



METES AND BOUNDS DESCRIPTION

TR-1 12.00 ACRE TRACT

Henry Fullerton Survey

A - 14

Robertson County, Texas

Being a 12.00 acre tract of land out of the Henry Fullerton Survey, A-14, Robertson County, Texas, being out of that certain called 145.08 acre tract of land described to Three Cattle LLC, recorded in Volume 1397, Page 630 of the Official Public Records of Robertson County, Texas, said 12.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe fence corner in concrete found at the northwest corner of said 102.11 acre tract, being at the intersection of Hickory Loop and Farm-to-Market Road 1644, for the northwest corner of this;

THENCE with the north line of said 145.08 acre tract, common boundary with said Farm-to-Market Road 1644 acre tract, the following courses and distances:

N 56°03'11" E a distance of 851.77 feet to a 2 inch iron pipe fence corner at an angle point of said 145.08 acre tract, for an angle point of this;

N 56°29'39" E a distance of 355.67 feet to a 1/2 inch iron rod with a yellow cap set on the northwest line of said 145.08 acre tract, located at the northwest corner of a called 16.00 acre tract to Timothy R. Powers and Linda M. Powers , (1392/457), for the northeast corner of this;

THENCE along the east line of said 145.08 acre tract, common boundary with said 16.00 acre tract S 33°30'21" E a distance of 444.28 feet to a 1/2 inch iron rod with a yellow cap set for the southeast corner of this;

THENCE across said 145.08 acre tract S 57°28'05" W a distance of 1214.68 feet to a 1/2 inch iron rod with a yellow cap set on the west line of said 145.08 acre tract, located on the east margin of Hickory Loop, for the southwest corner of this;

THENCE with the west line of said 145.08 acre tract, with the east margin of said Hickory Loop, N 32°31'55" W a distance of 417.13 feet to the **POINT OF BEGINNING**.

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

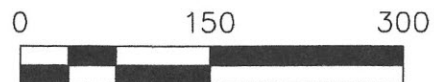
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 30, 2020

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02054-TR 1



HENRY FULLERTON SURVEY A - 14 ROBERTSON COUNTY, TEXAS



Farm-to-Market 1644
N 56°03'11" E 851.77'

12.00 Acre Tract

Being out of and a part of
that certain called 145.08 acre
tract of land
to
Three Cattle LLC
VOL. 1397, PG. 630
O.P.R.R.C.

N 57°28'05" E 1214.68'

Three Cattle LLC
called 145.08 acres
1397/630

Fnd. 2" I.P.
Fence corner
in concrete

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

Timothy R. Powers and
Linda M. Powers
called 16.00 acres
1392/457

Set 1/2" I.R.
w/ yellow cap

S 33°30'21" E 1275.68'

LEGEND

These standard symbols will
be found in the drawing.

- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- I.R. Iron rod
- I.P. Iron pipe
- ⊗ Power pole
- ⊠ Electrical box
- E— Overhead electrical line
- x— Barbed wire fence
- P— pipeline
- P— Explorer pipeline sign

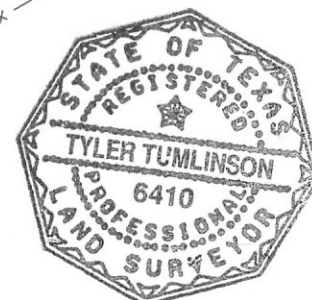
I, Tyler Tumlinson, Registered Professional Land Surveyor, do
hereby certify that this survey was made on the ground of
the property legally described hereon, and is correct.

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

May 30, 2020



PROJECT:	02054-TR 1
DATE:	05-30-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	SEE FILE

BOUNDARY AND IMPROVEMENT SURVEY
OF A 12.00 ACRE TRACT OF LAND OUT OF THE HENRY
FULLERTON SURVEY, A-14, ROBERTSON COUNTY, TEXAS.

**TUMLINSON
LAND SURVEYING**

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