

# HUDDLESTON SURVEYING & MAPPING, P.C.

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

325-356-2267 OFFICE, 325-356-2903 FAX

FIRM NUMBER 10033700

shsurveyor@verizon.net

THE STATE OF TEXAS:

COUNTY OF MILLS:

CITY OF GOLDTHWAITE:

Being 0.44 acres of land, situated in the City of Goldthwaite, Mills County, Texas, out of the **W. C. COWART SURVEY, ABSTRACT NUMBER 171**, and being part of **LOT 7**, of the **W. P. WEAVER ADDITION**, as shown on the Plat recorded in Volume 84 at Page 614, Deed Records of Mills County, Texas, and being out of a 2.59 acre tract of land that is described in a deed from Bradvo, LLC, to Colton Hoyt Melton, et ux, recorded in Instrument Number 2012302, Official Public Records of Mills County, Texas, and being part of a 4.38 acre tract of land that is described in a deed from Bradvo, LLC., to Colton Hoyt Melton, et ux, recorded in Instrument Number 2112973, said Official Public Records, and further described as follows;

**BEGINNING**, at a 1/2 iron rod found in the East Right of Way line of U. S. Highway 183, (Fisher Street), and being the Southwest corner of said 4.38 acre tract, and being the Northwest corner of a 1.18 acre tract of land that is described in a deed to Kenneth Umberson, recorded in Instrument Number 2012068, said Official Public Records, for the Southwest corner of this tract;

**THENCE**, with the East Right of Way line of U. S. Highway 183, as follows, **N 20° 08' 59" W 109.65 feet**, to a 1/2 inch iron rod found, and with the arc of a curve to the Right, having a **Radius of 1176.54 feet**, an **Arc length of 5.24 feet**, and being subtended by a Chord of **N 20° 16' 26" W 5.24 feet**, to a 1/2 inch iron rod set, for the Northwest corner of this tract;

**THENCE**, **N 82° 09' 55" E 184.62 feet**, to a 1/2 inch iron rod set, and **S 79° 43' 24" E 36.94 feet**, to a 1/2 inch iron rod set, for the Northeast corner of this tract;

**THENCE**, **S 18° 12' 14" E 55.34 feet**, to a 1/2 inch iron rod set in the South line of said 4.38 acre tract, for the Southeast corner of this tract;

**THENCE**, with the South line of said 4.38 acre tract, as follows, **S 69° 39' 15" W 60.23 feet**, to a 1/2 inch iron rod found, and **S 69° 21' 37" W 150.12 feet**, to the point of beginning and containing 0.44 of an acre 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, 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 30th DAY OF MAY, 2023.

  
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.



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FIRM NUMBER 10033700

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THE STATE OF TEXAS:

COUNTY OF MILLS:

CITY OF GOLDTHWAITE:

Being 4.53 acres of land, situated in the City of Goldthwaite, Mills County, Texas, out of the **W. C. COWART SURVEY, ABSTRACT NUMBER 171**, and being out of a 2.59 acre tract of land that is described in a deed from Bradvo, LLC, to Colton Hoyt Melton, et ux, recorded in Instrument Number 2012302, Official Public Records of Mills County, Texas, and being part of a 4.38 acre tract of land that is described in a deed from Bradvo, LLC., to Colton Hoyt Melton, et ux, recorded in Instrument Number 2112973, said Official Public Records, and further described as follows;

**BEGINNING**, at a ½ inch iron rod found in the East Right of Way line of U. S. Highway 183 (Fisher Street), and being the Northwest corner of said 4.38 acre tract, and being the Southwest corner of a 8.41 acre tract of land that is described in a deed to Al Fox, recorded in Instrument Number 2114087, said Official Public Records, for the Northwest corner of this tract;

**THENCE**, N 88° 06' 35" E 480.62 feet, with the general course of a fence, along the North line of said 4.38 acre tract, and the South line of said 8.41 acre tract, to a ½ inch iron rod found at the Northwest corner of a 2.00 acre tract of land that is described in a deed to Al Fox, recorded in Volume 2114409, said Official Public Records, for the Northeast corner of this tract;

**THENCE**, with the West and South line of said 2.00 acre tract, as follows, S 48° 37' 02" E 67.46 feet, to a cotton picker spindle found, S 13° 30' 59" E 39.67 feet, to a cotton picker spindle found, N 88° 06' 35" E 163.96 feet, to a ½ inch iron rod set, S 06° 41' 26" E 18.00 feet, to a ½ inch iron rod set, N 88° 06' 35" E 20.00 feet, to a point, from which a reference ½ inch iron rod set bears S 88° 06' 35" W 0.46 feet, and S 06° 41' 26" E 184.43 feet, to a ½ inch iron rod found in the South line of said 4.38 acre tract, and being the Southwest corner of said 2.00 acre tract, for the Southeast corner of this tract;

**THENCE**, with the general course of a fence, along the South line of said 4.38 acre tract, as follows, S 84° 12' 09" W 384.40 feet, to a ½ inch iron rod found, and S 69° 39' 15" W 87.22 feet, to a ½ inch iron rod set, for a corner of this tract;

**THENCE**, N 18° 12' 14" W 55.34 feet, to a ½ inch iron rod set, N 79° 43' 24" W 36.94 feet, to a ½ inch iron rod set, and S 82° 09' 55" W 184.62 feet, to a ½ inch iron rod set in the East Right of Way line of U. S. Highway 183, for the Southwest corner of this tract;

**THENCE**, with the East Right of Way line of U. S. Highway 183, as follows, with the Arc of a curve to the Right, having a Radius of 1176.54 feet, an Arc length of 159.13 feet, and being subtended by a Chord of N 16° 16' 18" W 159.01 feet, to an "X" found chiseled in concrete, N 77° 36' 11" E 20.00 feet, to a ½ inch iron rod found, with the Arc of a curve to the Right, having a Radius of 1156.54 feet, an Arc length of 142.31 feet, and being subtended by a Chord of N 08° 52' 18" W 142.22 feet, to the point of beginning and containing 4.53 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, 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.

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