

NOTES:

Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone as derived by gps observations.

Field notes accompany this plat.

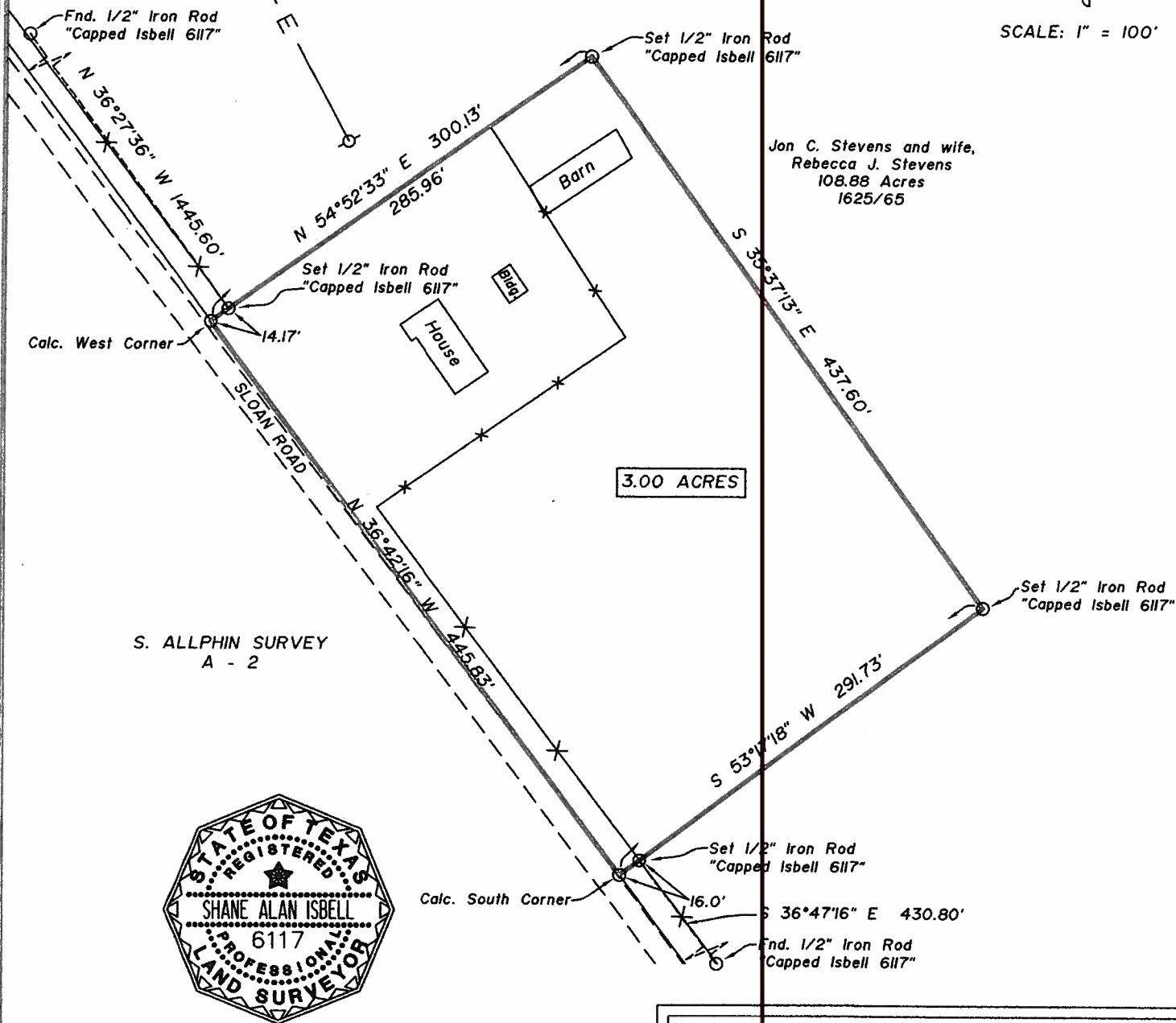
H. WALKER LEAGUE
A - 34

LEGEND:

○ Power Pole
X Wire Fence
E Electric Line



SCALE: 1" = 100'



S. ALLPHIN SURVEY
A - 2



I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground and is true and correct to the best of my knowledge.

Shane A. Isbell

Registered Professional Land Surveyor No. 6117

**SURVEY PLAT OF
3.00 ACRES
OUT OF THE
JON C. STEVENS AND WIFE, REBECCA J. STEVENS
108.88 ACRE TRACT
VOLUME 1625, PAGE 65
H. WALKER LEAGUE, A - 34
MADISON COUNTY, TEXAS
OCTOBER 20, 2017**

**PREPARED BY:
ISELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 903-536-7396
FIRM REGISTRATION NO. 10192000**

**FIELD NOTES
3.00 ACRES
H. WALKER LEAGUE, A - 34
MADISON COUNTY, TEXAS
OCTOBER 20, 2017**

All that certain lot, tract or parcel of land being 3.00 acres situated in the H. WALKER LEAGUE, Abstract No. 34, Madison County, Texas and being a part of the 108.88 acre tract described in the deed from Michael W. Brown and spouse, Cynthia P. Brown to Jon C. Stevens and wife, Rebecca J. Stevens, of record in Volume 1625, Page 65, of the Official Records of Madison County, Texas, said 3.00 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" Iron Rod "Capped Isbell 6117" at the intersection of the northwest line of the 108.88 acre tract and the northeast line of Sloan Road, thence S 36 ° 27 ' 36 " E a distance of 1445.60 feet to a ½" Iron Rod "Capped Isbell 6117" set in the northeast line of said Sloan Road for the POINT OF BEGINNING;


THENCE N 54 ° 52 ' 33 " E, a distance of 285.96 feet to a ½" Iron Rod "Capped Isbell 6117" set for the north corner;

THENCE S 35 ° 37 ' 13 " E, a distance of 437.60 feet to a ½" Iron Rod "Capped Isbell 6117" for the east corner;

THENCE S 53 ° 17 ' 18 " W, a distance of 291.73 feet to a calculated point in the southwest line of the 108.88 acre tract for the south corner, a ½" Iron Rod "Capped Isbell 6117" set for reference bears N 53 ° 17 ' 18 " E a distance of 16.00 feet;

THENCE N 36 ° 42 ' 16 " W, along the southwest line of the 108.88 acre tract a distance of 445.83 feet to a calculated point for the west corner;

THENCE N 54 ° 52 ' 33" E a distance of 14.17 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 3.00 ACRES OF LAND, MORE OR LESS, according to a survey performed October 20, 2017, by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone, as derived by gps observations. For other information, see accompanying plat.



RPLS No. 6117

Isbell Land Surveying

Firm No. 10192000

