

METES AND BOUNDS DESCRIPTION OF A 0.5795 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 0.5795 ACRE OR 25,243.66 SQUARE FEET BEING OUT OF THE SAME TRACT DESCRIBED AS FIRST TRACT IN DEED TO KEITH McCORMICK IN INSTRUMENT RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43, MADISON COUNTY, TEXAS, SAID 0.5795 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron rod found marking the Southwest corner of the herein described 0.5795 acre tract in the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width);

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width) a distance of 131.00 ft. to a 3/8 inch iron set at the Northwest corner of the herein described tract and the Southwest corner of a 0.4202 acre tract heretofore surveyed being the residue of a called 1.000 acre tract;

THENCE North 89 degrees 48 minutes 23 seconds East with the North boundary line of the herein described tract and the South boundary line of said residue 0.4202 acre tract a distance of 192.70 ft. to 3/8 inch iron rod set marking the Northeast corner of the herein described tract in the West right-of-way line of King Road (40 ft. in width);

THENCE South 00 degrees 11 minutes 41 seconds East with the West right-of-way line of King Road (40 ft. in width) a distance of 131.00 ft. to a 1/2 inch iron rod found marking the Southeast corner of the herein described tract;

THENCE South 89 degrees 48 minutes 23 seconds West with the South boundary line of the herein described tract a distance of 192.70 ft. to the PLACE OF BEGINNING and containing 0.5795 acre of land.



GRAPHIC SCALE

SCALE: 1" = 40'-0"



LEGEND:

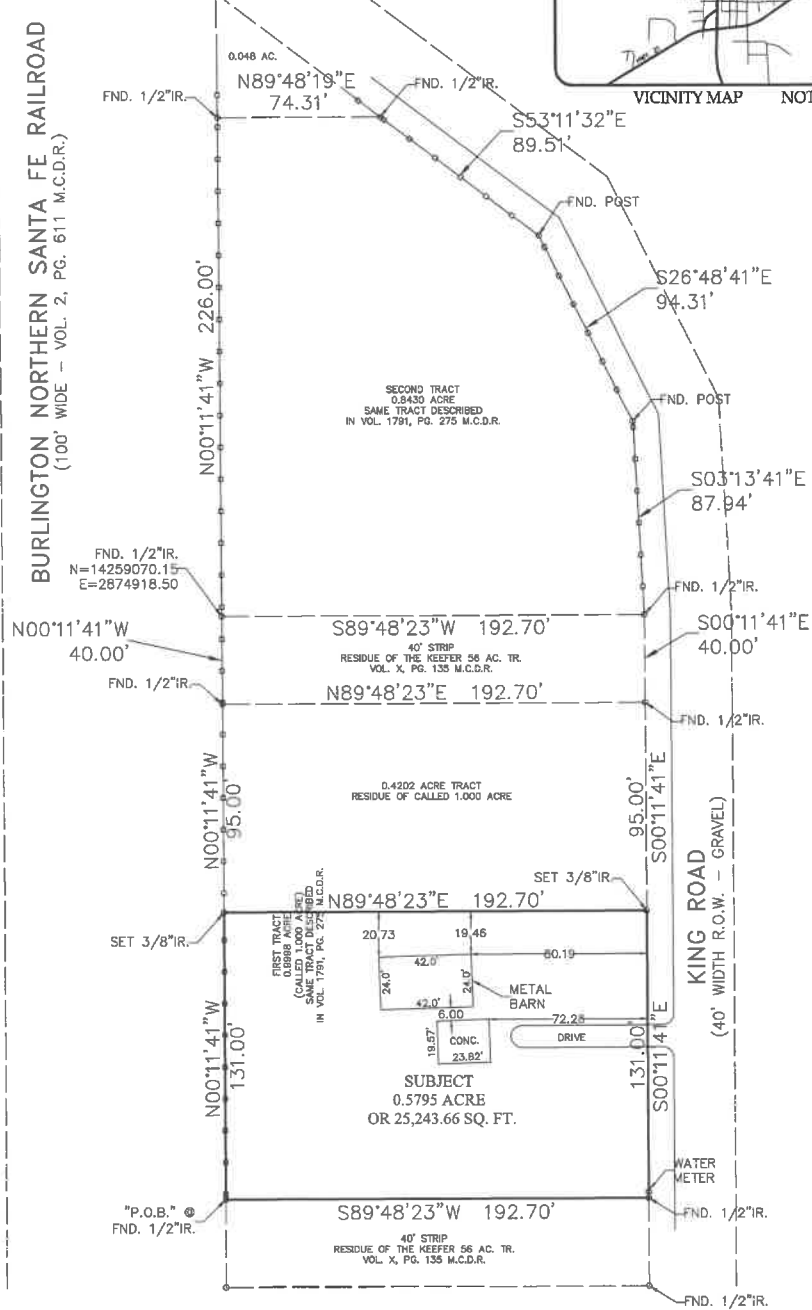
AC.	- ACRES
B.L.	- BUILDING LINE
ESMT.	- EASEMENT
FS	- FIRM CODE
MCCF	- MADISON COUNTY CLERKS FILE
MCCR	- MADISON COUNTY DEED RECORDS
MCMR	- MADISON COUNTY MAP RECORDS
R.O.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
- - -	- FENCE

NOTES:

- 1) BEARINGS BASED ON GRID TEXAS CENTRAL 4203 MAD 83 REFERENCE OBSERVED POINT N=14259070.15, E=2874918.50
- 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4) BUILDER/CONTRACTOR MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MUST AFFECT SUBJECT PROPERTY, BEFORE STAKING CONSTRUCTION.
- 5) MAY REQUIRE PLATTING AT TIME OF CONSTRUCTION.
- 6) ADDRESS: 3434 KING ROAD, NORTH ZULCH, TEXAS 77872.

C. BLYTHE SURVEY, ABSTRACT 43

BURLINGTON NORTHERN SANTA FE RAILROAD
(100' WIDE - VOL. 2, PG. 611 M.C.D.R.)



FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. N/A, MAP No. 48118D, PANEL No. 0100A, DATED 09/27/1991.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNER(S):
KEITH McCORMICK

SURVEYOR:
THE JEAN McKinley CO., INC.
C. PAUL JONES, SR., R.P.L.S. 5480
P.O. BOX 701
FRIENDSWOOD, TEXAS 77549
PHONE: (713)473-3502
EMAIL: mckinleycoinc@aol.com

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

C. PAUL JONES, SR.
R.P.L.S. 5480
STATE OF TEXAS
LICENSE/REGISTRATION NO. 10194684



BOUNDARY LAND SURVEY

OF 0.5795 ACRE OR 25,243.66 SQUARE FEET BEING OUT OF THE SAME TRACT DESCRIBED AS FIRST TRACT IN DEED TO KEITH McCORMICK RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43 MADISON COUNTY, TEXAS

SCALE: 1" = 40' DATE: JUNE 21, 2021

METES AND BOUNDS DESCRIPTION OF A 0.4202 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 0.4202 ACRE OR 18,306.47 SQUARE FEET BEING OUT OF THE SAME TRACT DESCRIBED AS FIRST TRACT IN DEED TO KEITH McCORMICK IN INSTRUMENT RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43, MADISON COUNTY, TEXAS, SAID 0.4202 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a ½ inch iron rod found marking the Southwest corner of a 0.5795 acre tract heretofore surveyed being the residue of a called 1.000 acre tract with the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width);

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width) a distance of 131.00 ft. to a 3/8 inch iron set at the Southwest corner and PLACE OF BEGINNING of the herein described tract and the Northwest corner of said 0.5795 acre tract;

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad a distance of 95.00 ft. to a ½ inch iron rod found marking the Northwest corner of the herein described tract and the Southwest corner of a 40 ft. strip residue of the Keefer 56 acre tract recorded Volume X, Page 135 of the Madison County Deed Records;

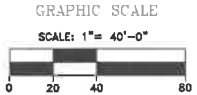
THENCE North 89 degrees 48 minutes 23 seconds East with the North boundary line of the herein described tract and the South boundary line of said 40 ft. strip a distance of 192.70 ft. to a ½ inch iron rod found marking the Northeast corner of the herein described tract in the West right-of-way line of King Road (40 ft. in width);

THENCE South 00 degrees 11 minutes 41 seconds East with the West right-of-way line of King Road (40 ft. in width) a distance of 95.00 ft. to a 3/8 inch iron rod set marking the Southeast corner of the herein described tract;

THENCE South 89 degrees 48 minutes 23 seconds West with the South boundary line of the herein described tract a distance of 192.70 ft. to the PLACE OF BEGINNING and containing 0.4202 acre of land.



C. BLYTHE SURVEY, ABSTRACT 43

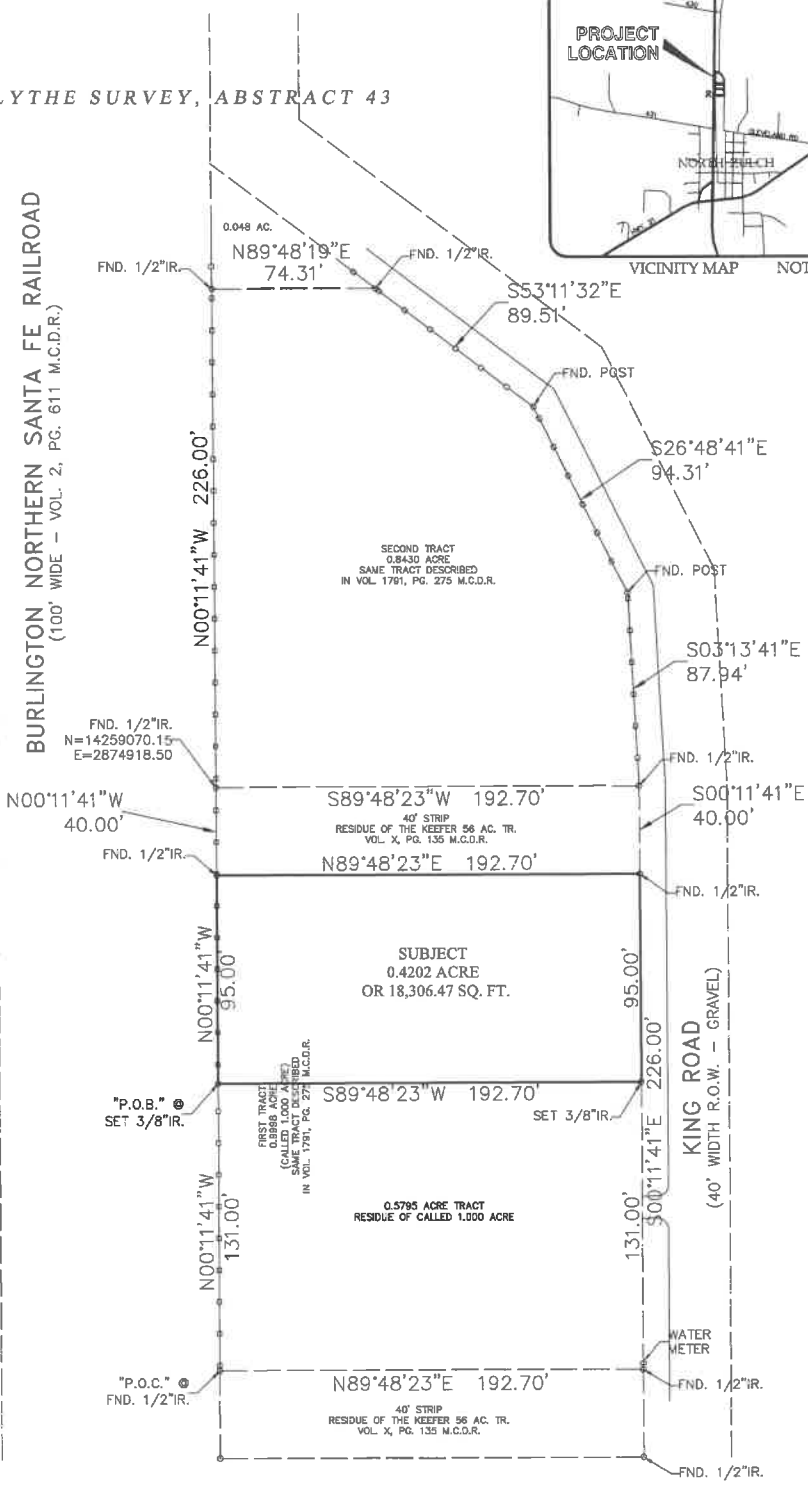


LEGEND:

AC.	- ACRES
BL.	- BUILDING LINE
ESMT.	- EASEMENT
FC	- FENCE
FCF	- MADISON COUNTY CLERKS FILE
MCDR	- MADISON COUNTY DEED RECORDS
MCMR	- MADISON COUNTY MAP RECORDS
R.O.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
- - -	- FENCE

- NOTES:
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 - 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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 - 5) MAY REQUIRE PLATTING AT TIME OF CONSTRUCTION.
 - 6) ADDRESS: 3434 KING ROAD, NORTH ZULCH, TEXAS 77872.

BURLINGTON NORTHERN SANTA FE RAILROAD
(100' WIDE - VOL. 2, PG. 611 M.C.D.R.)



FLOOD INFORMATION


*THIS TRACT OR LOT _____ IS NOT _____ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE _____ AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. _____, MAP No. 4818D, PANEL No. C100A, DATED 09/27/1991.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNER(S):
CAMBRIA YVETTE MORIN

SURVEYOR:
THE JEAN MCKINLEY CO., INC.
C. PAUL JONES, SR., R.P.L.S. 5480
P.O. BOX 701
FRIENDSWOOD, TEXAS 77549
PHONE: (713)473-3502
EMAIL: mckinleycoinc@aol.com

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.


C. PAUL JONES, SR.
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BOUNDARY LAND SURVEY

OF 0.4202 ACRE OR 18,306.47 SQUARE FEET BEING OUT OF THE SAME TRACT DESCRIBED AS FIRST TRACT IN DEED TO KEITH McCORMICK RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43 MADISON COUNTY, TEXAS

SCALE: 1" = 40' DATE: JUNE 21, 2021

METES AND BOUNDS DESCRIPTION OF A 0.8430 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 0.8430 ACRE OR 36,720.16 SQUARE FEET BEING THE SAME TRACT DESCRIBED AS SECOND TRACT IN DEED TO KEITH McCORMICK IN INSTRUMENT RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43, MADISON COUNTY, TEXAS, SAID 0.8430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a ½ inch iron rod found marking the Southwest corner of a 0.5795 acre tract heretofore surveyed being the residue of a called 1.000 acre tract with the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width);

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad a distance of 266.00 ft. to a 1/2 inch iron found at the Southwest corner and PLACE OF BEGINNING of the herein described tract and the Northwest corner of a 40 ft. strip being the residue of the Keefer 56 acre tract recorded in Volume X, Page 135 of the Madison County Deed Records;

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad a distance of 226.00 ft. to a ½ inch iron rod found marking the Northwest corner of the herein described tract;

THENCE North 89 degrees 48 minutes 19 seconds East with the North boundary line of the herein described tract a distance of 74.31 ft. to a ½ inch iron rod found marking the Northeast corner of the herein described tract in the West right-of-way line of King Road (40 ft. in width);

THENCE South 53 degrees 11 minutes 32 seconds East with the West right-of-way line of King Road a distance of 89.51 ft. to a post found for corner;

THENCE South 26 degrees 48 minutes 41 seconds East with the West right-of-way line of King Road a distance of 94.31 ft. to a post found for corner;

THENCE South 03 degrees 13 minutes 41 seconds East with the West right-of-way line of King Road a distance of 87.94 ft. to a ½ inch iron rod found marking the Southeast corner of the herein described tract and the Northeast corner of said 40 ft. strip;

THENCE South 89 degrees 48 minutes 23 seconds West with the South boundary line of the herein described tract a distance of 192.70 ft. to the PLACE OF BEGINNING and containing 0.8430 acre of land.

