

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;

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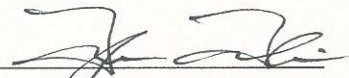
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THENCE departing said road, across said remainder tract S 31°56'23" W a distance of 1971.73 feet to the **POINT OF BEGINNING**.

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

