

NOTE 1:

- Property Address: 1846 I-45 North, Huntsville, TX.
- Deed of Record:
 - Huntsville Auction Sale, Inc. to Huntsville AG Services, called 142.248 Acres, save and except 10.00 acres, Volume 122, Page 277, Official Public Records, 6/14/1990.
 - Huntsville Auction Sale, Inc. to Huntsville Livestock Services, Inc. Called 10 Acres, Volume 122, Page 282, Official Public Records, 6/14/1990.
- All monuments set are 1/2" iron rods with orange plastic caps marked "STARRSURV RPLS 3914".
- Deed distance calls around the perimeter of the called 142.248 acre tract were made in Varas. A conversion factor of 2.778 was applied to derive the perimeter distance calls shown hereon and signified with asterisks.
- Easements: (1) From Tommy Oates to Mid-South Electric Cooperative, Inc., 20' wide, Volume 990, Page 846 Official Public Records, 8/16/2011 (affects 10 acre tract); (2) From Tommy Oates to Mid-South Electric Cooperative, Inc., 20' wide, Volume 990, Page 758, Official Public Records, 8/16/2011; (3) Huntsville Feed Yards to Mid-South Electric Cooperative, Inc., recorded in Volume 22, Page 518, Official Public Records, 8/2/1986.

NESTLE WATERS NORTH AMERICA, INC. Called 4463.04 Acres
Volume 1300, Page 574, Official Public Records, 11/21/1117
(Southwestern Electric Power Company Tract No. 210-2
Called 10.31 Acres, Volume 424, Page 120 Deed Records of Walker County)
(Nestle call: 1464.31')
(call* S 89°43'00" W 1462.89')
(call* S 89°50'04" W 1464.51')
(Nestle call: 1889.76')
(call* N 90°00'00" W 1887.93')
(call* N 89°47'09" W 1889.78')

fnd 5/8" IR w/ yellow plastic cap marked "COBB FENDLEY & ASSOCIATES"

T3 Tower 1 LLC
Called 0.055 Acres
V. 1058, P. 609 OPR

NOTE 2: Remnant of HUNTSVILLE AG SERVICES, INC.
Called 142.248 Acres, Volume 122, Page 277 Official Public Records,
Less 0.055 Acres (V. 1058, P. 609 OPR) and less 10.00 Acres (V. 122, P. 282 OPR)
Called Remnant = 131.193
Surveyed 141.863 Acres (excludes V. 1058, P. 609, OPR)
Less: 100.286 Acres (TR 1 and TR 2)
Remnant Area = 41.577 Acres

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

Henry S. Maddux III

Henry S. Maddux III

5/10/2018

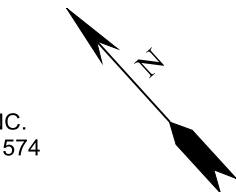
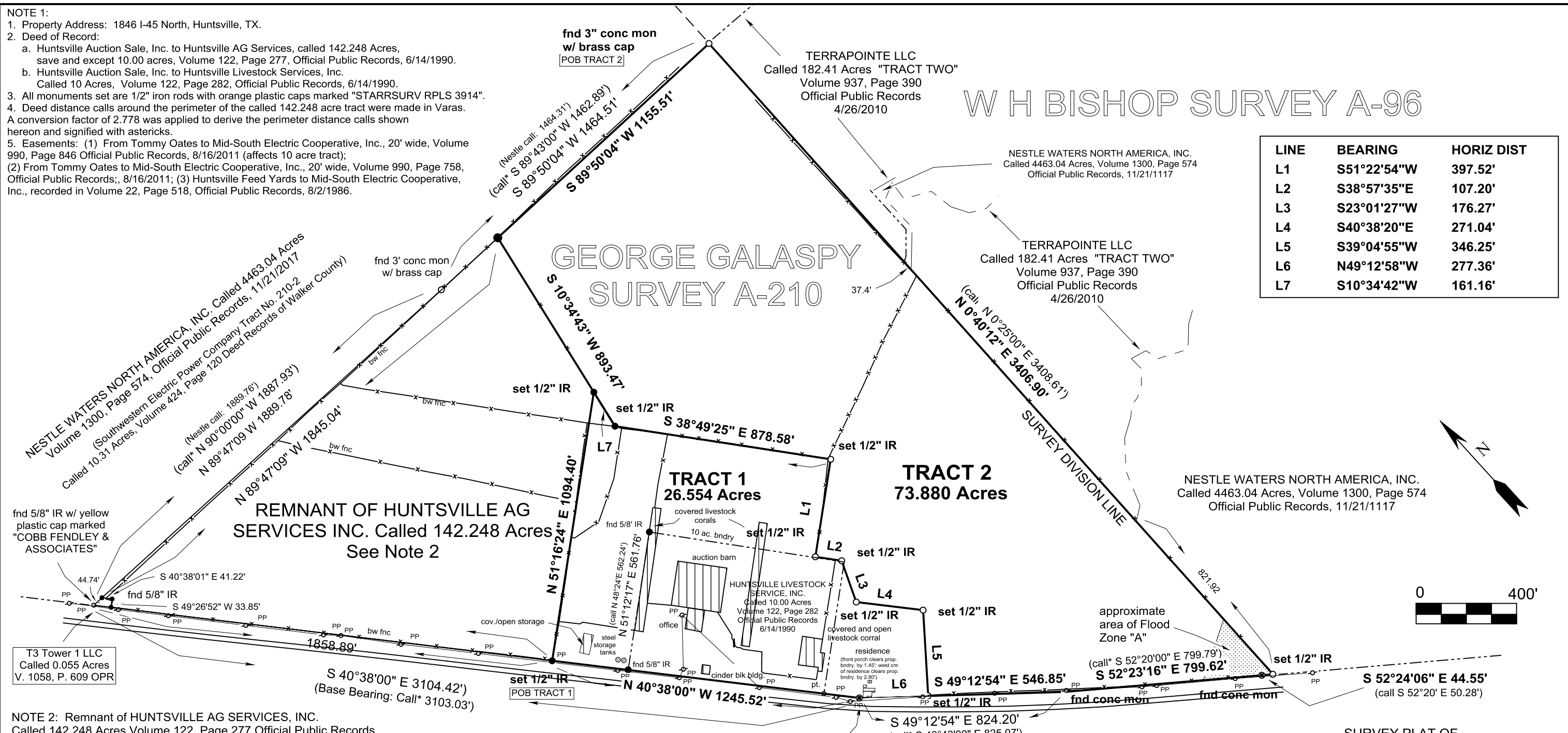
Date



According to FEMA FIRM PANEL No. 48471C0225D, Effective Date of 8/16/2011 the southern tip of this property lies in Zone "A", an area for which no Base Flood Elevation has been determined. The remainder of this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).

W H BISHOP SURVEY A-96

LINE	BEARING	HORIZ DIST
L1	S51°22'54"W	397.52'
L2	S38°57'35"E	107.20'
L3	S23°01'27"W	176.27'
L4	S40°38'20"E	271.04'
L5	S39°04'55"W	346.25'
L6	N49°12'58"W	277.36'
L7	S10°34'42"W	161.16'



SURVEY PLAT OF

HUNTSVILLE AG SERVICES and HUNTSVILLE LIVESTOCK SERVICES, INC. 100.286 ACRES

G. GALASPY SURVEY A-210
WALKER COUNTY, TEXAS

STARR SURVEYING
TEXAS LICENSED SURV. FIRM NO. 10193754
1021 12th. Street Suite 4B
Huntsville Texas 77340
936-662-0077

JOB NO. 18052 CUSTOMER : Thomas Oates

DRWN: HSM DATE: 5/10/2018