

NOTES:  
 Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

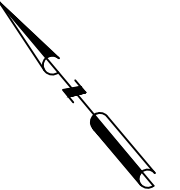
Utility easements are shown as described on the Final Plat in Vol. 227, Pg. 514 and in the Restrictions in Vol. 228, Pg. 329.

This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

Field notes accompany this plat.

LEGEND:

- Power Pole
- × Wire Fence
- Electric Line

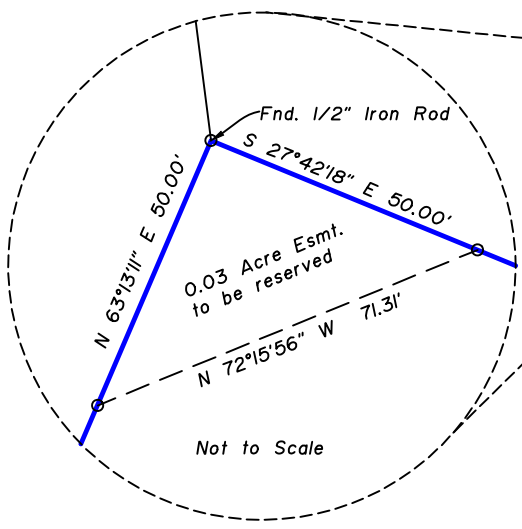


SCALE: 1" = 100'

Sandra J. Randolph  
 Called 40 Acres  
 1830/300  
 Tract D

Sandra J. Randolph  
 Called 40 Acres  
 1830/300  
 Tract C

David Hammit and Deborah Hammit  
 Called 84.71 Acres  
 410/694



David Hammit and Deborah Hammit  
 Called 68.2526 Acres  
 1836/44

19.06 ACRES TOTAL

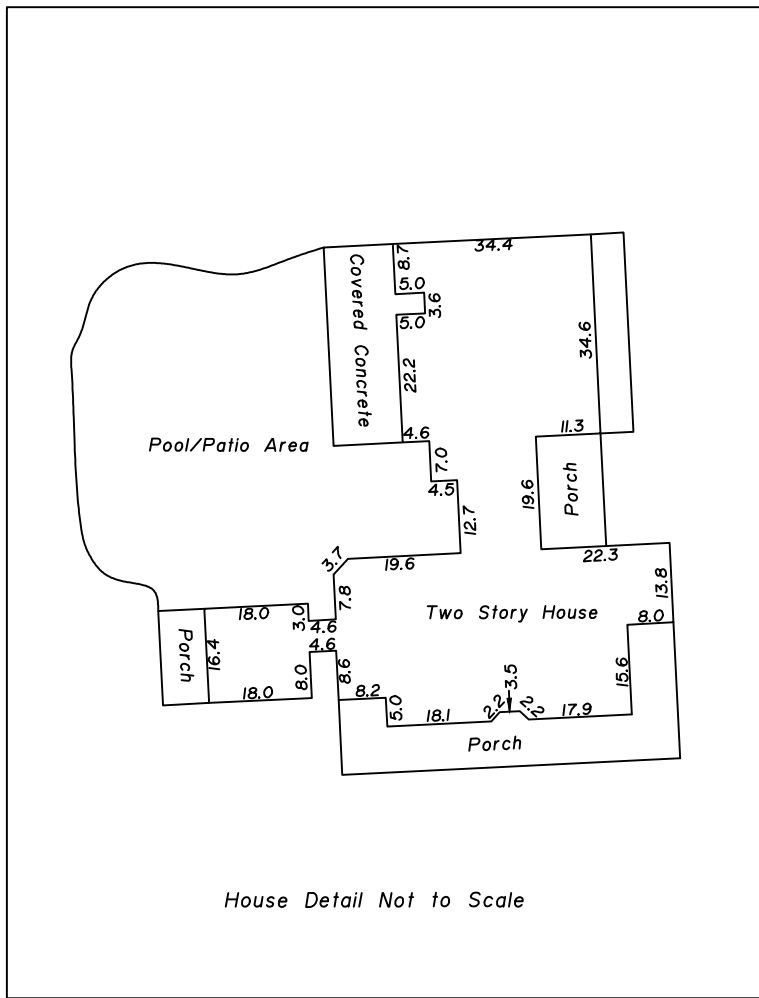
REPLAT OF  
 MADISONVILLE FARMS  
 LOT 7  
 255/319

David Frank Hammit and wife,  
 Deborah Suzan Hammit  
 242/598

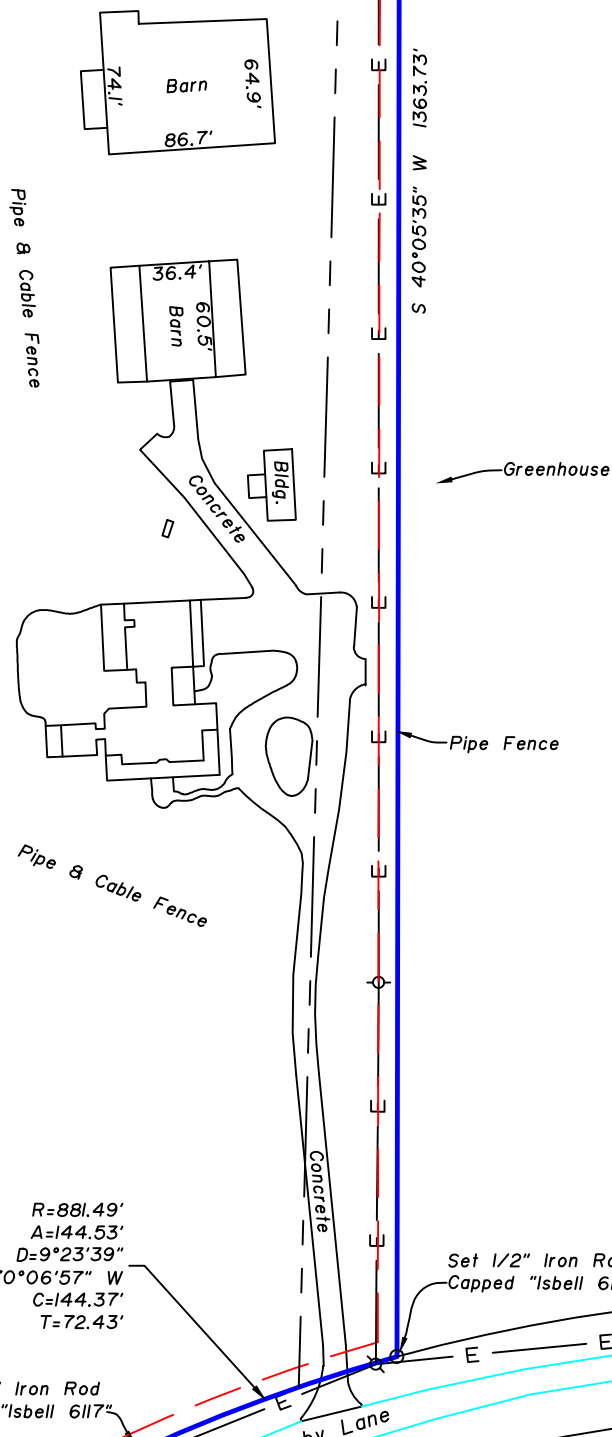
REPLAT OF  
 MADISONVILLE FARMS  
 LOT 7A  
 255/319

David F. Hammit and wife,  
 Deborah S. Hammit  
 Called 11.875 Acres  
 379/802

Lot 6  
 Madisonville Equine, LLC.  
 Called 10.44 Acres  
 1530/126



House Detail Not to Scale



R=881.49'  
 A=144.53'  
 D=9°23'39"  
 B=N 70°06'57" W  
 C=144.37'  
 T=72.43'



*Shane A. Isbell*  
 Registered Professional Land Surveyor No. 6117

SURVEY PLAT OF  
 19.06 ACRES  
 J. TALBERT SURVEY, A - 30  
 MADISON COUNTY, TEXAS  
 NOVEMBER 6, 2023

PREPARED BY:  
 ISBELL LAND SURVEYING  
 1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177  
 FIRM REGISTRATION NO. 10192000  
 JOB NO. 23063