# MILLS COUNTY, TEXAS
## MICHAEL SHORT SURVEY, ABSTRACT NO. 582

**Sketch Showing:**

A 38.24 acre tract of land consisting of 1.32 acres of land out of and part of the Michael Short Survey, Abstract No. 582 and 36.92 acres of land out of and part of the Andrew McStea Survey, Abstract No. 472, Mills County, Texas, said 38.24 acre tract being comprised of those tracts of land being the remaining portion of a tract of land (Second Tract) and out of and part of the remaining portion of a tract of land (First Tract) described in a deed to Evelyn Jeanette Brown recorded in Volume 286, Page 262, Real Records, Mills County, Texas and the remaining portion of a tract of land (First Tract) described in a deed to Joe P. Brown, et ux recorded in Volume 290, Page 419, Real Records, Mills County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the West corner of said Brown tract, same being an interior corner of this described tract, said point being located on the Southeast line of County Road No. 441;

Thence N 44° 20' 06" E, 290.36 feet along the common line between said Brown tract and County, Road No. 441, same being the Northwest line of this described tract, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the North corner of said Brown tract and this described tract, said point being located at the Intersection of the Southeast line of said County Road No. 441 and the Southwest line of Farm to Market Road No. 586;

Thence along the common line between said Brown tract and Farm to Market Road No. 586, same being the Northeast line of this described tract the following courses and distances:

S 06° 02' 23" E, 238.43 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for an angle corner of said Brown tract and this described tract;

S 19° 14' 30" E, 233.07 feet, to a ½" rebar rod (control monument) found for a common corner between the remaining portion of said Brown tract and a tract of land described in a deed to Michael Holliday, et al recorded by Instrument No. 1303711, Official Public Records, Mills County, Texas, same being the East corner of this described tract;

Thence S 49° 18' 22" W, 82.56 feet along the common line between the remaining portion of said Brown tracts and Holliday tract, to a 2 7/8" pipe post (control monument) found for a common corner between the remaining portion of said Brown tract and Holliday tract, same being an angle corner of this described tract;

Thence S 01° 25' 16" E, 1925.29 feet along the common line between the remaining portion of said Brown tract, Holliday tract, a tract of land described in a deed to Michael Lee Holliday, et ux recorded by Instrument No. 1606909, of said Official Public Records and a tract of land described in a deed to Michael Lee Holliday recorded by Instrument No. 1606907, of said Official Public Records, same being the East line of this described tract, to a ½" rebar rod with survey cap stamped A.L.S. 6224 6332 (control monument) found for a common corner between the remaining portion of said Brown tract and a tract of land described in a deed to Carter L. Williams, et ux recorded by Instrument No. 1606945, of said Official Public Records, same being the Southeast corner of this described tract;

Thence along the common line between the remaining portion of said Brown tract and Williams tract, same being the South line of this described tract the following courses and distances:

S 72° 55' 05" W, 17.92 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for a common corner between the remaining portion of said Brown tract and Williams tract, same being an angle corner of this described tract;

N 76° 55' 42" W, 1118.28 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for a common corner between said Williams tract and a tract of land described in a deed to Talley J. Williams, et vir recorded by Instrument No. 1606941, of said Official Public Records; from which a 80d nail (control monument) found for the Northwest corner of said Williams tract bears N 76° 55' 42" W, a distance of 964.36 feet;

Thence over and across the remaining portion of said Brown tract and generally along an existing pasture fence, same being the West line of this described tract the following courses and distances:

N 18° 19' 31" E, 614.70 feet, to a 2 7/8" pipe post found for an angle corner of this described tract;

N 19° 40' 50" E, 890.34 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for an angle corner of this described tract;

N 46° 12' 05" W, at 171.12 feet passing a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for reference in the Southeast line of previously mentioned County Road No. 441; thence continuing over and across said County Road No. 441 and along the same course for a total distance of 195.48 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for an angle corner of this described tract, said point being located in the common line between said Brown tract and a tract of land described in a deed to John Lynn Reed, et ux recorded in Volume 290, Page 673, Real Records, Mills County, Texas, same being the Northwest line of said County Road No. 441; from which the South corner of a rock wall (control monument) found for the South corner of said Reed tract bears S 44° 19' 04" W, a distance of 243.86 feet;

Thence along the common line between said Brown tract and Reed tract, same being the Northwest line of said County Road No. 441 the following courses and distances:

N 44° 19' 04" E, 456.24 feet to a 8" cedar post (control monument) found for a common corner between said Brown tract and Reed tract, same being an angle corner of this described tract;

N 44° 16' 12" E, 171.04 feet to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the North corner of said Evelyn Jeanette Brown First Tract and this described tract; from which a ½" rebar rod (control monument) found for the East corner of said Reed tract bears N 44° 16' 12" E, a distance of 252.39 feet;

Thence S 45° 40' 04" E, 36.78 feet over and across said County Road No. 441 and along the Northeast line of said Brown tract and this described tract, to the place of beginning and containing 38.24 acres of land, of which 0.40 acres of land are situated within the confines of County Road No. 441.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011)

JEAN TETARD SURVEY NO. 191, ABSTRACT NO. 646
EDWIN GLEN PERKINS, ET UX VOL. 161, PG. 445 DRMCT

FOUND 1/2" REBAR ROD (CONTROL MONUMENT)

N 44° 16' 12" E 252.39'

L1 L2

P.O.B.

1.32 ACRES

FARM TO MARKET ROAD NO. 586 (ASPHALT SURFACE ROADWAY)

FOUND 8" CEDAR POST (CONTROL MONUMENT)

ELECTRIC METER

L3

FIRST TRACT JOE P. BROWN, ET UX VOL. 290, PG. 419 RRMCT (REMAINING PORTION)

FOUND 1/2" REBAR ROD (CONTROL MONUMENT)

FOUND 2 7/8 " PIPE POST (CONTROL MONUMENT)

0.40 ACRES OF LAND LIE WITHIN THE CONFINES OF COUNTY ROAD NO. 441

JOHN LYNN REED, ET UX VOL. 290, PG. 673 RRMCT

S 45° 40' 04" E 49.78'

171.12'

L6

FOUND SOUTH CORNER OF ROCK WALL (CONTROL MONUMENT)

SECOND TRACT EVELYN JEANETTE BROWN VOL. 286, PG. 262 RRMCT [REMAINING PORTION]

COUNTY ROAD NO 441 (GRAVEL SURFACE ROADWAY)

GRAVEL DRIVE

S 01° 25' 16" E 1925.29'

3.8'

890.34'

N 19° 40' 50" E

WINDMILL

TANK

12.3' X 8.1' BUILDING

36.92 ACRES

38.24 ACRES

FIRST TRACT EVELYN JEANETTE BROWN VOL. 286, PG. 262 RRMCT [REMAINING PORTION]

MICHAEL HOLLIDAY, ET AL INST. NO. 1303711 OPRMCT

ANDREW McSTEA SURVEY, ABSTRACT NO. 472

2 7/8 " PIPE POST

FIRST TRACT EVELYN JEANETTE BROWN VOL. 286, PG. 262 RRMCT [REMAINING PORTION]

12.2' X 9.5' BUILDING

Water Well

12.2' X 8.1' BUILDING

ELECTRIC METER

FOUND 80D NAIL (CONTROL MONUMENT)

MW RANCH, LLC INSTRUMENT NO. 1606751 OPRMCT

N 76° 55' 42" W 964.36'

N 18° 19' 31" E 614.70'

MICHAEL LEE HOLLIDAY, ET UX INST. NO. 1606909 OPRMCT

TALLEY J. WILLIAMS, ET VIR INST. NO. 1606941 OPRMCT

N 76° 55' 42" W 1118.28'

L5

CARTER L. WILLIAMS, ET UX INST. NO. 1606945 OPRMCT

FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 6224 6332 (CONTROL MONUMENT)

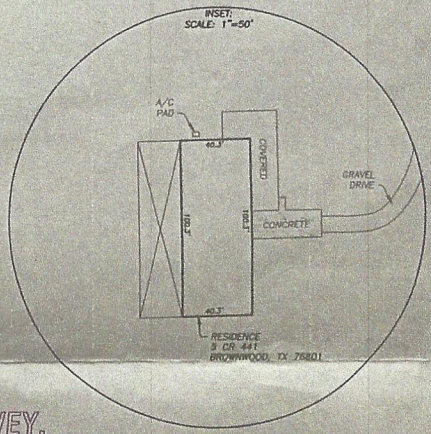
MICHAEL LEE HOLLIDAY, ET UX INST. NO. 1606907 OPRMCT

N
W E
S

GRAPHIC SCALE: 1"=200'
0' 200' 400' 600'

NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS CENTRAL 4203 (EPOCH 2011)

INSET:
SCALE: 1"=50'




LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 44° 20' 06" E | 290.36' |
| L2 | S 06° 02' 23" E | 238.43' |
| L3 | S 19° 14' 30" E | 233.07' |
| L4 | S 49° 18' 22" W | 82.56' |
| L5 | S 72° 55' 05" W | 17.92' |
| L6 | N 46° 12' 05" W | 195.48' |
| L7 | N 44° 19' 04" E | 456.24' |
| L8 | N 44° 16' 12" E | 171.04' |
| L9 | S 45° 40' 04" E | 36.78' |

LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 6224 6332, UNLESS OTHERWISE NOTED HEREON SKETCH
- GAS METER
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- DOWN GUY
- FENCE LINE
- OVERHEAD UTILITY LINE
- ASPHALT
- EASEMENT LINE
- DESCRIBED TRACT
- COVERED AREA

Notes:
A Flood Insurance Rate Map for Mills County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.

NOTE: A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements affect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.


ARNOLD LAND SURVEYING & MAPPING
308 W. MAIN, EASTLAND, TX. 76448
OFFICE: (254) 629-3000 FAX: (254) 629-3030
EMAIL: ...@arnoldlandsurveying.com
TBPELS Firm No. 10046500


JOB# 2017-256 38 AC

I, Robbie Lee Shockley, Texas R.P.L.S. No. 6332, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

08-11-2017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