

HUDDLESTON SURVEYING & MAPPING, P.C.

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FIRM NUMBER 10033700

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JOB NUMBER 2227-19B

LEGEND

- = 3 INCH PIPE POST
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- x— = FENCE LINE
- E— = ELECTRIC LINE
- S— = SURVEY LINE
- [ ] = DEED CALL
- △ = RAILROAD SPIKE

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



J. J. BLAKEMORE SURVEY 64  
A-36

107.08 ACRE PARCEL 1  
LARRY W. CANEPA  
REVOCABLE TRUST  
VOLUME 1093, PAGE 383

1/2" IRON ROD SET  
S 01°36'47"E 18.00'

**32.45 ACRES**

(APPROXIMATELY 0.67 ACRES IN COUNTY ROAD)

46.53 ACRE TRACT  
LARRY CANEPA  
TO  
BFF HOLDINGS, LLC  
VOLUME 1060, PAGE 127

DUNCAN CREEK

P.O.B.

118 3/4 ACRE TRACT II  
AMANDA GAIL WINTER  
AND HARRY WAYNE CLOUD  
VOLUME 987, PAGE 422

A. SHIPLEY SURVEY  
A-906

10.1 ACRE TRACT  
SHERMAN R. FRANKS, ET UX  
VOLUME 386, PAGE 159

B. CAMPBELL SURVEY  
A-204

M. FULTON SURVEY  
A-360

91 ACRE TRACT  
NANCY FRITTS, TRUSTEE  
VOLUME 991, PAGE 41

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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.

STATE OF TEXAS:

COUNTY OF COMANCHE:

Being 32.45 acres of land, situated in Comanche County, Texas, out of the J. J. BLAKEMORE SURVEY 64, ABSTRACT NUMBER 36, and being out of a 46.53 acre tract of land that is described in a deed from Larry Canepa, to BFF Holdings, LLC., recorded in Volume 1060 at Page 127, Deed Records of Comanche County, Texas, and further described as follows;

**BEGINNING**, at a 3 inch pipe post found at the Southeast corner of said 46.53 acre tract, and being the Northeast corner of a 10.1 acre tract of land that is described in a deed to Sherman R. Franks, et ux, recorded in Volume 386 at Page 159, said Deed Records, and being in the West line of a 91 acre tract of land that is described in a deed to Nancy Fritts, Trustee, recorded in Volume 991 at Page 41, said Deed Records, for the Southeast corner of this tract;

**THENCE**, S 88° 23' 13" W 1218.23 feet, with the South line of said 46.53 acre tract and the North line of said 10.1 acre tract, to a 1/2 inch iron rod set, for the Southwest corner of this tract;

**THENCE**, N 01° 36' 47" W 645.30 feet, crossing said 46.53 acre tract, to a railroad spike set in the North line of said 46.53 acre tract, and the South line of a 107.08 acre Parcel 1, that is described in a deed to Larry W. Canepa, Revocable Trust, recorded in Volume 1093 at Page 383, said Deed Records, and being in the approximate center of Comanche County Road Number 415, from which a 1/2 inch iron rod set in a fence, in the South line of Comanche County Road Number 415 bears, S 01° 36' 47" E 18.00 feet, for the Northwest corner of this tract;

**THENCE**, with the approximate center of Comanche County Road Number 415, the North line of said 46.53 acre tract, and the South line of said 107.08 acre tract, as follows, N 54° 54' 15" E 200.08 feet, to a railroad spike found, N 38° 16' 17" E 507.51 feet, to a railroad spike found, N 49° 32' 54" E 145.23 feet, to a railroad spike found, N 56° 49' 37" E 471.28 feet, to a railroad spike found, N 39° 32' 36" E 95.22 feet, to a railroad spike found, N 22° 02' 51" E 159.30 feet, to a railroad spike found, and N 13° 23' 18" E 136.11 feet, to a railroad spike found at the Northeast corner of said 46.53 acre tract, for the Northeast corner of this tract;

**THENCE**, S 03° 09' 28" E 1832.60 feet, part way with the general course of a fence, along the East line of said 46.53 acre tract, and part way with the West line of said 91 acre tract, to the point of beginning and containing 32.45 acres 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 Deed Records of Comanche County, Texas, 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 20th DAY OF MAY, 2025.

*Scott Huddleston*

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

