William McFadden Survey
Abstract No. 460
Shelby County, Texas

At Point of Beginning (POB)
Angle of Convergence: 03°08'09"
Combined Scale Factor: 0.9999953

Plat & Grid
Geodetic

0 200 400 600

LINE	BEARING	DISTANCE
L1	S 86°49'50" W	210.93'
L2	S 83°28'18" W	294.17'
L3	S 66°02'02" W	60.49'
L4	N 52°34'43" W	261.78'
L5	N 65°22'29" W	193.95'
L6	N 41°29'04" W	202.56'
L7	N 19°29'19" E	28.85'
L8	N 86°16'11" E	178.00'
L9	N 02°14'30" E	13.99'

160.237 Ac.
Cody Donnan
to
Michael & Amanda Cranford
Sept. 20, 2021
DN 2021003473

Fnd. 1/2" Steel Rod w/5313 cap
At 301' Center of Smith Creek
N 12°58'31" W 309.80'
(Call S10°25'59"E -316.10)

Point of Beginning (POB)
Fnd. 1/2" Steel Rod w/5313 cap
at Fence Intersection
Fnd. 7" Post N19°17'28"E-12.87'
North: 10704041.924
East: 4185342.486

(Call N5°11'27"E -13.99')
(Call S88°55'45"W 178.10)
Fnd. 1/2" Steel Rod w/5313 cap
L8
(Call E-136.89')
Fnd. 1/2" Steel Rod w/5313 cap
Tree Line Only
Tree Line Fence
(Call N87°16'14"W-4947.45')
N 89°58'40" E 4947.54'
Fence Down and in Trees only
(Call S86°E-5044.44')

Tr. 1, 160.28 Ac.
Name Affidavit
by
Bobbie Jean Nutt
May 1, 2008
DN 2008003830

(Call S5°11'27"W-860.21')
N 02°14'30" E 846.25'
(Call N6°30'E-1780.56')
Set 1/2" Steel Rod w/cap in Fence at Fence Angle Found
Center of Creek as Digitized from Aerial Photography
Center of Creek as Digitized from Aerial Photography and Called Smith Creek in Deeds

288.53 Acres Surveyed
±0.46 Acres in County Road No. 4293

Tr. 1, 196.8 Ac.
Anderson Manufacturing Company, Inc.
to
Mark Anderson
Feb. 28, 1994
765/155

Ref:
196.8 Ac.
Thos. F. Hull
to
E. J. Eyers
Jan. 27, 1912
67/226

Fence Mostly Down
(Call S-2150')
S 03°21'55" E 1206.93'
(Call S13°15'E 1252.8' Eyers NEC Overall-1311.89')

Fnd. 1/2" Steel Rod
N 03°01'29" E 943.68'
(Call S5°53'23"W-943.16')
At 19.65' Fnd. 1/2" Steel Rod
Calc. Cor. in Smith Creek
Fnd. 1/2" Steel Rod w/5313 cap
(Call S1°00'10"W-930.69')
N 12°55'55" E 311.58'
(Call N10°E -259')
(Call N25°15'W -188.76')
(Call S87°15'W -188.89')
Last evidence of center of old road
(Call N55°15'W-373.61')
Center of Old Road
(Call N80°W -170.83')
(Call N85°W -295.83')
(Call N85°W -207.5')
(Call S84°45'W-323.61')
0.2'
(Call S87°15'W -202.27')
Fnd. 1/2" Steel Rod
Old Logansport Road
N 86°17'19" W 624.41'
(Call S82°14'30"E-624.81')
Fnd. 1/2" Steel Rod
S 82°56'32" W 528.45'
(Call N87°01'55"E-528.75')
Fnd. 1/2" Steel Rod w/5313 cap
(Call S6°19'37"E -193.48')
(Call N39°W-421.11')
(Call S45°39'27"E-399.01')
Fnd. 1/2" Steel Rod w/5313 cap
At 595.97' Fnd. 1/2" Steel Rod w/5313 cap
(Call N84°29'W -264.12')
L4
(Call S46°33'27"E -267.71')
At 32.00' Fnd. 1/2" Steel Rod w/5313 cap
(Call N84°W-940.28')
N 87°42'16" W 798.84' Fence
(Call S84°E-940.28')
Calc. Cor. in Road
Calc. Cor. in Road
Calc. Cor. in Road
Calc. Cor. in Road
(Call N88°E-466.67')
(Call S88°W-466.67')
Occupied Margin
Fence
County Road No. 4293

Tr. 1, 131.451 Ac.
Richard Bartee
to
Double Gate Farm, LLC
Jan. 7, 2019
DN 2019000118

Tr. 1, 274.79 Ac.
Christopher Tyre
to
Stuart & Haley Hastings
Sept. 12, 2022
DN 2022004903

Tr. 2, 20.34 Ac.
Christopher Tyre
to
Stuart & Haley Hastings
Sept. 12, 2022
DN 2022004903

Tr. 1, 131.451 Ac.
Richard Bartee
to
Double Gate Farm, LLC
Jan. 7, 2019
DN 2019000118

Fnd. 1/2" Steel Rod w/5313 cap
(Call N88°45'W-3611.11')
3.1'
2.8'
2.1'
0.9'
S 87°24'56" W 1762.30'
(Call S88°28'E-1765.17')
6.8'
Pond
0.4'
0'
Set 1/2" Steel Rod w/cap
Fence Corner
N87°24'56"E-1.76'
S 03°21'55" E 356.69'
(Call S35°49'W-431.33')
S 17°05'53" W 822.97'
(Call N35°11'28"E-822.56')
0.4'
0.7'

Tr. 2, 20.258 Ac.
Richard Bartee
to
Double Gate Farm, LLC
Jan. 7, 2019
DN 2019000118

Res. of 179.66 Ac.
E. W. & Bernice Muckleroy
to
T. G. & Betty Bellmyer
April 18, 1963
412/225

Calc. Cor. in Road
18.14'
Fnd. 1/2" Steel Rod

173.03 Ac.
Kenneth & Jerri Campbell
to
Lararo & Brenda Acuna
Jan. 12, 2001
904/420

P L A T

SHOWING A BOUNDARY SURVEY OF 288.53 ACRES OF LAND IN THE WILLIAM McFADDEN SURVEY, ABSTRACT No. 460, SHELBY COUNTY, TEXAS, AND BEING ALL OF THAT TRACT 1 CALLED 274.79 ACRES AND ALL OF THAT TRACT 2 CALLED 20.34 ACRES FROM CHRISTOPHER TYRE TO STUART & HALEY HASTINGS ON SEPTEMBER 12, 2022 AND RECORDED IN DOCUMENT NUMBER 2022004903 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS.

For: Stuart & Haley Hastings; Scale: 1" = 200';
Job No. 8-2023-132; F.B. MC 8/48

NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per Trimble VRS Network Solutions. At the Point of Beginning (POB), the angle of convergence is 03°08'09" and the combined scale factor is 0.9999953. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. Note the fences and power lines shown hereon. There may be buried utilities along the margins of County Road No. 4293. w/cap = a plastic cap marked Affiliated Surveyors. w/5313 cap a plastic cap marked BK Survey, 5313. Acreage within County Road No. 4293 is approximate. Note the fences shown hereon and their distances from the property lines. The distance is on the opposite side of the property line as the fence (i.e. if the distance is on the East side of the property line, then the fence is West of the property line). The fences along the East and North lines were found by metal locators as they are mostly down and in the ground or in trees. 60d nails and wooden stakes were set at various intervals along all lines except those within the occupied margins of County Road No. 4293. Note the old Logansport Road. This road is difficult to see in places and located by the fence along the South side of the old road. The status of this road is not known. Note the pond and creeks shown hereon. These were digitized from aerial photography except where the most Easterly South line of this tract crosses the pond. There is a protrusion of the pond shown hereon, onto the 20.258 acres, shown hereon. Note the pipeline shown hereon. This was located at pipeline markers found and no attempt was made to locate the underground utility. The overall called acreage for these tracts is 295.13 acres and 288.53 acres is found, or 6.60 acres short. The North line is 100 feet short of the call distance, and if 100' is multiplied by the call of 2150 along the East line, that makes 4.93 acres of the shortage that is due to the 100' shortage along the North line. The East line is 44' short of it's call, the West line is 9' long of it's call. All of these factors make up the shortage in the acreage that was called for. Per the deeds, the 274.79 acres was surveyed in the 1930's and the 20.34 acres was surveyed in the late 1940's. The beginning corner of the 274.79 acres was verified to be within 3.5 feet of the called location of the beginning corner. See Written Description.

I, Kristopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Stuart & Haley Hastings, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

STATE OF TEXAS
Kristopher Morgan
5655
REGISTERED PROFESSIONAL LAND SURVEYOR

Prepared By:
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Kristopher Morgan
R.P.L.S. No. 5655
August 25, 2023

2023-61