

Surveyed for Kahli Turner
 Address
 FM 2261
 Shelbyville, TX

2408023

USA - Forest Service
 41.0 acres

Multiple Owners
 Shelby CAD ID
 605406
 25.00 acres

1.6732 Acres
 of which 0.4796 acres
 lies within the R.O.W.

10.3496 Acres
 of which 0.2234
 acres lies within
 the R.O.W.

Gladys Marie Self, et al. to
 Billie Sherrill, et al.,
 2011001621
 02/11/2011
 Called 2 Tracts of land
 containing 11.9931 acres
 Tract 1 10.3226 acres
 Tract 2 1.6705 acres

Hagler
 2008006169
 11.607 acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	954.93'	322.18'	320.65'	N 88°03'42" W	19°19'51"
C2	954.93'	315.14'	313.71'	N 67°20'44" E	18°54'30"

WJB MGMT LLC
 2007010658
 643.38 acres

Hagler
 2012004198
 23.60 acres

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to Kahli Turner that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of August 2024. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 28th day of August 2024.

Ruben Gregg Saxon

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX CEN NAD83)



LINE	BEARING	DISTANCE
L1	S 24°24'09" W	30.69'
L2	N 67°17'55" W	18.35'
L3	N 05°35'59" W	58.19'

- Privacy Fence
- Overhead Power Line
- Pipeline
- Barbed Wire Fence
- Telephone
- Chain Link Fence

REVISIONS	DATE	REMARKS

BENT PINE SURVEYING, INC
 10507 Waterwall Lane
 Texas City, TX 77591
 FIRM # 10194326
 BENTPINESURVEYING.COM
 PHONE # 903 589 1776

- = Railroad Spike Fnd.
- ◇ = Railroad Spike Set
- ⊕ = point for corner
- = 1/2" Iron Rod Fnd.
- ▲ = 3/4" Iron Pipe Fnd.
- ⊙ = 3/8" Iron Rod Fnd.
- = 1" Iron Pipe Fnd.
- = Con. Mrkr. Fnd.
- = 1/2" Iron Rod Set
- ⊙ = utility pole
- ⊗ = "X" cut
- = 3/4" Iron Pipe Fnd.
- ⊕ = 60D Nail Fnd.
- = 60D Nail Set

PLAT OF SURVEY SHOWING
 PART OF THE T.R. GOODWYN SURVEY A-256
 SHELBY COUNTY, TEXAS
 SURVEYED AUGUST 2024
 SCALE 1 INCH = 200.00 FEET





**BENT PINE
SURVEYING
& 3D
MAPPING**

BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
903-569-1776



Bent Pine Surveying, Inc.

Job # 2408023

Revised Field Notes for Kahlil Turner, Land Pearl Ventures

1.6732 Acres

T.R. Goodwyn Survey A-256
Shelby County, Texas

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the T.R. Goodwyn Survey A-256, Shelby County, Texas, and also being all of that certain called 1.6705 acres "Tract 2" of land that is described in an Instrument Dated 02-11-2011 from Gladys Marie Self, et al, to Billye Sherill, et al, that is recorded in 2011-001521 of the Deed Records of Shelby County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a Point for Corner at the N.W.C. of said tract and the N.E.C. of a called 25.00 acres and in the paving of a road;

Thence South 66 Degrees 45 Minutes 20 Seconds East, along the N.B.L. of said tract and the S.B.L. of a called 41.00 acres (USA Forrest Service) at 20.36 feet pass a ½ Inch Inch Iron Rod found for reference and continue for a distance of 701.90 feet to a ½ Inch Iron Rod set for corner at the N.E.C. of said tract;

Thence South 24 Degrees 24 Minutes 09 Seconds West, along the E.B.L. of said tract for a distance of 30.69 feet to a Point for Corner at the S.E.C. of said tract and in the paving of FM 2262;

Thence North 78 Degrees 24 Minutes 20 Seconds West, along the centerline of said Road and the S.B.L. of said tract for a distance of 332.24 feet to a Point for Corner at the PC of a curve to the left;

Thence with said curve with a Delta Angle of 19 Degrees 19 Minutes 51 Seconds, with a Radius of 954.93 feet, with a Chord Bearing of North 88 Degrees 03 Minutes 42 Seconds West, with a Chord Length of 320.65 feet to a Point for Corner at the S.W.C. of said tract;



BENT PINE
SURVEYING
& 3D
MAPPING

BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
903-569-1776



Page 2 of 2
Field Notes for 1.6732 acres cont'd

Thence North 03 Degrees 26 Minutes 40 Seconds East, along the W.B.L. of said tract the E.B.L. of said called 25.00 acres and the paving of a road, at 50.06 feet pass a ½ Inch Iron Rod for reference for a distance of 227.75 feet the place of beginning containing 1.6732 acres of which 0.4795 acres lies in the R.O.W. of said road.

Bearing Source: TX CEN NAD83
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify to Land Pearl Ventures that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of August 2024.

GIVEN UNDER MY HAND AND SEAL, this the 28th day of August 2024.

Ruben Gregg Saxon, R.P.L.S. No. 5669

