

HUDDLESTON SURVEYING & MAPPING, P.C.

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THE STATE OF TEXAS:
COUNTY OF MILLS:

1393.95 ACRE TRACT

Being 1393.95 acres of land, situated in Mills County, Texas, of which 895.85 acre is out of the **W. BOATWRIGHT SURVEY 255, ABSTRACT NUMBER 15**, 164.29 acre is out of the **E. CAIN SURVEY, ABSTRACT NUMBER 132**, 161.83 acres is out of the **J. GEORGE SURVEY, ABSTRACT NUMBER 286**, 102.33 acres is out of the **J. HANNAH SURVEY, ABSTRACT NUMBER 336**, 38.69 acres is out of the **J. ELKINS SURVEY, ABSTRACT NUMBER 203**, and the remaining 30.96 acres is out of the **R. EDMONDSON SURVEY, ABSTRACT NUMBER 1506**, and being the land as described in a deed from Richard Savage Brown and Anita H. Brown, Family Living Trust, to RBH Star Holdings, L.L.C., recorded in Instrument Number 2214959, Official Public Records of Mills County, Texas, and further described as follows;

BEGINNING, at a ¼ inch iron rod found, at a fence corner, at the Northwest corner of said Instrument Number 2214959, and being the Northeast corner of a 393.45 acre tract of land that is described in a deed to Bobby Simpson, et ux, recorded in Instrument Number 1809214, said Official Public Records, and being a corner in the South line of a 240.00 acre tract of land that is described in a deed to Kyle Spillar, recorded in Instrument Number 2300265, said Official Public Records, for the Northwest corner of this tract;

THENCE, with the North line of said Instrument Number 2214959, and the South line of said 240.00 acre tract, and the South line of a 242.47 acre tract of land that is described in said Instrument Number 2300265, as follows, **N 88° 50' 25" E 2181.13 feet**, with the general course of a fence, to a 3 inch pipe post, **S 01° 32' 51" E 744.72 feet**, with the general course of a fence, to a 5 inch pipe post, **N 87° 39' 38" E 709.69 feet**, with the general course of a fence, to a 4 inch pipe post, **N 00° 21' 39" W 403.80 feet**, with the general course of a fence, to a ¼ inch iron rod found, **N 00° 48' 53" W 1136.94 feet**, with the general course of a fence, to a 3 inch pipe post, **N 89° 13' 49" E 2127.69 feet**, to a 3 inch pipe post, **S 00° 50' 59" E 2082.91 feet**, with the general course of a fence, to a 3 inch pipe post, **N 89° 00' 02" E 2391.12 feet**, with the general course of a fence, to a 3 inch pipe post, and **N 00° 58' 33" W 1122.35 feet**, with the general course of a fence, to a 3 inch pipe post found at a corner in the East line of said 242.47 acre tract, and being the Southwest corner of a 350.11 acre First Tract, that is described in a deed to Ace Lee Daniel, et al, recorded in Volume 208 at Page 252, Deed Records of Mills County, Texas, for a corner of this tract;

THENCE, N 89° 18' 05" E 2537.21 feet, with the general course of a fence, along the North line of said Instrument Number 2214959, to a 3 inch pipe post found at the Southeast corner of said 350.11 acre tract, and being a corner in the West line of a 677.66 acre tract of land that is described in a deed to Sharon Kay Edington, et al, recorded in Instrument Number 1810154, said Official Public Records, for a corner of this tract;

THENCE, N 86° 57' 26" E 151.84 feet, with the general course of a fence, to a 3 inch pipe post found at the Northeast corner of said Instrument Number 2214959, and a corner of said 677.66 acre tract, for the Northeast corner of this tract;

THENCE, S 00° 19' 39" E 2321.13 feet, with the general course of a fence, along the East line of said Instrument Number 2214959, and the West line of said 677.66 acre tract, to a 1/2 inch iron rod found at the Southwest corner of said 677.66 acre tract, and being the Northwest corner of a 145.00 acre tract of land that is described in a deed to Jerrol J. Ray, et ux, recorded in Volume 296 at Page 496, said Deed Records, for a corner of this tract;

THENCE, with the general course of a fence, along the East line of said Instrument Number 2214959, and the West line of said 145.00 acre tract, as follows, **S 00° 11' 33" W 368.84 feet**, to a 3 inch pipe post, **S 01° 18' 21" E 999.41 feet**, to a 3 inch pipe post, and **S 01° 03' 34" E 1513.57 feet**, to a 3 inch pipe post found at the Southwest corner of said 145.00 acre tract, and being a corner in the North line of a 1842.925 acre tract of land that is described in a deed to Patricia Kay Hardage and Tiffany Rene Esquivel, recorded in Instrument Number 2300817, said Official Public Records, for a corner of this tract;

THENCE, S 00° 28' 47" E 118.74 feet, with the general course of a fence, to a 3 inch pipe post found at the Southeast corner of said Instrument Number 2214959, and a corner in the North line of said 1842.925 acre tract, for the Southeast corner of this tract; **THENCE**, with the South line of said Instrument Number 2214959, and the North line of said 1842.925 acre tract, as follows, **S 88° 39' 19" W 2657.36 feet**, with the general course of a fence, to a 3 inch pipe post, **N 00° 57' 57" W 193.72 feet**, with the general course of a fence, to a 3 inch pipe post, **S 88° 32' 56" W 4543.04 feet**, to a 3 inch pipe post, **S 88° 42' 59" W 980.71 feet**, with the general course of a fence, to a 1/2 inch iron rod found, **S 00° 31' 25" E 2075.03 feet**, with the general course of a fence, to a 3/8 inch iron rod found, and **S 89° 17' 52" W 1684.34 feet**, with the general course of a fence, to a 3 inch pipe post found at the Northwest corner of said 1842.925 acre tract, and being the Northeast corner of a 196.434 acre Tract Two, that is described in a deed to Mary Kathryn Rowlett, recorded in Instrument Number 2300432, said Official Public Records, for a corner of this tract;

THENCE, S 89° 22' 08" W 2805.12 feet, with the general course of a fence, along the South line of said Instrument Number 2214959, to a 3 inch pipe post found at the Northwest corner of said 196.434 acre tract, and being a corner of a 186.301 acre Tract One, the is described in said Instrument Number 2300432, for a corner of this tract; **THENCE, S 89° 15' 49" W 680.09 feet**, with the general course of a fence, to a 3 inch pipe post found at the Southwest corner of said Instrument Number 2300432, and being an internal corner of said 186.301 acre tract, for the Southwest corner of this tract; **THENCE, N 01° 55' 21" W 1981.70 feet**, with the general course of a fence, along a West line of said Instrument Number 2214959, to a 3 inch pipe post found at a corner of said 186.301 acre tract, and being a corner in the South line of a 670.256 acre tract of land that is described in a deed to Si Christopher Rowlett, recorded in Instrument Number 2300431, said Official Public Records, for a corner of this tract; **THENCE, N 88° 19' 05" E 3733.54 feet**, with the general course of a fence, to a 3 inch pipe post found at the Southeast corner of said 670.256 acre tract, and an internal corner of said Instrument Number 2214959, for a corner of this tract; **THENCE, N 01° 49' 58" W 4062.73 feet**, with the general course of a fence, to a 3 inch pipe post found at the Northeast corner of said 670.256 acre tract, and being a corner in the South line of said 393.45 acre tract, for a corner of this tract; **THENCE**, with a West line of said Instrument Number 2214959, and the East line of said 393.45 acre tract, as follows, **N 86° 46' 15" E 30.04 feet**, to a 1/2 inch iron rod found, **N 01° 17' 03" W 508.54 feet**, to a 1/2 inch iron rod found, **S 88° 35' 01" W 379.06 feet**, to a 1/2 inch iron rod found, and **N 01° 12' 09" W 792.59 feet**, to the point of beginning and containing 1393.95 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, 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 16th DAY OF JANUARY, 2024.


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

