



Scale 1" = 250'

ALANSON BARR SURVEY ABSTRACT 1211 SHELBY COUNTY, TEXAS

62.0470 Acres.

DEBRA SHORE
CALLED 62 AC
VOL. 885, PG. 642
O.P.R.S.C.T.

24" SANDJACK
X FND
WEST, 30.3'
1/2" IRF
36" SANDJACK
X FND
S05°E, 10.2'

DONALD L. SCRIMSHER
SECOND TRACT
CALLED 25.085 AC
DOC. NO. 2016001796
O.P.R.S.C.T.

DONALD L. SCRIMSHER
THIRD TRACT
CALLED 25.085 AC
DOC. NO. 2016001796
O.P.R.S.C.T.

SARAH HUGHES SURVEY ABSTRACT 314

ROBERT D. RILEY
TRACT NO. 2
CALLED 197 AC
VOL. 816, PG. 289
O.P.R.S.C.T.

HUGH WARREN REICH
(REMAINDER OF)
CALLED 94.27 AC
VOL. 879, PG. 800
O.P.R.S.C.T.

MICHAEL PERRY
CALLED 23.39 AC
DOC. NO. 2022004628
O.P.R.S.C.T.

INGRESS/EGRESS
EASEMENT
(2.092 ACRE)
(SEE NOTE #7)

MICHAEL R. PERRY
(REMAINDER OF)
CALLED 21.695 AC
VOL. 517, PG. 835
D.R.S.C.T.

ROBERT D. RILEY
TRACT NO. 1
CALLED 50 AC
VOL. 816, PG. 289
O.P.R.S.C.T.

HUGH WARREN REICH
CALLED 1.19 AC
VOL. 879, PG. 802
O.P.R.S.C.T.

ROSE LYNN CARL
CALLED 3.08 AC
DOC. NO. 2015000779
O.P.R.S.C.T.

I, WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5313, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS FOUND BY AN ON THE GROUND SURVEY PERFORMED ON SEPTEMBER 6, 2023. (ORIGINALS ARE SEALED IN RED AND SIGNED IN BLUE INK, ALL OTHERS ARE COPIES)

WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5313



*Boundary Survey Map
62.047 acres situated and
2.092 acre Ingress/Egress Easement
in the Alanson Barr Survey, A-1211,
Shelby County, Texas.*

Notes:

- Survey prepared without the benefit of a current title report, certain easements may exist which are not shown hereon.
- Bearings referenced to Grid North of the Texas State Plane Coordinate System, Central Zone (4203), NAD83, as determined by GPS observation.
- This Survey does not provide any determination concerning wetlands, flood designated areas, faultlines, toxic waste areas, or any other environmental issues.
- Surveyor did not abstract subject tract for easements, or subsurface utilities.
- SET- indicates Set 1/2" iron rod with plastic cap. (Called ___) - indicates record dimension.
- Surveyor RPLS #6259 stated he would review his survey and make revisions, if deemed necessary, as to the location of the South Boundary Line of the Kyle property.
- Ingress and Egress Easement intends to supercede the Easement between Hugh Warren Reich and wife, Chyrell A. Reich, with Debra Shore, dated May 8, 2000, and recorded in Volume 885, Page 644, in the Official Public Records of Shelby County, Texas.
- A Field Note Description of even date accompanies this map.

SCALE: 1"= 250'
DATE: 10/02/23
DRAWN: W.B.C.
CHECKED BY: W.B.C.
DWG: 23123-1
FILE: BK23123 ShC9

BK SURVEY

Land Surveying

453 C.R. 1512 & Center, Texas 75935
(936) 591-0361 & Cell (936) 591-1313
Firm No. 10070300