



In Re: 21.186 Acres

A part of the residue of a called 718.049 Acre tract
James A. Prewitt Survey
Abstract No. 288
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the James A. Prewitt Survey, Abstract No. 288, being a part of the residue of a called 718.049 Acre tract conveyed from David M. Shanahan, et al to Fairview Holdings, L.P. by deed dated December 31, 2000 recorded in Volume 835, Page 828 of the Official Records of Milam County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the southeast corner of a called 33.976 Acre tract conveyed to Ernest Odom, III in Document Number 2019-4460, at an interior ell corner of the said residue of the 718.049 Acre tract, for the northeast corner of this tract;

THENCE entering the said residue of the 718.049 Acre tract, for division, for the following courses and distances:

S 21°35'49" E - 459.77 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for an exterior ell corner of this tract;

S 21°38'09" E - 460.87 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for an interior ell corner of this tract;

S 21°42'12" E - 459.54 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for an exterior ell corner of this tract;

S 21°49'18" E - 457.31 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for the southeast corner of this tract;

S 67°46'52" W - 560.40 feet to a point within County Road 320, on the east line of a called 90.506 Acre tract conveyed to Alcoa USA Corp. in Vol. 1291, Pg. 321, for the southwest corner of this tract from which a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952"), for reference bears N 67°46'52" E - 15.11 feet;

THENCE within County Road 320, the common line between the said residue of the 718.049 Acre tract and the said 90.506 Acre tract, for the following courses and distances:

N 14°07'38" W - 551.77 feet to a point;

N 19°47'42" W - 567.78 feet to a point;

N 26°32'14" W - 247.50 feet to a point;

Triad Surveying, Inc.

Firm Registration No. 10007900

P.O. Box 1489

Rockdale, TX 76567

(512) 446-3457

Project No. S99-135

N 27°40'21" W - 240.01 feet to a point;

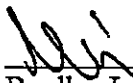
N 33°22'58" W - 241.64 feet to a point at the southwest corner of the said 33.976 Acre tract, for the northwest corner of this tract from which a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952"), for reference bears N 67°40'22" E - 20.37 feet;

THENCE N 67°40'22" E - 563.94 feet along the common line between the said residue of the 718.049 Acre tract and the said 33.976 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 21.186 Acres of land (of which 0.834 Acres lies within County Road 320).

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 21st day of October, 2020.



Bradley L. Lipscomb RPLS



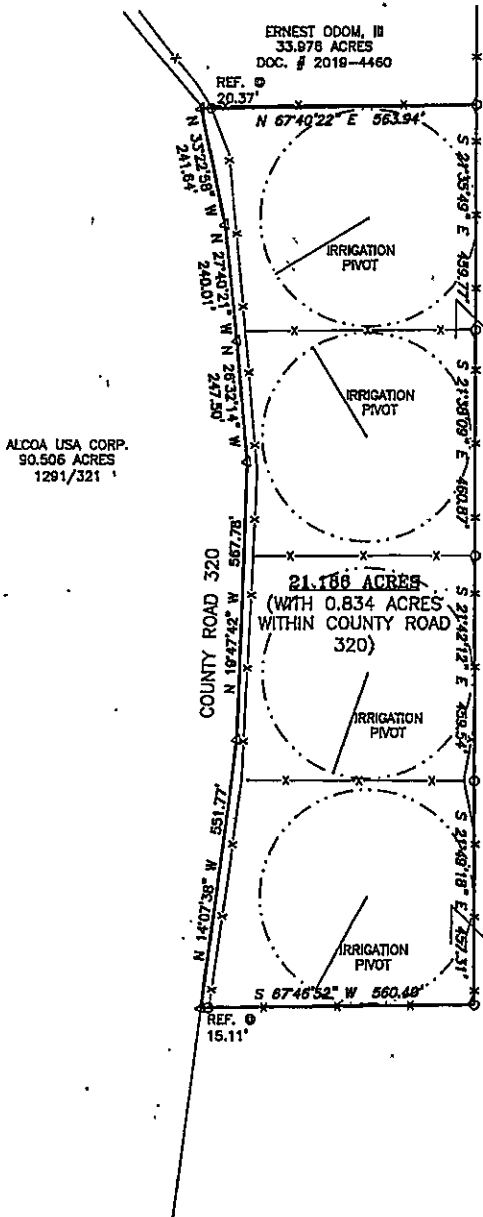
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JAMES A. PREWITT SURVEY

ABSTRACT NO. 288

MILAM COUNTY, TEXAS



A. THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS AND EGRESS" TO THIS TRACT:

- 1) SOUTHWEST MILAM WATER SUPPLY CORP. 547/598
- 2) BARTLETT ELECTRIC COOPERATIVE, INC. 572/882
- 3) TEXAS PIPELINE COMPANY 256/018

B. THE FOLLOWING APPLY AS BLANKET EASEMENTS AND HAVE THE RIGHT OF "INGRESS AND EGRESS" TO THIS TRACT:

- 4) SOUTHWEST MILAM WATER SUPPLY CORP. 1054/331
- 5) BARTLETT ELECTRIC COOPERATIVE, INC. 863/663
- 6) BARTLETT ELECTRIC COOPERATIVE, INC. 863/665
- 7) SOUTHWEST MILAM WATER SUPPLY CORP. 1264/744

C. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

- 8) TEXAS PIPELINE COMPANY 256/019
- 9) TEXAS PIPELINE COMPANY 256/205
- 10) TEXAS PIPELINE COMPANY 257/345
- 11) TEXAS PIPELINE COMPANY 268/285
- 12) ALL AMERICAN PIPELINE COMPANY 605/843
- 13) SOUTHWEST MILAM WATER SUPPLY CORP. 389/125
- 14) SOUTHWEST MILAM WATER SUPPLY CORP. 428/684
- 15) SOUTHWEST MILAM WATER SUPPLY CORP. 547/592
- 16) SOUTHWEST MILAM WATER SUPPLY CORP. 547/594
- 17) SOUTHWEST MILAM WATER SUPPLY CORP. 597/892
- 18) BARTLETT ELECTRIC COOPERATIVE, INC. 633/520
- 19) BARTLETT ELECTRIC COOPERATIVE, INC. 827/092
- 20) BARTLETT ELECTRIC COOPERATIVE, INC. 863/667
- 21) BARTLETT ELECTRIC COOPERATIVE, INC. 863/669
- 22) SOUTHWESTERN BELL TELEPHONE COMPANY 858/760

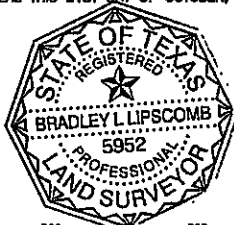
E. THE SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.

F. FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.

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 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; SAID 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 21ST DAY OF OCTOBER, 2020.

BRADLEY L. LIPSCOMB, RPLS



PLOT DATE:



SCALE: 1" = 300 FEET

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



G.F. # MI-20-122

SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

21.186 ACRES

JAMES A. PREWITT SURVEY
ABSTRACT NO. 288
MILAM COUNTY, TEXAS

Completion Date: 10/21/20 Drawn By: BL

Scale: 1" = 300' Surveyed by: JS/DM

Project No.: S99-135 Checked by: BL