

# LONE STAR

LAND SURVEYING & MAPPING

40.000 Acres

R. Allphin Survey, A-1  
Madison County, Texas

Being 40.000 acres of land out of a called 71.02 acre tract as described in Volume 659, Page 289 and a called 8.88 acre tract as described in Volume 1132, Page 63 of the Official Records of Madison County, Texas, also located in the R. Allphin Survey, A-1, Madison County, Texas, said 40.000 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at 3/8" iron rod found at an angle point of the above mentioned 71.02 acre tract and being the southwest corner of the herein described tract;

**THENCE** North 01 degrees 50 minutes 03 seconds West, a distance of 917.44 feet to a 5/8" iron rod found for the southwest corner of said 8.88 acres and an angle point of herein described tract;

**THENCE** North 01 degrees 44 minutes 27 seconds West, a distance of 67.56 feet to a point in the east line of F.M. 2346 for an angle point of herein described tract;

**THENCE** with a curve to the left along the east line of F.M. 2346 having a radius of 1,195.89 feet and a length of 409.17 feet (North 06 degrees 48 minutes 34 seconds East, 407.18 feet) to a point from which a TXDOT concrete monument bears N38°52'56"W, 0.57';

**THENCE** North 02 degrees 45 minutes 37 seconds West, with the east line of F.M. 2346, a distance of 225.46 feet to a TXDOT concrete monument found for the northwest corner of herein described tract;

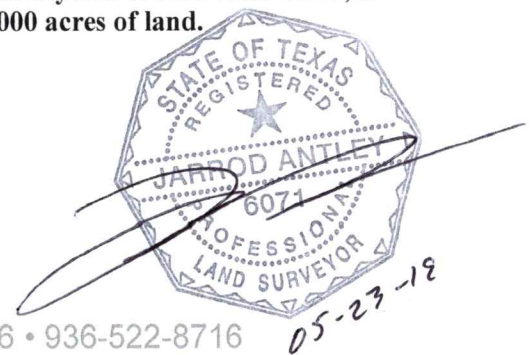
**THENCE** North 83 degrees 45 minutes 21 seconds East, a distance of 680.71 feet to a point for the northeast corner of herein described tract;

**THENCE** South 06 degrees 14 minutes 39 seconds East, a distance of 754.54 feet to a point for an angle point of herein described tract;

**THENCE** South 26 degrees 07 minutes 48 seconds East, a distance of 946.50 feet to point for the most easterly corner of herein described tract;

**THENCE** South 32 degrees 00 minutes 28 seconds West, a distance of 701.09 feet to a point for the most southerly corner of herein described tract;

**THENCE** North 57 degrees 59 minutes 32 seconds West, with the southwesterly line of said 71.02 acres, a distance of 955.21 feet to the **POINT OF BEGINNING** and containing 40.000 acres of land.

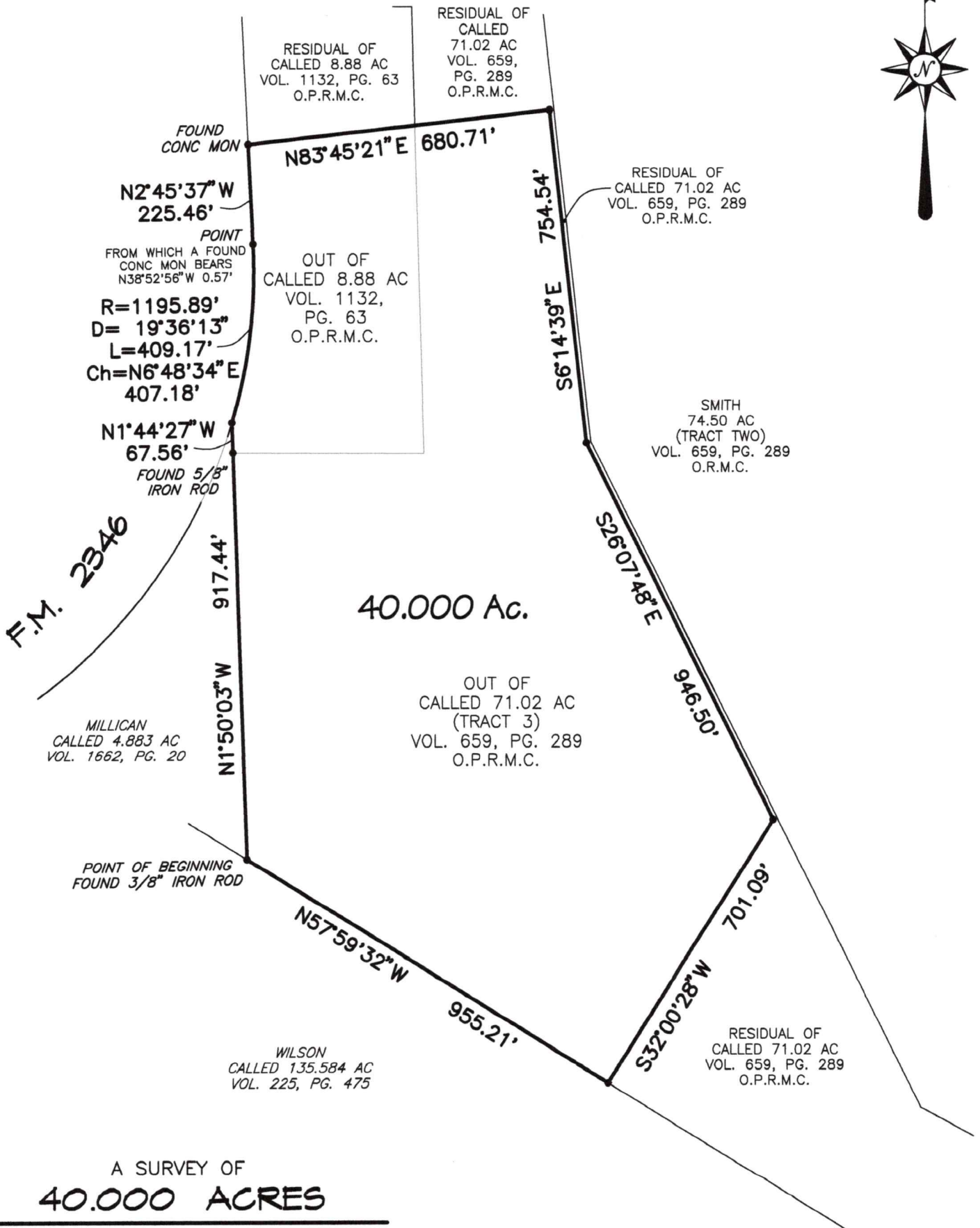


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www.lonestarlandsurvey.com

NOTES:

1. ADJOINER INFORMATION IS FROM THE MADISON COUNTY APPRAISAL DISTRICT WEB SITE.  
2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

SCALE: 1" = 300'  
DATE: 5/23/2019



A SURVEY OF  
**40.000 ACRES**

IN THE R. ALLPHIN SURVEY, A-1  
MADISON COUNTY, TEXAS

*I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.*

*This survey was completed without the benefit of a title commitment.*

*Jarrold Antley, R.P.L.S.*  
Texas Registration No. 6071



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PH: (936) 522-8716

