
Birdwell Surveying

PO Box 1142
121 Market Street
Hemphill, TX 75948
Phone (409) 787-2722
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Jonathan McFadden Survey
A-465

State of Texas
County of Shelby

Legal Description
To a
1.707 Acre Tract
Lot #2

Being a legal description to a 1.707 acre tract in the Jonathan McFadden Survey A-465, Shelby County, Texas and being out of and part of a called 15.2 acre tract described in a Warranty Deed with Vendor's Lien from Kenneth Rash and wife, Martha Rash, to Jerry Lewis and wife, Brandi Lewis, dated October 22, 2004 and recorded in Volume 1003 Page 282 of the Real Property Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod set with cap for the southwest corner of this tract in the west boundary line of said 15.2 acre tract and for the northwest corner of a 2.141 acre tract surveyed this day by me and in the east boundary line of Kenneth Rash 7.541 acre tract recorded in Volume 823 Page 801 of the Official Public Records of said county from which a ½" iron rod found for the southwest corner of said 2.141 acre tract and said 15.2 acre tract and being the southeast corner of a 0.769 acre tract recorded in Volume 982 Page 926 of said Official Public Records of said county and in the north right of way line of State Highway #87 brs. S 22° 48' 33" W 333.85'.

THENCE: N 22° 48' 33" E 287.86' to a ½" iron rod set with cap for the northwest corner of this tract in the west boundary line of said 15.2 acre tract and in the east boundary line of said 7.541 acre tract and being the southwest corner of a 0.824 acre tract surveyed this day by me from which a ½" iron rod set with cap for the northwest corner of said 0.824 acre tract and the southwest corner of a 0.910 acre tract surveyed this day by me brs. N 22° 48' 33" E 135.39'.

THENCE: S 65° 49' 10" E 289.94' to a point for the northeast corner of this tract in the centerline of a 40.00' wide road easement for the southeast corner of said 0.824 acre tract and in the west boundary line of a 0.887 acre tract surveyed this day by me from which a ½" iron rod set with cap brs. N 65° 49' 10" W 20.22'.

THENCE: Along said centerline as follows:

- 1) S 12° 27' 02" W 59.66' to a point.
- 2) S 10° 04' 08" W 29.37' to a point.
- 3) S 10° 04' 08" W 65.82' to a point for the east corner of this tract for the north corner of a 1.222 acre tract surveyed this day by me and in the west boundary line of a 0.785 acre tract surveyed this day by me from which a ½" iron rod set with cap brs. S 81° 39' 35" W 21.08'.

THENCE: S 81° 39' 35" W 228.14' to a ½" iron rod set with cap for the southeast corner of this tract and for the west corner of said 1.222 acre tract and being the northeast corner of said 2.141 acre tract from which a ½" iron rod set with cap brs. S 10° 44' 33" W 53.84'.

THENCE: N 72° 20' 00" W 126.84' to the place of beginning containing 1.707 acres of land.

Surveyed by:



Wm. Mark Birdwell

R.P.L.S. #5148

January 23, 2008

Job #SH465002 Drawing #SH465002



Reference is made to survey plat of even date. If this document is not signed and sealed in red, it is deemed void by the above signed.

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Jonathan McFadden Survey
A-465

State of Texas
County of Shelby

Legal Description
To a
0.785 Acre Tract
Lot #11

Being a legal description to a 0.785 acre tract in the Jonathan McFadden Survey A-465, Shelby County, Texas and being out of and part of a called 15.2 acre tract described in a Warranty Deed with Vendor's Lien from Kenneth Rash and wife, Martha Rash, to Jerry Lewis and wife, Brandi Lewis, dated October 22, 2004 and recorded in Volume 1003 Page 282 of the Real Property Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod set with cap for the east corner of this tract and in the east corner of said 15.2 acre tract and in the west boundary line of Adrienne Madiac 15.6 acre tract recorded in Volume 980 Page 886 of the Official Public Records of said county and for the south corner of a 0.887 acre tract surveyed this day by me from which a ½" iron rod set with cap for the east corner of said 0.887 acre tract brs. N 35° 36' 31" E 195.90'.

THENCE: S 35° 36' 31" W 260.03' to a ½" iron rod set with cap for the south corner of this tract in the east boundary line of said 15.2 acre tract and in the west boundary line of said 15.6 acre tract and for the northeast corner of a 0.312 acre tract surveyed this day by me from which a ¾" iron rod found for the south corner of said 15.2 acre tract and said 0.312 acre tract in the north right of way line of State Highway #87 brs. S 35° 36' 31" W 306.04'.

THENCE: N 65° 14' 02" W 53.84' to point for the southwest corner of this tract and in the centerline of a 40.00' wide road easement from which a ½" iron rod set with cap in the south boundary line of this tract and in the north boundary line of said 0.312 acre tract brs. S 63° 14' 02" E 21.84'.

THENCE: Along said centerline as follows:

- 1) N 01° 03' 01" E 16.42' to a point.
- 2) N 03° 23' 02" W 41.15' to a point.
- 3) N 01° 47' 46" E 35.89' to a point.
- 4) N 09° 23' 32" E 114.90' to a point.
- 5) N 10° 04' 08" E 12.14' to a point.
- 6) N 10° 04' 08" E 65.82' to a point for the north corner of this tract and for the southwest corner of said 0.887 acre tract and in the east boundary line of a 1.707 acre tract surveyed this day by me from which a ½" iron rod set with cap brs. S 60° 45' 13" E 21.18'.

THENCE: S 60° 45' 13" E 194.27' to the place of beginning containing 0.785 acre of land.

Surveyed by:


Wm. Mark Birdwell
R.P.L.S. #5148
January 23, 2008
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Jonathan McFadden Survey
A-465

State of Texas
County of Shelby

Legal Description
To a
0.817 Acre Tract
Lot #8

Being a legal description to a 0.817 acre tract in the Jonathan McFadden Survey A-465, Shelby County, Texas and being out of and part of a called 15.2 acre tract described in a Warranty Deed with Vendor's Lien from Kenneth Rash and wife, Martha Rash, to Jerry Lewis and wife, Brandi Lewis, dated October 22, 2004 and recorded in Volume 1003 Page 282 of the Real Property Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod set with cap for the south corner of this tract in the east boundary line of said 15.2 acre tract and in the west boundary line of Adrienne Madiac 15.6 acre tract recorded in Volume 980 Page 886 of the Official Public Records of said county and being the east corner of a 0.744 acre tract surveyed this day by me from which a ½" iron rod set with cap for the south corner of said 0.744 acre tract brs. S 35° 36' 31" W 118.88'.

THENCE: N 69° 58' 15" W 274.69' to a point for the west corner of this tract in the centerline of a 40.00' wide road easement for the north corner of said 0.744 acre tract and being in the east boundary line of a 0.910 acre tract surveyed this day by me from which a ½" iron rod set with cap brs. S 69° 58' 15" E 21.44'.

THENCE: Along said centerline as follows:

- 1) N 41° 08' 52" E 38.56' to a point.
- 2) N 47° 21' 20" E 20.38' to a point.
- 3) N 47° 21' 20" E 62.80' to a point for the north corner of this tract being the east corner of a 1.108 acre tract surveyed this day by me and for the south corner of a 0.732 acre tract surveyed this day by me and for the west corner of a 3.468 acre tract surveyed this day by me from which a ½" iron rod set with cap brs. S 80° 41' 59" E 60.64'.

THENCE: S 80° 41' 59" E 272.13' to a ½" iron rod set with cap for the east corner of this tract in the east boundary line of said 15.2 acre tract and in the west boundary line of said 15.6 acre tract and being the southeast corner of said 3.468 acre tract.

THENCE: S 35° 36' 31" W 166.66' to the place of beginning containing 0.817 acre of land.

Surveyed by:



Wm. Mark Birdwell

R.P.L.S. #5148

January 23, 2008

Job #SH465002 Drawing #SH465002



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Jonathan McFadden Survey
A-465

State of Texas
County of Shelby

Legal Description
To a
0.732 Acre Tract
Lot #6

Being a legal description to a 0.732 acre tract in the Jonathan McFadden Survey A-465, Shelby County, Texas and being out of and part of a called 15.2 acre tract described in a Warranty Deed with Vendor's Lien from Kenneth Rash and wife, Martha Rash, to Jerry Lewis and wife, Brandi Lewis, dated October 22, 2004 and recorded in Volume 1003 Page 282 of the Real Property Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod set with cap for the northwest corner of this tract in the north boundary line of said 15.2 acre tract and in the south boundary line of Walter and William Baty 170.32 recorded in Volume 1061 Page 555 of said Real Property Records and for the north corner of a 1.108 acre tract surveyed this day by me from which a ½" iron rod found for the west corner of said 15.2 acre tract and said 1.108 acre tract in the south boundary line of said 170.32 acre tract and for the northeast corner of Kenneth Rash 7.541 acre tract recorded in Volume 823 Page 801 of the Official Public Records of said county brs. S 74° 27' 04" W 189.83'.

THENCE: N 74° 27' 04" E 227.95' to a ½" iron rod set with cap for the north corner of this tract and for the northwest corner of a 3.468 acre tract surveyed this day and in the south boundary line of said 170.32 acre tract from which a ½" iron rod found in the north boundary line of said 3.468 acre tract and said 15.2 acre tract and in the south boundary line of said 170.32 acre tract brs. N 74° 27' 04" E 130.66'.

THENCE: S 18° 20' 05" W 306.70' to a point for the southeast corner of this tract and an angle corner of said 3.468 acre tract in the centerline of a 40.00' wide road easement from which a ½" iron rod set with cap brs. N 18° 20' 05" E 50.00'.

THENCE: S 47° 21' 20" W 22.54' to a point for the south corner of this tract and the east corner of said 1.108 acre tract and being the northwest corner of a 0.817 acre tract surveyed this day by me and in said centerline from which a ½" iron rod set with cap brs. N 23° 28' 51" W 52.64'.

THENCE: N 23° 28' 51" W 267.43' to the place of beginning containing 0.732 acre of land.

Surveyed by:



Wm. Mark Birdwell

R.P.L.S. #5148

January 23, 2008

Job #SH465002 Drawing #SH465002



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FIELD NOTE DESCRIPTION
OF 0.7378 OF AN ACRE SITUATED IN THE
JONATHAN McFADDIN SURVEY, ABSTRACT 465
SHELBY COUNTY, TEXAS

Being 0.7378 of an acre of land situated in the Jonathan McFaddin Survey, Abstract 465, Shelby County, Texas, and being part of the called 2.141 acre tract shown as Reservation "A" on the map or plat of Magnolia Manor Subdivision and recorded in Volume 1, Page 156, in the Plat Records of Shelby County, Texas, said called 2.141 acre tract also being described in an Assumption Deed with Warranty from Jerry Lewis and wife, Brandy Lewis, to J. C. Lewis Construction LLC, dated September 4, 2008, and recorded under Document No. 2008009473, in the Official Public Records of Shelby County, Texas, said 0.7378 of an acre being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the West or Southwesterly corner of said called 2.141 acre tract and said Reservation "A", and in the North right-of-way line of State Highway 87 (based on 100-foot right-of-way), and being the South or Southeasterly corner of a called 0.796 of an acre tract described in a Warranty Deed from Timothy W. Brown and wife, Tammy W. Brown, to William A. Nichols, dated May 16, 2013, and recorded under Document No. 2013004916, in the Official Public Records of Shelby County, Texas;

THENCE S 60°08'22" E with said North right-of-way line of State Highway 87 as the South line of said called 2.141 acre tract and said Reservation "A", a distance of 159.51 feet to the **POINT of BEGINNING** of the hereon described 0.7378 of an acre tract;

THENCE N 24°04'52" E, into said called 2.141 acre tract, a distance of 79.56 feet to a 1/2-inch iron rod with plastic cap set;

THENCE N 20°12'12" E, a distance of 98.62 feet to a 1/2-inch iron rod with plastic cap set;

THENCE N 19°26'51" E, and continuing across said called 2.141 acre tract, a distance of 122.52 feet to a 1/2-inch iron rod with plastic cap set in an East line of said called 2.141 acre tract and said Reservation "A" and being in a West line of a called 1.222 acre tract shown as Lot #1 on said map or plat of Magnolia Manor Subdivision and described in a Warranty Deed from Jerry Lewis and wife, Brandy Lewis, to Darrell Doggett and wife, Eddie Doggett, dated May 15, 2012, and recorded under Document No. 2012003245, in the Official Public Records of Shelby County, Texas, and being S 19°47'06" E, 15.98 feet from a 1/2-inch iron rod with plastic cap found for a corner in the East line of said called 2.141 acre tract and a corner in said West line of the called 1.222 acre tract;

THENCE with a portion of the Easterly lines of said called 2.141 acre tract and a portion of the West line of said called 1.222 acre tract as follows:

- 1.) S 19°47'06" E (called S 19°48'32" E), a distance of 104.25 feet to a 1/2-inch iron rod with plastic cap found;
- 2.) S 45°19'24" E (called S 45°18'56" E), a distance of 85.61 feet to a 1/2-inch iron rod with plastic cap found;
- 3.) S 10°21'56" W (called S 10°23'15" W), a distance of 56.28 feet to a 1/2-inch iron rod with plastic cap found: and
- 4.) S 45°47'02" E, a distance of 43.44 feet to a 1/2-inch iron rod with plastic cap set for corner, from which the East corner of said called 2.141 acre tract and the South corner of said called 1.222 acre tract in the centerline of a 40.00 foot wide Road Easement bears S 45°47'02" E, 28.30 feet;

THENCE S 80°07'03" W, into said called 2.141 acre tract, a distance of 51.41 feet to a 1/2-inch iron rod with plastic cap set;

THENCE S 67°59'31" W, a distance of 39.82 feet to a 1/2-inch iron rod with plastic cap set;

THENCE S 56°10'11" W, a distance of 47.34 feet to a 1/2-inch iron rod with plastic cap set;

THENCE S 51°18'11" W, a distance of 28.79 feet to a 1/2-inch iron rod with plastic cap set; and,

THENCE S 35°00'55" W, continuing across said called 2.141 acre tract, a distance of 10.28 feet to a 1/2-inch iron rod with plastic cap set in the South line of said called 2.141 acre tract and said Reservation "A" and in said North right-of-way line of State Highway 87, and being N 60°08'22" W, 32.17 feet from the South or Southeast corner of said called 2.141 acre tract;

THENCE N 60°08'22" W, with said North right-of-way line of State Highway 87 as the South line of said called 2.141 acre tract and said Reservation "A", a distance of 79.83 feet to the POINT of BEGINNING and containing 0.7378 of an acre of land within these calls.

Bearing orientation based on the West line of the called 2.141 acre tract having a bearing of N 22°48'33" E, as described in deed recorded under Document No. 2008009473, 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 November 12, 2014. (Originals signed in blue ink, all others are copies)

Prepared by:

B.K. Surveying

453 C.R. 1512

Center, Texas 75935

December 1, 2014

Job No. 1482 Tr-B, 0.7378ac



William B. Connolly 12/01/14
William B. Connolly, Registered
Professional Land Surveyor, No. 5313