

Grid
NAD 27
Texas
Central Zone

Randy Adams
"19.665 acres"
V. 436 P. 750

Jimmie Hollis
"50 acres"
V. 280 P. 873

Robert Chambers III
50.15 Acres
V. 1518 P. 237

James Hays et al
26.61 Acres
V. 1377 P. 311

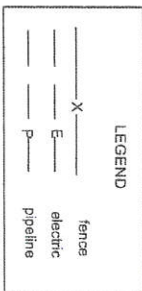
- 1 S 24°08'59" W 103.00'
- 2 S 40°57'24" W 87.67'
- 3 S 47°20'42" W 19.34'
- 4 S 27°53'47" W 293.91'
- 5 N 24°08'59" E 264.06'

Address For Trailer House
3042 Strawberry Road
North Zurich, Texas 77872

Joe Blakley
"11.01 acres"
V. 1082 P. 71

Lone Star Gas Esmt
V. 126 P. 559

Marvin Emert
"11 acres"
V. 390 P. 717



AMY BOATWRIGHT SURVEY

A-7

25.00 Acres
(surveyed this date by the undersigned)

20.00 ACRES

find 3/8" SR
(no cap)

Albert Welch
"20.985 acres"
V. 1006 P. 35

Robert Chambers III
50.15 Acres
V. 1518 P. 237

find 1/2" SR
(no cap)

SURVEY PLAT OF 25.15 ACRES IN THE
AMY BOATWRIGHT SURVEY, A-7
MADISON COUNTY, TEXAS

SCALE: 1" = 300'

APRIL 19, 2017

David W. Free

R.P.L.S. No. 4010

NOTE: This tract is in Zone X per the FEMA NFIP FIRM of Madison County, Texas, Community Panel No. 48180 0100 A effective September 27, 1991

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STATE OF TEXAS

COUNTY OF MADISON

APRIL 19, 2017

20.00 ACRES

These notes describe that certain 20.00 acres in the AMY BOATWRIGHT SURVEY, Abstract 7, located in Madison County, Texas; being part of that 50.15 Acres contained in a General Warranty Deed dated February 18, 2016 from Jeffrey L. Thompson, Trustee to Robert Louis Chambers III and wife, Hedvig O. Chambers and recorded in Volume 1518 Page 237 Madison County Official Records; this 20.00 acre tract is described more particularly as follows:

BEGINNING at the most western Northwest corner of the 50.15 Acres in a line of that "19.655 acres" (recorded in Volume 436 Page 750 MCOR); found a 3/8" steel rod (no cap) at same at a fence corner;

THENCE with the lower North line of the 50.15 Acres, along an existing fence, South 85°-35'-03" East a distance of 1,281.92 feet to an interior corner of the 50.15 Acres in the Northwest line of a 5.15 Acre tract (surveyed out of the 50.15 Acres this date by the undersigned); found a 3/8" steel rod (no cap) at same;

THENCE with the Northwest line of the 5.15 Acres, South 24°-08'-59" West a distance of 103.00 feet to the West corner of the 5.15 Acres; set a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Southwest line of the 5.15 Acres, South 75°-12'-53" East a distance of 655.36 feet to the South corner of the 5.15 Acres in the Southeast line of the 50.15 Acres, same being the Northwest right-of-way of County Road 413 (Strawther Road); set 1/2" a steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Southeast line of the 50.15 Acres, same being the Northwest right-of-way of County Road 413, as follows:

South 40°-57'-24" West 87.67 feet to a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) found for corner;

South 47°-20'-42" West 19.34 feet to a 3/8" steel rod (no cap) found

for corner;


South 27°-53'-47" West 293.91 feet to the East corner of a 25.00 Acre tract (surveyed out of the 50.15 Acres this date by the undersigned); set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a ½" steel Rod (no cap) bearing South 27°-53'-47" West 722.61 feet, same being the Southeast corner of the 50.15 Acres and the 25.00 Acres;

THENCE with the North line of the 25.00 Acres, across the 50.15 Acres, North 82°-35'-43" West a distance of 1,735.88 feet to the Northwest corner of the 25.00 Acres in the West line of the 50.15 Acres, same being the East line of the "19.665 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a 3/8" steel rod (no cap) bearing South 07°-18'-36" West 676.88 feet, same being the Southwest corner of the 50.15 Acres and the 25.00 Acres;

THENCE with the West line of the 50.15 Acres, same being the East line of the "19.665 acres", along an existing fence, North 07°-18'-36" East a distance of 479.18 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 20.00 acres of land.

SURVEYOR'S NOTE: Bearings are GRID, NAD 27, Texas, Central Zone (Lambert) with a scale factor of 0.99988. Access is by frontage on County Road 413 (Strawther Road). See plat.


David W. Free

R.P.L.S. No. 4010

