

May 1, 2015

**128.037 ACRES**

These notes describe that certain tract of land located in the **JAMES BRADBERRY SURVEY, A-406**, situated in Milam County, Texas; subject tract being all of a called "53.80 Acres" conveyed in a Warranty Deed from Steve Morris to Michael Richardson, et ux as recorded in volume 792, page 686 of the Official records of Milam County (ORMC), Save and Except "4.696 Acres" conveyed in a General Warranty Deed from Micheal W. Richardson, et ux to Jason Cox, dated 1-15-2010 and recorded in Volume 1116/372 (ORMC), and all of a called "78.10 Acres" conveyed in a Warranty Deed from James R. Zvonek, et ux to Micheal W. Richardson, et ux, dated 3-22-1996 and recorded in Volume 725, Page 45 (ORMC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on May 1, 2015, and being more fully described as follows:

**BEGINNING** at a 1/2" Iron Rod set (capped "BRYAN TECH SERVICES") at the upper Northwest corner of said "78.10 Acres", same being for the Northeast corner of a called "15.28 Acres" conveyed in a Deed of Gift from Santigo Hinostroza Sr. to Paul Hinostroza, et ux dated 3-4-1983 as recorded in Volume 487, Page 32 of the Official records of Milam County (ORMC) in the South line of Milam County Road No. 421, and marking the upper Northwest corner of herein described tract;

**THENCE South 73°14'01" East** with the North line of said "78.10 Acres" and South line of Milam County Road No. 421, a distance of **74.74 feet** to a 3" Iron Pipe found at the upper Northwest corner of said "53.80 Acres", the upper Northeast corner of said "78.10 Acres", and marking a corner in the North line of herein described tract,

**THENCE South 73°40'14" East** with the North line of said "53.80 Acres" and South line of Milam County Road No. 421, a distance of **583.94 feet** to a 1/2" iron rod found (capped) at the Northwest corner of said "4.696 Acres", the Easternmost northeast corner of herein described tract,

**THENCE South 13°19'44" West** with the West line of said "4.696 Acres", generally along a fence, a distance of **169.71 feet** to a 1/2" Iron Rod found (capped) at the West corner of said "4.696 Acres", and marking an Interior corner of herein described tract;

**THENCE South 67°59'11" East** with the South line of said "4.696 acres", generally along a fence, passing a fence corner at 160.06 feet, continuing for a total of **356.70 feet** to a 1/2" Iron Rod found (capped) at an Interior corner of said "4.696 Acres", and marking an Exterior corner of herein described tract;

**THENCE South 18°19'59" East** with the South line of said "4.696 acres", a distance of **356.70 feet** to a 1/2" Iron Rod found (capped) at Southernmost corner of said "4.696 Acres", and marking an Interior corner of herein described tract;

**THENCE** with the general meanders of said pasture fence as follows:

<b>North 28°06'10" East</b> (capped)	<b>303.57 feet</b> to a 1/2" iron rod found
<b>North 28°06'10" East</b> (capped)	<b>173.18 feet</b> to a 1/2" iron rod found
<b>North 27°09'05" East</b>	<b>38.99 feet</b> to a 1/2" iron rod found (capped)
<b>North 12°23'18" East</b>	<b>48.79 feet</b> to a 1/2" iron rod found (capped)
<b>North 11°10'21" East</b>	<b>58.21 feet</b> to a 1/2" iron rod found (capped)

at the Northeast corner of said "4.696 Acres", in the South line of Milam County Road No. 421, and marking an Exterior corner of herein described tract;

**THENCE South 80°43'59" East** with a common line of said "53.80 Acres" and South line of Milam County Road No. 421, a distance of **317.94 feet** to a 1/2" Iron Rod found, being a corner in the North line of said "53.80 Acres", and marking a corner in the North line of herein described tract;

**THENCE South 87°05'02" East** with a common line of said "53.80 Acres" and South line of Milam County Road No. 421, a distance of **855.44 feet** to a 1/2" Iron Rod found at the Northeast corner of said "53.80 Acres", a corner in the West line of a called "1523.455 Acres" conveyed in a Special Warranty Deed from Yeager Family Property Ventures, LLP to Carlos Dusek, et ux, dated 7-17-2013 and recorded in Volume 1204, Page 15 DRMC, and marking the Northeast corner of herein described tract;

**THENCE South 22°41'33" East** with a common line of said "53.80 Acres" and "1523.455 Acres", a distance of **1205.37 feet** to a 1/2" Iron Rod set (capped), being an Interior corner of said "1523.455 Acres", the Southeast corner of said "53.80 Acres", and marking the Easternmost corner of herein described tract;

**THENCE** with common line of said "53.80 Acres" and "1523.455 Acres" as follows, generally along old fence remnants, South with existing fence:

<b>North 82°48'09" West</b>	<b>543.29 feet</b> to a 1/2" Iron Rod set (capped)
<b>North 81°07'19" West</b>	<b>268.98 feet</b> to a 1/2" Iron Rod set (capped)
<b>North 76°16'35" West</b>	<b>351.23 feet</b> to a 1/2" Iron Rod set (capped)
<b>North 79°27'52" West</b>	<b>419.05 feet</b> to a 1/2" Iron Rod set (capped)

in the South line of said "53.80 Acres", at the lower Northeast corner of said "78.10 Acres", an Exterior corner of said "1523.455 Acres", and marking an Interior corner of herein described tract;

**THENCE South 03°13'27" East** with a common line of said "78.10 Acres" and "1523.455 Acres", passing a 1/2" Iron Rod found on bank of slough at a distance of 728.56 feet, continuing for a total distance of **802.43 feet** to a calculated point in the

centerline of said slough, being a point in the East line of said "78.10 Acres", a point in the West line of said "1523.455 Acres", and marking a point in the lower East line of herein described tract;

**THENCE** with common line of said "78.10 Acres" and "1523.455 Acres" generally down the centerline of said slough as follows:

<b>South 37°18'54" West</b>	<b>28.72 feet</b> to a calculated point
<b>South 10°56'07" East</b>	<b>80.45 feet</b> to a calculated point
<b>South 30°56'25" East</b>	<b>116.18 feet</b> to a calculated point
<b>South 02°29'43" East</b>	<b>54.21 feet</b> to a calculated point
<b>South 12°05'22" West</b>	<b>89.18 feet</b> to a calculated point
<b>South 03°18'31" West</b>	<b>159.13 feet</b> to a calculated point
<b>South 41°08'57" West</b>	<b>78.42 feet</b> to a calculated point
<b>South 37°43'26" West</b>	<b>76.42 feet</b> to a calculated point
<b>South 72°59'57" West</b>	<b>66.37 feet</b> to a calculated point
<b>South 54°22'30" West</b>	<b>46.08 feet</b> to a calculated point
<b>North 76°53'17" West</b>	<b>98.88 feet</b> to a calculated point
<b>South 49°50'56" West</b>	<b>104.16 feet</b> to a calculated point and

meeting in the centerline of the San Gabriel River, being the Southernmost corner of said "78.10 Acres", and marking the Southernmost corner of herein described tract;

**THENCE** with common line of said "78.10 Acres" and "1523.455 Acres" generally down the centerline of said river as follows:

<b>North 37°33'50" West</b>	<b>79.70 feet</b> to a calculated point
<b>North 41°47'07" West</b>	<b>528.26 feet</b> to a calculated point
<b>North 67°16'39" West</b>	<b>59.79 feet</b> to a calculated point
<b>North 73°34'47" West</b>	<b>373.57 feet</b> to a calculated point
<b>North 81°11'26" West</b>	<b>395.07 feet</b> to a calculated point
<b>North 66°08'57" West</b>	<b>113.93 feet</b> to a calculated point
<b>North 56°16'33" West</b>	<b>189.40 feet</b> to a calculated point
<b>North 37°16'13" West</b>	<b>522.34 feet</b> to a calculated point
<b>South 88°37'55" West</b>	<b>138.72 feet</b> to a calculated point
<b>South 47°51'47" West</b>	<b>139.40 feet</b> to a calculated point at an

Exterior corner of said "78.10 Acres", and marking an Exterior corner of herein described tract;

**THENCE North 21°29'51" West** passing a 1/2" Iron Rod Set (capped) at a distance of 147.20 feet, continuing for a total distance of **308.73 feet** to an Iron Pipe found in the West line of said "78.10 Acres", and marking a corner in the lower West line of herein described tract;

**THENCE North 21°10'09" West** a distance of **431.43 feet** to a 1/2" Iron Rod found, being an Exterior corner of said "78.10 Acres", and marking an Exterior corner of herein described tract;

**THENCE North 16°47'34" East** a distance of **638.93 feet** to a 1/2" Iron Rod found, being in East line of a called "5.3 Acres" conveyed in a Deed of Gift from Mazac Living Trust to Sandra Elaine Mazac Ging, dated 4-5-2000 and recorded in Volume 817, Page 720 DRMC, the lower Northwest corner of said "78.10 Acres", the Southwest corner of said "15.28 Acres", and marking the lower Northwest corner of herein described tract;

**THENCE South 72°11'28" East** generally along a fence, a distance of **1378.78 feet** to a 24" Hackberry Tree, being an Interior corner of said "78.10 Acres", the Southeast corner of said "15.28 Acres", and marking an Interior corner of herein described tract;

**THENCE North 21°12'58" West** with a common line of said "78.10 Acres" and "15.28 Acres", generally along a fence, a distance of **810.15 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **128.037 Acres**.

**NOTE:** Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment.

Bruce Lane Bryan

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