

A-1441

W. STURDIVANT SURVEY, A-855

M. CURB SURVEY, A-779

MILLS COUNTY ROAD NUMBER 199

ROADWAY & UTILITY EASEMENT A 3.29 ACRES

3.21 ACRE TRACT ROADWAY AND UTILITY EASEMENT INSTRUMENT NUMBER 2011518 O. P. R. M. C. T.

40 ACRE TRACT ROBERT WILLIAM JENKINS INSTRUMENT NUMBER 1809157 O. P. R. M. C. T.

TRACT A 63.70 ACRES

63.70 ACRE TRACT RICKY DON O'CONNOR, ET UX INSTRUMENT NUMBER 2012303 O. P. R. M. C. T.

TRACT B 67.00 ACRES

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INSTRUMENT NUMBER 2011518 O. P. R. M. C. T.



T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 71°34'38"E	1592.48'
L-2	N 02°05'00"W	484.13'
L-3	N 33°37'58"E	585.52'
L-4	N 80°00'00"E	11.65'
L-5	S 01°35'46"E	80.60'
L-6	S 16°55'55"E	85.06'
L-7	S 01°05'46"E	1737.95'
L-8	S 27°42'15"W	1130.44'
L-9	S 37°18'51"E	159.85'
L-10	S 38°11'00"W	1708.59'
L-11	N 00°49'30"W	365.58'
L-12	N 02°23'49"W	731.06'
L-13	N 01°42'33"W	601.03'
L-14	N 01°47'12"W	487.52'
L-15	N 89°26'38"E	74.12'
L-16	N 07°52'12"W	238.54'

240 ACRE SECOND TRACT
VOLUME 109, PAGE 398
O. P. R. M. C. T.

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NOTE: THE PLAT OR MAP AND ATTACHED FIELD NOTES, WAS PROVIDED WITH A LIMITED TITLE SEARCH TO DETERMINE CONTIGUOUS PROPERTY OWNERS. EASEMENTS OTHER THAN SHOWN HEREON MAY EXIST, THAT AFFECT THIS SURVEY.

NOTE: ELECTRIC EASEMENT VOLUME 212, PAGE 174 O. P. R. M. C. T. (DOES NOT APPLY)

NOTE: ELECTRIC EASEMENT INSTRUMENT NUMBER 1910215 O. P. R. M. C. T. (NO DESCRIPTION)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INSTRUMENT NUMBER 2011518 O. P. R. M. C. T.

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INSTRUMENT NUMBER 2012042 O. P. R. M. C. T.

120 ACRE THIRD TRACT O. K. JENKINS VOLUME 109, PAGE 398 D. R. M. C. T.

89.07 ACRE TRACT LOUIS ANTONIO FLORES INSTRUMENT NUMBER 2012047 O. P. R. M. C. T.



122.812 ACRE TRACT VICTOR BONIN INSTRUMENT NUMBER 3506362 O. P. R. M. C. T.

ANTONIO TREVINO SURVEY 95 A-644

TRACT K 81.00 ACRES

TRACT L 75.58 ACRES

TRACT M 76.60 ACRES

TRACT C 59.46 ACRES

TRACT N 66.00 ACRES

825.904 ACRE TRACT CRAIG ALLEN SMITH, ET UX TO HSCOB, LLC INSTRUMENT NUMBER 1911153 O. P. R. M. C. T.

77.89 ACRE TRACT ANDREW M. CREEL, ET UX INSTRUMENT NO. 2011745 O. P. R. M. C. T.

50.97 ACRE TRACT ONE JOHN PARKER, ET UX INSTRUMENT NUMBER 2011679 O. P. R. M. C. T.

41.29 ACRE TRACT ONE EDUARDO LARA, ET UX INSTRUMENT NUMBER 2011526 O. P. R. M. C. T.

50.44 ACRE TRACT ONE CASTLEBROOK ENTERPRISES, LLC INSTRUMENT NUMBER 2011577 O. P. R. M. C. T.

JOB NUMBER 2263-100
LEGEND
[] = DEED CALL
○ = 1/2" IRON ROD FOUND
● = 1/4" IRON ROD SET
--- = SURVEY BOUNDARY
--- = FENCE LINE
--- = TRAIL LINE
--- = PIPE LINE
--- = SURVEY LINE
--- = ELECTRIC LINE
--- = SURVEY LINE
O. P. R. M. C. T. = OFFICIAL PUBLIC RECORDS MILLS COUNTY, TEXAS
D. R. M. C. T. = DEED RECORDS MILLS COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF MILLS: Plat of a survey of 76.60 acres of land and a 3.29 acre Roadway and Utility Easement, 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 HSCOB, 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 HSCOB, LLC, recorded in Instrument Number 2011454, said Official Public Records, and being all of a 3.29 acre Roadway and Utility Easement, that is described in Instrument Number 2011518, 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, 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.



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

85.77 ACRE TRACT CONTRACT OF SALE AND PURCHASE JOHN F. CRESSER VOLUME 134, PAGE 333 D. R. M. C. T. RE: VOLUME 124, PAGE 32 D. R. M. C. T.

70 ACRE TRACT CONTRACT OF SALE AND PURCHASE JOHN F. CRESSER VOLUME 124, PAGE 36 D. R. M. C. T.

160.94 ACRE TRACT OVERA LEE CARLISLE WHITE VOLUME 216, PAGE 116 D. R. M. C. T.

P.O.B. NW CORNER 825.904 ACRE TRACT N 01°32'12"W 3886.81'

3/8 INCH IRON ROD FOUND L-15
3/8 INCH IRON ROD FOUND

2.20 ACRE SECOND TRACT CRAIG ALLEN SMITH, ET UX TO HSCOB, LLC INSTRUMENT NUMBER 2011454 O. P. R. M. C. T.

CONTRACT OF SALE AND PURCHASE JOHN F. CRESSER VOLUME 124, PAGE 36 D. R. M. C. T.

CONTRACT OF SALE AND PURCHASE JOHN F. CRESSER VOLUME 124, PAGE 32 D. R. M. C. T.