

HUDDLESTON SURVEYING & MAPPING, P.C.

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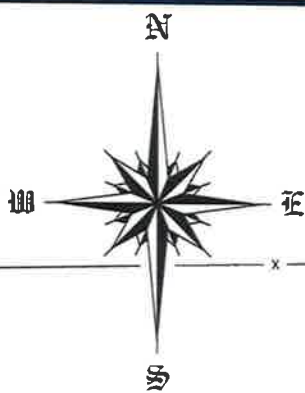
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FIRM NUMBER 10033700

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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.

LAIRD-WOODRUFF ENTERPRISES, LLC
INSTRUMENT NUMBER 2012682
O.P.R.M.C.T.



1.03 ACRE TRACT
RHONDA MATTAX
INSTRUMENT NUMBER 1302748
O.P.R.M.C.T.

0.225 ACRE SECOND TRACT
INSTRUMENT NUMBER 2214958
O.P.R.M.C.T.

0.89 ACRE
0.661 ACRE FIRST TRACT
RICHARD SAVAGE BROWN
AND ANITA H. BROWN
FAMILY LIVING TRUST
TO
RICHARD SAVAGE BROWN
SURVIVING SETTLOR'S TRUST
INSTRUMENT NUMBER 2214958
O.P.R.M.C.T.

LAWANA KNIGHT
VOLUME 254, PAGE 768
D.R.M.C.T.

**B.F. NUGENT SURVEY
A-523**

HORTON STREET

P.O.B.
1 INCH IRON
PIPE FOUND

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JOB NUMBER 2657-23

LEGEND

- = 3/8" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- x — = FENCE LINE
- E — = ELECTRIC LINE
- S — = SURVEY LINE
- [] = DEED CALL
- — — = TRACT LINE
- D.R.M.C.T. = DEED RECORDS
MILLS COUNTY TEXAS
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS
MILLS COUNTY TEXAS

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



THE STATE OF TEXAS:

COUNTY OF MILLS:

CITY OF GOLDTHWAITE:

Being 0.89 of an acre of land, situated in the City of Goldthwaite, Mills County, Texas, out of the B. F. NUGENT SURVEY, ABSTRACT NUMBER 523, and being all of a 0.661 acre First Tract and all of a 0.225 acre Second Tract, that is described in a deed from Richard Savage Brown and Anita H. Brown Family Living Trust, to Richard Savage Brown Surviving Settlor's Trust, recorded in Instrument Number 2214958, Official Public Records of Mills County, Texas, and further described as follows:

BEGINNING, at a 1 inch iron pipe found in the West line of Horton Street, and being the Southeast corner of said 0.661 acre First Tract, and being the Northeast corner of a tract of land that is described in a deed to Lawana Knight, recorded in Volume 254 at Page 768, Deed Records of Mills County, Texas, for the Southeast corner of this tract;
THENCE, S 88° 26' 47" W 191.92 feet, with the general course of a fence, to the Southwest corner of said 0.661 acre tract, and the Northwest corner of said Knight tract, and being in the East line of a 1.03 acre tract of land that is described in a deed from Rhonda Mattax, recorded in Instrument Number 1302748, said Official Public Records, from which a reference 2 inch pipe post found bears, N 36° 06' 56" W 0.33 feet, for Southwest corner of this tract;
THENCE, N 01° 34' 51" W 149.95 feet, with the general course of a fence, to a 3/8 inch iron rod found at the Northwest corner of said 0.661 acre tract, and the Southwest corner of said 0.225 acre tract, for a corner of this tract;
THENCE, N 01° 07' 35" W 53.47 feet, with the general course of a fence, to a 1 inch iron pipe found at the Northwest corner of said 0.225 acre tract, and the Northeast corner of said 1.03 acre tract, for the Northwest corner of this tract;
THENCE, N 88° 46' 42" E 191.72 feet, with the general course of fence, to a 1 inch iron pipe found at the Northeast corner of said 0.225 acre tract, and in the West line of Horton Street, for the Northeast corner of this tract;
THENCE, S 01° 20' 15" E 52.35 feet, with the West line of Horton Street, to a 3/8 inch iron rod found at the Southeast corner of said 0.225 acre tract, and the Northeast corner of said 0.661 acre tract, for a corner of this tract;
THENCE, S 01° 34' 51" E 149.95 feet, with the West line of Horton Street, and the East line of said 0.661 acre tract, to the point of beginning and containing 0.89 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 Plat, was prepared from an actual survey, made on the ground, from the Official Public Records and Deed Records of Mills 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 18th DAY OF AUGUST 2023.

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

