



JOB NUMBER 153-18B

LEGEND	
○	= 1/2" IRON ROD SET
●	= 1/2" IRON ROD FOUND
□	= CONCRETE MARKER
⊙	= SURVEY CORNER
— x —	= FENCE LINE
— G —	= GAS LINE
— E —	= ELECTRIC LINE
— — —	= SURVEY LINE
[]	= DEED CALL

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

NOTE:
THIS SURVEY IS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. THERE MAY BE MATTERS OR EASEMENT THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.

SURVEY MADE FOR:
VALLEY CREEK HOMES, LLC
250 EDGE CLIFF CT.
ABILENE, TEXAS 79606

F. R. HENDERSON SURVEY 151. A-427

JORDAN HILL SURVEY NO 156, A-410

ROW EASEMENT
INST. NO. 1903500
O.P.R.B.C.T.

ROW EASEMENT
INST. NO. 1802652
O.P.R.B.C.T.

ROW EASEMENT
VOLUME 105, PAGE 73
O.P.R.B.C.T.

APPROXIMATE LOCATION OF BURIED GAS LINES PER EASEMENT DESC.

[S 00°46'36" W 2460.57']
[N 00°46'36" E 1929.34']

19.23 ACRES

STEPHEN JONES SURVEY NO. 283, A-547

R C SURVEYING
27001 HWY 183
RISING STAR, TEXAS 76471
325-647-4818
FIRM NUMBER 10194196
ROYPFINGSTEN4@GMAIL.COM

348.69 ACRE TRACT
JIMMY HAGGERTON &
JERRY DELL HAGGERTON
INST. NO. 1705513
O.P.R.B.C.T.

38.41 ACRE TRACT
MELINDA ANN JOY HILL
TO
VALLEY CREEK HOMES, LLC
DOC. NO. 2204375
O.P.R.B.C.T.

65.19 ACRE TRACT
KURT R. MAI
DOCUMENT NO. 20164537
O.P.R.B.C.T.

THE STATE OF TEXAS:
COUNTY OF BROWN:

19.23 ACRES

Being 19.23 acres of land, situated in Brown County, Texas, out of the **STEPHEN JONES SURVEY NO. 283, ABSTRACT NUMBER 547**, and being part of a 38.41 acre tract that is described in a deed from Melinda Ann Joy Hill, to Valley Creek Homes, LLC., recorded in Document Number 2204375, Official Public Records of Brown County Texas, and further described as follows;

COMMENCING, at a 1/2 inch iron rod found in a fence corner at the Southwest corner of said 38.41 acre tract, and being in the North line of a 65.19 acre tract of land that is described in a deed to Kurt R. Mai, recorded in Document Number 20164537, said Official Public Records, and being the Southeast corner of a 348.69 acre tract of land that is described in a deed to Jimmy Haggerton and Jerry Dell Haggerton, recorded in Document Number 1705513, said Official Public Records;

THENCE, N 00° 46' 36" E 531.23 feet, with a fence along the West line of said 38.41 acre tract and the East line of said 348.69 acre tract, to a 1/2 inch iron rod set, **FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE 19.23 ACRES HEREINAFTER DESCRIBED AS FOLLOWS;**

THENCE, N 00° 46' 36" E 1929.34 feet, with the West line of said 38.41 acre tract and the East line of said 348.69 acre tract, part way with the general course of a fence, to a 1/2 inch iron rod found at the North corner of said 38.41 acre tract and being in the West Right of Way line of State Highway 279, for the North corner of this tract;

THENCE, with the West Right of Way line of State Highway 279, as follows, S 17° 48' 21" E 633.14 feet, to a concrete marker found, S 34° 39' 04" E 429.64 feet, to a concrete marker found, and S 34° 46' 13" E 944.81 feet, to a 1/2 inch iron rod set, for the Southeast corner of this tract;

THENCE, S 78° 53' 50" W 1021.99 feet, crossing said 38.41 acre tract, to the point of beginning and containing 19.23 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on August 19, 2022, from the Deed Records and Official Public Records of Brown County, Texas, and 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 19th day of August, 2022.

Roy Pfingsten
ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

