

FIELD NOTES
0.03 ACRE ACCESS EASEMENT
JOHN TALBERT SURVEY, A – 30
MADISON COUNTY, TEXAS
NOVEMBER 6, 2023

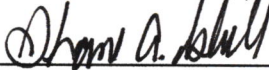
All that certain lot, tract or parcel of land being a 0.03 acre access easement in the John Talbert Survey, Abstract No. 30, Madison County, Texas, and being a part of the Lot 7 of Madisonville Farms according to the Replat in Volume 255, Page 319 and being described in the deed to David Frank Hammit and wife, Deborah Suzan Hammit in Volume 242, Page 598 of the Deed Records of Madison County, Texas, said 0.03 acre access easement 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 50.00 feet to a calculated point for the east corner, a 1/2" Iron Rod Capped "Isbell 6117" bears S 27 ° 42 ' 18 " E a distance of 394.68 feet

THENCE N 72 ° 15 ' 56 " W, a distance of 71.31 feet to a calculated point in the north line of Lot 7 for the west corner, being in the south line of the Called 68.2526 acre tract, from which a 1" Iron Pipe bears S 63 ° 13 ' 11 " W a distance of 615.46 feet;

THENCE N 63 ° 13 ' 11 " E, along the north line of Lot 7 for a distance of 50.00 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.03 OF ONE ACRE 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

