



In Re: 3.045 Acres
All of a 3.047 Acre tract
All of Block 12
Hilyer-Stokes Addition
City of Rockdale
Milam County, Texas

All that certain tract or parcel of land situated in the City of Rockdale, Milam County, Texas, being all of Block 12 of the Hilyer-Stokes Addition recorded in Cabinet A, Slide 21D of the Plat records of Milam County, being all of a 3.047 Acre tract conveyed from Shirley Bailey, Individually and as Independent Executrix of the Estate of Eutha Marie Caywood to Jerry Allen Caywood by deed dated September 20, 2001 and recorded in Vol. 854, Pg. 546 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the east Right-of-Way line of North Wilcox Street, at the southwest corner of a called 1.09 Acre tract conveyed to Shirley Bailey, et vir in Vol. 854, Pg. 542 for the northwest corner of this tract;

THENCE N 60° 52 '42 " E - 180.39 feet along the south line of the said 1.09 Acre tract to a found 5/8" iron rod (with red plastic cap marked "RPLS 2547") on the west line of a called 27.29 Acre tract conveyed to the City of Rockdale in Vol. 251, Pg. 446, at the southeast corner of the said 1.09 Acre tract, for the northeast corner of this tract;

THENCE S 29° 07 '31 " E - 548.86 feet along the west line of the said 27.29 Acre tract to a found 1/2" iron rod (with yellow plastic cap marked "RPLS 5345") at the southwest corner of the said 27.29 Acre tract, at the northwest corner of a called 0.117 Acre tract conveyed to Shelly Burgess in Vol. 1099, Pg. 373, at a northeast corner of Patranella Addition (Cabinet A, Slide 175-A – Plat Records) for an exterior ell corner of this tract;

THENCE along the west lines of the said Patranella Addition for the following courses and distances:

S 59° 59 '03 " W - 24.01 feet to a found 1/2" iron rod (with yellow plastic cap marked "RPLS 5345") for an interior ell corner of this tract;

S 33° 09 '30 " E - 238.90 feet to a found 1/2" iron rod (with yellow plastic cap marked "RPLS 5345") at the northeast corner of Hilyer Avenue (unimproved) for the southeast corner of this tract;

THENCE S 59° 57 '24 " W - 166.60 feet along the north Right-of-Way line of Hilyer Avenue (unimproved) to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the intersection

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Project No. S01-133

of the said north Right-of-Way line of Hilyer Avenue and the said east Right-of-Way line of North Wilcox Street, for the southwest corner of this tract;

THENCE along the said east Right-of-Way line of North Wilcox Street for the following courses and distances:

N 28 '58 " 00 " W - 761.93 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for an interior ell corner of this tract;

N 46° 14 '27 " W - 29.60 feet to the **POINT OF BEGINNING** containing within these metes and bounds 3.045 Acres of land.

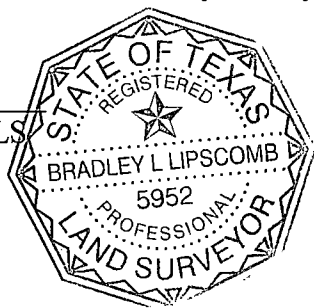
Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

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 12th day of May, 2020.

BL

Bradley L. Lipscomb, RPLS



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