

MADISON COUNTY SCHOOL LAND SURVEY A-302

Lance Robertson
91484 OPRCT

15

16

HENRY D. LINDSLEY SUBDIVISION

48450 DRCT

191.48 ACRES

Jackie Boudin
Tract 1
435638 DRCT

17

Cinder Block Building
35'4" x 23'4"
Metal Barn
1016.4 sq. feet
Metal Shed
48'2" x 20'0"
Master Pole
Frame Structure
30'0" x 20'4"
Overhead Electric
See Detail
75' 17"

1271.50

50

5

MARION COUNTY SCHOOL LAND SURVEY A-308

42

43

49

48

49

48

6

7

DETAIL

1" = 30'

Cinder Block Wall House
8'0" x 6'0"

Cellar
120' x 10' feet

Frame Building
600'0" sq. feet

31.00

One Story
Frame House

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

On March 29, 2022 a Survey was made on the ground under my supervision of a tract of land described as follows:

See attached field notes

There are no visible easements or encroachments except as shown.

Patrick L. Walters
Registered Professional Land Surveyor
No. 4614



PLAT OF 191.48 ACRES IN BLOCK 42 & 49
MADISON COUNTY SCHOOL LAND SURVEY A-302
ALL OF LOT 16 & PART OF LOT 17
HENRY D. LINDSLEY SUBDIVISION

SCALE 1" = 300' WALTERS LAND SURVEYING COMPANY, LLC DRAWN BY A. S. B.
REGISTERED PROFESSIONAL LAND SURVEYORS
PLAT NO. 03-54-2022 101 JOHNSON RANCH LANE - SUITE A, BOWIE, TEXAS JOB NO. 0824-2713

CLAY COUNTY - TEXAS

REVISED 05-08-2022 SURVEY DATE 03-29-2022 FB 4 FIRM NO. 101308-00 OFFICE PHONE (840) 872-4718



WALTERS
LAND SURVEYING COMPANY, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM NO. 101306-00

105 N. Mason Street
P.O. Box 1166
Bowie, Texas 76230

WEBSITE: WWW.WLS.CO.NET

EMAIL: WALTERS@WLS.CO.NET

OFFICE: (940) 872-4718

March 29, 2022

0824-2713-1

Field Notes For:

A 191.48 acre tract of land in Block 42 and Block 49 Madison County School Land Survey A-302, Clay County, Texas and being all of Lot 16 and part of Lot 17 of the Henry D. Lindsley Subdivision, Clay County, Texas according to the plat of same recorded in Volume 49, Page 450, Deed Records, Clay County, Texas and being part of a tract of land described as tract one in deed to Jackie Bouldin recorded in Volume 436, Page 638, Deed Records, Clay County, Texas and being more particularly described as follows:

BEGINNING at a one inch iron stake in Doss Loop Road and in the east line of Block 41 and in the west line of said Block 42 for the southwest corner of Lot 15 and for the northwest corner of said Lot 16 and for the most westerly southwest corner of a tract of land described in deed to Lance Roberson recorded in Volume 91, Page 494, Official Public Records, Clay County, Texas and for the northwest corner of said Bouldin tract one;

THENCE South 89°32'43" East at 17.90 feet pass a bois d'arc post in the east line of said road as fenced and continuing with the general course of a fence in all 1935.30 feet to a ½ inch iron rod found for an inner corner of said Roberson tract and for the northeast corner of said Bouldin tract one;

THENCE South 00°41'41" West with the general course of a fence 4321.86 feet to a rail road iron rail found in the north line of an old road bed from which a ½ inch iron rod found for the most southerly southwest corner of said Roberson tract and for the southeast corner of said Bouldin tract one bears South 00°41'41" West 30.43 feet;

THENCE North 89°45'53" West with the general course of a fence at 1900.63 feet pass a three inch iron post in the east line of said Doss Loop Road as fenced and continuing in all 1921.33 feet to a point in the east line of Block 50 and in the west line of said Block 49 from which an eighty penny nail found for the southwest corner of said Bouldin tract one bears South 00°30'34" West 31.14 feet;

THENCE North 00°30'34" East with said road 4329.19 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed March 29, 2022, Revised May 6, 2022.
See Plat No. 03-54-2022.

Patrick L. Walters
Registered Professional Land Surveyor No. 4614



DOSS LOOP ROAD