeasterly corner of a called 530.081 acre tract to Rolling Plain Ranch, LLC, (Clerk's File No. 027688), located on the northwest margin of Bleiberville Road, for the south corner of this;

THENCE along the southwest line of said 68-1/4 acre tract, common boundary with said 530.081 acre tract and generally along a fence line N 48°23'42" W a distance of 1449.52 feet to a 10 inch fence corner post found at the most westerly corner of said 68-1/4 acre tract, being a interior corner of said 530.081 acre tract, for the most westerly corner of this;

THENCE along the northwest line of said 68-1/4 acre tract, common boundary with said 530.081 acre tract, N 54°26'35" E a distance of 786.75 feet to a 1/2 inch iron rod with yellow cap set for the north corner of this;


THENCE crossing said 68-1/4 acre tract S 48°23'42" W a distance of 1272.58 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 68-1/4 acre tract, located on the northwest margin of said road for the west corner of this

THENCE along the southeast line of said 68-1/4 acre tract, with the northwest margin of said road S 41°26'46" W a distance of 767.08 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 21, 2019


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01840-WEB TRACT 1





METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF AUSTIN

TRACT 2

Being a 23.97 acre tract of land out of the E. M. Kuykendall League, Abstract No. 60, Austin County, Texas and being out of and a part of that certain called 68-1/4 acre tract of land described to Verlin Warmke, recorded in Clerk's File No. 085259 of the Official Records of Austin County, Texas, said 23.97 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at the most southerly corner of said 68-1/4 acre tract, same being a southeasterly corner of a called 530.081 acre tract to Rolling Plain Ranch, LLC, (Clerk's File No. 027688), located on the northwest margin of Bleiberville Road, for the south corner of this;

THENCE along the southeast line of said 68-1/4 acre tract, with the northwest margin of said road N 41°26'46" E a distance of 767.08 feet to a 1/2 inch iron rod with yellow cap set for the **POINT OF BEGINNING** of this;

THENCE crossing said 68-1/4 acre tract N 48°23'42" W a distance of 1272.58 feet to a 1/2 inch iron rod with yellow cap set on the northwest line of said 68-1/4 acre tract, located on the southeast line of a called 530.081 acre tract to Rolling Plain Ranch, LLC, (Clerk's File No. 027688), for the most westerly corner of this;

THENCE along the northwest line of said 68-1/4 acre tract, common boundary with said 530.081 acre tract, and generally along a fence line the following courses and distances:

N 54°26'35" E a distance of 615.30 feet to a 3/4 inch iron rod found for an angle point, and N 41°10'02" E a distance of 283.82 feet to a 1/2 inch iron rod with yellow cap set for the north corner of this;


THENCE crossing said 68-1/4 acre tract S 48°23'42" W a distance of 1135.58 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 68-1/4 acre tract, located on the northwest margin of said road for the west corner of this

THENCE along the southeast line of said 68-1/4 acre tract, with the northwest margin of said road S 41°26'46" W a distance of 883.73 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 21, 2019


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01840-WEB TRACT 2





METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF AUSTIN

TRACT 3

Being a 23.97 acre tract of land out of the E. M. Kuykendall League, Abstract No. 60, Austin County, Texas and being all that certain called 68-1/4 acre tract of land described to Verlin Warmke, recorded in Clerk's File No. 085259 of the Official Records of Austin County, Texas, said 23.97 acres being more particularly described by metes and bounds as follows;

BEGINNING at a calculated point at the north corner of said 68-1/4 acre tract, same being the northeast corner of a called 530.081 acre tract to Rolling Plain Ranch, LLC, (Clerk's File No. 027688), located on the southwest line of a called 242.61 acre tract to Dierking Family Interest LP, (Clerk's File No. 055228), located in the approximate centerline of East Mill Creek, for the most northerly corner of this, a 3/8 inch iron rod found for reference bears: S 41°10'02" W a distance of 41.54 feet;

THENCE along the northeast line of said 68-1/4 acre tract, common boundary with said 242.61 acre tract and along the approximate centerline of said creek the following courses and distances:

S 19°12'38" E a distance of 202.93 feet to a calculated angle point,
S 51°33'25" E a distance of 120.04 feet to a calculated angle point,
S 47°58'11" E a distance of 89.28 feet to a calculated angle point,
S 00°18'02" W a distance of 50.76 feet to a calculated angle point,
S 21°17'45" W a distance of 60.52 feet to a calculated angle point,
S 05°25'51" E a distance of 58.92 feet to a calculated angle point,
S 41°10'00" E a distance of 51.84 feet to a calculated angle point,
S 36°07'14" E a distance of 108.99 feet to a calculated angle point,
S 54°14'40" E a distance of 29.31 feet to a calculated angle point,
N 88°54'31" E a distance of 61.19 feet to a calculated angle point,
N 46°35'07" E a distance of 37.01 feet to a calculated angle point,
N 51°39'51" E a distance of 52.18 feet to a calculated angle point,
S 48°22'21" E a distance of 48.78 feet to a calculated angle point,
S 04°37'38" E a distance of 84.09 feet to a calculated angle point,
S 35°48'44" W a distance of 48.82 feet to a calculated angle point,
S 60°27'23" W a distance of 37.45 feet to a calculated angle point,
S 88°22'26" W a distance of 60.65 feet to a calculated angle point,
S 49°55'01" W a distance of 34.77 feet to a calculated angle point,
S 43°24'00" W a distance of 72.07 feet to a calculated angle point,
S 40°28'17" W a distance of 57.29 feet to a calculated angle point,
S 00°13'37" W a distance of 58.11 feet to a calculated angle point,
S 06°32'24" E a distance of 54.33 feet to a calculated angle point,
S 41°45'54" E a distance of 54.72 feet to a calculated angle point,
S 58°22'32" E a distance of 24.64 feet to a calculated angle point, and
S 59°41'46" E a distance of 37.20 feet to a calculated point at the northeast corner of said 68-1/4 acre tract, being a southeast corner of said 242.61 acre tract, located on the northwest margin of said road, for the northeast corner of this;

THENCE along the southeast line of said 68-1/4 acre tract, with the northwest margin of said road the following courses and distances:

S 23°28'38" W passing a 1/2 inch iron rod with yellow cap set for reference at 52.05 feet and continuing a total distance of 403.57 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 24°16'12" W a distance of 149.79 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
S 41°26'46" W a distance of 143.50 feet to a 1/2 inch iron rod with yellow cap set for the south corner of this;




THENCE crossing said 68-1/4 acre tract N 48°23'42" W a distance of 1135.58 feet to a 1/2 inch iron rod with yellow cap set on the northwest line of said 68-1/4 acre tract, located on the southeast line of said 530.081 acre tract, for the most westerly corner of this;

THENCE along the northwest line of said 68-1/4 acre tract and generally along a fence line N 41°10'02" E passing said 3/8 inch iron rod for reference at 1175.59 feet and continuing a total a distance of 1217.13 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 21, 2019


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01840-WEB TRACT 3

