



675.35 ACRE TRACT
JOE L. CLAYTON JR., ET AL
VOLUME 249, PAGE 7
R.R.M.C.T.

474.58 ACRE TRACT
JMMJ RANCHES, LLC
INST. NO. 2012693
O.P.R.M.C.T.

R.C. SURVEYING
27001 HWY. 183 SOUTH
RISING STAR, TEXAS 76471
325.647-4818
ROYPFINGSTEN4@GMAIL.COM
T.B.F.L.S. FIRM NUMBER 10194196

LEGEND

- [] = DEED CALL
- = IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- X— = CONCRETE MARKER "CM"
- = FENCE LINE
- = TRACT LINE
- E— = ELECTRIC LINE
- = SURVEY LINE
- = DEED RECORDS OF
- = DR.M.C.T.
- = DEED PUBLIC RECORDS
- = OFFICIAL PUBLIC RECORDS
- = MILLS COUNTY, TEXAS
- = MILLS COUNTY, TEXAS

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

SURVEY MADE FOR:
JMMJ RANCHES, LLC
111 SOUTH CHAPARRAL
BURNET, TEXAS 78611

ABSTRACT NO. 54
122.02 ACRES
HENRY MCENTIRE SURVEY
ABSTRACT NO. 459

B. B. & C. RAILROAD COMPANY
SECTION 20,
ABSTRACT NO. 56

476.32 ACRE TRACT
JMMJ RANCHES, LLC
INST. NO. 2012693
O.P.R.M.C.T.

62.61 ACRES

60.00 ACRES

5.41 ACRE
UTILITY EASEMENT
INST. NO. 2113449
O.P.R.M.C.T.

59.10 ACRE TRACT
ERIC ALAN MUELLER AND
PHILISHA MUELLER
INST. NO. 2113449
O.P.R.M.C.T.

238.6 ACRE TRACT
ERNEST D. CLIFTON
INST. NO. 1607698
O.P.R.M.C.T.

57.65 ACRES
(53.10 AC. A-459)

58.85 ACRES

59.00 ACRES

M. H. REID SURVEY
ABSTRACT NO. 1096

P.O.B.
N 50°34'44" E 30.18'
S 45°42'26" E 2415.33'
N 43°18'47" W 2179.97'
S 62°22'03" W 1146.97'
A = 62.22°
4.55 AC. A-1096

—F.M.— HIGHWAY-574—
—ROW DEED-120-549—

THE STATE OF TEXAS:
COUNTY OF MILLS:

Plat of a survey of 57.65 acres of land, situated in Mills County, Texas, of which 53.10 acres is out of HENRY MCENTIRE SURVEY, ABSTRACT NUMBER 459, and the remaining 4.55 acres is out of the M. H. REID SURVEY, ABSTRACT NUMBER 1096, and being part of a 476.32 acre tract of land that is described in a deed from Kathy McCutchen Anderson, to JMMJ RANCHES, LLC, recorded in Instrument Number 2012693, Official Public Records of Mills County, Texas.

The undersigned does hereby certify that this survey along with the attached Field Notes, was this day made by me or under my supervision on the ground of the real property, shown on the survey plat, and after the exercise of professional diligence and reasonable care that this survey is true and correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and that the property, has access to and from a dedicated roadway, except as shown hereon.

Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 5th DAY OF NOVEMBER, 2021.

Roy Pfingsten

ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

