

M. A. FOSTER SURVEY
BRAZOS COUNTY, TEXAS

152.04 Acre Tract

T. M. SPLANE SURVEY
BRAZOS COUNTY, TEXAS

NORTH BOUNDARY FENCE CALLS
(ALONG EXISTING FENCE LINE)

LINE	BEARING	DISTANCE	
L1	N 18°56'16" E	111.91'	to a 24" post oak
L2	N 26°09'09" E	85.91'	to a 4" post
L3	N 27°38'46" E	26.66'	to a t-post at hackberry
L4	N 25°46'03" E	19.10'	to a 6" cedar post
L5	N 29°00'51" E	163.13'	to a 6" post oak
L6	N 61°24'49" E	121.69'	to a 6" post oak
L7	N 44°32'56" E	118.17'	to a t-post
L8	N 67°42'42" E	13.64'	to a t-post
L9	N 81°09'25" E	14.65'	to a t-post
L10	S 81°10'50" E	48.09'	to a 24" post oak
L11	N 86°03'41" E	48.61'	to a 24" post oak
L12	N 89°26'23" E	32.94'	to a 8" hackberry
L13	N 46°19'41" E	23.37'	to a 16" post oak
L14	N 32°56'21" E	26.31'	to a t-post
L15	N 46°57'15" E	69.46'	to a 24" oak
L16	N 76°50'20" E	6.48'	to a 10" oak
L17	S 80°24'44" E	43.46'	to a 24" oak
L18	N 86°38'48" E	76.33'	to a 14" dead oak
L19	S 34°07'05" E	25.32'	to a 6" elm
L20	S 19°30'26" E	59.08'	to a 16" elm
L21	S 21°23'42" E	28.94'	to a 32" oak
L22	S 54°37'12" E	42.33'	to a 32" oak
L23	S 25°03'32" E	59.18'	to a 16" elm
L24	S 08°55'59" E	24.12'	to a 3" corner post
L25	S 71°06'14" E	123.70'	to a t-post
L26	S 74°19'36" E	19.80'	to a t-post
L27	N 43°40'30" E	150.03'	to a 3" post
L28	N 41°21'21" E	65.50'	to a 14" oak
L29	N 87°32'45" E	20.07'	to a 8" elm
L30	N 43°28'45" E	17.47'	to a t-post
L31	N 37°56'42" E	59.70'	to a 4" post at hackberry
L32	N 47°54'06" E	23.02'	to a 4" post at hackberry
L33	N 73°22'26" E	12.83'	to a 3" post
L34	N 75°01'30" E	81.55'	to a 4" gate post
L35	N 79°16'33" E	93.36'	to a t-post
L36	N 82°07'27" E	34.33'	to a 12" elm
L37	N 63°49'46" E	6.98'	to a 12" elm
L38	N 57°42'16" E	28.60'	to a t-post
L39	N 26°42'57" E	24.92'	to a 18" elm
L40	N 69°07'04" E	9.43'	to a 32" elm
L41	N 42°33'30" E	51.82'	to a dead oak
L42	N 07°36'41" E	62.94'	to a 6" cedar post
L43	N 22°24'16" E	61.11'	to a t-post
L44	N 67°50'04" E	30.01'	to a 6" elm
L45	N 53°35'27" E	43.21'	to a 3" post
L46	N 52°09'53" E	18.34'	to a 3" post
L47	N 48°18'15" E	33.45'	to a 16" post oak
L48	N 30°21'50" E	17.07'	to a 20" post oak
L49	N 30°27'33" E	30.98'	to a 18" water oak
L50	N 43°22'41" E	21.32'	to a 6" elm
L51	N 50°46'08" E	45.31'	to a 6" elm
L52	N 87°11'39" E	21.03'	to a 30" water oak
L53	S 73°45'02" E	19.35'	to a t-post
L54	S 77°09'34" E	12.34'	to a t-post
L55	S 68°57'45" E	10.03'	to a t-post
L56	S 67°45'36" E	65.06'	to a 14" elm
L57	S 51°48'20" E	26.00'	to a 4" youpon
L58	S 10°36'04" E	69.42'	to a 16" oak
L59	S 08°40'54" E	63.70'	to a 3" post
L60	S 66°59'16" E	52.41'	to a 3" youpon
L61	N 51°44'36" E	43.41'	to a 24" oak
L62	N 74°22'44" E	105.58'	to a split cedar post
L63	N 79°21'20" E	66.36'	to a 14" oak
L64	S 84°21'18" E	10.56'	to a 36" oak
L65	S 69°50'01" E	52.64'	to a 12" oak
L66	S 51°03'53" E	17.96'	to a 3" youpon
L67	S 30°34'01" E	31.89'	to a 30" oak
L68	S 14°09'35" E	65.49'	to a split cedar post
L69	S 66°18'28" E	32.23'	to a dead tree
L70	N 59°12'55" E	46.05'	to a 14" elm
L71	N 21°04'41" E	50.25'	to a 12" bois d'arc
L72	N 00°47'25" W	50.29'	to a t-post
L73	N 14°14'39" W	19.25'	to a 32" elm
L74	N 42°34'43" W	12.97'	to a 4" post
L75	N 35°16'53" W	12.62'	to a t-post
L76	N 35°51'24" E	16.79'	to a dead tree
L77	N 14°26'49" W	23.88'	to a t-post
L78	N 25°32'54" W	37.65'	to a t-post
L79	N 26°38'59" W	28.74'	to a 6" elm
L80	N 45°33'09" W	26.57'	to a t-post

NORTH BOUNDARY FENCE CALLS
(ALONG EXISTING FENCE LINE)

L81	N 62°41'13" W	36.06'	to a 14" oak
L82	N 67°54'48" W	7.90'	to a 12" oak
L83	N 13°32'56" W	35.34'	to a 20" oak
L84	N 38°38'57" E	52.24'	to a 16" oak
L85	N 50°46'10" E	9.92'	to a 14" oak
L86	N 73°51'42" E	30.02'	to a t-post
L87	N 78°58'45" E	94.80'	to a 3" elm
L88	S 80°49'28" E	11.72'	to a 4" elm
L89	S 52°15'42" E	36.46'	to a 8" elm
L90	S 71°22'50" E	15.72'	to a 4" post
L91	S 84°01'06" E	21.69'	to a 4" post
L92	S 88°55'38" E	134.56'	to a 30" elm
L93	S 79°47'49" E	34.90'	to a fence post
L94	S 76°52'33" E	152.17'	to a 24" oak
L95	N 56°56'18" E	62.21'	to a X-tie
L96	N 88°00'28" E	58.83'	to a 24" elm
L97	S 40°10'05" E	133.54'	to a twin hackberry
L98	N 60°47'37" E	129.15'	to a 4" fence post
L99	S 73°33'02" E	35.89'	to a 14" dead oak
L100	S 61°06'45" E	24.03'	to a 10" elm
L101	S 43°59'40" E	37.72'	to a 14" post oak
L102	S 25°19'52" E	18.96'	to a t-post
L103	S 09°35'49" E	57.84'	to a double 24" post oak
L104	S 00°20'34" W	103.60'	to a 10 cottonwood (north bank of creek)
L105	S 07°29'36" E	25.05'	to a 6" post (south bank of creek)
L106	S 06°56'59" E	32.12'	to a 6" fence post
L107	S 07°57'08" E	87.57'	to a 6" hackberry
L108	S 38°16'53" E	56.85'	to a 40" cottonwood
L109	S 37°56'56" E	33.81'	to a 18" water oak
L110	S 38°40'09" E	29.02'	to a 14" hackberry
L111	S 36°31'20" E	29.37'	to a 6" elm
L112	S 11°10'18" E	18.69'	to a 5" elm
L113	S 54°03'49" E	29.67'	to a Fnd 5/8" iron rod in fence

SOUTHEAST BOUNDARY CALLS

L114	S 38°43'46" W	12.22'	to a 5" dead oak fence corner
L115	S 38°59'55" W	29.22'	to a 18" dead oak
L116	S 55°34'18" W	10.87'	to a 5" elm
L117	S 44°05'12" W	27.81'	to a 6" dead oak
L118	S 47°14'18" W	7.74'	to a 18" water oak
L119	S 56°54'44" W	17.00'	to a 14" double post oak
L120	S 57°08'55" W	34.00'	to a 24" post oak
L121	S 13°39'24" W	83.02'	to a 16" post oak
L122	S 46°50'52" W	44.58'	to a 10" post oak
L123	S 58°25'15" W	39.95'	to a 18" post oak
L124	S 53°27'15" W	20.04'	to a 18" double post oak
L125	S 57°10'30" W	47.83'	to a 12" post oak
L126	S 56°38'53" W	52.71'	to a 12" fence corner post
L127	N 46°32'16" W	33.46'	to a Fnd 5/8" iron rod

BOUNDARY AND IMPROVEMENT SURVEY
OF A 152.04 ACRE TRACT OF LAND OUT OF THE
M. A. FOSTER SURVEY A-16, AND THE T. M. SPLANE SURVEY A-53,
BRAZOS COUNTY, TEXAS

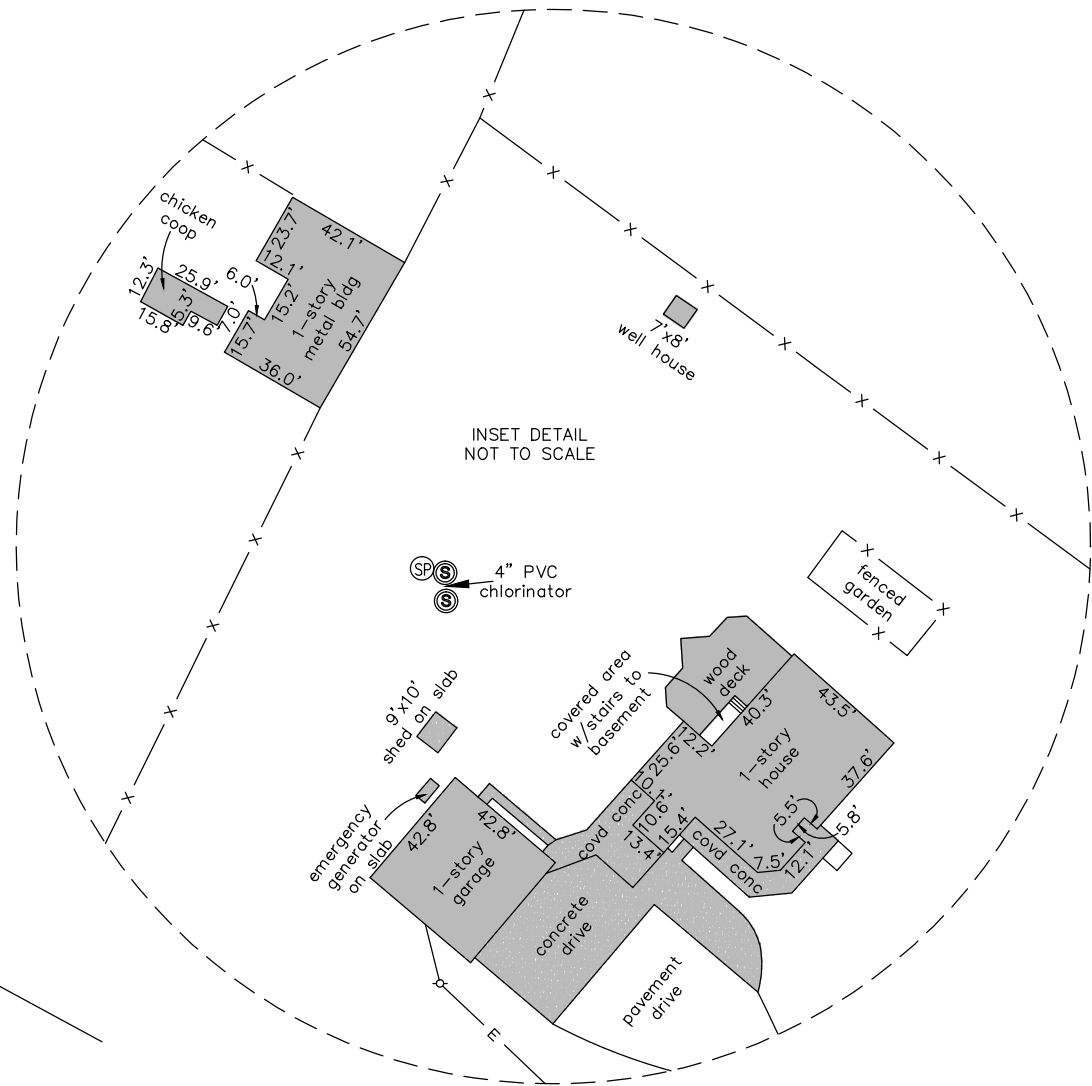
SURVEYED FOR: DEUPREE RANCH LLC

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, R.P.L.S. No 6410

April 2, 2018

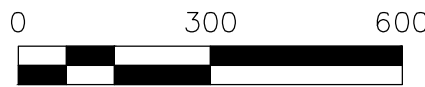
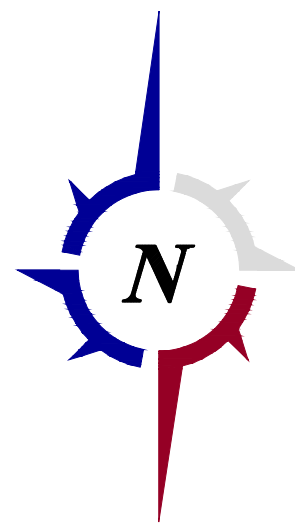


LEGEND

These standard symbols will be found in the drawing.

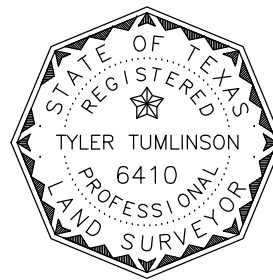
- Found 1/2" iron rod (unless otherwise noted)
- Set 1/2" iron rod w/yellow cap
- calculated point (see north boundary call list)
- water meter
- septic tank
- sewer pump
- power pole
- overhead electric line
- high wire fence
- wire fence
- NGL pipeline

Surveyor's Note:
The non-revocable road
easement described in
10433/181 applies to this
tract



TUMLINSON
LAND SURVEYING

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



PROJECT:	01537-DEU
DATE:	10-4-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file