



**25.690 Acres**  
**J. S. Hunter Survey, A-110**  
**Madison County, Texas**

**Being 25.690 acres of land out of a called 32.6 acre tract, also located in the J. S. Hunter Survey, A-110, Madison County, Texas, according to the recorded deed thereof in Volume 124, Page 185 of the Deed Records of Madison County, Texas, said 25.690 acres being more particularly described by metes and bounds as follows:**

**BEGINNING at a 4" metal fence post found at the most easterly corner of a called 3.482 acre tract as described in volume 1127, page 14 of the Official Records of Madison County, Texas, the most southerly corner of a called 40' strip as described in volume 78, page 41 and 42 of the Deed Records of Madison County, Texas, and the most westerly corner of the herein described tract;**

**THENCE North 59 degrees 01 minutes 16 seconds East, with the southeasterly line of said 40' strip, a distance of 913.89 feet to a 3/8" iron rod found for the most westerly corner of a called 2.077 acre tract as described in volume 1308, page 218 of the official Records of Madison County, Texas and the most northerly corner of herein described tract;**

**THENCE South 40 degrees 57 minutes 29 seconds East, with the southwesterly line of said 2.077 acres, a distance of 335.22 feet to a 3/8" iron rod found for the most southerly corner of said 2.077 acres and an interior angle point of herein described tract;**

**THENCE North 54 degrees 01 minutes 22 seconds East, with the southeasterly line of said 2.077 acres, a distance of 260.25 feet to a 3/8" iron rod found in the southwesterly right of way of Shipp Street for an angle point of herein described tract;**

**THENCE South 28 degrees 15 minutes 01 seconds East, with the southwesterly right of way of Shipp Street, a distance of 181.68 feet to a point in the centerline of a creek from which a P.K. Nail set bears North 49 degrees 57 minutes 44 seconds East, 26.19 feet;**

**THENCE with the centerline of said creek as follows:**

South 49 degrees 57 minutes 44 seconds West, 20.30 feet;  
South 02 degrees 56 minutes 27 seconds West, 21.91 feet;  
South 37 degrees 32 minutes 58 seconds West, 86.58 feet;  
South 69 degrees 34 minutes 26 seconds West, 50.24 feet;  
South 00 degrees 39 minutes 11 seconds West, 123.16 feet;  
South 02 degrees 42 minutes 33 seconds West, 67.20 feet;  
South 38 degrees 26 minutes 27 seconds East, 42.66 feet;  
South 29 degrees 21 minutes 46 seconds East, 110.10 feet;  
North 75 degrees 12 minutes 07 seconds East, 103.98 feet;  
South 67 degrees 45 minutes 04 seconds East, 90.21 feet;

South 24 degrees 43 minutes 20 seconds West, 217.43 feet;  
South 13 degrees 21 minutes 16 seconds West, 51.61 feet;  
South 33 degrees 44 minutes 47 seconds East, 40.67 feet;  
South 25 degrees 25 minutes 56 seconds West, 97.36 feet;  
South 05 degrees 59 minutes 07 seconds West, 64.41 feet;  
South 56 degrees 39 minutes 35 seconds West, 28.90 feet;  
North 83 degrees 05 minutes 07 seconds West, 66.08 feet;  
North 38 degrees 05 minutes 53 seconds West, 111.36 feet;  
South 82 degrees 26 minutes 27 seconds West, 76.13 feet;  
North 71 degrees 36 minutes 06 seconds West, 37.50 feet;  
South 25 degrees 33 minutes 23 seconds West, 34.19 feet;  
South 44 degrees 09 minutes 21 seconds West, 73.77 feet;  
South 31 degrees 27 minutes 20 seconds West, 69.93 feet;  
South 18 degrees 50 minutes 38 seconds East, 123.10 feet;  
South 05 degrees 42 minutes 51 seconds West, 41.58 feet;  
South 68 degrees 57 minutes 12 seconds West, 86.84 feet;  
South 85 degrees 19 minutes 10 seconds West, 68.01 feet;  
South 47 degrees 22 minutes 10 seconds West, 52.66 feet;  
South 11 degrees 55 minutes 38 seconds West, 67.47 feet;  
South 12 degrees 19 minutes 15 seconds East, 19.01 feet;  
South 08 degrees 38 minutes 43 seconds West, 132.04 feet to a 5/8" iron rod set in the centerline of said creek  
and the northwesterly right of way of collard street for an angle point of herein described tract;

THENCE South 62 degrees 36 minutes 51 seconds West, with the northwesterly right of way of Collard Street,  
a distance of 34.32 feet to a 5/8" iron rod set for the most southeasterly corner of a called 4.361 acre tract as  
described in volume 1546, page 201 of the Official Property Records of Madison County, Texas, point also  
being an angle point of herein described tract;

THENCE North 10 degrees 04 minutes 10 seconds East, a distance of 259.84 feet to a railroad x-tie found for  
corner;

THENCE North 28 degrees 09 minutes 03 seconds East, a distance of 280.77 feet to a 5/8" iron rod set for  
corner;

THENCE North 21 degrees 52 minutes 31 seconds West, a distance of 248.72 feet to a 30" post oak found for  
corner;

THENCE South 84 degrees 57 minutes 21 seconds West, a distance of 203.12 feet to a 5/8" iron rod set for  
corner;

THENCE South 37 degrees 28 minutes 21 seconds West, a distance of 104.00 feet to a 5/8" iron rod set for  
corner;

THENCE South 34 degrees 20 minutes 32 seconds West, a distance of 124.70 feet to a 30" post oak for corner;

THENCE South 42 degrees 31 minutes 01 seconds West, a distance of 54.90 feet to a 5/8" iron rod set for  
corner;

THENCE South 36 degrees 17 minutes 15 seconds East, a distance of 189.30 feet to a 3/8" iron rod found for  
corner;

THENCE South 14 degrees 28 minutes 31 seconds East, a distance of 390.67 feet to a 5/8" iron rod set in the northwesterly right of way of Collard Street for the most southerly corner of said 4.361 acre tract and an angle point of herein described tract;

THENCE South 62 degrees 36 minutes 51 seconds West, with the northwesterly right of way of Collard Street, a distance of 31.28 feet to a 5/8" iron rod set for the most southerly corner of herein described tract;

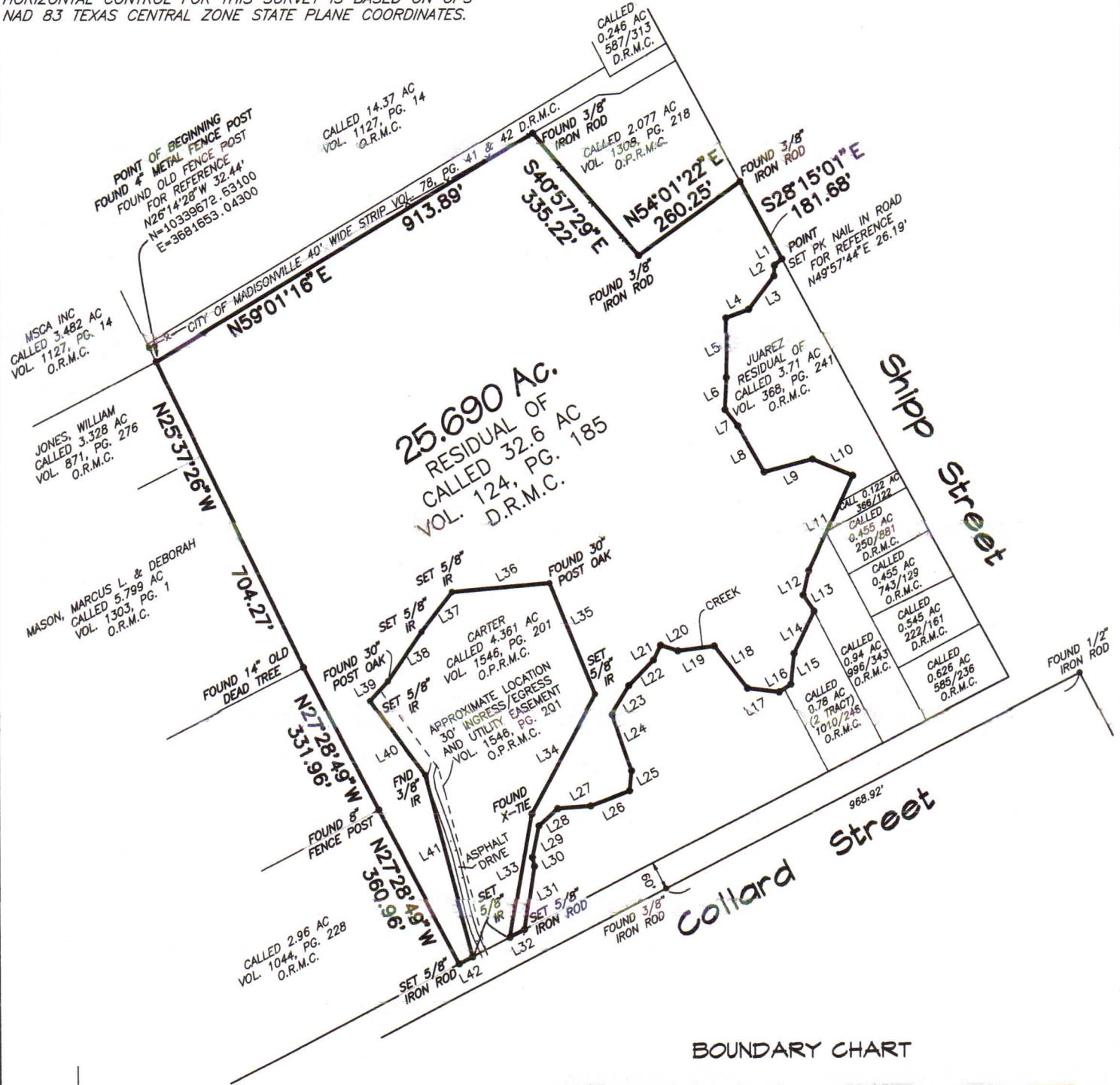
THENCE North 27 degrees 28 minutes 49 seconds West, a distance of 360.96 feet to an 8" wood fence post for the most northerly corner of a called 2.96 acre tract as described in volume 1044, page 228 of the Official Records of Madison County, Texas, point also being an angle point of herein described tract;

THENCE North 27 degrees 28 minutes 49 seconds West, a distance of 331.96 feet to a 14" old dead tree for an angle point of herein described tract;

THENCE North 25 degrees 37 minutes 26 seconds West, a distance of 704.27 feet to the POINT OF BEGINNING of herein described tract containing 25.690 acres of land;



NOTE:  
HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS  
NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.



## BOUNDARY CHART



SCALE: 1" = 300'  
DATE: 7/10/2018  
REV: 7/18/2018  
SHOW EGRESS ESMT

A SURVEY OF  
**25.690 ACRES**

IN THE J.S. HUNTER SURVEY, A-110  
MADISON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S49°57'44" W	20.30'
L2	S2°56'27" W	21.91'
L3	S37°32'58" W	86.58'
L4	S69°34'25" W	50.24'
L5	S0°39'11" W	123.16'
L6	S2°42'33" W	67.20'
L7	S38°26'27" E	42.66'
L8	S29°21'46" E	110.10'
L9	N75°12'07" E	103.98'
L10	S67°45'04" E	90.21'
L11	S24°43'20" W	217.43'
L12	S13°21'16" W	51.61'
L13	S33°44'47" E	40.67'
L14	S25°25'56" W	97.36'
L15	S55°59'07" W	64.41'
L16	S56°39'35" W	28.90'
L17	N83°05'07" W	66.08'
L18	N38°05'53" W	111.36'
L19	S82°26'27" W	76.13'
L20	N71°36'06" W	37.50'
L21	S25°33'22" W	34.19'

LINE	BEARING	DISTANCE
L22	S44°09'21" W	73.77'
L23	S31°27'20" W	69.93'
L24	S18°50'38" E	123.10'
L25	S5°42'51" W	41.58'
L26	S68°57'12" W	86.84'
L27	S85°19'10" W	68.01'
L28	S47°22'10" W	52.66'
L29	S11°55'38" W	67.47'
L30	S12°19'15" E	19.01'
L31	S8°38'43" W	132.04'
L32	S62°36'51" W	34.32'
L33	N10°04'10" E	259.84'
L34	N28°09'03" E	280.77'
L35	N21°52'31" W	248.72'
L36	S84°57'21" W	203.12'
L37	S37°28'21" W	104.00'
L38	S34°20'32" W	124.70'
L39	S42°31'01" W	54.90'
L40	S36°17'15" E	189.30'
L41	S14°28'31" E	390.67'
L42	S62°36'51" W	31.28'

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.

~~This survey was completed without the benefit of a title commitment.~~

Jarrod Antley, R.P.L.S.  
Texas Registration No. 6071



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