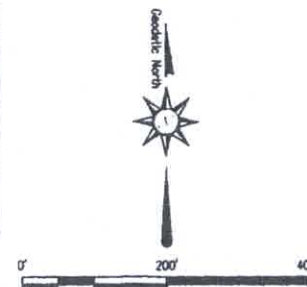
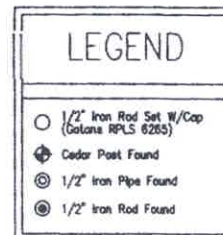
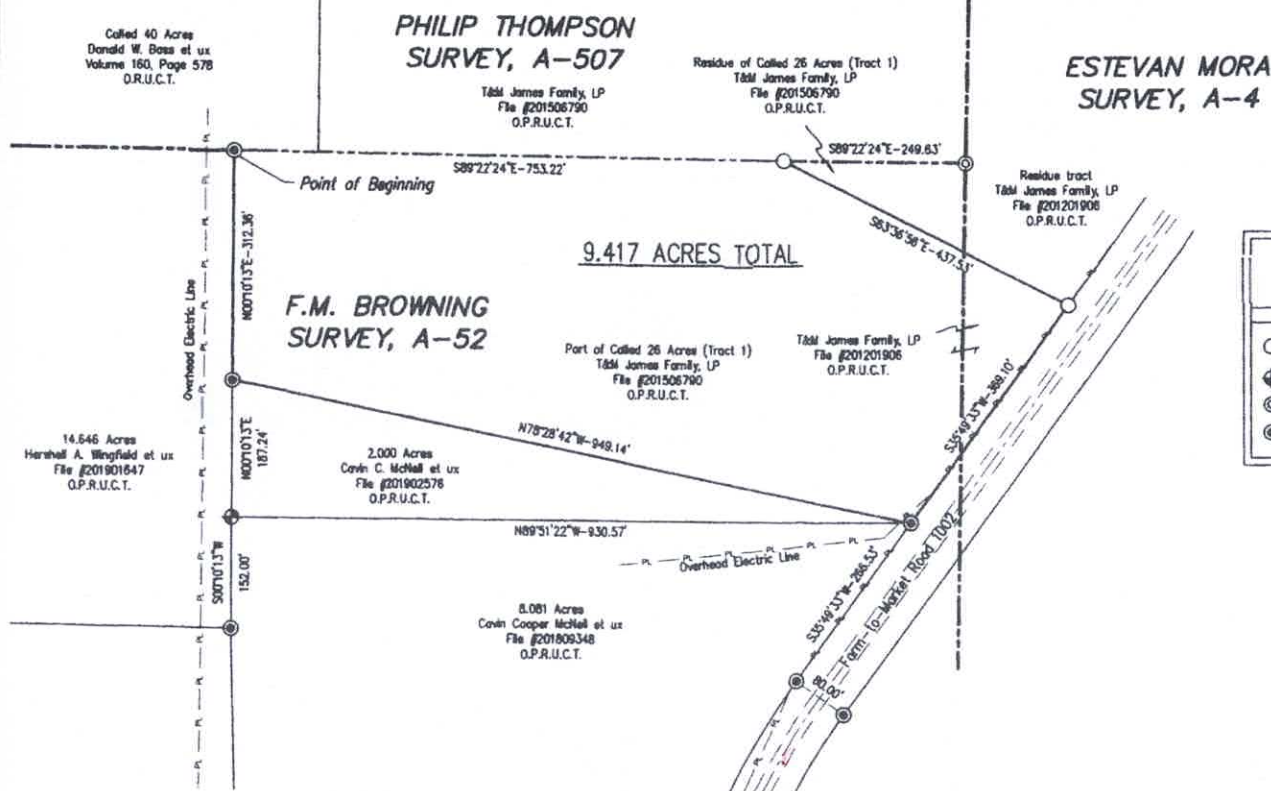


According to FEMA Flood Insurance Rate Map 48459C 0275F, effective date October 19, 2010, the subject property appears to be in Zone X (outside the 0.2% annual chance floodplain).



Notes:
There is no visible evidence of easements affecting the subject property except as shown and for utilities.
There are no visible encroachments from adjacent tracts except those shown.
This tract appears to have access to and from roadways as shown hereon.

**SURVEY PLAT OF
9.417 ACRES OF LAND
F.M. BROWNING SURVEY, A-52
ESTEVAN MORA SURVEY, A-4
Upshur County, Texas**

Reference Deed: 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 of the Official Public Records of Upshur County, Texas 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 of said Official Public Records.

DRAWN BY: BPG	DATE: 2/16/2022	PROJECT NO. 21-361
SHEET 1 OF 2	Gatons Surveying & Mapping, LLC 290 Walton Street Kilgore, Texas 75662 (903) 483-2712 - FIRM NO. 10194087	

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify that the above plat shown hereon is a true and correct representation prepared from an actual survey made on the ground under my direction and supervision. Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as an accurate and current title search may disclose.

A. field notes describing and accompanying this plat.

Easements were not researched by this surveyor.

Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265

** The original signature on this plat is in red ink. Any copy that is not signed in red ink is considered altered and is void.

Bearings are related to Geodetic North for the Texas Coordinate System NAD83, North Central Zone as determined by GPS observations made on site. To convert bearings shown (geodetic) to bearings related to grid North, rotate bearings shown counter-clockwise by the mapping angle of 1°49'43". Distances shown are expressed in US Survey Feet as measured horizontally at the surface of the earth. To convert distances shown to distances measured along the Grid for the Texas Coordinate System of 1983, North Central Zone, multiply distances shown (horizontal/surface) by the project combined scale factor of 0.99986271.