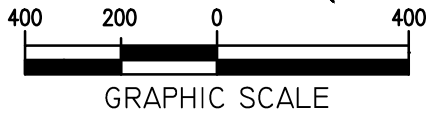
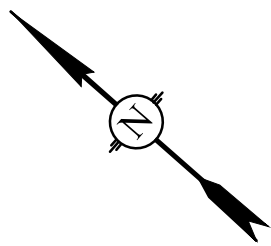


**CALDWELL COUNTY, TEXAS**  
ANDREW CHURCHILL LEAGUE, A-66



**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD w/ALUM. CAP STAMPED "O'HARA RPLS 4878" SET
- x-x-x- BARBED WIRE FENCE
- POWER POLE
- GUY WIRE
- ⊕ WELL HEAD
- o-o- OVERHEAD UTILITY LINE
- D.R.C.C.TX.
- O.P.R.C.C.TX.
- ( ) RECORD INFORMATION
- CMP CORRUGATED METAL PIPE
- P.O.B. POINT OF BEGINNING

**LEGEND (CONT.)**

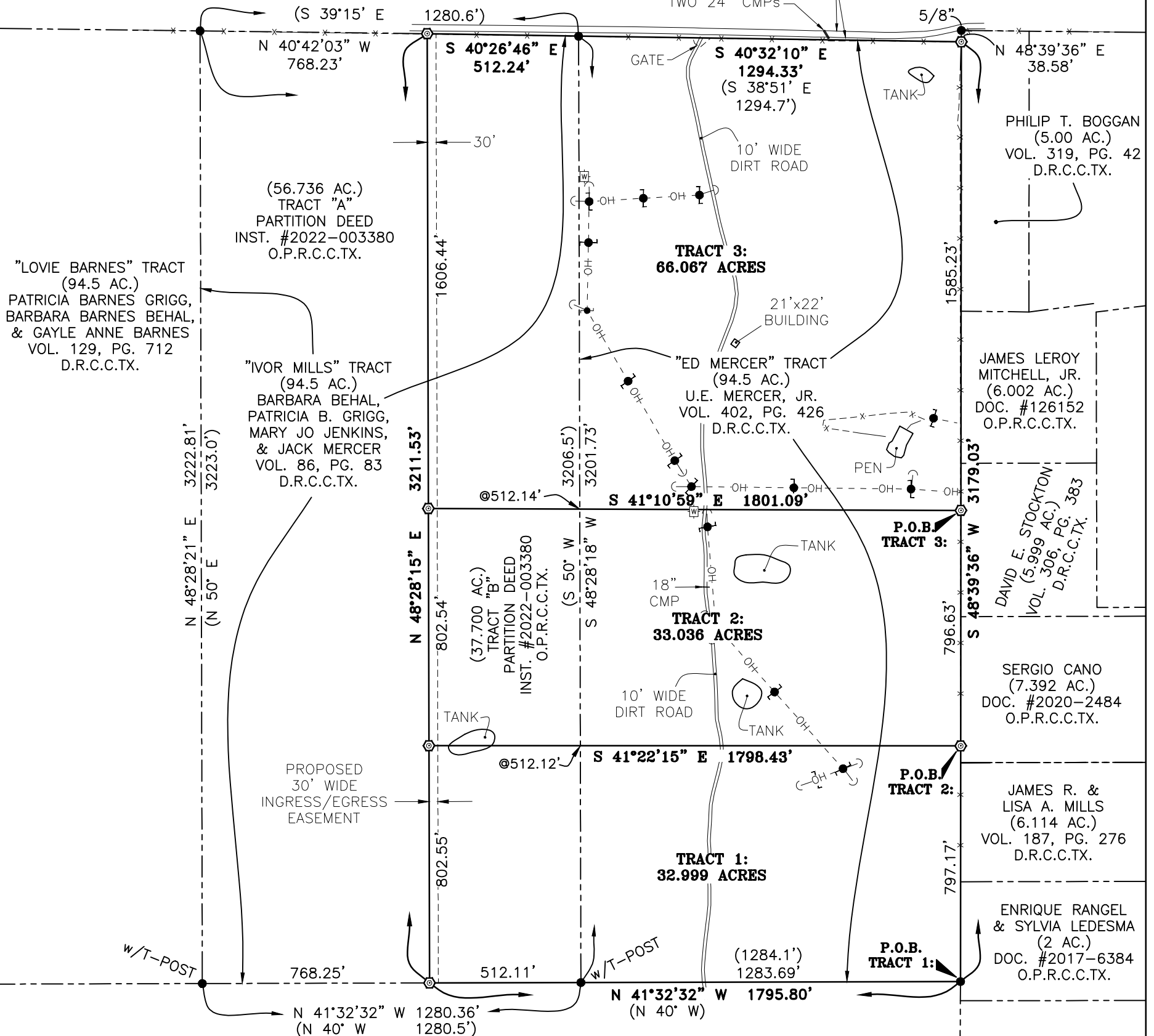
- DEED RECORDS OF CALDWELL COUNTY, TX
- OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TX
- RECORD INFORMATION
- CORRUGATED METAL PIPE
- POINT OF BEGINNING

**TRACT ACREAGE TOTALS:**

TRACT 1 = 32.999 AC.  
TRACT 2 = 33.036 AC.  
TRACT 3 = 66.067 AC.  
TOTAL = 132.102 AC.

**SEALS CREEK RD. (R.O.W. WIDTH VARIES)**

EDGES OF ASPHALT  
TWO 24" CMPs



"LOVIE BARNES" TRACT (94.5 AC.)  
PATRICIA BARNES GRIGG,  
BARBARA BARNES BEHAL,  
& GAYLE ANNE BARNES  
VOL. 129, PG. 712  
D.R.C.C.TX.

(56.736 AC.)  
TRACT "A"  
PARTITION DEED  
INST. #2022-003380  
O.P.R.C.C.TX.

"IVOR MILLS" TRACT (94.5 AC.)  
BARBARA BEHAL,  
PATRICIA B. GRIGG,  
MARY JO JENKINS,  
& JACK MERCER  
VOL. 86, PG. 83  
D.R.C.C.TX.

(37.700 AC.)  
TRACT "B"  
PARTITION DEED  
INST. #2022-003380  
O.P.R.C.C.TX.

**TRACT 3:  
66.067 ACRES**

"ED MERCER" TRACT (94.5 AC.)  
U.E. MERCER, JR.  
VOL. 402, PG. 426  
D.R.C.C.TX.

PHILIP T. BOGGAN  
(5.00 AC.)  
VOL. 319, PG. 42  
D.R.C.C.TX.

JAMES LEROY MITCHELL, JR.  
(6.002 AC.)  
DOC. #126152  
O.P.R.C.C.TX.

DAVID E. STOCKTON  
(5.999 AC.)  
VOL. 306, PG. 383  
D.R.C.C.TX.

SERGIO CANO  
(7.392 AC.)  
DOC. #2020-2484  
O.P.R.C.C.TX.

JAMES R. & LISA A. MILLS  
(6.114 AC.)  
VOL. 187, PG. 276  
D.R.C.C.TX.

ENRIQUE RANGEL & SYLVIA LEDESMA  
(2 AC.)  
DOC. #2017-6384  
O.P.R.C.C.TX.

"NELL MERCER" TRACT (94.5 AC.)  
MARY SUSAN FRANKLIN, VIVIAN DENSON,  
& LAURA B. SMITH  
VOL. 357, PG. 52  
D.R.C.C.TX.

**SURVEYOR'S CERTIFICATION:**

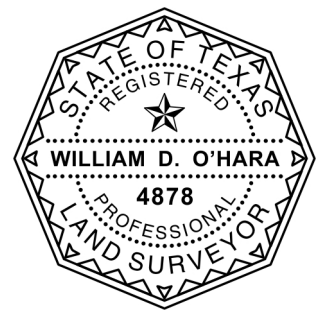
I HEREBY CERTIFY THAT THIS PLAT SHOWS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME DURING THE MONTHS OF FEBRUARY AND MARCH OF 2021 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT; NO EASEMENT RESEARCH WAS MADE FOR THIS SURVEY.
2. BEARINGS HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (OBTAINED UTILIZING THE LEICA SMARTNET NETWORK). DISTANCES AND ACREAGES ARE SURFACE/GROUND VALUES. THE PROJECT COMBINED SCALE FACTOR IS 0.999869.
3. THE PROPOSED 30-FT WIDE INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE GRANTED BY THE PARTIES OF THE PARTITION IN THE CONVEYANCE DOCUMENTS.

DocuSigned by:  
*William D. "Bill" O'Hara* 10/12/2022  
8755E809B0874C9...

WILLIAM D. O'HARA DATE  
REGISTERED PROF. LAND SURVEYOR  
No. 4878 - STATE OF TEXAS



<b>FILE:</b> JENKINS TRACT
<b>DATE:</b> 10-06-22
<b>SCALE:</b> 1"=400'
<b>JOB#:</b> 20032-01
<b>DRAWN BY:</b> O'HARA/WILLIAMS
<b>FIELD NOTE DOCS:</b> FN0063(wdo); FN0064(wdo); FN0065(wdo)

**BILL O'HARA**  
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bill@oharalandsurveyor.net  
http://oharalandsurveyor.net/  
TBPELS Firm No. 10194232

**PARTITION SURVEY OF 132.102 ACRES OF LAND IN THE ANDREW CHURCHILL LEAGUE SURVEY, A-66, CALDWELL COUNTY, TEXAS**