

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.

8.41 ACRE TRACT
AL FOX
INSTRUMENT NUMBER 2114087
O. P. R. M. C. T.



Course	Bearing	Distance
A-1	N 20°08'59" W	109.65'
A-2	Rad: 1176.54' Tan: 2.62' Chd: N 20°16'26" W	A= 5.24' CA: 0°15'19" 5.24'
A-3	N 82°09'55" E	184.62'
A-4	S 79°43'24" E	36.94'
A-5	S 18°12'14" E	55.34'
A-6	S 69°39'15" W	60.23'
A-7	S 69°21'37" W	150.12'

Course	Bearing	Distance
B-1	N 88°06'35" E	480.62'
B-2	S 48°37'02" E	67.46'
B-3	S 13°30'59" E	39.67'
B-4	N 88°06'35" E	163.96'
B-5	S 06°41'26" E	18.00'
B-6	N 88°06'35" E	20.00'
B-7	S 06°41'26" E	184.43'
B-8	S 84°12'09" W	384.40'
B-9	S 69°39'15" W	87.22'
B-10	N 18°12'14" W	55.34'
B-11	N 79°43'24" W	36.94'
B-12	S 82°09'55" W	184.62'
B-13	Rad: 1176.54' Tan: 79.69' Chd: N 16°16'18" W	A= 159.13' CA: 7°44'58" 159.01'
B-14	N 77°36'11" E	20.00'
B-15	Rad: 1156.54' Tan: 71.25' Chd: N 08°52'18" W	A= 142.31' CA: 7°03'01" 142.22'

W. C. COWART SURVEY, A-171

P.O.B.

4.53 ACRES

20' WIDE SEWER EASEMENT
CITY OF GOLDTHWAITE
VOLUME 176, PAGE 923
D. R. M. C. T.

SEWER EASEMENT
VOLUME 79, PAGE 447
MAY APPLY, NO
LOCATABLE DESCRIPTION

20' WIDE SEWER EASEMENT
CITY OF GOLDTHWAITE
VOLUME 176, PAGE 923
D. R. M. C. T.

2.00 ACRE TRACT
AL FOX
INSTRUMENT NO. 2114409
O. P. R. M. C. T.

4.38 ACRE TRACT
BRADVO, LLC
TO
COLTON HOYT MELTON, ET UX
INSTRUMENT NUMBER 2112973
O. P. R. M. C. T.

0.4636 ACRE EASEMENT
CITY OF GOLDTHWAITE
INSTRUMENT NO. 1607335
O. P. R. M. C. T.

2.59 ACRE TRACT
BRADVO, LLC
TO
COLTON HOYT MELTON, ET UX
INSTRUMENT NUMBER 2012302
O. P. R. M. C. T.

10.89 ACRE TRACT
ADRIAN MELENDEZ
INSTRUMENT NUMBER 1809142
O. P. R. M. C. T.

0.44 ACRE

W. P. WEAVER ADDITION
PLAT, VOLUME 84, PAGE 614
MILLS COUNTY DEED RECORDS

1.18 ACRE TRACT
KENNETH UMBERSON
INSTRUMENT NUMBER 2012068
O. P. R. M. C. T.

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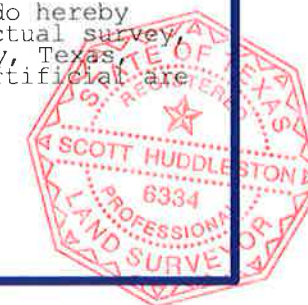
THE STATE OF TEXAS:
COUNTY OF MILLS:
CITY OF GOLDTHWAITE:

Plat of a survey of two tracts of land, situated partially in the City of Goldthwaite, Mills County, Texas, out of the W. C. COWART SURVEY, ABSTRACT NUMBER 171, and being part of LOT 7, of the W. P. WEAVER ADDITION, as shown on the Plat Recorded in Volume 84 at Page 614, Deed Records of Mills County, Texas, and being out of a 2.59 acre tract of land that is described in a deed from Bradvo, LLC, to Colton Hoyt Melton, et ux, recorded in Instrument Number 2012302, Official Public Records of Mills County, Texas, and being part of a 4.38 acre tract of land that is described in a deed from Bradvo, LLC, to Colton Hoyt Melton, et ux, recorded in Instrument Number 2112973, said Official Public Records.

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, 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 30th DAY OF MAY, 2023.

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



HUDDLESTON SURVEYING & MAPPING, P.C.
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T.B.P.L.S. FIRM NUMBER 10033700
shsurveyor@verizon.net

JOB NUMBER 1171-10G-2

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- X — = SURVEY CORNER
- — — = FENCE LINE
- — — = TRACT LINE
- E — = ELECTRIC LINE
- [] = DEED CALLS
- S — = SEWER LINE
- W — = WATER LINE
- D. R. M. C. T. = DEED RECORDS
MILLS COUNTY, TEXAS
- O. P. R. M. C. T. = OFFICIAL PUBLIC RECORDS
MILLS COUNTY, TEXAS