



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF ROBERTSON

Being a 5.00 acre tract of land out of the J. Viesca Survey, Abstract No. 46, Robertson County, Texas, and being out of that certain called 95.00 acre tract of land described to Michael Britt Lively, Jr. and wife, Joshelyn Adams Lively, recorded in Volume 1271, Page 292 of the Official Public Records of Robertson County, Texas, said 5.00 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with red cap marked "6064" found at the south corner of the above mentioned 95.00 acre tract, located at a southeasterly corner of a called 5.00 acre tract to Michael Britt Lively, Jr. and Joshelyn Adams Lively, (1279/431), also located on the northeast ROW of Farm to Marker Road No. 2446, for the southwest corner of this ;

THENCE along the southwest line of said 95.00 acre tract, and along the northeast line of said F.M. road, the following courses and distances:

N 41°04'04" W a distance of 16.49 feet to a 5/8 inch iron rod found for an angle point,
N 35°26'33" W a distance of 269.18 feet to a 1/2 inch iron rod with yellow cap set for the most westerly corner of this;

THENCE crossing said 95.00 acre tract, the following courses and distances:

N 54°33'50" W a distance of 1042.23 feet to 1/2 inch iron rod with yellow cap set for the most northerly corner of this, and
S 28°57'19" E a distance of 44.53 feet to a 1/2 inch iron rod with yellow cap set on an interior line of said 95.00 acre tract, located on a northwest line of said 5.00 acre tract, for the most easterly corner of this;

THENCE along the 95.00 acre tract, common boundary with said 5.00 acre tract the following courses and distances:

S 54°33'50" W a distance of 395.15 feet to a 1/2 inch iron rod with red cap marked "6064", for an angle point of this,
S 35°26'10" E a distance of 241.35 feet to a 1/2 inch iron rod with red cap marked "6064", for an angle point of this, and
S 54°33'49" W a distance of 710.15 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on the 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.

January 14, 2021

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

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02316 5.00 AC LIVELY





**J. VIESCA SURVEY
A - 46
ROBERTSON
COUNTY, TEXAS**

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

January 14, 2021

called 95.00 acre tract of land, to
Michael Britt Lively, Jr. and
wife, Joshelyn Adams Lively
Volume 1281, Page 292
O.R.R.C.

Being out of that certain
called 95.00 acre tract of land, to
Michael Britt Lively, Jr. and
wife, Joshelyn Adams Lively
Volume 1281, Page 292
O.R.R.C.

5.00 Acre Tract

called
5.00 acres
1279/431

Fnd 5/8" I.R.
Fnd 1/2" I.R. w/
red cap marked
"6064"

S 28°57'19" E
44.53'

S 54°33'50" W
395.15'

Fnd 1/2" I.R. w/
red cap marked
"6064"

Fnd 1/2" I.R. w/
red cap marked
"6064"

69.74'

called
5.00 acres
1279/431

50.06'

S 35°28'59" E
170.31'

N 54°33'50" E 1042.23'

N 35°26'33" W 762.79'

F. M. 2446

N 41°04'04" W
16.49'

S 54°33'49" W 710.15'



LEGEND

These standard symbols will be found in the drawing.

- Found iron rod as noted
- Set 1/2" iron rod w/yellow cap marked "TLS 6410"
- Ⓣ telephone pedestal
- Ⓢ cable TV pedestal
- Ⓧ electric meter
- ◇ power pole
- E — overhead electric line
- x — barbed wire fence

0 150 300



PROJECT:	02316-LIV
DATE:	1-14-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

**TUMLINSON
LAND SURVEYING**
BOUNDARY PARTITION SURVEY
OF A 5.00 ACRE TRACT OF LAND OUT OF THE J. VIESCA
SURVEY, A-46, ROBERTSON COUNTY, TEXAS.

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