



56.425 Acres

R. H. Dunham Survey, A-91,
Madison County, Texas

Being 56.425 acres of land, being a residual of Lot 19-B, all of Lots 16-B and 18-B of the First Texas Equities, Inc. Plat according to the recorded deed thereof in Volume 1,218, Page 220 of the Official Property Records of Madison County, Texas, also located in the R. H. Dunham Survey, A-91, Madison County, Texas, said 56.425 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said Lot 16-B and herein described tract, also having a Texas State Plane Coordinate of N-10,299,085.38300, E-3,608,601.65710 Central Zone (4203) NAD83;

THENCE South 83 degrees 12 minutes 21 seconds East, a distance of 1,371.30 feet to a 5/8" iron rod found for the northeast corner of herein described tract;

THENCE South 18 degrees 01 minutes 58 seconds West, a distance of 1,230.46 feet to a 5/8" iron rod found for an angle point of herein described tract;

THENCE South 01 degrees 29 minutes 26 seconds West, a distance of 708.93 feet to a 5/8" iron rod found in the centerline of Starview Lane for the southeast corner of herein described tract;

THENCE South 57 degrees 30 minutes 02 seconds West, with the centerline of Starview Lane, a distance of 140.55 feet to a 1/2" iron rod found for an angle point of herein described tract;

THENCE South 85 degrees 13 minutes 58 seconds West, continuing along the centerline of Starview Lane, a distance of 107.03 feet to a point for an angle point of herein described tract;

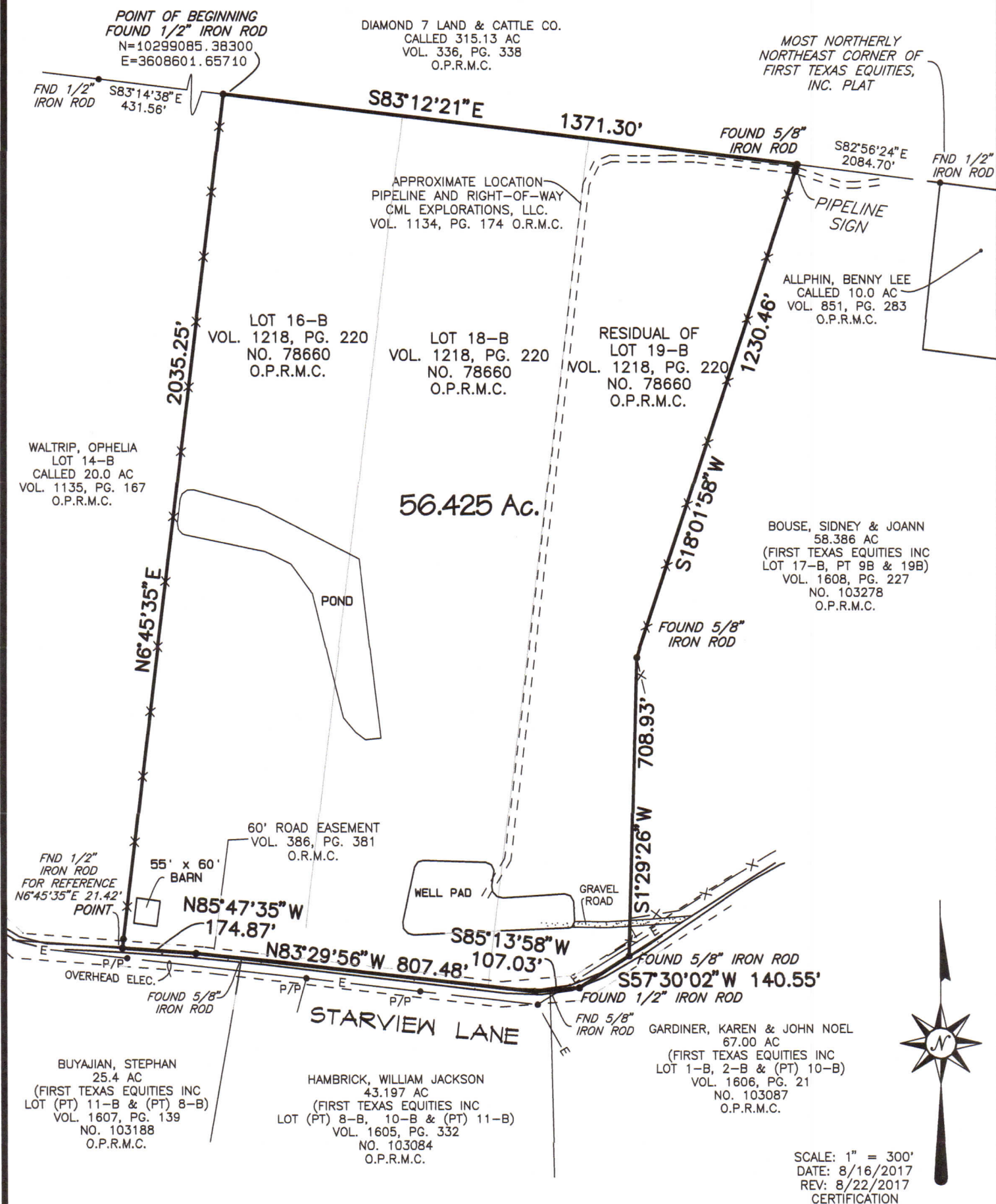
THENCE North 83 degrees 29 minutes 56 seconds West, continuing along the centerline of Starview Lane, a distance of 807.48 feet to a point for an angle point of herein described tract;

THENCE North 85 degrees 47 minutes 35 seconds West, continuing along the centerline of Starview Lane, a distance of 174.87 feet to a point for the southwest corner of herein described tract from which a 1/2" iron rod found for reference bears North 06 degrees 45 minutes 35 seconds East, 21.42 feet;

THENCE North 06 degrees 45 minutes 35 seconds East, a distance of 2,035.25 feet to the **POINT OF BEGINNING** and containing 56.425 acres of land.



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A SURVEY OF
56.425 ACRES

IN THE R.H. DUNHAM SURVEY, A-91
MADISON COUNTY, TEXAS

NOTES:

1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. ADJOINER INFORMATION WAS TAKEN FROM THE MADISON COUNTY APPRAISAL DISTRICT WEB SITE.
3. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
 - a.) EASEMENT PER VOL. 386, PG. 381 O.R.M.C.
 - b.) ROAD AND UTILITY EASEMENT PER VOL. 256, PG. 45 M.C.D.R.
 - c.) EASEMENT TO NATIONS BANK OF TEXAS PER VOL. 547, PG. 244 O.R.M.C.
 - d.) EASEMENT TO MID-SOUTH ELEC. CO-OP PER VOL. 361, PG. 891 O.R.M.C.

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This property is located in Zone "X" and is not within the 100-year floodplain as shown on FIRM Community Panel Number 4811800090 A,

This survey was completed with the benefit of a title commitment furnished by First National Title Insurance Co. G.F. No. 17328, effective date August 13, 2017.

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

