

## MILAM COUNTY, TEXAS

T. S. ARNETT SURVEY,  
ABS. NO. 74SWC 110.375 ACRES  
NWC 67.582 ACRESRockdale Chamber of Commerce  
110.375 Acres  
781/810DAVID A. THOMPSON  
SURVEY, ABS. NO. 398LOWER COLORADO  
RIVER AUTHORITY  
100' WIDE EASEMENT  
229/088

SCALE: 1"=60'

F. M. HIGHWAY NO. 487

(DEED BEARING)  
S17°13'45"E  
574.90'

N71°00'00"E - 250.00'

1.004 ACREEpiscopal  
Foundation  
of Texas  
to  
City of  
Rockdale  
67.582 Acres  
12/31/90  
642/574

S71°00'00"W - 250.00'

Milam Facility Corporation  
10.000 Acres  
754/050  
(Part of 67.582 Acres)NOTE: Flood Hazard data  
not available for  
rural Milam County.

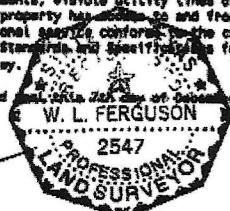
## LEGEND:

- Iron pin set
- Iron pin found
- Overhead powerline

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 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 herein and the field notes attached hereto truly and correctly represent 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 been surveyed 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 October, 2000.

W. L. Ferguson, SLS

ENGINEERING, INC.  
231 EAST CAMERON • P. O. BOX 1489 • ROCKDALE, TX. 765671.004 ACREOUT OF 67.582 ACRES  
DAVID A. THOMPSON SURVEY, A-398  
MILAM COUNTY, TEXAS

|            |       |             |       |
|------------|-------|-------------|-------|
| DRAWN BY   | LEM   | APPROVED BY | WLF   |
| PROJECT NO | SCALE | DATE        | SHEET |

In Re: 1.004 Acre out of a  
67.582 acre tract  
David A. Thompson Survey, A-398  
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being part of the David A. Thompson Survey, Abstract No. 398 and being part of a 67.582 acre tract as conveyed from the Episcopal Foundation of Texas to the City of Rockdale by Deed dated December 31, 1990 and being recorded in Volume 642, Page 574 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

BEGINNING an iron pin set on an occupied common line as fenced between the East ROW line of F. M. Highway No. 487 and said original 67.582 acre tract for the Northwest corner of this tract, said iron pin being S17°13'45"E (Deed Bearing) - 574.99 feet from an iron pin found on said East ROW line at its intersection with a common line between said Thompson Survey and the T. S. Arnett Survey, Abstract No. 74 for the Northwest corner of said original 67.582 acre tract, same being the Southwest corner of a Rockdale Chamber of Commerce 110.375 acre tract (781/810);

THENCE entering said original 67.582 acre tract for division as follows:

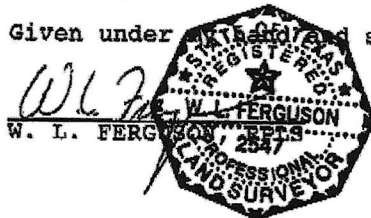
N71°00'00"E - 250.00 feet to an iron pin set for the Northeast corner of this tract;  
S17°13'45"E - 175.00 feet to an iron pin set on the North line of a Milam Facility Corporation 10.000 acre tract (754/050 - part of said original 67.582 acre tract) for the Southeast corner of this tract;

THENCE S71°00'00"W - 250.00 feet with the North line of said 10.000 acre tract to an iron pin found on an occupied common line as fenced between the East ROW line of F. M. Highway No. 487 and said original 67.582 acre tract for the Northwest corner of said 10.000 acre tract and for the Southwest corner of this tract;

THENCE N17°13'45"W - 175.00 feet with an occupied common line as fenced between the East ROW line of said F. M. Highway No. 487 and said original 67.582 acre tract to the PLACE OF BEGINNING and containing 1.004 Acre of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above 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 7th day of December, 2000.



DO NOT PUBLISH

WARRANTY DEED

50292

Date:

Grantor:

WALLACE JONES, Mayor  
CITY OF ROCKDALE

Address:  
(including county)

P. O. Box 586  
Rockdale, Milam County, TX 76567

Grantee:

GREGORY SANDS DICARO

Address:  
(including county)

P. O. Box 367  
Pleasanton, Atascosa County, TX 78064

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 David A. Thompson Survey, Abstract No. 398 and being part of a 67.582 acre tract as conveyed from the Episcopal Foundation of Texas to the City of Rockdale by Deed dated December 31, 1990 and being recorded in Volume 642, Page 574 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING an iron pin set on an occupied common line as fenced between the East ROW line of F. M. Highway No. 487 and said original 67.582 acre tract for the Northwest corner of this tract, said iron pin being S17°13'45"E (Deed Bearing) - 574.99 feet from an iron pin found on said East ROW line at its intersection with a common line between said Thompson Survey and the T. S. Arnett Survey, Abstract No. 74 for the Northwest corner of said original 67.582 acre tract, same being the Southwest corner of a Rockdale Chamber of Commerce 110.375 acre tract ( 781/810);

THENCE entering said original 67.582 acre tract for division as follows:  
N71°00'00"E - 250.00 feet to an iron pin set for the Northeast corner of this tract;

S17°13'45"E - 175.00 feet to an iron pin set on the North line of a Milam Facility Corporation 10.000 acre tract (754/050 - part of said original 67.582 acre tract) for the Southeast corner of this tract;

THENCE S71°00'00"W - 250.00 feet with the North line of said 10.000 acre tract to an iron pin found on an occupied common line as fenced between the East ROW line of F. M. Highway No. 487 and said original 67.582 acre tract for the Northwest corner of said 10.000 acre tract and for the Southwest corner of this tract;

THENCE N17°13'45"W - 175.00 feet with an occupied common line as fenced between the East ROW line of said F. M. Highway No. 487 and said original 67.582 acre tract to the PLACE OF BEGINNING and containing 1.004 acre of land.

Reservations From and Exceptions to Conveyance:

1. Right of Way Easement dated May 5, 1928, executed by Lon Hudson to Texas Power and Light Company, recorded in Volume 188, Page 157, Deed Records of Milam County, Texas, together with all rights incident thereto.
2. Right of Way Easement dated October 12, 1936, executed by Lon

Hudson to Texas Power and Light Company, recorded in Volume 222, Page 126, Deed Records of Milam County, Texas, together with all rights incident thereto.

3. Right of Way Easement dated February 20, 1940, executed by Lon Hudson to Lower Colorado River Authority of Austin, recorded in Volume 229, Page 88, Deed Records of Milam County, Texas, together with all rights incident thereto.

4. Right of Way Easement dated August 12, 1959, executed by H. H. Coffield to Texas Power and Light Company recorded in Volume 308, Page 480, Deed Records of Milam County, Texas, together with all rights incident thereto.

5. Right of Way Easement dated November 15, 1973, executed by H. H. Coffield to Texas Power and Light Company; and Southwestern Belle Telephone Company, recorded in Volume 412, Page 675, Deed Records of Milam County, Texas, together with all rights incident thereto.

6. Mineral and/or royalty reservation contained in Deed dated October 14, 1987, executed by Robert L. Ellett and Charles N. Avery, Jr., as Independent Executors of the Estate of H. H. Coffield, Deceased to Episcopal Foundation of Texas, a non-profit corporation, recorded in Volume 585, Page 440, Official Records of Milam County, Texas, together with all rights incident thereto.

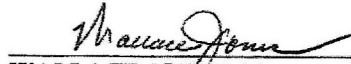
7. Reservations contained in Deed dated October 14, 1987, executed by Episcopal Foundation of Texas, a Texas non-profit corporation to City of Rockdale, recorded in Volume 585, Page 444, Official Records of Milam County, Texas, together with all rights incident thereto.

GRANTOR, for the consideration 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, executors, 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, executors, administrators, successors, and 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.

ATTEST:

  
CAROL MEISKE, Secretary  
CITY OF ROCKDALE

  
WALLACE JONES, Mayor  
CITY OF ROCKDALE

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MILAM COUNTY TEXAS

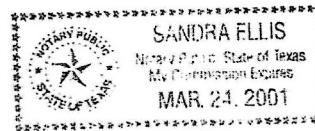
STATE OF TEXAS

§  
§  
§

COUNTY OF MILAM

This instrument was acknowledged before me on the 25 day of January, 2001, by **WALLACE JONES** as Mayor of the **CITY OF ROCKDALE**, a municipal corporation, on behalf of said corporation.

Sandra Ellis  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Emory C. Camp/Michelle  
Attorney at Law  
P. O. Box 386  
225 Ackerman Street  
Rockdale, Texas 76567  
PH:512/446-5822  
FAX:512/446-6377

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 O'CLOCK A M  
ON THE 1 DAY OF Feb  
A.D., 2001

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 Soeffje  
COUNTY CLERK, MILAM COUNTY, TEXAS

BY Joan Pratt DEPUTY



La Verne Soeffje  
County Clerk, Milam County, Texas  
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RECORDED 2-1-01 5:00 P-  
BY Joan Pratt DEPUTY

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JOAN PRATT