

MAP SHOWING A 89.35 ACRE TRACT OF
LAND SITUATED IN MILLS COUNTY, TEXAS,
PREPARED AT THE REQUEST OF THE
CZAR GROUP, LLC.

BEING COMPRISED OF THE FOLLOWING SURVEYED TRACTS:
FIRST TRACT: 66.88 ACRE TRACT, VOL. 209, PG. 788, D.R.M.C.T.
SECOND TRACT: 19.59 ACRES, VOL. 191, PG. 286, D.R.M.C.T.
THIRD TRACT: 2.88 ACRES, VOL. 169, PG. 314, D.R.M.C.T.,
AND BEING THAT SAME "CALLED" 89.35 ACRE HELD BY RUSSELL
CLINTON METTING, BEING OUT OF LOT NO. 3 AND LOT NO. 6 OF
THE SUBDIVISION OF THE FRANCISCO VEGEREAL SURVEY NO. 60,
ABSTRACT NO. 689, ACCORDING TO THE PLAT OF SAID
SUBDIVISION FOUND OF RECORD IN VOLUME 3, PAGE 640 OF
THE DEED RECORDS OF MILLS COUNTY, TEXAS.

SIBYL MILLSAPS
CALLED 103.81 ACRES
INSTRUMENT NO. 1202680
O.P.R.M.C.T.
(DESCRIBED IN:
VOL. 248, PG. 808, R.P.R.)

(LOT 5)


LEGEND

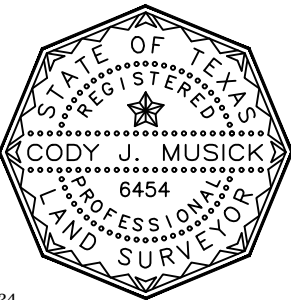
| | |
|--------------|--------------------------------|
| P.O.B. | PLACE OF BEGINNING |
| B.S.L. | BUILDING SETBACK LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| ESMT. | RECORD EASEMENT |
| P.R. | PLAT RECORDS |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| D.M. | DEED RECORDS |
| R.P.R. | REAL PROPERTY RECORDS |
| R.O.W. | RIGHT-OF-WAY |
| C.M. | CONTROLLING MONUMENT (C.M.) |
| C.P. | CORNER POST |
| (Nxx°E XXX') | RECORD BEARING AND/OR DISTANCE |
| ● | REBAR FOUND (AS NOTED) |
| ○ | REBAR SET (CAPPED: RPLS.6454) |
| ◆ | AS NOTED |
| × | CONCRETE ROW MONUMENT |
| ⊗ | FENCE |
| — | UTILITY OR POWER POLE (PP) |
| - - - - - | APPROX. PATENT/SURVEY LINE |

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES DATED OCTOBER 27, 2021, REPRESENT
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR
PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF
THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN STEWART TITLE GUARANTY COMPANY'S
COMMITMENT FOR TITLE INSURANCE G.F. NO. 9717, ISSUED OCTOBER 25, 2021, AND AS PROVIDED TO ME BY
MILLS COUNTY ABSTRACT & TITLE CO., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON,
AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV, LAND TITLE SURVEY.

NOTE:

1. SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS
MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE
TYPE OF SYSTEM.
2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS
SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION,
OR LOCATION OF ANY UNDERGROUND UTILITY. FOR
INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE
CONTACT THE APPROPRIATE AGENCY/OPERATOR.
3. DURING THE COURSE OF PERFORMING FIELD MEASUREMENTS
THERE WAS NO EVIDENCE OF OVER-HEAD POWER SUPPLY
LINES OR WATER WELLS OBSERVED ON THE PROPERTY.
4. FLOOD STATEMENT: THERE ARE NO PUBLISHED F.E.M.A.
FLOOD INSURANCE RATE MAPS AVAILABLE FOR MILLS
COUNTY, TEXAS. THEREFORE, NO FLOOD DESIGNATIONS CAN
BE MADE AT THIS TIME.


CODY J. MUSICK, RPLS 6454
JOB NO.: 202110-08
ISSUED: 11-08-2021



WAYMAKER
SURVEYORS OF LAND

503 Longhorn Street | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

FIELD MEASUREMENTS COMPLETED NOVEMBER 5, 2021

KENNY J. MORRISSEY AND
JAMIE C. MORRISSEY
CALLED 86.17 ACRES
INSTRUMENT NO. 1404715
O.P.R.M.C.T.

FIRST TRACT
SURVEYED: 66.88 ACRES
(CALLED: 66.84 ACRES)
DESCRIBED IN:
VOL. 209, PG. 788
VOL. 138, PG. 802
D.R.M.C.T.

SURVEY NO. 60
FRANCISCO VEGEREAL
ABSTRACT NO. 696

SIBYL MILLSAPS
CALLED 327.46 ACRES
VOLUME 323, PAGE 713
R.R.M.C.T.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE
EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT
PERTAINING TO AFFECTING EASEMENTS, INTRUSIONS OR PROTRUSIONS, HAVE BEEN
LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS
QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE
EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE
SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SH), ITEMS WHICH ARE NOT
SPECIFICALLY LOCATABLE (NSL) OR UNDEFINED, ARE NOTED BELOW, PER
COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT.
SCHEDULE "B" EXCEPTIONS:

-PARALLEL TO AND WEST OF THE AS-FENCED WEST LINE OF THE
SURVEYED TRACTS THERE EXIST ABOVE-GROUND TELECOM PEDESTALS
SET WITHIN COUNTY ROAD OCCUPIED RIGHT-OF-WAY LIMITS.

REBAR SET (CAPPED: RPLS 6454) FROM WHICH AN
OLD CEDAR CORNER POST, BEARS: WEST ~ 1.3',
AND A 3" O.D. PIPE CORNER POST FOUND FOR
THE N.E. CORNER OF THE 86.17 ACRE MORRISSEY
TRACT, THE AS-FENCED N.E. CORNER OF LOT
(BLOCK) 7 OF THE SUBDIVISION OF THE FRANCISCO
VEGEREAL SURVEY, VOL. 3 PG. 640, D.R.M.C.T.,
BEARS FOR REFERENCE: N01°51'38"W ~ 1257.82'

SCALE 1" = 300'
0 300 600

HAMM FAMILY TRUST
CALLED 699.99 ACRES
INSTRUMENT NO. 2113882
O.P.R.M.C.T.
(DESCRIBED IN:
VOL. 207, PG. 125, D.R.)

M. KENNEY SURVEY
ABSTRACT NO. 410

HIGH-GAME FENCE
21'(±) EAST OF LINE

HIGH-GAME FENCE CORNER,
DEFLECTION IN FENCE BEARING
AT WATER GAP FOR GULLY

S.E. CORNER OF SECOND TRACT,
FROM WHICH A POST OAK TREE
WITH NAIL AND WASHER
(STAMPED: RPLS 6454) BEARS:
N55°10'37"E ~ 4 FEET

HIGH-GAME FENCE CORNER,
THE AS-FENCED N.W. CORNER
OF 400 ACRE TRACT

CALLLED 400 ACRES
VOL. 197, PG. 468, D.R.M.C.T.

REBAR SET FOR THE S.E. CORNER
THIRD TRACT, FROM WHICH A 1/2"
REBAR FOUND AT A CREOSOTE
CORNER POST BEARS FOR REFERENCE:
S71°50'01"E ~ 11.73'