

# HUDDLESTON SURVEYING & MAPPING, P.C.

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

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JOB NUMBER 2697-24-7

## LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- X— = FENCE LINE
- - - = UTILITY EASEMENT
- - - = ELECTRIC LINE
- - - = SURVEY LINE
- [ ] = DEED CALL

VARAS TO FEET, DIVIDE BY 0.36  
FEET TO VARAS, MULTIPLY BY 0.36

## FLOOD STATEMENT:

ACCORDING TO THE FEMA  
FLOOD MAPS FOR COMANCHE  
COUNTY, TEXAS, THIS PROPERTY  
IS WITHIN AN UNMAPPED AREA.

## A. JANES SURVEY A-585

31.963 ACRE TRACT  
STATE OF TEXAS  
VOLUME 240, PAGE 220

## M. DOHERTY SURVEY A-248

## W. CHAPMAN SURVEY A-207

185.52 ACRE TRACT  
CAREY HENDERSON, ET VIR  
TO  
PASTURE HOLDINGS, LLC  
VOLUME 1139, PAGE 239

AFFIDAVIT OF HEIRSHIP  
67.352 ACRE TRACT  
PEGGY P. BIGGS  
VOLUME 1112, PAGE 212

P.O.B.  
3/8 INCH IRON  
ROD FOUND

13.16 ACRE TRACT  
JOHN W. HERSHISER OR  
REBECCA RUTH HERSHISER  
VOLUME 989, PAGE 136

**46.62 ACRES**

25.93 ACRES, A-1058  
15.28 ACRES, A-207  
4.72 ACRES, A-585  
0.68 ACRES, A-248

## T. ELMORE SURVEY A-1058

866.425 ACRE TRACT  
ELTJE FRANS BRAND, ET UX  
VOLUME 859, PAGE 305

## S.A. & M.G. RR CO. SURVEY A-882

EASEMENT  
TEXAS POWER & LIGHT  
VOLUME 177, PAGE 460  
MAY APPLY

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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SEAL IS EMBOSSED.

THE STATE OF TEXAS:  
COUNTY OF COMANCHE:

Being 46.62 acres of land, situated in Comanche County, Texas, of which 0.68 acres out of the M. DOHERTY SURVEY, ABSTRACT NUMBER 248, 15.28 acres is out of the W. CHAPMAN SURVEY, ABSTRACT NUMBER 207, 25.93 acres is out of the T. ELMORE SURVEY, ABSTRACT NUMBER 1058, and the remaining 4.72 acres is out of the A. JANES SURVEY, ABSTRACT NUMBER 585, and being out of a 185.52 acre tract of land that is described in a deed from Carey Henderson, et vir, to Pasture Holdings, LLC, recorded in Volume 1139 at Page 239, Deed Records of Comanche County, Texas, and further described as follows;  
BEGINNING, at a 3/8 inch iron rod found, at a fence corner, at a Southeast corner of said 185.52 acre tract, and being the Southwest corner of a 67.352 acre tract of land that is described in an Affidavit of Heirship to Peggy P. Biggs, recorded in Volume 1112 at Page 212, said Deed Records, and being in the North line of a 866.425 acre tract of land that is described in a deed to Eltje Frans Brand, et ux, recorded in Volume 859 at Page 305, said Deed Records, for the Southeast corner of this tract;  
THENCE, S 88° 56' 23" W 2344.11 feet, with the general course of a fence, along the North line of said 866.425 acre tract, to a 3/8 inch iron rod found at the Southwest corner of said 185.52 acre tract, and the Southeast corner of a 13.16 acre tract of land that is described in a deed to John W. Hershiser or Rebecca Ruth Hershiser, recorded in Volume 989 at Page 136, said Deed Records, for the Southwest corner of this tract;  
THENCE, N 02° 06' 11" E 1411.27 feet, with the general course of a fence, to a 1/2 inch iron rod found in the Southeast Right of Way line of F. M. Highway 590, and a corner of said 185.52 acre tract, and being the Northeast corner of said 13.16 acre tract, for the Northwest corner of this tract;  
THENCE, N 34° 56' 53" E 383.50 feet, with the Southeast Right of Way line of F. M. Highway 590, to a 1/2 inch iron rod set, for the North corner of this tract;  
THENCE, crossing said 185.52 acre tract, as follows, S 50° 56' 07" E 682.68 feet, to a 1/2 inch iron rod set, S 14° 21' 43" E 221.31 feet, to a 1/2 inch iron rod set, S 55° 07' 22" E 1812.92 feet, to the point of beginning and containing 46.62 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, from the Deed Records of Comanche County, Texas, surveys of area properties, that the corners and boundaries with 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 22nd DAY OF APRIL, 2024.

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

