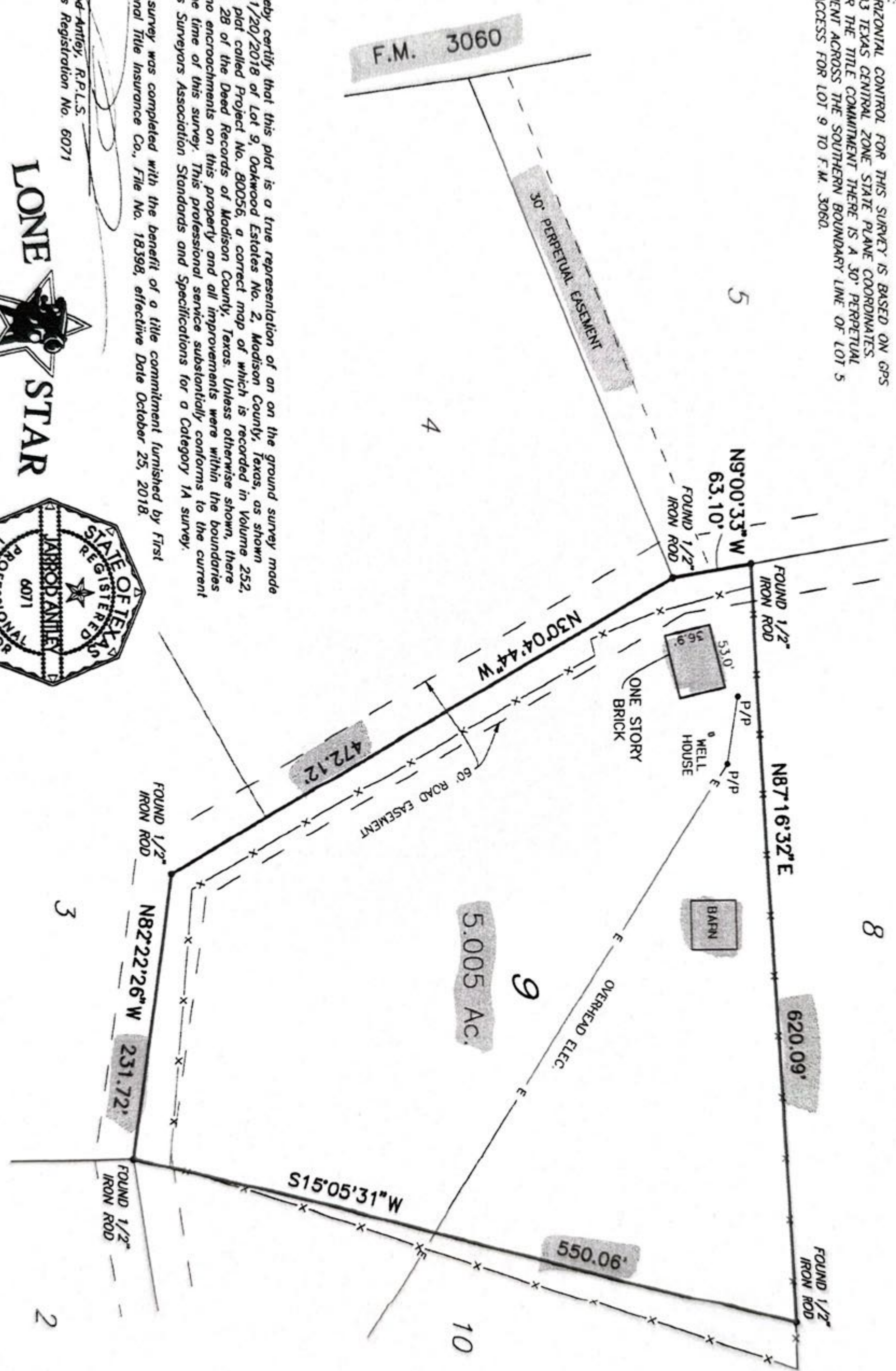


NOTES:
 1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS
 AND 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
 2. PER THE TITLE COMMITMENT THERE IS A 30' PERPETUAL
 EASEMENT ACROSS THE SOUTHERN BOUNDARY LINE OF LOT 5
 FOR ACCESS FOR LOT 9 TO F.M. 3060.

SCALE: 1" = 100'
 DATE: 11/20/2018



I hereby certify that this plat is a true representation of an on the ground survey made on 11/20/2018 of Lot 9, Oakwood Estates No. 2, Madison County, Texas, as shown on a plat called Project No. 80056, a correct map of which is recorded in Volume 252, Page 28 of the Deed Records of Madison County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by First National Title Insurance Co., File No. 18398, effective Date October 25, 2018.

Jarrod Antley, R.P.L.S.
 Texas Registration No. 6071



LONE STAR

LAND SURVEYING & MAPPING
 103 BRACE COURT WOODBRIDGE, TEXAS 77316
 PH: (936) 522-8716

c:\data\jobs\JARROD ANTONI'S AC OAKWOOD EST.pdf Nov 26, 2018 2:22:11PM

LONE STAR
LAND SURVEYING & MAPPING

5.005 Acres
Called Lot 9 of
Oakwood Estates, No. 2
Madison County, Texas

Being 5.005 acres of land, also being Lot 9, Block 6 of Oakwood Estates, No. 2 as described in Volume 252, Page 28 of the Deed Records of Madison County, Texas, said 5.005 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of herein described tract, point also being the southwest corner of Lot 8 and lying in the centerline of a 60' road easement;

THENCE North 87 degrees 16 minutes 32 seconds East, a distance of 620.09 feet to a 1/2" iron rod found for the northeast corner of herein described tract;

THENCE South 15 degrees 05 minutes 31 seconds West, a distance of 550.06 feet to a 1/2" iron rod found in the centerline of said 60' road easement for the southeast corner of herein described tract;

THENCE North 82 degrees 22 minutes 26 seconds West, with the centerline of said 60' road easement, a distance of 231.72 feet to a 1/2" iron rod found for the southwest corner of herein described tract;

THENCE North 30 degrees 04 minutes 44 seconds West, with the centerline of said 60' road easement, a distance of 472.12 feet to a 1/2" iron rod found for an angle point of herein described tract, point also being the most northerly corner of Lot 4;

THENCE North 09 degrees 00 minutes 33 seconds West, with the centerline of said 60' road easement, a distance of 63.10 feet to the **POINT OF BEGINNING** of herein described tract, containing 5.005 acres of land.

Bearings are based upon GPS Observations. Texas State Plane System, Central Zone (4203), NAD83.

Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 20th day of November, 2018.



TRACT I:

Being 5.005 acres of land, also being Lot 9, Block 6 of OAKWOOD ESTATES, NO. 2 as described in Volume 252, Page 28 of the Deed Records of Madison County, Texas, said 5.005 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of herein described tract, point also being the Southwest corner of Lot 8 and lying in the centerline of a 60' road easement;

THENCE North 87 degrees 16 minutes 32 seconds East, a distance of 620.09 feet to a 1/2" iron rod found for the Northeast corner of herein described tract;

THENCE South 15 degrees 05 minutes 31 seconds West, a distance of 550.06 feet to a 1/2" iron rod found in the centerline of said 60' road easement for the Southeast corner of herein described tract;

THENCE North 82 degrees 22 minutes 26 seconds West, with the centerline of said 60' road easement, a distance of 231.72 feet to a 1/2" iron rod found for the Southwest corner of herein described tract;

THENCE North 30 degrees 04 minutes 44 seconds West, with the centerline of said 60' road easement, a distance of 472.12 feet to a 1/2" iron rod found for an angle point of herein described tract, point also being the most Northerly corner of Lot 4;

THENCE North 09 degrees 00 minutes 33 seconds West, with the centerline of said 60' road easement, a distance of 63.10 feet to the POINT OF BEGINNING of herein described tract, containing 5.005 acres of land.

TRACT II: EASEMENT TRACT

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 60 foot road easement, being 30.0 feet on each side in the Jesse Young Survey A-247, in Madison County, Texas and being a part of a called 120.27 acre tract deeded from Rose C. Lewis to Tisdale Development Co., Trustee dated March 14, 1980 and recorded in the Madison County Deed Records in Madison County, Texas and center line being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point for corner in an existing road and in the Northwest Right-of-Way line of State Highway No. 21 and same being in the Southeast line of the said called 120.27 acre tract and a 20.906 acre tract, and same being North 20° 39' 36" East 30.84 feet from the easternmost Southeast corner of the said called 120.27 acre tract and said 20.906 acre tract;

THENCE North 75° 21' 34" West with the said existing road and across the said 20.906 acre tract, a 13.475 acre tract and an 11.810 acre tract a distance of 946.80 feet to an iron pin for corner in the West line of the said 11.810 acre tract, same being the Southeast corner of a 12.510 acre tract and same being the Northeast corner of a 5.026 acre tract;

THENCE in a Westerly direction with an existing road and with the South line of the said 12.510 acre tract, an 11.522 acre tract and a 5.010 acre tract and with the North line of the said 5.026 acre tract, a 5.501 acre tract, a 6.144 acre tract and a 5.239 acre tract, as follows:

North 78° 33' 15" West a distance of 166.05 feet, an iron pin,

North 61° 57' 23" West a distance of 169.33 feet, an iron pin,

North 79° 39' 01" West a distance of 105.84 feet, an iron pin,

South 62° 36' 59" West a distance of 292.85 feet, an iron pin,

South 82° 45' 25" West a distance of 133.91 feet, an iron pin,

(This Schedule A is valid only if Cover, Schedules B, C and D are attached)

North 81° 02' 20" West a distance of 231.70 feet, an iron pin,

North 28° 45' 21" West a distance of 90.00 feet, an iron pin, and

North 28° 45' 21" West a distance of 382.02 feet to an iron pin for corner in the said line and same being the North corner of the said 5.239 acre tract and same being the Southeast corner of a 5.103 acre tract;

THENCE in a Northerly direction with the said existing road and with the West line of the said 5.010 acre tract and a 5.966 acre tract and with the East line of the said 5.103 acre tract and a 5.122 acre tract, as follows:

North 2° 58' 21" West a distance of 64.00 feet, an iron pin,

North 2° 58' 21" West a distance of 116.25 feet, an iron pin,

North 20° 18' 56" East a distance of 100.00 feet, an iron pin, and

North 20° 18' 56" East a distance of 159.02 feet to an iron pin for the Point of Ending in the said line and same being the Northwest corner of the said 5.966 acre tract and same being the Southwest corner of a 6.530 acre tract;

TRACT III: EASEMENT TRACT

A thirty-foot (30), free and uninterrupted perpetual easement across Lot 5, a 5.103 acre tract of land in an unnamed subdivision commonly referred to as Oakwood Estates No. 2, Lying and situated in Madison County, Texas, part of the Jesse Young Survey, A-247, and being a tract of land containing 16.755 acres, more or less, known as Tracts 5,6 and 7 of an unnamed subdivision commonly referred to as Oakwood Estates No. 2, in accordance with plat made by Tisdale Development Co. appearing of record in Volume 252, Page 28, Madison County Deed Records. Said Easement being thirty (30') feet in width along entire length of the southern boundary line from the center of the existing roadway in an unnamed subdivision commonly known as Oakwood Estates No. 2, and ending at the farm-to-market road 3060 state of right-of-way.



By: _____

Authorized Countersignature
Alvin Martin
Walker County Title Company
Issuing Agent

(This Schedule A is valid only if Cover, Schedules B, C and D are attached)