

HUDDLESTON SURVEYING & MAPPING P.C.

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LEGEND

- [] = DEED CALL
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = FENCE LINE
- = ELECTRIC LINE
- = SURVEY LINE
- = TRACT LINE
- = BLOCK LINE
- O. P. R. B. C. T. = OFFICIAL PUBLIC RECORDS BROWN COUNTY, TEXAS
- D. R. B. C. T. = DEED RECORDS BROWN COUNTY, TEXAS

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

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.

48.54 ACRE TRACT 2
AUSTIN NELSON HENRY
INSTRUMENT NUMBER 2206243
O. P. R. B. C. T.

98.67 ACRE TRACT
TRAVIS SAUNDERS
VOLUME 1043, PAGE 100
D. R. B. C. T.

COMANCHE COUNTY
BROWN COUNTY

80.18 ACRES

153.40 ACRE TRACT 1
AUSTIN NELSON HENRY
TO
ZANE DABNEY HENRY
INSTRUMENT NUMBER 2206244
O. P. R. B. C. T.

102.37 ACRE TRACT
CHARLES M. SAUNDERS
INSTRUMENT NUMBER 1805689
O. P. R. B. C. T.

COMANCHE COUNTY SCHOOL
LAND SURVEY 42
BROWN COUNTY, A-1951

BLOCK 24

BLOCK 22

BLOCK 23

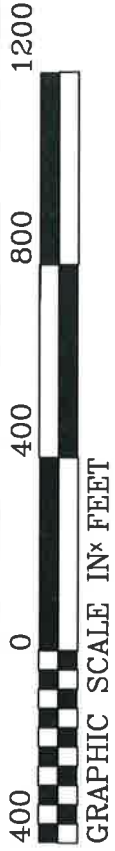
15.34 ACRE TRACT
ALLEN BENNETT GRIFFITH
AND LINDA GAYLE GRIFFITH
VOLUME 1421, PAGE 203
D. R. B. C. T.

16.10 ACRE TRACT
LONDON BRUSH
AND TIFFANY BRUSH
INSTRUMENT NUMBER
2001798
O. P. R. B. C. T.

23.83 ACRE TRACT
DEVIN MACKENZIE ST. AMA
AND SIETA PATRI ST. AMA
INSTRUMENT NUMBER 2001335
O. P. R. B. C. T.

NOTE: THE PLAT SHOWING THE BLOCK LINES OF THE COMANCHE COUNTY SCHOOL LAND SURVEY 42, IS RECORDED IN VOLUME 3, PAGE 157, OF THE COMMISSIONERS COURT RECORDS, COMANCHE COUNTY, TEXAS DATED 4-1-1889.

Course	Bearing	Distance
L1	S 88°33'21" W	292.14'
L2	S 88°05'38" W	651.63'
L3	S 89°14'25" W	797.07'
L4	S 89°14'25" W	274.70'
L5	N 00°00'00" E	934.25'
L6	N 90°00'00" W	669.05'
L7	N 43°40'18" E	827.71'
L8	N 43°40'18" E	129.57'
L9	N 90°00'00" E	2041.60'
L10	S 01°46'12" E	35.33'
L11	S 00°12'57" E	741.42'
L12	S 01°26'40" W	464.42'
L13	S 03°07'00" W	335.66'



THE STATE OF TEXAS:
COUNTY OF BROWN:

Being 80.18 acres of land, situated in Brown County, Texas, out of **BLOCK 24, AND BLOCK 38**, of the **COMANCHE COUNTY SCHOOL LAND SURVEY 42, ABSTRACT NUMBER 1951**, and being out of a 153.40 acre tract of land that is described in a deed from Austin Nelson Henry, to Zane Dabney Henry, recorded in Instrument Number 2206244, Official Public Records of Brown County, Texas, and further described as follows:

BEGINNING, at a ½ inch iron rod found, at a fence corner, at the Southeast corner of said 153.40 acre tract, and being the Southwest corner of a 102.37 acre tract of land that is described in a deed to Charles M. Saunders, recorded in Instrument Number 1805689, said Official Public Records, and being in the North line of a 23.83 acre tract of land that is described in a deed to Devin Mackenzie St. Ama and Sieta Patri St. Ama, recorded in Instrument Number 2001335, said Official Public Records, for the Southeast corner of this tract;

THENCE, S 88° 33' 21" W 292.14 feet, with the general course of a fence, to a 3 inch pipe post found at the Northwest corner of said 23.83 acre tract, and being the Northeast corner of a 16.10 acre tract of land, that is described in a deed to Landon Brush and Tiffany Brush, recorded in Instrument Number 2001798, said Official Public Records, for a corner of this tract;

THENCE, S 88° 05' 38" W 651.63 feet, with the general course of a fence, to a 3 inch pipe post found at the Northwest corner of said 16.10 acre tract, and the Northeast corner of a 15.34 acre tract of land that is described in a deed to Allen Bennett Griffith and Linda Gayle Griffith, recorded in Volume 1421 at Page 203, Deed Records of Brown County, Texas, for a corner of this tract;

THENCE, S 89° 14' 25" W 797.07 feet, with the general course of a fence, to a ½ inch iron rod found at the Northwest corner of said 15.34 acre tract, and being a corner of said 153.40 acre tract, for a corner of this tract;

THENCE, S 89° 14' 25" W 274.70 feet, with the general course of a fence, to a ½ inch iron rod set, for the Southwest corner of this tract;

THENCE, N 00° 00' 00" W 934.25 feet, to a ½ inch iron rod set, for an internal corner of this tract;

THENCE, N 90° 00' 00" W 669.05 feet, to a ½ inch iron rod set in the Southeast Right of Way line of U. S. Highway 67-377, and being in the Northwest line of said 153.40 acre tract, for a corner of this tract;

THENCE, N 43° 40' 18" E 129.57 feet, to a ½ inch iron rod found at the Northwest corner of said 153.40 acre tract, and being the Southwest corner of a 48.54 acre Tract 2, that is described in a deed to Austin Nelson Henry, recorded in Instrument Number 2206243, said Official Public Records, for the Northwest corner of this tract;

THENCE, N 90° 00' 00" E 2041.60 feet, to a ½ inch iron rod found at the Northeast corner of said 153.40 acre tract and the Southeast corner of said 48.54 acre tract, and being in the West line of a 98.67 acre tract of land that is described in a deed to Travis Saunders, recorded in Volume 1043 at Page 100, said Deed Records, for the Northeast corner of this tract;

THENCE, S 01° 46' 12" E 35.33 feet, with the general course of a fence, to a ½ inch iron rod found at the Southwest corner of said 98.67 acre tract and the Northwest corner of said 102.37 acre tract, for a corner of this tract;

THENCE, with the general course of a fence, along the East line of said 153.40 acre tract and the West line of said 102.37 acre tract, as follows, **S 00° 12' 57" E 741.42 feet**, to a ½ inch iron rod found, **S 01° 26' 40" W 464.42 feet**, to a ½ inch iron rod found, and **S 03° 07' 00" W 335.66 feet**, to the point of beginning and containing 80.18 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 Plat, was prepared from an actual survey, made on the ground, from the Deed Records and Official Public Records of Brown 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 NOVEMBER, 2023.

SCOTT HUDDLESTON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.

