

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

TRACT 3

STATE OF TEXAS

COUNTY OF BRAZOS

Being a 13.73 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 13.73 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 61.30 feet, and a chord bearing N 20°07'19" W a distance of 61.30 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 of this;

Thence across said 98.08 acre tract and along the north line of said access easement the following courses and distances:

S 71°40'57" W a distance of 535.11 feet to a 1/2 inch iron rod with yellow cap set for new tract corner,
S 71°40'57" W a distance of 257.23 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 59°01'23" W a distance of 347.79 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner and **POINT OF BEGINNING**;

THENCE continuing across said 98.08 acre tract, and the north line of said access easement the following courses and distances:

S 59°01'23" W a distance of 226.63 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 58°54'55" W a distance of 104.53 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 35°46'37" W a distance of 968.56 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 60°25'08" W passing a 1/2 inch iron rod with yellow cap set for reference at a distance of 356.90 feet and continuing a total distance of 456.90 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 southeast line of a called 86.40 acre tract to Joshua G. Oelze, (Tract One - 7084/251), for the northwest corner of this;

THENCE along the north line of said 98.08 acre tract, with the southeast line of said 86.40 acre tract, and the south line of a called 22.54 acre tract to Steve C. Chaney and Beverly G. Chaney, (14440/38) and along the center of Turkey Creek, the following courses and distances:

N 11°05'04" E a distance of 65.39 feet to a calculated point,
N 12°23'55" W a distance of 132.46 feet to a calculated point,
N 16°20'01" E a distance of 183.84 feet to a calculated point,
N 63°24'36" E a distance of 82.64 feet to a calculated point,
S 69°21'07" E a distance of 68.09 feet to a calculated point,
S 50°41'40" E a distance of 204.10 feet to a calculated point,
S 47°09'18" E a distance of 173.97 feet to a calculated point,
S 31°05'13" E a distance of 72.94 feet to a calculated point,
S 46°36'08" E a distance of 125.86 feet to a calculated point,
S 00°55'28" E a distance of 44.20 feet to a calculated point,
S 39°26'56" E a distance of 42.13 feet to a calculated point,
S 58°19'50" E a distance of 66.39 feet to a calculated point,
N 90°00'00" E a distance of 41.59 feet to a calculated point,
N 45°57'50" E a distance of 139.12 feet to a calculated point,
N 07°43'53" E a distance of 103.51 feet to a calculated point, for the northeast corner of this;

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle
College Station, Texas 77845

**METES AND BOUNDS DESCRIPTION
TRACT 3**

THENCE crossing said 98.08 acre tract, S 24°39'10" E passing a 1/2 inch iron rod with yellow cap set for reference at a distance of 293.27 feet and continuing a total distance of 1006.58 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 3

