

Called 50 Acres  
Martha Hammond Estate  
No Deed of Record Found

Called 19.92 Acres  
Charlene Walker  
and husband, Bryan Walker  
Special Warranty Deed with  
Vendor's Lien  
Volume 1192, Page 66 OPRRC

STATE OF TEXAS §  
COUNTY OF ROBERTSON §

A METES & BOUNDS description of a certain 43.12 acre tract situated in the T. J. Chambers Survey, Abstract No. 2 in Robertson County, Texas, being all of a called 43.12 acre tract conveyed by General Warranty Deed with Vendor's Lien to Nat Love, LLC, recorded in Volume 1473, Page 612 of the Official Public Records of Robertson County, Texas (OPRRC), more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a set 5/8-inch iron rod (with cap stamped 'JonesCarter') marking the east corner of the herein described 43.12 acre tract, the south corner of a called 2 acre tract out of the northeast corner of said 45 acre tract sold to Tennessee Love as referenced in Volume 460 Page 505 of the Deed Records of Robertson County (DRRC), and lying in the occupied northwest right-of-way line of Old Highway Road (unknown right-of-way width), from which a found 10-inch treated post marking the east corner of said 45 acre tract, the east corner of said 2 acre tract and the south corner of a called 23.38 acre tract conveyed by Warranty Deed with Vendor's Lien to Kenneth Lee Groholski and wife, Melissa Nelson Groholski, recorded in Volume 1398, Page 517 of the OPRRC bears North 56°43'48" East, 256.27 feet and a found 1/2-inch iron rod (with cap stamped 'RPLS 2927') marking the east corner of said 23.38 acre tract bears North 57°30'50" East, 914.56 feet;

THENCE along the occupied northwest right-of-way line of Old Highway Road the following two (2) courses and distances:

1. South 57°19'31" West, 1405.33 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
2. South 57°36'16" West, 2153.26 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter') marking the south corner of said 45 acre tract and the east corner of a 50 acre tract called the Martha Hammond Estate, per Robertson County Appraisal District (no deed of record found);

THENCE along common lines of said 45 acre tract and said 50 acre tract the following three (3) courses and distances:

1. North 34°48'27" West, 261.93 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
2. North 33°04'50" West, 167.38 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
3. North 30°04'48" West, 116.44 feet to a 6-inch cedar post marking the west corner of said 45 acre tract and the south corner of a called 19.92 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Charlene Walker and husband, Bryan Walker, recorded in Volume 1192, Page 66 of the OPRRC;

THENCE along common lines of said 45 acre tract, said 19.92 acre tract, the remainder of a called 55 acre tract conveyed by Deed to Tennessee Love, recorded in Volume 90, Page 153 of the DRRC, a called 5.5 acre tract conveyed by Deed to Laurie Jones and wife, Dovie Jones, recorded in Volume 129, Page 458 of the DRRC and a called 5.5 acre tract conveyed by Deed to Leonard Jones, recorded in Volume 66, Page 649 of the DRRC the following two (2) courses and distances:

1. North 57°22'00" East, 2298.18 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter') marking the south corner of said 5.5 acre Laurie Jones and wife, Dovie Jones tract;
2. North 58°53'24" East, 924.08 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter') marking a northerly corner of said 45 acre tract, in the southeast line of said 5.5 acre Leonard Jones tract and marking an interior corner of said 55 acre tract;

THENCE along common lines of said 45 acre tract and said 55 acre tract the following two (2) courses and distances:

1. South 40°48'19" East, passing at 5.05 feet a x-tie fence angle point, continuing in all a total distance of 193.00 feet to a x-tie fence corner marking an interior corner of said 45 acre tract;
2. North 54°07'33" East, 267.32 feet to a x-tie fence corner marking the west corner of aforementioned 2 acre tract;

THENCE South 40°27'24" East, 356.17 feet along the fenced southwest line of said 2 acre tract and across said 45 acre tract to the POINT OF BEGINNING, CONTAINING 43.12 acres of land in Robertson County, Texas, as shown on Dwg No. 16976 filed in the offices of JonesCarter in College Station, Texas.

**FINAL PLAT**  
**OF**  
**RUFUS PAYNE SUBDIVISION**  
**BEING**  
**43.12 ACRES**  
**CREATING**  
**LOTS 1-9, BLOCK 1**  
**OUT OF THE**  
**T. J. CHAMBERS SURVEY, A-2**  
**ROBERTSON COUNTY, TEXAS**  
**MARCH 2022**

SURVEYOR:



OWNER: Nat Love, LLC  
Broderick Norman (Managing Partner)  
133 N. Friendswood Drive #202  
Friendswood, Texas 77546  
bnorman@thetgagroup.com

LIEN HOLDER: ILS Lending, Inc.  
P.O. Box 1611  
El Campo, Texas 77437  
1-979-541-1250

Christopher E. Curtis  
6111  
Texas Registration No.

**COUNTY CLERK CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROBERTSON §

I, Stephanie M. Sanders, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the \_\_\_\_ day of \_\_\_\_, 2022, A.D. at \_\_\_\_ o'clock \_\_\_\_ M., and duly recorded the day of \_\_\_\_, 2022, A.D. at \_\_\_\_ o'clock \_\_\_\_ M., in the Plat Records in Slide No. \_\_\_\_.

Witnessed by hand and seal of the County Court of the said County, at office in Franklin, Texas.

By: Stephanie M. Sanders  
Robertson County, Texas  
County Clerk

**COMMISSIONERS COURT APPROVAL**

Approved this \_\_\_\_ day of \_\_\_\_, 2022, by the  
Commissioners Court of Robertson County, Texas.

County Judge \_\_\_\_\_  
Comm. Pct. 1 \_\_\_\_\_ Comm. Pct. 2 \_\_\_\_\_  
Comm. Pct. 3 \_\_\_\_\_ Comm. Pct. 4 \_\_\_\_\_

**SURVEYOR'S ACKNOWLEDGMENT**

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6111, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Robertson County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked as shown hereon, and that this plot correctly represents that survey made by me.

**LIEN HOLDER ACKNOWLEDGMENT**

I, \_\_\_\_\_ holder of a lien against the property described as Lot 1 - 9, Rufus Payne Subdivision of the Plat Records of Washington County, do hereby in all things subordinate to said plat said lien, and I hereby confirm that I am the present owner of said lien, and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Printed name)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_

Notary Public \_\_\_\_\_ Notary's Name (Printed): \_\_\_\_\_  
State of Texas \_\_\_\_\_ Notary's Commission Expires: \_\_\_\_\_

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF ROBERTSON

I, Broderick Norman, (Managing Member of Nat Love, LLC, owner of a portion of the land described hereon), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat hereon.

This is to certify that I, Broderick Norman owner of the property subdivided in the above and foregoing map of the Plat of Lot 1 - 9, Rufus Payne Subdivision have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioner's Court of Robertson County.

FURTHER, I, Broderick Norman do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Robertson County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Robertson County, by Robertson County or any citizen thereof, by injunction as follows:

1. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_

Notary Public \_\_\_\_\_ Notary's Name (Printed): \_\_\_\_\_  
State of Texas \_\_\_\_\_ Notary's Commission Expires: \_\_\_\_\_

**LEGEND:**

CH CONCRETE HEADWALL  
DRRC DEED RECORDS OF ROBERTSON COUNTY  
GA GUY ANCHOR  
MP METER POLE  
OPRRC OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY  
PP POWER POLE  
POB POINT OF BEGINNING  
"S" SET 5/8" IRON ROD WITH CAP STAMPED "JONESCARTER"  
SN SIGN  
TCM TELEPHONE CABLE MARKER  
TPD TELEPHONE PEDESTAL  
WH WELL HOUSE  
WW WATER WELL

○ SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONESCARTER"

ASPHALT

GRAVEL

WATER

ADJOINER LINE

BOUNDARY LINE

OHP OVERHEAD ELECTRIC

**Line Table**

LINE	BEARING	DISTANCE
L1	N 34°48'27" W	261.93'
L2	N 33°04'50" W	167.38'
L3	N 30°04'48" W	116.44'
L4	N 57°22'00" E	71.82'
L5	S 57°19'31" W	64.76'

NORTH  
SCALE: 1" = 100'



Called 2 Acres  
Sue and Ennis Tract  
Deed To Tennessee Love  
Volume 460, Page 505 DRRC