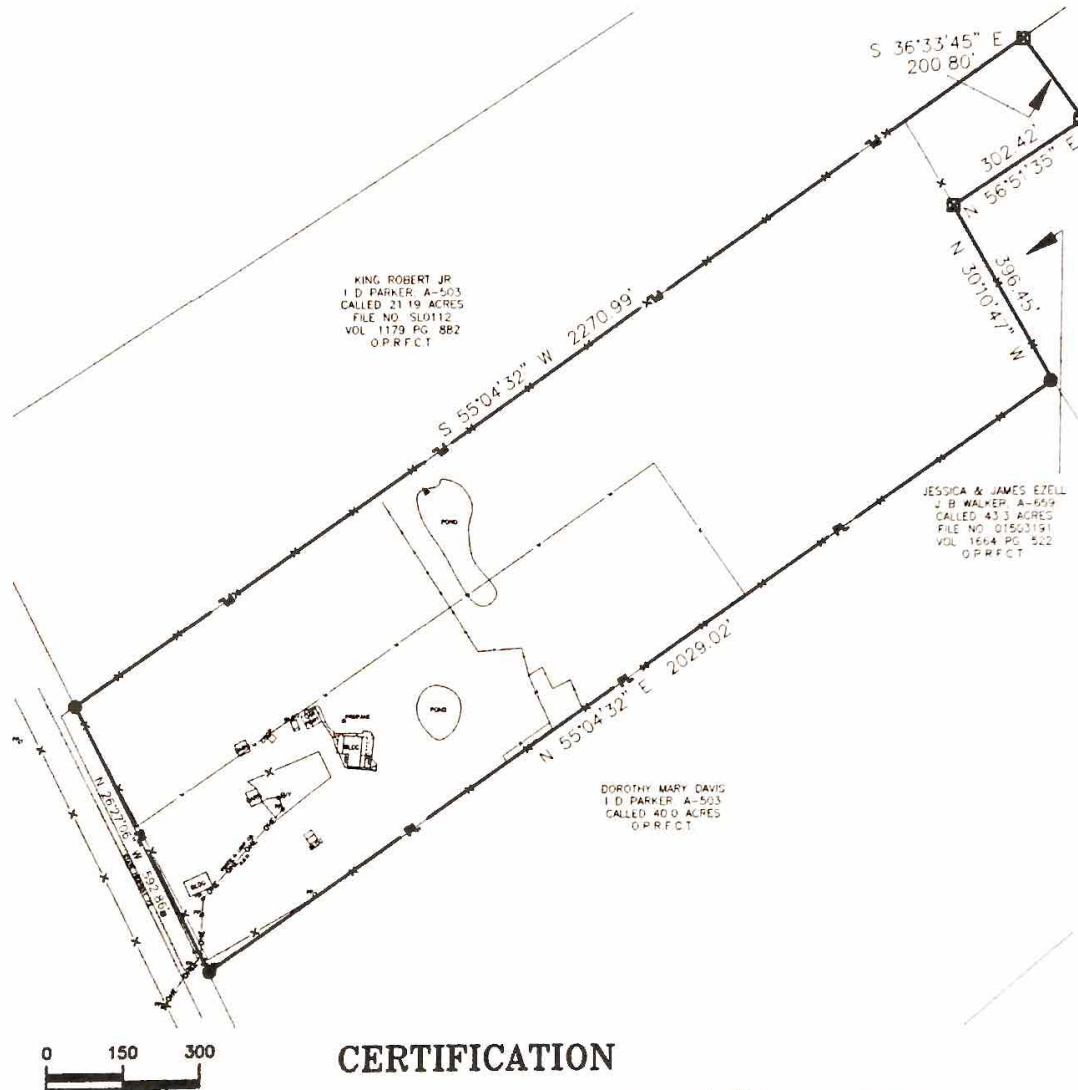


Survey of 28.3657 acres (1,235,609.0 square feet), more or less, situated in the ID Parker Survey, A-503, Freestone County, Texas and being the same tract of known as First tract and Second tract, as conveyed to James & June Stewart in Volume 119, Page 431, Document No. 003912, Official Public Records Freestone County, Texas (O.P.R.F.C.T.)



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

## 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 1st DAY OF APRIL, 2020



*Xavier Sandoval*

- LEGEND**
- \* = Fence
  - = Gas Line
  - = Monitoring Well
  - ⊗ = Sewer Cleanout
  - ⊕ = Water Meter
  - = Telephone Pedestal
  - = Bollard
  - = Utility Easement R.O.W.
  - SB= Building Setback
  - U&E= Utilities & Easements
  - OHE= Overhead Elec. Ln.
  - = Buried Telephone Line
  - (P)= Plat
  - (M)= Measured
  - (M&R)= Measured and Record
  - = Find 1/2" Iron Rod
  - ⊠ = Set 1/2" Iron Rod
  - ⊙ = Find 5/8" Iron Rod



Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 07.28.2020  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

**JAMES STEWART**  
PO BOX 1222  
BUFFALO, TX 75831

DRAWING NO: 2020-235 SCALE: 1"=300'  
DRAWN BY: CAC DATE: 07/02/20  
CHECKED BY: XDS DATE: 07/02/20

SURVEYED BY: C. McKinley



**Campbell Land Services**  
302 South Main Street, Houston, TX 77004  
Office: 713.241.5020  
Land Surveyors & Right of Way Professionals  
www.campbellandservices.com  
Xavier D. Sandoval, R.P.L.S.  
xds@campbellandservices.com  
Mobile: 214.718.7189

EXHIBIT "A"

Field notes of 28.3657 acres (1,235,609.0 square feet), more or less, situated in the ID Parker Survey, A – 503, Freestone County, Texas and being the same tract of known as First tract and Second tract, as conveyed to James & Junne Stewart in Volume 1119, Page 431, Document No. 003912, Official Public Records Freestone County, Texas (O.P.R.F.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" found in the east Right-of-Way (R.O.W.) line of State Highway (S.H.) 75 for the west property corner of a called 40.0 acres as conveyed to Dorothy Mary Davis for the "**POINT OF BEGINNING**" and the south corner of the herein described 28.3657 acre tract;

**THENCE** North 26°27'06" West, along and with the common boundary of the said Texas Highway 75, and the herein described 28.3657 acres, a distance of 592.86 feet to a ½ inch iron rod found for the south corner of a called 21.19 acres, as conveyed to Robert King Jr. in Volume 1179, Page 882, O.P.R.F.C.T., for the west corner of the herein described 28.3657 acre tract;

**THENCE** North 55°04'32" East, along and with the common boundary of the called 21.19 acres (King tract), and the herein described 28.3657 acres, a distance of 2,270.99 feet to a ½ inch iron with orange plastic cap stamped "CAMPBELL-SANDOVAL" set on the east boundary of the called 21.19 acres (King tract), same point being the west corner of a called 1.20 acres as conveyed to James & Lorraine Tijerina in Volume 1112, Page 697, O.P.R.F.C.T., for the north corner of the herein described 28.3657 acre tract;

**THENCE** South 36°33'45" East, along and with the common boundary of a called 1.20 acres (Tijerina tract), and the herein described 28.3657 acres, a distance of 200.80 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set on the west boundary of a called 43.3 acres as conveyed to Jessica & James Ezell in Volume 1664, Page 522, O.P.R.F.C.T., for the east corner of the herein described 28.3657 acre tract;

**THENCE** South 56°51'35" West, along and with the common boundary of the called 43.3 acres (Ezell tract), and the herein described 28.3657 acres, a distance of 302.42 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set for the east corner

**THENCE** South 30°10'47" East, along and with the common boundary of a called 7.5 acres as conveyed to Robert King in Volume 1179, Page 882, O.P.R.F.C.T., continuing along and with a called 43.3 acres as conveyed to Jessica & James Ezell in Volume 1664, Page 522, O.P.R.F.C.T., and the herein described 28.3657 acres, a distance of 396.45 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set for corner of the herein described 28.3657 acre tract;

**THENCE** South 55°04'32" West, along and with the common boundary of the called 40.0 acres (Davis tract), and the herein described 28.3657 acres, a distance of 2,029.02 feet to the "**POINT OF BEGINNING**" and containing 28.3657 acres (1,235,609.0 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, and is not intended for use as a boundary survey, that was made on the ground, this the 7th day of July, 2020. \*Revised 07/28/2020.

  
Registered Professional Land Surveyor  
Texas Registration No. 5886

