

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle
College Station, Texas 77845

**METES AND BOUNDS DESCRIPTION
TRACT 5**

STATE OF TEXAS
COUNTY OF BRAZOS

Being a 22.16 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 22.16 acres being more particularly described by metes and bounds as follows;

BEGINNING 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 the remainder of a called 7.000 acre tract to Steve C. Opersteny, (TRACT 1 - 13746/114), 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, also located at the intersection of the south line of a called 3.27 acre access easement, (3567/331, 10467/236 & 17417/26), for the easternmost, southeast corner of this;

THENCE along the south line of said 98.08 acre tract, with the north line of said remainder tract, and the south line of said access easement S 71°40'57" W a distance of 547.65 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said Opersteny tract, for an angle point of this;

THENCE along crossing said 98.08 acre tract, with the south line of said access easement, the following courses and distances:

S 71°40'57" W a distance of 250.58 feet to a 1/2 inch iron rod found for an angle point,

S 59°01'23" W a distance of 567.71 feet to a 1/2 inch iron rod found for an angle point, and

S 58°54'55" W a distance of 231.77 feet to a 1/2 inch iron rod found at an interior corner of said 98.08 acre tract, located at the northeast corner of a called 1.33 acre tract to Ari Joe Ranch Limited, (17417/26), for an angle point of this;

THENCE along the south line of said 98.08 acre tract, with the north line of said 1.33 acre tract, and continuing with the south line of said access easement S 58°51'14" W a distance of 100.27 feet to a 1/2 inch iron rod found at the northwest corner of said 1.33 acre tract, located at the northeast corner of a called 10.02 acre tract to Ray H. Gray and Flora M. Gray, (1246/414), for an angle point of this;

THENCE continuing along the south line of said 98.08 acre tract, with the north line of said 10.02 acre tract, and continuing with the south line of said access easement S 59°01'49" W a distance of 421.19 feet to a 1/2 inch iron rod found at a southwest corner of said 98.08 acre tract, located at the southeast corner of a called 3.00 acre tract to John S. Denton and Marisa L. Denton, (12446/73), for a southwest corner of this;

THENCE along the southwest line of said 98.08 acre tract, with the northeast line of said 3.00 acre tract N 46°11'16" W a distance of 602.36 feet to a calculated point in the center of a creek channel located at an interior corner of said 98.08 acre tract, also located at the northernmost corner of said 3.00 acre tract, for an interior corner of this;

THENCE continuing along the southwest line of said 98.08 acre tract, with the northwest line of said 3.00 acre tract and along the center of said creek channel the following courses and distances:

S 33°18'01" W a distance of 180.74 feet to a calculated angle point,

S 46°35'39" W a distance of 65.67 feet to a calculated angle point, and

S 47°30'10" E departing said creek a distance of 55.54 feet to a 5/8 inch iron rod found on the south bank of said creek at an ell corner of said 98.08 acre tract, also located at a northwestern corner of a called 294.377 acre tract to Leaf Canyon Ranch Inc., (11094/18), for an ell corner of this;

THENCE continuing along the southwest line of said 98.08 acre tract, with the northwest line of said 294.377 acre tract the following courses and distances:

S 41°38'25" W a distance of 754.78 feet to a calculated angle point, and

N 87°30'29" W a distance of 47.01 feet to a calculated point located at the center of the confluence of the above mentioned creek channel and the center of Turkey Creek, also located on the east line of a called 86.40 acre tract to Joshua G. Oelze, (7084/251), for the southwest corner of this;

THENCE along the northwest line of said 98.08 acre tract, with the southeast line of said 86.40 acre tract, and along the center of said Turkey Creek, the following courses and distances:

N 52°04'11" E a distance of 72.78 feet to a calculated point, for the northeast corner of this;

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N 28°12'41" W a distance of 72.99 feet to a calculated point,
N 26°12'15" W a distance of 36.91 feet to a calculated point,
N 01°20'37" W a distance of 42.19 feet to a calculated point,
N 21°00'06" W a distance of 82.25 feet to a calculated point,
N 67°30'45" W a distance of 73.47 feet to a calculated point,
N 62°17'44" W a distance of 62.15 feet to a calculated point,
N 49°32'34" W a distance of 35.81 feet to a calculated point,
S 69°39'59" W a distance of 46.03 feet to a calculated point,
S 31°41'05" W a distance of 41.87 feet to a calculated point,
S 23°26'49" W a distance of 53.82 feet to a calculated point,
S 08°01'13" W a distance of 61.40 feet to a calculated point,
S 19°58'18" W a distance of 35.78 feet to a calculated point,
S 66°32'25" W a distance of 47.55 feet to a calculated point,
N 69°28'37" W a distance of 41.60 feet to a calculated point,
N 40°24'50" W a distance of 83.78 feet to a calculated point,
N 27°39'58" W a distance of 61.06 feet to a calculated point,
N 28°24'27" W a distance of 31.99 feet to a calculated point,
N 03°43'31" E a distance of 78.53 feet to a calculated point,
N 20°16'49" E a distance of 62.77 feet to a calculated point,
N 12°28'07" W a distance of 36.04 feet to a calculated point,
N 36°37'05" E a distance of 35.84 feet to a calculated point,
N 66°18'53" E a distance of 63.97 feet to a calculated point,
S 85°12'14" E a distance of 45.97 feet to a calculated point,
S 86°03'14" E a distance of 64.38 feet to a calculated point,
S 63°44'06" E a distance of 43.07 feet to a calculated point,
N 84°10'34" E a distance of 44.51 feet to a calculated point,
N 36°38'24" E a distance of 48.13 feet to a calculated point,
N 41°02'02" E a distance of 25.85 feet to a calculated point,
N 15°54'08" E a distance of 60.21 feet to a calculated point,
N 29°53'39" E a distance of 82.17 feet to a calculated point,
N 09°20'43" E a distance of 99.31 feet to a calculated point,
N 32°55'22" E a distance of 93.89 feet to a calculated point,
N 39°23'51" E a distance of 141.86 feet to a calculated point,
N 49°20'38" E a distance of 103.61 feet to a calculated point,
N 80°47'54" E a distance of 61.61 feet to a calculated point,
S 84°40'00" E a distance of 165.15 feet to a calculated point,
S 82°36'06" E a distance of 71.58 feet to a calculated point,
N 61°29'09" E a distance of 122.04 feet to a calculated point,
N 38°01'15" E a distance of 38.63 feet to a calculated point,
N 27°47'37" E a distance of 22.36 feet to a calculated point of this;

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

N 53°59'41" E passing a 1/2 inch iron rod with yellow cap set for reference at a distance of 70.40 feet and continuing a total distance of 194.33 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 47°55'05" E a distance of 875.77 feet to a 1/2 inch iron rod with yellow cap set for an interior corner of this,
N 58°55'31" E a distance of 352.99 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 58°54'55" E a distance of 52.26 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 59°01'23" E a distance of 574.42 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 71°40'57" E a distance of 792.34 feet to a 1/2 inch iron rod with yellow cap set for on the east line of said 98.08 acre tract, located on the west line of Jones Road, for the easternmost northeast corner of this;

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THENCE along the east line of said 98.08 acre tract, with the west line of Jones Road, with a curve to the left, having a radius of 2341.83 feet, an arc length of 61.30 feet and a chord bearing S 20°07'19" E a distance of 61.30 feet to **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 5

