



Being 0.490 acres of land, being a called 0.493 acre tract as described in Volume 1700, Page 318 and Volume 696, Page 35 of the Official Property Records of Madison County, Texas, also located in the J.S. Collard Survey, A-10, Madison County, Texas, said 0.490 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 3/8" iron rod lying in the southwesterly line of North Texas Street for the most northerly corner of herein described tract, point having a Texas State Plane Coordinate of N-10,336,197.76000, E-3,680,233.95000, Central Zone (4203), NAD83 from which a found 1/2" iron rod bears N86°44'58"E 6.03';

**THENCE** South 29 degrees 36 minutes 35 seconds East, with in the southwesterly line of North Texas Street, a distance of 124.00 feet to a found 1/2" iron rod for the most easterly corner of herein described tract from which a found 3/8" iron rod bears N62°57'42"E 5.36';

**THENCE** South 60 degrees 37 minutes 52 seconds West, a distance of 94.16 feet to a found 1/2" iron rod for an angle point of herein described tract;

**THENCE** South 62 degrees 09 minutes 54 seconds West, a distance of 37.07 feet to a found 3/8" iron rod for an angle point of herein described tract;

**THENCE** South 61 degrees 05 minutes 03 seconds West, a distance of 43.18 feet to a found concrete old fence corner for the most southerly corner of herein described tract;

**THENCE** North 25 degrees 42 minutes 38 seconds West, a distance of 60.72 feet to a point for an interior angle point of herein described tract;

**THENCE** North 28 degrees 01 minutes 21 seconds West, a distance of 64.98 feet to a point for the most westerly corner of herein described tract from which a found new fence post bears N05°58'28"W 0.61';

**THENCE** North 61 degrees 36 minutes 50 seconds East, a distance of 168.50 to the **POINT OF BEGINNING** of herein described tract, containing 0.490 acres of land.

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

**GIVEN UNDER MY HAND AND SEAL**, September, 2024.

