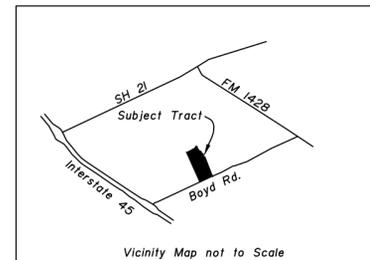
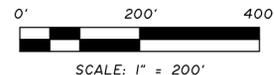


NOTES:

- Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.
- No further subdividing of tracts will be permitted.
- Lot 1 and 2 will have access to Boyd Road only by the 60' road easement shown.
- Only one single family residence per lot.
- Bearings and distances along lot line are to the center of the road easement. Iron rods set at the easement line for the 60' roadway.
- Portions of Lots 11, 14 and 15 are within a floodplain. A Floodplain Permit will be required for any development on these lots. The bottom of the lowest floor shall be 2 feet above the BFE. A BFE of 230.6' was derived from FEMA's Base Flood Elevation Viewer software.
- Water and septic shall be provided by private water wells and private septic systems.
- Maintenance of Connor Landing Court shall be provided through a Private Road Use Agreement.
- Total length of proposed road = 2621'.

LEGEND:

- Power Pole
- ✕ Wire Fence
- Electric Line
- Set 1/2" Iron Rod Capped "Isbell 6117"
- Calculated corner, not monumented unless otherwise noted.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF MADISON

I, We, Jon Stevens and Greg McBee, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in Volume 2012, Page 109 of the Official Records of Madison County, Texas, do hereby dedicate to the use of the public all streets and easements as shown.

Jon Stevens, Owner

Greg McBee, Owner

THE STATE OF TEXAS
COUNTY OF MADISON

Before me, the undersigned authority, on this day personally appeared Jon Stevens, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, Madison County, Texas

THE STATE OF TEXAS
COUNTY OF MADISON

Before me, the undersigned authority, on this day personally appeared Greg McBee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, Madison County, Texas

APPROVAL BY MADISON COUNTY COMMISSIONER'S COURT

STATE OF TEXAS
COUNTY OF MADISON

Approved by the Commissioner's Court of Madison County, Texas,

this _____ day of _____, 2025.

County Judge

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF MADISON

I, Adrian Lawson, County Clerk, in and for said County, do hereby certify that this plat was filed for record in Volume _____, Page _____, Plat _____ Records of Madison County, Texas, this _____ day of _____, 2025.

County Clerk Madison County, Texas

I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground.

Registered Professional Land Surveyor No. 6117



Residue of the
Santerland, Ltd.
Called 977.46 Acres
456/240
Tract One

Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Two

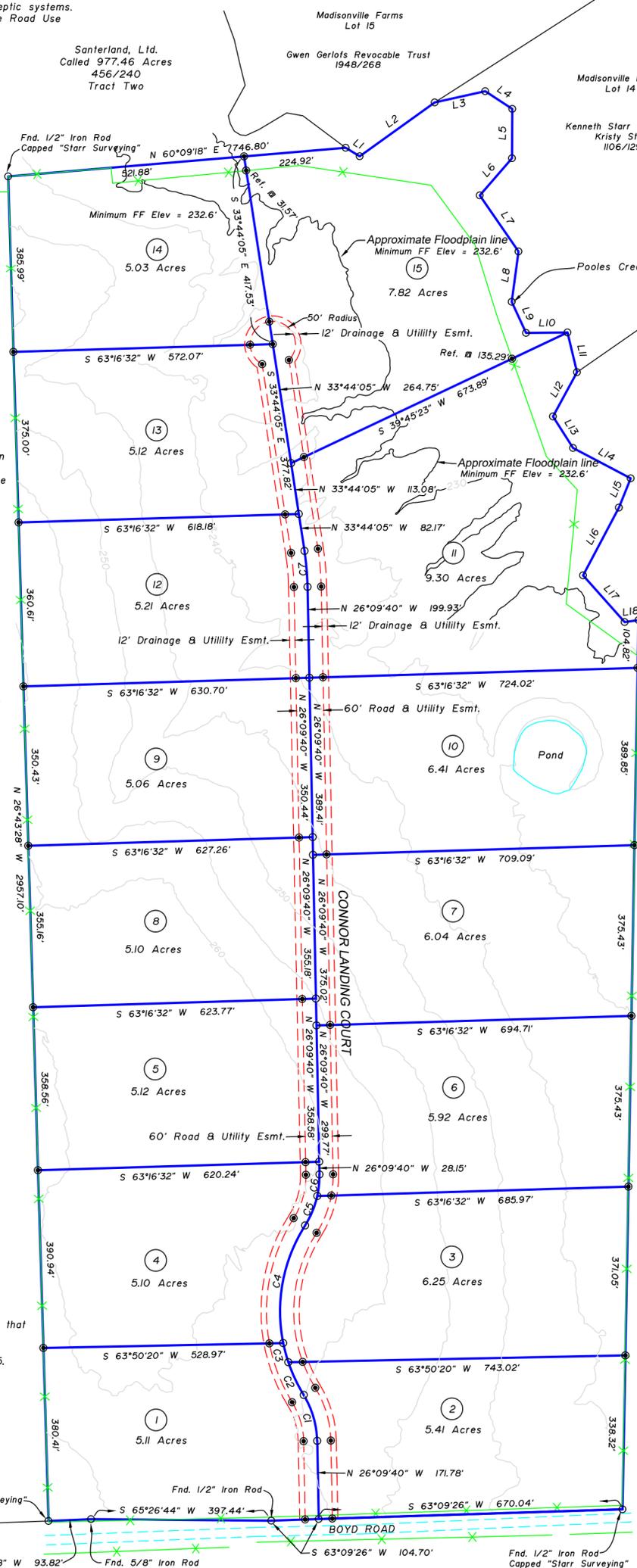
Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Three

Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Four

Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Five

Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Six

Santerland, Ltd.
Called 977.46 Acres
456/240
Tract Seven



Calls Along Pooler's Creek:

LINE	BEARING	DISTANCE
L1	S 83°35'00" E	36.17'
L2	N 29°22'25" E	203.61'
L3	N 52°31'39" E	114.02'
L4	S 81°53'37" E	71.26'
L5	S 24°34'20" E	108.38'
L6	S 15°58'50" W	108.27'
L7	S 59°43'21" E	150.04'
L8	S 17°16'12" E	111.87'
L9	S 49°54'54" E	75.10'
L10	N 64°23'02" E	91.41'
L11	S 38°31'24" E	90.04'
L12	S 03°40'41" W	110.85'
L13	S 57°35'02" E	82.39'
L14	S 87°18'46" E	143.42'
L15	S 02°58'04" E	69.24'
L16	S 02°56'28" W	168.84'
L17	S 66°45'27" E	137.61'
L18	N 57°11'29" E	31.08'

Kenneth Starr
Called 67.565 Acres
1825/256

FIELD NOTES
88.00 ACRES
JOHN TALBERT SURVEY, A - 30
MADISON COUNTY, TEXAS

All that certain lot, tract or parcel of land being 88.00 acres in the John Talbert Survey, Abstract No. 30, Madison County, Texas, and being all of the Called 88.00 acre tract of land described in the deed from Santerland, Ltd. to Jon Stevens and Greg McBee in Volume 2012, Page 109, of the Official Records of Madison County, Texas, said 88.00 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Capped "Starr Surveying" found in the northwest right-of-way line of Boyd Road for the east corner, being the south corner of the Called 67.565 acre tract in Volume 1825, Page 256;

THENCE S 63°09'26" W, 774.74 feet along said right-of-way line and southeast line of the Called 88.00 acre tract to a 1/2" Iron Rod found for corner;

THENCE S 65°26'44" W, 397.44 feet along said right-of-way line and southeast line of the Called 88.00 acre tract to a 5/8" Iron Rod found for corner;

THENCE S 62°39'38" W, 93.82 feet along said right-of-way line and southeast line of the Called 88.00 acre tract to a 1/2" Iron Rod Capped "Starr Surveying" found for corner;

THENCE N 26°43'28" W, 2957.10 feet along the southwest line of the 88.00 acre tract to a 1/2" Iron Rod Capped "Starr Surveying" found for the west corner, being in the southeast line of the Called 977.46 acre tract in Volume 456, Page 240;

THENCE N 60°09'18" E, 746.80 feet along the common line between the Called 88.00 acre tract and Called 977.46 acre tract to a point in the center of Pooler's Creek for corner;

THENCE along the centerline of Pooler's Creek, being the northeasterly line of the Called 88.00 acre tract, and the westerly line of Lots 15, 14, and 13 of Madisonville Farms in Volume 237, Page 514 for the following calls:

- S 83°35'00" E, 36.17 feet to a point for corner;
- N 29°22'25" E, 203.61 feet to a point for corner;
- N 52°31'39" E, 114.02 feet to a point for corner;
- S 81°53'37" E, 71.26 feet to a point for corner;
- S 24°34'20" E, 108.38 feet to a point for corner;
- S 15°58'50" W, 108.27 feet to a point for corner;
- S 59°43'21" E, 150.04 feet to a point for corner;
- S 17°16'12" E, 111.87 feet to a point for corner;
- S 49°54'54" E, 75.10 feet to a point for corner;
- N 64°23'02" E, 91.41 feet to a point for corner;
- S 38°31'24" E, 90.04 feet to a point for corner;
- S 03°40'41" W, 110.85 feet to a point for corner;
- S 57°35'02" E, 82.39 feet to a point for corner;
- S 87°18'46" E, 143.42 feet to a point for corner;
- S 02°58'04" E, 69.24 feet to a point for corner;
- S 02°56'28" W, 168.84 feet to a point for corner;
- S 66°45'27" E, 137.61 feet to a point for corner;
- N 57°11'29" E, 31.08 feet to a point for corner;

and being the northwesterly corner of the Called 67.565 acre tract;

THENCE S 23°58'01" E, 1954.90 feet along the common line between the Called 88.00 acre tract and Called 67.565 acre tract TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 88.00 ACRES OF LAND, MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	106.54'	105.29'	N 41°25'20" W	30°31'18"
C2	350.00'	79.74'	79.57'	N 50°09'23" W	13°03'12"
C3	350.00'	43.63'	43.60'	N 40°03'32" W	7°08'30"
C4	350.00'	269.68'	263.06'	N 14°24'52" W	44°08'49"
C5	200.00'	70.45'	70.09'	N 02°25'59" W	20°11'01"
C6	200.00'	47.60'	47.49'	N 19°20'35" W	13°39'11"
C7	600.00'	79.31'	79.25'	N 29°56'53" W	7°34'25"

Subject Tract Information:
Jon Stevens and Greg McBee
Called 88.00 Acres
2012/109

FINAL PLAT
CONNOR LANDING
88.00 ACRES
JOHN TALBERT SURVEY, A - 30
MADISON COUNTY, TEXAS
JULY 9, 2025

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 25028