

# Geotex Property Solutions

209 South Pioneer Drive, Suite 2  
 Abilene, Texas 79605  
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[kelsey@geotexsolutions.com](mailto:kelsey@geotexsolutions.com)

# INVOICE

**DATE:** September 30, 2021  
**FILE #** 59-59-21

**BILL TO:**  
 Security Title Company  
 4400 Buffalo Gap Road #1100  
 Abilene, Texas 79606

GF No. ABL2110654

DESCRIPTION	HOURS	RATE	AMOUNT
49.02 acres out of the R.R. Puckett Survey No. 770, Callahan County, Texas.  Roberto A. Mendoza and Rose E. Mendoza			\$ 1,875.00
SUBTOTAL			\$ 1,875.00
TAX RATE			8.25%
SALES TAX			154.69
OTHER			
<b>TOTAL</b>			<b>\$ 2,029.69</b>

Make all checks payable to: **Geotex Property Solutions**

THANK YOU FOR YOUR BUSINESS!

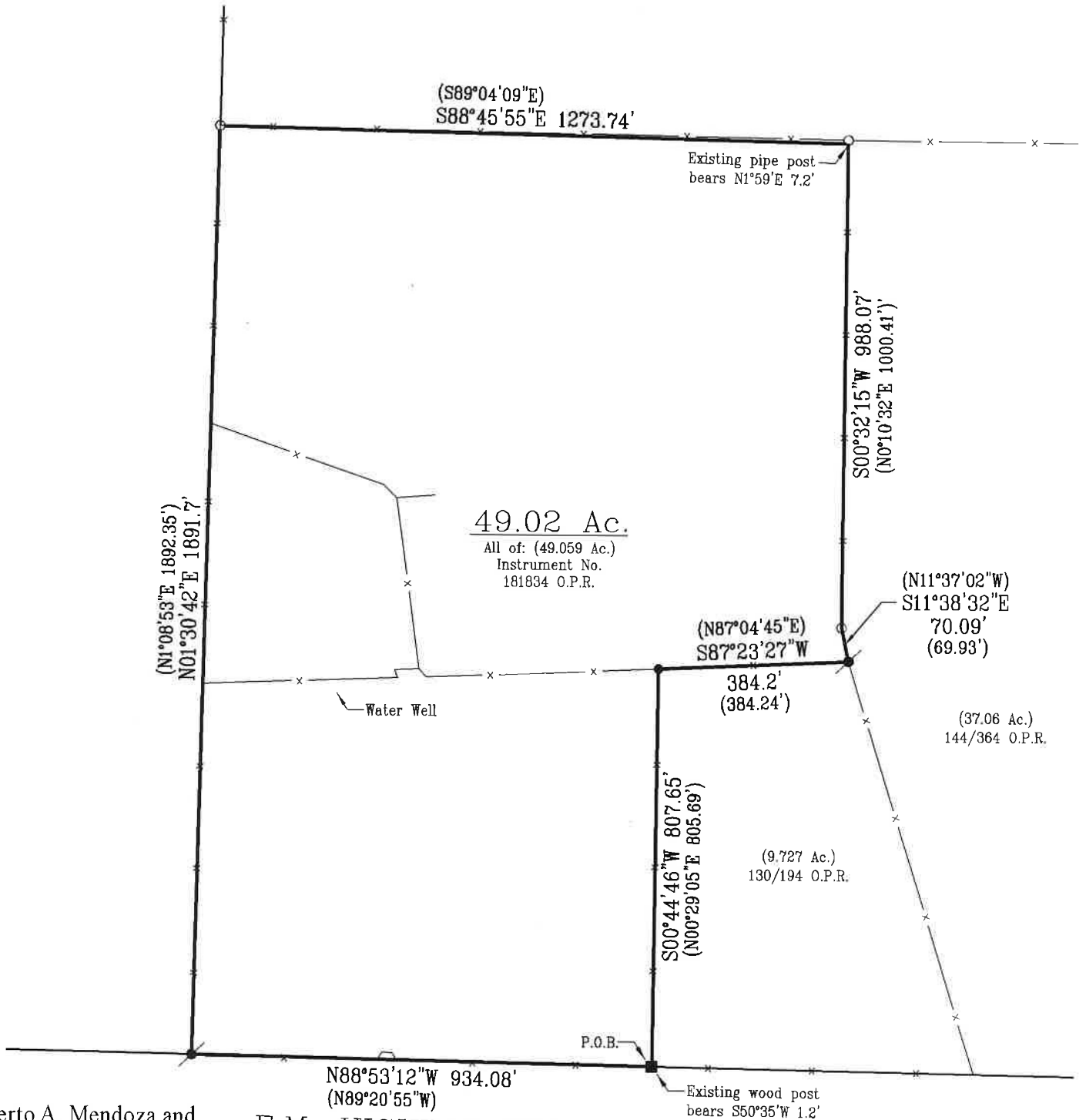
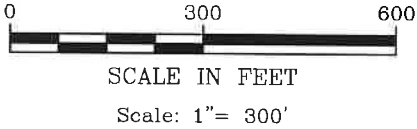
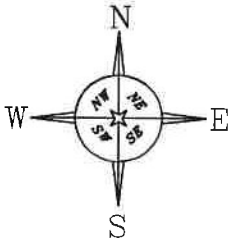
NOTE: Bearings shown hereon were determined by G.P.S. observations using TXNC State Plane Coordinates NAD 83.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat. At least 48 hours before any excavation type work is done, proper authorities should be contacted. One resource is DIG TESS at 1-800-344-8377.

EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:  
 10.g. is a blanket easement.  
 10.h. is a blanket easement.

Legend

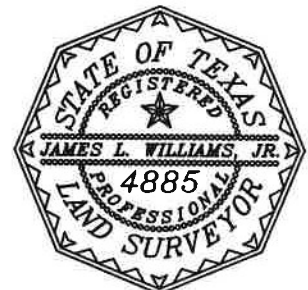
- = Found 3/8" spike
- = Found 1/2" rebar
- = Existing pipe post
- = Existing wood post
- x- = Fence
- ( ) = Recorded Call
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ac. = Acres



Roberto A. Mendoza and  
 Rose E. Mendoza  
 GF No. ABL2110654

F.M. HIGHWAY 374

I hereby certify to Roberto A. Mendoza, Rose E. Mendoza and Security Title Company, this to be a correct plat of 49.02 acres out of the R.R. Puckett Survey No. 770, Abstract No. 286, Callahan County, Texas, said 49.02 acres being the same property described in Instrument No. 181834, Official Public Records, Callahan County, Texas and being more particularly described by attached field notes. SEE ATTACHED FIELD NOTES. Surveyed on the ground September 30, 2021.



There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS  
 209 S. Pioneer Drive, Suite 2  
 Abilene, Texas 79605  
 325-677-6712  
 Firm Registration No. 10194134

File No: 59-59-21  
 File Name: Mendoza Tract  
 Location: D:\CROSSPLAINS\2021\mendoza  
 Geotex Property Solutions Drawn by:  
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*James L. Williams, Jr.*  
 James L. Williams, Jr.  
 RPLS #4885

**FIELD NOTES**  
**49.02 ACRES**

**BEING** 49.02 acres out of the R.R. Puckett Survey No. 770, Abstract No. 286, Callahan County, Texas, said 49.02 acres being the same property described in Instrument No. 181834, Official Public Records, Callahan County, Texas and being more particularly described as follows:

**BEGINNING** at a point on the NBL of F.M. Highway 374 at the southwest corner of a 9.727 acre tract described in Volume 130, Page 194, Official Public Records, Callahan County, Texas, from whence an existing wood post bears S50°35'W 1.2 feet and the southeast corner of said Puckett Survey is recorded to bear S89°20'55"E 1258.86 feet, S89°23'45"E 4574.8 feet and S1°58'58"W 24.1 feet;

**THENCE** N88°53'12"W 934.08 feet along the NBL of said highway to a 1/2" rebar found for the southwest corner of this tract;

**THENCE** N01°30'42"E 1891.7 feet to an existing pipe post for the northwest corner of this tract;

**THENCE** S88°45'55"E 1273.74 feet to a point for the northeast corner of this tract, from whence an existing pipe post bears N1°59'E 7.2 feet;

**THENCE** S00°32'15"W 988.07 feet to an existing pipe post;

**THENCE** S11°38'32"E 70.09 feet to a 1/2" rebar found at the northeast corner of said 9.727 acre tract;

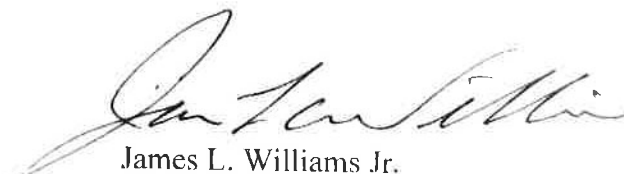
**THENCE** S87°23'27"W 384.2 feet to a 3/8" spike found at the northwest corner of said 9.727 acre tract for an interior corner of this tract;

**THENCE** S00°44'46"W 807.65 feet along the WBL of said 9.727 acre tract to the place of beginning and containing 49.02 acres of land.

Surveyed on the ground August 26, 2021.

SEE ATTACHED PLAT

**Geotex Property Solutions**  
209 S. Pioneer Drive, Suite 2  
Abilene, Texas 79605  
(325) 677-6712  
File # 59-59-21-49.02ac  
Firm Registration No. 10194134

  
James L. Williams Jr.  
R. P. L. S. #4885

