

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

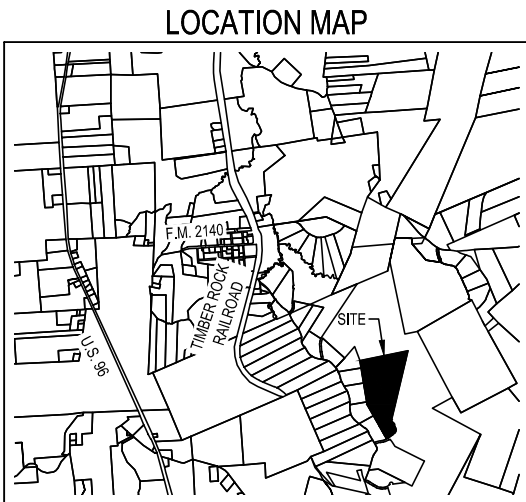
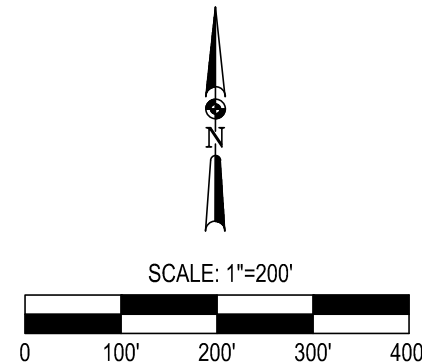
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL SHELBY COUNTY ORDINANCES AND RESTRICTIONS.

3. METES AND BOUNDS WERE PREPARED BY A SEPARATE INSTRUMENT.

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

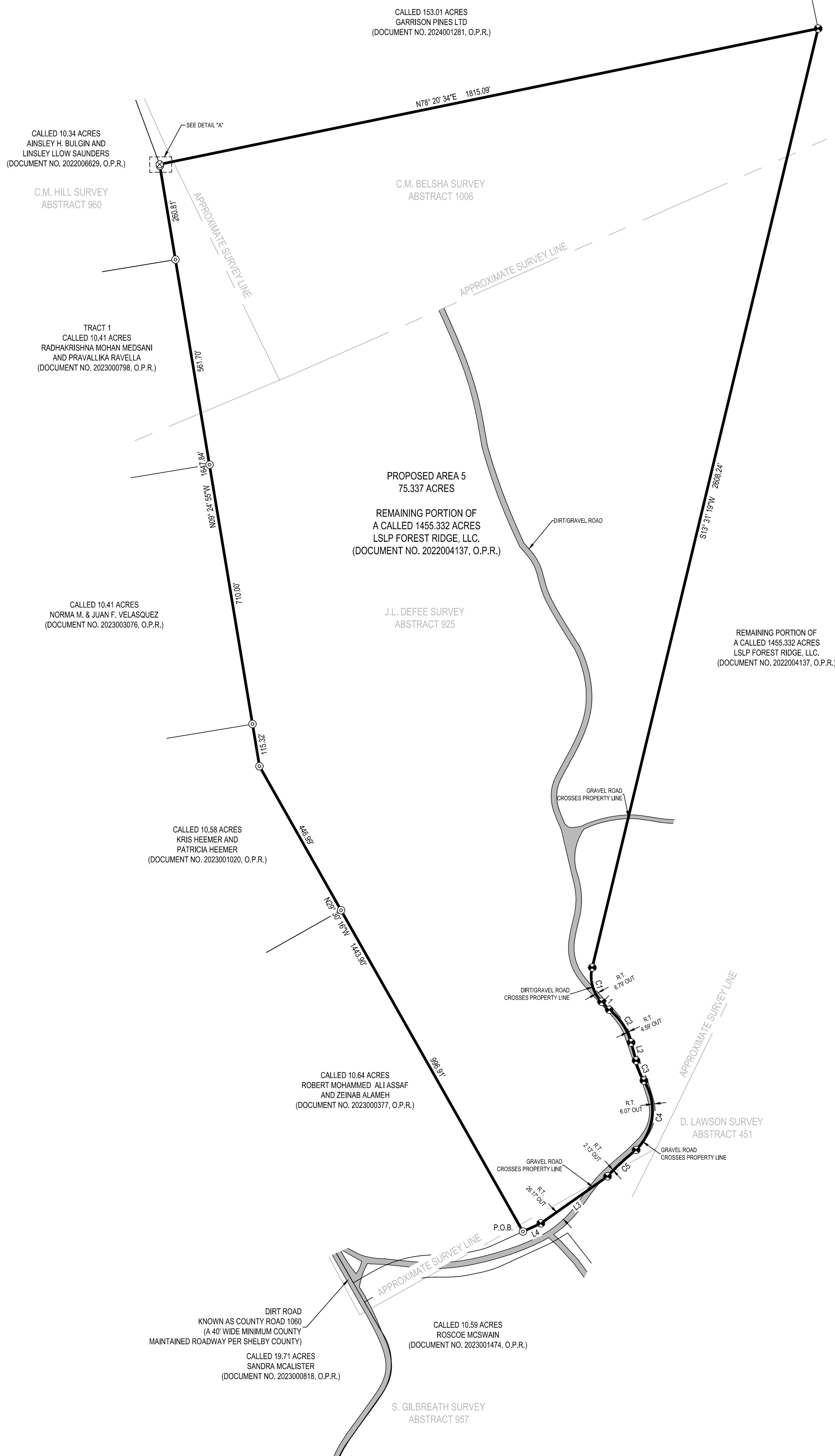
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

AREA 5, BEING A 75.337 ACRE TRACT OF LAND, LOCATED IN THE C.M. BELSHA SURVEY ABSTRACT 1006, THE C.M. HILL SURVEY, ABSTRACT 960, THE S. GILBREATH SURVEY, ABSTRACT 957, AND THE J.L. DEFEE SURVEY, ABSTRACT 925, 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43° 44' 07"E	30.12'
L2	S15° 25' 43"E	50.68'
L3	S54° 49' 01"W	220.35'
L4	S65° 21' 35"W	52.95'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	99.76'	57°09'25"	S15° 09' 25"E	99.67'
C2	169.54'	108.14'	36°32'48"	S33° 42' 07"E	106.12'
C3	145.09'	58.53'	23°09'54"	S21° 12' 46"E	58.14'
C4	150.31'	203.42'	77°32'35"	S06° 21' 56"W	186.25'
C5	611.27'	105.39'	9°52'41"	S47° 19' 03"W	105.26'



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-LLC CENTER TEXAS CAP
⊗	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊛	FOUND 5/8" IRON ROD
⊞	FOUND 60D NAIL IN WOOD BASE
⊟	SET 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY"

CALLED 153.01 ACRES
GARRISON PINES LTD
(DOCUMENT NO. 2024001281, O.P.R.)

CALLED 10.34 ACRES
AINSLEY H. BULGIN AND
LINSLEY LLOW SAUNDERS
(DOCUMENT NO. 2022006628, O.P.R.)

PROPOSED AREA 5
75.337 ACRES

REMAINING PORTION OF
A CALLED 1455.332 ACRES
LSLP FOREST RIDGE, LLC.
(DOCUMENT NO. 2022004137, O.P.R.)

LSP-RR

LSP-DR



BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE 830.249.0600
TYPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS



I 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@MATKINHOOVER.COM
JOB NO. 22-4170 - 75.337 ACRES - AREA 5