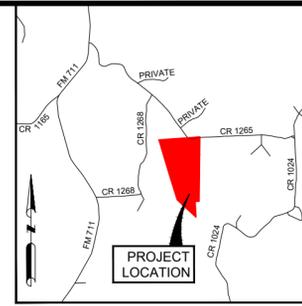
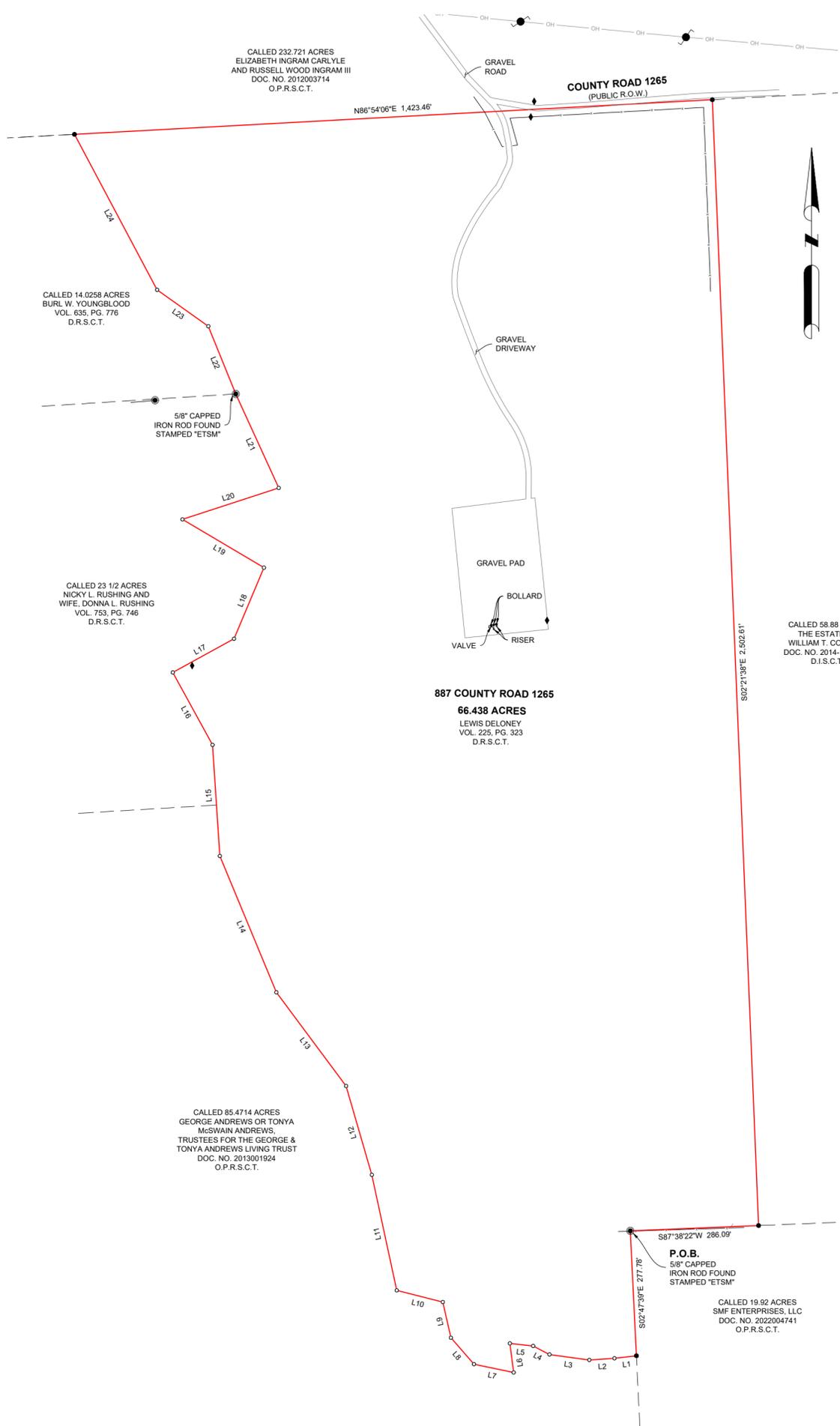


SHELBY COUNTY, TEXAS  
WILLIAM C. WALKER SURVEY, A-779



VICINITY MAP  
NOT TO SCALE



| LINE # | DIRECTION     | LENGTH  |
|--------|---------------|---------|
| L1     | S 83°26'42" W | 49.23'  |
| L2     | S 86°08'40" W | 56.10'  |
| L3     | N 82°12'03" W | 89.63'  |
| L4     | N 62°27'38" W | 41.13'  |
| L5     | N 83°46'25" W | 52.09'  |
| L6     | S 7°24'30" E  | 65.08'  |
| L7     | N 78°15'01" W | 90.29'  |
| L8     | N 41°11'20" W | 78.07'  |
| L9     | N 12°48'34" W | 81.26'  |
| L10    | N 75°50'23" W | 105.99' |
| L11    | N 12°11'11" W | 262.49' |
| L12    | N 16°13'10" W | 205.54' |

| LINE # | DIRECTION     | LENGTH  |
|--------|---------------|---------|
| L13    | N 36°44'07" W | 259.74' |
| L14    | N 22°36'02" W | 327.85' |
| L15    | N 3°47'19" W  | 247.35' |
| L16    | N 28°47'24" W | 183.62' |
| L17    | N 61°15'47" E | 155.54' |
| L18    | N 22°53'03" E | 171.43' |
| L19    | N 59°26'39" W | 210.91' |
| L20    | N 71°58'27" E | 225.71' |
| L21    | N 24°39'03" W | 229.60' |
| L22    | N 22°09'45" W | 162.51' |
| L23    | N 54°39'40" W | 139.72' |
| L24    | N 28°03'47" W | 391.31' |

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- O.P.R.S.C.T. = OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS
- D.R.S.C.T. = DEED RECORDS OF SHELBY COUNTY, TEXAS
- D.I.S.C.T. = DISTRICT INDEX OF SHELBY COUNTY, TEXAS
- OH = OVERHEAD ELECTRIC
- X-X = OLD FENCE LINE
- = SET 5/8-INCH CAPPED IRON ROD STAMPED "TERRATECH 10194907"
- ⊙ = POWER POLE
- ⊙ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ◆ = PIPELINE MARKER

- NOTES**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, THERE MAY BE EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  - ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.
  - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THIS SURVEY ARE SHOWN ON THIS SURVEY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 481004009B, EFFECTIVE DATE JUNE 1, 2017, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**STANDARD LAND SURVEY**  
**66.438 ACRES**  
OUT OF THE  
**WILLIAM C. WALKER SURVEY**  
**ABSTRACT NO. 779**  
SHELBY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION SURVEY.

THOMAS A. DUNN  
PROFESSIONAL LAND SURVEYOR NO. 6561

SURVEYED ON THE GROUND 02/24/2025



|                          |
|--------------------------|
| DATE: 2/13/25            |
| SCALE: 1" = 200'         |
| REV:                     |
| DRAWN BY: PWH            |
| CHECKED BY: TAD          |
| PROJECT NO.: 108-25-0003 |
| FILE NAME: 887 CR 1265   |

4057 RILEY FUZZEL RD.  
STE. 500, BOX 411  
SPRING, TX 77386  
PHONE: 832.979.2556

**SHELBY COUNTY, TEXAS**  
**WILLIAM C. WALKER SURVEY, A-779**

**METES AND BOUNDS DESCRIPTION OF 66.438 ACRES**

BEING A TRACT OF LAND CONTAINING 66.438 ACRES, LOCATED IN THE WILLIAM C. WALKER SURVEY, A-779, SHELBY COUNTY, TEXAS AND BEING ALL OF A CALLED 65 ACRE TRACT OF LAND RECORDED IN THE NAME OF LEWIS DELONEY UNDER VOLUME (VOL.) 225, PAGE (PG.) 323 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS (D.R.S.C.T.); SAID 66.438 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARING REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE):

**BEGINNING**, AT A 5/8-INCH CAPPED IRON ROD STAMPED "ETSM" FOUND FOR THE NORTHWEST CORNER OF A CALLED 19.92 ACRE TRACT RECORDED IN THE NAME OF SMF ENTERPRISES, LLC UNDER DOCUMENT (DOC.) NUMBER (NO.) 2022004741 OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS (O.P.R.S.C.T.) AND FOR THE INTERIOR CORNER OF SAID 65 ACRE TRACT;

**THENCE SOUTH 02° 47' 39" EAST**, WITH THE LINE COMMON TO SAID 19.92 ACRE TRACT AND SAID 65 ACRE TRACT, A DISTANCE OF **277.78 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "TERRATECH 10194907" SET NEAR A CREEK FOR THE NORTHERLY SOUTHEAST CORNER OF A CALLED 85.4714 ACRE TRACT RECORDED IN THE NAME OF GEORGE ANDREWS OR TONYA MCSWAIN ANDREWS, TRUSTEES FOR THE GEORGE & TONYA ANDREWS LIVING TRUST (ANDREWS TRACT) UNDER 2013001924 O.P.R.S.C.T., AND FOR A SOUTHERLY CORNER OF SAID 65 ACRE TRACT;

**THENCE WITH THE MEANDERS OF SAID CREEK THE FOLLOWING TWENTY-FOUR (24) COURSES:**

1. **SOUTH 83° 26' 42" WEST**, A DISTANCE OF **49.23 FEET** FOR AN ANGLE POINT;
2. **SOUTH 86° 08' 40" WEST**, A DISTANCE OF **56.10 FEET** FOR AN ANGLE POINT;
3. **NORTH 82° 12' 03" WEST**, A DISTANCE OF **89.63 FEET** FOR AN ANGLE POINT;
4. **NORTH 62° 27' 38" WEST**, A DISTANCE OF **41.13 FEET** FOR AN ANGLE POINT;
5. **NORTH 83° 46' 25" WEST**, A DISTANCE OF **52.09 FEET** FOR AN ANGLE POINT;
6. **SOUTH 07° 24' 30" EAST**, A DISTANCE OF **65.08 FEET** FOR AN ANGLE POINT;
7. **NORTH 78° 15' 01" WEST**, A DISTANCE OF **90.29 FEET** FOR AN ANGLE POINT;
8. **NORTH 41° 11' 20" WEST**, A DISTANCE OF **78.07 FEET** FOR AN ANGLE POINT;
9. **NORTH 12° 48' 34" WEST**, A DISTANCE OF **81.26 FEET** FOR AN ANGLE POINT;
10. **NORTH 75° 50' 23" WEST**, A DISTANCE OF **105.99 FEET** FOR AN ANGLE POINT;
11. **NORTH 12° 11' 11" WEST**, A DISTANCE OF **262.49 FEET** FOR AN ANGLE POINT;
12. **NORTH 16° 13' 10" WEST**, A DISTANCE OF **205.54 FEET** FOR AN ANGLE POINT;
13. **NORTH 36° 44' 07" WEST**, A DISTANCE OF **259.74 FEET** FOR AN ANGLE POINT;
14. **NORTH 22° 36' 02" WEST**, A DISTANCE OF **327.85 FEET** FOR AN ANGLE POINT;
15. **NORTH 03° 47' 19" WEST**, A DISTANCE OF **247.35 FEET** FOR AN ANGLE POINT;
16. **NORTH 28° 47' 24" WEST**, A DISTANCE OF **183.62 FEET** FOR AN ANGLE POINT;
17. **NORTH 61° 15' 47" EAST**, A DISTANCE OF **155.54 FEET** FOR AN ANGLE POINT;
18. **NORTH 22° 53' 03" EAST**, A DISTANCE OF **171.43 FEET** FOR AN ANGLE POINT;
19. **NORTH 59° 26' 39" WEST**, A DISTANCE OF **210.91 FEET** FOR AN ANGLE POINT;
20. **NORTH 71° 58' 27" EAST**, A DISTANCE OF **225.71 FEET** FOR AN ANGLE POINT;
21. **NORTH 24° 39' 03" WEST**, A DISTANCE OF **229.60 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "ETSM" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 14.0258 ACRE TRACT RECORDED IN THE NAME OF BRUL W. YOUNGBLOOD UNDER VOL. 635, PG. 776 D.R.S.C.T. AND FOR AN ANGLE POINT OF SAID 65 ACRE TRACT;
22. **NORTH 22° 09' 45" WEST**, A DISTANCE OF **162.51 FEET** FOR AN ANGLE POINT;
23. **NORTH 54° 39' 40" WEST**, A DISTANCE OF **139.72 FEET** FOR AN ANGLE POINT;
24. **NORTH 28° 03' 47" WEST**, A DISTANCE OF **391.31 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "TERRATECH 10194907" SET FOR THE NORTHEAST CORNER OF SAID 14.0258 ACRE TRACT, ON THE SOUTH LINE OF A CALLED 232.721 ACRE TRACT RECORDED IN THE NAME OF ELIZABETH INGRAM CARLYLE AND RUSSELL WOOD INGRAM III UNDER DOC. NO. 2012003714 O.P.R.S.C.T., AND FOR THE NORTHWEST CORNER OF SAID 65 ACRE TRACT;

**THENCE NORTH 86° 54' 06" EAST**, WITH THE LINE COMMON TO SAID 232.721 ACRE TRACT AND SAID 65 ACRE TRACT, A DISTANCE OF **1,423.46 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "TERRATECH 10194907" SET FOR THE NORTHWEST CORNER OF CALLED 58.88 ACRE TRACT RECORDED IN THE NAME OF THE ESTATE OF WILLIAM T. CORNETT UNDER DOC. NO. 2014-10253PC OF THE DISTRICT INDEX OF SHELBY COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF SAID 65 ACRE TRACT;

**THENCE SOUTH 02° 21' 38" EAST**, WITH THE LINE COMMON TO SAID 65 ACRE TRACT AND SAID 58.88 ACRE TRACT, A DISTANCE OF **2,502.61 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "TERRATECH 10194907" SET ON THE NORTH LINE OF SAID 19.92 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 58.88 ACRE, AND FOR THE SOUTHEAST CORNER OF SAID 65 ACRE TRACT;

**SOUTH 87° 38' 22" WEST**, WITH THE LINE COMMON TO SAID 19.92 ACRE TRACT AND SAID 65 ACRE TRACT, A DISTANCE OF **286.09 FEET** TO THE POINT OF BEGINNING AND CONTAINING SAID 66.438 ACRE TRACT.

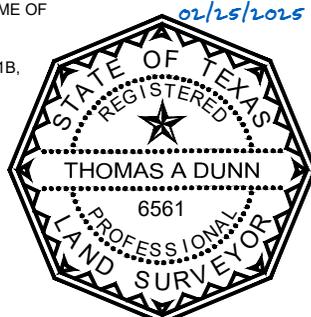
AN EXHIBIT MAP OF THE HEREIN DESCRIBED TRACT WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS DESCRIPTION.

**STANDARD LAND SURVEY**  
**66.438 ACRES**

OUT OF THE  
WILLIAM C. WALKER SURVEY  
ABSTRACT NO. 779  
SHELBY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

THOMAS A. DUNN  
PROFESSIONAL LAND  
SURVEYOR NO. 6561



4057 RILEY FUZZEL RD., STE. 500, BOX 411  
SPRING, TX 77386 | PHONE: 832.979.2555  
TXBPLS REGISTRATION NO. 10194907

SCALE: N/A

DRAWN BY:

JOB NO: 108-25-0003

DATE: 2/13/25