

# LONE STAR

LAND SURVEYING & MAPPING

10.152 Acres  
out of a called 66.680 acre tract  
Champion Blythe League, A-43  
Madison County, Texas

Being 10.152 acres of land out of a called 66.680 acre tract as recorded in volume 1596, page 186 of the Official Records of Madison County, Texas, also located in the Champion Blythe League, A-43, Madison County, Texas, said 10.152 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found at the northeast corner of herein described tract, point also having a Texas State Plane Coordinate of N-10,325,046.56670, E-3,622,465.16149, Central Zone (4203), NAD83;

**THENCE** South 06 degrees 35 minutes 13 seconds West, with the east line of the above mentioned 66.680 acre tract, a distance of 511.06 feet to a 5/8" iron rod set for the southeast corner of herein described tract;

**THENCE** North 88 degrees 30 minutes 54 seconds West, across the above mentioned 66.680 acre tract, a distance of 568.17 feet to a 5/8" iron rod set for an angle point of herein described tract;

**THENCE** South 69 degrees 17 minutes 14 seconds West, a distance of 259.53 feet to a 5/8" iron rod set in the centerline of a gravel road (Old Springfield Road) for the southwest corner of herein described tract;

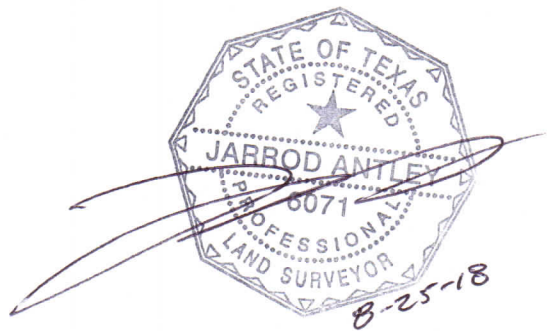
**THENCE** North 06 degrees 40 minutes 32 seconds East, with the centerline of Old Springfield Road, a distance of 70.59 feet to a point for corner of herein described tract;

**THENCE** North 02 degrees 34 minutes 16 seconds West, with the centerline of Old Springfield Road, a distance of 97.35 feet to a point for corner of herein described tract;

**THENCE** North 02 degrees 29 minutes 39 seconds West, with the centerline of Springfield Road, a distance of 213.55 feet to a point for corner from which a 5/8" iron rod found bears South 85 degrees 05 minutes 49 seconds West, 26.11 feet;

**THENCE** North 04 degrees 30 minutes 42 seconds West, a distance of 227.89 feet to a 5/8" iron rod found in the west line of the gravel of Springfield Road for the northwest corner of herein described tract;

**THENCE** South 88 degrees 30 minutes 54 seconds East, across the above mentioned 66.680 acre tract, a distance of 893.04 feet to the **POINT OF BEGINNING** of herein described tract, containing 10.152 acres of land.



103 Trace Court • Montgomery, TX • 77316 • 936-522-8716  
www.lonestarlandsurvey.com

RESIDUAL OF 66.680 AC  
VOL. 1596, PG. 186  
NO. 102472  
O.P.R.M.C.

**10.152 Ac.**  
OUT OF 66.680 AC  
VOL. 1596, PG. 186  
NO. 102472  
O.P.R.M.C.

RESIDUAL OF 66.680 AC  
VOL. 1596, PG. 186  
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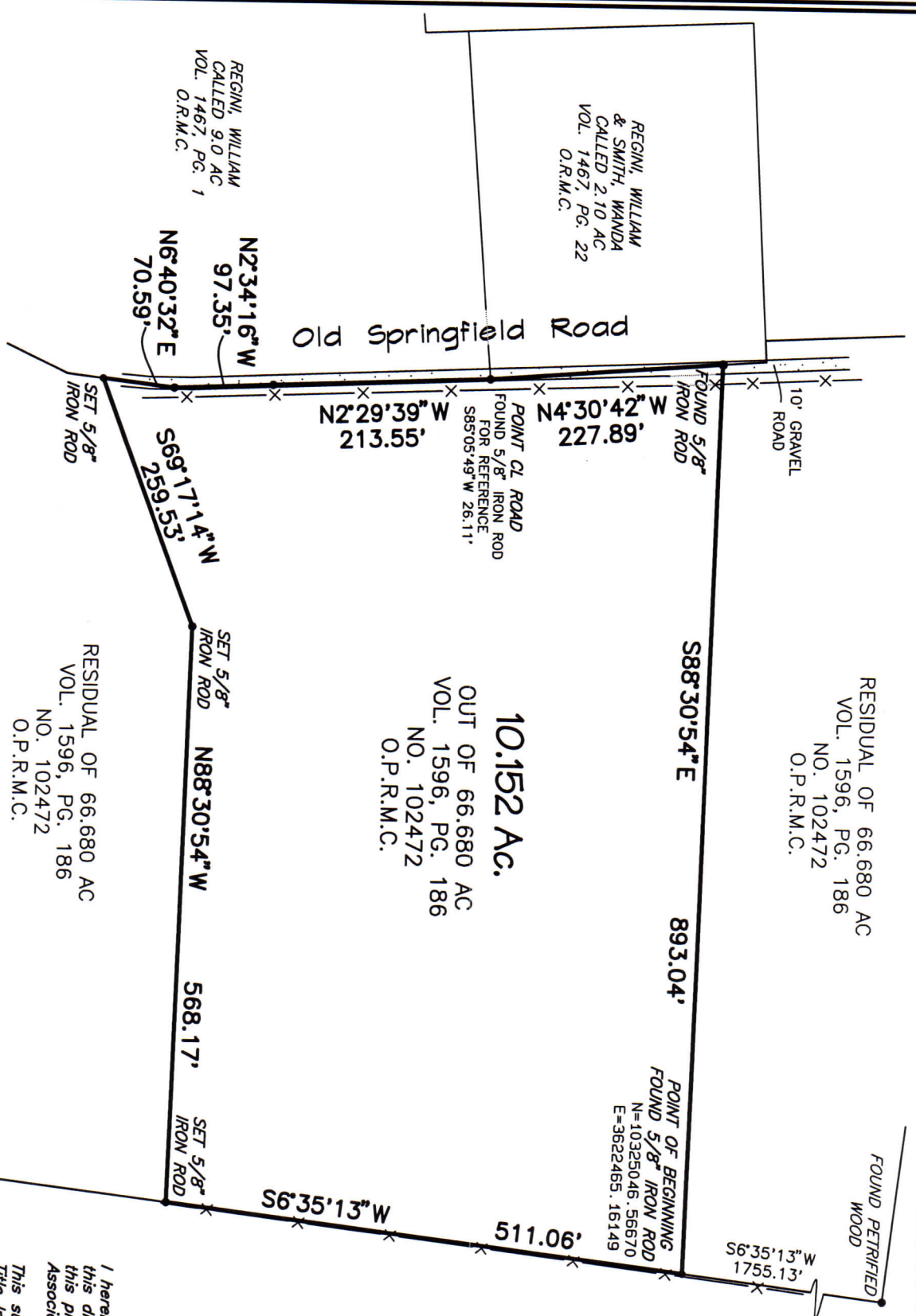
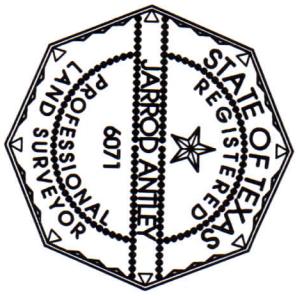
A SURVEY OF  
**10.152 ACRES**  
IN THE CHAMPION BLYTHE LEAGUE, A-43  
MADISON COUNTY, TEXAS

SCALE: 1" = 150'  
DATE: 8/13/2018  
REV: 8/23/2018  
REV: 8/25/2018  
CERTIFICATION



I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.  
This survey was completed with the benefit of a title commitment furnished by Chicago Title Insurance Co., G.F. No. 188714F, effective date August 14, 2018.

Jarrod Antley, R.P.L.S.  
Texas Registration No. 6071



- NOTE:
1. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO AN EASEMENT TO MATADOR PIPELINES, INC. PER VOL. 241, PG. 461 D.R.M.C.
  2. IF PROPERTY IS BEING SUBDIVIDED FROM A LARGER TRACT, UNDER CERTAIN CIRCUMSTANCES APPROVAL MUST BE OBTAINED FROM THE COMMISSIONERS OFFICE FOR THE COUNTY.
  3. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS MAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
  4. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO A PIPELINE EASEMENT TO MATADOR PIPELINES, INC. PER VOL. 241, PG. 461 D.R.M.C.



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