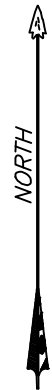


Scale: 1" = 200'



LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP (Marked TxRPLS 5579)
- 1/2" IRON ROD FOUND
- ⊙ 1 1/2" IRON PIPE FOUND
- () RECORD INFORMATION
- OHE— OVERHEAD ELECTRIC
- X — WIRE FENCE LINE
- P.O.B. POINT OF BEGINNING
- O.R.M.C.T. OFFICIAL RECORDS OF MILAM COUNTY
- D.R.M.C.T. DEED RECORDS OF MILAM COUNTY

CURVE TABLE					
No.	Radius	Central Angle	Arc	Bearing	Chord
C1	400.00'	39°58'16"	279.05'	N 84°44'30" W	273.43'

LINE TABLE			RECORD	
No.	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 19°44'33" E	474.93'	(S 18°05'03" E)	
L2	N 75°16'22" E	90.00'	(N 76°57'50" E)	
L3	S 75°16'22" W	142.01'		
L4	N 64°45'22" W	173.45'		
L5	S 20°21'50" E	243.28'	(S 17°41'14" E)	

METES AND BOUNDS DESCRIPTION

BEING A 94.275 ACRE TRACT OF LAND OUT OF THE ABIGAIL FOKES SURVEY, ABSTRACT No. 20, IN THE COMMUNITY OF SAN GABRIEL, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 35.902 ACRE TRACT DESCRIBED AS "TRACT 1" AND A PORTION OF A CALLED 35.8879 ACRE TRACT DESCRIBED AS "TRACT 2" IN A DEED TO KIRT W. BAIRD RECORDED IN VOLUME 836, PAGE 743 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND A PORTION OF A CALLED 23.929 ACRE TRACT DESCRIBED IN A DEED TO KIRT W. BAIRD RECORDED IN VOLUME 549, PAGE 461 OF SAID OFFICIAL RECORDS; SAID 94.275 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the east maintenance line of Milam County Road 419, being also the east boundary line of a called 93.60 acre tract described in a deed to James G. Oelick, recorded in Volume 1041, Page 395 of said Official Records, at the northwest corner of the 23.929 acre tract, being also the southwest corner of a called 162 acre tract described in a deed to Donny Ray Heine, recorded in Volume 617, Page 358 of said Official Records, for the most westerly northwest corner hereof;

THENCE North 69° 38' 32" East, generally following a fence for the north boundary line of the 23.929 acre tract, being also the south boundary line of the 162 acre tract, a distance of 457.28 feet (record North 71° 12' 01" East, 457.70 feet) to a 1 1/2 inch iron pipe found at the northeast corner of said 23.929 acre tract, being also the northwest corner of the 35.902 acre tract, for a corner hereof;

THENCE North 69° 30' 34" East, generally following a fence for the north boundary line of the 35.902 acre tract, being also the south boundary line of the 162 acre tract, a distance of 713.75 feet (record North 71° 12' 01" East, 714.12 feet) to a 1/2 inch iron rod found at the northeast corner of said 35.902 acre tract, being also the northwest corner of the 35.8879 acre tract, for a corner hereof;

THENCE, generally following a fence for the north line of the 35.8879 acre tract, being also the south line of the 162 acre tract the following three (3) courses:

- North 69° 25' 46" East a distance of 267.34 feet (record North 71° 12' 01" East, 267.69 feet) to a 1/2 inch iron rod found, for an interior corner hereof;
- North 20° 45' 01" West a distance of 277.59 feet (record North 19° 06' 41" West, 278.01 feet) to a 1/2 inch iron rod found, for the most northerly northwest corner hereof;
- North 69° 15' 16" East a distance of 418.45 feet (record North 71° 03' 19" East, 418.73 feet) to a 1/2 inch iron rod found, at the northeast corner of said 35.8879 acre tract, being also the northwest corner of a called 22.84 acre tract described in a deed to Lucy Dee Baird Shelton, recorded in Volume 428, Page 821 of the Deed Records of Milam County, Texas, for the northeast corner hereof;

THENCE South 19° 44' 33" East (record South 18° 05' 03" East), generally following a fence for the east boundary line of the 35.8879 acre tract, being also the west boundary line of the 22.84 acre tract, a distance of 2691.24 feet to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", for a corner hereof, from which a 1 1/2 inch iron pipe found at the southeast corner of the 35.8879 acre tract, being also the southwest corner of said 22.84 acre tract bears South 19° 44' 33" East a distance of 474.93 feet, (record South 18° 05' 03" East, 2566.10 feet, overall);

THENCE, leaving the east boundary line and crossing through the 35.8879 acre tract, South 66° 52' 33" East a distance of 475.59 feet to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", in the south boundary line of said 35.8879 acre tract, being also the north right-of-way line of County Road No. 421 (C.R. 421), for the southeast corner hereof, from which a 1 1/2 inch iron pipe found at a southeast corner of the 35.8879 acre tract, being also the southwest corner of said 22.84 acre bears North 75° 16' 22" East (record North 76° 57' 50" East) a distance of 90.00 feet;

THENCE South 75° 16' 22" West along the south boundary line of the 35.8879 acre tract, being also the north right-of-way line of C.R. 421, a distance of 514.94 feet (record South 76° 57' 50" West, 604.94 feet, overall) to a 1/2 inch iron rod found at the southwest corner of said 35.8879 acre tract, being also the southeast corner of the 35.902 acre tract;

THENCE South 75° 16' 22" West along the south boundary line of the 35.902 acre tract, being also the north right-of-way line of C.R. 421, a distance of 719.37 feet (record South 76° 57' 50" West, 719.16 feet) to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", in the east boundary line of said 23.929 acre tract, at the southwest corner of said 35.902 acre tract;

THENCE, leaving the east boundary line and crossing through the 23.929 acre tract, along the north maintenance line of C.R. 421, the following three (3) courses:

- South 75° 16' 22" West a distance of 142.01 feet to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", at a point of curvature hereof;
- Along the arc of a curve to the right with a radius of 400.00 feet, a central angle of 39° 58' 16", a arc length of 279.05 feet and a chord that bears North 84° 44' 30" West a distance of 273.43 feet, to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", for a point of tangency hereof;
- North 64° 45' 22" West a distance of 173.45 feet to a 1/2 inch iron rod set, with plastic cap marked "TxRPLS 5579", in the west boundary line of the 23.929 acre tract, being also the east boundary line of the 93.60 acre tract, from which the southwest corner of said 23.929 acre tract bears South 20° 21' 50" East a distance of 243.28 feet;

THENCE North 20° 21' 50" West along the west boundary line of the 23.929 acre tract, also being the east boundary line of the 93.60 acre tract, generally following the east maintenance line of C.R. 419, a distance of 1896.96 feet (record North 17° 41' 14" West, 2129.97 feet, overall) to the POINT OF BEGINNING containing 94.275 acres of land.

SURVEY NOTE:

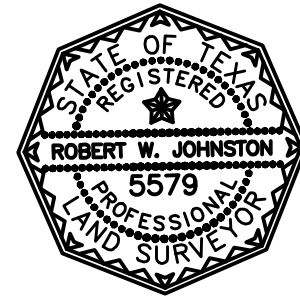
- BEARING BASIS: GPS GRID NORTH, TEXAS CENTRAL ZONE (4203), NAD 83, GEO09.
- LAND IS VACANT

FLOOD NOTE: THE PROPERTY DEPICTED HEREON IS NOT WITHIN A FLOOD STUDY AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; FEMA WAS THE ONLY FLOOD INFORMATION SOURCE USED FOR THIS SURVEY.

SURVEYORS CERTIFICATE:

THE PLAT SHOWN IS A TRUE, CORRECT AND ACCURATELY REPRESENTS THE PROPERTY BOUNDARY SURVEYED. ALL BOUNDARIES, DIMENSIONS AND DETAILS SHOWN ARE TRUE AND CORRECT. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, OR BOUNDARY CONFLICTS. ALL VISIBLE ROADWAYS ARE AS SHOWN ON THE PLAT. SUBJECT PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: SURVEYED ON-THE-GROUND, UNDER MY DIRECT SUPERVISION ON MARCH 1, 2011.



Robert W. Johnston

PROJECT NAME: BAIRD_94.275_ACRE_BOUNDARY		REVISIONS:	
JOB NUMBER: 09-2011-01			
DRAWING NAME: 94275ACBNDRY			
DATE: 03-04-2011		SCALE: 1"=200_FT.	
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FIELDNOTE FILE PATH:			
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RPLS: RWJ	TECH: RWJ	PARTYCHIEF: RWJ	
SHEET 1 of 1		FIELDBOOKS: -	



Surveying

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