

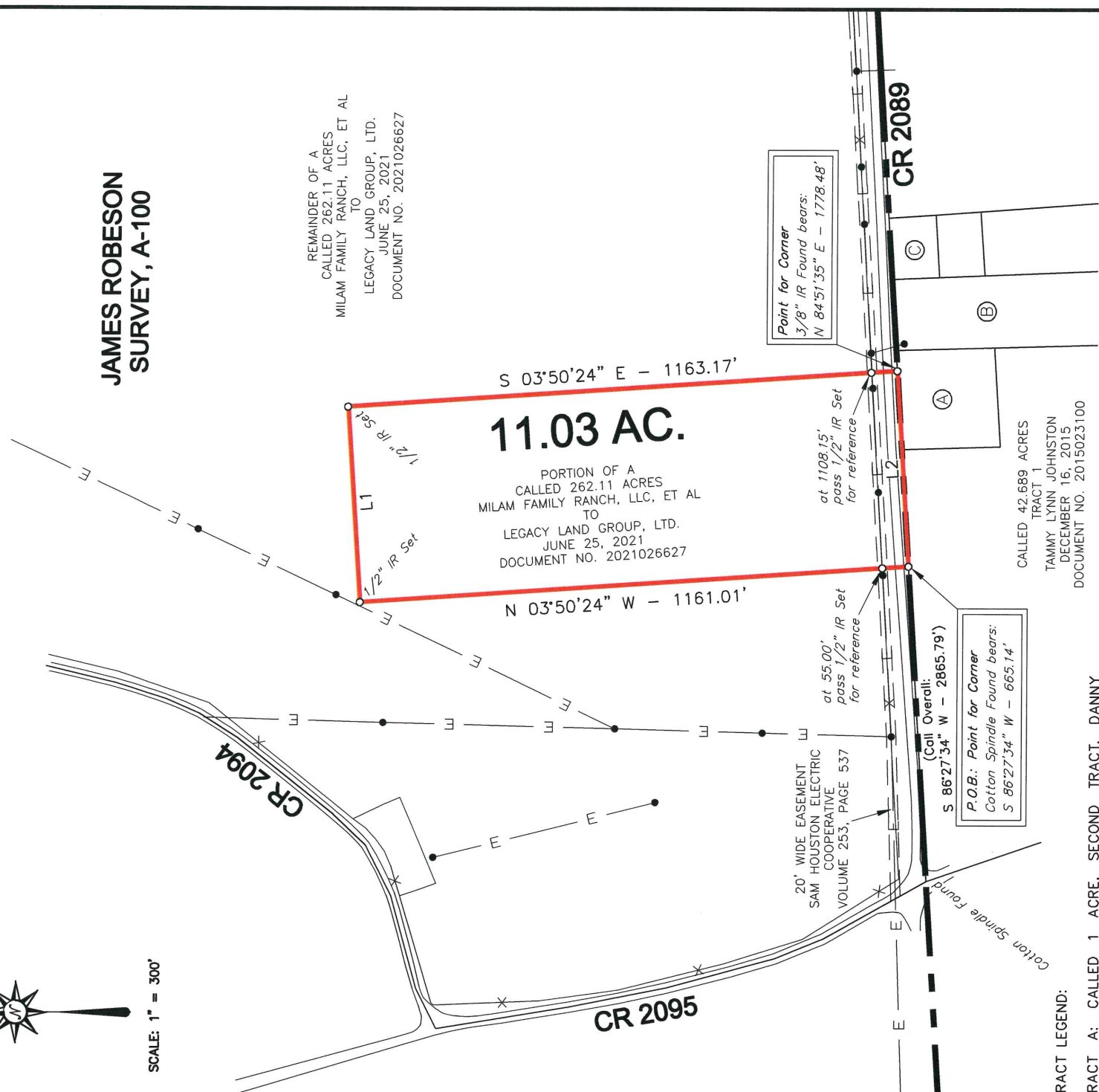
PLAT OF SURVEY



SCALE: 1" = 300'

JAMES ROBESON SURVEY, A-100

REMAINDER OF A
CALLED 262.11 ACRES
MILAM FAMILY RANCH, LLC, ET AL
TO
LEGACY LAND GROUP, LTD.
JUNE 25, 2021
DOCUMENT NO. 2021026627



11.03 AC.

PORTION OF A
CALLED 262.11 ACRES
MILAM FAMILY RANCH, LLC, ET AL
TO
LEGACY LAND GROUP, LTD.
JUNE 25, 2021
DOCUMENT NO. 2021026627

CALLED 42.689 ACRES
TRACT 1
TAMMY LYNN JOHNSTON
DECEMBER 16, 2015
DOCUMENT NO. 2015023100

HUGH B. JOHNSTON SURVEY, A-55

TRACT LEGEND:
TRACT A: CALLED 1 ACRE, SECOND TRACT, DANNY ROLLINS, DECEMBER 12, 2004, DOCUMENT NO. 2004018813.

TRACT B: CALLED 58.0000 ACRES, EUGENE AUSTIN GIBBS, III, JULY 21, 2014, DOCUMENT NO. 2014011003.

TRACT C: CALLED 0.31 ACRE, RICHARD G. UBNOSKYE, SEPTEMBER 23, 2009, DOCUMENT NO. 2009015784.

LINE BEARING	DISTANCE
L1 N 86°09'36" E	413.44'
L2 S 86°27'34" W	413.45'



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)



I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of June, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of July, 2021.

RYAN J. MAXFIELD - R.P.L.S. No. 6763

LEGEND

Barbed Wire Fence	— x —
Powerline	— E —
IRS	•
IRF	—
	POWER POLE
	IRON ROD SET
	IRON ROD FOUND

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: JT	SCALE: 1" = 300'
SURVEYED BY: SM	DATE: 07-23-2021
FILE NO: 2432-TRACT K.dwg	
REF: MILAM RANCH - TRACT K	

PLAT OF SURVEY 11.03 AC. LOCATED IN THE JAMES ROBESON SURVEY, A-100 LIBERTY COUNTY, TEXAS

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

11.03 ACRES

All that certain lot, tract or parcel of land located within the James Robeson Survey, Abstract No. 100 of Liberty County, Texas and being a portion of a called 262.11 acre tract as described in a deed from Milam Family Ranch, LLC, et al to Legacy Land Group, Ltd., dated June 25, 2021 and recorded in Document No. 2021026627 of the Official Public Records of Liberty County, Texas, and this 11.03 acre tract being more fully described as follows:

BEGINNING at a Point in the South line of County Road 2089, the common line of said 262.11 acre tract and a called 42.689 acre tract, described as Tract 1 in a deed to Tammy Lynn Johnston, dated December 16, 2015 and recorded in Document No. 2015023100, and the common survey line of said James Robeson Survey and the Hugh B. Johnston Survey, Abstract No. 55, from which a Cotton Spindle Found in County Road 2095, at the common corner of said 262.11 acre tract and said 42.689 acre tract bears South 86 deg. 27 min. 34 sec. West, a distance of 665.14 feet;

THENCE across said 262.11 acre tract, the following three (3) courses and distances:

North 03 deg. 50 min. 24 sec. West, passing a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for reference at 55.00 feet and continuing for a total distance of 1,161.01 feet to a 1/2" Iron Rod Set for corner;

North 86 deg. 09 min. 36 sec. East, a distance of 413.44 feet to a 1/2" Iron Rod Set for corner;

South 03 deg. 50 min. 24 sec. East, passing a 1/2" Iron Rod Set for reference at 1,108.15 feet and continuing for a total distance of 1,163.17 feet to a Point for Corner in the South line of said County Road 2089, said common survey line and the South line of said 262.11 acre tract, from which a 3/8" Iron Rod Found in the North line of said County Road 2089, and in the common line of said 262.11 acre tract and a called 4.44 acre tract as described in a deed from Jeffrey T. Shipley to Jason C. Shirkey, dated November 12, 2015 and recorded in Document No. 2015020683 bears North 84 deg. 51 min. 35 sec. East, a distance of 1,778.48 feet;

THENCE South 86 deg. 27 min. 34 sec. West, with the South line of said County Road 2089, said common survey line, and the South line of said 262.11 acre tract, a distance of 413.45 feet to the **POINT OF BEGINNING AND CONTAINING 11.03 ACRES OF LAND, MORE OR LESS**. See Map No. 2432-Tract K prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of June, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of July, 2021.


Ryan J. Maxfield

Registered Professional Land Surveyor
State of Texas No. 6763

