



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF GRIMES

Being a 0.95 acre tract of land, and being all of Block 28 out of the I. M. Camp Subdivision to the City of Navasota, Texas recorded in Volume 45, Page 28 of the Deed Records of Grimes County, Texas, and being the same property described to Miriahanne Cunneen, recorded in Volume 1463, Page 434 of the Real Property Records of Grimes County, Texas said 0.95 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with yellow cap set at the northwest corner of said Block 28, same being the southwest corner of Block 27, located on the east line of Louise Street, for the northwest corner of this;

THENCE along the north line of Block 28, common boundary with Block 27 and Block 26 the following courses and distances:

N 86°40'03" E a distance of 136.77 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and

N 85°28'02" E a distance of 151.41 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of said Block 28, same being the southeast corner of said Block 26, same being the northwest corner of Block 13, for the northeast corner of this;

THENCE along the east line of said Block 28, common boundary with Block 13 S 04°02'43" E a distance of 147.36 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of Block 28, same being the northeast corner of Block 29, for the southeast corner of this;

THENCE along the south line of Block 28, common boundary with Block 29, S 85°58'23" W a distance of 290.00 feet to a 1/2 inch iron rod with yellow cap set at the southwest corner of Block 28, same being the northwest corner of Block 29, located on the east line of said Louise Street, for the southwest corner of this;

THENCE along the west line of Block 28, with the east line of said street N 03°19'57" W a distance of 147.69 feet to the **POINT OF BEGINNING**.

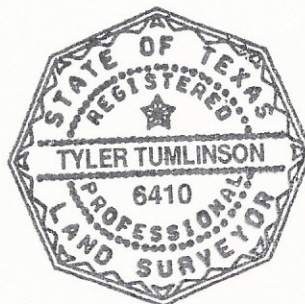
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

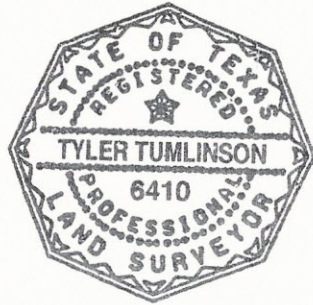
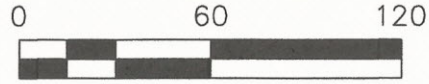
January 27, 2019

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02101-HUG



I. M. CAMP SUBDIVISION
 CITY OF NAVASOTA, TEXAS
 VOL. 45, PG. 28
 D.R.G.C.



LEGEND

These standard symbols will be found in the drawing.

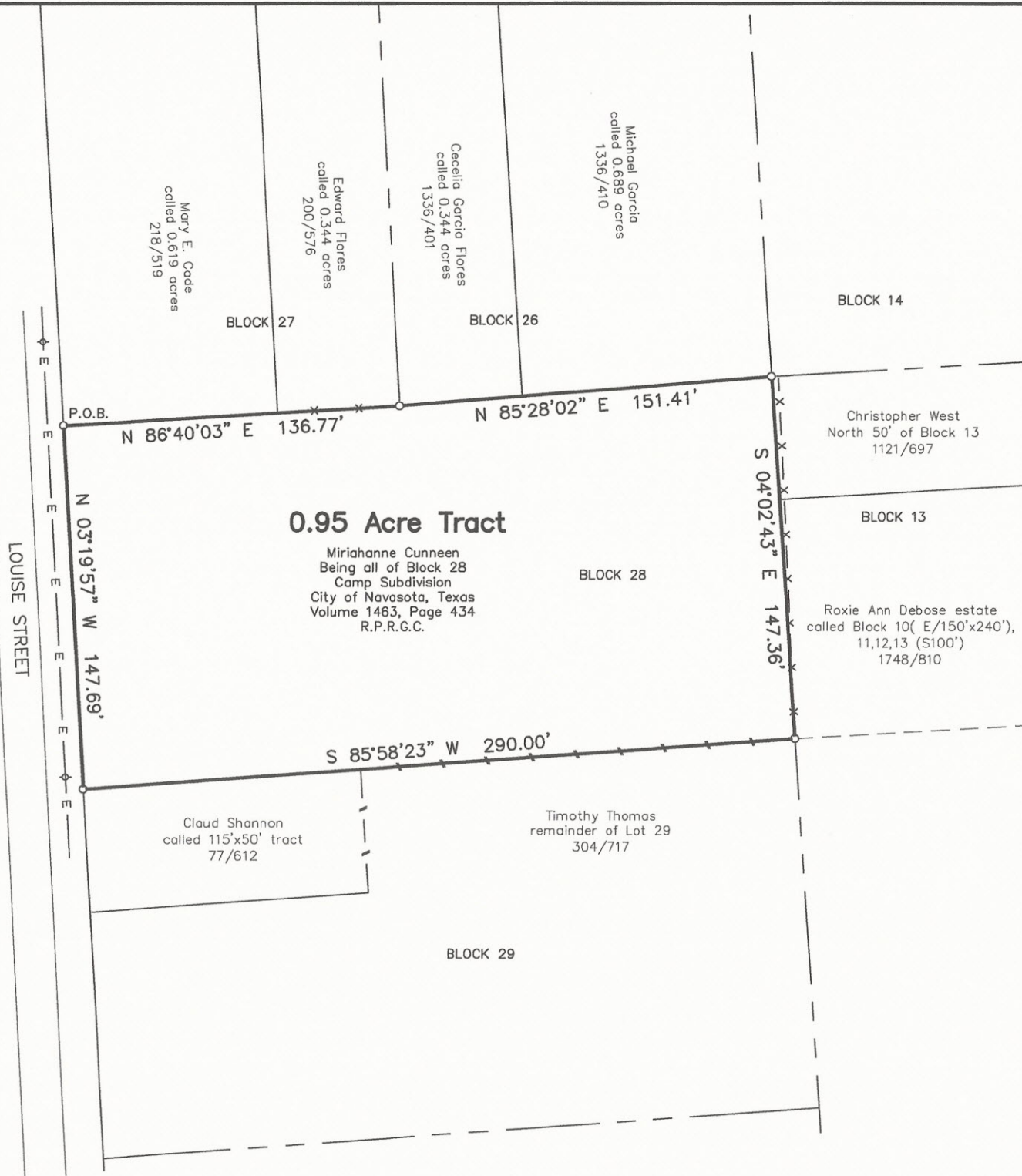
- Set 1/2" iron rod w/yellow cap
- ⊕ power pole
- E— overhead electric line
- x— wire fence
- \— chain link fence

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

January 27, 2020



PROJECT:	02101-HUG
DATE:	1-27-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

BOUNDARY AND IMPROVEMENT SURVEY
 0.95 ACRE TRACT OF LAND OUT OF THE I. M. CAMP
 SUBDIVISION, CITY OF NAVASOTA, GRIMES COUNTY, TEXAS.

Surveyed for: Karen Hughes

TUMLINSON
LAND SURVEYING

1015 HOLT STREET
 COLLEGE STATION, TEXAS 77840
 254-931-6707
 T.B.P.L.S. FIRM NO. 10193858