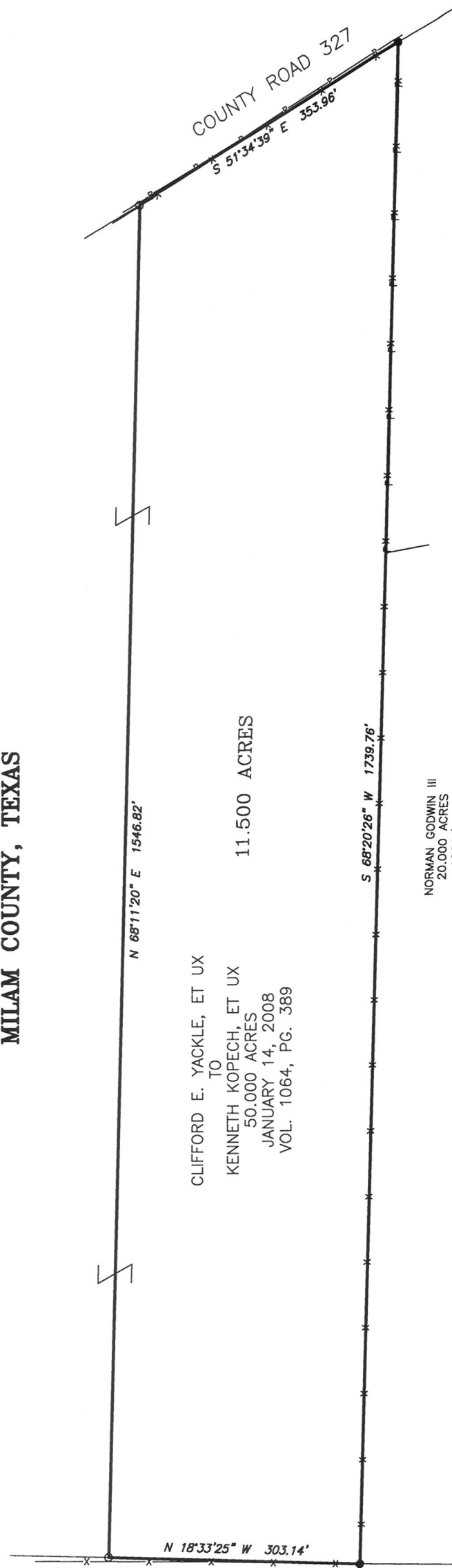


ELIZA SANTE SURVEY
 ABSTRACT NO. 317
MILAM COUNTY, TEXAS

JEFFREY ALAN DURSO, ET UX
 232.585 ACRES
 DOC# 2020-4109

CLIFFORD E. YACKLE, ET UX
 TO
 KENNETH KOPECH, ET UX
 50.000 ACRES
 JANUARY 14, 2008
 VOL. 1064, PG. 389

11.500 ACRES



NORMAN GODWIN III
 20.000 ACRES
 1286/135

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 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. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF JUNE, 2022.



Bradley L. Lipscomb
 BRADLEY L. LIPSCOMB, RPLS.

- LEGEND**
- 5/8" IRON ROD FOUND
 - P- OVERHEAD POWERLINE
 - X- BARBED WIRE FENCE
 - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.
 2. FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.



SCALE: 1" = 150 FEET

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



SURVEYING, INC. FIRM REGISTRATION NO. 10007900
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

11.500 ACRES
 ELIZA SANTE SURVEY
 ABSTRACT NO. 317
 MILAM COUNTY, TEXAS

Completion Date: 6/10/22	Drawn by: DM
Scale: 1" = 150'	Surveyed by: LR/HR
PROJECT NO. S22-209	Checked by: BL



In Re: 11.500 Acres
A part of a called 50.000 Acre tract
Eliza Sante Survey
Abstract No. 317
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Eliza Sante Survey, Abstract No. 317, being a part of a called 50.000 Acre tract conveyed from Clifford E. Yackle, et ux to Kenneth Kopech, et ux by Deed dated January 14, 2008 recorded in Volume 1064, Page 389 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod on the west Right-of-Way line of County Road 327, at the northeast corner of a called 20.000 Acre tract conveyed to Norman Goodwin III in Volume 1286, Page 135, for the common southeast corner of the said 50.000 Acre tract and of this tract;

THENCE S68°20'26"W - 1739.76' along the common line between the said 50.000 Acre tract and the said 20.000 Acre tract to a found 5/8" iron rod on the east line of a called 232.585 Acre tract conveyed to Jeffrey Allan Durso, et ux in Document No. 2020-4109, at the northwest corner of the said 20.000 Acre tract, for the common southwest corner of the said 50.000 Acre tract and of this tract;

THENCE N18°33'25"W - 303.14' along the common line between the said 232.585 Acre tract and the said 50.000 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the northwest corner of this tract;

THENCE N68°11'20"E - 1546.82' crossing the said 50.000 Acre tract, for division, to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said west Right-of-Way line of County Road 327 and the said 50.000 Acre tract, for the northeast corner of this tract;

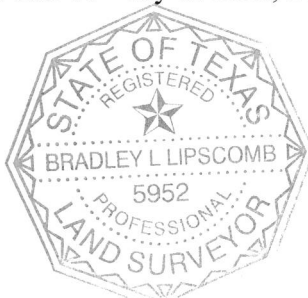
THENCE S51°34'39"E - 353.96' along the said common line between the west Right-of-Way line of County Road 377 and the 50.000 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 11.500 Acres of land.

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 10th day of June, 2022.


Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

Project No. S22-209