

# LONE STAR

## LAND SURVEYING & MAPPING

13.000 Acres  
James Welch Survey, A-228  
Madison County, Texas

Being 13.000 acres of land, being out of a called 120.037 acre tract as described in volume 1637, page 191 of the Real Property Records of Madison County, Texas, being out the James Welch Survey, A-228, Madison County, Texas, said 13.000 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod set in the centerline of County Road 352 (Watson Road), also being the west line of above mentioned 120.037 acre tract, point also being the most southerly corner of herein described tract, point also having a Texas State Plane Coordinate of N-10,341,164.44229, E-3,600,371.44841, Central Zone (4203), NAD83;

**THENCE** North 39 degrees 52 minutes 29 seconds West, with the centerline of County Road 352 (Watson Road), a distance of **271.06** feet to a point of curvature of herein described tract;

**THENCE** along the centerline of County Road 352 (Watson Road) on a curve to the right having a radius of 800.00 feet and a length of 131.27 feet (Chord: North 35 degrees 10 minutes 26 seconds West, 131.12 feet) to a 5/8" iron rod set for the most westerly corner of herein described tract;

**THENCE** North 56 degrees 29 minutes 01 seconds East, a distance of 1,316.54 feet to a point in the centerline of a creek for the most northerly corner of herein described tract from which a 5/8" iron rod set for reference bears South 56 degrees 29 minutes 01 seconds West, 22.42 feet;

**THENCE** with the centerline of a creek as follows:

S75° 00'11"E	9.53'
N54° 21'17"E	76.15'
N27° 24'02"W	45.78'
S87° 42'03"E	101.33'
S39° 43'17"E	22.00'
S34° 22'47"W	111.05'
S35° 01'47"E	14.66'
S79° 22'33"E	35.87'
S24° 46'41"E	57.40'
N65° 12'58"E	52.31'
S21° 16'25"E	66.51'
S49° 34'17"W	46.89'
S17° 06'36"E	54.00'
S73° 22'30"E	58.58'
S32° 44'34"E	45.15'
N24° 47'42"E	73.03'

S53° 55'22"E, a distance of 42.90 feet to a point in the centerline of said creek for the southeast corner of herein described tract from which a 5/8" iron rod set for reference bears South 56 degrees 29 minutes 01 seconds West, 31.90 feet;

**THENCE** South 56 degrees 29 minutes 01 seconds West, a distance of 1,458.93 feet to the **POINT OF BEGINNING** of herein described tract, containing 13.000 acres of land.

103 Trace Court • Montgomery, TX • 77316 • 936-527-8716  
www.lonestarlandsurvey.com



**NOTES:**

1. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
  - a.) RIGHT-OF-WAY TO THE STATE OF TEXAS DATED MARCH, 1977 PER VOL. 218, PG. 569 D.R.M.C.
  - b.) MEMORANDUM OF PIPELINE RIGHT-OF-WAY AND EASEMENT DATED AUGUST 2014, PER VOL. 1400, PG. 231 O.R.M.C.
2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

A SURVEY OF

# 13.000 ACRES

IN THE JAMES WELCH SURVEY, A-228  
MADISON COUNTY, TEXAS

J. ELLISON LLC  
CALLED 114.0 AC  
VOL. 1279, PG. 82  
O.P.R.M.C.

**BOUNDARY CREEK CHART**

LINE	BEARING	DISTANCE
L1	S75°00'11"E	9.53'
L2	N54°21'17"E	76.15'
L3	N27°24'02"W	45.78'
L4	S87°42'03"E	101.33'
L5	S39°43'17"E	22.00'
L6	S34°22'47"W	111.05'
L7	S35°01'47"E	14.66'
L8	S79°22'33"E	35.87'
L9	S24°46'41"E	57.40'
L10	N65°12'58"E	52.31'
L11	S21°16'25"E	66.51'
L12	S49°34'17"W	46.89'
L13	S17°06'36"E	54.00'
L14	S73°22'30"E	58.58'
L15	S32°44'34"E	45.15'
L16	N24°47'42"E	73.03'
L17	S53°55'22"E	42.90'



SCALE: 1" = 200'  
DATE: 5/10/2018  
REV: 5/23/2018  
CERTIFICATION

RESIDUAL OF 120.037 AC  
VOL. 1637, PG. 191  
NO. 105072  
R.P.R.M.C.

**13.000 Ac.**  
OUT OF 120.037 AC  
VOL. 1637, PG. 191  
NO. 105072  
R.P.R.M.C.

RESIDUAL OF 120.037 AC  
VOL. 1637, PG. 191  
NO. 105072  
R.P.R.M.C.

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 1A survey.

This survey was completed with the benefit of a title commitment furnished by First American Title Guaranty Co., G.F No. 188428F, effective date May 21, 2018.

Jarrod Antley, R.P.L.S.  
Texas Registration No. 6071



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