



METES AND BOUNDS DESCRIPTION

0.46 ACRE TRACT
W. W. Lewis Survey
A - 30
Milam County, Texas

Being a 0.46 acre tract of land out of the W. W. Lewis Survey, Abstract No. 30, Milam County, Texas and being all that certain called 0.461 acre tract of land described to Virginia Wedeikes, Linda Gilmore and Kathleen Stringer, recorded in Volume 998, Page 636 of the Official Records of Milam County, Texas, said 0.46 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at the northeast corner of the above mentioned 0.461 acre tract, same being the northwest corner of a tract of land described to Warren D. Hillman and Patricia Hillman, (1056/551), located on the south line of West Main Street, for the northeast corner of this;

THENCE departing said street, along the east line said 0.461 acre tract, common boundary with said Hillman tract S 13°47'04" W a distance of 150.06 feet to a 3/8 inch bent iron rod found at the southeast corner of said 0.461 acre tract, same being the southwest corner of said Hillman tract, also being an angle point on the north line of the remainder of a called 1.868 acre tract to James Denio, et ux, (344/111), for the southeast corner of this;

THENCE along the south line of said 0.461 acre tract, common boundary with said remainder tract, and along a partially fenced line S 70°13'35" W a distance of 72.38 feet to a 1/2 inch iron rod with yellow cap set at the southwest corner of said 0.461 acre tract, same being a northwesterly corner of said remainder tract, located on the east line of a called 0.70 acre tract to Jorge Fuentes and Bettie Fuentes, (1055/276), for the southwest corner of this;

THENCE along the west line of said 0.461 acre tract, common boundary with said 0.70 acre tract, generally along a fenced line N 28°19'21" W a distance of 156.98 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said 0.461 acre tract, same being the northeast corner of said 0.70 acre tract, located on the south line of a 40 foot wide road easement, (345/33), for the northwest corner of this;

THENCE along the north line of said 0.461 acre tract, with the south line of said easement N 70°40'44" E a distance of 138.08 feet to a TXDOT brass cap right of way monument found at the most northerly corner of said 0.461 acre tract, located at the intersection of the south line of said easement and the south line of West Main Street, for the most northerly corner of this;

THENCE continuing along said north line, along the south line of West Main Street S 74°08'39" E a distance of 49.94 feet to the POINT OF BEGINNING, in all containing 0.46 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 22, 2017

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
00945-HEL



EXHIBIT A
Page 1 of 1 Pages

**STATE HIGHWAY 348**  
3.815 acres  
to State of Texas  
291/789

Find T-607  
brass cap  
R.O.W. monument

**2603 WEST MAIN ST.**  
S 74°08'39" E  
49.94'

40' ROAD EASEMENT  
345/335

N 70°40'44" E 138.06'

Find 3/8" I.R.

Set 1/2" I.R.  
w/ yellow cap

**0.46 Acre Tract**

Being all that certain called  
0.461 acre tract of land  
to  
Virginia Wedekes  
Linda Gilmore and  
Kathleen Springer  
Volume 396, Page 636  
O.R.M.C.

Walter U. Hillman and  
Patricia Hillman  
1036/551

Jorge Fuentes and  
Raife Fuentes  
called 2.70 acres  
1286/376

Texas Power & Light Company  
345/527

Find 3/8" I.R.  
(bent)

S 70°15'35" W  
72.38'

Set 1/2" I.R.  
w/ yellow cap

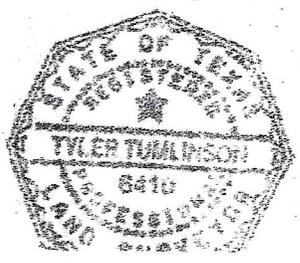
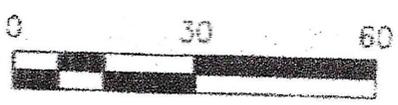
James Davis, et al  
remainder of a  
called 1.868 acres  
344/317

The following easements do not apply:

- 1. Texas Power & Light Company 311/264
- 2. Texas Public Utilities 176/197
- 3. Texas Public Utilities 175/501
- 4. Texas Public Utilities 175/502
- 5. Texas Public Utilities 175/503
- 6. B.R. Oliver 341/614

The following easements apply:

- 1. Robert Burns 332/261 (blank) (gas easement for purpose of waterline)
- 2. Bob G. Martin and Gerie U. Martin 422/107 (blank) (gas easement for purpose of waterline)



I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.