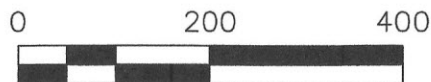


D. ARNOLD SURVEY
A - 2
GRIMES COUNTY, TEXAS



Set 1/2" I.R.
w/ yellow cap
-Fnd 1/2" I.R.
w/ orange cap
brs: N 51°32'32" W
5.55'

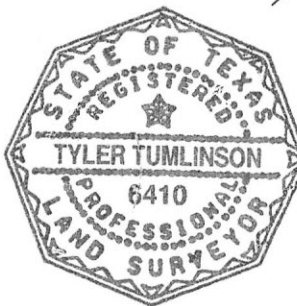
1512 PIEDMONT ROAD

P.O.B.
Fnd 1/2" I.R.
(bent)

Jeannie L. Burns, et al
called 2.00 acre tract
of land (TRACT ONE)
1362/710

Karina C. Villaseñor and
Victor M. Villaseñor
called 1.999 acres
1729/204

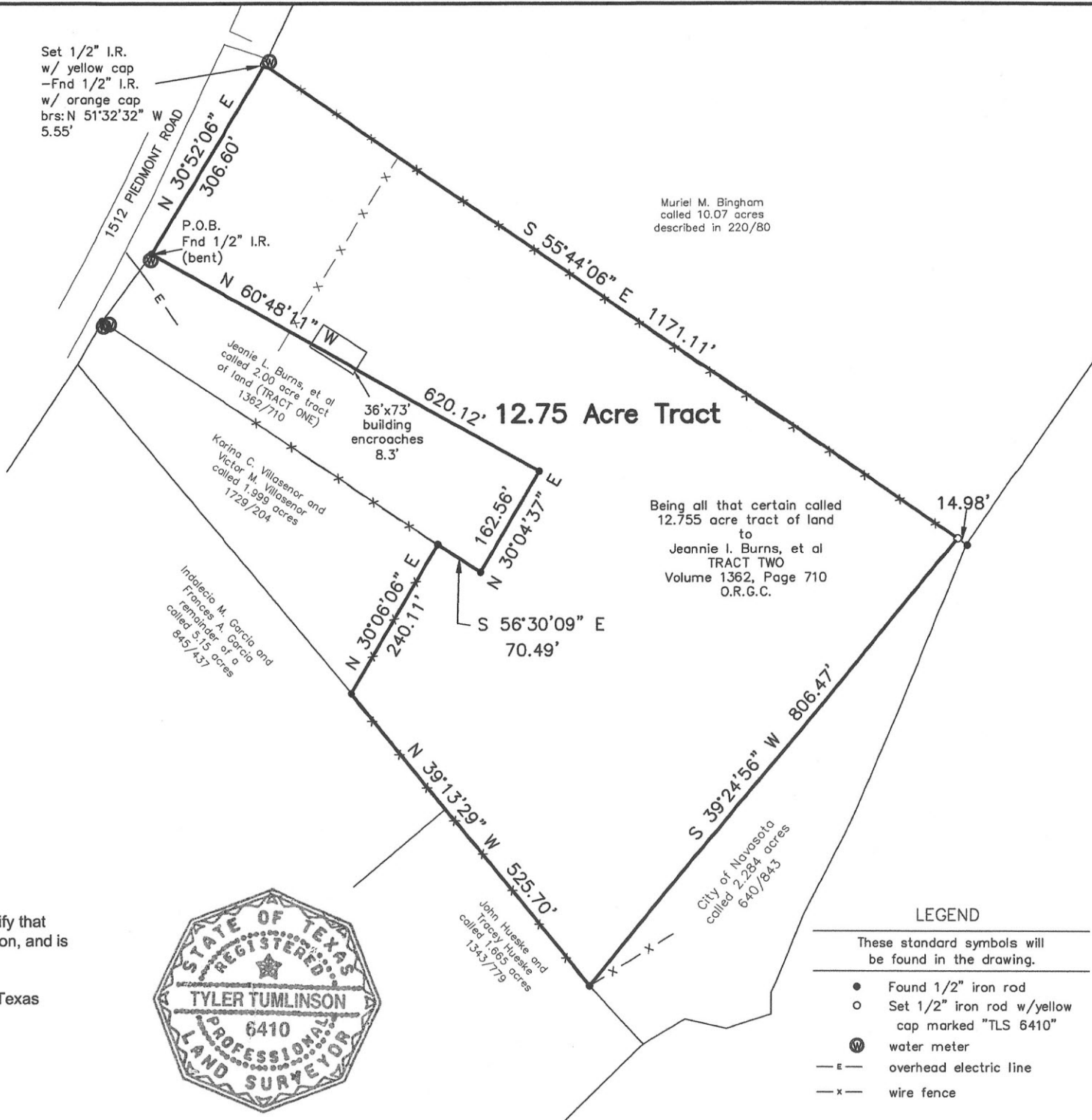
Indalecia M. Garcia and
Frances A. Garcia
remainder of a
called 5.15 acres
845/437



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, R.P.L.S. No 6410 August 26, 2021



Muriel M. Bingham
called 10.07 acres
described in 220/80

Being all that certain called
12.755 acre tract of land
to
Jeannie L. Burns, et al
TRACT TWO
Volume 1362, Page 710
O.R.G.C.

LEGEND

These standard symbols will
be found in the drawing.

- Found 1/2" iron rod
- Set 1/2" iron rod w/yellow cap marked "TLS 6410"
- ⊙ water meter
- E— overhead electric line
- X— wire fence

TUMLINSON LAND
SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707

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

BOUNDARY AND
IMPROVEMENT SURVEY
OF A 12.75 ACRE TRACT OF LAND OUT OF THE
D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS.
Surveyed for: Cody Begg

PROJECT:	02626-BEG
DATE:	8-26-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF GRIMES

Being a 12.75 acre tract of land out of the D. Arnold Survey, Abstract No. 2, Grimes County, Texas and being all that certain called 12.755 acre tract of land (TRACT TWO) described to Jeanie I. Burns, et al, recorded in Volume 1362, Page 710 of the Official Records of Grimes County, Texas, said 2.00 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the most westerly corner of said 12.755 acre tract, located at the northwest corner of a called 2.00 acre tract to Jeanie I. Burns, et al, (Tract One - 1362/710), also located on the east margin of Piedmont Road, for the northwest corner of this;

THENCE along the west line of said 12.755 acre tract, with the east margin of said road N 30°52'06" E a distance of 306.60 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this, located at the southwest corner of a called 10.07 acre tract to Muriel M. Bingham, (220/80), from which a found 1/2 inch iron rod with orange cap bears N 51°32'32" W a distance of 5.55 feet;

THENCE along the northeast line of said 12.755 acre tract, common boundary with said 10.07 acre tract S 55°44'06" E a distance of 1171.11 feet to a 1/2 inch iron rod with yellow cap set at the most easterly corner of said 12.755 acre tract, located at the northwest corner of a called 2.284 acre tract to the City of Navasota, (640/843), for the most easterly corner of this

THENCE along the southeast line of said 12.755 acre tract, common boundary with said 2.284 acre tract S 39°24'56" W a distance of 806.47 feet to a 1/2 inch iron rod found at the south corner of said 12.755 acre tract, located at the most westerly corner of said 2.284 acre tract, also located on the northeast line of a called 1.665 acre tract to John Hueske and Tracey Hueske, (1343/779), for the south corner of this;

THENCE along the southwest line of said 12.755 acre tract, common boundary with said 1.665 acre tract and the remainder of a called 5.15 acre tract to Indalecio M. Garcia and Frances A. Garcia, (845/437) and generally along a fence line N 39°13'29" W a distance of 525.70 feet to a 1/2 inch iron rod found at a northwesterly corner of said 12.755 acre tract, located at the south corner of a called 1.999 acre tract to Karina C. Villasenor and Victor M. Villasenor, (1729/204), for a northwesterly corner of this;

THENCE along the west line of said 12.755 acre tract, common boundary with said 1.999 acre tract and generally along a fence line N 30°06'06" E a distance of 240.11 feet to a 1/2 inch iron rod found at a northwesterly corner of said 12.755 acre tract, located at the most easterly corner of said 1.999 acre tract, also located on the southwest line of said 2.00 acre tract, for a northwesterly corner of this;

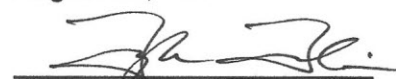
THENCE continuing along the west line of said 12.755 acre tract, common boundary with said 2.00 acre tract, the following courses and distances:

S 56°30'09" E a distance of 70.49 feet to a 1/2 inch iron rod found for an interior corner of this;
N 30°04'37" E a distance of 162.56 feet to a 1/2 inch iron rod found for an interior corner of this, and
N 60°48'11" W a distance of 620.12 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.

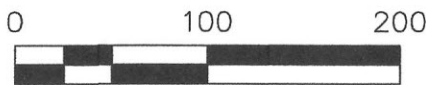
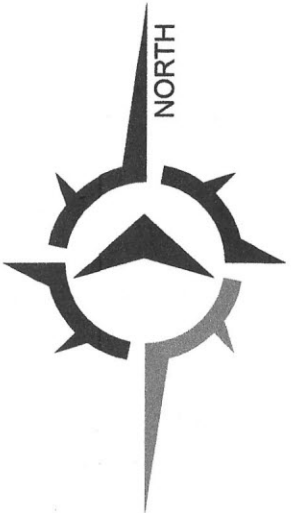
August 26, 2021



Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02626-BEG




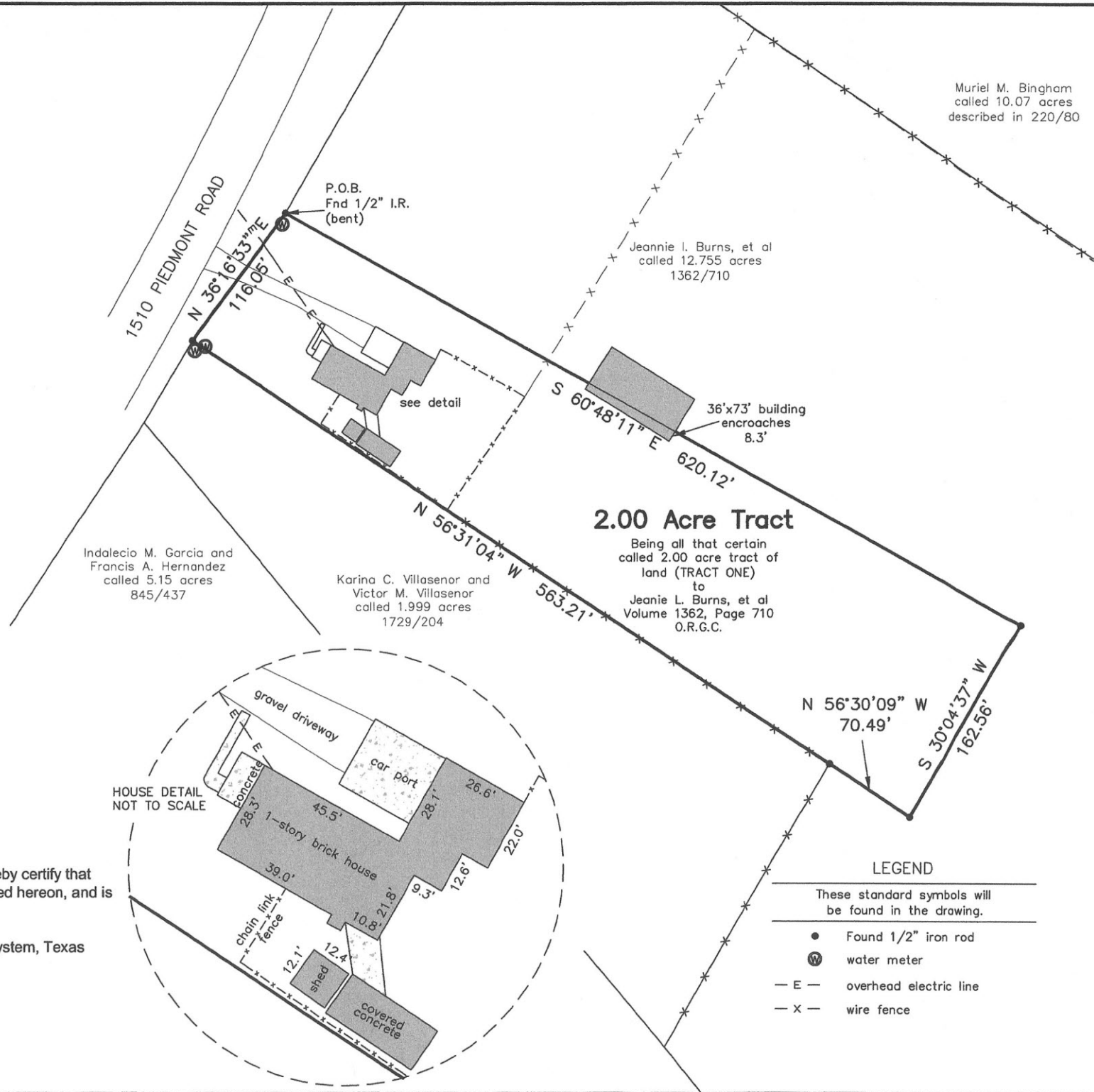
D. ARNOLD SURVEY
A - 2
GRIMES COUNTY, TEXAS



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, R.P.L.S. No 6410
xxx, 2021
8-26-2021



HOUSE DETAIL
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- Found 1/2" iron rod
- ⊙ water meter
- E — overhead electric line
- X — wire fence

TUMLINSON LAND SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.E.L.S. FIRM NO. 10193858

BOUNDARY AND IMPROVEMENT SURVEY
OF A 2.00 ACRE TRACT OF LAND OUT OF THE
D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS.
Surveyed for: Cody Begg

PROJECT:	02626-BEG
DATE:	8-26-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF GRIMES

Being a 2.00 acre tract of land out of the D. Arnold Survey, Abstract No. 2, Grimes County, Texas and being all that certain called 2.00 acre tract of land (TRACT ONE) described to Jeanie I. Burns, et al, recorded in Volume 1362, Page 710 of the Official Records of Grimes County, Texas, said 2.00 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said 2.00 acre tract, located at the most westerly southwest corner of a called 12.755 acre tract to Jeanie I. Burns, et al, (Tract Two - 1362/710), also located on the east margin of Piedmont Road, for the northwest corner of this;

THENCE along the north line of said 2.00 acre tract, common boundary with said 12.755 acre tract S 60°48'11" E a distance of 620.12 feet to a 1/2 inch iron rod found at the northeast corner of said 2.00 acre tract, being an interior corner of said 12.755 acre tract, for the northeast corner of this;

THENCE along the east line of said 2.00 acre tract, continuing with said 12.755 acre tract, S 30°04'37" W a distance of 162.56 feet to a 1/2 inch iron rod found at the southeast corner of said 2.00 acre tract, being an interior corner of said 12.755 acre tract, for the southeast corner of this;

THENCE along the south line of said 2.00 acre tract, continuing with said 12.755 acre tract N 56°30'09" W a distance of 70.49 feet to a 1/2 inch iron rod found at the occupied east corner of a called 1.999 acre tract to Karina C. Villasenor and Victor M. Villasenor, being a northwesterly corner of said 12.755 acre tract, for an angle point of this;

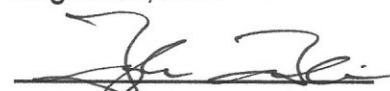
THENCE along the south line of said 2.00 acre tract, common boundary with said 1.999 acre tract N 56°31'04" W a distance of 563.21 feet to a 1/2 inch iron rod found at the southwest corner of said 2.00 acre tract, located at the northwest corner of said 1.999 acre tract, also located on the east margin of said road, for the southwest corner of this;

THENCE along the west line of said 2.00 acre tract, with the east margin of said road N 36°16'33" E a distance of 116.05 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.

August 26, 2021



Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02626-BEG

