

Field Notes
1.044 Acres
J. S. Collard Survey, A-10
Madison County, Texas
July 1, 2005

All of that certain lot, tract or parcel of land being 1.044 acres by actual survey, situated in the J. S. Collard Survey, A-10, and being a part of a called 3.00 acre tract of land described in a deed to Craig Stover, in Volume 278, Page 649, of the Madison County, Texas Deed Records. Said 1.044 acres also being that same tract of land described as 1.051 acres in a deed from L. B. Stover and wife, Betty Jo Stover, to Craig Stover recorded in Volume 278, Page 649. Said 1.044 acre tract of land being more particularly described by metes and bounds and follows:

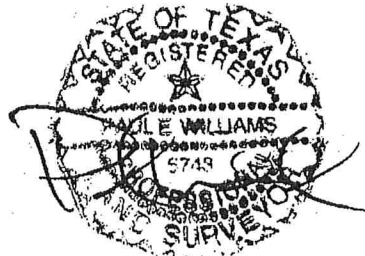
Beginning at a 3/8" iron rod found at the south corner of the said 3.00 acre tract. Said point being the southwest corner of the herein described 1.044 acre tract.

THENCE along the west boundary line of the said 3.00 acre tract, N 25°57'36" W, a distance of 265.56 feet to a 1/2" iron rod found. A 3/8" iron rod found at the Northwest corner of the said 3.00 acre tract Bears N 25°57'36"W, a distance of 17.65 feet.

THENCE departing the said west line, across the said 3.00 acre tract, N 75°15'05" E, a distance of 199.74 feet, to a 1" iron rod found at the northeast corner of the herein described 1.044 acre tract.

THENCE continuing across the said 3.00 acre tract, S 19°29'29" E, a distance of 230.30 feet to a 1/2" iron rod set at a point on the south line of the said 3.00 acre tract. A 2" iron pipe found at the southeast corner of the said 3.00 acre tract bears N64°45'00" E, a distance of 292.96 feet.

THENCE along the said south line of the 3.00 acre tract, S 64°45'00" W, a distance of 170.00 feet to **THE POINT OF BEGINNING** and containing 1.044 acres of land more or less, according to a survey performed on the ground on July 1, 2005, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743.



SCALE: 1" = 60'

Remainder of 3.0 Acres
140/239

Van W Wehmeyer
Subdivision
Lots No. 5 & 6
6.496 Acres
472/119

1" Iron
Rod Fnd.

2" Iron Pipe
Found @ Southeast of
3.00 Acres Bears
N64°45'00"E 292.96 Feet

S 18°15'00" E 230.00' (Call)
S 19°29'29" E 230.30' (Actual)

1/2" Iron
Rod Set

North Line of 3.00 Acres

N 75°00'00" E 200.00' (Call)
N 75°15'00" E 199.74' (Actual)

2 story
Brick Residence

1.044 Acres
J.S. Collard Survey, A-10
Madison County, Texas

Kenneth Richter
4.598 Ac
462/449

S 64°45'00" W 170.00' (Call)
S 64°45'00" W 170.00' (Actual)

30' R.O.W. Easement
Vol. 278 Pg. 649

N 25°15'00" W 265.00' (Call)
N 25°57'36" W 265.56' (Actual)

3/8" Iron Rod
Fnd. @ Northwest
Corner of 3.00 Acres

1/2" Iron
Rod Fnd.

Van W Wehmeyer Subdivision
Lot No. 2
1.239 Acres
213/777

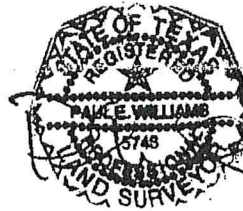
3/8" Iron
Rod Fnd.

583 Lazy Lane

L. B. Stover and Betty Jo Stover

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on July 1, 2005, and is true and correct to the best of my knowledge. I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown. This property does not lie within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 4811800125S dated 9/1/1991.

Notes:
North orientation is based on rotating the southeast line to the southeast line of a called 3.00 acre tract in 140/239. This survey was prepared without the benefit of a Title Commitment.



**BOUNDARY SURVEY
OF
1.044 ACRES
(CALLED 1.051 ACRES 278/649)
J. S. COLLARD SURVEY, A-10
MADISON COUNTY, TEXAS
JULY 1, 2005**

5400 Marcia Lane
Bryan, TX 77807
979-220-8894
Fax 979-822-3655
paulandsurveying@earthlink.net

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Field notes and survey of 1.044 acres

Dated July 1, 2005