

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL SHELBY COUNTY ORDINANCES AND RESTRICTIONS.

3. METES AND BOUNDS WERE PREPARED BY SEPARATE INSTRUMENT.

4. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.

5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DOES NOT COMPLETE AN ABSTRACT OF TITLE.

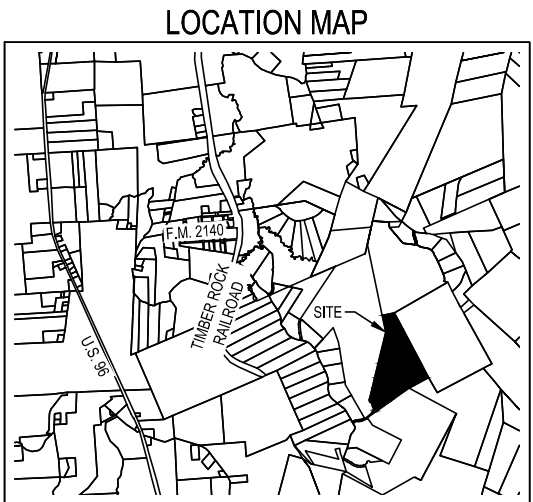
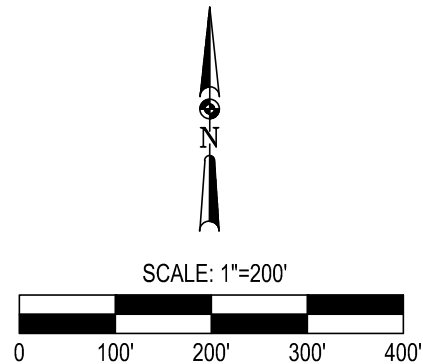
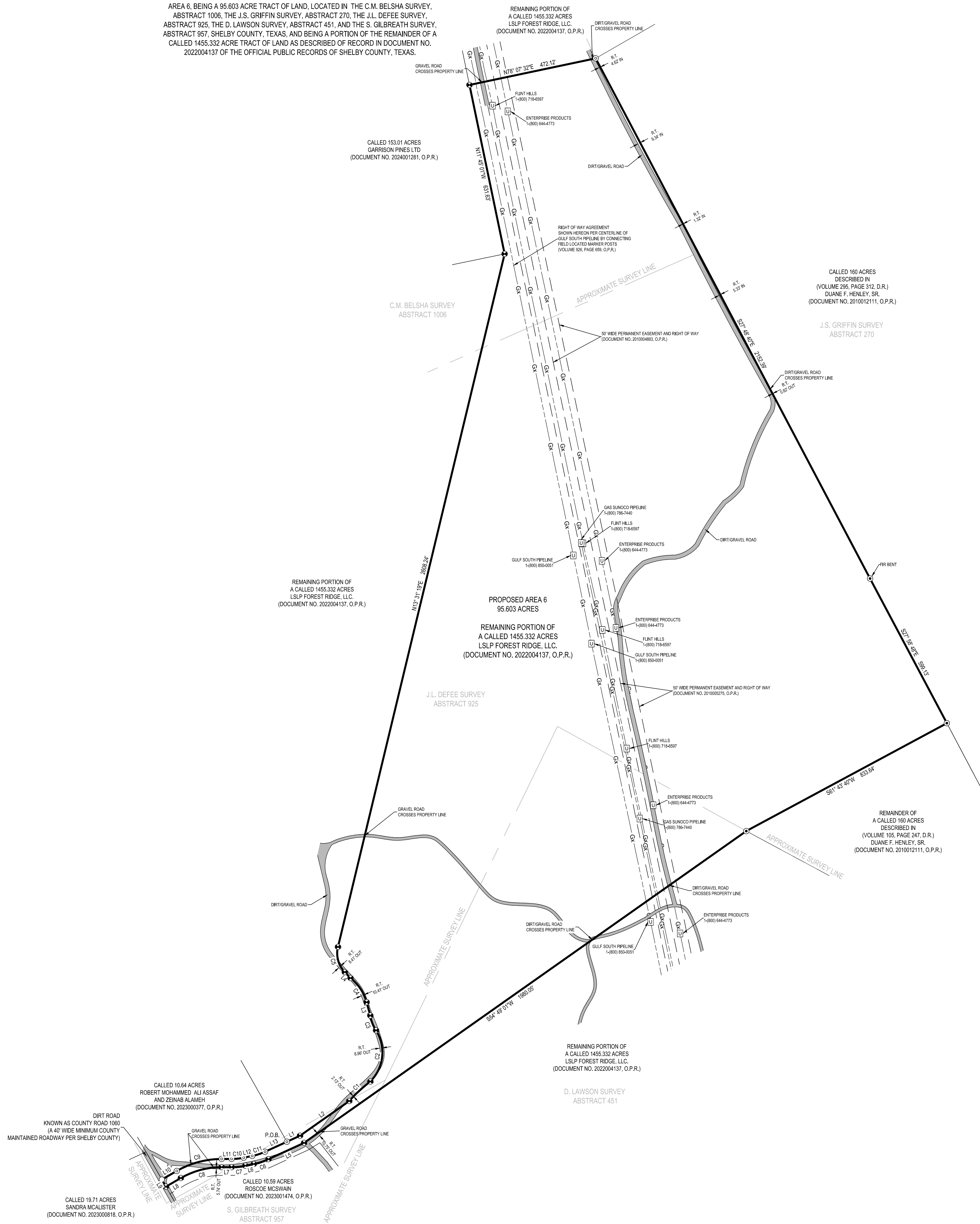
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65° 21' 35"E	52.95'
L2	N64° 49' 01"E	220.35'
L3	N15° 25' 43"W	50.68'
L4	N43° 44' 07"W	30.12'
L5	S65° 21' 35"W	143.45'
L6	S78° 22' 04"W	31.47'
L7	N80° 00' 00"W	36.19'
L8	S60° 05' 18"W	62.98'
L9	N29° 54' 42"W	29.98'
L10	N60° 04' 16"E	62.98'
L11	N80° 00' 00"E	36.19'
L12	N78° 22' 04"E	31.47'
L13	N65° 21' 35"E	87.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	611.27	105.39	9°52'41"	N47° 19'05"E	105.26
C2	150.31	203.42	77°32'30"	N60°21'56"E	188.25
C3	145.09	58.53	23°06'S4"	N21° 12' 48"E	58.14
C4	168.54	108.14	36°32'48"	N33° 42' 07"W	106.32
C5	100.00	99.79	57°09'25"	N15° 09' 25"W	95.87
C6	250.00	56.76	13°03'29"	S11° 51'50"W	56.64
C7	250.00	50.75	11°37'S6"	S84° 11'02"W	50.87
C8	300.00	155.62	29°39'42"	S75° 02' 39"E	154.84
C9	330.00	172.28	29°54'42"	N75° 02' 39"E	170.33
C10	220.00	44.86	11°37'S6"	S84° 11'02"W	44.84
C11	220.00	49.65	15°50'09"	N11° 50'09"E	49.84

P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
○	FOUND 1/2" IRON ROD W/ RED "ETSM-LIC TEXAS CENAS" CAP
⦿	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⦿	SET 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY"
T	TELEPHONE PEDESTAL
U	UTILITY SIGN
Gx —	GAS

----- Gx -----

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 L. DEFESE 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.



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
DATE OF FIELD WORK: SEPTEMBER 8, 2025.



KYLE L. PRESSLER DATE: SEPTEMBER 11, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@WATKINSHOOPER.COM
JOB NO. 22-4170 - 95.693 ACRES - AREA 6