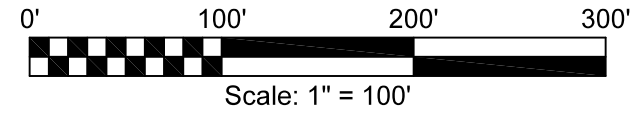


LINE	BEARING	DISTANCE
L1	N 85°41'35" W	76.17'
L2	N 86°31'46" W	76.32'
L3	N 87°47'13" W	119.63'
L4	N 89°53'44" W	135.13'



- SYMBOL LEGEND**
- EDGE OF ASPHALT
 - OE — OVERHEAD ELECTRIC
 - PIPELINE
 - X — WIRE FENCE
 - ⊙ — CALCULATED CORNER
 - — FOUND SURVEY MONUMENT
 - — GUY WIRE (GW)
 - ⊙ — METER POLE
 - ⊙ — PIPELINE MARKER
 - ⊙ — POWER POLE
 - ⊙ — SEPTIC LID
 - — SET SURVEY MONUMENT



LETTY MADDEN PRE-EMPTION
ABSTRACT NO. 840

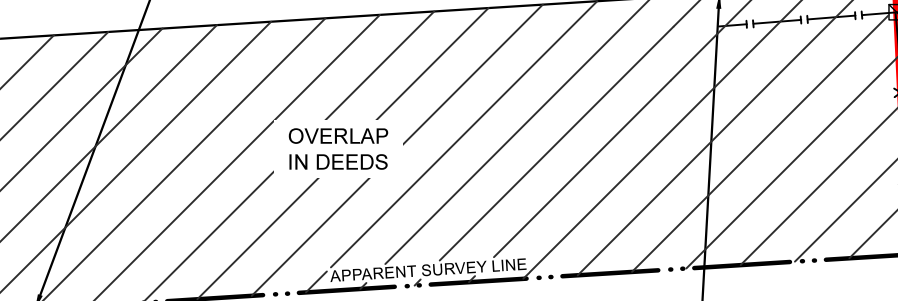
ROBERT A. WOODFIN AND
 JENNY ELIZABETH WOODFIN
 CALLED 40 ACRES
 C.F. NO. 2018001001
 O.P.R.S.C.T.

POB
 FND 1/2" I.R.
 N: 10,726,316.72
 E: 4,220,266.54

DANIEL JONES
 CALLED 45 ACRES
 "TRACT 1"
 C.F. NO. 2022003543
 O.P.R.S.C.T.

N 85°08'02" E 792.55'

ENTERPRISE PRODUCTS OPERATING, LLC.
 (PER TEXAS RAILROAD COMMISSION GIS)

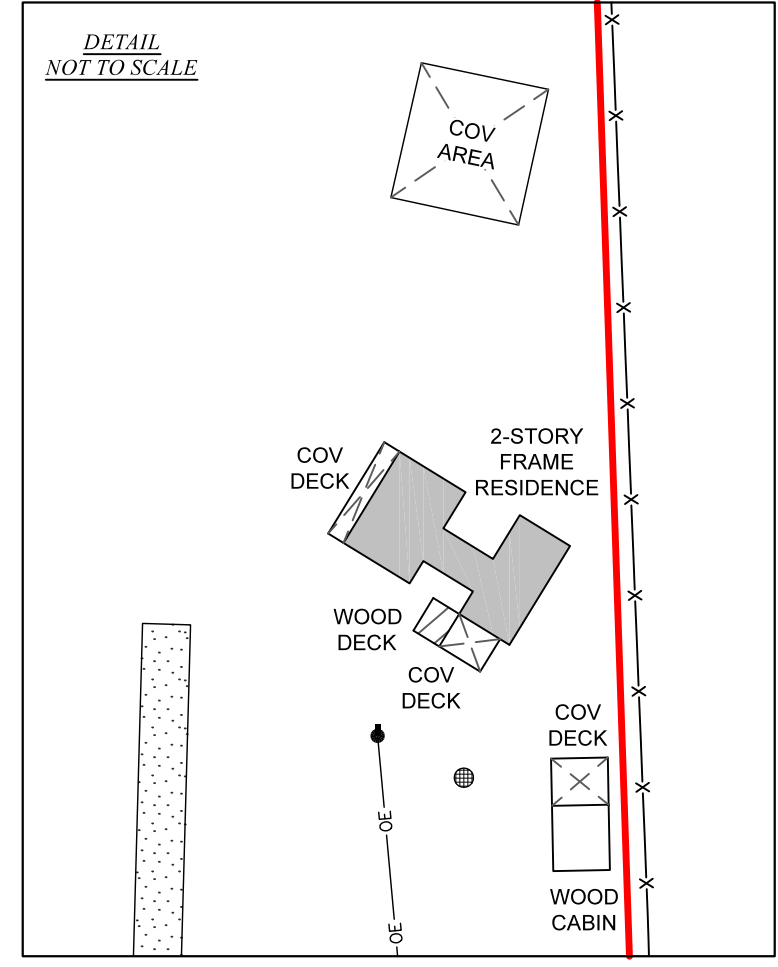


3 CATS, LLC
 CALLED 125.44 ACRES
 "SECOND TRACT"
 VOL. 1069, PG. 149
 O.P.R.S.C.T.

N 02°43'58" W 803.74'

SOCOGEE ENTERPRISES, LLC.
 CALLED 4.27 ACRES
 "FIRST TRACT"
 VOL. 938, PG. 812
 O.P.R.S.C.T.

SOCOGEE ENTERPRISES, LLC.
 CALLED 22 1/2 ACRES
 "SECOND TRACT"
 VOL. 938, PG. 812
 O.P.R.S.C.T.



N 86°58'54" W 541.65'

FND 1/2" I.R.
 IN CONCRETE

28.459 ACRES

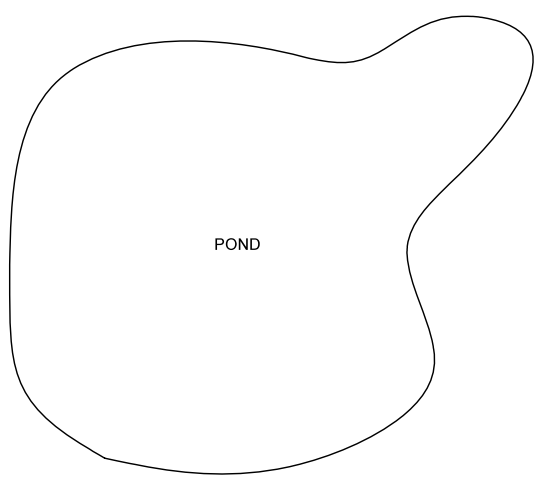
LUCY MARAGLE 26 LABORS
ABSTRACT NO. 459

ALICE VAUNDINE GUNTER
 VOL. 869, PG. 760
 O.P.R.S.C.T.

GAGE BELROSE AND
 KATELYN BELROSE
 CALLED 9.3 ACRES
 C.F. NO. 2021001823
 O.P.R.S.C.T.

JOEL YARBROUGH SURVEY
ABSTRACT NO. 832

N 02°58'20" W 735.60'



COUNTY ROAD 3790

N 85°01'56" W 363.70'

@1618.43'
 FND AXLE

BOUNDARY & IMPROVEMENT SURVEY

BEING A 28.459 ACRE TRACT OF LAND SITUATED IN THE LUCY MARAGLE 26 LABORS, ABSTRACT NUMBER 459, SHELBY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 4.27 ACRE TRACT DESCRIBED AS "FIRST TRACT" AND ALL OF THAT CERTAIN CALLED 22-1/2 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN INSTRUMENT TO SOCOGEE ENTERPRISES, LLC., RECORDED IN VOLUME 938, PAGE 812, OF THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS (O.P.R.S.C.T.), SAID 28.459 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.

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 481004003A, HAVING AN EFFECTIVE DATE OF 8/1/1978.

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.

ADDRESS: COUNTY ROAD 3790, JOAQUIN, TX, 75954
 LABOR: LUCY MARAGLE 26 LABORS, A - 459
 SUBJECT: 28.459 ACRES
 COUNTY: SHELBY

TEXAS PROFESSIONAL SURVEYING
TPS
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT	40773
FIELD DATE	08-25-2025
DRAWN BY	ADV
CHECKED BY	MLS/MJW
FIELD CREW	JW
REV 1	9/8/2025
REV 2	
REV 3	
REV 4	

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921