

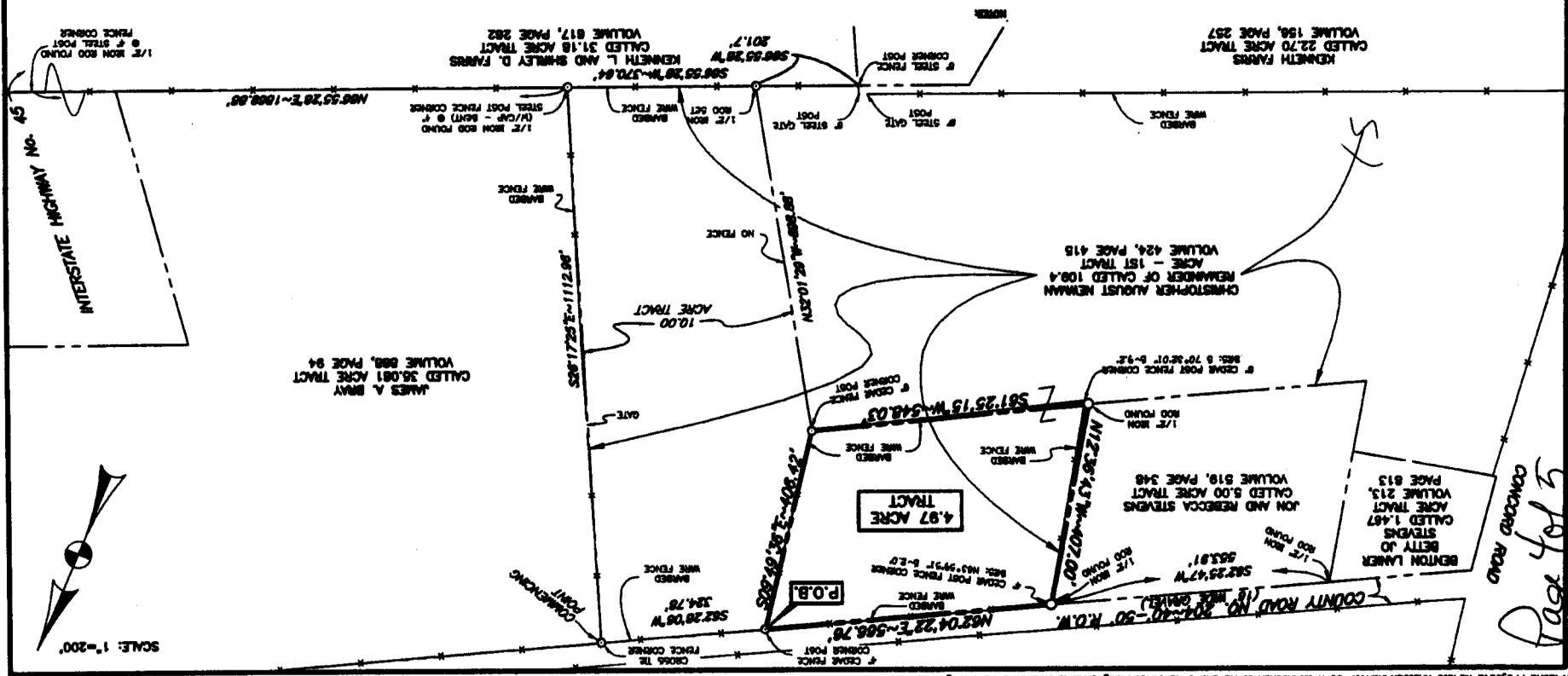
STATE OF TEXAS
COUNTY OF DALLAS
S.M. KLING
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE
STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND
ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY
SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND
FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO
ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

CERTIFICATE OF SURVEYOR

[illegible]

SURVEY PLAT
 OF
 CHRISTOPHER AUGUST NEWMAN
 4.97 ACRE TRACT
 J. S. HUNTER SURVEY, A-110
 MADISON COUNTY, TEXAS
 SCALE: 1"=200' SEPTEMBER, 2008

PREPARED BY: ~~XX~~
~~XX~~ KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 878/848-6212



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Christopher August Newman
4.97 Acre Tract
J. S. Hunter Survey, A-110
Madison County, Texas

Field notes of a 4.97 acre tract or parcel of land, lying and being situated in the J. S. Hunter Survey, Abstract No. 110, Madison County, Texas, and being part of the called 109.4 acre - 1st Tract described in the deed from Dawn Tinkle Henry, Tommie Jo Tinkle Manning, and Ruth Manning Farris to Christopher August Newman as recorded in Volume 424, Page 415, of the Official Records of Madison County, Texas, and said 4.97 acre tract being more particularly described as follows:

COMMENCING at the cross-tie fence corner in the southeast line of County Road No. 204 (Whitmore Road) marking the west corner of the Bray - called 35.081 acre tract (out of the before-mentioned 109.4 acre tract) described in Volume 888, Page 94, of the Official Records of Madison County, Texas;

THENCE S 62° 28' 06" W along the southeast line of County Road No. 204, adjacent to a fence, for a distance of 324.78 feet to a 4" cedar post fence corner at the **PLACE OF BEGINNING** of this description;

THENCE S 09° 49' 36" E through the interior of the before-mentioned 109.4 acre tract and along the fenced west line of a proposed 10.00 acre tract (out of said 109.4 acre tract), for a distance of 406.42 feet to a 6" cedar post fence corner;

THENCE S 61° 25' 15" W continuing through the interior of the before-mentioned 109.4 acre tract, adjacent to a fence, for a distance of 548.03 feet to a ½" iron rod found marking the east or southeast corner of the Stevens - called 5.00 acre tract (out of said 109.4 acre tract) described in Volume 519, Page 348, of the Official Records of Madison County, Texas, from which a 6" cedar post fence corner bears S 70° 32' 01" E - 9.2 feet;

THENCE N 12° 36' 43" W along the east line of the before-mentioned 5.00 acre tract (519/348), adjacent to a fence, for a distance of 407.00 feet to a ½" iron rod found in the southeast line of County Road No. 204 marking the northeast corner of the 5.00 acre tract (519/348), from which a ½" iron rod found in the southeast line of County Road No. 204 marking the northwest corner of the 5.00 acre tract bears S 62° 25' 47" W - 553.91 feet, and a 4" cedar post fence corner bears N 63° 59' 57" E - 2.0 feet;

THENCE N 62° 04' 22" E along the southeast line of County Road No. 204, adjacent to a fence, for a distance of 566.76 feet to the **PLACE OF BEGINNING**, containing 4.97 acres of land, more or less.

Bearings based on grid north, NAD 83, Tx. State Plane, Central Zone. Distances and acreage are surface.

Surveyed September 2008

By:



S. M. Kling
R.P.L.S. No. 2003

Prepared 09/23/08
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