LEGEND:

- Power Pole
- Wire Fence
- Electric Line
- Fnd. 1/2" Iron Rod Capped "Isbell 6117"

SCALE: 1" = 300'

Calc. Corner in Center of Road

Burns Road

Calc. Corner in Center of Road

Fnd. 1/2" Iron Rod brs. S 06°50'45" W 18.45'

S 85°19'25" E 314.98'

17.67'

J. GLAZE SURVEY A-292

Pauline Richardson, et al
Called 6.75 Acres
232/414

N 06°50'45" E 692.32'

Farris Northside Properties, Ltd.
Called 4.914 Acres
1525/4
Ref. 253/550

S 07°43'03" W 686.86'

Remainder of
T. G. Sandel
Called 18 Acres
166/505

H. WALKER SURVEY, A - 34

J. CRIST SURVEY, A - 11

S 86°26'16" E 333.98'

N 86°26'16" W 216.28'

199.74'

Fnd. 2.5" Pipe

Julius Burns, Jr.
Called 31.2 Acres
53/382

Aaron Burns and Samia Burns
Called 31.20 Acres
1635/254

N 09°23'00" E 1531.55'

S 80°27'13" E 802.59'

Fnd. 1/2" Iron Rod

S 10°28'48" W 3318.99'

Flora Burns Williams
Called 31.2 Acres
53/382

Burk Royalty Co. Ltd.
30' Easement
1621/266

Henry Burns
Called 31.2 Acres
53/382

67.26 ACRES TOTAL

(0.13 Acre lies within the fenced R.O.W. of Burns Rd.)

N 11°17'59" E 1721.87'

J. CRIST SURVEY, A - 11

J. YOUNG SURVEY, A - 247

Farris Northside Properties, Ltd.
Called 62.40 Acres
1525/4

Called 31.2 Acres
212/520

Called 31.2 Acres
208/500

Rafael Paiva and wife,
Yineth Moret
Called 99.339 Acres
1339/250

Fnd. 1" Iron Pipe

N 79°25'22" W 1217.24'

Fnd. 1/2" Iron Rod w/ Cap

407.71'

Farris Northside Properties, Ltd.
Called 152.354 Acres
1394/88

NOTES:
Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone, as derived by gps observations.

Abstract boundaries are approximate.

Field notes accompany this plat.

I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground and is true and correct to the best of my knowledge.

Shane A. Isbell

Registered Professional Land Surveyor No. 6117

STATE OF TEXAS
REGISTERED
SHANE ALAN ISBELL
6117
PROFESSIONAL
LAND SURVEYOR

SURVEY PLAT OF
67.26 ACRES
FARRIS NORTHSIDE PROPERTIES, LTD.
VOLUME 1525, PAGE 4
J. CRIST SURVEY, A - 11
J. GLAZE SURVEY, A - 292
MADISON COUNTY, TEXAS
AUGUST 1, 2024

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 24055