



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

December 2, 2022

Title Company:
GF #: OXXXX
PROJECT: OXXXX
DATE: XXX-2022
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1240.46'	620.08'	613.64'	S 50°27'54" E
C2	1240.46'	72.79'	72.78'	S 66°28'00" E
C3	1946.16'	332.11'	331.70'	S 64°36'40" E

LEGEND

These standard symbols will be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/yellow cap
- ⊙ Found iron pipe
- E - overhead electric line
- x - wire fence
- R - pipeline

CALEB WALLACE SURVEY
A - 58
GRIMES COUNTY TEXAS

PCR Family Partnership LTS
called 114.20 acres
2021-314709

ETC Katy Pipeline LTD
75' pipeline easement
1277/120

Seaway Crude Pipeline Company LLC
50' pipeline easement
1465/277
amended location
1474/798

Aquila Southwest Pipeline Corporation
50' pipeline easement
798/307

Set 1/2" I.R.
w/ yellow cap
"6410"

Set 1/2" I.R.
w/ yellow cap
"6410"

Magnolia Hill Ranch LTD
called 379.30 acres
1366/717

J. KEWLEY SURVEY
A - 297
GRIMES COUNTY TEXAS

JAMES DARWIN SURVEY
A - 171
GRIMES COUNTY TEXAS

40.00 Acres

Being out of and a part of that certain called 172.19 acres to Zodie F. Spain Bypass Trust Doc. No. 2000-168334 R.P.R.G.C.

P.O.B. Set 1/2" I.R. w/ yellow cap "6410"

Fnd 5/8" I.R. (disturbed) bears: N 61°04'14" E 0.80'

Kent A. Taylor, et al called 22 acres District Court Cause No. 26061 690/466

SHERMAN DRUERY SURVEY
A - 183
GRIMES COUNTY TEXAS

40.00 Acres (surveyed this date)
Zodie F. Spain Bypass Trust called 172.19 acres Doc. No. 2000-168334 R.P.R.G.C.

called 1.95 acre 30' wide R.O.W. easement 895/284
Passing at 904.23' -Fnd 1/2" I.R. at fence corner located 8.03' north of boundary line

called 1.95 acre 30' wide R.O.W. easement 895/284

S 04°00'28" E 199.97'

S 04°17'17" E 138.44'

S 03°02'52" E 125.58'

Staci Carla Danford Rotello called 6.04 acres 1322/260

Whipporwill Estates Phase 1 808/232

Mario Garcia and Sylvia Garcia called 3.232 acres 1169/757

JAMES T. PATTERSON SURVEY
A - 379
GRIMES COUNTY TEXAS

Jay Porter Henley called 16.052 acres 1457/259

Fnd 3/8" I.R. at 4" fence corner

Fnd 1/2" I.R. at 8" fence corner

Fnd 1/2" I.R. at fence corner

P.O.C. Fnd 3/4" pinched top pipe at fence corner

Fnd 1/2" I.R. w/ red cap "R.H. Bonds"

Fnd 1/2" I.R. w/ red cap "R.H. Bonds"
N 86°24'53" E 208.57'

S 69°51'34" E 215.17'

14" fence corner post

S 04°18'16" E 861.18'

Clinton Quarels called 26.52 acres 1339/214

SEAWAY PIPELINE INC.
60' pipeline easement
350/583
to Phillips Natural Gas Co. 517/807

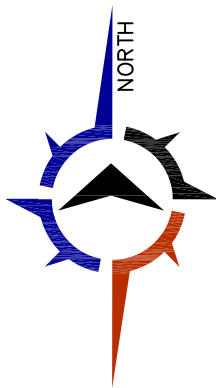
LAND TITLE SURVEY
OF A 40.00 ACRE TRACT OF LAND OUT OF THE
JAMES DARWIN SURVEY, A-171,
GRIMES COUNTY, TEXAS.

TUMLINSON LAND SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845

254-931-6707

T.B.P.L.S. FIRM NO. 10193858



TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF GRIMES

Being a 40.00 acre tract of land out of the James Darwin Survey, Abstract No. 171, Grimes County, Texas and being out of and a part of the remainder of that certain called 172.19 acre tract of land described to Zodie F. Spain Bypass Trust, recorded in Document Number 2000-168334 of the Real Property Records of Grimes County, Texas, said 40.00 acres being more particularly described by metes and bounds as follows;

Commencing at a $\frac{3}{4}$ inch pinched top pipe found at a fence corner at the southeast corner of said 172.19 acre tract, located at the northeast corner of a called 6.04 acre tract to Staci Carla Danford Rotello, (1322/260), also located on the west line of Whipporwill Estates, Phase 1, (808/232);

Thence along the south line of said 172.19 acre tract, with the north line of said 6.04 acre tract S $86^{\circ}31'54''$ W a distance of 902.78 feet to a calculated point at the northwest corner of said 6.04 acre tract, located at the upper northeast corner of a called 22 acre tract to Kent A. Taylor, et al, (District Court Cause No. 26061, & 690/466 D.R.);

Thence continuing along said south line, with the north line of said 22 acre tract and generally along an old fence line S $86^{\circ}18'19''$ W a distance of 580.58 feet to calculated point at the northwest corner of said 22 acre tract, located at the northeast corner of a called 379.30 acre tract to Magnolia Hill Ranch LTD, (1366/717), from which a $\frac{5}{8}$ inch iron rod found (disturbed) bears N $61^{\circ}04'14''$ E a distance of 0.80 feet;

Thence continuing along said south line, with the north line of said 379.30 acre tract and generally along said old fence line S $86^{\circ}25'44''$ W a distance of 227.10 feet to a $\frac{1}{2}$ inch iron rod with yellow cap set for the southeast corner and **POINT OF BEGINNING** of this;

THENCE continuing along said south line S $86^{\circ}25'44''$ W a distance of 907.89 feet to $\frac{1}{2}$ inch iron rod with yellow cap set for the southwest corner of this;

THENCE crossing said 172.19 acre tract the following courses and distances:

N $05^{\circ}43'41''$ W a distance of 198.38 feet to a $\frac{1}{2}$ inch iron rod with yellow cap set for an angle point, and N $36^{\circ}01'51''$ E a distance of 2202.58 feet to a $\frac{1}{2}$ inch iron rod with yellow cap set at an interior corner of the remainder of said 172.19 acre tract, located at the southwest corner of a called 0.95 acre tract to Childre Cemetery, (1275/439), for an angle point of this;

THENCE along the northern line of said remainder tract, with the south and east lines of said Childre Cemetery tract the following courses and distances:

N $86^{\circ}24'53''$ E a distance of 208.57 feet to a $\frac{1}{2}$ inch iron rod with red cap "R. H. Bonds", found at the southeast corner of said Childre Cemetery tract, for an interior corner of this, and N $03^{\circ}33'36''$ W a distance of 128.97 feet to $\frac{1}{2}$ inch iron rod with red cap "R.H. Bonds", found at the lower northeast corner of said Childre Cemetery tract, also located on the south margin of County Road No. 302, for the northernmost corner of this;

THENCE along the south margin of said road, with a curve to the left, having a radius of 1240.46 feet, an arc length of 620.08 feet and a chord bearing S $50^{\circ}27'54''$ E a distance of 613.64 feet to a $\frac{1}{2}$ inch iron rod with yellow cap set for the northeast corner of this;

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

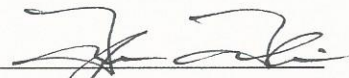
College Station, Texas 77845

THENCE departing said road, across said remainder tract S 31°56'23" W a distance of 1971.73 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.

December 2, 2022



Tyler Tumlinson

RPLS No. 6410

Firm #10193858

03082-WEST 40 AC

