

K. McLENNAN SURVEY

ABSTRACT NO. 249

MILAM COUNTY, TEXAS

F.M. HIGHWAY 3242

SOUTHWEST MILAM WSC
20' WIDE WATERLINE EASEMENT
RIGHT OF INGRESS & EGRESS
404/831

JAMES GANDY, DVM, ET AL
TO
STANLEY JAMES BUDNIK AND
DAVID LARRY HODGES
102.86 ACRES
OCTOBER 15, 2009
VOL. 1113, PG. 116

10.725 ACRES

S 68°24'15" W 1123.91'

N 73°35'34" E 836.36'

S 21°35'45" E 699.59'
COUNTY ROAD 343

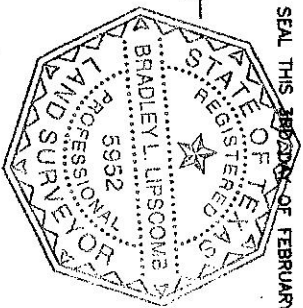
FRANCISCO RUIZ SURVEY

ABSTRACT NO. 54

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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLAT 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 28TH DAY OF FEBRUARY, 2010.

BRADLEY L. LIPSCOMB, RPLS



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

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



K. McLENNAN SURVEYING, INC.
G.F. # M100021
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE,

JOHN K. McLENNAN SURVEY, ABST. NO.
MILAM COUNTY, TEXAS

10.725 ACRES

NOTE:
THE AGREEMENT RECORDED IN VOLUME 290, PAGE 492
DOES NOT APPLY TO THIS TRACT.

SCALE: 1" = 200 FEET

LEGEND
-X- BARBED WIRE FENCE
● IRON ROD FOUND
○ IRON ROD SET

Completion Date: 2/3/10	Drawn by: BL
Scale: 1"=200'	Surveyed by: KC/JS
PROJECT NO. S10-003	Checked by: BL

In Re: 10.725 Acres
A part of a called 102.86 Acre tract
John K. McLennan Survey
Abstract No. 249
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being a part of the John K. McLennan Survey, Abstract No. 249, being a part of a called 102.86 Acre tract conveyed from James Gandy, DVM, et al to Stanley James Budnik and David Larry Hodges by Deed dated October 15, 2009 recorded in Volume 1113, Page 116 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found $\frac{1}{2}$ " iron rod at the intersection of the south Right-of-Way line of F.M. Highway 3242 and the west Right-of-Way line of County Road 343, at the northeast corner of the said 102.86 Acre tract;

THENCE S $21^{\circ}35'45''$ E - 699.59 feet along the common line between the said west Right-of-Way line of County Road 343 and the said 102.86 Acre tract to a set $\frac{1}{4}$ " iron rod for the **POINT OF BEGINNING** and the northeast corner of this tract;

THENCE S $21^{\circ}35'45''$ E - 433.92 feet continuing along the said common line between the said west Right-of-Way line of County Road 343 and the said 102.86 Acre tract to a set $\frac{1}{2}$ " iron rod for the southeast corner of this tract;

THENCE S $68^{\circ}24'15''$ W - 1123.91 feet crossing the said 102.86 Acre tract for division to a found $\frac{5}{8}$ " iron rod at the northeast corner of the residue of a called 300 Acre tract conveyed to Jim Gandy in Volume 225, Page 202, for the southwest corner of this tract;

THENCE re-entering the said 102.86 Acre tract for division for the following courses and distances:

N $08^{\circ}07'58''$ E - 586.78 feet to a set $\frac{1}{2}$ " iron rod for the northwest corner of this tract;

N $73^{\circ}35'34''$ E - 836.36 feet to the **POINT OF BEGINNING** containing within these metes and bounds 10.725 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 3rd day of February, 2010.

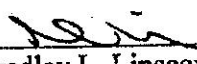

Bradley L. Lipscomb, RPLS



Exhibit "A"

1 of 1