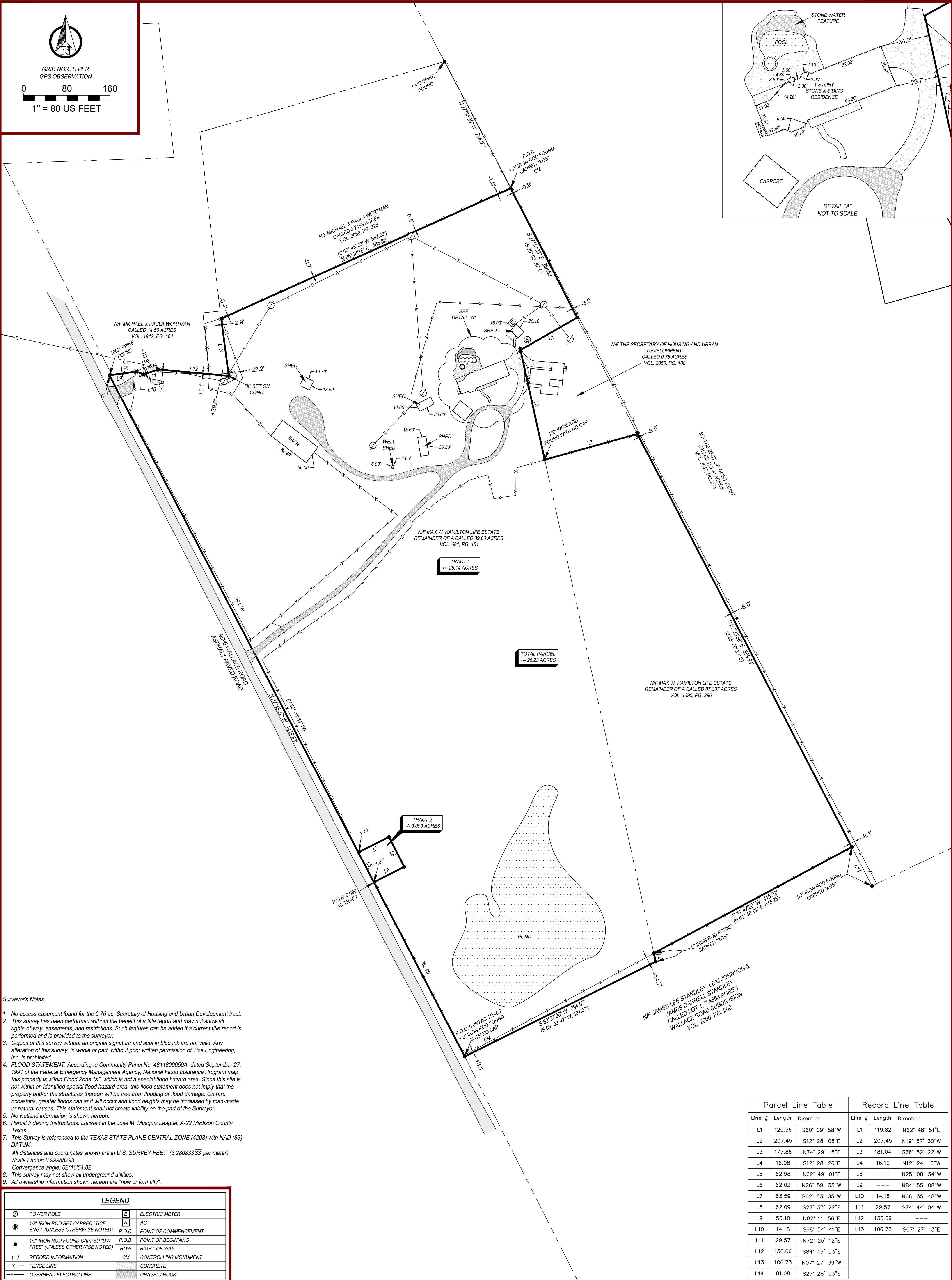


C:\Users\PO\Desktop\TEI\CAO TEXAS\JOBS\5447-26 BS Max Hamilton - 9596 Wallace Rd. Midway TX\5447-26 TITLE SURVEY.dwg Layout1 Jul 15, 2026 - 2:56pm



- Surveyor's Notes:
- No access easement found for the 0.76 ac. Secretary of Housing and Urban Development tract.
 - This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and is provided to the surveyor.
 - Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
 - FLOOD STATEMENT: According to Community Panel No. 4811800050A, dated September 27, 1991 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
 - No wetland information is shown hereon.
 - Parcel Indexing Instructions: Located in the Jose M. Musquiz League, A-22 Madison County, Texas.
 - This Survey is referenced to the TEXAS STATE PLANE CENTRAL ZONE (4203) with NAD (83) DATUM.
All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)
Scale Factor: 0.99988293
Convergence angle: 02°16'54.82"
 - This survey may not show all underground utilities.
 - All ownership information shown hereon are "now or formally".

LEGEND			
	POWER POLE		ELECTRIC METER
	1/2" IRON ROD SET CAPPED "TICE ENG." (UNLESS OTHERWISE NOTED)		AC
	P.O.C. POINT OF COMMENCEMENT		P.O.B. POINT OF BEGINNING
	ROW RIGHT-OF-WAY		CM CONTROLLING MONUMENT
	RECORD INFORMATION		CONCRETE
	FENCE LINE		GRAVEL / ROCK
	OVERHEAD ELECTRIC LINE		

Keith Zimmerman, R.P.L.S. NO. 6723
Texas Registered Professional Land Surveyor

REVISIONS			
NO.	DATE	BY	DESCRIPTION

+/- 25.14 ACRES & +/- 0.090 ACRES
IN THE WM JOHNSON SURVEY, A-261
MADISON COUNTY, TEXAS

MAX W. HAMILTON
9596 WALLACE ROAD, MIDWAY TEXAS

Parcel Line Table			Record Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	120.56	S60° 09' 58"W	L1	119.82	N62° 48' 51"E
L2	207.45	S12° 28' 08"E	L2	207.45	N19° 57' 30"W
L3	177.86	N74° 29' 15"E	L3	181.04	S76° 52' 22"W
L4	16.08	S12° 28' 26"E	L4	16.12	N12° 24' 16"W
L5	62.98	N62° 49' 01"E	L8	---	N25° 08' 34"W
L6	62.02	N26° 59' 35"W	L9	---	N84° 55' 08"W
L7	63.59	S62° 53' 05"W	L10	14.18	N66° 35' 48"W
L8	62.09	S27° 33' 22"E	L11	29.57	S74° 44' 04"W
L9	50.10	N82° 11' 56"E	L12	130.09	---
L10	14.18	S68° 54' 41"E	L13	106.73	S07° 27' 13"E
L11	29.57	N72° 25' 12"E			
L12	130.06	S84° 47' 53"E			
L13	106.73	N07° 27' 39"W			
L14	81.08	S27° 28' 53"E			

ENGINEERS / SURVEYORS
Trusted Engineers. Experienced Surveyors. Innovative Results.

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PROJECT NUMBER: 5447-26
DRAWING DATE: 07/13/2026
TEXAS SURVEY FIRM No.: 10194827
CERTIFICATE EXPIRATION DATE: 12/31/2026

PAGE 1 OF 1