

HUDDLESTON SURVEYING & MAPPING, P.C.

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T. B. P. L. S. NUMBER 10033700

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CALL TABLE

COURSE	BEARING	DISTANCE
F-1	S 02°27'47"W	283.56'
F-2	N 85°38'47"W	2593.71'
F-3	N 04°56'52"W	149.88'
F-4	N 12°19'21"W	55.96'
F-5	N 04°39'47"W	218.59'
F-6	S 82°44'25"E	2662.47'

21.10
ACRES

21.20 ACRE TRACT
SURVEYED THIS DAY

199.52 ACRE TRACT
NETA BERRY GEESLIN, INDEPENDENT
EXECUTRIX
TO
CAMERON R. EASON, JR.
INSTRUMENT NUMBER 1809277
O. P. R. B. C. T.

NE CORNER 199.52
ACRE TRACT BEARS
N 13°24'59" E 752.98'

F-6 2662.47'

F-2 2593.71'

20.00 ACRE TRACT
SURVEYED THIS DAY

M. RHYNE SURVEY, A-561

40.00 ACRE TRACT
SURVEYED THIS DAY

20.00 ACRE TRACT
SURVEYED THIS DAY

JOB NUMBER 2062-18F

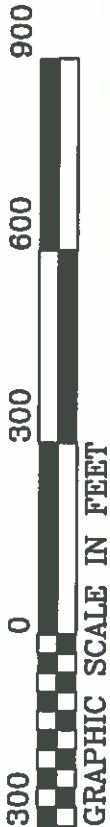
LEGEND

- POINT ON GRADIENT BOUNDARY
- 3 INCH PIPE POST
- 1/2" IRON ROD SET
- SURVEY CORNER
- FENCE LINE
- DEED CALL
- TRACT LINE
- ELECTRIC LINE
- SURVEY LINE
- O. P. R. M. C. T. - OFFICIAL PUBLIC RECORDS
MILLS COUNTY, TEXAS
- D. R. M. C. T. - DEED RECORDS
MILLS COUNTY, TEXAS

VARAS TO FEET - DIVIDE BY .36
FEET TO VARAS - MULTIPLY BY .36

NOTE: THE PLAT OR MAP AND ATTACHED FIELD NOTES,
WAS PRODUCED WITH A LIMITED TITLE SEARCH TO
DETERMINE CONTIGUOUS PROPERTY OWNERS. EASEMENTS
OTHER THAN SHOWN HEREON MAY EXIST, THAT AFFECT
THIS SURVEY.

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THE STATE OF TEXAS:
COUNTY OF MILLS:

Being 21.10 acres of land, situated in Mills County, Texas, out of the **M. RHYNE SURVEY, ABSTRACT NUMBER 561**, and being out of a 199.52 acre tract of land that is described in a deed from Neta Berry Geeslin, Independent Executrix, to Cameron R. Eason, Jr., recorded in Instrument Number 1809277, Official Public Record of Mills County, Texas, and further described as follows:
BEGINNING, at a 1/4 inch iron rod set in the West line of Mills County Road Number 430, and being in the East line of said 199.52 acre tract, from which the Northeast corner of said 199.52 acre tract bears, N 13° 24' 59" E 752.98 feet, for the Northeast corner of this tract;
THENCE, S 02° 27' 47" W 283.56 feet, with a fence, along the West line of Mills County Road Number 430, to a 1/4 inch iron rod set, for the Southeast corner of this tract;
THENCE, N 85° 38' 47" W 2593.71 feet, crossing said 199.52 acre tract, to a point in the East Gradient Boundary of the Colorado River, from which a reference 1/4 inch iron rod set bears S 85° 38' 47" E 12.32 feet, for the Southwest corner of this tract;
THENCE, with the East Gradient Boundary of the Colorado River, as follows, **N 04° 56' 52" W 149.88 feet**, to a point, **N 12° 19' 21" W 55.96 feet**, to a point, **N 04° 39' 47" W 219.59 feet**, to a point, from which a reference 1/4 inch iron rod set bears, S 82° 44' 25" E 9.96 feet, for the Northwest corner of this tract;
THENCE, S 82° 44' 25" E 2662.47 feet, crossing said 199.52 acre tract, to the point of beginning and containing 21.10 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on May 13, 2021, from the Deed Records and Official Public Records of Mills County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.
Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 17th DAY OF MAY 2021.

Scott Huddleston
SCOTT HUDDLESTON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.

