

NOTES:

North orientation is based on rotating the northeast line to the bearing of record in Vol 699, Pg 72.

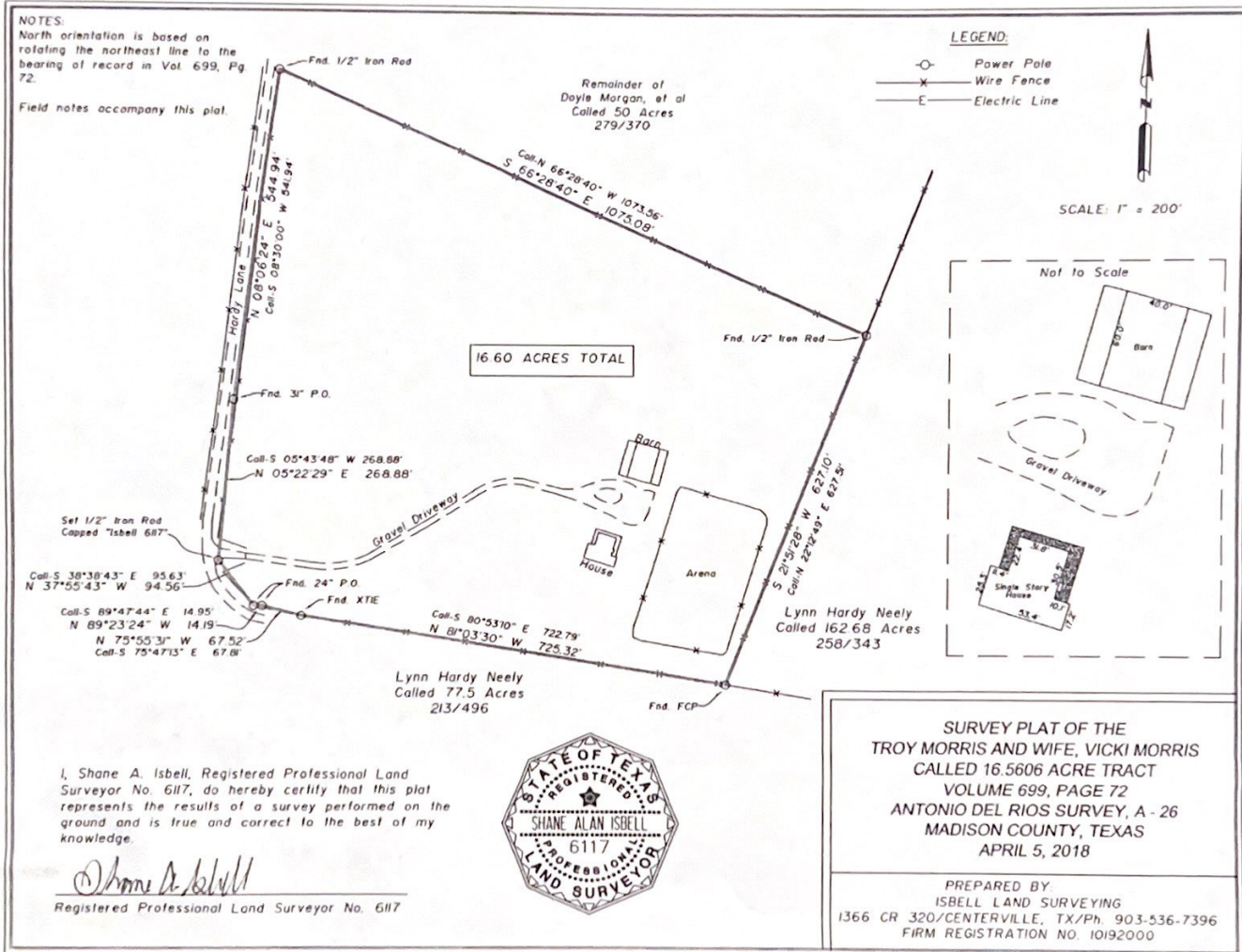
Field notes accompany this plat.

LEGEND:

- Power Pole
- X- Wire Fence
- E- Electric Line



SCALE: 1" = 200'



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 THE
TROY MORRIS AND WIFE, VICKI MORRIS
CALLED 16.5606 ACRE TRACT
VOLUME 699, PAGE 72
ANTONIO DEL RIOS SURVEY, A - 26
MADISON COUNTY, TEXAS
APRIL 5, 2018

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

FIELD NOTES
16.60 ACRES
ANTONIO DEL RIOS SURVEY, A - 26
MADISON COUNTY, TEXAS
APRIL 5, 2018

All that certain lot, tract or parcel of land being 16.60 acres in the ANTONIO DEL RIOS SURVEY, Abstract No. 26, Madison County, Texas, and being all of the Called 16.5606 acre tract described in the deed from Gregory L. Morris and wife, Sandra M. Morris to Troy Morris and wife, Vicki Morris in Volume 699, Page 72, of the Official Records of Madison County, Texas, said 16.60 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found for the northwest corner, said corner being in the east line of Hardy Lane, and being the southwest corner of the remainder of the 50 acre tract in Volume 279, Page 370;

THENCE S 66 ° 28 ' 40 " E, along the northeast line of the Called 16.5606 acre tract for a distance of 1075.08 feet to a 1/2" Iron Rod found for the northeast corner, said corner being in the occupied northwest line of the Lynn Hardy Neely Called 162.68 acre tract in Volume 258, Page 343;

THENCE S 21 ° 51 ' 28 " W, along the southeast line of the Called 16.5606 acre tract and the occupied northwest line of the Called 162.68 acre tract for a distance of 627.10 feet to a Fence Corner Post found for the southeast corner;

THENCE N 81 ° 03 ' 30 " W, along the south line of the Called 16.5606 acre tract and the north line of the Called 77.5 acre tract in Volume 213, Page 496 for a distance of 725.32 feet to a Cross Tie found for corner;

THENCE N 75 ° 55 ' 31 " W, a distance of 67.52 feet to a 24" Post Oak found for corner, said corner being in the north line of Hardy Lane;

THENCE along the north and east line of Hardy Lane for the following calls:

N 89 ° 23 ' 24 " W, a distance of 14.19 feet to a 24" Post Oak found for corner;

N 37 ° 55 ' 43 " W, a distance of 94.56 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner;

N 05 ° 22 ' 29 " E, a distance of 268.88 feet to a 31" Post Oak found for corner, and;

N 08 ° 06 ' 24 " E, a distance of 544.94 feet TO THE POINT OF BEGINNING AND CONTAINING

AN AREA OF 16.60 ACRES OF LAND, MORE OR LESS, according to a survey performed April 5, 2018, by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are based on rotating the northeast line to the bearing of record in Volume 699, Page 72. For other information, see accompanying plat.

Shane A. Isbell

RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000

