

Notes:

1. Survey prepared without the benefit of a current title report, certain easements may exist which are not shown hereon.
2. Bearing orientation based on the East line of the called 6.475 acre tract having a bearing of S 03°39'42" W, as described in deed recorded under Document No. 2009002293, in the Official Public Records of Shelby County, Texas.
3. This Survey does not provide any determination concerning wetlands, flood designated areas, faultlines, toxic waste areas, or any other environmental issues.
4. Surveyor did not abstract subject tract for easements, or subsurface utilities.
5. SET- indicates Set 1/2" iron rod with plastic cap. (Called _____) - indicates record dimension.
6. A Field Note Description of even date accompanies this map.

Boundary Survey Map of
5.4681 acres situated in the
Z. C. Walker Survey, A-758,
Shelby County, Texas.

BK SURVEY
Land Surveying

453 C.R. 1512 & Center, Texas 75835
(936) 591-0361 & Cell (936) 591-1313

SCALE: 1"= 100'
DATE: 03/06/14
DRAWN: W.B.C.
CHECKED BY: W.B.C.
DWG: 1409-1
FILE: BK1409 ShCo

FIELD NOTE DESCRIPTION
OF 3.4681 ACRES SITUATED IN THE
Z. C. WALKER SURVEY, ABSTRACT 758
SHELBY COUNTY, TEXAS

Being 3.4681 acres of land situated in the Z. C. Walker Survey, Abstract 758, Shelby County, Texas, and being part of the remainder of a called 6.475 acre tract described as "First Tract" in a Warranty Deed from Kenneth Snyder and Jackie Kolajak to Wanda Koonce, dated December 22, 2008, and recorded under Document No. 2009002293, in the Official Public Records of Shelby County, Texas, said 3.4681 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the Northwest corner of said called 6.475 acre tract in the South margin of County Road 4754, and being the Northerly Northeast corner of called 12.50 acre tract described in a Warranty Deed from Norman Allen Renfrow and wife, Isobel Ann Renfrow, to Jonathan Beachy and wife, Jinny Beachy, dated March 25, 2010, and recorded under Document No. 2010003758, in the Official Public Records of Shelby County, Texas;

THENCE N 88°42'41" E, with the North line of said called 6.475 acre tract and with said South margin of County Road 4754, a distance of 91.61 feet to a 1/2-inch iron rod found for the Northwest corner of a called 1.00 acre tract described in a Warranty Deed with Vendor's Lien from Jeffrey L. Burleson and wife, Charlene Burleson, to William A. Skinner, dated February 23, 2006, and recorded in Volume 1041, Page 30, in the Official Public Records of Shelby County, Texas;

THENCE S 04°06'24" W, with the West line of said called 1.00 acre tract, a distance of 112.20 feet to a 1/2-inch iron rod found for the Southwest corner of said called 1.00 acre tract;

THENCE S 03°19'28" E, into said called 6.475 acre tract, a distance of 248.27 feet to a 1/2-inch iron rod with plastic cap set for corner;

THENCE S 88°56'13" E, across said called 6.475 acre tract, a distance of 336.83 feet to a 1/2-inch iron rod with plastic cap set in the East line of said called 6.475 acre tract and in the West line of a called 5.487 acre tract described in a Warranty Deed with Vendor's Lien from John Tyson and Fred H. Wright to Leonard D. Roland and wife, Sharon Roland, dated June 2, 1998, and recorded in Volume 839, Page 813, in the Official Public Records of Shelby County, Texas, and being S 03°39'42" W, 247.79 feet from a 1/2-inch iron rod found for the Southeast corner of said called 1.00 acre tract and S 03°39'42" W, 373.64 feet from a 1/2-inch iron pipe found for the former Northeast corner of said called 6.475 acre tract and the Northeast said called 1.00 acre tract and the Northwest corner of said called 5.487 acre tract and in the South margin of County Road 4754;

THENCE S 03°39'42" W, with said East line of the called 6.475 acre tract (basis of bearing orientation) and with said West line of the called 5.487 acre tract, a distance of 138.21 feet to a 3/4-inch iron pipe found for an angle point in the East line of said called 6.475 acre tract and the Southwest corner of said called 5.487 acre tract and being the Westerly Northwest corner of a called 11.3759 acre tract described in a Warranty Deed with Vendor's Lien from Carol K. Burgess to Blake Phillips and Kasey Phillips, dated December 5, 2013, and recorded under Document No. 2013005181, in the Official Public Records of Shelby County, Texas

THENCE S 00°17'41" W, continuing with said East line of the called 6.475 acre tract (called S 00°26'44" W) and with the West line of said called 11.3759 acre tract, a distance of 279.01 feet (called 282.31 feet) to a 1/2-inch iron rod found for the Southeast corner of said called 6.475 acre tract and the Southwest corner of said called 11.3759 acre tract, and in the North line of a called 28.3379 acre tract described in a Warranty Deed with Vendor's Lien from Verna McWilliams to Bobby L. Ritter and wife, Judy H. Ritter, dated June 27, 1996, and recorded in Volume 805, Page 754, in the Official Public Records of Shelby County, Texas;

THENCE S 80°38'53" W, with the South line of said called 6.475 acre tract (called West) and with said North line of the called 28.3379 acre tract, a distance of 91.77 feet (called 93.71 feet) to a 1/2-inch iron rod found for the Southwest corner of said called 6.475 acre tract and the Northerly Northwest corner of said called 28.3379 acre tract and being the Easterly Northeast corner of said called 12.50 acre tract;

THENCE N 42°36'13" with the Southwesterly line of said called 6.475 acre tract (called N 42°48'05" W) and the Northeasterly line of said called 12.50 acre tract, a distance of 453.64 feet (called 453.55 feet) to a 1/2-inch iron rod found for a Southwesterly corner of said called 6.475 acre tract and an interior corner of said called 12.50 acre tract;

THENCE N 03°19'28" W, with the West line of said called 6.475 acre tract (called N 03°20'56" W) and the Northerly East line of said called 12.50 acre tract, a distance of 462.68 feet (called 462.36 feet) to the POINT of BEGINNING and containing 3.4681 acres of land within these calls.

Bearing orientation based on the East line of the called 6.475 acre tract having a bearing of S 03°39'42" W, as described in deed recorded under Document No. 2006002293, in the Official Public Records of Shelby County, Texas.

A Survey map of even date accompanies this field note description.

The above field note description represents the facts as found by an on the ground survey performed on January 29, 2014. (Originals signed in blue ink, all others are copies)

Prepared by:

B.K. Survey

453 C.R. 1512

Center, Texas 75935

March 6, 2014

Job No. 1409 Koonce Tr2 3.4681ac



William B. Connolly 03/06/14

William B. Connolly, Registered
Professional Land Surveyor, No. 5313

FIELD NOTE DESCRIPTION
OF 2.0000 ACRES SITUATED IN THE
Z. C. WALKER SURVEY, ABSTRACT 758
SHELBY COUNTY, TEXAS

Being 2.0000 acres of land situated in the Z. C. Walker Survey, Abstract 758, Shelby County, Texas, and being part of the remainder of a called 6.475 acre tract described as "First Tract" in a Warranty Deed from Kenneth Snyder and Jackie Kolajak to Wanda Koonce, dated December 22, 2008, and recorded under Document No. 2009002293, in the Official Public Records of Shelby County, Texas, said 2.0000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the East line of said called 6.475 acre tract and being in the West line of a called 5.487 acre tract described in a Warranty Deed with Vendor's Lien from John Tyson and Fred H. Wright to Leonard D. Roland and wife, Sharon Roland, dated June 2, 1998, and recorded in Volume 839, Page 813, in the Official Public Records of Shelby County, Texas, and being the Southeast corner of a called 1.00 acre tract described in a Warranty Deed with Vendor's Lien from Jeffrey L. Burleson and wife, Charlene Burleson, to William A. Skinner, dated February 23, 2006, and recorded in Volume 1041, Page 30, in the Official Public Records of Shelby County, Texas, and being S 03°39'42" W, 125.85 feet from a 1/2-inch iron pipe found for the former Northeast corner of said called 6.475 acre tract and the Northeast said called 1.00 acre tract and the Northwest corner of said called 5.487 acre tract and in the South margin of County Road 4754;

THENCE S 03°39'42" W, with said East line of the called 6.475 acre tract (basis of bearing orientation) and with said West line of the called 5.487 acre tract, a distance of 247.79 feet to a 1/2-inch iron rod with plastic cap set for corner from which a 3/4-inch iron pipe found for an angle point in the East line of said called 6.475 acre tract and the Southwest corner of said called 5.487 acre tract bears S 03°39'42" W, 138.21 feet;

THENCE N 88°56'13" W, into said called 6.475, a distance of 336.83 feet to a 1/2-inch iron rod with plastic cap set for corner;

THENCE N 03°19'28" W, a distance of 248.27 feet to a 1/2-inch iron rod found for the Southwest corner of said called 1.00 acre tract from which a 1/2-inch iron rod found for the Northwest corner of said called 1.00 acre tract in said South margin of County Road 4754 bears N 04°06'24" E, 112.20 feet;

THENCE S 88°56'13" E, with the South line of said called 1.00 acre tract, a distance of 367.06 feet to the POINT of BEGINNING and containing 2.0000 acres of land within these calls.

Bearing orientation based on the East line of the called 6.475 acre tract having a bearing of S 03°39'42" W, as described in deed recorded under Document No. 2006002293, in the Official Public Records of Shelby County, Texas.

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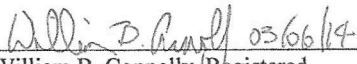
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