

JOSE LEAL SURVEY,
ABS. NO. 29
MILAM COUNTY, TEXAS

Ronnie Vinikoff
163.113 Acres
786/686

SCALE:
1"=600'

BASIS OF BEARINGS:
South line of a adjoining
Ronnie Vinikoff 163.113 acre
tract (786/686) being a Deed
Call Bearing of N71°00'00"E.

THOMAS J.
CHAMBERS
SURVEY,
ABS. NO. 7

Glynn
Phillips,
et ux
40.000
Acres
690/765

Jackson T.
Dever, et ux
10.000 Acres
736/297

Floyd R.
Byrd, et ux
131.189 Acres
753/457

Roy H. Braswell
70.000 Acres
892/490

COUNTY ROAD
NO. 335

Jason Henderson
20.000 Acres
936/566

110.000 ACRES
(1.436 ACRE IN CR 335)

Alan Herrington, et ux
to
William A. Jamison and
Rickey A. Jamison
537.298 Acres
3/04/05
967/116

Frank Harold
427.298 Acres
998/348

THE FOLLOWING EASEMENTS HAVE THE "RIGHT
OF INGRESS AND EGRESS" TO THIS TRACT:

TO	VOL/PG
1) TEXAS POWER & LIGHT CO.	- 188/174
2) TEXAS POWER & LIGHT CO.	- 188/178
3) LOWER COLORADO RIVER AUTHORITY	- 229/158
4) BARTLETT ELECTRIC COOPERATIVE, INC.	- 863/729

THE FOLLOWING EASEMENTS DO "NOT"
APPLY TO THIS TRACT:

TO	VOL/PG
1) TEXAS POWER & LIGHT CO.	- 276/672
2) TEXAS POWER & LIGHT CO.	- 313/598
3) TEXAS POWER & LIGHT CO.	- 313/598
4) TEXAS POWER & LIGHT CO.	- 333/488

NOTE: Flood Hazard data
not available for
rural Milam County.

LEGEND:

● Iron pin found
○ Iron pin set
△ Fence corner post
^ Survey point
—P— Overhead powerline
—X— Wire fence

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 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 and the field notes attached hereto truly and 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 my hand and seal this 30th day of January, 2007.



			
GF#: 07-7204773			
ENGINEERING, INC.			
231 EAST CAMERON • P. O. BOX 1489 • ROCKDALE, TX. 76567			
110.000 ACRES			
OUT OF A 537.298 ACRE TRACT			
JOSE LEAL SURVEY, A-29			
MILAM COUNTY, TEXAS			
DRAWN BY	LEM	APPROVED BY	WLF
PROJECT NO	SCALE	DATE	SHEET
S00-167	1"=600'	1/30/07	1 OF 1

In Re: 20.000 Acres out of a
627.298 Acre Tract
Jose Leal Survey, A-29
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being part of the Jose Leal Survey, Abstract No. 29 and being part of the residue of a 627.298 acre tract as conveyed from the Estate of H. H. Coffield to Alan Harrington, et ux by Deed December 15, 2000 and being recorded in Volume 834, Page 507 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point on the West line of County Road No. 335, same being a common line between said original 627.298 acre tract and a Glynn Phillips, et ux 40.00 acre tract (690/765), same being a common line between said Leal Survey and the T. J. Chambers Survey, Abstract No. 7 for the Southwest corner of a Roy H. Braswell, et ux 70.00 acre tract (892/490), same being the most westerly Northwest corner of the residue of said 627.298 acre tract and for the Northwest corner of this tract, a reference iron pin found on the occupied East fence line of said road bears N71°00'00"E - 43.09 feet;

THENCE N71°00'00"E - 2214.22 feet with the South line of said Braswell 70.00 acre tract and entering said original 627.298 acre tract for division to an iron pin found for the Southeast corner of said 70.00 acre tract, same being an interior ell corner of the residue of said 627.298 acre tract and for the Northeast corner of this tract;

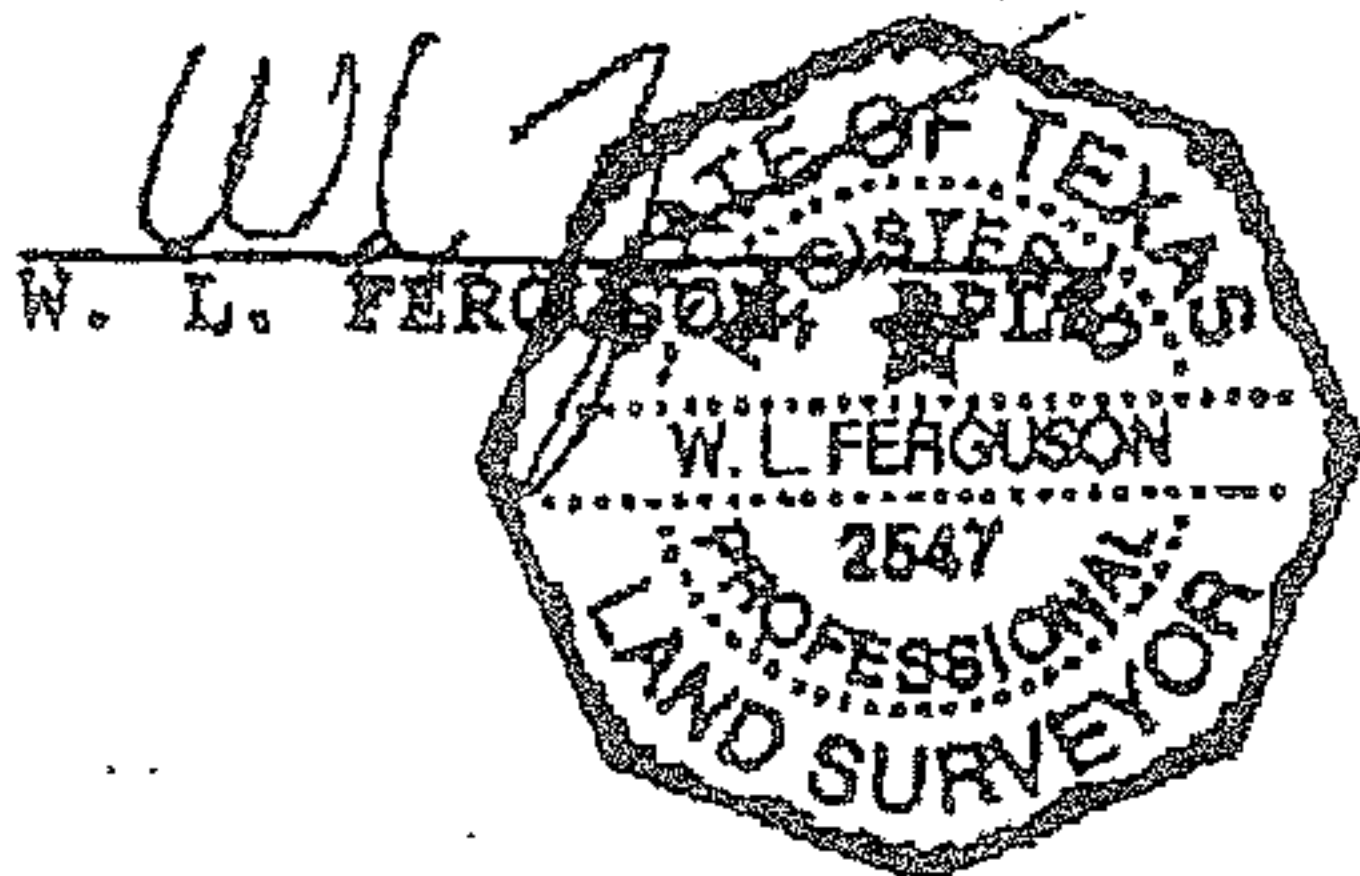
THENCE continuing within said original 627.298 acre tract for division as follows:

S19°03'50"E - 393.46 feet to an iron pin set for the Southeast corner of this tract;
S71°00'00"W - 2214.22 feet to a point on the West line of said County Road No. 335, same being a common line between said original 627.298 acre tract and said Phillips 40.000 acre tract, same being a common line between said Leal Survey and said Chambers Survey for the Southwest corner of this tract, a reference iron pin set on the occupied East fence line of said road bears N71°00'00"E - 35.08 feet;

THENCE N19°03'50"W (Deed Bearing) - 393.46 feet with the occupied West fence line of said County Road No. 335, same being a common line between said Leal Survey and said Chambers Survey, same also being a common line between said original 627.298 acre tract and said Phillips 40.000 acre tract to the PLACE OF BEGINNING and containing 20.000 Acres of Land of which 0.353 acre lies within said County Road No. 335.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above 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 14th day of April, 2004.



EXHIBIT

Page 1 of 1 Pages



2300 C R 335, Rockdale TX 76567

This property was **AUTOMATICALLY** located with an accuracy of: ADDR0

Manually Change Map Location

Rooftop/Center of Property 

Street Front location for Driving Directions 