

[RJ]

**GATONS SURVEYING & MAPPING, LLC**

290 Walton Street, Kilgore, Texas 75662  
(903) 483-2712 – Firm No. 10194087

**FIELD NOTE DESCRIPTION OF 9.417 ACRES OF LAND**

F.M. BROWNING SURVEY, A-52  
ESTEVAN MORA SURVEY, A-4  
UPSHUR COUNTY, TEXAS

**BEING 9.417 ACRES OF LAND** situated in the F.M. Browning Survey, A-52 and the Estevan Mora Survey, A-4 both of Upshur County, Texas and being part of a called 26 acre tract described as "Tract 1" in a Warranty Deed dated March 22, 1999 from Richard James, Independent Executrix to T&M James Family, LP as recorded under Clerk's File Number 201506790 and part of a tract described in a Warranty Deed dated February 29, 2012 from Thedward Duane James, Sr. et ux to T&M James Family LP as recorded under Clerk's File Number 201201906 both of the Official Public Records of Upshur County, Texas, said 9.417 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a  $\frac{1}{2}$  inch iron rod with cap (Gatons RPLS 6265) found for the northwest corner of this tract, the northeast corner of a 14.646 acre tract described in a Warranty Deed dated February 22, 2019 from T&M James Family LP to Hershell A. Wingfield et ux as recorded under Clerk's File Number 201901647 of said Official Public Records, being in the south line of that certain called 40 acre tract described in a Warranty Deed dated May 25, 1994 from Duane James et ux to Donald W. Bass et ux as recorded in Volume 160, Page 578 of the Official Records of Upshur County, Texas, being on or near the north line of said Browning Survey and being on or near the south line of the Philip Thompson Survey, A-507;

**THENCE South 89°22'24" East** along the north line of this tract, the north line of said 26 acre tract and the south line of said 40 acre tract a distance of **753.22 feet** to a  $\frac{1}{2}$  inch iron rod with cap set for a northeast corner of this tract, from which a  $\frac{1}{2}$  inch iron pipe found for the northeast corner of said 26 acre tract bears South 89°22'24" East a distance of 249.63 feet;

**THENCE South 63°36'56" East** along the northeast line of this tract a distance of **437.53 feet** to a  $\frac{1}{2}$  inch iron rod with cap set for the east corner of this tract and being in the northwest right-of-way of Farm-to-Market Road Number 1002;

**THENCE South 35°49'33" West** along the southeast line of this tract and said right-of-way a distance of **369.10 feet** to a  $\frac{1}{2}$  inch iron rod with cap (Gatons RPLS 6265) found for the southeast corner of this tract and the east corner of a 2.000 acre tract described in a Warranty Deed dated April 12, 2019 from T&M James Family LP to Cavin C. McNeil et ux as recorded under Clerk's File Number 201902576 of said Official Public Records;

**THENCE North 78°28'42" West** along the southwest line of this tract and the northeast line of said 2.000 acre tract a distance of **949.14 feet** to a  $\frac{1}{2}$  inch iron rod with cap (Gatons RPLS 6265) found for the southwest corner of this tract, the northwest corner of said 2.000 acre tract and being in the east line of said 14.646 acre tract;

**THENCE North 00°10'13" East** along the west line of this tract and the east line of said 14.646 acre tract a distance of **312.36 feet** to the **POINT OF BEGINNING** and containing **9.417 ACRES OF LAND**.

*Note: Bearings are based on Texas State Plane Coordinate System – North Central Zone  
NAD83 (2011) (Geodetic North)*

*Note: See plat prepared dated the same.*

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision and reflect the conditions as I found them on this date.

**GIVEN UNDER MY HAND AND SEAL**, this the 16<sup>th</sup> day of February, 2022.

