

m3B

HUDDLESTON SURVEYING & MAPPING, P.C.

107 S. PAGE, P. O. BOX 39, COMANCHE, TEXAS 76442
 325-356-2267 OFFICE, 325-356-2903 FAX
 T.B.P.L.S. FIRM NUMBER 10033700
 shsurveyor@verizon.net

STATE OF TEXAS:
 COUNTY OF MILLS:

76.60 ACRE TRACT

Being 76.60 acres of land, situated in Mills County Texas, out of the **ANTONIO TREVINO SURVEY 95, ABSTRACT NUMBER 644**, and being out of a 825.904 acre tract of land that is described in a deed from Craig Alan Smith, et ux, to HSCCB, LLC, recorded in Instrument Number 1911153, Official Public Records of Mills County, Texas, and being all of a 2.20 acre Second Tract, that is described in a deed from Craig Alan Smith, et ux, to HSCCB, LLC, recorded in Instrument Number 2011454, said Official Public Records, and further described as follows;

BEGINNING, at a 1/2 inch iron rod found in the East line of a 122.812 acre tract of land that is described in a deed to Victor Bonin, recorded in Instrument Number 1506362, said Official Public Records, from which the Northwest corner of said 825.904 acre tract, bears N 01° 52' 12" W 3686.91 feet, for the Northwest corner of this tract;

THENCE, N 71° 34' 35" E 1592.46 feet, to a 1/2 inch iron rod set, N 00° 00' 05" W 484.13 feet, to a 1/2 inch iron rod set, N 33° 37' 56" E 595.52 feet, to a 1/2 inch iron rod set, and N 90° 00' 00" E 11.65 feet, to a railroad spike set in a cul-de-sac, at the South end of a 3.29 acre Roadway and Utility Easement, that is described in Instrument Number 2011518, said Official Public Records, for the Northeast corner of this tract;

THENCE, S 01° 35' 46" E 60.60 feet, to a 1/2 inch iron rod set, S 16° 59' 55" E 55.08 feet, to a 1/2 inch iron rod set, and S 01° 35' 46" E 1737.95 feet, to a 1/2 inch iron rod set, for the Southeast corner of this tract;

THENCE, S 57° 42' 17" W 1130.44 feet, to a 1/2 inch iron rod set, S 37° 16' 51" E 159.85 feet, to a 1/2 inch iron rod set, and S 38° 13' 18" W 1708.29 feet, to a 1/2 inch iron rod set in a fence, in the West line of said 825.904 acre tract, and being the East line of a 70 acre tract of land that is described in a Contract of Sale and Purchase to John F. Chesser, recorded in Volume 124 at Page 36, said Deed Records, for the Southwest corner of this tract;

THENCE, N 00° 49' 30" W 385.56 feet, with a fence, to a 1/2 inch iron rod found at the South corner of said 2.20 acre tract, for a corner of this tract;

THENCE, N 02° 23' 49" W 731.06 feet, with the West line of said 2.20 acre tract, and the East line of said 70 acre tract, to a 1/2 inch iron rod found at the North corner of said 2.20 acre tract, an being a corner of said 825.904 acre tract, for a corner of this tract;

THENCE, N 01° 42' 33" W 601.03 feet, with a fence, to a 3/8 inch iron rod found at the Northeast corner of said 70 acre tract, and being the Southeast corner of a 160.94 acre tract of land that is described in a deed to Ovea Lee Carlisle White, recorded in Volume 216 at Page 116, said Deed Records, for a corner of this tract;

THENCE, N 01° 47' 12" W 487.92 feet, with a fence, to a 3/8 inch iron rod found at a corner of said 825.904 acre tract, and a corner of said 160.94 acre tract, and being in the South line of said 122.812 acre tract, for a corner of this tract;

THENCE, N 89° 26' 36" E 74.12 feet, with a fence, to a 3/8 inch iron rod found at the Southeast corner of said 122.812 acre tract, for a corner of this tract;

THENCE, N 01° 52' 12" W 235.54 feet, with the East line of said 122.812 acre tract, to the point of beginning and containing 76.60 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 November 18, 2020, 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 DECEMBER, 2020

SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS



EXHIBIT "B"

TRACT TWO (EASEMENT):

HUDDLESTON SURVEYING & MAPPING, P.C.

107 S. PAGE, P. O. BOX 39, COMANCHE, TEXAS 76442

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

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STATE OF TEXAS:

COUNTY OF MILLS:

3.29 ACRE ROADWAY AND UTILITY EASEMENT A

Being 3.29 acre Easement tract of land, situated in Mills County Texas, out of the ANTONIO TREVINO SURVEY 95, ABSTRACT NUMBER 644, and being out of a 825.904 acre tract of land that is described in a deed from Craig Allen Smith, et ux, to HSCCB, LLC, recorded in Instrument Number 1911153, Official Public Records of Mills County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set in the South line of Mills County Road Number 199, and the North line of said 825.904 acre tract, from which a 3 inch pipe post found at the Northeast corner of said 825.904 acre tract bears, N 88° 30' 41" E 1925.22 feet, and the Northwest corner of a 102.44 acre tract and the Northeast corner of a 134.70 acre tract surveyed this day bears S 88° 18' 25" W 30.00 feet, for the Northeast corner of this tract;

THENCE, S 01° 35' 46" E 2206.66 feet, to a point in the beginning of a cul-de-sac, for the Southeast corner of this tract;

THENCE, around a cul-de-sac, with the Arc of a curve to the right having a Radius of 60.00 feet, an Arc length of 314.16 feet, and being subtended by a Chord of S 88° 24' 14" W 60.00 feet, to a point for the Southwest corner of this tract;

THENCE, N 01° 35' 46" W 2206.55 feet, to a 1/2 inch iron rod set in the South line of Mills County Road Number 199, for the Northwest corner of this tract;

THENCE, N 88° 18' 25" E 60.00 feet, with the South line of Mills County Road Number 199, to the point of beginning and containing 3.29 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 October 23, 2019, from the Official Public Records and Deed 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 31st DAY OF OCTOBER, 2019.

Scott Huddleston
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS



ROADWAY & UTILITY EASEMENT A
3.29 ACRES

TRACT A
63.70 ACRES

TRACT B
67.00 ACRES

TRACT K
81.00 ACRES

TRACT C
75.58 ACRES

TRACT M
76.60 ACRES

TRACT E
59.46 ACRES

TRACT N
66.00 ACRES

CALL TABLE

COURSE	BEARING	DISTANCE
1	N 71° 14' 12" E	1222.45
2	N 00° 00' 00" E	484.19
3	N 33° 21' 58" E	589.43
4	N 07° 05' 45" E	212.47
5	S 85° 53' 45" E	124.28
6	S 00° 00' 00" E	117.47
7	S 71° 14' 12" E	117.46
8	S 00° 00' 00" E	117.46
9	S 71° 14' 12" E	117.46
10	S 00° 00' 00" E	117.46
11	S 71° 14' 12" E	117.46
12	S 00° 00' 00" E	117.46
13	S 71° 14' 12" E	117.46
14	S 00° 00' 00" E	117.46
15	S 71° 14' 12" E	117.46
16	S 00° 00' 00" E	117.46

LEGEND

- OLD LINE
- NEW LINE
- RIGHT-OF-WAY
- EASEMENT
- FENCE
- ROAD
- CREEK
- RAILROAD
- POWER LINE
- TELEPHONE LINE
- WATER
- ROAD RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- POWER LINE RIGHT-OF-WAY
- TELEPHONE LINE RIGHT-OF-WAY
- WATER RIGHT-OF-WAY

JOB NUMBER 2263-190

GRAPHIC SCALE IN FEET

0 400 800 1200