

TRACT THREE
300 acre tract
Fred Hoffmann
Volume 257, Page 337
OPRFCT

126.6 acre tract
C. M. Mears
Volume 254, Page 31
DRFCT

reference
at 180'

LEGEND:

- Found 1/2" iron rod
- Found 1/2" iron rod w/yellow cap stamped "RPLS 4748"
- Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- E — Wire fences
- x — Overhead electric lines
- DRFCT Deed Records of Falls County, Texas
- OPRFCT Official Public Records of Falls County, Texas

MICHAEL SESSAM SURVEY, A-68
FALLS COUNTY, TEXAS

TRACT ONE
150.00 acre tract
Edward L. Hays, Jr.
Volume 215, Page 164
OPRFCT

360.97 ACRES

(4.5 acres lies within CR 227)
359.75 acre tract
Gregory Glenn Conn
Volume 384, Page 677
OPRFCT

148.26 acre tract
Lloyd Keith Shuffler, et ux
Volume 224, Page 740
OPRFCT

LINE	BEARING	DISTANCE
L1	S 73°33'18" W	221.09'
L2	S 82°06'02" W	123.30'
L3	N 78°56'20" W	127.27'
L4	N 64°39'52" W	231.18'
L5	N 56°07'06" W	209.96'
L6	N 49°25'26" E	121.03'
L7	N 31°12'18" E	116.90'
L8	N 47°46'26" E	82.01'
L9	N 84°08'32" E	52.07'
L10	S 59°55'39" E	77.64'
L11	S 33°53'55" E	153.00'
L12	S 77°45'25" E	141.87'
L13	N 80°20'35" E	202.64'
L14	N 63°02'43" E	171.87'
L15	N 34°06'02" E	57.65'
L16	N 15°09'31" W	255.33'
L17	N 14°41'40" E	70.74'
L18	N 45°33'49" E	61.94'
L19	S 87°08'43" E	112.07'
L20	S 45°43'39" E	147.27'
L21	S 68°51'13" E	122.72'
L22	N 71°58'42" E	153.36'
L23	N 34°23'48" E	40.76'
L24	N 07°47'55" E	137.29'
L25	N 19°18'57" E	80.51'
L26	N 48°25'06" E	70.12'
L27	S 88°46'32" E	558.48'
L28	N 70°43'41" E	85.82'
L29	N 25°28'04" E	90.59'
L30	N 16°40'58" W	334.52'
L31	N 09°39'52" E	98.75'
L32	N 53°40'16" E	71.03'
L33	N 77°14'24" E	287.56'
L34	N 22°02'33" W	34.61'
L35	N 10°52'24" W	30.03'
L36	N 17°35'59" E	35.83'

BOUNDARY SURVEY

OF A 360.97 ACRE TRACT OF LAND IN THE MICHAEL
SESSAM SURVEY, A-68, FALLS COUNTY, TEXAS

Only those easements listed in Commitment for Title Insurance G.F. No. 212365 issued April 13, 2021 and listed below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned. (No easements listed in commitment)

There are no flood maps available for reference for this area of Falls County, Texas.

This plat is to accompany a fieldnote description of the 360.97 acre tract of land shown hereon.

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 under my direction and supervision on April 12, 2021.



Don Randall Hughes Registered Professional Land Surveyor No. 5345

[Signature]

Hughes Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300

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CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

DATE: 4-12-21
Proj. No. 6705
Drn. By LEM
Scale: 1"=300'
Dwg No. C-1374
SHT. 1 OF 1