

# PHILIP THOMPSON SURVEY, A-507

## SURVEY PLAT OF 2.000 ACRES OF LAND F.M. BROWNING SURVEY, A-52 Upshur County, Texas

Reference Deed: A called 26 acre tract described as "Tract 1" in a Warranty dated March 22, 1999 from Richard James, Independent Executrix to T&M Family, LP as recorded under Clerk's File Number 201506790 of the Official Records of Upshur County, Texas.

DRAWN BY: BPG	DATE: 2/7/2019	PROJECT NO. 19-025
SHEET 1 OF 2	Gatons Surveying & Mapping, 290 Walton Street Kilgore, Texas 75862 (903) 483-2712 - FIRM NO. 10194087	

Part of Called 26 Acres (Tract 1)  
T&M James Family, LP  
File #201506790  
O.P.R.U.C.T.

Residue of Called 26 Acres (Tract 1)  
T&M James Family, LP  
File #201506790  
O.P.R.U.C.T.

F.M. BROWNING  
SURVEY, A-52

Call: West-980'  
Actual: N89°06'56"W-982.47'

Residue of Called 29 Acres  
James Randall Duke et ux  
Volume 154, Page 135  
O.P.R.U.C.T.

8.081 Acres  
Cavin Cooper McNeil et ux  
File #201808348  
O.P.R.U.C.T.

2.000 ACRES

Point of Beginning

Overhead Electric Line

### LEGEND

- 1/2" Iron Rod Set w/Cap (Gatons RPLS 6265)
- ⬢ Cedar Post Found
- Wooden Fence Post Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found



0' 200'

#### 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 that this tract appears to have access to and from FM 1002 as shown.  
According to FEMA Flood Insurance Rate Map 48459C 0275F, effective October 19, 2010, the subject property appears to be in Zone X the 0.2% annual chance floodplain).

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.

I, Land Surveyor, do hereby certify that the above plat shown hereon is a true and correct representation of the ground under my direction and supervision. Tract is subject to easements and restrictive covenants of record as an accurate and current title search may disclose.

plat.

Surveyor.