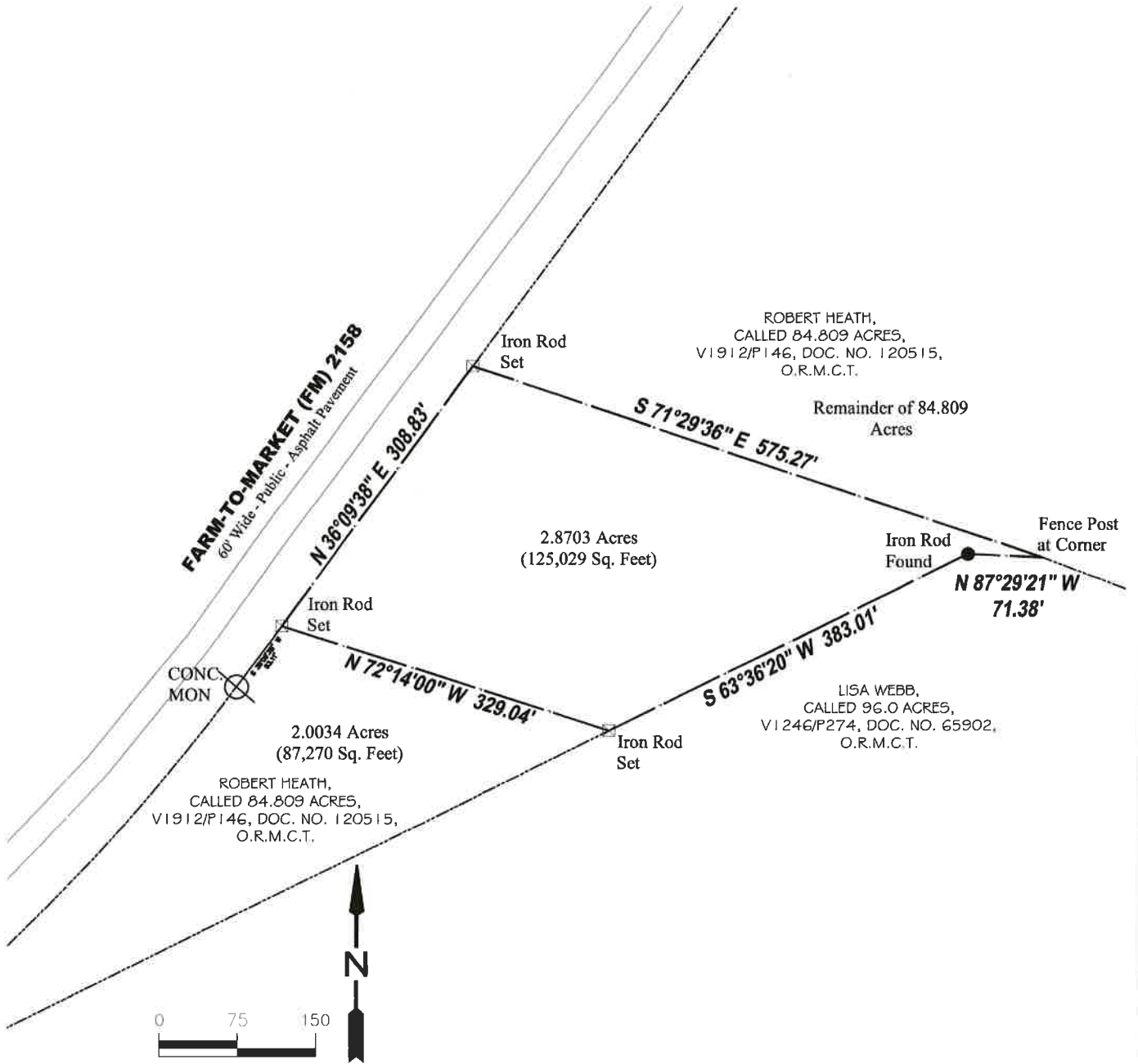


SURVEY OF 2.8703 ACRES (125,029 SQUARE FEET) LYING IN THE REBECCA ROBINS TRACT, ABSTRACT 188, AND BEING OUT OF A CALLED 84.809 ACRE TRACT OF LAND AS DESCRIBED IN VOL. 1912, PG. 146 OF THE DEED RECORDS OF MADISON COUNTY TEXAS.



Subject Address:
TBD FM 2158,
Midway, TX 75852

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

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

LEGEND

- PL= Subject Property Line
- = Find Iron (as noted)
- ⊠ = Set. 1/2" Iron Rod
- POB= Point of Beginning
- R/W= Right of Way Line
- (R) = Record Measurement
- (M) = Field Measurement
- ⊞ = Telephone Pedestal
- ⊙ = Air Conditioner
- ⊘ = Utility Pole
- OE- = Overhead Electric Line
- = Fence
- O.M.R.M.C.T. = Official Map Records
Madison County Texas

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 27TH DAY OF JULY, 2023.



XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 07.27.2023
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT LISTED PROPERTY OWNER ROBERT MILLS 9690 OSR MIDWAY, TEXAS 75852	
DRAWING NO: 2023-174	SCALE: 1" = 150'
DRAWN BY: SMH	DATE: 07/27/23
CHECKED BY: XDS	DATE: 07/27/23
SURVEYED BY: C. Campbell	
TBPELS NO. 10194595	

INTEGRITY BEYOND REPROACH | TITUS 2:8



1836 Surveying & Mapping
100 West Main St. Madisonville, TX 77864
Office: 936.348.9503
Land Surveyors & Right of Way Professionals
www.wesurveytexas.com

EXHIBIT "A"

Field notes of a 2.8703 acres (125,029 square feet), more or less, situated in the Rebecca Robbins Survey, Abstract 188, Madison County, Texas and being out of a called 84.809 acres (parent tract) of land, as conveyed to Robert Heath Mills in Volume 1912, Page 146, Document No. 120515, Official Records Madison County, Texas (O.R.M.C.T.), and being more particularly described by metes and bounds description as follows:

BEGINNING at a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set on the east Right-of-Way (R.O.W.) of Farm to Market (F.M.) 2158, same point being the north boundary of a called 2.0034 acre tract, also surveyed on this date, for a west property corner and the "POINT OF BEGINNING" of the herein described 2.8703 acre tract, from which a concrete monument bears South 36°09'38" West, a distance of 36.11 feet;

THENCE North 36°09'38" East, along and with the common boundary of the east R.O.W. of F.M. 2158, and the herein described 2.8703 acre a distance of 308.83 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set for the north corner of the herein described 2.8703 acre tract;

THENCE South 71°29'36" East, crossing into, cutting and severing the called 84.809 acres (parent tract), a distance of 525.27 feet to a fence corner post found on the east boundary of a called 96.0 acres, as conveyed to Lisa K. Webb in Volume 1048, Page 253, Document No. 65902 O.R.M.C.T., for the east corner of the east corner of the herein described 2.8703 acre tract;

THENCE North 87°29'21" West, along and with the common boundary of the called 96.0 acres (Webb tract), and the herein described 2.8703 acres, a distance of 71.38 feet, to a ½ inch iron rod found for an internal corner of the herein described. 2.8703 acre tract;

THENCE South 63°36'20" West, along and with the common boundary of the called 96.0 acres (Webb tract), and the herein described 2.8703 acres, a distance of 383.01 feet, to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set for the east corner of a called 2.0034 acres, also surveyed on this date, for the south corner of the herein described. 2.8703 acre tract;

THENCE North 72°14'00" West, along and with the common boundary of the called 2.0034 acres, also surveyed on this date and the herein described 2.8703 acres, a distance of 329.04 feet, to the "POINT OF BEGINNING" and containing 2.8703 acres (125,029 square feet), more or less, inside the herein described.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

I, Xavier Sandoval, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey of a site, that was made on the ground under my supervision, this the 16th day of July, 2023.



Registered Professional Land Surveyor
Texas Registration No. 5886

