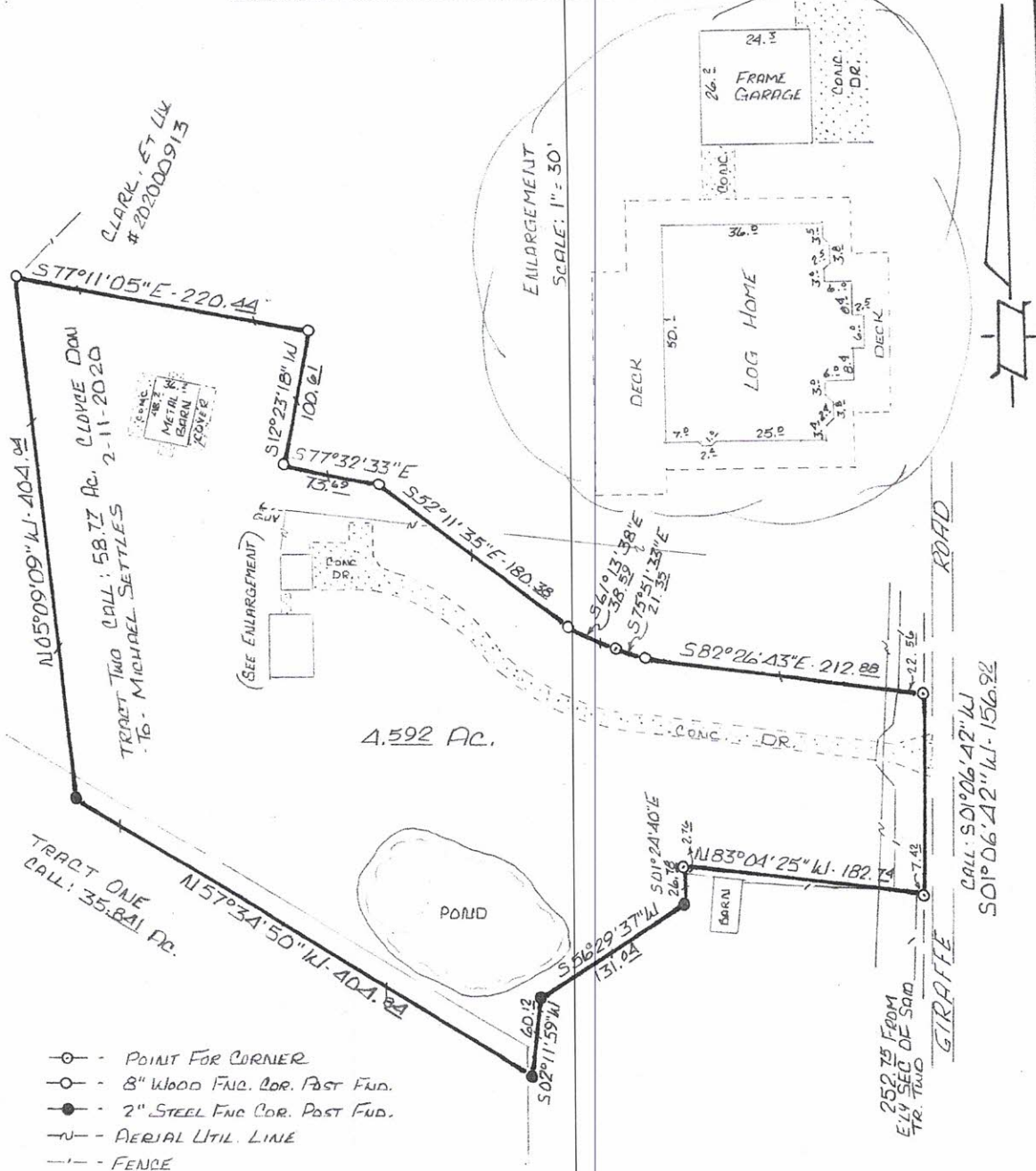


PLAT OF SURVEY

I, HENRY UMPHRESS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2013, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND. UNDER MY SUPERVISION, OF THE PROPERTY LOCATED AT 8299 GIRAFFE ROAD, GUMER, TEXAS

DESCRIBED AS FOLLOWS: 4.592 ACRES, D.R. REED SURVEY, ABSTRACT 416,
UPSHUR COUNTY, TEXAS.
(WRITTEN DESCRIPTION ACCOMPANIES THIS PLAT)



THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS BEING SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. ALL ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, IF ANY, ARE SHOWN.

BEARINGS REFERENCED TO E. LINE TR. TWO 202000913

RECORD INFORMATION PROVIDED BY

SCALE: 1" = 100'	TITLE COMPANY REFERENCE
DATE: 4-2-20	
BOOK: 151 PAGE: 60	TRANSACTION: SELLER/BUYER
REVISED:	SETTLES
UPDATED:	FILE # 920



HENRY UMPHRESS
 11204 FM ROAD 3226
 APT. TEXAS 75730
 (903) 566-8922

REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 2013
 COPYRIGHT

COPYING FOR USE OTHER THAN THE TRANSACTION FOR WHICH THIS WAS CREATED VIOLATES FEDERAL COPYRIGHT LAW.



HENRY UMPHRESS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2013

11294 FM ROAD 3226
ARP. TEXAS 75750
(903) 566-8922

4.592 ACRES
D. R. REED SURVEY
ABSTRACT 416
UPSHUR COUNTY, TEXAS

All that certain tract or parcel of land, located in the D. R. Reed Survey, Abstract 416, Upshur County, Texas, being part of that certain Tract One, called 35.841 acres and part of that certain Tract Two, called 59.77 acres, conveyed to Michael Settles by Cloyce Don Clark, et ux on February 11, 2020 by an instrument recorded under Clerk's file #202000913 in the Official Records of Upshur County, Texas, and being more completely described as follows;

BEGINNING at a point for corner in the east line of the above mentioned Tract Two, in Giraffe Road, and being N 01 degree 06 minutes 42 seconds E - 252.75 feet from the most easterly southeast corner of said Tract Two.

THENCE N 83 degrees 04 minutes 25 seconds W, at 7.42 feet pass a 2" steel fence corner post found for reference and continue a total distance 182.74 feet to a point for corner, from which a 2" steel fence corner post found for reference bears; S 01 degree 24 minutes 40 seconds E - 2.76 feet.

THENCE with an existing fence as follows;

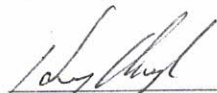
S 01 degree 24 minutes 40 seconds E, a distance of 26.78 feet to a 2" steel fence corner post found for corner;
S 56 degrees 29 minutes 37 seconds W, a distance of 131.04 feet to a 2" steel fence corner post found for corner;
S 02 degrees 11 minutes 59 seconds W, a distance of 60.12 feet to a 2" steel fence corner post found for corner;
N 57 degrees 34 minutes 50 seconds W, a distance of 404.84 feet to a 2" steel fence corner post found for corner;
N 05 degrees 09 minutes 09 seconds W, a distance of 404.04 feet to an 8" wood fence corner post found for corner;
S 77 degrees 11 minutes 05 seconds E, a distance of 220.44 feet to an 8" wood fence corner post found for corner;
S 12 degrees 23 minutes 18 seconds W, a distance of 100.61 feet to an 8" wood fence corner post found for corner;
S 77 degrees 32 minutes 33 seconds E, a distance of 73.69 feet to an 8" wood fence corner post found for corner;
S 52 degrees 11 minutes 35 seconds E, a distance of 180.38 feet to an 8" wood fence corner post found for corner;
S 61 degrees 13 minutes 38 seconds E, a distance of 38.59 feet to a point for corner in existing fence;
S 75 degrees 51 minutes 33 seconds E, a distance of 21.35 feet to an 8" wood fence corner post found for corner; and
S 82 degrees 26 minutes 43 seconds E, a distance of 212.88 feet to a point for corner in the east line of said Tract Two and in Giraffe Road, from which an 8" wood fence corner post found for reference bears; N 82 degrees 26 minutes 43 seconds W - 22.56 feet.

THENCE S 01 degree 06 minutes 42 seconds W, with the east line of said Tract Two and with Giraffe Road, a distance of 156.92 feet to the place of beginning, containing 4.592 acres of land.

PLAT ACCOMPANIES THIS DESCRIPTION.

I, Henry Umphress, Registered Professional Land Surveyor No. 2013, do hereby certify that the above field notes were prepared from an actual survey made on the ground, under my supervision, during the month of April, 2020.

GIVEN UNDER MY HAND AND SEAL this the 2nd day of April, 2020.


HENRY UMPHRESS
R.P.L.S. 2013

