

20.004 ACRES

These notes describe that certain "20.004 Acres" of land situated in the **ABIGAIL FOKES SURVEY, ABSTRACT- 20**, and located in Milam County, Texas; subject tract being all of a called "20.00 Acres" conveyed in a Warranty Deed with Vendor's Lien from Ellis Edward Ebarb and wife, Gloria Ebarb, dated 9-21-1995 and recorded in Volume 714, Page 684 of the Official Records, Milam County, Texas (ORMC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on November 6, 2014; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj. Distances and Areas are shown in grid values.}:

BEGINNING at a 1/2" Iron Pipe (bent) found in the East line of Farm to Market 486 (ROW varies) at the Southwest corner of said "20.00 Acres", same being the Northwest corner of a called "20.00 Acres" conveyed in a Warranty Deed from Weldon Lee Guthrie and wife, Betty Joyce Guthrie to Don Shumaker and wife, Laurene Shumaker, dated 4-22-1996 and recorded in Volume 726, Page 284 ORMC, and marking the Southwest corner of herein described tract; For Reference, a 1/2" Iron Rod Found at the Southwest corner of said "Shumaker" tract bears South 21°56'38" East, 528.80 feet;

THENCE North 21°37'49" West, with the East line of said road and the West line of said "20.00 Acres", a distance of **528.91 feet** {C= 530.00 feet}, to a 1/2" Iron Pipe (bent) found at a the Northwest corner of said "20.00 Acres", the Southwest corner of a called "30.25 Acres - First Tract" conveyed in to Joe Gilchrist, et ux, dated 4-7-1970 and recorded in Volume 374, Page 95 of the Deed Records, Milam County, Texas (DRMC), and marking the Northwest corner of herein described tract; For Reference, a 3/4" Iron Bar found at the Northwest corner of said "30.25 Acres" bears North 21°31'46" West, 420.75 feet;

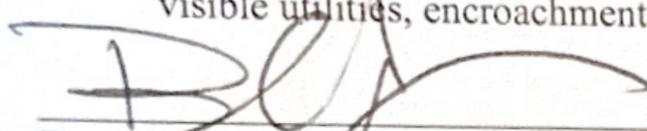
THENCE North 68°23'41" East, North line of said "20.00 Acres" and the South line of said "30.25 Acres" and a called "Second Tract - 54.62 Acres" of said deed to Joe Gilchrist, et ux, a distance of **1645.45 feet** {C= 1642.41 feet}, to a 1/2" Iron rod with an orange plastic cap stamped "Bryan Tech Services" set in the West line of a called "90.87 Acres" conveyed in a Warranty Deed from Clarence James Merkord, et al to Donald L. Swenson and Norma J. Swenson, recorded in Volume 775, Page 72 ORMC, being the Northeast corner of said "20.00 Acres", the Southeast corner of said "54.62 Acres, and marking the Northeast corner of herein described tract;

THENCE South 21°41'51" East, with the West line of said "90.87 Acres" and the East line of said "20.00 Acres", a distance of **530.00**, to a 1/2" Iron Pipe found at the Southeast corner of said "20.00 Acres", being the Northeast corner of aforesaid "20.00 Acres", and marking the Southeast corner of herein described tract; For Reference, a 1/2" Iron Pipe found at the Southeast corner of adjoining "20.00 Acres" bears South 21°41'51" East, 526.43 feet;

THENCE South 68°25'58" West, with the common line of said "20.00 Acres" and said "20.00 Acres", a distance of 1646.08 feet {C= 1646.00 feet), to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 20.004 Acres (871,356 Square Feet).

Surveyor's Note:

- Attention is invited to accompanying plat for location of improvements, visible utilities, encroachments, and roadways.



Bruce Lane Bryan

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