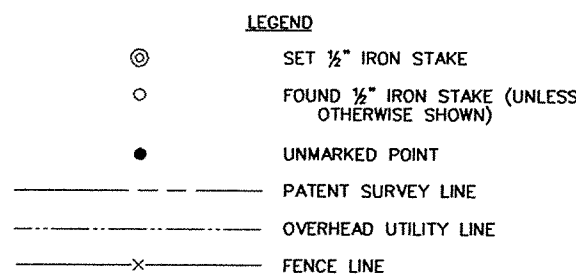
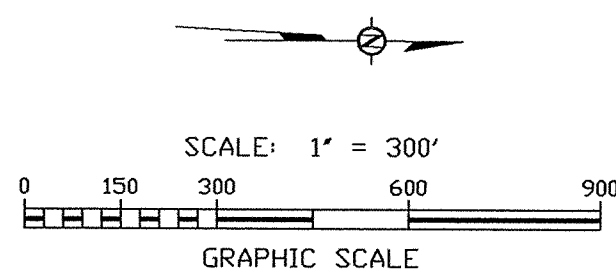


IMPROVEMENTS EXIST ON THE PROPERTY
SHOWN HEREON WHICH ARE NOT SHOWN
ON THIS SURVEY.



I hereby certify that this plat and accompanying field notes
descriptions are accurate representations of the property
shown hereon as determined by a survey made on the
ground under my direction and supervision, except no survey
was made to reestablish Patent Survey lines or corners; and
that all property corners are marked as shown. (Bearing
basis = True north based on GPS observations)

Dates surveyed: Boundary - August 25 and 27, 2004
West line of 75.00 acres and Partition line - May
27, 2006

Dated this 30th day of May, 2006



Mike A. Grogan
Registered Professional Land Surveyor No. 5296

SURVEY PLAT FOR 60.00 ACRES OF LAND, MORE OR LESS,
COMPRISING APPROXIMATE ACREAGE OUT OF VARIOUS ORIGINAL
PATENT SURVEYS IN KIMBLE COUNTY, TEXAS (AS SHOWN IN
BRACKETS); BEING PART OF 265.78 ACRES CONVEYED FROM ANNA BESS
DAVIS TO TOMMIE JOE NIXON AND HOLLY DALLAS NIXON BY
A WARRANTY DEED RESERVING VENDOR'S LIEN EXECUTED THE 27TH
DAY OF OCTOBER, 2004, AND RECORDED IN VOLUME 160 AT PAGE
259 OF THE DEED RECORDS OF KIMBLE COUNTY, TEXAS
MAY 2006

DATE: OCTOBER 14, 2005	GROGAN SURVEYING 1135 HWY. 173 NORTH BANDERA, TEXAS 78003 PH. 830-796-7177
DRAWING: NIX75EPT.DWG	
COORDINATE FILE: NIXON266.CRD	
DRAWN BY: MG	
SHEET 1 OF 1	