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 Job No. 19-0130

Field Notes for **20.358 Acres**
 Joseph Walker Survey, A-520
 Upshur County, Texas

All that certain tract or parcel of land situated in the County of Upshur, State of Texas, being in the Joseph Walker Survey, Abstract No. 520, being a part of that certain called 26 acre tract described in Deed from Sue Baxter, to Kenneth D. Garris, et ux, Kristy M., filed July 12, 2002, recorded in Volume 458, Page 558, Official Public Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod (TSR) set on the NWC of said called 26 acre tract, same being on the NEC of a 16.094 acre tract described in Deed from Milton C. Anderson, to Virginia J. Anderson, filed March 28, 2008, recorded in Volume 795, Page 26, Official Public Records of said County and being on the South right-of-way line of F. M. 49;

Thence North 74° 58' 16" East, along the NBL of said called 26 acre tract and the South right-of-way line of said F. M. 49, a distance of 603.86 feet to a 1/2 inch iron rod (TSR) set on the NWC of a 2.595 acre tract this day surveyed out of said called 26 acre tract;

Thence South 00° 11' 14" East, along the WBL of said 2.595 acre tract, a distance of 367.61 feet to a 1/2 inch iron rod (TSR) set on the SWC of said 2.595 acre tract;

Thence North 75° 03' 43" East, along the SBL of said 2.595 acre tract, a distance of 322.17 feet to a 1/2 inch iron rod (TSR) set on the SEC of said 2.595 acre tract and being on the EBL of said called 26 acre tract and also being on the WBL of a 35.620 acre tract described in Deed from Dorothy F. Keck, to Philip R. Jones Living Trust, filed January 07, 2013, recorded in Clerk's File No. 201300122, Official Public Records;

Thence South 1° 31' 38" East, generally along the fenced EBL of said called 26 acre tract and the WBL of said 35.620 acre tract, a distance of 864.77 feet to a 1 inch flat iron found on the SEC of said called 26 acre tract and being on the NBL of a 58.904 acre tract described in Deed from the Veterans Land Board of Texas, to Harold Burk Ritch, filed April 21, 1998, recorded in Volume 292, Page 714, Official Public Records and description found in Volume 355, Page 872, Deed Records of said County, a 5/8 inch iron rod found bears North 88° 26' 42" East, along the SBL of said 35.620 acre tract, a distance of 998.44 feet being the SEC of said 35.620 acre tract;

Thence South 88° 28' 42" West, generally along the fenced SBL of said called 26 acre tract and the NBL of said 58.904 acre tract, a distance of 887.29 feet to a 1/2 inch iron rod (TSR) set on the SWC of said called 26 acre tract, same being on the NWC of said 58.904 acre tract and being on the EBL of a 38.386 acre tract described in Deed from Jane Wilson, to Chris Fogarty and Lori Fogarty, filed March 19, 2018, recorded in Clerk's File No. 201801883, Official Public Records of said County;

Thence North 1° 47' 24" West, along the WBL of said called 26 acre tract and the EBL of said 38.386 acre tract, a distance of 63.48 feet to a 1/2 inch iron rod capped "Swanner" found on the NEC of said 38.386 acre tract and being on the SEC of a 16.094 acre tract described in Deed from Milton C. Anderson, to Virginia J. Anderson, filed March 28, 2008, recorded in Volume 795, Page 26, Official Public Records of said County;

Thence North 1° 47' 24" West, generally along a partial fenced WBL of said called 26 acre tract and the EBL of said 16.094 acre tract, a distance of 953.01 feet to the **Place of Beginning** containing **20.358 acres**.

Note: Bearings based on Geodetic North as measured by using GPS on January 28, 2019, operating within the parameters of WGS-84.

(TSR) = Typical steel rod is a 1/2"x 24" rebar with surveyor's cap marked "Blair RPLS 6139".

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

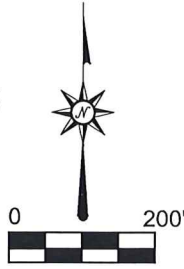
GIVEN UNDER MY HAND AND SEAL this 30th day of January, 2019.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.



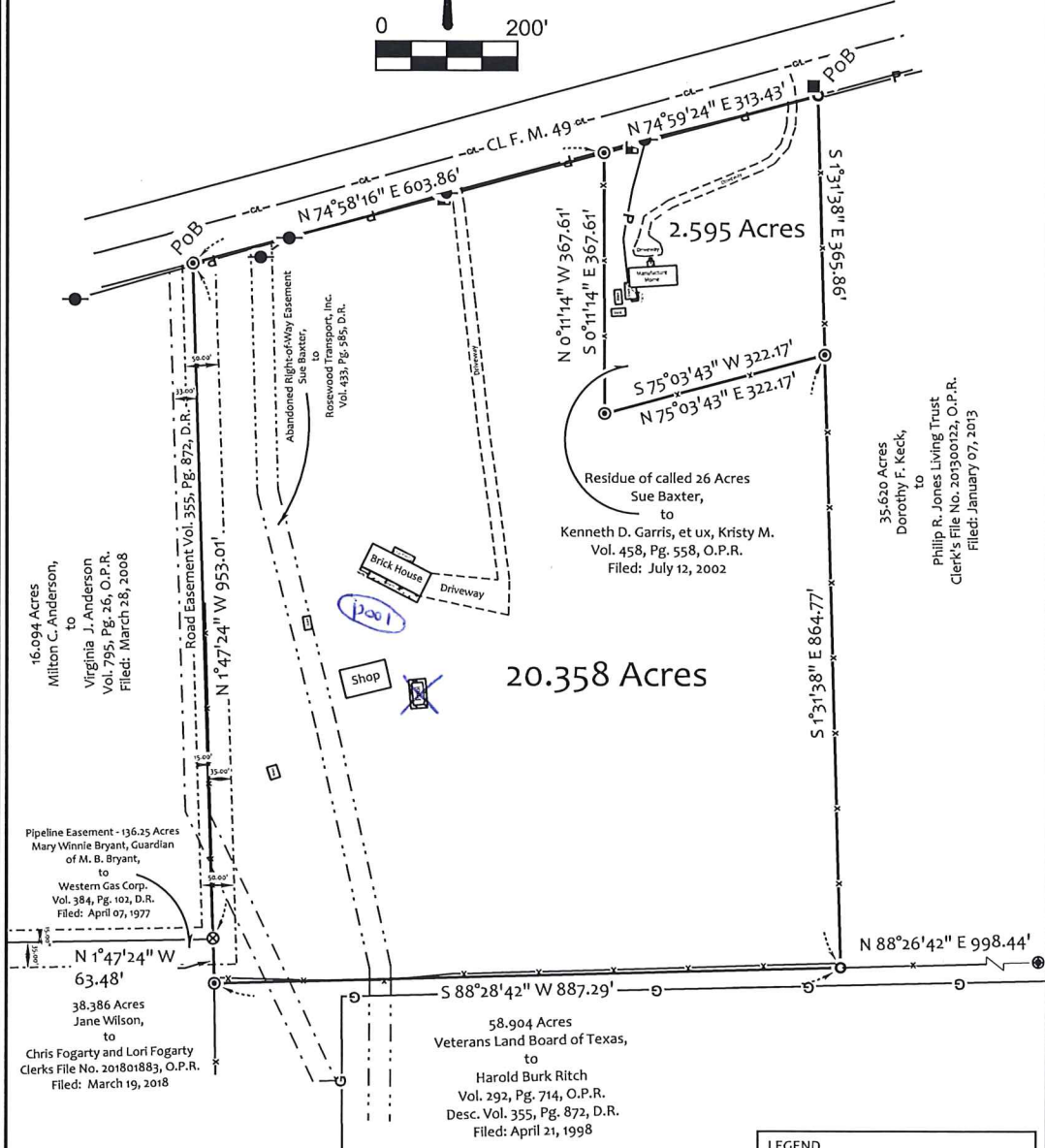
**JOSEPH WALKER SURVEY
ABSTRACT NO. 520
UPSHUR COUNTY, TEXAS**



Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line
4. Road Easement Vol. 355, Pg. 872, D.R.
5. Pipeline Easement Vol. 384, Pg. 102, D.R.
6. Abandoned Road Easement Vol. 433, Pg. 585, D.R.



16.094 Acres
Milton C. Anderson,
to
Virginia J. Anderson
Vol. 795, Pg. 26, O.P.R.
Filed: March 28, 2008

Pipeline Easement - 136.25 Acres
Mary Winnie Bryant, Guardian
of M. B. Bryant,
to
Western Gas Corp.
Vol. 384, Pg. 102, D.R.
Filed: April 07, 1977

38.386 Acres
Jane Wilson,
to
Chris Fogarty and Lori Fogarty
Clerks File No. 201801883, O.P.R.
Filed: March 19, 2018

Residue of called 26 Acres
Sue Baxter,
to
Kenneth D. Garris, et ux, Kristy M.
Vol. 458, Pg. 558, O.P.R.
Filed: July 12, 2002

35.620 Acres
Dorothy F. Keck,
to
Phillip R. Jones Living Trust
Clerk's File No. 201300122, O.P.R.
Filed: January 07, 2013

58.904 Acres
Veterans Land Board of Texas,
to
Harold Burk Ritch
Vol. 292, Pg. 714, O.P.R.
Desc. Vol. 355, Pg. 872, D.R.
Filed: April 21, 1998

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS on January 28, 2019, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

Certification:

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 30th day of January, 2019.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.



LEGEND

- Fnd. 1" Flat Iron
- ⊗ Fnd. 5/8" Iron Rod
- ⊗ Fnd. 1/2" Iron Rod/"Swanner"
- ⊙ Set 1/2" Iron Rod (TSR)
- ⊞ Water Meter
- Telephone Pedestal
- Power Pole
- P- Utilities Power
- x- Fence Barb Wire
- G- Utilities Gas Pipeline

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