

Richard August Newman, Trustee  
Call 174.5 Ac.  
Vol. 365, p. 442, MCOR

MADISON CO. ROAD NO. 221

"WISEMAN ROAD"

To State Hwy. OSR

Nick A. Catoo  
Call 16.408 Ac.  
Vol. 181, p. 268, MCOR

Mich. Allen Carlow  
Call 3.00 Ac.  
V. 305, p. 709, MCOR

N 86°35'13"E 1103.52  
Fnd. 1-1/2" Galv. I. pipe

Fnd. 1-1/2" Galv. I. pipe  
N= 10,586,880.92 ft.  
E= 3,688,040.16 ft.

POND

Fnd. 1/2" I. rod 211.45  
N 87°03'30"E

Fnd. 1-1/2" G.I.P.

Charles Larry Pearson  
Call 15.338 Ac.  
Vol. 698, p. 289, MCOR

N 02°20'53"W 429.20



SURVEYED - 67.91 AC.

Thomas J. Ozia, III  
Call 57.20 Ac.  
Vol. 598, p. 170, MCOR

Robin Ilene Thorpe  
Call 15.338 Ac.  
Vol. 346, p. 822, MCOR

N 02°19'50"W 539.21

Roy D. Kyle & Kirby D. Kyle  
Call 68.0 Ac.  
Vol. 743, p. 228, MCOR

S 02°31'40"E 2350.08

Fnd. 3/8" I. rod

N 02°33'14"W 766.58

JOHN CRIST LEAGUE, A-11

J.B. Colvert, et al  
Call 23.14 Ac.  
Vol. 76, p. 242, MCOR

Approx. 0.005 Ac. (235 sq. ft.)  
within encroaching fence INCLUDED  
in surveyed area.

S 86°32'37"W 1314.99

Set 5/8" I. rod w/ plastic cap  
Fnd. 1-1/2" Galv. I. pipe  
S 02°31'40"E- 11.08

Fnd. 5/8" Iron rod  
Fnd. 4" I. pipe to cor.  
N 02°33'14"W- 21

Tommie Jo Manning  
Call 377.03 Ac.  
Vol. 424, p. 399, MCOR

COORDINATE SYSTEM, BASIS OF BEARINGS AND LINEAR UNITS:  
Coordinates and bearings hereon are referred to the Texas Coordinate System of 1983, Central Zone, and are based on the position of National Geodetic Survey Control Monument "MALONE" having published NAD 83 (1983) coordinates of N= 10,341,219.11 feet and E= 3,688,040.16 feet and G.P.S. observations. Distances shown hereon are U.S. Survey Feet in "GRID" units and may be converted to FIELD HORIZONTAL by dividing by a combined scale factor of 0.99988.

NOTES:

1. Plastic caps referenced hereon are 1-3/4" diameter, blue in color and stamped "J.S. Moorer RPLS 1572."

I, J.S. Moorer, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown.

February 16, 2009



Signed   
J. S. Moorer  
Reg. Prof. Land Surveyor No. 1572



PLAT OF SURVEY OF  
**ROY D. KYLE, ET AL**  
**67.91 ACRE TRACT**  
**JOHN CRIST LEAGUE, A-11**  
**MADISON COUNTY, TEXAS**

FEBRUARY 2009  
SCALE 1"= 300 FEET

MOORER & WOODS, INC.  
Reg. Prof. Land Surveyors  
P.O. Box 981  
Huntsville, Texas 77342

09012

**MOORER & WOODS, INC.**  
Registered Professional Land Surveyors  
Huntsville, Texas 77340

THE STATE OF TEXAS §

COUNTY OF MADISON §

I, J.S. Moorer, Registered Professional Land Surveyor No. 1572, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Madison County, Texas. Coordinates, bearings, and distances herein are Grid, referenced to the Texas Plane Coordinate System, Central Zone and are based on the position of N.G.S. Triangulation Station "MALONE" having published NAD83/93 coordinates of N= 10,341,219.11 feet and E= 3,688,040.16 feet. Distances may be converted to "Field Horizontal" (surface) by dividing by a Combined Scale Factor of 0.99988.

Being 67.91 acres of land situated in the JOHN CRIST LEAGUE, Abstract No. 11, Madison County, Texas and being all of a called 68.0 acre tract described in a Deed from Charley R. Kyle to Roy D. Kyle and Kirby D. Kyle dated February 5, 2005 and recorded in Volume 743, page 228, Official Records of Madison County, Texas, said 67.91 acres being more definitely described as follows:

**BEGINNING** at the northeast corner of said Kyle called 68 acre tract and the northwest corner of a called 57020 acre tract described in a Deed from Dorothy Meyer, Trustee to Thomas J. Ozio, III dated December 14, 2001 and recorded in Volume 598, page 170, Official Public Records, found a 1½" galvanized iron pipe for corner having coordinates of N= 10,366,880.92 feet and E= 3,712,181.15 feet for corner at a corner post in a fence along the south side of Madison County Road No. 221, also known locally as "Wiseman Road";

**THENCE** S 02°31'40"E, with the common boundary of said Kyle and Ozio tracts, a distance of 2350.08 feet to the southeast corner of said Kyle 68 acres and the southwest corner of said Ozio 57.20 acres in a north line of a called 377.03 acre tract described in a Deed from Dawn Tinkle Henry, et al to Tommie Jo Manning dated April 10, 1995 and recorded in Volume 424, page 399, Official Records, set a 5/8" iron rod with 1-3/4" diameter blue plastic cap stamped "J.S. Moorer RPLS 1572" for corner from which a 1½" galvanized iron pipe found at a fence corner post bears S 02°31'40"E- 11.08 feet;

**THENCE** S 86°32'37"W, with the common boundary of said Kyle 68 acre and Manning 377.03 acre tracts, a distance of 1314.99 feet to the southwest corner of said Kyle tract and a northwest corner of said Manning tract in the east line of a called 23.14 acre tract in the Ranson Allphin League, A-1, described in a Deed from A.B. Calvert to J.B. Calvert, et al dated November 14, 1945 and recorded in Volume 76, page 242, Deed Records, found a 3/8" iron rod for corner from which a 4" diameter steel pipe fence corner found in concrete bears N 02°33'14"W- 2.1 feet;

**THENCE** N 02°33'14"W, with the common boundary of said Kyle and Calvert tracts, a distance of 766.58 feet to a 3/8" iron rod found for the northeast corner of said Calvert 23.14 acres and the southeast corner of a called 15.338 acre tract in said Allphin League described in a Deed from Farmer Edward Pearson to Robin Ilene Thorp dated June 9, 1988 and recorded in Volume 346, page 822, Official Records;

**THENCE** N 02°18'40"W, with the common boundary of said Kyle and Thorp tracts, a distance of 539.21 feet to a 3/8" iron rod found for the northeast corner of said Thorp 15.338 acres and the southeast corner of a called 15.338 acre tract in said Allphin League described in a Deed from Brenda Pearson to Charles Larry Pearson dated February 23, 2004 and recorded in Volume 698, page 289, Official Records;

**THENCE** N 02°20'55"W, with the common boundary of said Kyle and Pearson tracts, a distance of 429.20 feet to a ½" iron rod found for the most southerly northwest corner of said Kyle 68 acre tract, the northeast corner of said Pearson 15.338 acres, the southeast corner of a called 16.408 acre tract in said Allphin League described in a Deed from Mary E. Catoe, et al to Nick A. Catoe dated June 20, 1969 and recorded in Volume 181, page 268, Deed Records and the southwest corner a called 3.00 acre tract described in a Deed from Charley R. Kyle to Nick Alton Catoe dated August 16, 1985 and recorded in Volume 305, page 709, Official Records;

**THENCE** N 87°03'39"E, with the common boundary of said Kyle and Catoe tracts, a distance of 211.45 feet to a 1½" galvanized iron pipe found for an interior corner of said Kyle 68 acre tract and the southeast corner of said Catoe 3.00 acres;

**THENCE** N 02°48'34"W, continuing with the common boundary of said Kyle and Catoe tracts, a distance of 617.84 feet to a 1½" galvanized iron pipe found for the most northerly northwest corner of said Kyle 68 acres and the northeast corner of said Catoe 3.00 acres in a fence along the south side of Madison County Road No. 221;

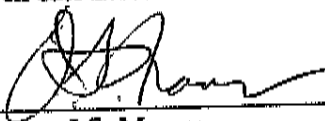
Roy D. Kyle, et al 67.91 Ac.  
JOHN CRIST LG, A-11  
Madison County, Texas

THENCE N 86°35'13"E, with the most northerly north line of said Kyle 68 acres and a fence along the south side of said Madison County Road No. 221, a distance of 1103.52 feet to the **POINT OF BEGINNING** and containing 67.91 acres of land.

Surveyed in February 2009

**NOTE:**

1. The 67.91 acre tract herein described *includes* approximately 0.005 acre (235 sq. ft.) of land under an encroaching fence at the west end of the south boundary line.
2. Reference is made to a plat of this 67.91 acre tract prepared on even date herewith.

Signed   
 J.S. Moorer  
 Reg. Prof. Land Surveyor No.1572



e:\jobs09\09012\09012.fns.doc