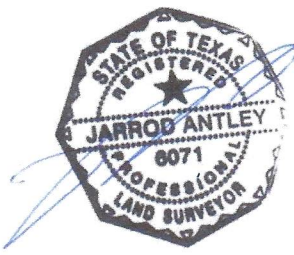


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

- NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT AS WRITTEN IN THE DEED, VOLUME 1037, PAGE 306, M.C.M.R.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE.

LEGAL DESCRIPTION

0.163 ACRES, ALSO CALLED TO BE TRACT 145, OF THE CITY OF MADISONVILLE, LOCATED IN THE J. S. HUNTER SURVEY A-110, MADISON COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 1037, PAGE 306 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS.



LONE STAR
LAND SURVEYING & MAPPING
103 TRACE COURT MONTGOMERY, TEXAS 77316
PH. (936) 522-8716 WWW.LONESTARLANDSURVEY.COM

DATE: APRIL 5, 2011
SCALE: 1"=20'
FILE No.: BANK ST TRACT
DRAWN BY: JGA
CHECKED BY: JGA

LONE STAR
LAND SURVEYING & MAPPING

0.163 Acres

(Called Tract 145 of The City of Madisonville)

J. S. Hunter Survey, A-110

Madison County, Texas

Being 0.163 acres of land within of The City of Madisonville, also located in the J. S. Hunter Survey, A-110, Madison County, Texas, according to the recorded deed thereof in Volume 1037, Page 306 of the Deed Records of Madison County, Texas, said 0.163 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southeast corner of said 0.163 acres, same being the southwest corner of a 0.1636 acre tract described in volume 907, page 34 of the Madison County Deed Records, Madison County, Texas, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 61 degrees 25 minutes 39 seconds West, with the north line of Bank Street a distance of 74.89 feet to a 1/2" iron rod found for the southwest corner of herein described tract;

THENCE North 25 degrees 00 minutes 00 seconds West, a distance of 95.15 feet to a 1/2" iron rod set for the northwest corner of herein described tract;

THENCE North 61 degrees 25 minutes 39 seconds East, a distance of 74.89 feet to a 1/2" iron rod found for the most northeast corner of herein described tract;

THENCE South 25 degrees 00 minutes 00 seconds East, with the west line of a 0.1636 acre tract deeded to Theresa Davis and Lois Price in volume 907, page 34 of the Madison County Deed Records, Madison County, Texas, a distance of 94.15 feet to the **POINT OF BEGINNING** of herein described tract containing 0.163 acres of land;

