



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
Tyler Tumlinson, R.P.L.S. No 6410

February 7, 2023

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	447.08'	205.94'	204.12'	S 46°59'15" E
C2	1240.46'	620.08'	613.64'	S 50°27'54" E
C3	1240.46'	72.79'	72.78'	S 66°28'00" E
C4	1946.16'	332.11'	331.70'	S 64°36'40" E

- LEGEND**
- These standard symbols will be found in the drawing.
- Found 1/2" iron rod (unless noted)
 - Set 1/2" iron rod w/yellow cap
 - ⊙ Found iron pipe
 - E - overhead electric line
 - x - wire fence
 - R - pipeline

89.79 Acres

Zodie F. Spain Bypass Trust
remainder of a called 172.19 acres
Doc. No. 2000-168334
R.P.R.G.C.

**JAMES DARWIN SURVEY
A - 171
GRIMES COUNTY TEXAS**

Jared L. Richards and
Carey Sakert
called 40.00 acres
doc. no. 2022-329858

Raul Guerrero, Jr.
called 40.00 acres
doc. no. 2022-329932

called 1.95 acre
30' wide
R.O.W. easement
895/284

**JAMES T. PATTERSON SURVEY
A - 379
GRIMES COUNTY TEXAS**

Jay Porter Henley
called 16.052 acres
1457/259

Fnd 3/8" I.R.
at 4" fence
corner

S 04°00'28" E
199.97'

S 04°17'17" E
138.44'

S 03°02'52" E
125.58'

Mario Garcia and
Sylvia Garcia
called 3.232 acres
1169/757

Whiporwill Estates
Phase 1
808/232



**TUMLINSON LAND
SURVEYING**

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

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

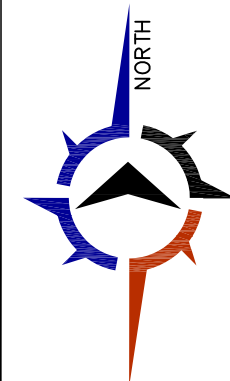
LAND TITLE SURVEY
OF A 89.79 ACRE TRACT OF LAND OUT OF THE
JAMES DARWIN SURVEY, A-171,
GRIMES COUNTY, TEXAS.
Surveyed for: Wayne R. Day

Navasota Abstract & Title Co.
GF #: N-230045S
PROJECT: 03135-DAY
DATE: 2-7-2023
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file

P.O.B.
Fnd 1" iron pipe
at cedar fence
corner post

**CALEB WALLACE SURVEY
A - 58
GRIMES COUNTY TEXAS**

remnants of old fence line
PCR Family Partnership, LTS
called 114.20 acres
2021-314709



Fnd 1" iron pipe
at X-tie
fence corner

S 03°23'44" E
141.57'

Fnd 5/8" I.R.
w/ orange cap
"5897"

ETC Katy Pipeline LTD
75' pipeline easement
1277/120

Seaway Crude Pipeline Company LLC
50' pipeline easement
amended location
1474/798

S 86°25'44" W
897.71'

Fnd 1/2" I.R.
w/ yellow cap
"6410"

SEAWAY PIPELINE INC.
60' pipeline easement
350/583

to Phillips Natural Gas Co. 517/807

Aquila Southwest
Pipeline Corporation
50' pipeline easement
798/307

S 05°43'41" E
198.38'

Fnd 1/2" I.R.
w/ yellow cap
"6410"

Clinton Quarels
called 26.52 acres
1339/214

N 86°26'11" E
2149.70'

Childre Cemetery
called 0.95 acres
1275/439
(not included in this survey)

S 03°33'49" E
208.61'

Fnd 1/2" I.R.
w/ red cap
"R.H. Bonds"

S 86°25'44" W
907.89'

Fnd 1/2" I.R.
w/ yellow cap
"6410"

**J. KEWLEY SURVEY
A - 297
GRIMES COUNTY TEXAS**

S 36°01'51" W
2202.58'

S 86°18'19" W
580.58'

S 86°25'44" W
907.89'

Fnd 5/8" I.R.
(disturbed) bears:
N 61°04'14" E
0.80'

S 60°37'39" E
173.08'

S 86°23'33" W
150.50'

S 39°39'12" E
98.60'

Fnd 1/2" I.R.
w/ red cap
"R.H. Bonds"

S 03°33'49" E
208.61'

Fnd 1/2" I.R.
w/ red cap
"R.H. Bonds"

N 86°24'53" E
208.57'

S 69°51'34" E
215.17'

S 64°36'40" E

S 31°56'23" E
1971.73'

S 86°18'19" W
580.58'

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