

FIELD NOTES
3.51 ACRES
JAMES WELCH SURVEY, A – 228
MADISON COUNTY, TEXAS
NOVEMBER 16, 2023

All that certain lot, tract or parcel of land being 3.51 acres in the James Welch Survey, Abstract No. 228, Madison County, Texas, and being all of the Called 3.5 acre tract described in the deed from Aline A. Elder to Michael Dodd Elder in Volume 907, Page 270, of the Official Records of Madison County, Texas, said 3.51 acre tract of land being more particularly described by metes and bounds as follows:

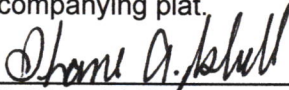
BEGINNING at a 1/2" Iron Rod Capped "Isbell 6117" set near a fence post for the occupied southwest corner, being in the north line of Farm Road 1452 and being an occupied southeast corner of the Called 93.94 acre tract in Volume 1092, Page 63;

THENCE N 02 ° 53 ' 56 " W, along the occupied line between the Called 3.5 acre tract and the Called 93.94 acre tract for a distance of 735.98 feet to a 1/2" Iron Rod Capped "Isbell 6117" set near a fence post for the northwest corner;

THENCE N 87 ° 57 ' 21 " E, along an old fence for a distance of 262.86 feet to a 1/2" Iron Rod Capped "Isbell 6117" set near a fence post for the northeast corner, being an interior corner of the Called 68.64 acre tract in Volume 1696, Page 149;

THENCE S 05 ° 29 ' 38 " W, along the calculated east line of the Called 3.5 acre tract for a distance of 736.45 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the southeast corner;

THENCE S 85 ° 48 ' 50 " W, a distance of 155.38 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 3.51 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.



RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000
Job No. 23076





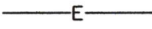

NOTES:

Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

Field notes accompany this plat.

LEGEND:

-  Power Pole
-  Wire Fence
-  Electric Line
-  Set 1/2" Iron Rod Capped "Isbell 6117"

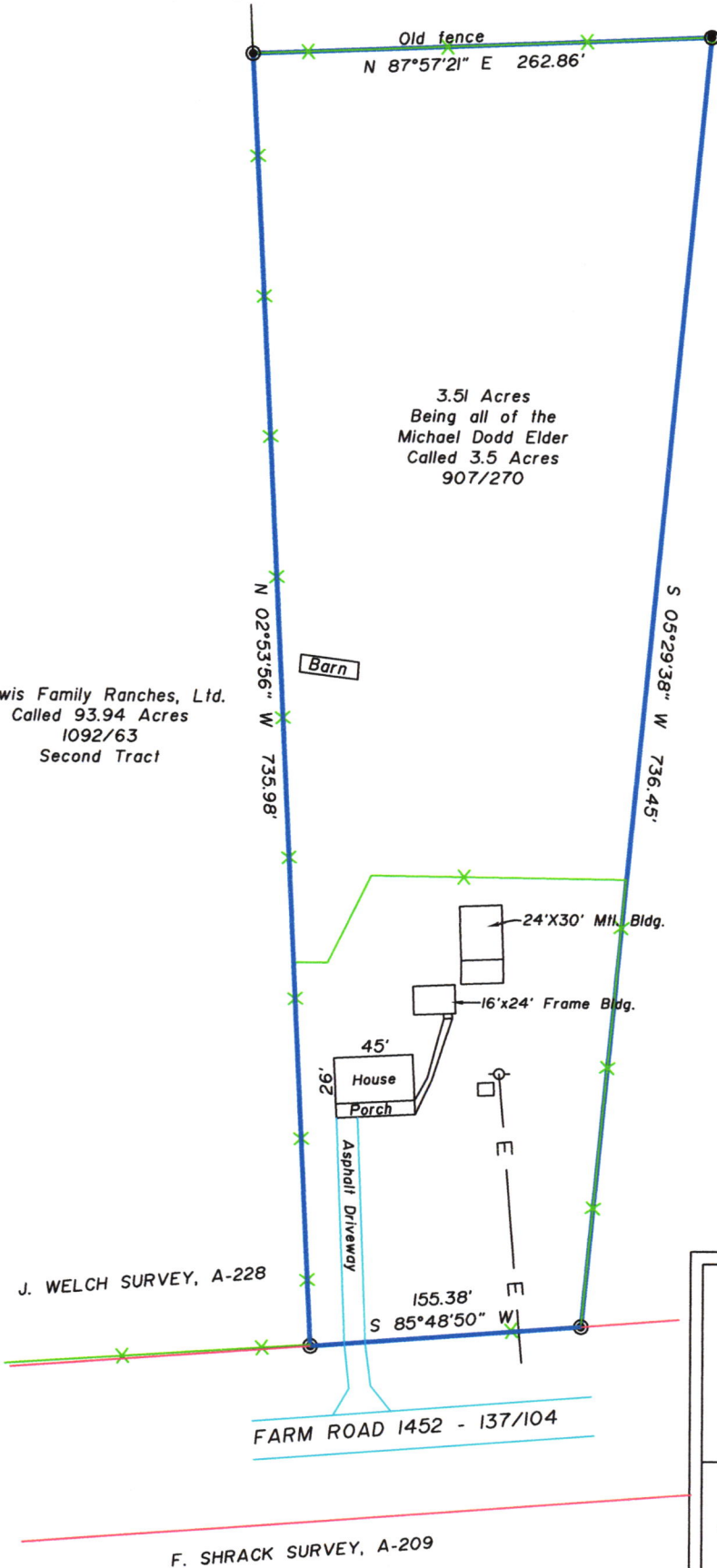


SCALE: 1" = 100'

Lorne Theiss
Called 68.64 Acres
1696/149
Tract 6

3.51 Acres
Being all of the
Michael Dodd Elder
Called 3.5 Acres
907/270

Lewis Family Ranches, Ltd.
Called 93.94 Acres
1092/63
Second Tract



Shane A. Isbell

Registered Professional Land Surveyor No. 6117

**SURVEY PLAT OF
3.51 ACRES
JAMES WELCH SURVEY, A - 228
MADISON COUNTY, TEXAS
NOVEMBER 16, 2023**

PREPARED BY:
ISELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 23076