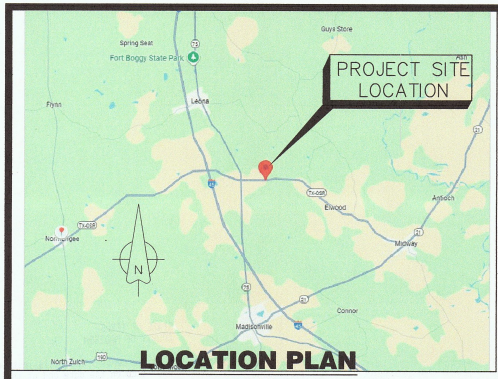
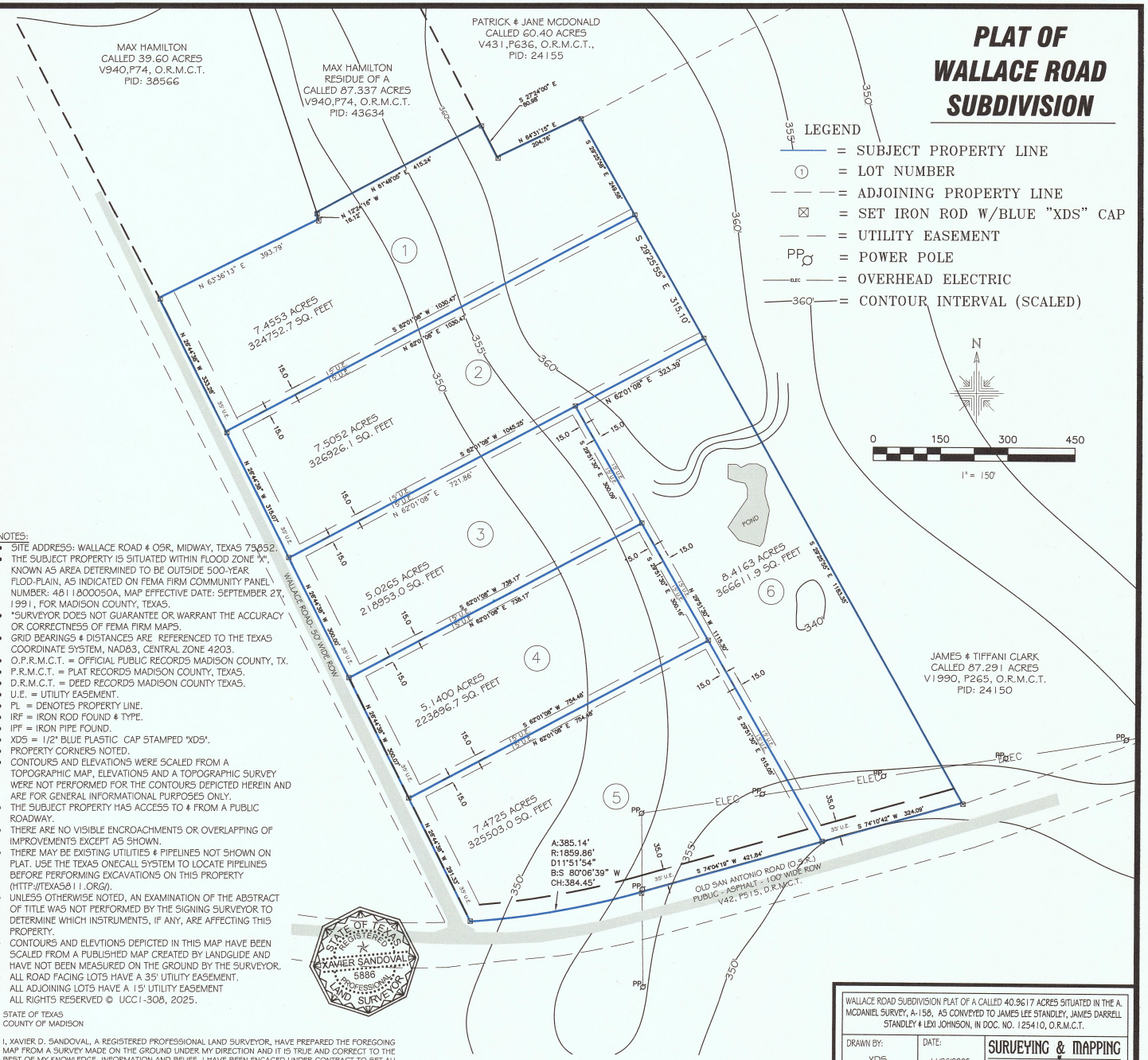
PLAT OF WALLACE ROAD SUBDIVISION



LOCATION PLAN

NOT TO SCALE



LEGEND

- = SUBJECT PROPERTY LINE
- (1) = LOT NUMBER
- = ADJOINING PROPERTY LINE
- ☒ = SET IRON ROD W/BLUE "XDS" CAP
- = UTILITY EASEMENT
- PP = POWER POLE
- ELEC = OVERHEAD ELECTRIC
- 360' = CONTOUR INTERVAL (SCALED)

N

0 150 300 450

1" = 150'

STATE OF TEXAS
COUNTY OF MADISON
JAMES LEE STANDLEY, JAMES DARRELL STANDLEY & LEXI JOHNSON, DO HEREBY CERTIFY THAT I AM OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES;

THIS THE 7 DAY OF January, 2026

James Lee Standley
JAMES LEE STANDLEY - OWNER

JAMES DARRELL STANDLEY - OWNER

Lexi Johnson
LEXI JOHNSON - OWNER

STATE OF TEXAS
COUNTY OF MADISON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 7 DAY OF January, 2026

NOTARY PUBLIC

BUNNY UNTERREINER
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 04/05/29
NOTARY ID 6780677

APPROVAL BY MADISON COUNTY COMMISSIONER'S COURT

STATE OF TEXAS
COUNTY OF MADISON

APPROVED BY THE COMMISSIONER'S COURT OF MADISON COUNTY, TEXAS

THIS THE 23rd DAY OF December, 2025

MADISON COUNTY JUDGE

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF MADISON

I, ADRIAN LAWSON, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTWITH INTS CERTIFICAE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 7th DAY OF January, 2026 RECORD IN MY OFFICE THE 7th DAY OF Jan., 2026 AT 2:32 O'CLOCK P M. AND DULY RECORDED THE 7th DAY OF January, 2026 AT O'CLOCK 2:32 P.M. IN SAID COUNTY IN VOLUME 2048 PAGE 69 MAP RECORDS OF MADISON COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN MADISONVILLE, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. 128131
FILED FOR RECORD

BY: _____ AT 2:32 O'CLOCK P M. Jan 7th, 2026

ADRIAN LAWSON, COUNTY CLERK DEPUTY
MADISON COUNTY, TEXAS

COMMISSIONERS COURT MADISON COUNTY

NOTES:

- SITE ADDRESS: WALLACE ROAD & OSR, MIDWAY, TEXAS 75852.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X", KNOWN AS AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOD-PLAIN, AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 48118000S0A, MAP EFFECTIVE DATE: SEPTEMBER 27, 1991, FOR MADISON COUNTY, TEXAS.
- *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS & DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE 4203.
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MADISON COUNTY, TX.
- P.R.M.C.T. = PLAT RECORDS MADISON COUNTY, TEXAS.
- D.R.M.C.T. = DEED RECORDS MADISON COUNTY TEXAS.
- U.E. = UTILITY EASEMENT.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND & TYPE.
- IPF = IRON PIPE FOUND.
- XDS = 1/2" BLUE PLASTIC CAP STAMPED "XDS".
- PROPERTY CORNERS NOTED.
- CONTOURS AND ELEVATIONS WERE SCALED FROM A TOPOGRAPHIC MAP, ELEVATIONS AND A TOPOGRAPHIC SURVEY WERE NOT PERFORMED FOR THE CONTOURS DEPICTED HEREIN AND ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONECALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (HTTP://TEXAS811.ORG/).
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
- CONTOURS AND ELEVTIONS DEPICTED IN THIS MAP HAVE BEEN SCALED FROM A PUBLISHED MAP CREATED BY LANDGLIDE AND HAVE NOT BEEN MEASURED ON THE GROUND BY THE SURVEYOR.
- ALL ROAD FACING LOTS HAVE A 35' UTILITY EASEMENT.
- ALL ADJOINING LOTS HAVE A 15' UTILITY EASEMENT
- ALL RIGHTS RESERVED © UCC1-308, 2025.

STATE OF TEXAS
REGISTERED
XAVIER SANDOVAL
5886
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF MADISON

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE 10TH DAY OF December, 2025

XAVIER SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5886

WALLACE ROAD SUBDIVISION PLAT OF A CALLED 40.9617 ACRES SITUATED IN THE A. MCDANIEL SURVEY, A-158, AS CONVEYED TO JAMES LEE STANDLEY, JAMES DARRELL STANDLEY & LEXI JOHNSON, IN DOC. NO. 125410, O.R.M.C.T.

DRAWN BY: XDS	DATE: 11/26/2025	SURVEYING & MAPPING SERVICES
APPROVED: XDS	DATE: 11/26/2025	
SCALE.: 1" = 150'	PROJECT NO.: 25-1126	Xavier D Sandoval SURVEYOR, 210.718.7189 xavierdsandoval@gmail.com 308 SAN RAFAEL DRIVE, PORTLAND, TX 78374