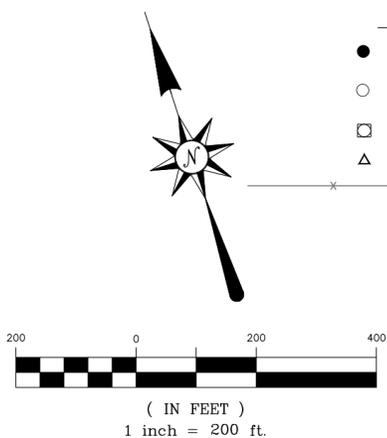


LOCATION MAP  
NOT TO SCALE



- LEGEND**
- PROPERTY CORNER FOUND AS NOTED
  - 1/2" IRON ROD SET WITH "ATWELL" CAP
  - 80D NAIL SET
  - △ CALCULATED POINT
  - FENCE LINE

**GENERAL NOTES:**

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
2. IMPROVEMENTS SHOWN ARE FROM LAND TITLE SURVEY PERFORMED BY JONES AND CARTER DATED FEBRUARY 4, 2021 AND HAVE NOT BEEN FIELD VERIFIED.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

35.12 ACRES  
DON RANDALL HUGHES  
AND WIFE,  
CARRIE HUGHES  
VOL. 1340, PG. 779  
R.P.R.M.C.T.

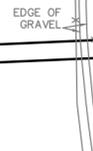
N16°16'03"E  
290.03'

10.171 ACRES  
(443,056 SQUARE FEET)

S74°32'33"E  
1349.23'

N74°32'33"W  
3059.39'

408.48 ACRES  
CAMERON RANCH PARTNERS, LP  
DOCUMENT NO. 2021-834  
R.P.R.M.C.T.  
STERRETT DOBBINS SURVEY,  
A-142



S74°32'33"E 1706.07'  
1670.02'

20' P.U.E.

S15°27'27"W  
30.00'

POINT OF BEGINNING

IN COUNTY ROAD 238A  
(UNKNOWN RIGHT-OF-WAY)

FOUND 5/8" IRON ROD W/ RON CARROLL 2025 CAP  
N69°24'29"W 434.75'  
POINT OF COMMENCING  
FOUND 1/2" IRON ROD IN CENTER OF ROAD  
S15°34'02"W 840.02'

CALLED 2.0 ACRES  
DAVID GANN AND ERNA  
MAE GANN  
MILAM CO. CAD

21.745 ACRES  
HAROLD BAKER AND  
CAROLYN BAKER  
VOL. 1162, PG. 524  
R.P.R.M.C.T.

51.193 ACRES  
JASON MANLOVE AND WIFE,  
VIRGINIA MANLOVE  
VOL. 1161, PG. 541  
R.P.R.M.C.T.

**DESCRIPTION - AS SURVEYED:**

A 10.171 ACRES (443,056 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE STERRETT DOBBINS SURVEY, ABSTRACT 142, MILAM COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 408.48 ACRE TRACT, CONVEYED TO CAMERON RANCH PARTNERS, LP IN DOCUMENT NO. 2021-834, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD WITH CAP STAMPED "RON CARROLL 2025" FOUND FOR AN ELL CORNER OF SAID 408.48 ACRE TRACT, THE SOUTHEASTERN CORNER OF A CALLED 2.0 ACRE TRACT CONVEYED TO DAVID GANN AND ERNA MAE GANN ACCORDING TO MILAM COUNTY CENTRAL APPRAISAL DISTRICT WEB SITE (NO RECORDING INFORMATION FOUND), BEING ON THE WESTERN LINE OF A CALLED 21.745 ACRE TRACT, CONVEYED TO HAROLD BAKER AND CAROLYN BAKER IN VOLUME 1162, PAGE 524, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS ALSO BEING IN COUNTY ROAD 238A, (AN UNKNOWN R.O.W.), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "RON CARROLL 2025" FOUND AT AN ELL CORNER OF SAID 408.48 ACRE TRACT AND THE SOUTHWESTERN CORNER OF SAID 2.0 ACRE TRACT, BEARS N 69° 24' 29" W, A DISTANCE OF 434.75 FEET;

THENCE, WITH A EASTERN LINE OF SAID 408.48 ACRE TRACT, THE WESTERN LINE OF SAID 21.745 ACRE TRACT ALSO BEING IN COUNTY ROAD 238A, S 15° 34' 02" W, A DISTANCE OF 840.02 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT OF SAID 408.48 ACRE TRACT, THE SOUTHWESTERN CORNER OF SAID 21.745 ACRE TRACT ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 51.193 ACRE TRACT, CONVEYED TO JASON MANLOVE AND WIFE, VIRGINIA MANLOVE IN VOLUME 1161, PAGE 541, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS;

THENCE, WITH A EASTERN LINE OF SAID 408.48 ACRE TRACT, THE WESTERN LINE OF SAID 51.193 ACRE TRACT ALSO BEING IN COUNTY ROAD 238A, S 15° 27' 27" W, A DISTANCE OF 1843.07 FEET TO A CALCULATED POINT, FOR THE POINT OF BEGINNING AND THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE EASTERN LINE OF SAID 408.48 ACRE TRACT, THE WESTERN LINE OF SAID 51.193 ACRE TRACT ALSO BEING IN COUNTY ROAD 238A, S 15° 27' 27" W, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 408.48 ACRE TRACT, N 74° 32' 33" W, PASSING AT A DISTANCE OF 36.14 FEET A 80D NAIL SET AT FENCE LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 3059.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET ON THE WESTERN LINE OF SAID 408.48 ACRE TRACT ALSO BEING THE EASTERN LINE OF A CALLED 35.12 ACRE TRACT CONVEYED TO DON RANDALL HUGHES AND WIFE, CARRIE HUGHES IN VOLUME 1340, PAGE 779, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 408.48 ACRE TRACT ALSO BEING THE EASTERN LINE OF SAID 35.12 ACRE TRACT, N 16° 16' 03" E, A DISTANCE OF 290.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 408.48 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 74° 32' 33" E, A DISTANCE OF 1349.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
2. S 15° 27' 27" W, A DISTANCE OF 260.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
3. S 74° 32' 33" E, PASSING AT A DISTANCE OF 1670.02 FEET A 80D NAIL SET AT FENCE LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 1706.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.171 ACRES OR 443,056 SQUARE FEET, MORE OR LESS.

**SURVEYORS CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY. THE FIELD WORK WAS COMPLETED IN MARCH 2021

DATED THIS THE 29TH DAY OF MARCH, 2021

ROBERT J. GERTSON, RPLS# 6367  
ATWELL LLC  
805 LAS CIMAS PARKWAY, STE. 310  
AUSTIN, TEXAS 78746  
(512)904-0505  
RGERTSON@ATWELL-GROUP.COM



DR.	AY	CH.	RG	DATE	MARCH 2021
P.M.	RG				
CAD FILE:	TRACT 20.DWG				
JOB	21000911				
SHEET NO.	1 OF 1				
	REVISIONS				

PROJECT:

**TITLE SURVEY**  
**10.171 ACRES (443,056 SQUARE FEET)**  
**OUT OF THE STERRETT DOBBINS SURVEY, ABSTRACT 142**  
**MILAM, COUNTY TEXAS**

**ATWELL**  
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