

Survey of all that certain tract or parcel of land containing 20.66 acres ( 899,813 Sq. Ft), more or less, situated in the Alfred Gee Survey, A-16, Madison County, Texas and being the same Tract of Land as conveyed to DONALD R REGMUND in Volume 1326, Page 84, Clerk's File No. 86007, Official Public Records Madison County, Texas (O.P.R.M.C.T) the same shown as Lot Sixty (60) and Fifty-Nine (59), Five Land Inc. dated January 1984.



SUBJECT ADDRESS:  
TBD CLARK ROAD  
NORTH ZULCH, TX  
77872

JOHN E CRAVEN  
CALLED 9.46 ACRES,  
FIVE LAND INC., LOT 61,  
VOL 581, PG. 93  
O.D.R.M.C.T.

FIVE LAND INC  
CALLED 10.90 ACRES,  
FIVE LAND INC., LOT 62,  
NO DEED FOUND

20.66 Acres  
899,813 Sq. Feet

JEFFREY AND JENNIFER  
SPENGLER  
CALLED 10.52 ACRES,  
FIVE LAND INC., LOT 63,  
VOL. 1781, PG. 276  
O.D.R.M.C.T.

GEORGE JASTER  
CALLED 10.71 ACRES,  
FIVE LAND INC., LOT 58,  
VOL.702, PG. 108  
O.D.R.M.C.T.

GEORGE JASTER  
CALLED 10.45 ACRES,  
FIVE LAND INC., LOT 57,  
VOL.702, PG. 108  
O.D.R.M.C.T.

**TITLE COMMITMENT GF # 21435**  
**Schedule B Items**

ee. does not affect  
ff. does not affect  
gg. does not affect  
hh. does not affect  
jj. does not affect

- LEGEND
- X- = Fence
  - PP ⊗ = Power Pole
  - ⊗ = Sewer Cleanout
  - ⊞ = Water Meter
  - ⊞ = Telephone Pedestal
  - ⊞ = Propane
  - = Utility Easement R.O.W.
  - SB= Building Setback
  - U&E= Utilities & Easements
  - OE = Overhead Elec. Ln.
  - ⋈ = Faucet Connection
  - ⊞ = Pipeline Marker
  - ⊞ = Propane Shut-off
  - ⊞ = Electric Meter
  - ⊞ = Sewer Connection
  - ⊞ = Air Conditioner
  - ⊞ = Pump w/ Electric Outlet
  - (POB)= Point of Beginning
  - (P)= Plat
  - (M)= Measured
  - (M&R)= Measured and Record
  - ⊞ = Set Iron Pin
  - = Found Iron Pin



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

**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 3RD DAY OF JANUARY, 2022



*Xavier Sandoval*

**Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 01.03.2022**  
**TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**

**DONALD R REGMUND**  
**5484 LUCY ELLEN PKWY**  
**BRYAN, TX 77807**

INTEGRITY BEYOND REPROACH | TITUS 2:8



**Campbell Land Services**  
100 West Main St. Madisonville, TX 77864  
Office: 936.241.5020  
Land Surveyors & Right of Way Professionals  
www.clslandservices.com

DRAWING NO: 2021-639	SCALE: 1" = 75'
DRAWN BY: ET	DATE: 01/03/22
CHECKED BY: XDS	DATE: 01/03/22

SURVEYED BY: R.WOMACK

TBPELS FIRM NO.: 10194595