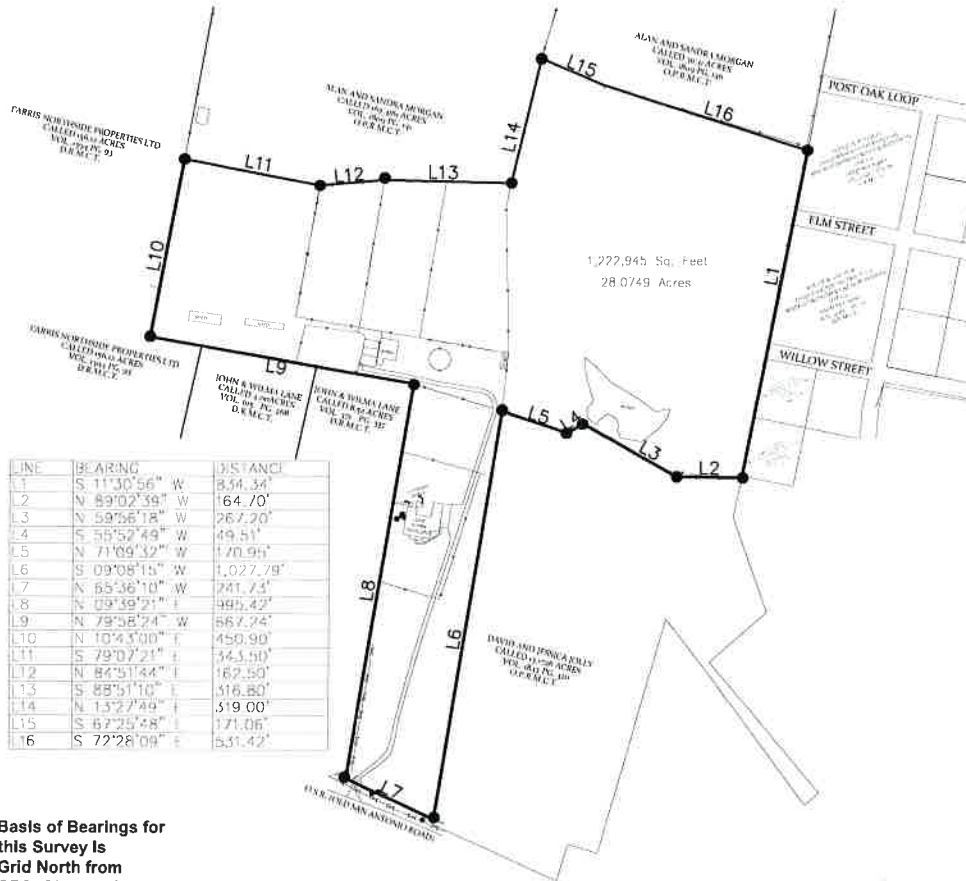


SURVEY OF 28.0749 ACRES (1,222,945 SQ. FT.), lying and situated in the JESSE YOUNG SURVEY A-247, being the residue tract of a called 218.94 acre tract of land Conveyed to Anthony & Margorie Leago in Volume 724, Page 98, as recorded in the Deed Records of Madison County, Texas (D.R.M.C.T.).



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



Subject Address:
9500 OSR
Midway, TX 75852

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

- LEGEND
- ✕ = Fence
 - AC = Air Conditioning Unit
 - ⊕ = Sewer Cleanout
 - WM = Water Meter
 - TP = Telephone Pedestal
 - GM = Gas Meter
 - OHE = Overhead Elec. Ln.
 - = Find Iron Rod



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 24th DAY OF MARCH, 2023



Xavier Sandoval

Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 01.24.2023
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

ANTHONY & MARGORIE LEAGO
P.O. BOX 109
MIDWAY, TX 75852

DRAWING NO: 2023-134g SCALE: 1"=350'
DRAWN BY: TCC DATE: 01/24/23
CHECKED BY: XDS DATE: 01/24/23

SURVEYED BY: C.CAMPBELL

TBPES FIRM NO.: 10194595



1836 Surveying & Mapping
100 W. Main Street
Madisonville, Texas 77804
936.348.9503
www.1836surveying.com

State of Texas
County of Madison

28.0749 Acres

EXHIBIT "A"

Field Notes OF 28.0749 ACRES (1,222,945 SQ. FT.), lying and situated in the JESSE YOUNG SURVEY A-247, being the residue tract of a called 218.94 acre tract of land Conveyed to Anthony & Margorie Leago in Volume 724, Page 98, as recorded in the Deed Records of Madison County, Texas (D.R.M.C.T.) and being more particularly described by metes and bounds description as follows:

BEGINNING at an iron rod found being the southeast corner of a called 30.31 acre tract of land conveyed to Alan and Sandra Morgan in V1809, P146 (O.P.R.M.C.T.), a point along Lot 1-4 of the Midway Improvement Subdivision, for the northernmost northeast corner of the herein described 28.0749 acres;

1. **THENCE** S 11°30'56" W, along and with the common line of Midway Improvement Subdivision, a distance of 834.34 feet to an iron rod found, being the southwest corner of the Midway Improvement Subdivision, the easternmost southeast corner of the herein described 28.0749 acres;
2. **THENCE** N 89°02'39" W, along and with the common line of a called 13.1726 acre tract of land conveyed to David and Jessica Jolly in Volume 1843, Page 320 (O.P.R.M.C.T.), a distance of 164.70 feet to an iron rod found, being an interior point along the northern common line of the Jolly Tract, for an interior point of the herein described 28.0749 acres;
3. **THENCE** N 59°56'18" W, along and with the common line of the Jolly Tract, a distance of 267.20 feet to an iron rod found, being an interior point along the northern common line of the Jolly Tract, for an interior point of the herein described 28.0749 acres;
4. **THENCE** S 55°52'49" W, along and with the common line of the Jolly Tract, a distance of 49.51 feet to an iron rod found, being an interior point along the northern common line of the Jolly Tract, for an interior point of the herein described 28.0749 acres;
5. **THENCE** N 71°09'32" W, along and with the common line of the Jolly Tract, a distance of 170.95 feet to an iron rod found, being the northwest corner of the Jolly Tract, for an interior corner of the herein described 28.0749 acres;
6. **THENCE** S 59°56'18" W, along and with the common line of the Jolly Tract, a distance of 1027.79 feet to an iron rod found, being the southwest corner of the Jolly Tract, a point in the northern margin of Old San Antonio Road (O.S.R.), for the southernmost southeast corner of the herein described 28.0749 acres;
7. **THENCE** N 65°36'10" W, along and with the northern margin of O.S.R., a distance of 241.73 feet to an iron rod found, being the southeast corner of a called 8.52 acre tract of land conveyed to John and Wilma Lane in Volume 371, Page 337 (D.R.M.C.T.), a point in the northern margin of O.S.R., for the southernmost southwest corner of the herein described 28.0749 acres;
8. **THENCE** N 09°39'21" E, departing the northern margin of O.S.R., along and with the common line of the called 8.52 acre Lane Tract, a distance of 995.42 feet to an iron rod found, being the northeast corner of the called 8.52 acre Lane Tract, for an interior corner of the herein described 28.0749 acres;
9. **THENCE** N 79°58'24" W, along and with the common line of the called 8.52 acre Lane Tract, along and with the common line of a called 4.00 acre tract of land conveyed to John and Wilma Lane in Volume 615, Page 268 (D.R.M.C.T.), along and with the common line of a called 156.12 acre tract of land conveyed to Farris Northside Properties LTD in Volume 1394, Page 93 (D.R.M.C.T.), a distance of 667.24 feet to an iron rod found, being an interior corner of the Farris Northside Tract, for an interior corner of the herein described 28.0749 acres;
10. **THENCE** N 10°43'00" E, along and with the common line of the Northside Tract, a distance of 450.90 feet to an iron rod found, being an interior point along the common line of the Northside Tract, the southeast corner of a called 162.3161 acre tract of land conveyed to Alan and Sandra Morgan in Volume 1809, Page 141 (O.D.R.M.C.T.), for the westernmost northwest corner of the herein described 28.0749 acres;
11. **THENCE** along and with the common line of the called 162.3161 acre Morgan Tract, a distance the following courses and distances.
 - a. S 79°07'21" E, a distance of 343.50 feet to an iron rod found
 - b. N 84°51'44" E, a distance of 162.50 feet to an iron rod found
 - c. S 88°51'10" E, a distance of 316.80 feet to an iron rod found being a southeastern corner of the called 162.3161 acre Morgan tract, for an interior corner of the herein described 28.0749 acres;
 - d. N 13°27'49" E, a distance of 319.00 feet to an iron rod found, being an interior point along the common line of the called 162.3161 acre Morgan Tract, the southwest corner of the called 30.31 acre Morgan Tract, for the northernmost northwest corner of the herein described 28.0749 acres;
12. **THENCE** S 67°25'48" E, along and with the common line of the called 30.31 acre Morgan Tract, a distance of 171.06 feet to an iron rod found, being an interior point along the common line of the called 30.31 acre Morgan Tract, for an interior point of the herein described 28.0749 acres;
13. **THENCE** S 72°28'09" E, along and with the common line of the called 30.31 acre Morgan Tract, a distance of 531.42 feet and back to the "POINT OF BEGINNING" and containing 28.0749 Acres, 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.

Xavier Sandoval
Registered Professional Land Surveyor
Texas Registration No. 5886

