



SURVEY OF:  
24.16 ACRES  
BEING  
CALDWELL COUNTY SCHOOL LAND  
SURVEY NO. 113,  
ABSTRACT NO. 112,  
BLOCK NO. 55  
BEING A PORTION OF A 27.45 ACRE TRACT  
DESCRIBED IN  
VOLUME 140, PAGE 265 M.C.D.R.



PER TITLE COMMITMENT GF # 8066, BEARING AN EFFECTIVE DATE OF OCTOBER 7, 2015  
THIS TRACT IS SUBJECT TO THE FOLLOWING

G TERMS, CONDITIONS AND STIPULATIONS OF RIGHT-OF-WAY EASEMENT DATED JULY 15, 1986 FROM DON GEESLIN TO CENTRAL TEXAS TELEPHONE COOPERATIVE, INC., RECORDED IN VOLUME 193, PAGE 209 OF THE DEED RECORDS OF MILLS COUNTY, TEXAS  
-UNLOCATABLE DUE TO INSUFFICIENT LEGAL DESCRIPTION  
-SIGNS FOR CENTRAL TEXAS TELEPHONE BURIED CABLE SHOWN HEREON

H TERMS, CONDITIONS AND STIPULATIONS OF GRANT OF EASEMENT DATED AUGUST 16, 1971 EXECUTED D.D. GEESLIN AND THE VETERANS' LAND BOARD OF THE STATE OF TEXAS TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, RECORDED IN VOLUME 138, PAGE 40 OF THE DEED RECORDS OF MILLS COUNTY, TEXAS  
-UNLOCATABLE DUE TO INSUFFICIENT LEGAL DESCRIPTION



\* ALL SUBSURFACE UTILITIES/EASEMENTS SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE I.E. SIGNS, VALVES AND METERS IN PLACE AT THE TIME OF SURVEY. THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE ACCURACY/INACCURACY OF THE SURFACE EVIDENCE ACCURATELY REPRESENTING THE SUBSURFACE OBJECTS TRUE LOCATION. CALL 1800-DIG-TESS OR THE SUBSURFACE OBJECTS OPERATOR FOR A MORE ACCURATE LOCATION

NOTE: SIGNIFICANT DISCREPANCIES WERE OBSERVED BETWEEN RECORD MEASUREMENTS FOR U.S. HIGHWAY 84 AND MONUMENTS FOUND ALONG RIGHT OF WAY.

LEGEND:

- BOUNDARY LINE
  - - - ADJACENT LINE
  - SURVEY LINE
  - - - BURIED UTILITY LINE
  - - - OVERHEAD UTILITY LINE
  - - - FENCE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - B.S.L. BUILDING SETBACK LINE (B99-DIST.) RECORD CALL
- M.C.D.R. - MILLS COUNTY DEED RECORDS  
M.C.O.P.R. - MILLS COUNTY OFFICIAL PUBLIC RECORDS  
C.R.P.R. - COUNTY REAL PROPERTY RECORDS
- 1/2" IRON ROD SET
  - 1/2" IRON ROD FOUND
  - 3/8" IRON ROD FOUND
  - IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - NAIL FOUND
  - NAIL SET
  - PIPE FENCE POST FOUND
  - WOOD FENCE POST FOUND
  - A/C UNIT
  - GAS METER
  - WATER WELL/METER
  - TELEPHONE/CABLE PEDestal
  - ELECTRIC BOX/METER
  - UTILITY POLE/RISER
  - SIGN (BURIED CABLE-CENTRAL TEX. TELEPHONE)
  - FIRE HYDRANT
  - CEDAR CORNER POST
  - CALCULATED POINT



SURVEY FOR: MARK GEESLIN

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON.

- NOTES:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
  2. THERE MAY BE IMPROVEMENTS NOT SHOWN HEREON
  3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "TX RPLS 6476"
  4. ALL MATTERS OF TITLE ARE EXCEPTED.
  5. THIS SURVEY WAS MADE FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY(S) SHOWN HEREON
  6. CERTIFIED FIELD NOTES ACCOMPANY THIS PLAN

*Jonathan Levi Craft*  
REGISTERED PROFESSIONAL LAND SURVEYOR

10-16-15  
DATE

JOB NO. 15-1062



## MILLS COUNTY, TEXAS

**FIELD NOTES** for 24.16 acres of land out of the Caldwell County School Land Survey No. 113, Abstract No. 112, Block No. 55. Said tract also being a portion of that certain 27.45 acre tract recorded in a partition deed designated as Instrument No. 1505637 dated May 28, 2015 and described in Volume 140, Page 265 of the Deed Records of Mills County, Texas. Said 24.16 acre tract being more particularly described as follows and as surveyed in October, 2015:

**BEGINNING** at a concrete highway monument found in the west right-of-way line of U.S. Highway No. 84 more particularly described in an easement granted to the State of Texas recorded in Volume 127, Page 340 of said Deed Records, being a corner of that certain County Road No. 500 and a southeast corner hereof;

**THENCE** along the fenced north line of said County Road No. 500, South  $88^{\circ}19'19''$  West a distance of 423.60 feet to  $\frac{1}{2}$  inch iron rod set in the projection of the east fence line of the Atchison Topeka and Santa Fe Rail Road of which no recording information could be found (formerly G.C.&S.F.), for the southwest corner of said Volume 127, Page 340 and the southwest corner hereof;

**THENCE** along the general meanders of a fence found in the remains of an older fence for the east line of said rail road the following 2 courses:

1. North  $17^{\circ}53'34''$  West a distance of 2877.22 feet to 7 foot tall square creosote post found at a fence angle point;
2. North  $02^{\circ}16'49''$  West a distance of 112.39 feet to a  $\frac{1}{2}$  inch iron rod found on the north side of a record "large" square 7 foot tall creosote post found at a fence corner, for a corner of that certain 10.25 acre tract described in Volume 212, Page 631, the northwest corner of said Volume 140, Page 265 and the northwest corner hereof and from which a round fence corner post bears North  $79^{\circ}17'30''$  West a distance of 11.67 feet;

**THENCE** along the general meanders of a old fence (record), the south line of said 10.25 acre tract, South  $77^{\circ}34'25''$  East a distance of 289.17 feet to a calculated point in the west

right-of-way line of said U.S. Highway 84, for the southeast corner of said 10.25 acre tract and the northeast corner hereof and from which a cedar fence corner post found bears North  $77^{\circ}34'25''$  West a distance of 1.9 feet and a concrete monument found bears North  $20^{\circ}01'04''$  West a distance of 499.38 feet;

**THENCE** along said west right-of-way line of said U.S. Highway No. 84 and the general meanders of a fence the following 5 courses:

1. South  $21^{\circ}08'44''$  East a distance of 1510.50 feet to a concrete highway monument found;
2. South  $18^{\circ}10'58''$  East a distance of 384.92 feet to a calculated point;
3. South  $21^{\circ}07'24''$  East a distance of 700.00 feet to a concrete highway monument found;
4. South  $25^{\circ}16'20''$  East a distance of 337.59 feet to a broken concrete highway monument found;
5. South  $36^{\circ}35'13''$  West a distance of 53.55 feet to the **POINT OF BEGINNING** containing 24.16 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone.

Surveyed by;

  
\_\_\_\_\_  
Registered Professional Land Surveyor

10-18-2015 ©  
Job No. 15-1062

