



BOUNDARY SURVEY

BEING a 16.700 acre tract of land situated in the Lewis Clemons Survey, Abstract Number 275, Madison County, Texas, being comprised of a portion of that certain called 37.328 acre tract described as "Tract One", a portion of that certain called 10 acre tract described as "Tract Four", both described in instrument to Jill Snowden Acord, recorded in Volume 686, Page 19, of the Official Public Records of Madison County, Texas (O.P.R.M.C.T.) and a portion of that certain called 28.042 acre tract described in instrument to Damon Acord and Jill Acord, recorded in Volume 1283, Page 293, O.P.R.M.C.T., said 16.700 acre tract being more particularly described by attached metes and bounds description.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF

PROJECT NUMBER	32598	16.700	AC
DATE	05/23/2023		
DRAWN BY	ADV		
CHECKED BY	MC / MJW		
FIELD CREW	JW		
REVISION 1	—	—	—
REVISION 2	—	—	—
REVISION 3	—	—	—

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM PANEL NO. 481180D125A, HAVING AN EFFECTIVE DATE OF 09/27/1991. (NO DIGITAL DATA AVAILABLE FOR THIS AREA).

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE

PURCHASER..... HOMELAND PROPERTIES
ADDRESS..... STATE HIGHWAY 75, MADISONVILLE, TX, 77864
SURVEY..... LEWIS CLEMMONS, A - 275
SUBJECT..... 16.700 ACRES
COUNTY..... MADISON

Figure 1.1.1.3

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

