

William "Mark" Green
Texas Registered Professional Land Surveyor, No. 6020
1584 C.R. 3318 * Pittsburg, Texas 75686 * 903-856-0021

SURVEY REPORT: UP-21013
FIELD NOTES
41.638 Acres

I, the undersigned, do hereby **CERTIFY** that the following description was prepared from the actual findings of the Survey, made on the ground and under my supervision of a property located on the south side of Farm to Market 1975, Upshur County, Texas. These Field Notes shall only be used in accordance with the terms and conditions of the associated Invoice, part Three of this report.

DESCRIPTION OF PROPERTY SURVEYED: Being all of that certain tract of land conveyed to Kathryn Davis Robinson, et al, volume 166 page 361, Official Records Upshur County, Texas (OR). This property is situated in the Mary Hayes Survey, Abstract No. 199, Upshur County, Texas and is more specifically described by **METES AND BOUNDS**, to-wit:

POINT OF BEGINNING (POB): Being a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the northwest corner of this tract, same being the northeast corner of a tract of land conveyed to Jennifer McCaslin, et al, by deed recorded as Instrument No. 201506089, Official Public Records Upshur County, Texas (OPR). This **POB** is in the south line of Farm to Market 1975 (80' ROW).

THENCE: North 67 degrees 39 minutes 07 seconds East with the south line of said Farm to Market 1975 for a distance of 2043.17 feet to a point in the centerline of a "creek" (north bank Tributary to West Greasy Creek) for the northeast corner of this tract, same being the northwest corner of a tract of land conveyed to W. Merion Reynolds by deed recorded in volume 344 page 344, OPR. From this corner a painted steel T-Post found, cited herein for reference, bears, N 19°02'35"W, 3.18 feet.
THENCE: With and along the thalweg (deepest point) of said "creek" as physically located, the following calls:

South 19 degrees 34 minutes 06 seconds West, 155.50 feet;
South 28 degrees 56 minutes 47 seconds East, 131.99 feet;
South 82 degrees 09 minutes 09 seconds East, 187.00 feet;
South 30 degrees 30 minutes 45 seconds West, 94.44 feet;
South 39 degrees 47 minutes 20 seconds East, 119.48 feet;
South 30 degrees 52 minutes 43 seconds East, 88.34 feet;
South 01 degrees 09 minutes 09 seconds East, 142.00 feet;
South 34 degrees 50 minutes 51 seconds West, 49.00 feet;
North 65 degrees 09 minutes 09 seconds West, 55.00 feet;
South 11 degrees 23 minutes 31 seconds West, 134.82 feet;
South 30 degrees 33 minutes 54 seconds West, 249.71 feet;
South 33 degrees 34 minutes 16 seconds East, 120.38 feet;
South 29 degrees 50 minutes 51 seconds West, 73.00 feet;
South 40 degrees 09 minutes 09 seconds East, 84.00 feet;

The Survey Report contains the original Field Notes, associated Plat of Survey and Invoice.

South 59 degrees 09 minutes 45 seconds West, 96.87 feet;
South 02 degrees 43 minutes 33 seconds West, 167.09 feet
South 19 degrees 10 minutes 44 seconds East, 97.64 feet;
South 81 degrees 09 minutes 09 seconds East, 40.00 feet;
South 12 degrees 44 minutes 15 seconds East, 133.49 feet;
South 38 degrees 08 minutes 43 seconds East, 55.32 feet;
South 45 degrees 00 minutes 03 seconds West, 76.58 feet;
South 08 degrees 09 minutes 09 seconds East, 94.00 feet;
South 26 degrees 11 minutes 42 seconds West, 95.75 feet;
South 50 degrees 09 minutes 09 seconds East, 60.00 feet;
South 29 degrees 50 minutes 51 seconds West, 60.00 feet;

THENCE: South 10 degrees 35 minutes 48 seconds East, with said creek for a distance of 42.08 feet for a point in the south line of said Hayes Survey and the north line of the J. Parmer Survey, Abstract No. 387, Titus County, Texas. This corner is also the southwest corner of said Reynolds tract, same being a point in the north line of a tract of land conveyed to William Jackson by deed recorded in volume 708 page 606, OPR.

THENCE: South 70 degrees 00 minutes 00 seconds West with the common line of said Surveys, passing a CSRS for reference at 25.00 feet, thence continuing for a total distance of 334.14 feet to a ½" Steel Rod Found (SRF) for the southwest corner of this tract, same being the most easterly southwest corner of said McCaslin tract.

THENCE: North 10 degrees 58 minutes 05 seconds West (reference bearing line) for a distance of 1088.46 feet to a SRF for corner.


THENCE: North 81 degrees 16 minutes 54 seconds West for a distance of 563.00 feet to a SRF for corner.

THENCE: North 33 degrees 31 minutes 47 seconds West for a distance of 372.39 feet to a SRF for corner.

THENCE: South 67 degrees 09 minutes 49 seconds West for a distance of 637.76 feet to a CSRS for corner.

THENCE: North 16 degrees 15 minutes 25 seconds West for a distance of 255.00 feet to the **POINT OF BEGINNING.**

This tract contains 41.638 acres of land, more or less.


WILLIAM MARK GREEN
Registered Professional Land Surveyor
Texas Registration No. 6020



Date: September 16, 2021