

109509

STATE OF TEXAS  
COUNTY OF MILAM

WARRANTY DEED

**Date:** March 16, 2009

**Grantors:** Stanley Budnik, Jerry Schafer, Laquita Baasen and Stacy Lipscomb

**Grantor's Mailing Address (including county):**

Stanley Budink  
P.O. Box 754  
Caldwell, Burleson County, Texas 77836

Jerry Schafer  
205 W. Hwy. 21  
Caldwell, Burleson County, Texas 77836

Laquita Baasen  
1603 MATTIE LN  
Caldwell, Burleson County, Texas 77836

Stacy Lipscomb  
P.O. Box 1489  
Rockdale, Milam County, Texas 76567.

**Grantee:** Gene Jones and wife, Edna Jones

**Grantee's Mailing Address (including county):** 389 County Road 422, Williamson County, Texas 76574.

**Consideration:** ten and no/100 (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** All that certain 5.000 acre tract situated in Milam County, Texas, being a part of the Sarah Wilhelm Survey, Abstract No. 69, being a part of a called 111.38 Acre tract conveyed from Floyd N. Osborn, et ux to Stanley Budnik, et al by deed dated December 14, 2007 recorded in Volume 1062, Page 548 of the Official Records of Milam County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made by Grantor and accepted by Grantee subject to the following reservation(s) from conveyance and warranty:

**SAVE AND EXCEPT** Grantor reserves and retains for Grantor and Grantor's heirs, successors and assigns any and all oil, gas and/or mineral rights which the Grantee currently owns.

Grantor, for consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executor, administrators, successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

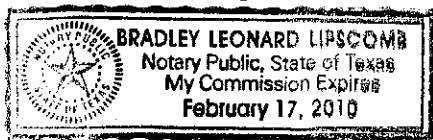
When the context requires, singular nouns and pronouns include the plural.

Stanley Budnik  
Stanley Budnik

**Acknowledgment**

**STATE OF TEXAS  
COUNTY OF MILAM**

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2009 by Stanley Budnik.



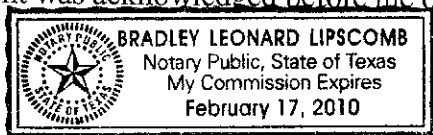
[Signature]  
Notary Public, State of Texas

Jerry Schafer  
Jerry Schafer

**Acknowledgment**

**STATE OF TEXAS  
COUNTY OF MILAM**

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2009 by Jerry Schafer.



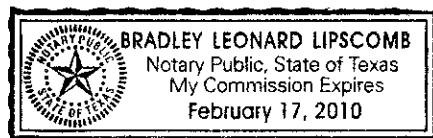
[Signature]  
Notary Public, State of Texas

Laquita Baasen  
Laquita Baasen

**Acknowledgment**

**STATE OF TEXAS  
COUNTY OF MILAM**

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2009 by Laquita Baasen.



[Signature]  
Notary Public, State of Texas

Stacy Lipscomb  
Stacy Lipscomb

**Acknowledgment**

**STATE OF TEXAS  
COUNTY OF MILAM**

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2009 by Stacy Lipscomb.

Judith Matula  
Notary Public, State of Texas

**AFTER RECORDING RETRUN TO:**

Gene Jones  
389 County Road 422  
Taylor, TX 76574

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MILAM COUNTY, TEXAS



# Exhibit "A"

In Re: 5.000 Acres  
Out of the residue of a called 111.38 Acre Tract  
Sarah Wilhelm Survey  
Abstract No. 69  
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Sarah Wilhelm Survey, Abstract No. 69, being a part of the residue of a called 111.38 Acre tract conveyed from Floyd N. Osborn, et ux to Stanley Budnik, et al by deed dated December 14, 2007 recorded in Volume 1062, Page 548 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 5/8" iron rod on the northeast Right-of-Way line of F.M. Highway 2269, at the southeast corner of a called 1.16 Acre tract conveyed to Elzie Warrick, Jr. in Volume 1047, Page 842, for the common southwest corner of the said residue of the 111.38 Acre tract and a 10.004 Acre tract surveyed from the said 111.38 Acre tract by me this day;

**THENCE** S 19°29'35" E - 168.52 feet along the common line between the said F.M. Highway 2269 and the said residue of the 111.38 Acre tract, the south line of the said 10.004 Acre tract to a set 5/8" iron rod at the most southerly southeast corner of the said 10.004 Acre tract, for the **POINT OF BEGINNING** and the southwest corner of this tract;

**THENCE** entering the said residue of the 111.38 Acre tract for division, along the south line of the said 10.004 Acre tract for the following courses and distances:

N 16°54'21" E - 869.35 feet to a set 5/8" iron rod at an interior ell corner of the said 10.004 Acre tract, for the northwest corner of this tract;

N 89°03'25" E - 624.51 feet to a point at the most northerly southeast corner of the said 10.004 Acre tract, for the northeast corner of this tract from which a set 5/8" iron rod for reference bears: S 89°03'25" W - 300.63 feet;

**THENCE** continuing within the said residue of the 111.38 Acre tract for division for the following courses and distances:

S 14°32'01" W - 365.47 feet to a point for the most northerly southeast corner of this tract from which a set 5/8" iron rod for reference bears: N 79°47'34" W - 277.92 feet;

N 79°47'34" W - 563.43 feet to a set 5/8" iron rod for an interior ell corner of this tract;  
**THENCE** S 16°54'21" W - 697.71 feet to a set 5/8" iron rod on the said common line between F.M. Highway 2269 and the said residue of the 111.38 Acre tract, for the most southerly southeast corner of this tract;

**THENCE** N 19°29'35" W - 84.26 feet along the said common line between the said F.M. Highway 2269 and the said residue of the 111.38 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 5.000 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 13<sup>th</sup> day of March, 2009.

Bradley L. Lipscomb, RPLS

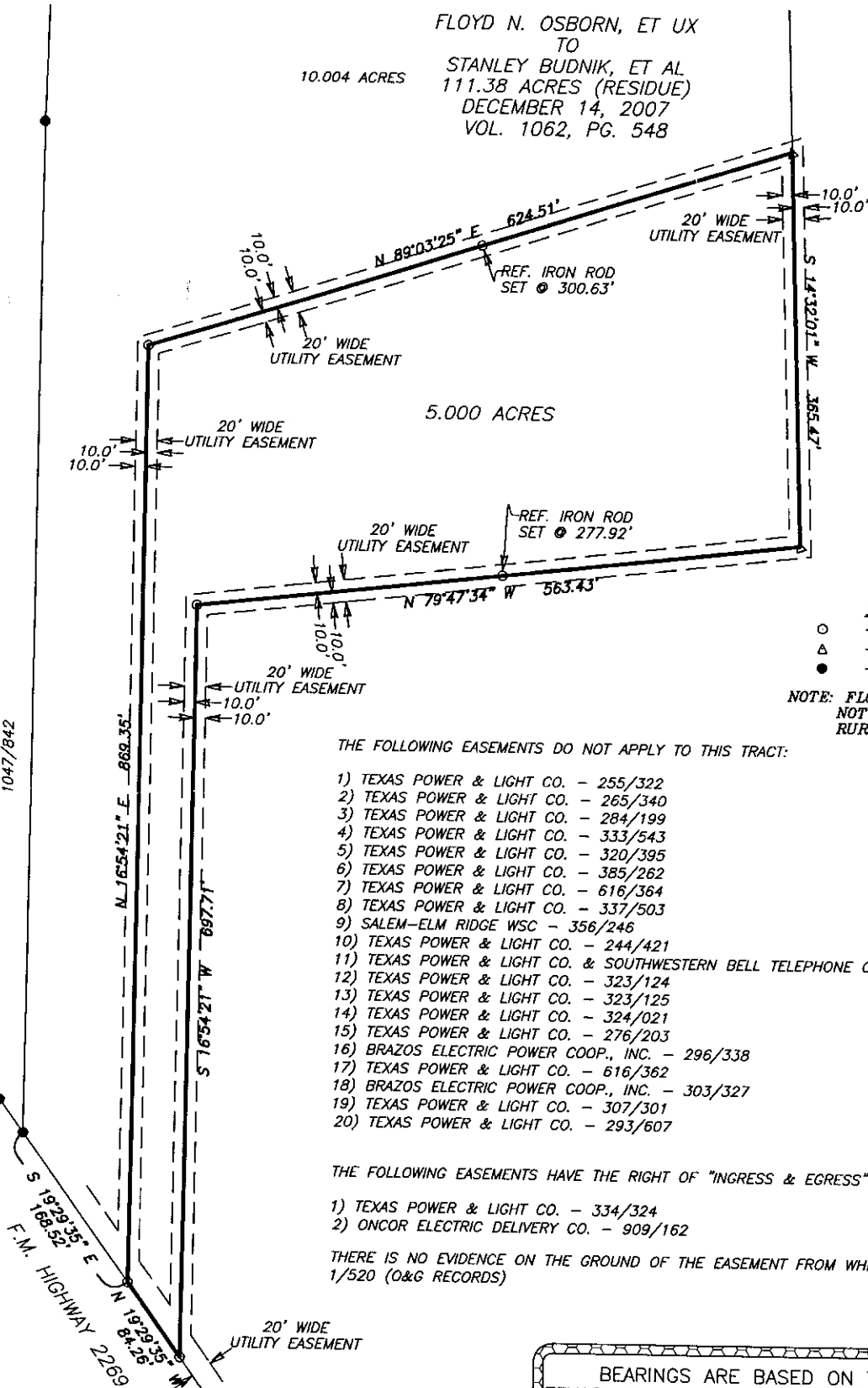


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OFFICIAL RECORDS  
MILAM COUNTY, TEXAS

SARAH WILHELM SURVEY  
ABSTRACT NO. 69  
MILAM COUNTY, TEXAS

FLOYD N. OSBORN, ET UX  
TO  
STANLEY BUDNIK, ET AL  
111.38 ACRES (RESIDUE)  
DECEMBER 14, 2007  
VOL. 1062, PG. 548

ELZIE WARRICK, JR.  
1.16 ACRES  
1047/842



**LEGEND**  
○ - IRON ROD SET  
△ - SURVEY POINT  
● - IRON ROD FOUND  
**NOTE: FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.**

THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

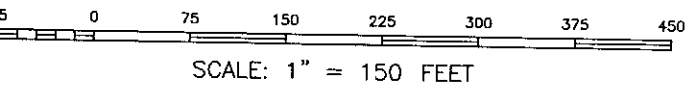
- 1) TEXAS POWER & LIGHT CO. - 255/322
- 2) TEXAS POWER & LIGHT CO. - 265/340
- 3) TEXAS POWER & LIGHT CO. - 284/199
- 4) TEXAS POWER & LIGHT CO. - 333/543
- 5) TEXAS POWER & LIGHT CO. - 320/395
- 6) TEXAS POWER & LIGHT CO. - 385/262
- 7) TEXAS POWER & LIGHT CO. - 616/364
- 8) TEXAS POWER & LIGHT CO. - 337/503
- 9) SALEM-ELM RIDGE WSC - 356/246
- 10) TEXAS POWER & LIGHT CO. - 244/421
- 11) TEXAS POWER & LIGHT CO. & SOUTHWESTERN BELL TELEPHONE CO. - 307/310
- 12) TEXAS POWER & LIGHT CO. - 323/124
- 13) TEXAS POWER & LIGHT CO. - 323/125
- 14) TEXAS POWER & LIGHT CO. - 324/021
- 15) TEXAS POWER & LIGHT CO. - 276/203
- 16) BRAZOS ELECTRIC POWER COOP., INC. - 296/338
- 17) TEXAS POWER & LIGHT CO. - 616/362
- 18) BRAZOS ELECTRIC POWER COOP., INC. - 303/327
- 19) TEXAS POWER & LIGHT CO. - 307/301
- 20) TEXAS POWER & LIGHT CO. - 293/607

THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS & EGRESS" TO THIS TRACT:

- 1) TEXAS POWER & LIGHT CO. - 334/324
- 2) ONCOR ELECTRIC DELIVERY CO. - 909/162

THERE IS NO EVIDENCE ON THE GROUND OF THE EASEMENT FROM WHITE OIL CO. - 1/520 (O&G RECORDS)

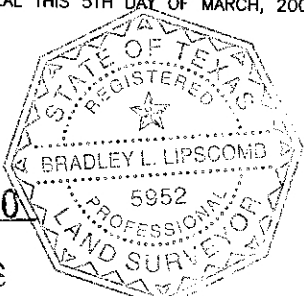
BEARINGS ARE BASED ON THE  
TEXAS STATE PLANE COORDINATE SYSTEM  
OF 1983, TEXAS CENTRAL ZONE



I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 75 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, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE 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 5TH DAY OF MARCH, 2009.

BRADLEY L. LIPSCOMB, RPLS



SURVEYING, INC.  
231 EAST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

**5.000 ACRES**  
OUT OF A CALLED 111.38 ACRE TRACT  
SARAH WILHELM SURVEY, A-69  
MILAM COUNTY, TEXAS

Completion Date: 3/13/09	Drawn By: BL
Scale: 1"=150'	Surveyed by: KC/JS
Project No.: S09026	Checked by: BL

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