

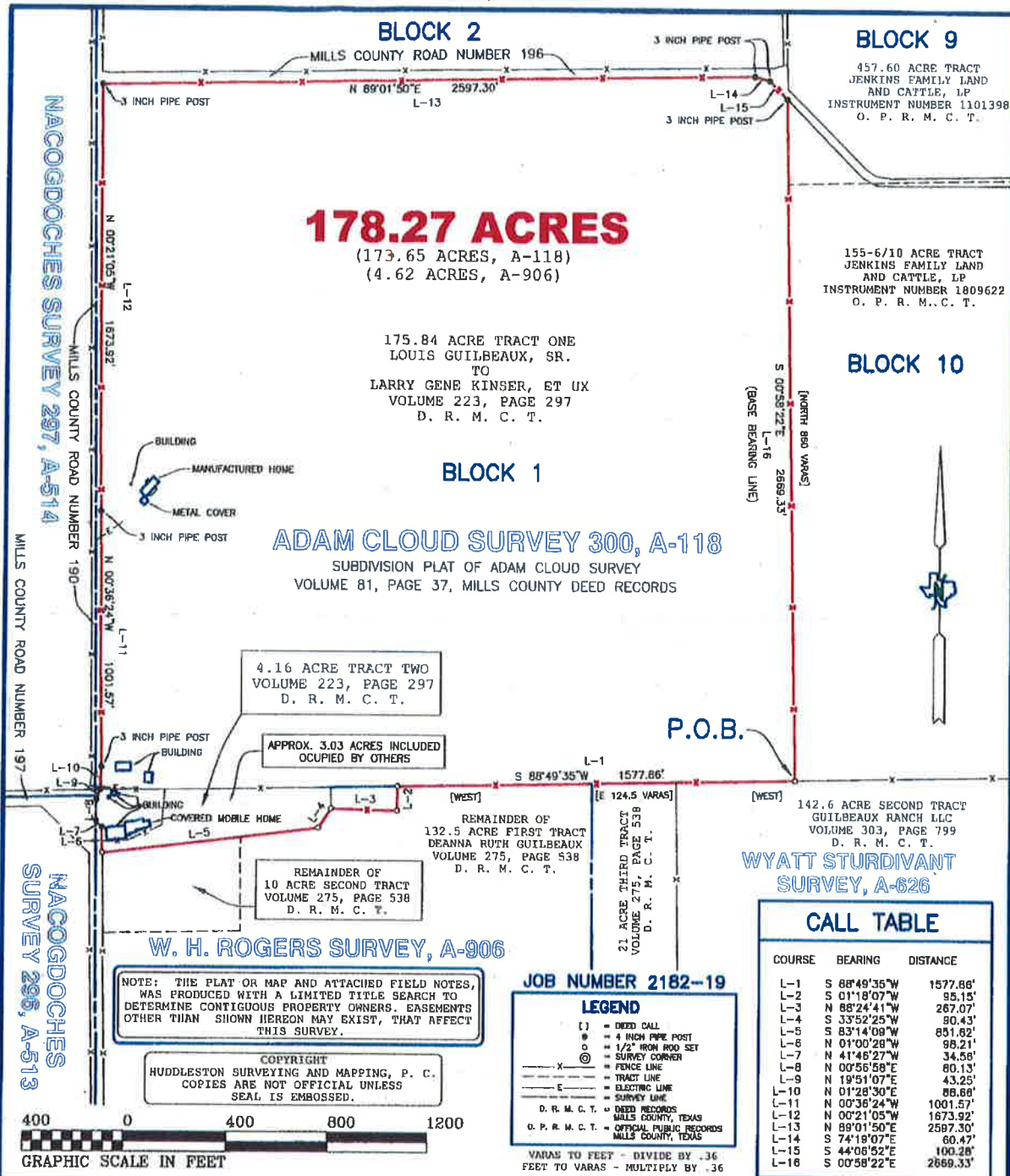
# HUDDLESTON SURVEYING & MAPPING P.C.

107 S. PAGE, PO BOX 39, COMANCHE, TEXAS 76442

325-356-2267 OFFICE, 325-356-2903 FAX

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

shsurveyor@verizon.net



## THE STATE OF TEXAS:

### COUNTY OF MILLS:

Plat of a survey of 178.27 acres of land, situated in Mills County, Texas, out of the **ADAM CLOUD SURVEY NUMBER 300, ABSTRACT NUMBER 118**, and the **W. H. ROGERS SURVEY, ABSTRACT NUMBER 906**, and being all of the land that is described as a 175.84 acre First Tract, and a 4.16 acre Second Tract, that is described in a deed from Louis Guilbeaux, Sr., to Larry Gene Kinser, et ux, recorded in Volume 223 at Page 297, Deed Records of Mills County, Texas.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Plat and accompanying Field Notes, was prepared from an actual survey, made on the ground, on February 13, 2019, from the Deed Records and Official Public Records of Mills County, Texas, 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 14th DAY OF FEBRUARY, 2019.

SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.



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THE STATE OF TEXAS:

COUNTY OF MILLS:

## 178.27 ACRE TRACT

Being 178.27 acres of land, situated in Mills County, Texas, of which 173.65 acres is out of the ADAM CLOUD SURVEY NUMBER 300, ABSTRACT NUMBER 118, and the remaining 4.62 acres is out of the W. H. ROGERS SURVEY, ABSTRACT NUMBER 906, and being all of the land that is described as a 175.84 acre First Tract, and a 4.16 acre Second Tract, that is described in a deed from Louis Guilbeaux, Sr., to Larry Gene Kinser, et ux, recorded in Volume 223 at Page 297, Deed Records of Mills County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set, in a fence corner, at the Southeast corner of said 175.84 acre tract, and being the Southwest corner of a 155-6/10 acre tract of land that is described in a deed to Jenkins Family Land and Cattle, LP, recorded in Instrument Number 1809622, Official Public Records of Mills County, Texas, and being in the North line of a 142.6 acre Second Tract, that is described in a deed to Guilbeaux Ranch, LLC, recorded in Volume 303 at Page 799, said Deed Records, for the Southeast corner of this tract;

THENCE, with a fence, along the South line of said 175.84 acre tract, as follows, S 88° 49' 35" W 1577.86 feet, to a 1/2 inch iron rod set, S 01° 18' 07" W 95.15 feet, to a 1/2 inch iron rod set, and N 88° 24' 41" W 267.07 feet, to a 1/2 inch iron rod set, at the Southeast corner of said 4.16 acre tract, for a corner of this tract;

THENCE, with the South line of said 4.16 acre tract, as follows, S 33° 52' 25" W 90.43 feet, to a 1/2 inch iron rod set, and S 83° 14' 09" W 851.82 feet, to a 1/2 inch iron rod set in a fence, in the East line of Mills County Road Number 190, for the Southwest corner of this tract;

THENCE, with a fence, along the East line of Mills County Road Number 190, as follows, N 01° 00' 29" W 98.21 feet, to a 4 inch pipe post, N 41° 46' 27" W 34.56 feet, to a 4 inch pipe post, N 00° 56' 58" E 80.13 feet, to a 4 inch pipe post, N 19° 51' 07" E 43.25 feet, to a 4 inch pipe post, N 01° 28' 30" E 88.66 feet, to a 3 inch pipe post, N 00° 36' 24" W 1001.57 feet, to a 3 inch pipe post, and N 00° 21' 05" W 1673.92 feet, to a 3 inch pipe post found in the South line of Mills County Road Number 196, for the Northwest corner of this tract;

THENCE, with a fence, along the South line of Mills County Road Number 196, as follows, N 89° 01' 50" E 2597.30 feet, to a 3 inch pipe post, S 74° 19' 07" E 60.47 feet, to a 3 inch pipe post, and S 44° 06' 52" E 100.28 feet, to a 3 inch pipe post found, in the West line of a 457.60 acre tract of land that is described in a deed to Jenkins Family Land and Cattle, LP, recorded in Instrument Number 1101398, said Official Public Records, for the Northeast corner of this tract;

THENCE, S 00° 58' 22" E 2669.33 feet, with a fence, along the East line of said 175.84 acre tract, the West line of said 457.60 acre tract, and the West line of said 155-6/10 acre tract, to the point of beginning and containing 178.27 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 accompanying Plat, was prepared from an actual survey, made on the ground, on February 13, 2019, from the Deed Records and Official Public Records of Mills County, Texas, 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 14th DAY OF FEBRUARY, 2019.

*Scott Huddleston*  
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.

