

**WILLIAM MCFADDEN SURVEY, A-460**

CALL TABLE

LINE	BEARING	DISTANCE
1/2	S 17°25'29" W	88.02'
1/2	S 17°09'45" W	154.05'

Steve W. Lebo et al  
 Caled 65 Ac.  
 Right of First Refusal  
 Agreement  
 SCC#2017002795

N 85°31'17" E 3240.78'

Brooksie Lee Miller Lipscomb to  
 Edward Lee Lipscomb and  
 Pamela Jo Lipscomb  
 Called 51.149 Ac.  
 SWD SCC#2016001526

Collin Byrnes and Alexandra Byrnes  
 40.00 Ac.  
 (This survey)

Elizabeth Ann Morrett  
 Called 51.149 Ac.  
 SCC#2016001527

1/2"MS

1/2"MS

1/2"MS

1/2"MS

1/2"MS

1/2"MS

1/2"IRF

N 02°48'04" W 546.6'

1/2"IRF

N 88°31'48" W 2333.13'

N 88°31'48" W 779.04'

1/2"IRF

1/2"IRF

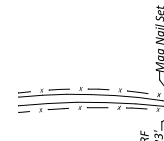
1/2"IRF

1/2"IRF

**SAMUEL STRICKLAND SURVEY, A-639**

**APPROXIMATE SURVEY LINE**

JAMES W. TRUETT SURVEY, A-895



Mag Nail Set  
 POB#4

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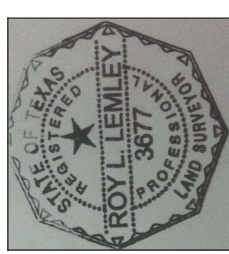
Mag Nail Set  
 POB#4

Mag Nail Set  
 POB#4



**CERTIFICATE:**  
 I, Roy L. Lemley, RPLS No.3677, hereby certify that the above plat correctly represents the results of a survey on the ground by me and is true and correct to the best of my knowledge and belief.  
 Witness my hand and seal this 18th day of September, 2025.

*Roy L. Lemley (Electronic Signature)*  
 Roy L. Lemley  
 Registered Professional Land Surveyor No.3677  
 2510 Ramblewood, Henderson, Texas 75652  
 Office: 903-722-4149 FIRM No.101103-00  
 Email:roy@roylemleysurveyor.com



NOTE: Bearing Orientation: NAD83 (NCZ) 4202 Ave. RTK.  
 NOTE: See Field Notes Prepared of Even Date and Attached as Page 3 of 3.  
 "Remove not the ancient landmarks thy Fathers have set"  
 Proverbs 22:28  
 "SERVING EAST TEXAS SINCE 1980"

**SURVEY OF PART OF THE WILLIAM MCFADDEN SURVEY, A-460 AND THE SAMUEL STRICKLAND SURVEY, A-639 SHELBY COUNTY, TEXAS**  
 Scale: 1"=200' September 18, 2025

Trey Byrnes - 40.00 Acres  
 Edward Lee Lipscomb and Pamela Jo Lipscomb - 11.1759 Acres  
 Page 3 of 3  
 BYRNES50.crd BYRNES50.dwg  
 ROY L. LEMLEY RPLS.LLC  
 2510 Ramblewood, Henderson, Texas 75652  
 Office:903-722-4149 FIRM No.101103-00  
 Email:roy@roylemleysurveyor.com



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Email:roy@roylemleysurveyor.com

Field Notes for  
Collin Byrnes and  
Alexandra Byrnes  
40.00 Acres

#### **GENERAL DESCRIPTION**

**All that certain tract or parcel of land** being a part of the William McFadden Survey, A-460 and the Samuel Strickland Survey, A-639, Shelby County, Texas, being 40.00 acres by this survey out of a called 51.149 acre tract (found to contain 51.1759 acres by survey) as conveyed from Brooksie Lee Miller Lipscomb to Edward Lee Lipscomb and Pamela Jo Lipscomb in a Special Warranty Deed recorded in Shelby County Clerk # 2016001526, said 40.00 acres more particularly described as follows;

#### **LEGAL DESCRIPTION**

**BEGINNING** at a mag nail set in the center of Shelby County Road 4293 for the Northeast corner of said 51.1759 acres and said 40.00 acres, also being the SEC of a called 65 acre tract conveyed to Steve W. Lebo et al (Right of Refusal agreement SCC#2017002795); from this point a ½"iron rod found for reference bears S 85° 31'17"W a distance of 17.23'.

**THENCE** following the East line of said 51.1759 acres and the center of said road S 13°53'29" W for a distance of 98.02'to a mag nails et and S 12°09'45" W for a distance of 154.05'to a mag nails et for the Most Easterly SEC of this 40.00 acres.

**THENCE** N 88°31'48" W, across said 51.1759 acres, at 20.00' pass a ½"iron rod set on line, continuing for a total distance of 799.75'to a ½"iron rod set at an L corner of this 40.00 acres.

**THENCE** S 01°28'38" W for a distance of 633.85'to a ½"iron rod set on the South line of said 51.1759 acres for the Most Southerly SEC of this 40.00 acres, also being on the North line of a called 51.149 acre tract conveyed to Elizabeth Ann Marrett (SCC#2016001527)..

**THENCE** N 88°31'48" W along the general line of an existing fence for a distance of 2333.13'to a ½"iron rod found at the SWC of said 51.1759 acres and said 40.00 acres.

**THENCE** N 02°48'04" W along the general line of an existing fence for a distance of 546.60'to a ½"iron rod found at the NWC of said 541.1759 acres and this 40.00 acres.

**THENCE** N 85°31'17" E along the general line of an existing fence for a distance of 3240.78'to a the place of beginning and containing 40.00 acres of land.

**NOTE:** Bearing Orientation:NAD83, NCZ(4202) .

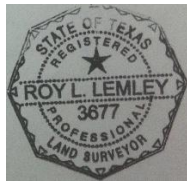
**NOTE:** See Plat Prepared of Even Date and Attached as Page 3 of 3.

Witness my hand and seal this the 18<sup>th</sup> day of September,2025.

*Roy L. Lemley (Electronic Signature)*

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Roy L. Lemley  
Registered Professional Land Surveyor No.3677





*Field Notes for  
Edward Lee Lipscomb and  
Pamela Jo Lipscomb  
11.1759 Acres*

**GENERAL DESCRIPTION**

*All that certain tract or parcel of land being a part of the William McFadden Survey, A-460, Shelby County, Texas, being the residual 11.1759 acres remaining out of a called 51.149 acre tract (found to contain 51.1759 acres by survey) as conveyed from Brooksie Lee Miller Lipscomb to Edward Lee Lipscomb and Pamela Jo Lipscomb in a Special Warranty Deed recorded in Shelby County Clerk # 2016001526, said 11.1759 acres more particularly described as follows;*

**LEGAL DESCRIPTION**

***BEGINNING*** AT A MAG NAILS ET IN Shelby County Road 4293 for the Southeast corner of said 51.1759 acres and this 11.1759 acres, also being the Northeast corner of a called 51.114 acre tract conveyed to Elizabeth Ann Marrett (SCC#20160015227).

***THENCE*** N 88°31'48" W, at 20.00' pass a ½" iron rod found on line, continuing along the general line of an existing fence for a total distance of 779.04' to a ½" iron rod set on the South line of said 51.1759 acres for the SWC of this 11.1759 acres. ***THENCE*** N 01°28'38" E across said 51.1759 acres for a distance of 633.85' to a ½" iron rod set for the Northwest corner of this 11.1759 acres.

***THENCE*** S 88°31'48" E for a distance of 799.75' to a mag nail set in the center of Shelby County Road 4293 for the Northeast corner of this 11.1759 acres.

***THENCE*** along the East line of said 51.1759 acres and the center of said road as follows;

S 12°09'45" W for a distance of 218.94' to a mag nail set and  
S 04°38'27" W for a distance of 140.09' to a mag nail set and

S 04°30'50" E for a distance of 140.57'to a mag nail set and  
S 03°50'31" E for a distance of 139.63'to the place of beginning and containing  
11.1759 acres of land. 11.1759 acres

**NOTE: Bearing Orientation:NAD83, NCZ(4202) .**

**NOTE: See Plat Prepared of Even Date and Attached as Page 3 of 3.**

Witness my hand and seal this the 18<sup>th</sup> day of September,2025.

*Roy L. Lemley (Electronic Signature)*

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Roy L. Lemley

Registered Professional Land Surveyor No.3677





INVOICE NO.092506

TO: Collin Byrnes and Alexandra Byrnes  
Edward Lee Lipscomb and Pamela Jo Lipscomb

September 18,2025

**FOR LAND SURVEYING SERVICES RENDERED AS FOLLOWS;**

Field survey of 51.1759 acres being a part of the William McFadden Survey, A-460, and the Samuel Strickland Survey, A-639, Shelby County, Texas, cut out 40.00 acres for Collin Byrnes and Alexandra Byrnes and 11.1759 acres for Edward Lee Lipscomb and Pamela Jo Lipscomb , research, office calculations, certified plat and field notes for both tracts. Set or mark all corners.

**Invoice to be distributed to each party and prorated as follows;;**

<b>Survey of all property.....</b>	<b>\$5000.00</b>
<b>Sales Tax.....</b>	<b>\$ 412.50</b>
<b>Total Amount Due.....</b>	<b>\$5412.50</b>

**Amount to be Prorated as follows;**

<b>Collin Byrnes and Alexandra Byrnes (for 40 Acres) .....</b>	<b>\$3908.09</b>
<b>Sales Tax.....</b>	<b>\$ 322.42</b>
<b>Total Amount Due.....</b>	<b>\$4230.51</b>
<b>Less Down Payment of .....</b>	<b>\$2000.00</b>
<b>Final Balance for Byrnes.....</b>	<b>\$2230.51</b>

Paid RLL 09/19/25

<b>Edward Lee Lipscomb and Pamela Jo Lipscomb (for 11.1759 Ac)....</b>	<b>\$1091.91</b>
<b>Sales Tax.....</b>	<b>\$ 90.08</b>
<b>Total Amount Due.....</b>	<b>\$1181.99</b>

Check #