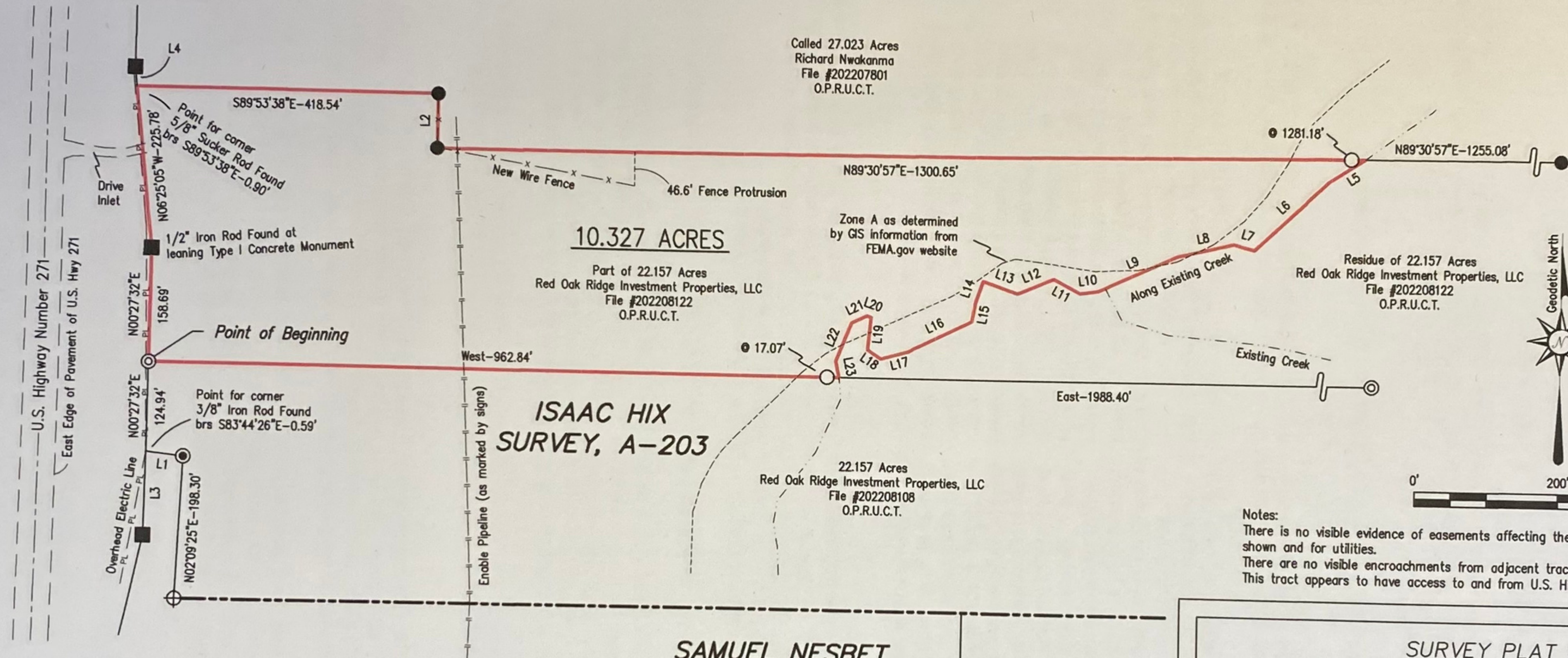


Bearings are related to Geodetic North for the Texas Coordinate System NAD83, North Central Zone as determined by GPS observations made on site. To convert bearings shown (geodetic) to bearings related to grid North, rotate bearings shown counter-clockwise by the mapping angle of 1°56'10". Distances 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 0.999877392.



LEGEND

●

3/8" Iron Rod Found

●

5/8" Sucker Rod Found

■

Type I Concrete Mon. Found

⊕

Wooden Fence Post Found

⊙

1/2" Iron Rod Found

○

1/2" Iron Rod Set W/Cap (Gatons RPLS 6265)

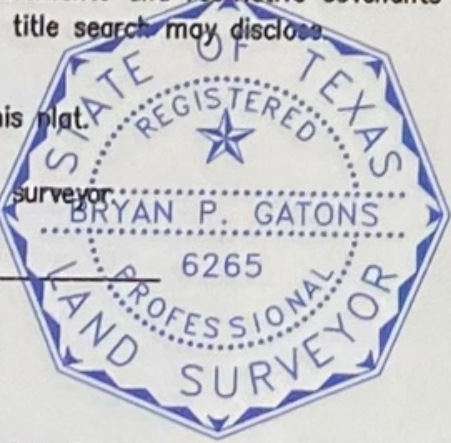
Notes:
There is no visible evidence of easements affecting the subject property except as shown and for utilities.
There are no visible encroachments from adjacent tracts except those shown hereon.
This tract appears to have access to and from U.S. Highway No. 271 as shown hereon.

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 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



** 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.

SAMUEL NESBET
SURVEY, A-373

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N83°44'26"W	51.82'	L13	N70°59'37"W	51.42'
L2	S00°27'27"W	75.47'	L14	S19°01'35"W	32.27'
L3	S00°27'32"W	116.36'	L15	S09°59'27"W	27.07'
L4	N06°25'05"W	27.25'	L16	S63°33'17"W	99.19'
L5	S56°56'04"W	58.88'	L17	S74°26'40"W	40.77'
L6	S46°25'48"W	140.41'	L18	N56°30'34"W	22.37'
L7	N74°47'52"W	29.76'	L19	N04°56'22"E	46.35'
L8	S76°48'04"W	80.67'	L20	N71°29'42"W	6.22'
L9	S65°23'12"W	120.65'	L21	S64°06'34"W	23.89'
L10	S81°35'48"W	25.75'	L22	S21°33'44"W	58.72'
L11	N62°10'11"W	42.20'	L23	S13°05'23"E	23.41'
L12	S67°24'21"W	54.88'			

SURVEY PLAT OF
10.327 ACRES OF LAND
ISAAC HIX SURVEY, A-203
UPSHUR COUNTY, TEXAS

Reference Deed: A 22.157 acre tract described in a Warranty Deed dated September 20, 2022 from Melanie P. Taylor to Red Oak Ridge Investment Properties, LLC as recorded under Clerk's File Number 202208122 of the Official Public Records of Upshur County, Texas.

DRAWN BY: BPG	DATE: 11/21/2022	PROJECT NO. 22-299
SHEET 1 OF 2	Gatons Surveying & Mapping, LLC 290 Walton Street Kilgore, Texas 75662 (903) 483-2712 - FIRM NO. 10194087	