

CITY OF THORNDALE
(PLAT RECORDS - CABINET A, SLIDE 53-A)
MILAM COUNTY, TEXAS

SCALE:
1"=40'

ADDRESS:

405 W. SALTY STREET
THORNDALE, TX 76577

SCHNEIDER STREET

B L O C K 1 8

1.209 ACRE

Gloria A. Ebarb

to

Rhonda Lee Gilchrist, et vir
Part of Block 118 and part of
Lots 2 and 3,

J. A. Michalk Addition

7/01/04

947/461

BLOCK 18

LOT 3

3

J. A. MICHALK

ADDITION

(PLAT RECORDS - CABINET A, SLIDE 26-B)

LIST OF FACILITIES:

- A - 1-STORY ROCK AND BRICK HOUSE (PIER AND BEAM)
- B - CONCRETE PORCH
- C - WOOD DECK
- D - CONCRETE WALK
- E - CONCRETE STEPS
- F - A/C
- G - ELECTRIC METER
- H - FRAME BUILDING (DIRT)

THE FOLLOWING EASEMENT APPLIES TO THIS TRACT AS NOTED:

11
CITY OF THORNDALE
15 FEET WIDE UTILITY EASEMENT
"RIGHT OF INGRESS AND EGRESS"
(733/663)

LEGEND:

- Iron pin/pipe found
- Overhead powerline
- Service powerline
- Chain-linked fence
- E/M Electric meter

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 and the field notes attached hereto truly and 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, overlapping of improvements, visible utility lines or roads in place, except as shown; property has access to and from a dedicated roadway and is not within Zone A of the Flood Hazard Area according to Flood Rate Map Community No. 480934, City of Thorndale, Milam County, Texas, dated August, 1976; this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition III, Survey.

Given under my hand and seal this 2nd day of October, 2007.

BRADLEY L. LIPSCOMB, RPLS



GF#: 1094688-AU80			
231 EAST CAMERON • P.O. BOX 1489 • ROCKDALE, TX 76567			
FACILITY PLAT			
1.209 ACRE			
PART OF BLOCK 18 AND PART OF LOTS 1, 2 AND 3, J. A. MICHALK ADDITION			
CITY OF THORNDALE			
MILAM COUNTY, TEXAS			
DRAWN BY	LEM	APPROVED BY	BLL
PROJECT NO.	500-97	DATE	10/02/07
SCALE	1"=40'	SHEET	1 of 1

EXHIBIT "A"

In Re: 1.209 Acre
Part of Block 118
Part of Lots 1, 2 and 3,
J. A. Michalk Addition
City of Thorndale
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being part of Block 18, City of Thorndale, recorded in Cabinet A, Slide 53-A, Plat Records of said Milam County and being part of Lots 1, 2 and 3, J. A. Michalk Addition, said Town of Thorndale, recorded in Cabinet A, Slide 26-B of said Plat Records, the part of said Block 18 and the part of said Lots 2 and 3 (J. A. Michalk Addition) as conveyed from Gloria A. Ebarb to Rhonda Lee Gilchrist, et vir by Deed dated July 1, 2004 and being recorded in Volume 947, Page 461 of the Official Records of said Milam County and the part of said Lot 1 (J. A. Michalk Addition) as conveyed from Minnie McQuary, et al to John Gilchrist, et ux by Deed dated August 24, 2000 and being recorded in Volume 828, Page 372 of said Official Records and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin found on the South ROW of West Salty Street, at its intersection with the East line of a Roger Jolly, et ux 9.950 acre tract (1009/326) for a common Northwest corner of said Lot 1 (J. A. Michalk Addition) and of this tract;

THENCE N74°00"E (Plat Bearing) - 390.00 feet with a common line between the South ROW of said West Salty Street and said Lots 1, 2 and 3 (J. A. Michalk Addition) and Block 18 (City of Thorndale), respectively, to an iron pipe found at the intersection of the West ROW of Schneider Street with the South ROW of said West Salty Street for the Northeast corner of this tract;

THENCE S16°00'E - 135.00 feet with the West ROW of said Schneider Street and entering said Block 18 (City of Thorndale) to an iron pipe found for an interior ell corner of said Schneider Street for the Southeast corner of this tract;

THENCE S74°00'W - 390.00 feet with the North ROW of said Schneider Street, through said Block 18 (City of Thorndale) and said Lots 3, 2 and 1 (J. A. Michalk Addition), respectively, to an iron pin found on the West line of said Lot 1 for the Southeast corner of said Jolly 9.950 acre tract, for the Southwest corner of this tract;

THENCE N16°00'W - 135.00 feet with a common line between said Lot 1 (J. A. Michalk Addition) and said Jolly 9.950 acre tract to the PLACE OF BEGINNING and containing 1.209 Acre of Land.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 2nd day of October, 2007.


BRADLEY L. LIPSCOMB, RPLS

