

THE STATE OF TEXAS:
COUNTY OF COMANCHE:

Plat of a survey of 313.91 acres of land, situated in Comanche County, Texas, of which 150.73 acres is out of the **J. MIMS SURVEY, ABSTRACT NUMBER 696**, 92.90 acres is out of the **G. W. FUQUA SURVEY, ABSTRACT NUMBER 371**, 38.50 acres is out of the **JAMES FARMER SURVEY, ABSTRACT NUMBER 359**, and the remaining 31.78 acres is out of the **O. P. TALLY SURVEY, ABSTRACT NUMBER 1430**, and being the land described as a 299 acre tract, in a deed from Everett S. McCrum, et ux, to Lonnie D. Raymond, et ux, recorded in Volume 1019 at Page 242, Deed Records of Comanche County, Texas.

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 August 3, 2020, from the Deed Records of Comanche 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 6th DAY OF AUGUST, 2020.

SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.



974.22 ACRE TRACT
CARTER'S PONDEROSA GROUP I, L.P.
VOLUME 849, PAGE 453

G. W. FUQUA SURVEY, A-371

M. BARNETT SURVEY, A-89

974.22 ACRE TRACT
CARTER'S PONDEROSA GROUP I, L.P.
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974.22 ACRE TRACT
CARTER'S PONDEROSA GROUP I, L.P.
VOLUME 849, PAGE 453

32 ACRE FIFTH TRACT
VOLUME 338A, PAGE 587

75 ACRE FOURTH TRACT
VOLUME 338A, PAGE 587

O. P. TALLY SURVEY, A-1430

20 ACRE THIRD TRACT
VOLUME 338A, PAGE 587

FIRST TRACT
BASIL AUBREY DOOLEY, ET UX
TO
EVERETT S. MCCRUM, ET UX
VOLUME 338A, PAGE 587

299 ACRE TRACT
EVERETT S. MCCRUM, ET UX
TO
LONNIE D. RAYMOND, ET UX
VOLUME 1019, PAGE 242
RE: VOLUME 338A, PAGE 587

313.91 ACRES

150.73 ACRES, A-696
38.50 ACRES, A-359
31.78 ACRES, A-1430
92.90 ACRES, A-371
(0.18 ACRE IN COUNTY ROAD)

J. MIMS SURVEY, A-696

J. L. DOOLEY SURVEY, A-265

J. ERVIN SURVEY
A-342

W. H. TALLY SURVEY
A-958

300 0 300 600 900
GRAPHIC SCALE IN FEET

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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JOB NUMBER 2359-20

LEGEND
• 3/4 INCH PIPE FOUND
• 1/2" IRON ROD SET
• SURVEY CORNER
--- FENCE LINE
--- TRACT LINE
--- ELECTRIC LINE
--- SURVEY LINE
--- PIPE LINE
--- DEED CALL

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

JAMES FARMER SURVEY, A-359

1/2 INCH IRON ROD SET
BEARS, S 73°55'17"E 58.67'

201.88 ACRE TRACT ONE
OSCAR S. LOWRY
VOLUME 694, PAGE 299

30 ACRE SECOND TRACT
VOLUME 338A, PAGE 587

310.5 ACRE TRACT
OSCAR S. LOWRY
VOLUME 686, PAGE 223



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

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 73°17'30"E	920.36'
L-2	S 04°48'58"W	134.04'
L-3	S 04°28'53"E	270.86'
L-4	S 08°57'21"W	138.58'
L-5	S 18°37'47"E	119.94'
L-6	S 28°20'18"E	84.54'
L-7	S 08°35'14"E	155.76'
L-8	S 12°06'38"E	235.85'
L-9	S 21°25'57"W	53.97'
L-10	S 14°25'11"E	54.27'
L-11	S 32°48'06"E	159.89'
L-12	S 41°33'44"E	295.20'
L-13	S 46°37'26"E	64.80'
L-14	S 52°43'19"E	118.27'
L-15	S 03°00'48"W	194.44'
L-16	S 14°20'04"W	153.32'
L-17	S 36°33'31"W	42.05'
L-18	S 22°27'12"W	239.81'
L-19	S 46°12'48"W	88.96'
L-20	S 28°49'39"W	192.95'
L-21	S 11°47'11"W	78.14'
L-22	S 29°52'24"E	133.53'
L-23	S 08°09'33"E	172.00'
L-24	S 27°33'27"E	185.98'
L-25	S 37°28'41"E	165.22'
L-26	S 79°21'31"E	115.22'
L-27	S 08°04'59"E	281.95'
L-28	S 04°02'34"W	281.88'
L-29	S 00°25'23"E	23.68'
L-30	S 72°28'39"E	194.50'
L-31	S 18°28'04"W	500.86'
L-32	S 18°32'08"W	383.90'
L-33	S 18°37'55"W	1146.54'
L-34	N 56°11'17"W	481.52'
L-35	N 56°11'17"W	297.78'
L-36	S 31°54'05"W	878.79'
L-37	S 72°39'09"W	1716.91'
L-38	S 37°29'42"E	161.24'
L-39	S 18°53'34"W	128.19'
L-40	N 62°17'19"W	105.18'
L-41	S 83°13'31"W	176.41'
L-42	S 52°17'35"W	143.00'
L-43	N 24°13'48"W	275.11'
L-44	N 57°09'51"W	112.90'
L-45	N 18°38'10"W	133.73'
L-46	N 01°49'28"E	130.51'
L-47	N 18°47'37"W	275.14'
L-48	N 30°39'46"W	187.25'
L-49	N 24°51'08"E	90.01'
L-50	N 60°15'13"W	109.05'
L-51	N 45°56'55"W	134.47'
L-52	N 16°00'36"W	138.00'
L-53	N 09°34'21"W	215.20'
L-54	N 10°06'42"E	75.98'
L-55	N 13°51'17"W	147.46'
L-56	S 73°55'17"E	1700.15'
L-57	N 19°54'43"E	1593.80'
L-58	N 16°17'51"E	2600.46'