

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

**METES AND BOUNDS DESCRIPTION**

**TRACT 1**

STATE OF TEXAS  
COUNTY OF FAYETTE

Being a 11.696 acre tract of land out of the John Logan League, Abstract No. 66, Fayette County, Texas and being out of and a part of that certain called 33.60 acre tract of land described to Carrie Beth Sliva, Patricia Gail White and Pamela Rene Henry, recorded in Volume 1419, Page 226 of the Official Records of Fayette County, Texas, said 11.696 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod found at a fence corner at the easternmost corner of said 33.60 acre tract, located on the southwest line of a called 90.89 acre tract to the Carey Cotswold Farm Family Limited Partnership, (2026/560), also located on the northwest margin of North Nassaue Road, for the easternmost corner of this;

**THENCE** along the southeast line of said 33.60 acre tract, with the northwest margin of said road S 40°12'51" W a distance of 30.00 feet to a 1/2 inch iron rod with yellow cap set for the southernmost corner of this;

**THENCE** crossing said 33.60 acre tract, the following courses and distances:

N 49°00'12" W a distance of 1039.58 feet to a 1/2 inch iron rod with yellow cap set for a division corner and point of line of this,

N 49°00'12" W a distance of 835.16 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this,

S 40°12'51" W a distance of 238.48 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this,

N 49°00'12" W a distance of 291.75 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this, and

S 41°11'05" W a distance of 259.30 feet to a 1/2 inch iron rod with yellow cap set on the southwest line of said 33.60 acre tract, located on the northeast line of a called 27.80 acre tract to Eric Schobel, (1257/820), for a southwestern corner of this;

**THENCE** along the southwest line of said 33.60 acre tract, with the northeast line of said 27.80 acre tract, the following courses and distances:

N 50°24'26" W a distance of 597.03 feet to a 1/2 inch iron rod found at the westernmost corner of said 33.60 acre tract, located at an interior corner of said 27.80 acre tract, for an ell corner of this,

N 41°29'38" E a distance of 277.76 feet to a 1/2 inch iron rod found at an interior corner of said 33.60 acre tract, being a northeastern corner of said 27.80 acre tract, for an interior ell corner of this, and

N 49°27'35" W a distance of 114.10 feet to a calculated point at a northwest of said 33.60 acre tract, located at a southwestern corner of said 90.89 acre tract, a 1/2 inch iron rod found bent bears N 81°54'54" E a distance of 0.96 feet for reference;

**THENCE** along the northwest line of said 33.60 acre tract, with a southeastern line of said 90.89 acre tract

N 39°36'34" W a distance of 266.77 feet to a calculated point at the northernmost corner of said 33.60 acre tract,

located at an interior ell corner of said 90.89 acre tract, a 5/8 inch iron rod with orange cap found bears

N 50°23'26" W a distance of 0.71 feet for reference;

**THENCE** along the northeast line of said 33.60 acre tract, with the southwest line of said 90.89 acre tract S 49°00'11" E a distance of 2925.54 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.

February 16, 2024



Tyler Tumlinson

RPLS No. 6410

Firm #10193858

03378-TRACT 1



TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

**METES AND BOUNDS DESCRIPTION**

**TRACT 2**

STATE OF TEXAS  
COUNTY OF FAYETTE

Being a 10.943 acre tract of land out of the John Logan League, Abstract No. 66, Fayette County, Texas and being out of and a part of that certain called 33.60 acre tract of land described to Carrie Beth Sliva, Patricia Gail White and Pamela Rene Henry, recorded in Volume 1419, Page 226 of the Official Records of Fayette County, Texas, said 10.943 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod with yellow cap found at the southernmost corner of said 33.60 acre tract, located at the easternmost corner of a called 4.034 acre tract to Carol W. Rowley, (1941/494), also located on the northwest margin of North Nassau Road,

Thence along the southwest line of said 33.60 acre tract, with the northeast line of said 4.034 acre tract N 50°21'19" W a distance of 970.37 feet 1/2 inch iron rod with orange cap found at the northernmost corner of said 4.034 acre tract, also located at the easternmost corner of a called 6.772 acre tract to Carol Schobel and Kimberly Schobel, (1987/11),

Thence continuing along said southwest line, with the northeast line of said 6.772 acre tract N 50°22'05" W a distance of 69.16 feet to a 1/2 inch iron rod with yellow cap set for the southernmost corner and **POINT OF BEGINNING** of this;

**THENCE** continuing along said southwest line, with the northeast line of said 6.772 acre tract N 50°22'05" W a distance of 1131.26 feet to a 1/2 inch iron rod with yellow cap set for the westernmost corner of this;

**THENCE** crossing said 33.60 acre tract the following courses and distances:

N 41°11'05" E a distance of 259.30 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this,  
S 49°00'12" E a distance of 291.75 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this,  
N 40°12'51" E a distance of 238.48 feet to a 1/2 inch iron rod with yellow cap set for an ell corner of this,  
S 49°00'12" E a distance of 835.16 feet to a 1/2 inch iron rod with yellow cap set for the easternmost corner of this,  
and  
S 40°12'51" W a distance of 470.87 feet to the **POINT OF BEGINNING**.

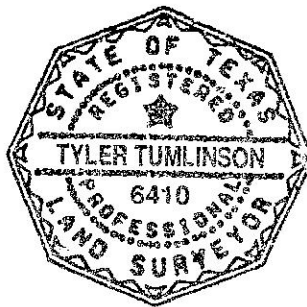
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

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February 16, 2024



Tyler Tumlinson  
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03378-TRACT 3



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**METES AND BOUNDS DESCRIPTION  
TRACT 3**

STATE OF TEXAS  
COUNTY OF FAYETTE

Being a 10.943 acre tract of land out of the John Logan League, Abstract No. 66, Fayette County, Texas and being out of and a part of that certain called 33.60 acre tract of land described to Carrie Beth Sliva, Patricia Gail White and Pamela Rene Henry, recorded in Volume 1419, Page 226 of the Official Records of Fayette County, Texas, said 10.943 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod with yellow cap found at the southernmost corner of said 33.60 acre tract, located at the easternmost corner of a called 4.034 acre tract to Carol W. Rowley, (1941/494), also located on the northwest margin of North Nassau Road, for the southernmost corner of this;

**THENCE** along the southwest line of said 33.60 acre tract, with the northeast line of said 4.034 acre tract N 50°21'19" W a distance of 970.37 feet 1/2 inch iron rod with orange cap found at the northernmost corner of said 4.034 acre tract, also located at the easternmost corner of a called 6.772 acre tract to Carol Schobel and Kimberly Schobel, (1987/11),

**THENCE** continuing along said southwest line, with the northeast line of said 6.772 acre tract N 50°22'05" W a distance of 69.16 feet to a 1/2 inch iron rod with yellow cap set for the westernmost corner of this;

**THENCE** crossing said 33.60 acre tract the following courses and distances:

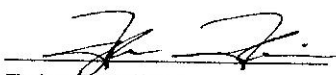
N 40°12'51" E a distance of 470.87 feet to a 1/2 inch iron rod with yellow cap set the northernmost corner of this, and  
S 49°00'12" E a distance of 1039.58 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 33.60 acre tract, located on the northwest margin of said road, for the easternmost corner of this;

**THENCE** along the southeast line of said 33.60 acre tract, with the northwest margin of said road S 40°12'51" W a distance of 446.32 feet to the **POINT OF BEGINNING**.

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

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February 16, 2024



Tyler Tumlinson

RPLS No. 6410

Firm #10193858

03378-TRACT 2

