

SCALE: 1" = 60'
DATE: 2/26/2024
REV: 3/6/2024
10' UTILITY ESMT
REV: 3/12/2024
ACCESS ESMT
REV: 7/19/2024
ADD ACREAGE



MCCASKILL HOLDINGS LLC
CALLED 1.359 AC
VOL. 1900, PG. 21

FOUND 1/2" IRON ROD AT FNC CORNER

N63°17'28"E

FOUND 1/2" IRON ROD AT FNC CORNER

358.85'

METAL BUILDING

41.7'

BRICK & FRAME

S27°43'53"E

S. Main Street

211.15'

GRAVEL

DECK

FRAME BLDG

40.0'

METAL BUILDING

FOUND 1/2" IRON ROD

172.66'

2.380 AC.

OUT OF RESIDUAL
VOL. 1432, PG. 304
O.P.R.M.C.

FOUND 3/8" IRON ROD

S62°52'39"W

BRAZOS VALLEY COMMUNITY
ACTION AGENCY INC.
CALLED 1.133 AC
VOL. 1901, PG. 34
O.P.R.M.C.

THE HOUSING
AUTHORITY
OF THE CITY
OF MADISONVILLE
CALLED 2.619 AC
VOL. 168, PG. 44
D.R.M.C.

FOUND 1/2" IRON ROD (BENT)

N26°12'30"W

202.21'

MILLER
CALLED 2.015 AC
VOL. 1768, PG. 114
O.P.R.M.C.

POINT OF BEGINNING
1.777 AC
COMMENCING POINT
ACCESS ESMT
FOUND 1/2" IRON ROD
N=10335019.85800
E=3682790.50800

S63°19'49"W
94.71'

P.O.B.
ACCESS ESMT
POINT

ANGEL
MANAGEMENT LLC
CALLED 0.35 AC
VOL. 1627, PG. 85
O.P.R.M.C.

N28°48'10"W
14.87'

S63°45'15"W
100.42'

FOUND 1/2" IRON ROD AT FNC CORNER

DEAN
CALLED 0.32 AC
VOL. 269, PG. 233
D.R.M.C.

FOUND 3" METAL FNC POST

0.078 AC.
ACCESS EASEMENT
OUT OF
CALLED 0.35 AC
VOL. 1627, PG. 85
O.P.R.M.C.

A SURVEY OF
2.380 ACRES
TOGETHER WITH A 0.078 AC
ACCESS EASEMENT

IN THE J.S. COLLARD SURVEY, A-10
MADISON COUNTY, TEXAS

NOTES:

1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. ADJOINER INFORMATION IS FROM THE MADISON COUNTY APPRAISAL DISTRICT WEB SITE.
3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

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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