

ENGINEERING, INC.
2711 EAST CAMERON • P. O. BOX 1480 • BEEVILLE, TEXAS

156.124 ACRES
JOSE LEAL SURVEY, A-111
MILAM COUNTY, TEXAS

LEM WLF

802-53 1"=600' 3/15/02 1

67835

GENERAL WARRANTY DEED

PLEASE DO NOT PUBLISH

Date:

May 13, 2002

Grantor:

LAWRENCE GABRIEL, JR and wife,
DIANA GABRIEL

Grantor's Mailing Address:
[include county]

735 Elm Creek Road
Rockdale, Milam County, TX 76567

Grantee:

JAY KRAKOWER

Grantee's Mailing Address:
[include county]

304 Mulberry
Bellaire, Harris County, TX 77401

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property

(including any improvements):

All that certain tract or parcel of land situated in Milam County, Texas, being part of the Jose Leal Survey, Abstract No. 29 and being all of a 146.35 acre tract (156.124 acres as surveyed by W. L. Ferguson, RPLS No. 2547, dated March 15, 2002) as conveyed from Dennis G. Creedon et al to Lawrence Gabriel, Jr. et ux by Deed dated June 22, 1999 and being recorded in Volume 799, Page 296 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to-wit:

BASIS OF BEARINGS: James Dean Davenport 27.534 acre tract (631/237) as surveyed by W. L. Ferguson, RPLS No. 2547;

BEGINNING at a point within County Road No. 329 and being in an occupied fence line prolongation, said point being on the East line of a Jeff Maxey et ux 19.981 acre tract (687/166) for the Southwest corner of a John T. Gary et ux "First Tract" - 99½ acre tract (340/427) and for the Northwest corner of this tract, a reference iron pin set on the East line of said road bears N71°29'59"E - 23.59 feet;

THENCE with an occupied common South line as fenced of said Gary 99½ acre tract, a John D. Yoakum and Giles R. Yoakum 131.93 acre tract (319/563) and a Bryan Lee Graham et ux 13 acre tract (751/483), respectively, as follows:

N71°29'59"E - 814.98 feet to a fence corner post for an interior ell corner of this tract;

N70°32'13"E - 725.74 feet to a fence corner post for an exterior ell corner of this tract;

N71°27'36"E - 1185.15 feet to a fence corner post for the Southeast corner of said 99½ acre tract, same being the Southwest corner of said 131.93 acre tract and for an interior ell corner of this tract;

N70°28'53"E - 1045.18 feet to a fence corner post for an exterior ell corner of this tract;

N72°17'04"E - 544.21 feet to a fence corner post for the Southeast corner of said 131.93 acre tract, same being the Southwest corner of said 13 acre tract and for an exterior ell corner of this tract;

N72°40'20"E - 387.28 feet, departing said fence line to an iron pin set for the Northwest corner of a Bryan Lee Graham et ux 24.65 acre tract (354/125) and for the Northeast corner of this tract;

THENCE S18°50'10"E - 1431.16 feet with the West line of said

Graham 24.65 acre tract to an iron pin set on an occupied common line as fenced between said Leal Survey and the Jesse Bailey Survey, Abstract No. 96, same being the North line of a Tommie N. Couch 87 acre tract (805/879) for the Southwest corner of said 24.65 acre tract and for the Southeast corner of this tract;

THENCE with an occupied common line as fenced between said Leal Survey and said Bailey Survey, same being a common North line of said Couch 87 acre tract and a Tommie N. Couch 13 acre tract, (823/532), respectively, as follows:

S70°57'14"W - 1422.46 feet to a 14" post oak tree and fence corner post for an exterior ell corner of this tract;

S71°39'08"W - 707.20 feet to a fence corner post for an interior ell corner of this tract;

S70°59'58"W - 927.69 feet to a fence corner post for an interior ell corner of this tract;

S70°20'08"W - 854.12 feet to a 14" post oak tree and fence corner post for an interior ell corner of this tract;

S68°30'17"W - 380.89 feet to a dead post oak tree and fence corner post for an exterior ell corner of this tract;

S73°13'16"W - 383.70 feet with said occupied fence line and its prolongation to a point on a common line between the West line of said County Road No. 329 and a Dennis Magee 22.117 acre tract (765/440) for the Southwest corner of this tract, an 18" post oak tree and fence corner post on the East line of said road bears N73°13'16"E - 29.66 feet;

THENCE with a common line between the West line of said County Road No. 329 and said Magee 22.117 acre tract, a Billy G. Davenport 22.117 acre tract (512/301) and a Sara Jo Hutchinson 22.117 acre tract (512/301), respectively, as follows:

N13°14'41"W - 29.66 feet to a fence corner post for an interior ell corner of this tract;

N20°13'20"W - 530.18 feet to a x-tie fence corner post for an interior ell corner of this tract;

S70°41'14"W - 14.37 feet to an iron pin found at a fence corner post for an exterior ell corner of this tract;

THENCE N19°00'00"W - 901.18 feet with a common East line of said Hutchinson 22.117 acre tract, a Kenneth Leon Davenport 16.700 acre tract (512/301) and said James Davenport 27.534 acre tract, respectively, and within said County Road No. 329 to the PLACE OF BEGINNING and containing 156.124 acres of land of which 1.089 acre lies within said County Road No. 329.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. Easement dated December 12, 1988 executed by Miriam C. Smith to Central Telephone Company of Texas, recorded in Volume 608, Page 229, Official Records of Milam County, Texas.
2. Apparent unrecorded access easement on survey plat prepared by W. L. Ferguson, RPLS No. 2547, dated March 15, 2002.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property.

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together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Lawrence Gabriel Jr.
LAWRENCE GABRIEL, JR.

Diana Gabriel
DIANA GABRIEL

STATE OF TEXAS

COUNTY OF MILAM

This instrument was acknowledged before me on the 13th day of May, 2002, by
LAWRENCE GABRIEL, JR.



Michelle Earley
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF MILAM

This instrument was acknowledged before me on the 13th day of May, 2002, by
DIANA GABRIEL.



Michelle Earley
Notary Public, State of Texas

Prepared in the Law Office of:

Emory C. Camp/gw
Attorney at Law
P. O. Box 386
Rockdale, Texas 76567
Phone: (512) 446-5822
FAX: (512) 446-6377

After Recording Return to:

William County Title Co.
112 West Second Street
P.O. Box 663
Cameron, Texas 78520

02753

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OFFICIAL RECORDS
MILAM COUNTY, TEXAS




CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 10:10 O'CLOCK A M
ON THE 17 DAY OF May
A.D., 20 02

STATE OF TEXAS
COUNTY OF MILAM
I hereby certify that this instrument was FILED on the date
and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the Official Records
of Milam County, Texas.

La Verne Soefje
COUNTY CLERK, MILAM COUNTY, TEXAS
BY Jan R. Ratto DEPUTY


La Verne Soefje
COUNTY CLERK, Milam County, Texas
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RECORDED 05-17-02 05:20
La Verne Soefje DEPUTY

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