

DUNCAN ST. CLAIR SURVEY, A-325
MILAM COUNTY, TEXAS

U. S. HIGHWAY

NO. 79

CITY OF
ROCKDALE

SUBJECT
TRACT

VICINITY MAP
NOT TO SCALE

- LEGEND:
- Found 5/8" iron rod
 - ⊙ Found 1/2" iron rod stamped "ARS"
 - Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
 - ⊕ Existing water meter
 - ⊕ Existing water valve
 - ⊕ Existing RV hookup
 - ⊕ Telephone pedestal
 - ⊕ Fire hydrant
 - ⊕ Light pole
 - ⊕ Sanitary sewer manhole
 - E— Overhead electric lines
 - W— Water line
 - G— Atmos gas line
 - DRMCT Deed Records of Milam County, Texas
 - ORMCT Official Records of Milam County, Texas

NOTES:

- 1) The following building setback lines affect subject tract as noted:
BSL1 - 25' front building setback line
BSL2 - 9' side building setback line
BSL3 - 25' rear building setback line
- 2) Meets requirements of Ordinance No. 2005-09-19 (4A) of the City of Rockdale, Texas

LOT 2
13.92 ACRES

SAMUEL P.
CARSON
SURVEY, A-119

UNION PACIFIC RAILROAD
(north right-of-way of 150 feet and south right-of-way of 100 feet)

Being a 14.92 acre tract of land in the Samuel P. Carson Survey, Abstract No. 119 and the Duncan St. Clair Survey, Abstract No. 325, lying within the City of Rockdale, Milam County, Texas and being the remainder of a 16.243 acre tract of land to Frank M. Crump, recorded in Volume 343, Page 587 of the Deed Records of Milam County, Texas (DRMCT).

BEGINNING at a found 5/8" iron rod with yellow cap in the west line of above mentioned 16.243 acre tract, at the northeast corner of a 3.975 acre tract of land to James L. Cox, Jr. and Mona Zimmerman, recorded in Volume 947, Page 244, Official Records Milam County, Texas (ORMCT), located in the south right-of-way line of U. S. Highway No. 79;

THENCE along the south right-of-way line of U. S. Highway No. 79, North 81 degrees 21 minutes 04 seconds East, a distance of 713.79 feet to a found 1/2" iron rod with cap stamped "ARS" in the east line of said 16.243 acre tract, at the northwest corner of Lot 1A to Rockdale Wal-Mart recorded in Volume 1065, Page 126 (ORMCT) and Cabinet A, Slide 159-D of the Plat Records of Milam County, Texas;

THENCE along the east line of said 16.243 acre tract, same being the west line of Lot 1A, South 12 degrees 14 minutes 09 seconds East, a distance of 1035.87 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" located in the curving north right-of-way line of the Union Pacific Railroad, 150 feet from the centerline of the tracks;

THENCE along the north right-of-way line of the Union Pacific Railroad along a curve to the right, having a radius of 5579.58 feet, a central angle of 6 degrees 01 minutes 49 seconds, an arc length of 587.23 feet, chord bears South 87 degrees 21 minutes 10 seconds West, a distance of 588.96 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the southwest corner of said 16.243 acre tract, same being the southeast corner of a 1.113 acre tract of land to Mona Zimmerman recorded in Volume 887, Page 382 (ORMCT);

THENCE along the west line of said 16.243 acre tract, same being the east line of said 1.113 acre tract and the east line of said 3.975 acre tract, North 19 degrees 58 minutes 45 seconds West, a distance of 991.79 feet to the POINT OF BEGINNING, containing 14.92 acres of land.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ROCKDALE, DO HEREBY CERTIFY, THAT THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE REPLAT REGULATIONS OF THE CITY OF WHICH HIS APPROVAL IS REQUIRED.

John King
JOHN KING, MAYOR OF ROCKDALE

THIS REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ROCKDALE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 9th DAY OF August, 2016

John King
JOHN KING, MAYOR OF ROCKDALE, TEXAS

ATTEST:

Jerry Blanchard
JERRY BLANCHARD
SECRETARY

Filed 11 day of August
in 2016 at 2:30 P.M.
BARBARA VANSA
County Clerk, Milam County, Texas
By *Angela Hall*
Deputy



Only those easements listed in Commitment for Title Insurance, G.F. No. M160258, issued July 12, 2016 and re-listed below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned.

The following affect subject tract, unable to determine location from description:

- n. easement to Texas Power & Light Company (220/40 DRMCT)
- p. 15 feet wide easement to Southwest Milam WSC (459/662 DRMCT)
- q. easement to Texas Power & Light Company (462/861 DRMCT)
- r. easement to Texas Power & Light Company (475/571 DRMCT)
- s. easement to Southwestern Bell Telephone Company (555/146 DRMCT)
- t. easement to Texas Utilities Electric Company (800/128 ORMCT)

The following does not affect subject tract:

- h. 15 varas wide (41.67 feet) easement for public road (107/353 DRMCT)

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground by me on July 11, 2016.

Don Randall Hughes
Don Randall Hughes Registered Professional Land Surveyor No. 5345

FINAL PLAT OF
R. C. MATHIS ADDITION

IN THE SAMUEL P. CARSON SURVEY, A-119 AND THE DUNCAN ST. CLAIR SURVEY, A-325, CITY OF ROCKDALE, MILAM COUNTY, TEXAS

Hughes Surveying
Certified by the Texas Board of Professional Land Surveying, Firm Number 10055300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

DATE:	7-11-16
Proj. No.	5226
Drn. By	LEM
Scale:	1"=100'
Drawing No.	C-1039
SHT.	1 OF 2