Hughes Surveying
PO Box 1135
Cameron, Texas 76520
(254) 697-3646
TBPLS # 10055300

Invoice

BILL TO
Timmy Kruse

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7033-1.45ac	06/29/2023	$1,948.50	07/29/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Survey Survey of a 1.45 acre tract, a 0.91 acre tract, and a 30 foot wide access and utility easement in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas.	1	1,800.00	1,800.00T

SUBTOTAL	1,800.00
TAX	148.50
TOTAL	1,948.50
BALANCE DUE	**$1,948.50**

RECIEVED $ 974.25 CASH
FOR THE 1.45 AC TRACT

Scanned with CamScanner

FIELDNOTE DESCRIPTION

1.45 ACRE TRACT

Being a 1.45 acre tract of land in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas, and being a part of that certain called 81.45 acre tract of land in a deed to Timmy Kruse, et ux, recorded in Instrument No. 2022-858 of the Official Records of Milam County, Texas (ORMCT). Said 1.45 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod at an interior corner of above mentioned 81.45 acre tract, same being the northwest corner of a called 82.00 acre tract of land to Joe J. Rozner, et ux, (1160/747 ORMCT);

Thence along a south line of said 81.45 acre tract, same being the north line of said 82.00 acre tract, South 73 degrees 29 minutes 16 seconds East, a distance of 466.22 feet to a set 1/2" iron rod for the southeast corner of a 0.91 acre tract of land surveyed by me this date, same being the southwest corner of this, and the **POINT OF BEGINNING**;

THENCE entering said 81.45 acre tract, North 07 degrees 20 minutes 03 seconds West, a distance of 185.89 feet to a set 1/2" iron rod for the northwest corner of this, same being the northeast corner of said 0.91 acre tract;

THENCE North 83 degrees 00 minutes 54 seconds East, at a distance of 298.85 feet passing a set 1/2" iron rod in the apparent west right-of-way line of County Road 206 for reference, continuing along said course for a total distance of 326.95 feet to the center of the road;

THENCE along the center of County Road 206, South 17 degrees 46 minutes 32 seconds West, a distance of 300.45 feet to the most easterly southeast corner of said 81.45 acre tract, same being the northeast corner of said 82.00 acre tract;

THENCE along the common line of said 81.45 acre tract and said 82.00 acre tract, North 73 degrees 29 minutes 16 seconds West, at a distance of 28.00 feet passing a found 1/2" iron rod in the apparent west right-of-way line of the road, continuing along said course for a total distance of 218.06 feet to the **POINT OF BEGINNING**, containing 1.45 acres of land.

All set 1/2" iron rods have a yellow cap stamped "RPLS 5345".

All bearings recited herein are referenced to Geodetic North.

June 26, 2023
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

STATE OF TEXAS
REGISTERED
DON RANDALL HUGHES
5345
PROFESSIONAL
LAND SURVEYOR

Scanned with CamScanner

FIELDNOTE DESCRIPTION

0.91 ACRE TRACT

Being a 0.91 acre tract of land in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas, and being a part of that certain called 81.45 acre tract of land in a deed to Timmy Kruse, et ux, recorded in Instrument No. 2022-858 of the Official Records of Milam County, Texas (ORMCT). Said 0.91 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at an interior corner of above mentioned 81.45 acre tract, same being the northwest corner of a called 82.00 acre tract of land to Joe J. Rozner, et ux, (1160/747 ORMCT);

THENCE entering said 81.45 acre tract, North 83 degrees 00 minutes 54 seconds East, a distance of 426.43 feet to a set 1/2" iron rod for the northeast corner of this, same being the northwest corner of a 1.45 acre tract of land surveyed by me this date;

THENCE South 07 degrees 20 minutes 03 seconds East, a distance of 185.89 feet to a set 1/2" iron rod in the south line of said 81.45 acre tract, same being the north line of said 82.00 acre tract, for the southeast corner of this, same being the southwest corner of said 1.45 acre tract;

THENCE along the south line of said 81.45 acre tract, same being the north line of said 82.00 acre tract, North 73 degrees 29 minutes 16 seconds West, a distance of 466.22 feet to the **POINT OF BEGINNING,** containing 0.91 acre of land.

All set 1/2" iron rods have a yellow cap stamped "RPLS 5345".

All bearings recited herein are referenced to Geodetic North.

June 26, 2023
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

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FIELDNOTE DESCRIPTION

0.91 ACRE TRACT

Being a 0.91 acre tract of land in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas, and being a part of that certain called 81.45 acre tract of land in a deed to Timmy Kruse, et ux, recorded in Instrument No. 2022-858 of the Official Records of Milam County, Texas (ORMCT). Said 0.91 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at an interior corner of above mentioned 81.45 acre tract, same being the northwest corner of a called 82.00 acre tract of land to Joe J. Rozner, et ux, (1160/747 ORMCT);

THENCE entering said 81.45 acre tract, North 83 degrees 00 minutes 54 seconds East, a distance of 426.43 feet to a set 1/2" iron rod for the northeast corner of this, same being the northwest corner of a 1.45 acre tract of land surveyed by me this date;

THENCE South 07 degrees 20 minutes 03 seconds East, a distance of 185.89 feet to a set 1/2" iron rod in the south line of said 81.45 acre tract, same being the north line of said 82.00 acre tract, for the southeast corner of this, same being the southwest corner of said 1.45 acre tract;

THENCE along the south line of said 81.45 acre tract, same being the north line of said 82.00 acre tract, North 73 degrees 29 minutes 16 seconds West, a distance of 466.22 feet to the **POINT OF BEGINNING**, containing 0.91 acre of land.

All set 1/2" iron rods have a yellow cap stamped "RPLS 5345".

All bearings recited herein are referenced to Geodetic North.

June 26, 2023
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Texas No. 5345

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FIELDNOTE DESCRIPTION

30 FOOT WIDE – 0.52 ACRE ACCESS AND UTILITY EASEMENT

Being a 30 foot wide access and utility easement in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas, and being a part of that certain called 81.45 acre tract of land in a deed to Timmy Kruse, et ux, recorded in Instrument No. 2022-858 of the Official Records of Milam County, Texas (ORMCT). Said 30 foot wide access and utility easement being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at an interior corner of above mentioned 81.45 acre tract, same being the northwest corner of a called 82.00 acre tract of land to Joe J. Rozner, et ux, (1160/747 ORMCT), and being the westernmost corner of a 0.91 acre tract of land surveyed by me this date;

THENCE entering said 81.45 acre tract, North 06 degrees 59 minutes 06 seconds West, a distance of 30.00 feet to a set 1/2" iron rod with orange cap stamped "EASEMENT";

THENCE North 83 degrees 00 minutes 54 seconds East, at a distance of 738.29 feet passing a set 1/2" iron rod with orange cap stamped "EASEMENT" in the apparent west right-of-way line of County Road 206 for reference, continuing along said course for a total distance of 767.21 feet to the center of the road;

THENCE along the center of County Road 206, South 17 degrees 46 minutes 32 seconds West, a distance of 33.04 feet to the northeast corner of a 1.45 acre tract of land surveyed by me this date;

THENCE South 83 degrees 00 minutes 54 seconds West, at a distance of 28.10 feet passing a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the apparent west right-of-way line of County Road 206 for reference, continuing along said course for a total distance of 753.38 feet to the **POINT OF BEGINNING**, containing 0.52 acre for an access and utility easement.

All bearings recited herein are referenced to Geodetic North.

June 26, 2023
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THENCE entering said 81.45 acre tract, North 06 degrees 59 minutes 06 seconds West, a distance of 30.00 feet to a set 1/2" iron rod with orange cap stamped "EASEMENT";

THENCE North 83 degrees 00 minutes 54 seconds East, at a distance of 738.29 feet passing a set 1/2" iron rod with orange cap stamped "EASEMENT" in the apparent west right-of-way line of County Road 206 for reference, continuing along said course for a total distance of 767.21 feet to the center of the road;

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Texas No. 5345

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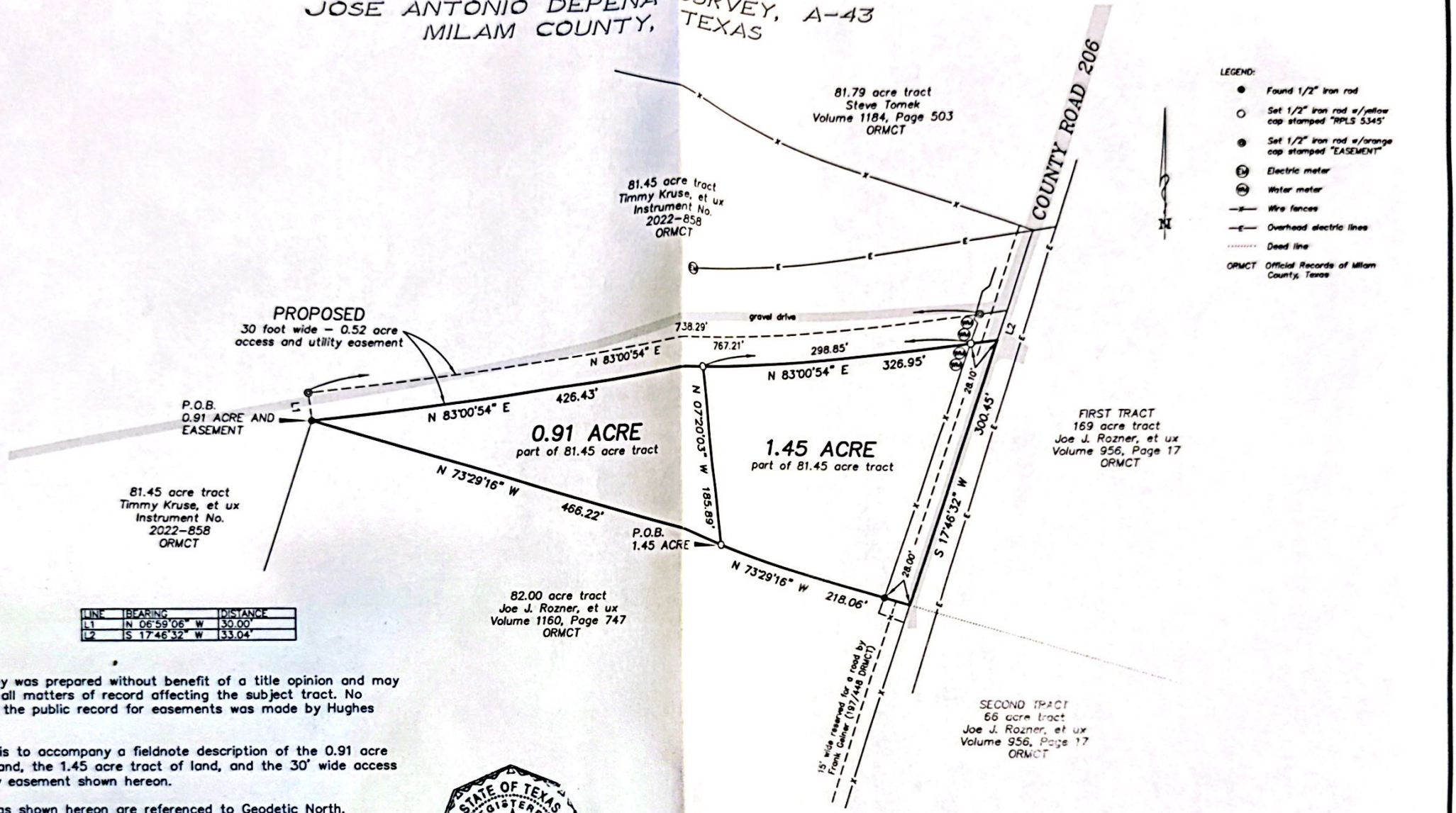
JOSE ANTONIO DEPENA SURVEY, A-43
MILAM COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 06°59'06" W	30.00'
L2	S 17°46'32" W	33.04'

This survey was prepared without benefit of a title opinion and may not show all matters of record affecting the subject tract. No search of the public record for easements was made by Hughes Surveying.

This plat is to accompany a fieldnote description of the 0.91 acre tract of land, the 1.45 acre tract of land, and the 30' wide access and utility easement shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on June 26, 2023.

STATE OF TEXAS
REGISTERED
DON RANDALL HUGHES
5345
PROFESSIONAL
LAND SURVEYOR

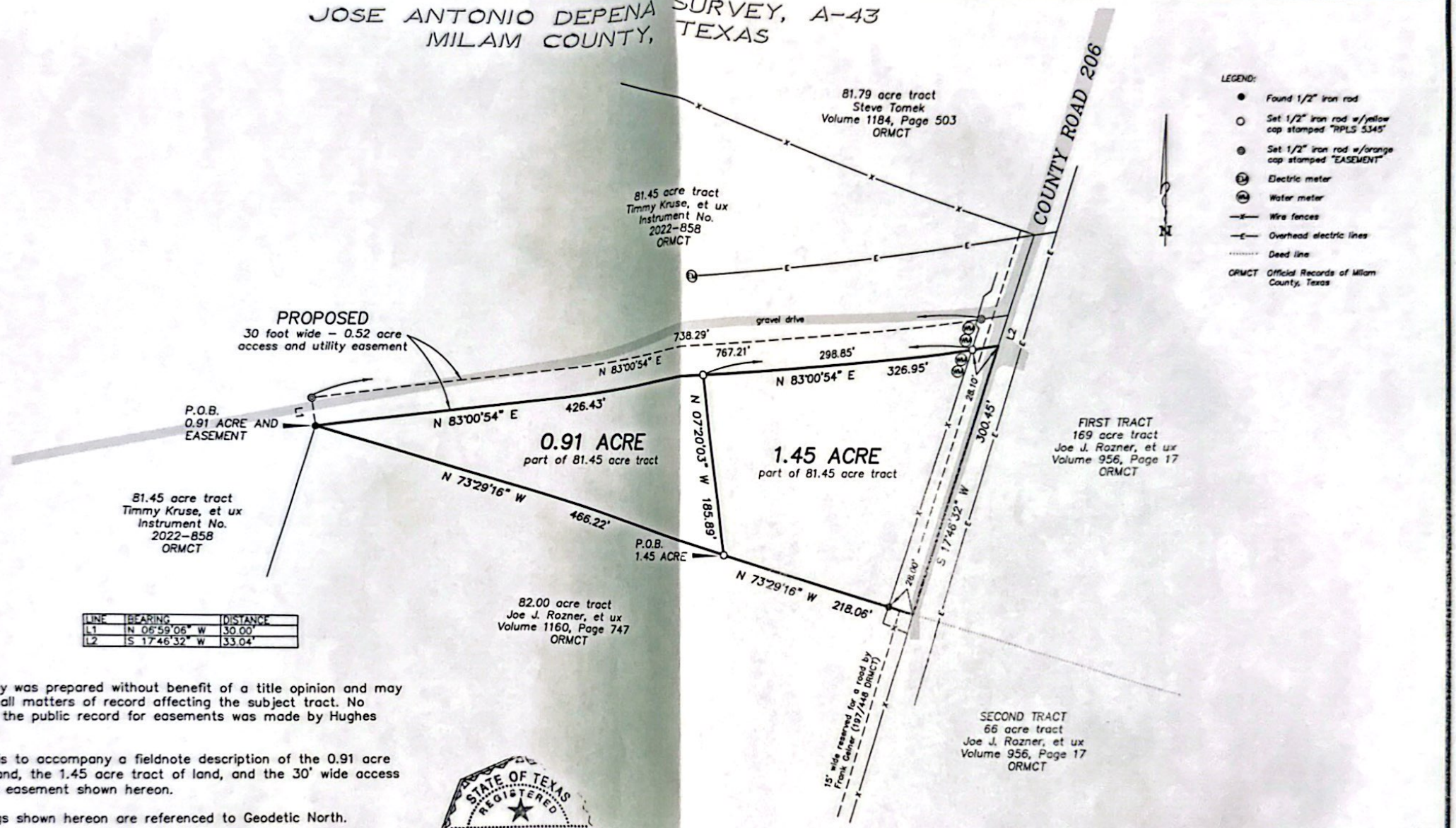
Don Randall Hughes Registered Professional Land Surveyor No. 5345

Hughes Surveying
Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

DATE:	6-26-23
Proj. No.	7033
Drn. By	LEM
Drawing No.	11-1509
Scale:	1"=100'

Scanned with CamScanner

JOSE ANTONIO DEPENA SURVEY, A-43
MILAM COUNTY, TEXAS



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L1	N 06°59'06" W	30.00'
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Don Randall Hughes Registered Professional Land Surveyor No. 5345

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