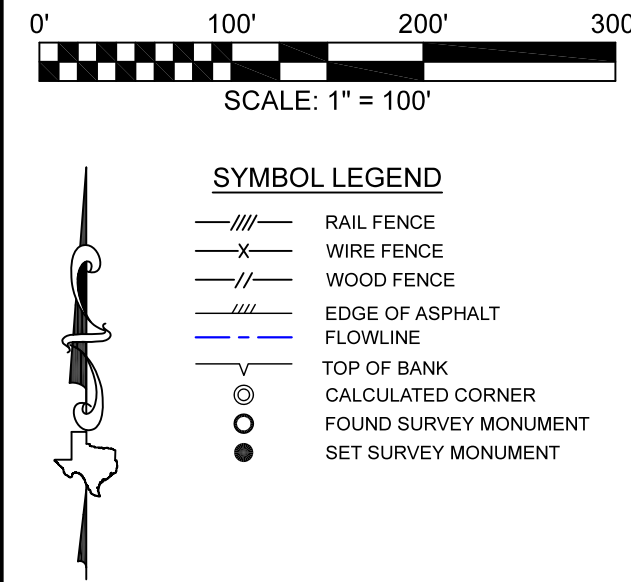
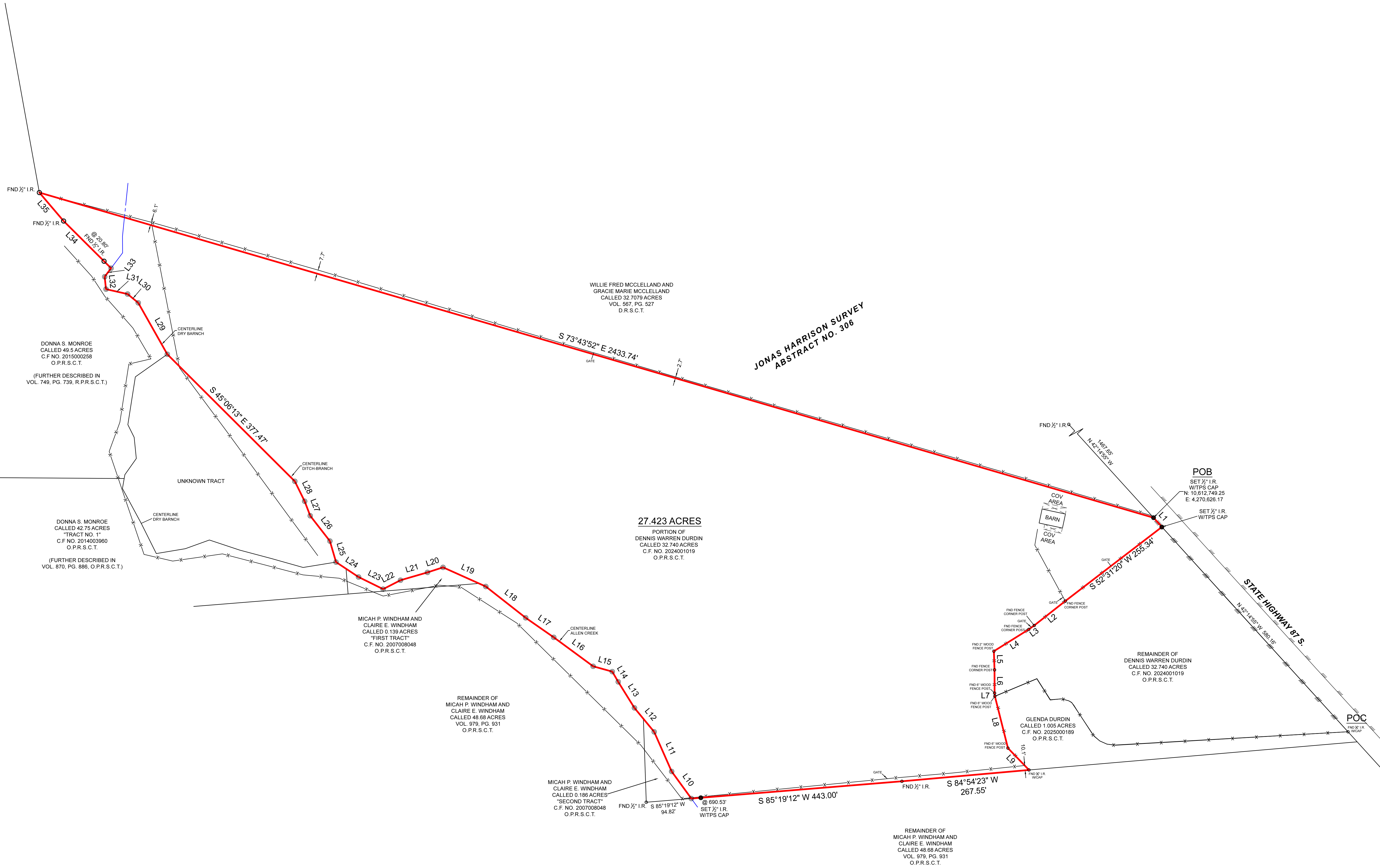




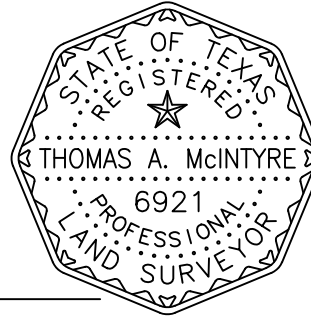
LINE	BEARING	DISTANCE
L1	S 42°14'55" E	26.22'
L2	S 51°49'49" W	82.91'
L3	S 84°25'28" W	14.18'
L4	S 57°58'55" W	86.20'
L5	S 01°59'47" E	38.12'
L6	S 00°12'24" E	48.82'
L7	S 04°41'34" E	6.44'
L8	S 14°08'01" E	112.30'
L9	S 43°54'24" E	63.63'
L10	N 36°01'49" W	70.18'
L11	N 23°46'22" W	93.81'
L12	N 39°28'54" W	65.11'
L13	N 31°54'23" W	64.39'
L14	N 30°15'25" W	24.78'
L15	N 72°22'55" W	41.63'
L16	N 53°41'41" W	102.62'
L17	N 55°08'20" W	71.76'
L18	N 51°52'42" W	106.22'
L19	N 65°53'19" W	98.28'
L20	S 72°01'01" W	34.28'
L21	S 73°51'35" W	58.84'
L22	S 62°48'17" W	40.99'
L23	N 63°41'54" W	57.47'
L24	N 50°32'31" W	56.59'
L25	N 16°16'09" W	46.09'
L26	N 37°54'03" W	67.16'
L27	N 20°54'03" W	32.61'
L28	N 26°15'46" W	46.63'
L29	N 29°27'05" W	123.53'
L30	N 50°33'40" W	28.96'
L31	N 77°14'49" W	46.41'
L32	N 05°02'48" W	49.19'
L33	N 38°53'33" E	22.39'
L34	N 43°09'21" W	160.34'
L35	N 40°28'00" W	78.44'



BOUNDARY SURVEY

BEING A 27.423 ACRE TRACT OF LAND SITUATED IN THE JONAS HARRISON SURVEY, ABSTRACT NUMBER 306, SHELBY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 32.740 ACRE TRACT DESCRIBED IN INSTRUMENT TO DENNIS WARREN DURDIN, RECORDED UNDER CLERKS FILE NUMBER 2024001019 OF THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS (O.P.R.S.C.T.), SAID 27.423 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McInyre
Registered Professional Land Surveyor No. 6921

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 4810040010A, HAVING AN EFFECTIVE DATE OF 08-01-1978.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

JOB#	40448_27.423 AC
FIELD DATE	7/16/2025
DRAWN BY	MLS
CHECKED BY	MJW
FIELD CREW	SP
REV 1	
REV 2	
REV 3	
REV 4	



3032 N. Fraser, Carroll, Texas 77302
Ph: 936.782.7447 Fax: 936.782.7443
www.surveyingtx.com
Firm No. 19063400

CLIENTREMAX
ADDRESSSTATE HWY 87 S, SHELBYVILLE TX 75973
SURVEYJONAS HARRISON, A-306
SUBJECT27.423 ACRES
COUNTYSHELBY