

WILLIAM PHARRASS SURVEY
ABSTRACT No. 291
MILAM COUNTY, TEXAS

COUNTY ROAD 314
REF: 68.08'
REF: 145.64'
0.521 ACRES
LIES WITHIN
COUNTY ROAD 314
COUNTY ROAD 314
N 69°08'16" E 433.44'
S 21°47'42" E 865.02'
N 21°53'31" W 2118.64'

THOMAS MORRIS KYLE
29.07 ACRES
1165/357

DORIS BELLE PEARSON
REVOCABLE LIVING TRUST
"PARCEL A" - (THIRD TRACT -
222-4780/5645 ACRES)
799/594

DORIS BELLE PEARSON REVOCABLE
LIVING TRUST
"PARCEL A" - (SECOND TRACT -
142-1681/5645 ACRES)
799/594

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THIS TRACT LIES WITHIN AN AREA WHICH DOES NOT HAVE A FEMA FLOOD INSURANCE RATE MAP (FIRM) ASSOCIATED. HOWEVER, ACCORDING TO THE FEMA ESTIMATED BASE FLOOD ELEVATION (ESTBFE) VIEWER (<https://webapps.usgs.gov/infrm/estbfe/>), ON 9/15/2023, PORTIONS OF THIS TRACT WERE DEPICTED TO LIE WITHIN SPECIAL FLOOD HAZARD AREAS. ONCE OFFICIAL FLOOD INSURANCE RATE MAPS (FIRM) ARE PRODUCED AND OFFICIALLY ADOPTED FOR THIS AREA, IT IS EXPECTED THAT PORTIONS OF THIS TRACT WILL BE WITHIN THE OFFICIAL MAPPED FLOOD HAZARD AREA. INTERESTED PARTIES ARE ENCOURAGED TO REVIEW ALL PERTINENT DATA (AND EXERCISE CONSERVATIVE JUDGEMENT) BEFORE BUILDING ANY IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: STRUCTURES, ROADWAYS AND/OR UTILITIES) WITHIN OR NEAR A LOW LYING AREA.
3. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
4. THE FOLLOWING DOCUMENT DOES APPLY TO THIS TRACT:
A) STATE OF TEXAS - 317/361
5. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THIS:
A) BARTLETT ELECTRIC COOPERATIVE, INC. - 746/495 & 773/479
6. THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:
A) BARTLETT ELECTRIC COOPERATIVE, INC. - 589/649

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 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 SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF JUNE, 2024.

BRADLEY L. LIPSCOMB, RPLS



DRIVEWAY
ELEC. METER PORCH
PROPANE TANK
1-STORY BRICK & FRAME HOUSE (ON CONC.)
METAL GARAGE (ON CONC.)
METAL BUILDING (ON CONC.)
METAL SHED
FRAME SHED
CONC.
CONC.
CONC.
METER POLE
FRAME SHED

68.856 Acres
MONTE J. ALFORD, ET AL
TO
MONTE J. ALFORD, ET AL
68.884 ACRES - TRACT 1
AUGUST 24, 2016
1293/55

RICHARD K. O'BRIEN, ET AL
68.884 ACRES (TRACT 2)
1293/55

LEGEND

- - 1/2" IRON ROD FOUND (UNLESS NOTED)
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- △ - SURVEY POINT
- P— - OVERHEAD POWERLINE
- SP— - SERVICE POWERLINE
- X— - BARB WIRE FENCE
- - WROUGHT IRON FENCE

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



GF NO. 2422410-GTN
TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

68.856 ACRES
WILLIAM PHARRASS SURVEY, A-291
MILAM COUNTY, TEXAS

Completion Date: 6/19/214	Drawn By: MGG
Scale: 1"=400'	Surveyed by: LS
Project No.: S24-216	Checked by: BL

200 0 200 400 600 800 1000 1200
SCALE: 1" = 400 FEET



In Re: 68.856 Acres
All of a called 68.884 Acre tract
William Pharrass Survey
Abstract No. 291
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the William Pharrass Survey, Abstract No. 291, being all of a called 68.884 Acre tract - Tract 1 conveyed from Monte J. Alford, et ux to Richard K. O'Brien, et ux by deed dated August 24, 2016 recorded in Volume 1293, Page 55 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 southeast margin of County Road 314, at an exterior ell corner of a called 29.07 Acre tract conveyed to Thomas Morris Kyle in Volume 1165, Page 357, for the most westerly northeast corner of this tract;

THENCE west and south lines, respectively, of the said 29.07 Acre tract, for the following courses and distances:

S 21°47'42" E - 865.02' to a found 1/2" iron rod at the southwest corner of said 29.07 Acre tract, for an interior ell corner of this tract;

N 67°56'34" E - 1,017.20' to a found 1/2" iron rod at the southeast corner of said 29.07 Acre tract, at the southwest corner of a called 222-4780/5645 Acre tract - Third Tract (Parcel A) conveyed to Doris Belle Peason Revocable Living Trust in Volume 799, Page 594, for an exterior ell corner of this tract;

THENCE N 68°19'17" E - 654.46' along the south line of said 222-4780/5645 Acre tract to a found 1/2" iron rod at the northwest corner of a called 142-1681/5645 Acre tract - Second Tract (Parcel A) conveyed to Doris Belle Peason Revocable Living Trust in Volume 799, Page 594, for the most easterly northeast corner of this tract;

THENCE S 21°54'38" E - 1,248.51' along the west line of said 142-1681/5645 to a found 1/2" iron rod at the northeast corner of a called 68.884 Acre tract (Tract 2) conveyed to Richard K. O'Brien, et al in Volume 1293, Page 55, for the southeast corner of this tract;

THENCE S 68°09'44" W - 2,101.50' along the north line of said O'Brien 68.884 Acre tract to a found 1/2" iron rod within the Right-of-Way of the said County Road 314, at the northwest corner of said O'Brien 68.884 Acre tract, for the southwest corner of this tract;

THENCE within the said Right-of-Way of County Road 314, the west and north lines of the said Alford 68.884 Acre tract for the following courses and distances:

N 21°57'31" W - 2,118.84' to a point for the northwest corner of this tract, from which a found 1/2" iron rod for reference bears S 21°57'31" E - 68.08' and from which a found 1/2" iron rod for reference bears N 69°08'16" E - 145.64';

N 69°08'16" E - 433.44' to the **POINT OF BEGINNING** containing within these metes and bounds 68.856 Acres of land of which 0.521 Acres lies within County Road 314.

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 19th day of June 2024.


Bradley L. Lipscomb, RPLS



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