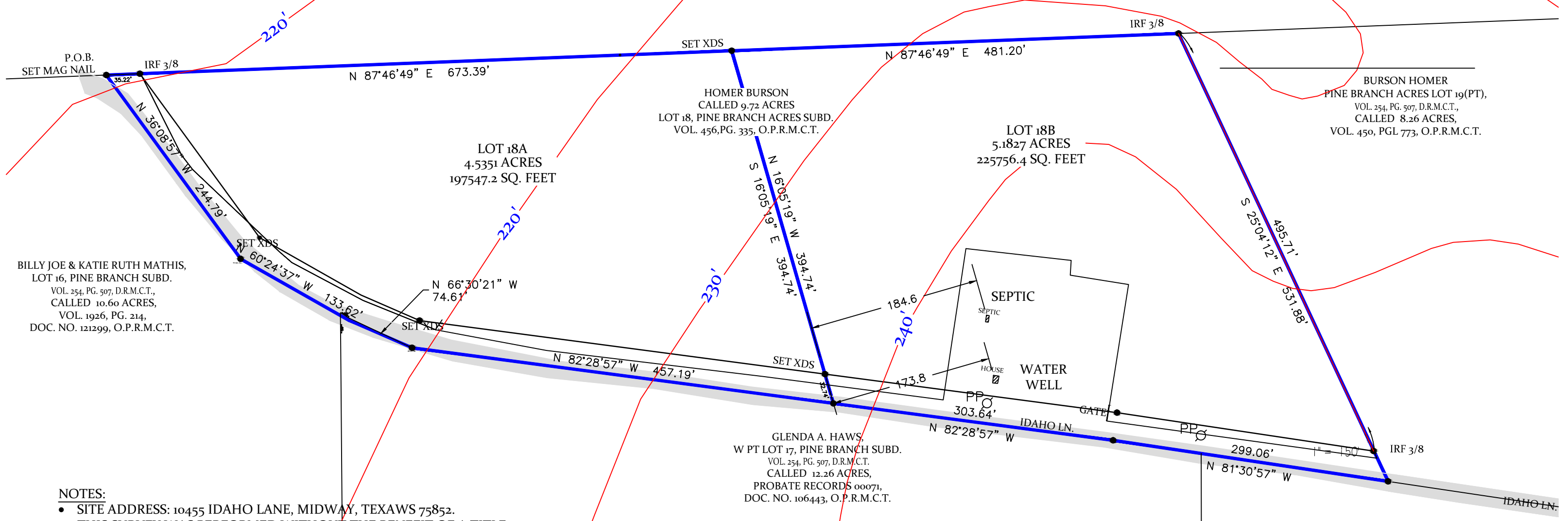




RE-PLAT OF LOT 18 PINE BRANCH ACRES SUBDIVISION



BILLY JOE & KATIE RUTH MATHIS,
LOT 16, PINE BRANCH SUBD.
VOL. 254, PG. 507, D.R.M.C.T.,
CALLED 10.60 ACRES,
VOL. 1926, PG. 214,
DOC. NO. 121299, O.P.R.M.C.T.

HOMER BURSON
CALLED 9.72 ACRES
LOT 18, PINE BRANCH ACRES SUBD.
VOL. 456, PG. 335, O.P.R.M.C.T.

BURSON HOMER
PINE BRANCH ACRES LOT 19(PT),
VOL. 254, PG. 507, D.R.M.C.T.,
CALLED 8.26 ACRES,
VOL. 450, PGL 773, O.P.R.M.C.T.

GLEND A. HAWS
W PT LOT 17, PINE BRANCH SUBD.
VOL. 254, PG. 507, D.R.M.C.T.,
CALLED 12.26 ACRES,
PROBATE RECORDS 00071,
DOC. NO. 106443, O.P.R.M.C.T.

NOTES:

- SITE ADDRESS: 10455 IDAHO LANE, MIDWAY, TEXAS 75852.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X", KNOWN AS AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 4811800050A, MAP EFFECTIVE DATE: SEPTEMBER 27, 1991, FOR MADISON COUNTY, TEXAS.
- *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS & DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE 4203.
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MADISON COUNTY, TX.
- P.R.M.C.T. = PLAT RECORDS MADISON COUNTY, TEXAS.
- D.R.M.C.T. = DEED RECORDS MADISON COUNTY TEXAS.
- U.E. = UTILITY EASEMENT.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND & TYPE.
- IPF = IRON PIPE FOUND.
- XDS = 1/2" BLUE PLASTIC CAP STAMPED "XDS".
- PROPERTY CORNERS NOTED.
- CONTOURS AND ELEVATIONS WERE SCALED FROM A TOPOGRAPHIC MAP.
- A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THE CONTOURS DEPICTED HEREIN AND ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONECALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY ([HTTP://TEXAS111.ORG/](http://TEXAS111.ORG/)).
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
- CONTOURS AND ELEVATIONS DEPICTED IN THIS MAP HAVE BEEN SCALED FROM A PUBLISHED MAP CREATED BY LANDGLIDE AND HAVE NOT BEEN MEASURED ON THE GROUND BY THE SURVEYOR.
- ALL ROAD FACING LOTS HAVE A 35' UTILITY EASEMENT.
- ALL ADJOINING LOTS HAVE A 15' UTILITY EASEMENT
- ALL RIGHTS RESERVED © UCC1-308, 2025.

LEGEND

- SUBJECT PROPERTY
- PL — PROPERTY LINE
- x — FENCE
- PP POWER POLE
- PROPERTY CORNER
- ASPHALT
- STRUCTURE & TYPE
- 230' CONTOUR ELEVATION
- 230' CONTOUR

STATE OF TEXAS
COUNTY OF MADISON
I, HOMER BURSON, DO HEREBY CERTIFY THAT I AM OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES;

THIS THE ___ DAY OF _____, 20__.

HOMER BURSON - OWNER

- OWNER

- OWNER

STATE OF TEXAS
COUNTY OF MADISON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC

APPROVAL BY MADISON COUNTY COMMISSIONER'S COURT

STATE OF TEXAS
COUNTY OF MADISON

APPROVED BY THE COMMISSIONER'S COURT OF MADISON COUNTY, TEXAS

THIS THE ___ DAY OF _____, 20__.

MADISON COUNTY JUDGE

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

MADISON COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF MADISON

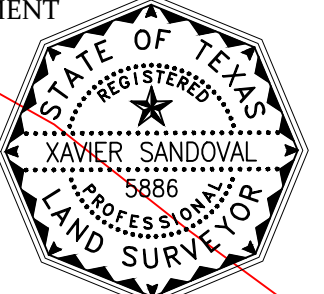
I, ADRIAN LAWSON, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH INTS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ___ DAY OF _____, 20__ RECORD IN MY OFFICE THE ___ DAY OF 20__ AT ___ O'CLOCK ___ M., AND DULY RECORDED THE ___ DAY OF _____, 20__ AT ___ O'CLOCK M., IN SAID COUNTY IN VOLUME ___ PAGE ___ MAP RECORDS OF MADISON COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN MADISONVILLE, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

BY: _____ AT ___ O'CLOCK ___ M., _____, 20__.

ADRIAN LAWSON, COUNTY CLERK DEPUTY
MADISON COUNTY, TEXAS

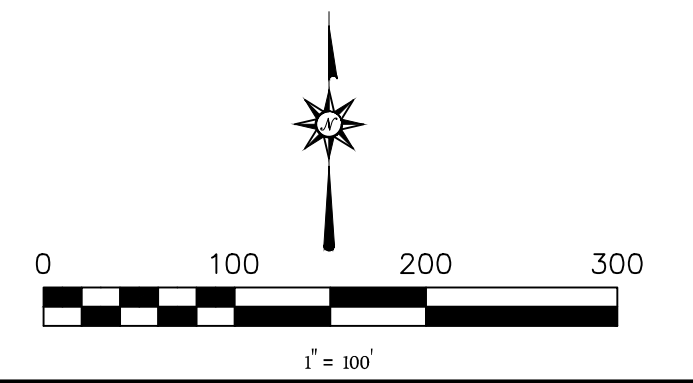


STATE OF TEXAS
COUNTY OF MADISON

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE 14TH DAY OF APRIL, 2026.

Xavier Sandoval
XAVIER SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5886



RE-PLAT OF OUT of a called 9.712 Acres PINE BRANCH ACRES SUBDIVISION, LOT 18, VOL. 254, PG. 507, D.R.M.C.T., AS CONVEYED TO HOMER BURSON, IN VOL. 456, PG. 335, O.P.R.M.C.T., PID NO. 19817		
DRAWN BY: XDS	DATE: 03/02/2026	
APPROVED: XDS	DATE: 03/11/2026	XDS P.C. TEXAS SURVEYING FIRM # 10195002 PHONE: 936.348.9503, CELL: 210.718.7189, xaviersandoval@gmail.com WWW.WESURVEYTEXAS.COM
SCALE: 1" = 100'	PROJECT NO.: 26-225	