

LINE	BEARING	DISTANCE
L1	S 86°41'50" W	45.71'
L2	S 03°09'21" W	14.49'
L3	S 02°02'42" W	346.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1195.92'	456.20'	453.43'	S 82°25'29" W	21°51'22"



SYMBOL LEGEND	
	- Overhead Power Line
	- Guy Wire
	- Wood Fence
	- Wrought Iron Fence
	- Chainlink Fence
	- Wire Fence
	- Fire Hydrant
	- Power Pole
	- Telephone Pedestal
	- Water Valve
	- Water Meter
	- Set Iron Rod w/TPS Cap
	- End Iron Rod

CHAMPION BLYTHE SURVEY
ABSTRACT No. 43

ARTER CROWNOVER SURVEY
ABSTRACT No. 13

MID-SOUTH ELECTRIC
COOPERATIVE ASSOCIATION
CALLED 128.48 ACRES
"TRACT ONE"
VOL. 1737, PG. 335
O.P.R.M.C.T.

15.289 Acres
PORTION OF
NELVA PRATT, ET AL
CALLED 100.00 ACRES
VOL. 490, PG. 290
D.R.M.C.T.

REMAINDER OF
NELVA PRATT, ET AL
CALLED 100.00 ACRES
VOL. 490, PG. 290
D.R.M.C.T.

REMAINDER OF
NELVA PRATT AND
CLARENCE E. PRATT
CALLED 6.00 ACRES
VOL. 408, PG. 889
D.R.M.C.T.

REMAINDER OF
KIMBERLY KANKEY LOWRY
CALLED 100 ACRES
"FIRST TRACT"
VOL. 421, PG. 860
D.R.M.C.T.

25' ROAD EASEMENT
VOL. 1737, PG. 335
O.P.R.M.C.T.

FND 60D NAIL
@ 5.37'

SET 1/2" I.R.
W/TPS CAP

FND CONCRETE
MONUMENT
@ 361.01'

POB

SET 1/2" I.R.
W/TPS CAP

FND TXDOT
DISK

S 86°41'50" W 767.30'

FND TXDOT
DISK @537.23'

FND TXDOT
DISK @221.26'

FND DRILL
STEM PIPE

FND TXDOT DISK
@ 543.03'

N 83°34'37" W 845.40'

POC
FND TXDOT
DISK

STATE HIGHWAY 21
(R.O.W. VARIES)
(ASPHALT)

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside
the 100 Year Flood Plain Per Graphic
Scaling according to Community Panel
Number 4811800100A having an
effective date of September 27, 1991.

Job No.: B654-01_15.289ACRES
Scale: 1"=200'
Date: 9/15/2021
Drawn By: AF
Checked By: MJW
Field Crew: TC
Revised:

Purchaser _____
Address SH 21, Madison, Tx 77872
Lot _____, Block _____, Section _____
Survey Arter Crossover, A 13
Area 15.289 Acres
Subdivision _____
Cabinet _____, Sheet _____, Records _____
Madison County, Texas

BOUNDARY SURVEY

BEING a 15.289 acre tract of land situated in the Arter Crossover Survey, Abstract Number 13, Madison County, Texas, being a portion of the remainder of that certain called 100.00 acre tract described in instrument to Nelva Pratt, et al, recorded in Volume 490, Page 290 of the Deed Records of Madison County, Texas (D.R.M.C.T.), said 15.289 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based
on GPS observations and are
referenced to the NAD83, Texas
State Plane Coordinate System,
Basis of Bearings Central Zone (4203).



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
15.289 ACRES
IN THE ARTER CROWNOVER SURVEY, ABSTRACT NUMBER 13
MADISON COUNTY, TEXAS

BEING a 15.289 acre tract of land situated in the Arter Crownover Survey, Abstract Number 13, Madison County, Texas, being a portion of the remainder of that certain called 100.00 acre tract described in instrument to Nelva Pratt, et al, recorded in Volume 490, Page 290 of the Deed Records of Madison County, Texas (D.R.M.C.T.), said 15.289 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT disk found at the intersection of the northwesterly margin of Hollis Road, with the northeasterly right-of-way of Sate Highway 21 (SH 21, width varies), for the southeasterly corner of said remainder of 100.00 acre tract;

THENCE with the northerly right-of-way of said SH 21, the southwesterly line of said remainder of 100.00 acre tract, the following five (5) courses and distances:

1. North 83°34'37" West, at a distance of 543.03 feet, pass a TXDOT disk found for reference, in all, a total distance of 845.40 feet, to a drill stem pipe found;
2. South 86°41'50" West, at a distance of 221.26 feet, pass a TXDOT disk found for the easterly common southerly corner of said remainder of 100.00 acre tract and the remainder of that certain called 6.00 acre tract described in instrument to Nelva Pratt and Clarence Pratt, recorded in Volume 408, Page 889, D.R.M.C.T., at a distance of 537.23 feet, pass a TXDOT disk found for the westerly common south corner of said remainder of 100.00 acre tract and said remainder of 6.00 acre tract, in all, a total distance of 767.30 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 15.289 acre tract;
3. South 86°41'50" West, 45.71 feet, to a TXDOT disk found for corner;
4. South 03°09'21" West, 14.49 feet, to a TXDOT disk found in an arc of a curve to the left;
5. Southwesterly, 456.20 feet, with the arc of said curve to the left having a radius of 1195.92 feet, a central angle of 21°51'22", and a chord that bears South 82°25'29" West, 453.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Crownover Survey and the Champion Blythe Survey, Abstract Number 43, for the common southerly corner of said remainder of 100.00 acre tract and the remainder of that certain called 100 acre tract described as "First Tract" in instrument to Kimberly Kankey Lowry, recorded in Vol. 421, Page 860, D.R.M.C.T., being the southwesterly corner of the herein described 15.289 acre tract;

THENCE North 05°39'32" East, with the apparent common line between said Crownover Survey and said Blythe Survey, the southeasterly line of said remainder of 100 acre tract and the southeasterly line of that certain called 128.48 acre tract described as "Tract One" in instrument to Mid-South Electric Cooperative Association, recorded in Volume 1737, Page 335 of the Official Public Records of Madison County, Texas (O.P.R.M.C.T.), at a distance of 5.37 feet, pass a 60d nail found for reference in the northerly right-of-way of said SH 21, in all, a total distance of 1493.19 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 15.289 acre tract, from which a fence corner post found for the common westerly corner of said remainder of 100.00 acre tract and the remainder of that certain called 30.00 acre tract described in instrument to Billy Leroy Diserens, recorded in Volume 609, Page 233, O.P.R.M.C.T., bears North 05°39'32" East, 612.18 feet;

THENCE severing, over and across said remainder of 100.00 acre tract, the following three (3) courses and distances:

1. South 85°12'59" East, 463.78 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 05°38'28" West, 1028.57 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 02°02'42" West, 346.98 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 15.289 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 15, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B654-01_15.289AC.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

September 29, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524