

LINE	BEARING	DISTANCE
L1	N81°46'33"E	175.21'
L2	S03°34'43"E	52.58'
L3	S88°19'25"W	123.19'
L4	S12°31'24"W	101.35'
L5	S08°49'40"E	70.30'
L6	S89°59'20"E	70.27'

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 2°02'35". 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 0.99988120.

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify that the above plot 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 note description accompanies 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.

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 Hawk Road as shown hereon.

SURVEY PLAT OF
67.565 ACRES OF LAND
DANIEL SMITH SURVEY, A-455
JAMES SCOTT SURVEY, A-440
Upshur County, Texas

Reference Deed: Part of the residue of a called 112.6 acre tract described in a Warranty Deed dated February 12, 1940 from J.E. Gowen et ux to Russell R. Gowen as recorded in Volume 137, Page 446 of the Deed Records of Upshur County, Texas.

DRAWN BY: BPG	DATE: 7/10/2023	PROJECT NO. 23-169
SHEET 1 OF 3	Gatons Surveying & Mapping, LLC 290 Walton Street Kilgore, Texas 75662 (903) 483-2712 - FIRM NO. 10194087	

2.814 Acres (Tract 1)
John Lee E. Hawkins
File #202006200
O.P.R.U.C.T.

Residue of 68.163 Acres
Daniel Hawkins et ux
File #201606996
O.P.R.U.C.T.

DANIEL SMITH
SURVEY, A-455

Part of 68.163 Acres
(Surveyed as 20.762 Acres this day)
Daniel Hawkins et ux
File #201606996
O.P.R.U.C.T.

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 on accurate and current title search may disclose.

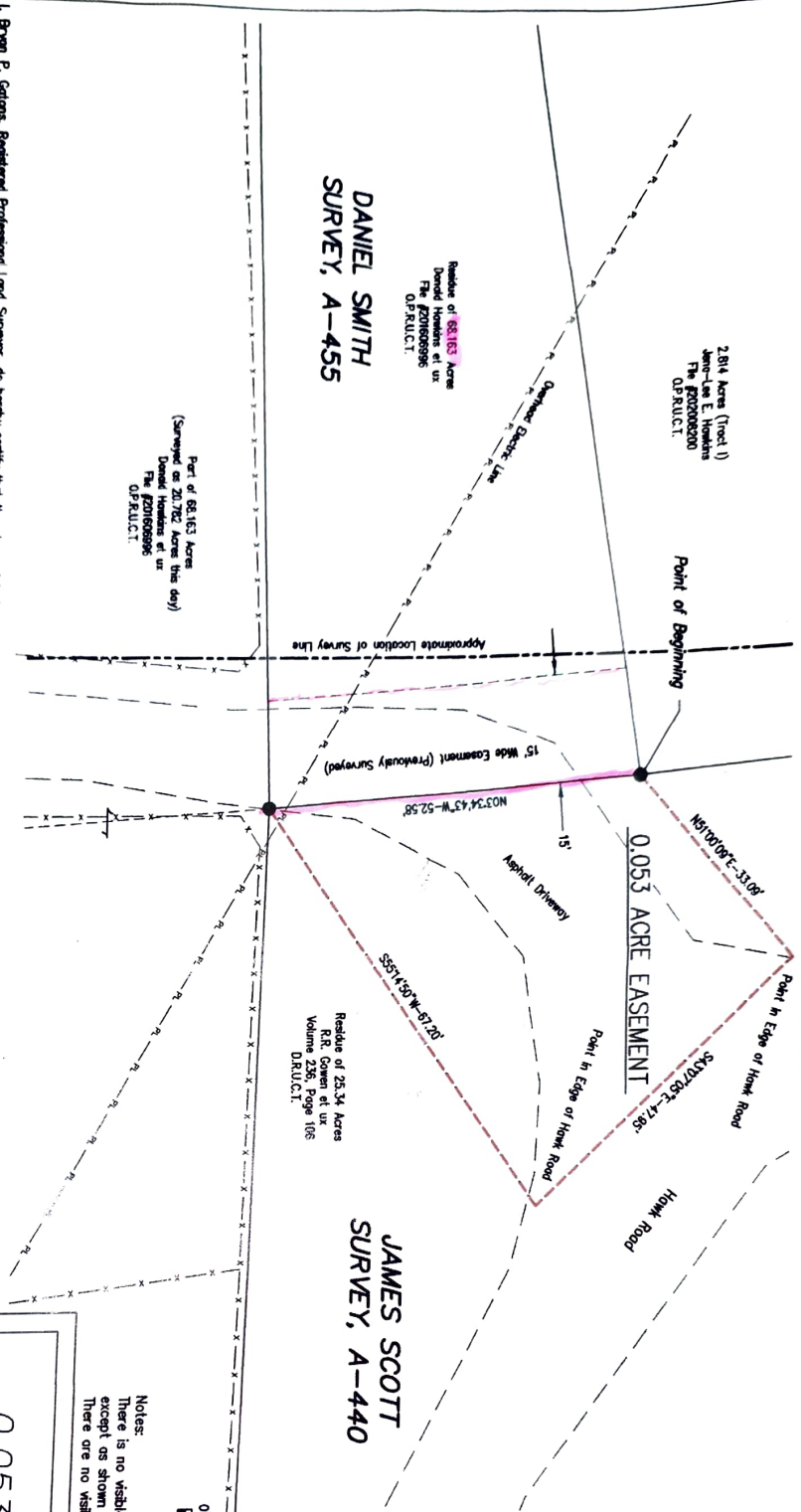
A field note description accompanies this plat.

Easements were not researched by this surveyor.

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



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Residue of 25.34 Acres
R.R. Gowan et ux
Volume 236, Page 106
D.R.U.C.T.

JAMES SCOTT
SURVEY, A-440

LEGEND

1/2" Iron Rod Found

Geodetic North

0'

20'

40'

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.

SURVEY PLAT OF
0.053 ACRE EASEMENT
JAMES SCOTT SURVEY, A-440
Upshur County, Texas

Reference Deed: A called 25.34 acre tract described in a Warranty Deed dated September 5, 1958 from George M. Griggs et ux to R.R. Gowan et ux as recorded in Volume 236, Page 106 of the Deed Records of Upshur County, Texas.

DRAWN BY:	DATE:	PROJECT NO.
BPG	2/1/2023	23-051
SHEET	Gatons Surveying & Mapping, LLC	
1 OF 2	290 Walton Street Kilgore, Texas 75662 (903) 463-2712 - FIRM NO. 10194087	

GATONS SURVEYING & MAPPING, LLC

290 Walton Street, Kilgore, Texas 75662

(903) 483-2712 – Firm No. 10194087

FIELD NOTE DESCRIPTION OF 67.565 ACRES OF LAND

DANIEL SMITH SURVEY, A-455

JAMES SCOTT SURVEY, A-440

UPSHUR COUNTY, TEXAS

BEING 67.565 ACRES OF LAND situated in the Daniel Smith Survey, A-455 and the James Scott Survey, A-440 both of Upshur County, Texas and being part of the residue of a called 112.6 acre tract described in a Warranty Deed dated February 12, 1940 from J.E. Gowen et ux to Russell R. Gowen as recorded in Volume 137, Page 446 of the Deed Records of Upshur County, Texas, said 67.565 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 ½ inch iron pipe found for the southwest corner of this tract, the southwest corner of said 112.6 acre tract, the southeast corner of that certain called 215 acre tract conveyed in a Warranty Deed dated August 18, 1965 from Jonathan H. Allen, Independent Executor to C.C. Jameson and Amelia Jameson, Co-Trustees as recorded in Volume 297, Page 423 of said Deed Records, being in the north line of that certain tract described in a Warranty Deed dated November 17, 2006 from Mary Ruth Dwyer to F. Michael Seay, Trustee as recorded under Clerk's File Number 200610567 of the Official Public Records of Upshur County, Texas and being on or near the south line of said Smith Survey and a north line of said Scott Survey;

THENCE North 00°01'53" East along the west line of this tract, the occupied west line of said 112.6 acre tract, the occupied east line of said Jameson tract and generally along a fence a distance of **2508.33 feet** to a ½ inch iron rod with cap (Turner 4606) found for the northwest corner of this tract and the southwest corner of the residue of that certain called 13.027 acre tract described in a Warranty Deed dated April 10, 2014 from First National Bank to Ray Conner et ux as recorded under Clerk's File Number 201402228 of said Official Public Records;

THENCE South 88°37'10" East along a north line of this tract and a south line of said 13.027 acre residue tract a distance of **823.40 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for a northeast corner of this tract and the northwest corner of a 2.814 acre tract described in a Warranty Deed dated December 3, 2021 from Jena-Lee E. Hawkins to Thomas G. Feger, Jr. et ux as recorded under Clerk's File Number 202109613 of said Official Public Records;

THENCE South 41°40'41" West along an east line of this tract and the west line of said 2.814 acre tract a distance of **233.28 feet** to a 60d nail found in the fork of a 16 inch hickory fence intersection for an ell corner of this tract and the southwest corner of said 2.814 acre tract;

THENCE South 79°26'45" East along a north line of this tract and a south line of said 2.814 acre tract a distance of **459.31 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for an angle break in said line;

THENCE North 81°46'33" East continuing along said line a distance of **175.21 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for a northeast corner of this tract, the southeast corner of said 2.814 acre tract and being on the west side of Hawk Road;

THENCE South 03°34'43" East along an east line of this tract a distance of 52.58 feet to a ½ inch iron rod with cap (Gatons RPLS 6265) found for a southeast corner of this tract and being in a north line of a 20.728 acre tract described in a Warranty Deed dated May 3, 2023 from Donald W. Hawkins et ux to Bharat Maini et ux as recorded under Clerk's File Number 202302806 of said Official Public Records;

THENCE South 88°19'25" West along a south line of this tract and a north line of said 20.728 acre tract a distance of **123.19 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for an ell corner of this tract and a northwest corner of said 20.728 acre tract;

THENCE South 12°31'24" West along an east line of this tract and a west line of said 20.728 acre tract a distance of **101.35 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for an angle break in said line;

THENCE South 08°49'40" East continuing along said line a distance of **70.30 feet** to a cross-tie fence post found for an angle break in said line;

THENCE South 02°18'56" East continuing along said line a distance of **748.14 feet** to a wooden fence corner post found for an ell corner of this tract and a called southwest corner of said 20.728 acre tract;

THENCE South 89°59'20" East along a north line of this tract, a south line of said 20.728 acre tract and generally along a fence a distance of **70.27 feet** to a 3/8 inch iron rod found for a northeast corner of this tract, a northwest corner of that certain called 24.226 acre tract described in a Warranty Deed dated January 18, 2006 from Edward J. Zabawski Jr. et ux to Theron D. McConnell as recorded under Clerk's File Number 200600487 of said Official Public Records and being on or near the east line of said Smith Survey and a west line of said Scott Survey;

THENCE South 00°14'51" West along an east line of this tract, a west line of said 24.226 acre tract, along or near said Survey line and generally along a fence a distance of **1274.24 feet** to a point occupied by a cross-tie fence corner post for the southeast corner of this tract, the southeast corner of said 112.6 acre tract, the northeast corner of the aforementioned Seay tract, the southeast corner of said Smith Survey and an ell corner of said Scott Survey, from which a 5/8 inch iron rod found on the north side of Little Cypress Creek bears South 00°14'51" West a distance of 285.73 feet;

THENCE South 89°35'35" West along a south line of this tract, the south line of said 112.6 acre tract, the north line of said Seay tract, along or near the south line of said Smith Survey and a north line of said Scott Survey and generally along a fence a distance of **1258.34 feet** to the **POINT OF BEGINNING** and containing **67.565 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 10th day of July, 2023.

Bryan P. Gatons

Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265
Job No. 23-169

