

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

TRACT 1

STATE OF TEXAS

COUNTY OF BRAZOS

Being a 19.34 acre tract of land out of the John H. Jones Survey, Abstract No. 26, Brazos County, Texas and being out of and a part of that certain called 98.08 acre tract of land described to CC Twelve Investments LLC, recorded in Volume 18956, Page 218, of the Official Records of Brazos County, Texas, said 19.34 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod with yellow cap "STRONG" found at the most eastern southeast corner of said 98.08 acre tract, located at the northeast corner of the remainder of said 7.000 acre tract, located at the southeast corner of the remainder of said 29.7088 acre tract, also located on the west right of way of Jones Road, for the easternmost, southeast corner of this;

Thence along the east line of said 98.08 acre tract, with the west right of way of said road, and with a curve to the right, having a radius of 2341.83 feet, an arc length of 878.27 feet, and a chord bearing N 20°07'19" W a distance of 31.30 feet to a 1/2 inch iron rod with yellow cap set on the north line of a 3.27 acre access easement, (3567/331, 10467/236 & 17417/26), for the southeast corner and **POINT OF BEGINNING** of this;

THENCE across said 98.08 acre tract and along the north line of said access easement S 71°40'57" W a distance of 535.11 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this

THENCE continuing across said 98.08 acre tract, the following courses and distances:

N 22°40'31" W a distance of 632.26 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and N 73°50'36" W passing a 1/2 inch iron rod with yellow cap at a distance of 606.70 feet and continuing a total distance of 698.36 feet to a calculated point in the center of Turkey Creek, located on the north line of said 98.08 acre tract, also located on the south line of a called 22.54 acre tract to Steve C. Chaney and Beverly G. Chaney, (14440/38), for the northwest corner of this;

THENCE along the north line of said 98.08 acre tract, with the south line of said 22.54 acre tract, and the south line of a called 16.02 acre tract to Billie G. Dopslauf, (5237/63), and the south line of a called 7.59 acre tract to Kristi Kay Kuykendall, (12376/221), and the south line of a called 10.46 acre tract to Eric Well Kuykendall, et al, (15001/91), and along the center of Turkey Creek, the following courses and distances:

N 30°37'49" E a distance of 13.68 feet to a calculated point,
N 05°57'37" E a distance of 128.55 feet to a calculated point,
N 02°44'02" W a distance of 111.06 feet to a calculated point,
N 32°48'54" W a distance of 48.94 feet to a calculated point,
N 11°00'14" E a distance of 64.43 feet to a calculated point,
N 30°42'38" E a distance of 44.33 feet to a calculated point,
N 61°04'27" E a distance of 95.25 feet to a calculated point,
N 69°26'27" E a distance of 105.58 feet to a calculated point,
N 71°47'28" E a distance of 120.40 feet to a calculated point,
S 80°38'30" E a distance of 88.00 feet to a calculated point,
S 29°48'33" E a distance of 181.55 feet to a calculated point,
S 62°11'10" E a distance of 167.35 feet to a calculated point,
S 82°30'53" E a distance of 217.08 feet to a calculated point,
S 75°07'10" E a distance of 152.16 feet to a calculated point,
N 51°23'29" E a distance of 113.68 feet to a calculated point at the intersection of the center of Turkey Creek and west right of way of Jones Road, located at the northeast corner of said 98.08 acre tract, for the northeast corner of this;

THENCE along the east line of said 98.08 acre tract, with the west right of way of Jones Road the following courses and distances:

S 08°19'32" E a distance of 15.47 feet to a calculated point,
S 29°49'41" E a distance of 109.39 feet to a 1/2 inch iron rod with yellow cap "STRONG" found for an angle point, and

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle
College Station, Texas 77845

**METES AND BOUNDS DESCRIPTION
TRACT 1**

With a curve to the left, having a radius of 2341.83 feet, an arc length of 816.98 feet and a chord bearing S 20°07'19" E a distance of 812.84 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.

February 28, 2024



Tyler Tumlinson RPLS No. 6410
03304-TRACT 1

