



## METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF AUSTIN

Being a 12.34 acre tract of land out of the B. M. Hatfield Survey, Abstract No. 184, Austin County, Texas and being all of Lot 132 and the remainder of Lot 133 of Piney Creek, Section III, a subdivision in Austin County per plat recorded in Volume 1, Page 27 of the Map Records of Austin County, Texas, said 12.34 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 Lot 132, same being the southwest corner of Lot 131, located on the east line of Burlington and Santa Fe Rail Road, for the northwest corner of this;

**THENCE** along the north line of said Lot 132, common boundary with Lot 131 N 73°57'29" E passing a 1/2 inch iron rod found for reference at a distance of 553.84 feet and continuing a total distance of 584.05 feet to a calculated point in the center of Meadow Bend Road at the northeast corner of said Lot 132, being the southeast corner of said Lot 131, located on the west line of Lot 146, for the northeast corner of this;

**THENCE** along the east line of said Lot 132 and Lot 133, common boundary with said Lot 146, Lot 145 and Lot 144, and along the centerline of said road S 28°09'32" E a distance of 858.90 feet to a calculated point at the most easterly corner of the remainder of said Lot 133, same being the northeast corner of a called 0.279 acre tract to Timothy Scott Dement, (Clerk's File No. 6880), for the most easterly corner of this;

**THENCE** along the south line of the remainder of Lot 133, common boundary with said 0.279 acre tract S 45°25'16" W passing a 1/2 inch iron rod found at a distance of 491.18 feet and continuing a total distance of 492.10 feet to a calculated point at the south corner of the remainder of Lot 133, same being the northwest corner of said 0.279 acre tract, located on the northeast line of a called 26.242 acre tract to Paul B. Christian, et al, (Clerk's File No. 17005), for the south corner of this;

**THENCE** along the southwest line of said Lot 133, common boundary with said 26.242 acre tract N 49°29'23" W a distance of 174.88 feet to a 3/8 inch iron rod found for an angle point at the a northwest corner of said 26.242 acre tract, located on the east line of said rail road, for an angle point of this;

**THENCE** along the west line of said Lot 133 and Lot 132, common boundary with said rail road, the following courses and distances:

N 33°09'52" W a distance of 254.16 feet to a 3/8 inch iron rod found for an exterior el corner,  
N 54°18'16" E a distance of 50.26 feet to a 3/8 inch iron rod found for an interior el corner,  
and  
N 33°20'47" W a distance of 600.77 feet to the **POINT OF BEGINNING**.

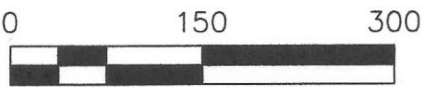
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

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

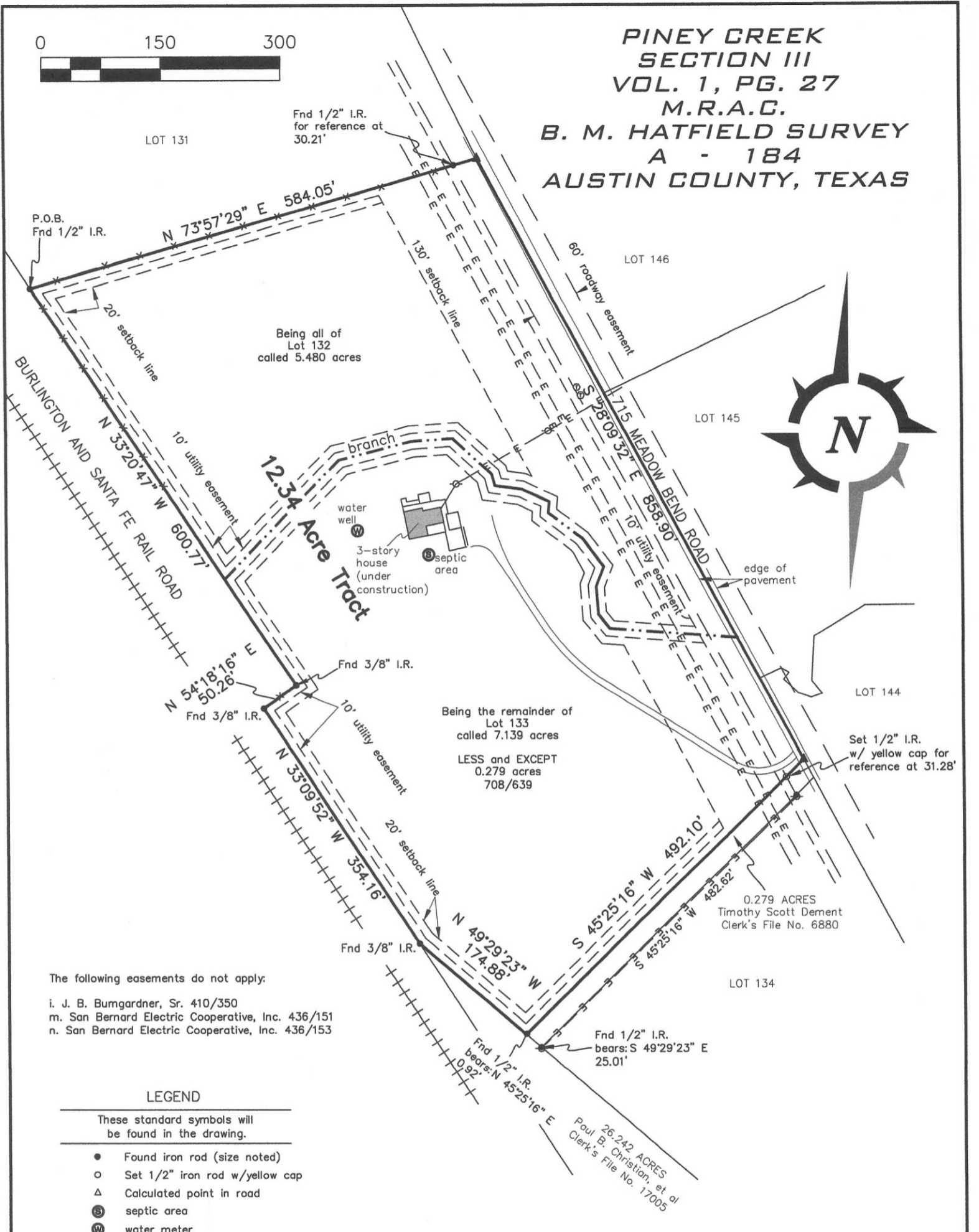
June 25, 2019

Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
01859-ARN





**PINEY CREEK  
SECTION III  
VOL. 1, PG. 27  
M.R.A.C.  
B. M. HATFIELD SURVEY  
A - 184  
AUSTIN COUNTY, TEXAS**



The following easements do not apply:  
 i. J. B. Bumgardner, Sr. 410/350  
 m. San Bernard Electric Cooperative, Inc. 436/151  
 n. San Bernard Electric Cooperative, Inc. 436/153

**LEGEND**

These standard symbols will be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/yellow cap
- △ Calculated point in road
- ⊙ septic area
- ⊕ water meter
- ⊛ power pole
- ⊕ telephone pedestal
- E— overhead electric line
- x— wire mesh 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*  
 Tyler Tumlinson, R.P.L.S. No 6410

June 25, 2019

**TUMLINSON  
LAND SURVEYING**

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

**BOUNDARY AND IMPROVEMENT SURVEY  
 OF A 12.34 ACRE TRACT OF LAND OUT OF PINEY CREEK,  
 SECTION III, A SUBDIVISION IN AUSTIN COUNTY, TEXAS.**

Surveyed for: Arnco Welding Alloys LTD

PROJECT:	01859-ARN
DATE:	6-25-2019
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file