



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**28.459 ACRES**  
**IN THE LUCY MARAGLE 26 LABORS, ABSTRACT NUMBER 459**  
**SHELBY COUNTY, TEXAS**

BEING a 28.459 acre tract of land situated in the Lucy Maragle 26 Labors, Abstract Number 459, Shelby County, Texas, being comprised of all of that same called 4.27 acre tract described as "First Tract" and all of that same called 22-1/2 acre tract described as "Second Tract", both 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 metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the apparent common line between said Maragle 26 Labors and the Letty Madden Pre-Emption, Abstract Number 840, the easterly line of that certain called 40 acre tract described in instrument to Robert A. Woodfin and Jenny Elizabeth Woodfin, recorded under Clerk's File Number 2018001001, O.P.R.S.C.T., for the common corner of said 22-1/2 acre tract, that certain called 125.44 acre tract described as "Second Tract" in instrument to 3 Cats, LLC., recorded in Volume 1069, Page 149, O.P.R.S.C.T. and that certain called 45 acre tract described as "Tract 1" in instrument to Daniel Jones, recorded under Clerk's File Number 2022003543, O.P.R.S.C.T, being the northwesterly corner of the herein described 28.459 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,726,316.72, E: 4,220,266.54**, Central Zone, grid measurements;

THENCE North 85°08'02" East, 792.55 feet, with the northerly line of said 22-1/2 acre tract and said 4.27 acre tract, common to the southerly line of said 45 acre tract, to an axle found for the common northerly corner of said 4.27 acre tract and that certain tract described in instrument to Alice Vaundine Gunter, recorded in Volume 869, Page 760, O.P.R.S.C.T., being the northeasterly corner of the herein described 28.459 acre tract;

THENCE South 01°56'21" East, with the common line of said 4.27 acre tract and said Alice Vaundine Gunter tract, at a distance of 1618.43 feet, pass an axle found for reference, in all, a total distance of 1652.32 feet, to a calculated point in the centerline of County Road 3790 (CR 3790) for the common southerly corner of said 4.27 acre tract and said Alice Vaundine Gunter tract, being the southeasterly corner of the herein described 28.459 acre tract;

THENCE with the centerline of said CR 3790, the southerly line of said 4.27 acre tract and said 22-1/2 acre tract, the following five (5) courses and distances:

1. North 85°01'56" West, 363.70 feet, to a calculated point for corner;
2. North 85°41'35" West, 76.17 feet, to a calculated point for corner;
3. North 86°31'46" West, 76.32 feet, to a calculated point for corner;
4. North 87°47'13" West, 119.63 feet, to a calculated point for corner;
5. North 89°53'44" West, 135.13 feet, to a calculated point in the apparent common line between said Maragle 26 Labors and the Joel Yarbrough Survey, Abstract Number 832, for the common southerly corner of said 22-1/2 acre tract and that certain called 9.3 acre tract described in instrument to Gage Belrose and Katelyn Belrose, recorded under Clerk's File Number 2021001823, O.P.R.S.C.T., being the southwesterly corner of the herein described 28.459 acre tract;

THENCE North 02°58'20" West, with the apparent common line between said Maragle 26 Labors and said Yarbrough Survey, the common line between said 22-1/2 acre tract and said 9.3 acre tract, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said County Road 3790, in all, a total distance of 735.60 feet, to a 1/2 inch iron rod in concrete found for the common easterly corner of said 9.3 acre tract and said 125.44 acre tract, being an angle point in the westerly line of the herein described 28.459 acre tract;

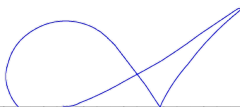
THENCE North 02°43'58" West, 803.74 feet, with the apparent easterly line of said Yarbrough Survey and said Madden Pre-Emption, common to the apparent westerly line of said Maragle 26 Labors, the easterly line of said 125.44 acre tract and said 40 acre tract, common to the westerly line of said 22-1/2 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 28.459 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 22, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 40773.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 4, 2025  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921