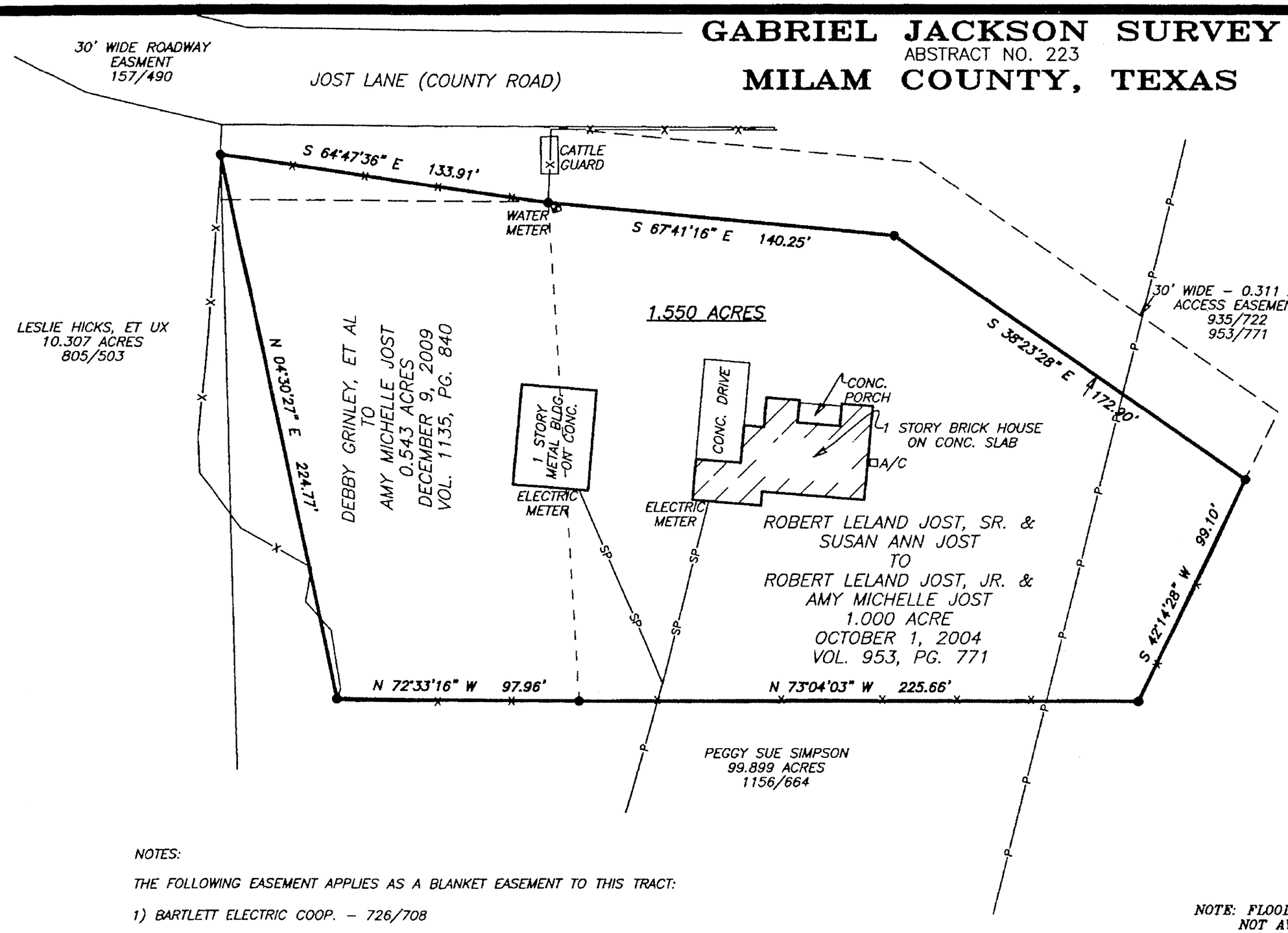
GABRIEL JACKSON SURVEY
ABSTRACT NO. 223
MILAM COUNTY, TEXAS



I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF APRIL, 2013.

BRADLEY L. LIPSCOMB, RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L. LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR

NOTES:

THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THIS TRACT:

1) BARTLETT ELECTRIC COOP. – 726/708

THE FOLLOWING EASEMENTS APPLY TO THE SHOWN 1.000 ACRE TRACT AS BLANKET EASEMENTS:

1) SOUTHWEST MILAM WATER SUPPLY CORP. – 967/083
2) BARTLETT ELECTRIC COOP., INC. – 1013/124

THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:

1) ACCESS EASEMENT – 962/853

NOTE: FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.

LEGEND
- ● – IRON ROD FOUND
- —X— – BARBED WIRE FENCE
- —P— – OVERHEAD POWERLINE
- —SP— – SERVICE POWERLINE

30 0 30 60 90 120 150 180
SCALE: 1" = 60 FEET

PLOT DATE:

TRIAD SURVEYING
SURVEYING, INC. G.F. # M130175
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

1.550 ACRES
GABRIEL JACKSON SURVEY
ABSTRACT NO. 223
MILAM COUNTY, TEXAS

Completion Date:	4/15/13	Drawn by:	BL
Scale:	1"=60'	Surveyed by:	KC/AR
PROJECT NO.	S03-97	Checked by:	BL

In Re: 1.550 Acres
All of a called 1.000 Acre tract
All of a called 0.543 Acre tract
Gabriel Jackson Survey
Abstract No. 223
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Gabriel Jackson Survey, Abstract No. 223, being all of a called 1.000 Acre tract conveyed from Robert Leland Jost, Sr. and Susan Ann Jost to Robert Leland Jost, Jr. and Amy Michelle Jost by Deed dated October 1, 2004 recorded in Volume 953, Page 771 of the Official Records of Milam County and all of a called 0.543 Acre tract conveyed from Debby Grinley, et al to Amy Michelle Jost by Deed dated December 9, 2009 recorded in Volume 1135, Page 840 of the said Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found ½" iron rod on the east line of a called 10.307 Acre tract conveyed to Leslie Hicks, et ux in Volume 805, Page 503, at 2 exterior ell corners of a called 99.899 Acre tract conveyed to Peggy Sue Simpson in Volume 1156, Page 664, for the common northwest corner of the said 0.543 Acre tract and of this tract;

THENCE along the common line between the said 99.899 Acre tract and the said 0.543 Acre tract, the said 1.000 Acre tract and again with the said 0.543 Acre tract respectively for the following courses and distances:

S 64°47'36" E - 133.91 feet to a found 5/8" iron rod at the northeast corner of the said 0.543 Acre tract, at the northwest corner of the said 1.000 Acre tract, for an interior ell corner of this tract;

S 67°41'16" E - 140.25 feet to a found 5/8" iron rod for an exterior ell corner of this tract;

S 38°23'28" E - 172.90 feet to a found 5/8" iron rod for the common northeast corner of the said 1.000 Acre tract and of this tract;

S 42°14'28" W - 99.10 feet to a found 5/8" iron rod for the common southeast corner of the said 1.000 Acre tract and of this tract;

N 73°04'03" W - 225.66 feet to a found 5/8" iron rod at the southwest corner of the said 1.000 Acre tract, at the southeast corner of the said 0.543 Acre tract, for an exterior ell corner of this tract;

N 72°33'16" W - 97.96 feet to a found ½" iron rod for the common southwest corner of the said 0.543 Acre tract and of this tract;

N 04°30'27" E - 224.77 feet to the **POINT OF BEGINNING** containing within these metes and bounds 1.550 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 15th day of April, 2013.

Bradley L. Lipscomb RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L. LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR