

FIELDNOTE DESCRIPTION
FOR: NORMAN & SHARON BELICEK

STATE OF TEXAS)
COUNTY OF MILAM)

10.56 ACRE TRACT

Being a 10.56 acre tract of land out of the J. J. Acosta Survey, Abstract No. 1, Milam County, Texas and being out of and a part of that certain 25.00 acre tract of land described in a deed to Curtin Leonard Lanham, recorded in Volume 427, Page 909, of the Deed Records of Milam County, Texas, said 10.56 acre tract being shown on attached plat and more particularly described by notes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found at the northeast corner of a called 2.65 acre tract of land to Norman Belicek, (904/810), same being the southwest corner of a called 19.80 acre tract to Harrison M. Lanham, (445/397), located in the center of a 50 foot wide access easement, (774/189), and in the north line of the above mentioned 25.00 acre tract of land for the most northerly northwest corner of this;

THENCE along the north line of said 25.00 acre tract, common with the south line of said Harrison Lanham tract in the centerline of said easement part way, South 72 degrees 05 minutes 28 seconds East a distance of 837.88 feet, (Deed Call and bearing bears South 72 degrees 05 minutes 28 seconds East - 837.91 feet), to a $\frac{1}{4}$ " iron rod found by a corner post for the northeast corner of this;

THENCE along the east line of said 25.00 acre tract, common with the westerly line of said Harrison Lanham tract and along a fence line, South 20 degrees 56 minutes 42 seconds West a distance of 515.04 feet to a $\frac{1}{4}$ " iron pipe found by a corner post in the north line of a called 135.69 acre tract to Barry Ebersol, (532/57), for the southeast corner of this;

THENCE along the south line of said 25.00 acre tract, common with the north line of said Ebersol tract and along a fence line, North 69 degrees 19 minutes 30 seconds West a distance of 1170.89 feet to a $\frac{1}{4}$ " iron rod with yellow cap set for the southwest corner of this;

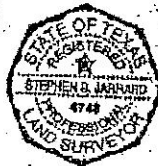
THENCE through the interior of said 25.00 acre tract, North 20 degrees 50 minutes 30 seconds East a distance of 143.65 feet to a $\frac{1}{4}$ " iron rod with yellow cap found by a corner post at the southwest corner of the above mentioned 2.65 acre Belicek tract for the most westerly northwest corner of this;

THENCE along the south line of said Belicek tract and along a fence line, South 69 degrees 07 minutes 54 seconds East a distance of 334.82 feet to a $\frac{1}{4}$ " iron rod found by a corner post for an interior corner of this;

THENCE along the east line of said Belicek tract and along a fence line, North 20 degrees 52 minutes 41 seconds East a distance of 930.10 feet to the POINT OF BEGINNING, and containing 10.56 acres of land, more or less.

Surveyed March 16, 2004
Stephen D. Jarnard
Registered Professional Land Surveyor Texas No. 4748

Stephen D. Jarnard



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THIS DOCUMENT NOT REPRODUCIBLE
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The above described premises are subject to an access-
easement 25 feet in width and parallel to the Northeast
line of said 25 acre tract, the center line of said
easement being described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel pin set in the Southwest
R.O.W. of FM Road #487 at the North corner of said 25
acre tract above described, from which a concrete marker
in said R.O.W. line bears South 32°58'32" West 9.94
varas;

THENCE with the center line of said easement and North-
east line of said 25 acre tract South 31°28'28" East
224.98 varas to the point of tangency of a curve to the
left having a Delta angle of 40°37'00", a radius of
395.14 feet, and the chord of which bears South 51°
46'56" East 98.74 varas;

THENCE with said curve an arc distance of 106.84 varas
to the point of tangency of same;

THENCE continuing with the center line of said easement
and Northeast line of said 25 acre tract, South 72°05'
28" East 274.95 varas to a steel pin set in same for the
Terminal Point hereof and from which the most Easterly
corner of said 25 acre tract bears South 72°05'28"
East 54 varas, and containing an area of 0.914 acre
of land.

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WHEN RECORDED.

Being a 2.65 acre tract land out of the Juan Jose Acosta Survey, A-1, Milam County, Texas, and being a part of that certain 25.00 acre tract of land described in a Contract of Sale and Purchase to Curtis Leonard Lanham, recorded in Volume 427, Page 503, of the Deed Records of Milam County, Texas, said 2.65 acre tract of land being more particularly described by sales and bounds as follows:

Commencing at a 1/2" iron rod set at the most northerly corner of the above mentioned 25.00 acre tract of land, located in the easterly right-of-way line of F. M. Road No. 447, and in the centerline of a 52 foot wide access easement described in said Lanham deed;

Thence departing said F. M. Road, along the north line of said 25.00 acre tract of land, being the centerline of said easement, South 31 degrees 28 minutes 28 seconds East - 622.45 feet, (Deed Call South 31 degrees 28 minutes 28 seconds East - 622.45 feet), to a 1/2" iron rod set at the beginning of a curve to the left for the POINT OF BEGINNING, and the northeast corner of this;

THENCE continuing along said north line, and said centerline, and with arc of a curve to the left, having a radius of 395.14 feet, a chord bearing of South 41 degrees 44 minutes 36 seconds East - 274.28 feet, a central angle of 40 degrees 36 minutes 58 seconds, a distance of 280.11 feet to a 1/2" iron rod found at the end of said curve for the point of tangent of this;

THENCE continuing along said north line, and said centerline, South 72 degrees 05 minutes 28 seconds East - 73.24 feet to a 1/2" iron rod found for the northeast corner of this;

THENCE departing said access easement, South 20 degrees 51 minutes 45 seconds West - 330.00 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE North 49 degrees 04 minutes 14 seconds West - 334.06 feet to a 1/2" iron rod set for the southwest corner of this;

THENCE North 20 degrees 51 minutes 46 seconds East - 495.03 feet to the POINT OF BEGINNING, and containing 2.65 acres of land, more or less.

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All that certain tract or parcel of land, lying and being situated in Milam County, Texas, a part of the Hunt 2-1/2 Leagues out of the J. J. Acosta & League Grant, Abstract 1, and being a portion of a tract of 17 acres, less a tract of 3 acres and a tract of 1-1/4 acres, as described in a Deed from A. J. Ellzey, et ux, to A. T. Ruby, dated October 14, 1907 and of record in Volume 80, page 157 of the Deed Records of said county, and also being a part of a certain tract of 45-1/10 acres, more or less, described in a Deed from Alice S. Graves, et al, to A. T. Ruby dated May 25, 1911 and of record in Volume 96, Page 349 of the Deed Records of said county, said above described tracts being a part of the same tract said to contain 118.6433 acres purportedly described in a Deed from O. W. Joiner to Benton Schulze of record in Volume 410, Page 116 of the Deed Records of Milam County, Texas, the center line of said easement being more fully described by metes and bounds as follows:

COMMENCING at a 3/8 inch steel pin found at a fence corner post at the most southerly corner of said 25-1/10 acre tract (118.6433 acres also) of which this tract is a part thereof;

THENCE North 69°08'14" West with the South or Southwest line of said 45-1/10 acre tract, at 746.02 varas intersecting the division line between the J. J. Acosta & League Grant, Abstract 1, (Hunt 2-1/2 Leagues) and the Charles Cronas Survey, at 790.23 varas a 1/2 inch steel pin set in a fence line at the apparent South corner of a tract of 7.93 acres, more or less, described in a Deed from A. T. Ruby, et ux, to J. L. Bird of record in Volume 214, Page 316 of the Deed Records of Milam County, Texas, for the East or Southwest corner hereof;

THENCE with the average of an old fence North 23°32' 22" East 230.43 varas to a 1/2 inch steel pin set near a small elm tree 3 inches in diameter in the curving Southeast R.O.W. line of FM Road 1487 for the North-west corner hereof;

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THENCE with the curving Southeast R.O.W. line of said
FM Road 4427 on a curve which has a delta angle of 44°
35'36", a radius of 421.98 feet, and the chord of which
bears North 53°16'18" East 115.28 varas and an arc
length of 118.23 varas to a 5/8 inch steel pin at a
concrete R.O.W. marker at the point of tangency of said
survey;

THENCE continuing with said R.O.W. line North 32°54' 32"
East 9.94 varas to a point in same for the North corner
and beginning point of a 30 foot access-easement road,
which is 25 feet to the left of and 25 feet to the right
of the following described center line of same:

THENCE South 31°28'28" East 214.08 varas to a point
at the P. C. of a curve to the left having a Delta
angle of 40°37'00", a radius of 383.14 feet, and the
chord of which bears South 81°48'56" East 98.74 varas,
and from which a reference steel pin in the Northeast
margin of said road bears North 58°20'08" East 9 varas,
and a reference steel pin in the Southwest margin of
said road bears South 38°20'00" West 9 varas;

THENCE with said curving center line an arc distance
of 100.84 varas to a point in same from which a reference
steel pin in the Northeast margin of said easement road
bears North 17°43'00" East 9 varas, and a reference
steel pin in the Southwest margin of said road bears
South 17°43'00" West 9 varas;

THENCE South 72°05'00" East 26.41 varas passing a point
in said center line at the South corner of a tract of
20 acres conveyed to the Veterans Land Board of Texas
and/or Victor E. Houston, South 72°05'28" East 274.05
varas a steel pin set in same for the Terminal point
of the easement herein described.

Prepared from a survey completed in September 1974 by
Louis Knox, Registered Public Surveyor, on January 27,
1976.

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.

AT 3 O'CLOCK P
ON THE 6 DAY OF Oct
A.D. 20 06

STATE OF TEXAS
COUNTY OF MILAM
I hereby certify that this instrument was FILED on the date
and at the time stamped herein 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 Jean Platt DEPUTY



County Clerk, Milam County, Texas
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RECORDED 10-6-06 3:50 PM
BY Jean Platt DEPUTY

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10-6-06