

TWENTY-TWO HILLS - REVISED

OFFICIAL RECORDS VOLUME 829, PAGE 365

PLAT RECORDS - SLIDE 99B

M. FUHRMANN SURVEY

ABSTRACT NO. 427

MILAM COUNTY

ESTATE OF AUGUST LONG
159.44 ACRES
776/690

FERGUSON BURLESON COUNTY
GAS GATHERING PIPELINE 30'
WIDE EASEMENT 787/024

16' WIDE UTILITY
EASEMENT - PLAT

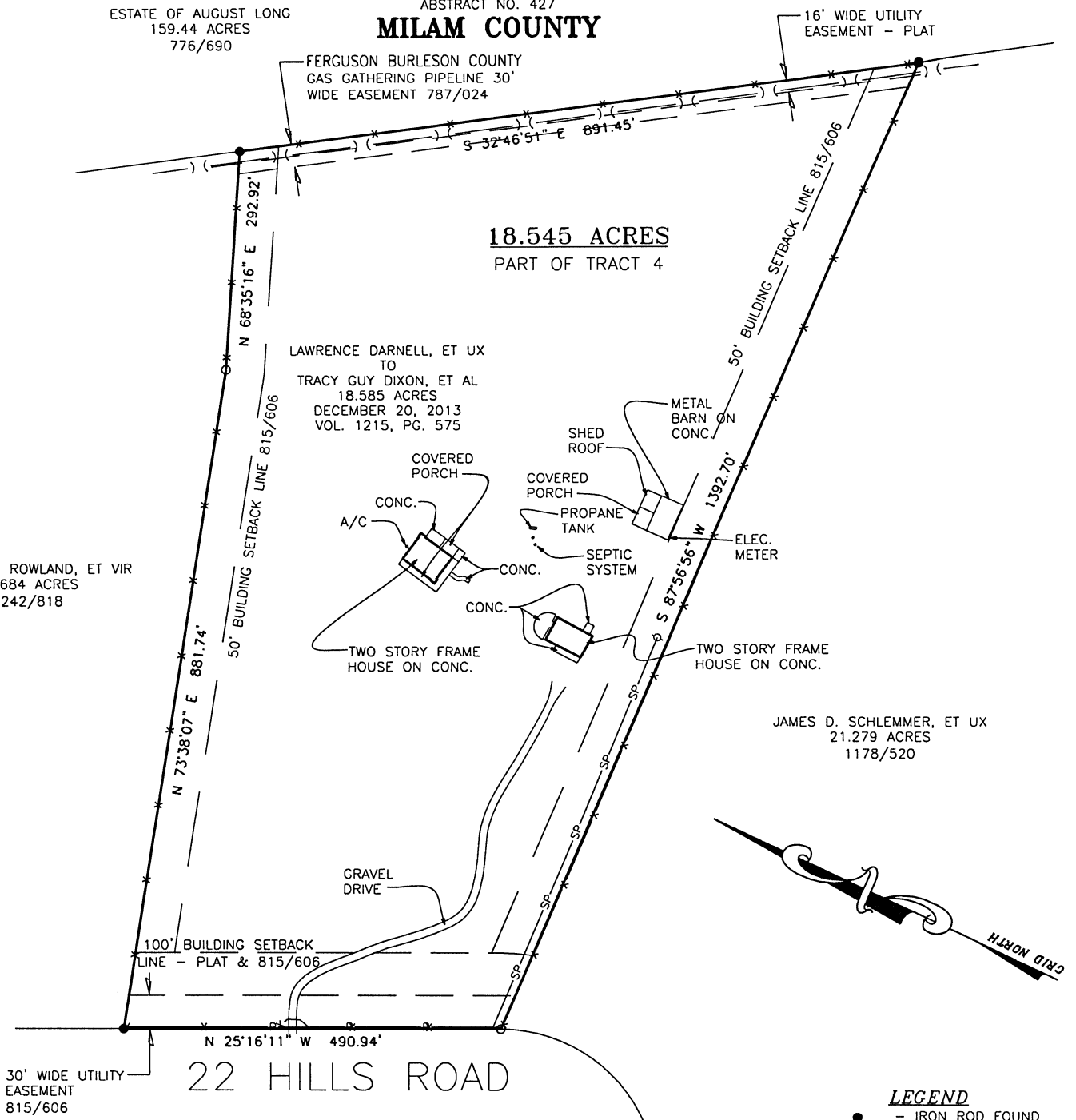
18.545 ACRES

PART OF TRACT 4

LAWRENCE DARNELL, ET UX
TO
TRACY GUY DIXON, ET AL
18.585 ACRES
DECEMBER 20, 2013
VOL. 1215, PG. 575

LINDSAY C. ROWLAND, ET VIR
20.684 ACRES
1242/818

JAMES D. SCHLEMMER, ET UX
21.279 ACRES
1178/520



THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

- 1) ENTERGY GULF STATES, INC. 1001/153
- 2) ACCESS EASEMENT 407/683
- 3) ACCESS EASEMENT 727/717
- 4) BOUNDARY LINE AGREEMENT 743/432
- 5) ACCESS EASEMENT 824/672

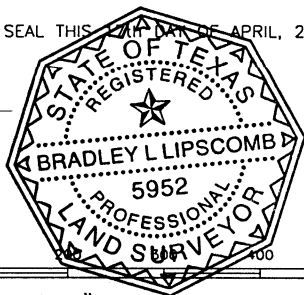
THE FOLLOWING EASEMENT IS A BLANKET EASEMENT AND GRANTS THE RIGHT OF INGRESS & EGRESS:

- 6) BELFALLS ELECTRIC COOPERATIVE 736/183

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, 2015.

BRADLEY L. LIPSCOMB, RPLS



100 0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

LEGEND

- - IRON ROD FOUND
- - IRON ROD SET
- P— - OVERHEAD POWER LINE
- SP— - SERVICE POWER LINE
- X— - BARBED WIRE FENCE
- |—|— - PIPELINE

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

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



UPDATED 8/25/2016

GF No.: 12882

SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

18.545 ACRES

PART OF TRACT 4

TWENTY-TWO HILLS SUBDIVISION
M. FUHRMANN SURVEY A-427
MILAM COUNTY, TEXAS

Completion Date: 4/17/15 Drawn By: KH

Scale: 1"=200' Surveyed by: GS/DJ

Project No.: S99-138 Checked by: BL



In Re: 18.545 Acres
Part of Tract 4 – 134.185 Acres
Twenty-Two Hills Subdivision
M. Fuhrmann Survey
Abstract No. 427
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the M. Fuhrmann Survey, Abstract No. 427, being part of Tract 4 – 134.185 Acres of Twenty-Two Hills, a subdivision recorded in Vol. 804, Pg. 88 of the Official Records of Milam County, and being all of a called 18.585 Acre tract conveyed from Lawrence Darnell, et ux to Tracy Guy Dixon, et al by Deed dated December 20, 2013 in Volume 1215, Page 575 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod on the east Right-of-Way line of 22 Hills Road, at the southwest corner of a called 20.684 Acre tract conveyed to Lindsay C. Rowland, et vir, for the northwest corner of this tract;

THENCE along the south lines of the said 20.684 Acre tract for the following courses and distances:

N 73°38'07" E – 881.74 feet to a set 1/2" iron rod for an interior ell corner of this tract;
N 68°35'16" E – 292.92 feet to a found 1/2" iron rod on the west line of a called 159.44 Acre tract conveyed to the Estate of August Lane in Vol. 776, Pg. 690, at the southwest corner of the said 20.684 Acre tract, for the northeast corner of this tract;

THENCE S 32°46'51" E – 891.45 feet along the west line of the said 159.44 Acre tract to a found 1/2" iron rod at the northeast corner of a called 21.279 Acre tract conveyed to James D. Schlemmer, et ux in Vol. 1178, Pg. 520, for the southeast corner of this tract;


THENCE S 87°56'56" W – 1392.70 feet along the north line of the said 21.279 Acre tract to a set 1/2" iron rod on the said east Right-of-Way line of 22 Hills Road, at the northwest corner of the said 21.279 Acre tract, for the southwest corner of this tract;

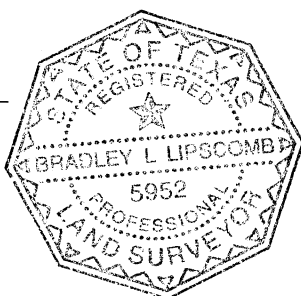
THENCE N 25°16'11" W – 490.94 feet along the said east Right-of-Way line of 22 Hills Road to the **POINT OF BEGINNING** containing within these metes and bounds 18.545 Acres of land.

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 17th day of April, 2015.


Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S99-138