

FIELD NOTES FOR AREA 5

BEING A 75.337 ACRE TRACT OF LAND

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. Said **75.337** 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 the most southerly corner of the tract described herein;

THENCE: N 29° 30' 16" W, with the northeast line of said 10.64 acre tract, at a distance of 996.91 feet passing a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at the common easterly corner of said 10.64 acre tract and a called 10.58 acre tract as described of record in Document No. 20230012020 of the Official Public Records of Shelby County, Texas, and continuing with an easterly line of said 10.58 acre tract, for a total distance of **1443.90 feet** to a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at an easterly interior corner of said 10.58 acre tract and for an angle of the tract described herein;

THENCE: N 09° 24' 55" W, with an easterly line of said 10.58 acre tract, at a distance of 115.32 feet passing a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at the common easterly corner of said 10.58 acre tract and a called 10.51 acre tract of land as described of record in Document No. 2023003076 of the Official Public Records of Shelby County, Texas, and continuing with the east line of said 10.51 acre tract, at an additional distance of 710.00 feet passing a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at the common easterly corner of said 10.51 acre tract and of a called 10.41 acre tract, called Tract 1, as described of record in Document No. 2023000798 of the Official Public Records of Shelby County, Texas, continuing with the east line of said 10.41 acre tract, at an additional distance of 561.70 feet passing a found $\frac{1}{2}$ " iron rod with a red "ETSM-LLC Center Texas" plastic cap at the common east corner of said 10.41 acre tract and a called 10.34 acre tract as described of record in Document No. 2022006629 of the Official Public Records of Shelby County, Texas, and continuing with an easterly line of said 10.34 acre tract, at an additional distance of 256.77 feet passing a found $\frac{5}{8}$ " iron rod and continuing, for a total distance of **1647.84 feet** to a found 60D nail at the southwest 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, an easterly corner of said 10.34 acre tract and for the northwest corner of the tract described herein;

THENCE: N 78° 20' 34" E, with the south line of said 153.01 acre tract, a distance of **1815.09 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for the southeast corner of said 153.01 acre tract, an interior corner of the remainder of said 1455.332 acre tract, and the northeast corner of the tract described herein;

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

1. **S 13° 31' 19" W**, a distance of **2608.24 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for a point of curvature,
2. With a non-tangent curve to the left 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 **S 15° 09' 25" E**, 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 tangency,
3. **S 43° 44' 07" E**, a distance of **30.12 feet** to a set $\frac{5}{8}$ " iron rod for a point of curvature,
4. With a non-tangent curve to the right 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 **S 33° 42' 07" E**, 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 tangency,
5. **S 15° 25' 43" E**, 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,

6. With a non-tangent curve to the left 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 **S 21° 12' 46" E**, 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 reverse curvature,
7. With a non-tangent curve to the right 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 **S 06° 21' 56" W**, 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,
8. With a non-tangent curve to the left 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 **S 47° 19' 05" W**, 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 non-tangency,
9. **S 54° 49' 01" W**, a distance of **220.35 feet** to a set $\frac{5}{8}$ " iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap for angle, and
10. **S 65° 21' 35" W**, a distance of **52.95 feet** to the **POINT OF BEGINNING** and containing **75.337 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 – 75.337 Acres

Date: September 11, 2025