

FIELD NOTES
19.06 ACRES
JOHN TALBERT SURVEY, A – 30
MADISON COUNTY, TEXAS
NOVEMBER 6, 2023

All that certain lot, tract or parcel of land being 19.06 acres in the John Talbert Survey, Abstract No. 30, Madison County, Texas, being all of Lot 7 (as occupied on the ground), of Madisonville Farms according to the Replat in Volume 255, Page 319 and being the same tracts of land as described in the deeds to David Frank Hammit and wife, Deborah Suzan Hammit in Volume 242, Page 598 and Volume 268, Page 663, of the Deed Records of Madison County, Texas, said 19.06 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found for the northeast corner of Lot 7, being the east corner of the Called 68.2526 acre tract in Volume 1836, Page 44, being the west corner of the Called 84.71 acre tract in Volume 410, Page 694 and being the south corner of the Called 40 acre tracts in Volume 1830, Page 300;

THENCE S 27 ° 42 ' 18 " E, along the east line of Lot 7 for a distance of 444.68 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner, being the calculated north corner of Lot 7A;

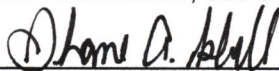
THENCE S 40 ° 05 ' 35 " W, along the occupied line between said Lot 7 and Lot 7A for a distance of 1363.73 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the south corner, being in the calculated north right-of-way line of Derby Lane;

THENCE along said right-of-way line, being a curve to the left having a radius of 881.49 feet, an arc length of 144.53 feet, a chord bearing of N 70 ° 06 ' 57 " W, and a chord length of 144.37 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the end of said curve;

THENCE N 74 ° 48 ' 46 " W, continuing along the calculated north right-of-way line of Derby Lane for a distance of 261.87 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the west corner, being the calculated west corner of Lot 7 and the calculated south corner of Lot 6;

THENCE N 24 ° 33 ' 50 " E, along the calculated line between said Lot 6 and Lot 7 for a distance of 1120.85 feet to a 1" Iron Pipe found for the northwesterly corner and the southwest corner of the Called 68.2526 acre tract;

THENCE N 63 ° 13 ' 11 " E, along the common line between Lot 7 and the Called 68.2526 acre tract for a distance of 665.46 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 19.06 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.



RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000
Job No. 23063

