

FIELD NOTES FOR AREA 6

BEING A 95.603 ACRE TRACT OF LAND

Area 6, being a **95.603 acre** tract of land, located in the C.M. Belsha Survey, Abstract 1006, the J.S. Griffin Survey, Abstract 270, the J.L. Defee Survey, Abstract 925, the D. Lawson Survey, Abstract 451, and the S. Gilbreath Survey, Abstract 957, Shelby County, Texas, and being a portion of the remainder of a called 1455.332 acre tract of land as described of record in Document No. 2022004137 of the Official Public Records of Shelby County, Texas. Said **95.603 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap for the southeast corner of a called 10.64 acre tract of land as described of record in Document No. 2023000377 of the Official Public Records of Shelby County, Texas, for an interior corner of the remainder of said 1455.332 acre tract and in the northern line of the tract described herein;

THENCE: Into the remainder of said 1455.332 acre tract, the following ten (10) courses:

1. **N 65° 21' 35" E**, a distance of **52.95 feet** to a set $\frac{5}{8}$ " iron rod with red "Matkin-Hoover Eng. & Survey" plastic cap for angle,
2. **N 54° 49' 01" E**, a distance of **220.35 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
3. With a non-tangent curve to the right having a radius of **611.27 feet**, an arc length of **105.39 feet**, a delta angle of **09° 52' 41"**, and a chord that bears **N 47° 19' 05" E**, a distance of **105.26 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of reverse curvature,
4. With a non-tangent curve to the left having a radius of **150.31 feet**, an arc length of **203.42 feet**, a delta angle of **77° 32' 35"**, and a chord that bears **N 06° 21' 56" E**, a distance of **188.25 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of reverse curvature,
5. With a non-tangent curve to the right having a radius of **145.09 feet**, an arc length of **58.53 feet**, a delta angle of **23° 06' 54"**, and a chord that bears **N 21° 12' 46" W**, a distance of **58.14 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of non-tangency,
6. **N 15° 25' 43" W**, a distance of **50.68 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
7. With a tangent curve to the left having a radius of **169.54 feet**, an arch length of **108.14 feet**, a delta angle of **36° 32' 48"**, and a chord that bears **N 33° 42' 07" W**, a distance of **106.32 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of non-tangency,
8. **N 43° 44' 07" W**, a distance of **30.12 feet** to a set $\frac{5}{8}$ " with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
9. With a tangent curve to the right having a radius of **100.00 feet**, an arc length of **99.76 feet**, a delta angle of **57° 09' 25"**, and a chord that bears **N 15° 09' 25" W**, a distance of **95.67 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of non-tangency, and
10. **N 13° 31' 19" E**, a distance of **2608.24 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for the southeast corner of a called 153.01 acre tract of land as described of record in Document No. 2024001281 of the Official Public Records of Shelby County, Texas, for an interior corner of the remainder of said 1455.332 acre tract and for angle in the west line of the tract described herein;

THENCE: **N 11° 45' 01" W**, with the east line of said 153.01 acre tract, a distance of **631.63 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for the northwest corner of the tract described herein;

THENCE: **N 78° 07' 32" E**, into said remainder of the 1455.332 acre tract, a distance of **472.12 feet** to a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at the most westerly corner of a called 160 acre tract of land as described of record in Volume 295, Page 312 of the Deed Records of Shelby County, Texas, for an interior corner of the remainder of said 1455.332 acre tract and for the northeast corner of the tract described herein;

THENCE: With the common line between said 160 acre tract and said 1455.332 acre tract, the following two (2) courses:

1. **S 27° 48' 40" E**, a distance of **2152.39 feet** to a found ½" iron rod for angle, and
2. **S 27° 58' 48" E**, a distance of **599.13 feet** to a found ½" iron rod at the northerly corner of the remainder of another called 160 acre tract of land as described of record in Volume 105, Page 247 of the Deed Records of Shelby County, Texas, for an easterly exterior corner of said 1455.332 acre tract and the tract described herein;

THENCE: **S 61° 43' 40" W**, with the common line between the remainder of said 160 acre tract and said 1455.332 acre tract, a distance of **833.64 feet** to a found ½" iron rod for the most westerly corner of the remainder of said 160 acre tract and for an angle in the southeast line of the tract described herein;

THENCE: Into the remainder of said 1455.332 acre tract, the following eight (8) courses:

1. **S 54° 49' 01" W**, a distance of **1980.05 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for angle,
2. **S 65° 21' 35" W**, a distance of **143.45 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
3. With a tangent curve to the right having a radius of **250.00 feet**, an arc length of **56.76 feet**, a delta angle of **13° 00' 29"**, and a chord that bears **S 71° 51' 50" W**, a distance of **56.64 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of tangency,
4. **S 78° 22' 04" W**, a distance of **31.47 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
5. With a tangent curve to the right having a radius of **250.00 feet**, an arc length of **50.75 feet**, a delta angle of **11° 37' 56"**, and a chord that bears **S 84° 11' 02" W**, a distance of **50.67 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" for a point of tangency,
6. **N 90° 00' 00" W**, a distance of **36.19 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" for a point of curvature,
7. With a tangent curve to the left having a radius of **300.00 feet**, an arc length of **156.62 feet**, a delta angle of **29° 54' 42"**, and a chord that bears **S 75° 02' 39" W**, a distance of **154.84 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of tangency, and
8. **S 60° 05' 18" W**, a distance of **62.98 feet** to a set ⅝" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap in the easterly line of a called 19.71 acre tract of land as described of record in Document No. 2023000818 of the Official Public Records of Shelby County, Texas, the westerly line of the remainder of said 1455.332 acre tract and for the most southerly corner of the tract described herein;

THENCE: **N 29° 54' 42" W**, with the northeasterly line of said 19.71 acre tract, a distance of **29.98 feet** to a set ½" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for the most southerly corner of said 10.64 acre tract and for the most westerly corner of the tract described herein;

THENCE: With the southerly line of said 10.64 acre tract, the following seven (7) courses:

1. **N 60° 04' 16" E**, a distance of **62.98 feet** to a found ½" iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of curvature,
2. With a non-tangent curve to the right having a radius of **330.00 feet**, an arc length of **172.28 feet**, a delta angle of **29° 54' 42"**, and a chord that bears **N 75° 02' 39" E**, a distance of **170.33 feet** to a found ½" iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of tangency,
3. **N 90° 00' 00" E**, a distance of **36.19 feet** to a found ½" iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of curvature,
4. With a tangent curve to the left having a radius of **220.00 feet**, an arc length of **44.66 feet**, a delta angle of **11° 37' 56"**, and a chord that bears **S 84° 11' 02" W**, a distance of **44.59 feet** to a found ½" iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of tangency,
5. **N 78° 22' 04" E**, a distance of **31.47 feet** to a found ½" iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of curvature,

6. With a tangent curve to the left having a radius of **220.00 feet**, an arc length of **49.95 feet**, a delta angle of **13° 00' 29"**, and a chord that bears **N 71° 51' 50" E**, a distance of **49.84 feet** to a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap for a point of tangency, and
7. **N 65° 21' 35" E**, a distance of **87.72 feet** to the **POINT OF BEGINNING** and containing **95.603 acres** situated in Shelby County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in September, 2025.



Job # 22-4170 – 95.603 Acres

Date: September 11, 2025