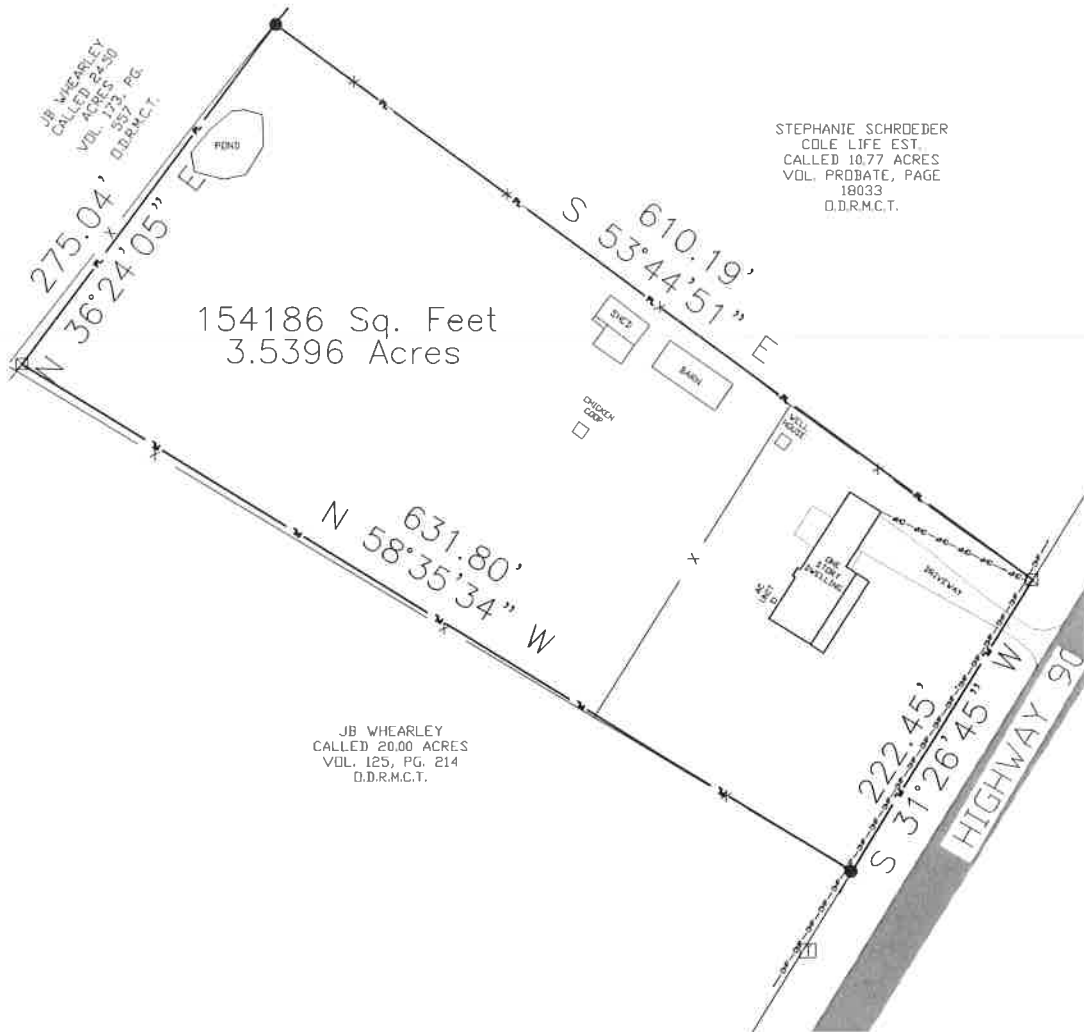


Survey of all that certain tract or parcel of land containing 3.5396 acres (154,186 Sq. Ft.), more or less, lying and situated in the EDUARDO ARRIOLA SURVEY, A-4, Conveyed to T.C. King Jr. and Margie King in Volume 403, Page 550 as recorded in the Official Deed Records of Madison County, Texas, (O.D.R.M.C.T.)



Basis of Bearings for this Survey is
Grid North from GPS Observation
TEXAS CENTRAL 4203 NAD83

Subject Address:
4864 Highway 90
Madisonville, TX
77864

This survey was completed without
the benefit of a Title Commitment.

- LEGEND
- X- = Fence
 - G- = Gas Line
 - = Propane
 - ⊕ = Sewer Cleanout
 - ⊞ = Water Meter
 - ⊞ = Telephone Pedestal
 - = Bollard
 - = Utility Easement R.O.W.
 - SB = Building Setback
 - U&E = Utilities & Easements
 - OHE = Overhead Elec. Ln.
 - +— = Buried Telephone Line
 - (P) = Plat
 - (M) = Measured
 - (M&R) = Measured and Record
 - = Find 1/2" Iron Rod
 - ⊗ = Set. 1/2" Iron Rod
 - ⊙ = Fnd 5/8" Iron Rod

CERTIFICATION

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 22TH DAY OF SEPTEMBER, 2021



Xavier Sandoval

Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 09.22.2021
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

LISTED PROPERTY OWNER:
T.C. KING JR.
PO BOX 112
MADISONVILLE, TX
77864

DRAWING NO: 2021-444	SCALE: 1" = 100'
DRAWN BY: CAC	DATE: 09/22/21
CHECKED BY: XDS	DATE: 09/22/21

SURVEYED BY: T. PARK
TBPELS NO. 10194595

INTEGRITY BEYOND REPROACH™ TEXAS 24



Campbell Land Services
100 West Main St Madisonville, TX 77864
Office 936 241 5929
Land Surveyors & Right of Way Professionals
www.clslandservices.com

EXHIBIT "A"

Field Notes of all that certain tract or parcel of land containing 3.5396 acres (154,186 Sq. Ft.), more or less, lying and situated in the EDUARDO ARRIOLA SURVEY, A-4, Conveyed to T.C. King Jr. and Margie King in Volume 403, Page 550 as recorded in the Official Deed Records of Madison County, Texas, (O.D.R.M.C.T.) and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, being a point on the southern boundary line of a called 24.50 acre tract of land conveyed to JB Whearley recorded in Volume 173, Page 557 (O.D.R.M.C.T.), the northwest corner of a called 10.77 acre tract of land conveyed to Stephanie Schroeder Life Est., the northeast corner and "**POINT OF BEGINNING**" of the herein described 3.5396 acres:

THENCE, S 53°44'51" E, along and with the common boundary line of the called 10.77 acre (Cole Tract), a distance of 610.19 feet to a 1/2 inch iron rod set, being a southwest corner of the called 10.77 acre (Cole Tract), a point in the northern margin of Highway 90, and the southeast corner of the herein described 3.5396 acres:

THENCE, S 31°26'45" W, along and with Highway 90, a distance of 222.45 feet to a 1.2 inch iron rod found, being a point in the northern margin of Highway 90, the southeast corner of a called 20.00 acre tract of land conveyed to JB Whearley in Volume 125, Page 214 (O.D.R.M.C.T.), and the southwest corner of the herein described 3.5396 acres:

THENCE, N 58°35'34" W, departing Highway 90, along and with the common boundary line of the called 20.00 acre (Whearley Tract), a distance of 631.80 feet to a 1/2 inch iron rod found, being the northeast corner of the called 20.00 acre (Whearley Tract), a point on the southern boundary line of the called 24.50 acre (Whearley Tract), and the northwest corner of the herein described 3.5396 acres:

THENCE, N 36°24'05" E, along and with the common boundary line of the called 24.50 acre (Whearley Tract), a distance of 275.04 feet and back to the "**POINT OF BEGINNING**" of the herein described 3.5396 acre (54,413 Sq. Ft.).

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone 4204.



Xavier Sandoval