

GATONS SURVEYING & MAPPING, LLC

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

FIELD NOTE DESCRIPTION OF 10.005 ACRES OF LAND JOSEPH WALKER SURVEY, A-519 UPSHUR COUNTY, TEXAS

BEING 10.005 ACRES OF LAND situated in the Joseph Walker, A-519 of Upshur County, Texas and being part of that certain called 11.876 acre tract described in a Warranty Deed dated October 19, 2022 from Robin Renee Hymer to Steven Hymer as recorded under Clerk's File Number 202209520 of the Official Public Records of Upshur County, Texas, said 10.005 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap (Gatons RPLS 6265) found for a northwest corner of this tract, the northeast corner of a 1.875 acre tract described in a Warranty Deed dated January 17, 2023 from Steven Hymer to Thais Meyer et vir as recorded under Clerk's File Number 202300365 of said Official Public Records and being in the south line of an 8.767 acre tract described in a Warranty Deed dated July 14, 2020 from Thais Meyer to Brian A. Mills et ux as recorded under Clerk's File Number 202005049 of said Official Public Records;

THENCE North 89°50'37" East along a north line of this tract, the north line of said 11.876 acre tract and the south line of said 8.767 acre tract a distance of **517.53 feet** to a standing 1 inch iron pipe found for the southeast corner of said 8.767 acre tract and the southwest corner of a called 2.46 acre tract described in a Warranty Deed dated May 2, 2012 from Ricky Lynn Vanginault and Deanna Vanginault to Wesley Carter as recorded under Clerk's File Number 201203031 of said Official Public Records;

THENCE South 89°41'31" East along a north line of this tract and the south line of said 2.46 acre tract, at 248.06 feet passing a wooden fence post found for reference on the west side of Caribou Road and continuing a total distance of **274.06 feet** to a point in the pavement of said road for the northeast corner of this tract, the northeast corner of said 11.876 acre tract and the southeast corner of said 2.46 acre tract;

THENCE South 00°16'25" West along the east line of this tract, the east line of said 11.876 acre tract and within the pavement of said road a distance of **556.60 feet** to a point in said road for the southeast corner of this tract, the southeast corner of said 11.876 acre tract and the northeast corner of a called 5.319 acre tract described in a Warranty Deed dated January 17, 1997 from Kim Lorraine Blakeney to the McBee Company as recorded in Volume 247, Page 238 of the Official Records of Upshur County, Texas, from which a ½ inch iron rod with cap (Taylor) found bears North 89°39'09" West a distance of 27.95 feet;

THENCE North 89°39'09" West along the south line of this tract, the south line of said 11.876 acre tract and the north line of said 5.319 acre tract, at 469.97 feet passing a ½ inch iron rod with cap (Gatons RPLS 6265) found for the northwest corner of said 5.319 acre tract and the northeast corner of a 2.905 acre tract described in a Warranty Deed dated November 5, 2019 from Douglas Gore et ux to Robert E. Miller et ux as recorded under Clerk's File Number 201907851 of said Official Public Records and continuing a total distance of **920.25 feet** to point for the southwest corner of this tract on the east side of Mimosa Road, from which a 5/8 inch iron pipe found bears South 89°39'09" East a distance of 1.53 feet and a ½ inch iron rod with cap (Taylor) found bears South 02°28'46" East a distance of 0.28 feet;

THENCE North 02°28'46" West along a west line of this tract and a west line of said 11.876 acre tract a distance of **25.06 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for a northwest corner of this tract and the southwest corner of said 1.875 acre tract;

THENCE South 89°37'11" East along a north line of this tract and the south line of said 1.875 acre tract a distance of **155.20 feet** to a ½ inch iron rod with cap (Gatons RPLS 6265) found for an ell corner of this tract and the southeast corner of said 1.875 acre tract;

THENCE North 02°28'38" West along a west line of this tract and the east line of said 1.875 acre tract a distance of **527.56 feet** to the **POINT OF BEGINNING** and containing **10.005 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 27th day of March, 2023.



Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265
Job No. 23-075
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