



LOCATION PLAN
NOT TO SCALE

STATE OF TEXAS
COUNTY OF MADISON
JAMES LEE STANDLEY & LEXI JOHNSON, DO HEREBY CERTIFY THAT I AM OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS 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 7th DAY OF January, 2026

James Lee Standley
JAMES LEE 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 23rd DAY OF January, 2026

Bunny Unterreiner
NOTARY PUBLIC
MY COMM. EXP. 04/05/29
NOTARY ID 8760677

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 January, 2026

Steve Daniel
MADISON COUNTY COMMISSIONER

Carl Cannon
MADISON COUNTY COMMISSIONER

Carl Cannon
MADISON COUNTY COMMISSIONER

Daniel P. Pelt
MADISON COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF MADISON

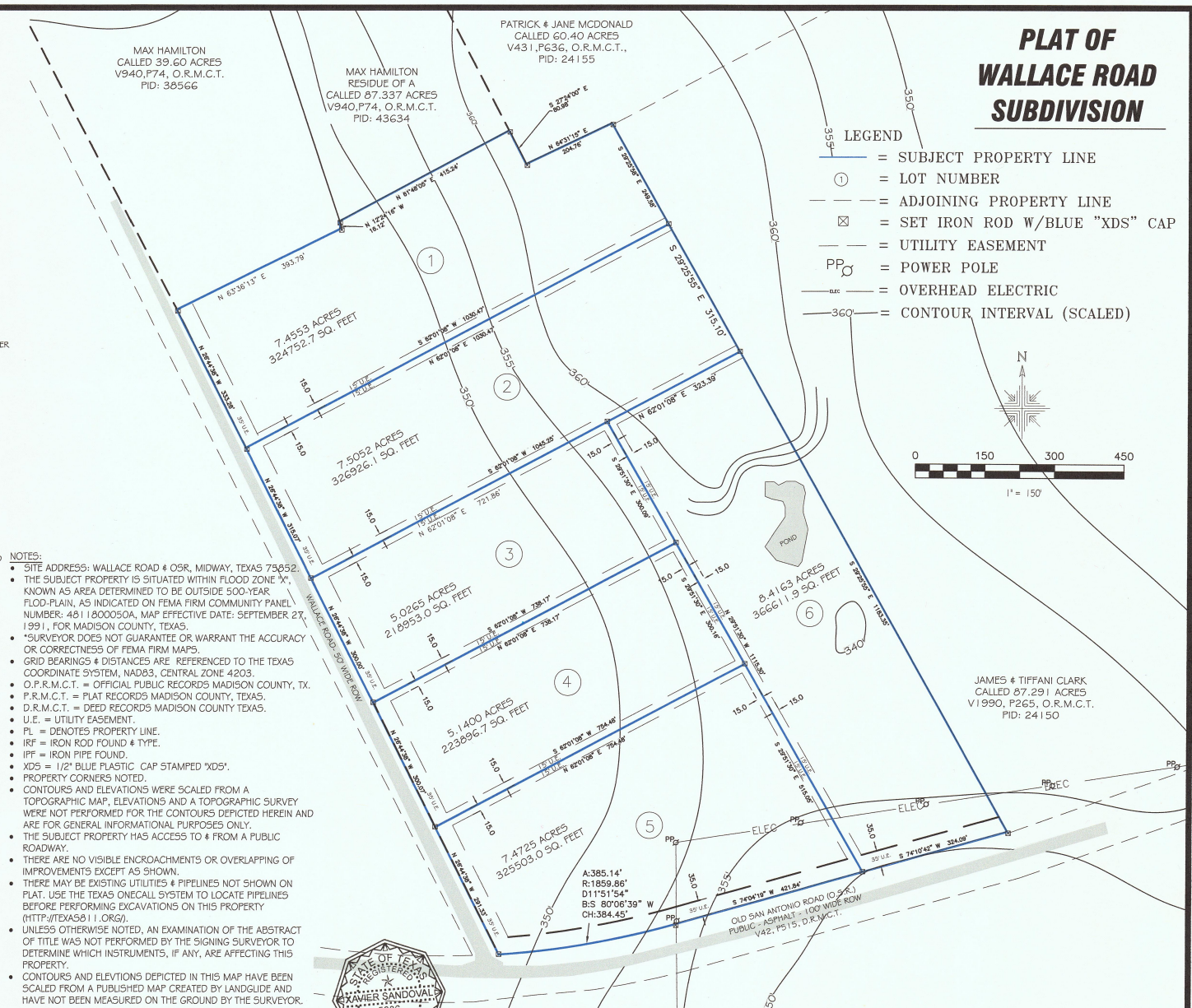
I, ADRIAN LAWSON, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 31st DAY OF January, 2026 RECORD IN MY OFFICE THE 31st DAY OF January, 2026 AT 10:00 O'CLOCK P.M. AND DULY RECORDED THE 31st DAY OF January, 2026 AT 10:00 O'CLOCK P.M. IN SAID COUNTY IN VOLUME 224 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

Adrian Lawson
ADRIAN LAWSON, COUNTY CLERK
MADISON COUNTY, TEXAS

BY: Jim Jm AT 09:00 O'CLOCK M. Jan 26



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 FLOOD-PLAIN, AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 4811800050A, 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.
- XD5 = 1/2" BLUE PLASTIC CAP STAMPED "XD5".
- 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 4 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 ELEVATIONS 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
COUNTY OF MADISON

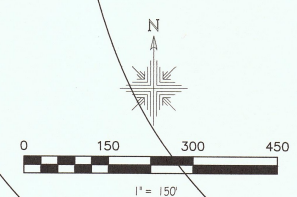
I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN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

THIS THE 16th DAY OF December, 2025

Xavier Sandoval
XAVIER SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5886

PLAT OF WALLACE ROAD SUBDIVISION

- LEGEND**
- = SUBJECT PROPERTY LINE
 - ① = LOT NUMBER
 - = ADJOINING PROPERTY LINE
 - ⊠ = SET IRON ROD W/BLUE "XD5" CAP
 - = UTILITY EASEMENT
 - PP = POWER POLE
 - = OVERHEAD ELECTRIC
 - 360— = CONTOUR INTERVAL (SCALED)



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.		SURVEYING & MAPPING SERVICES Xavier D Sandoval SURVEYOR, 210 718 7189 xaviersandoval@gmail.com 308 SAN RAFAEL DRIVE, PORTLAND, TX 78374
DRAWN BY: XD5	DATE: 11/26/2025	
APPROVED: XD5	DATE: 11/26/2025	
SCALE: 1" = 150'	PROJECT NO.: 25-1126	