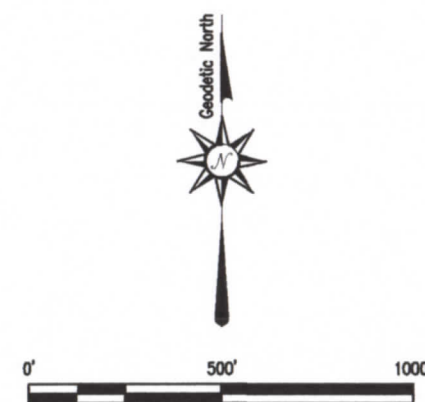
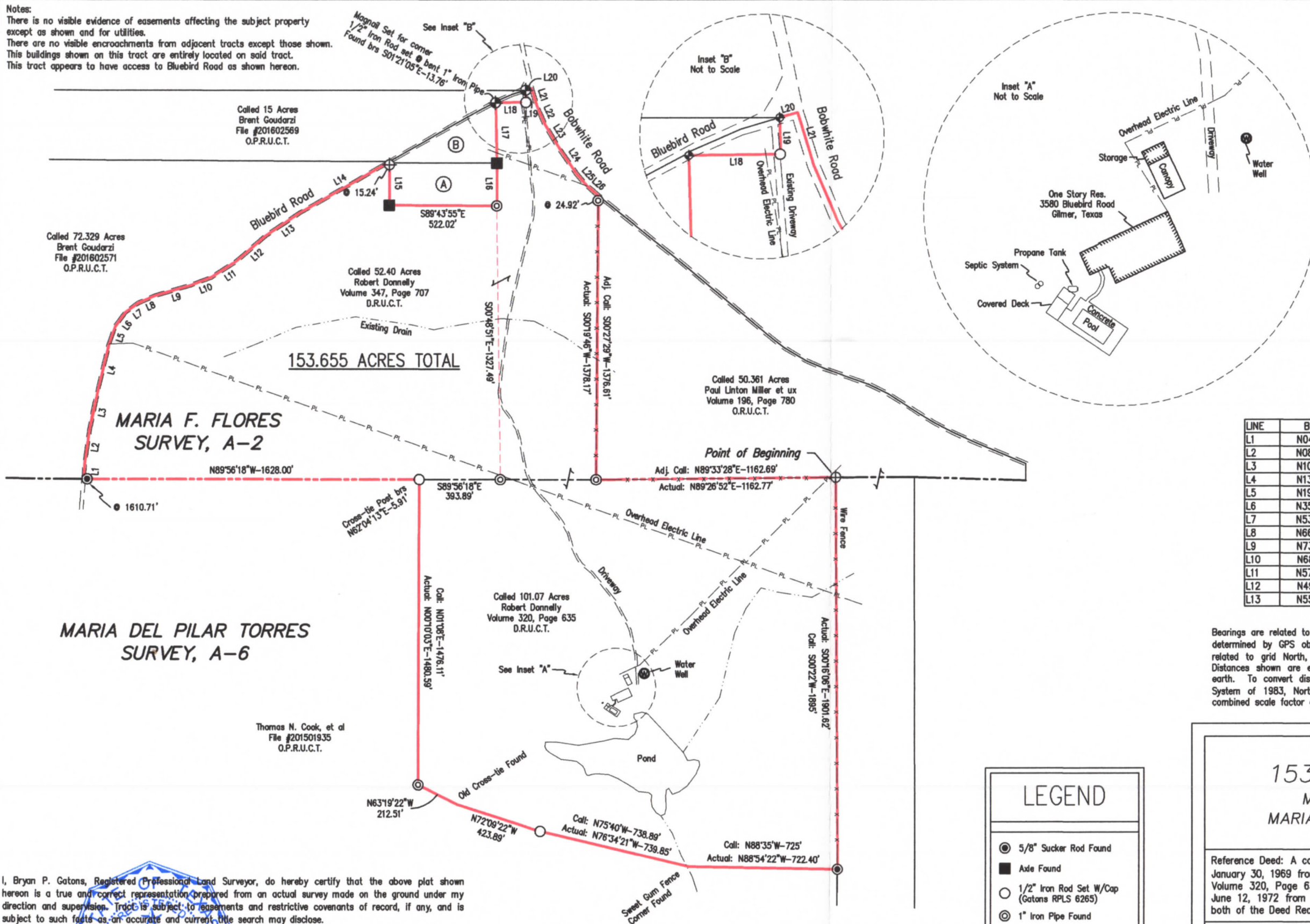


Notes:  
There is no visible evidence of easements affecting the subject property except as shown and for utilities.  
There are no visible encroachments from adjacent tracts except those shown.  
This buildings shown on this tract are entirely located on said tract.  
This tract appears to have access to Bluebird Road as shown hereon.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N04°19'55"E	75.39'	L14	N60°10'30"E	502.69'
L2	N08°08'55"E	166.35'	L15	S00°12'38"W	212.54'
L3	N10°57'57"E	184.75'	L16	N00°18'04"E	207.57'
L4	N13°25'32"E	239.57'	L17	N01°21'05"W	292.77'
L5	N19°03'34"E	88.14'	L18	N89°13'35"E	147.22'
L6	N35°55'50"E	87.50'	L19	N00°46'25"W	58.89'
L7	N53°50'57"E	77.59'	L20	N73°26'40"E	29.58'
L8	N66°25'40"E	87.51'	L21	S17°06'15"E	89.73'
L9	N73°51'09"E	179.95'	L22	S23°29'22"E	97.75'
L10	N68°39'11"E	109.36'	L23	S31°02'45"E	128.55'
L11	N57°37'36"E	138.81'	L24	S34°15'06"E	153.89'
L12	N49°25'11"E	195.51'	L25	S40°57'35"E	78.93'
L13	N55°57'01"E	195.80'	L26	S48°32'39"E	71.09'

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°58'20". 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 0.99989272.

LEGEND

●

5/8" Sucker Rod Found

■

Axle Found

○

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

⊙

1" Iron Pipe Found

⊕

Flat Iron Found

⊗

Magnall Set

Tract Information Table			
Tract ID	Grantee	Called Acreage	Instrument Number
A	Merlyn J. Starnes	2 1/2 Acres (First)	File #201200745
B	Merlyn J. Starnes	2.12 Acres (Second)	File #201200745

SURVEY PLAT OF  
153.655 ACRES OF LAND  
MARIA F. FLORES SURVEY, A-2  
MARIA DEL PILAR TORRES SURVEY, A-6  
Upshur County, Texas

Reference Deed: A called 101.07 acre tract described in a Contract of Sale & Purchase dated January 30, 1969 from the Veterans' Land Board of Texas to Robert Donnelly as recorded in Volume 320, Page 635 and a called 52.40 acre tract described in a Warranty Deed dated June 12, 1972 from J.D. Warren to Robert Donnelly as recorded in Volume 347, Page 707 both of the Deed Records of Upshur County, Texas.

DRAWN BY:  
BPG

DATE:  
3/28/2018

PROJECT NO.  
18-052

SHEET  
1 OF 3

Gatons Surveying & Mapping, LLC  
290 Walton Street  
Kilgore, Texas 75662  
(903) 483-2712 - FIRM NO. 10194087

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  
Registered Professional Land Surveyor  
State of Texas No. 6265



**GATONS SURVEYING & MAPPING, LLC**

290 Walton Street, Kilgore, Texas 75662

(903) 483-2712 – Firm No. 10194087

**FIELD NOTE DESCRIPTION OF 153.655 ACRES OF LAND**

**MARIA F. FLORES SURVEY, A-2**

**MARIA DEL PILAR TORRES SURVEY, A-6**

**UPSHUR COUNTY, TEXAS**

**BEING 153.655 ACRES OF LAND** situated in the Maria F. Flores Survey, A-2 and the Maria del Pilar Torres Survey, A-6 both of Upshur County, Texas and being part of a called 101.07 acre tract described in a Contract of Sale & Purchase dated January 30, 1969 from the Veterans' Land Board of Texas to Robert Donnelly as recorded in Volume 320, Page 635 and all of a called 52.40 acre tract described in a Warranty Deed dated June 12, 1972 from J.D. Warren to Robert Donnelly as recorded in Volume 347, Page 707 both of the Deed Records of Upshur County, Texas, said 153.655 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a flat iron found for a northeast corner of this tract, a northeast corner of said 101.07 acre tract, an ell corner of that certain called 50.361 acre tract described in a Warranty Deed dated June 30, 1995 from Susan Aldredge and Kay Lawrence to Paul Linton Miller et ux as recorded in Volume 196, Page 780 of the Official Records of Upshur County, Texas and being on or near the south line of said Flores Survey and the north line of said Torres Survey;

**THENCE South 00°16'06" East** along an east line of this tract, an east line of said 101.07 acre tract and a west line of said 50.361 acre tract a distance of **1901.62 feet** to a 5/8 inch sucker rod found for the southeast corner of this tract, the southeast corner of said 101.07 acre tract and a northeast corner of a tract described as "Tract VI" in a Warranty Deed dated March 31, 2015 from Margaret Irene Buie, et al to Thomas N. Cook, et al as recorded under Clerk's File Number 201501935 of the Official Public Records of Upshur County, Texas;

**THENCE** along a south line of this tract, the south line of said 101.07 acre tract, a north line of said Cook tract and generally along an old down wire fence as follows:

**North 88°54'22" West** a distance of **722.40 feet** to a sweet gum fence break found;

**North 76°34'21" West** a distance of **739.85 feet** to a ½ inch iron rod with cap set;

**North 72°09'22" West** a distance of **423.89 feet** to an old cross-tie fence break found;

**North 63°19'22" West** a distance of **212.51 feet** to a ½ inch iron pipe found at a fence corner for a southwest corner of this tract, a southwest corner of said 101.07 acre tract and an ell corner of said Cook tract;

**THENCE North 00°10'03" East** along a west line of this tract, a west line of said 101.07 acre tract and an east line of said Cook tract a distance of **1480.59 feet** to a ½ inch iron rod with cap set for an ell corner of this tract, a northwest corner of said 101.07 acre tract, a northeast corner of said Cook tract, being in the south line of said 52.40 acre tract and being on or near the north line of said Torres Survey and the south line of said Flores Survey, from which a 1 inch iron pipe found at the southeast corner of said 52.40 acre tract and an ell corner of said 101.07 acre tract bears South 88°56'18" East a distance of 393.89 feet and a cross-tie fence post found bears North 62°04'13" East a distance of 5.91 feet;

**THENCE North 89°56'18" West** along a south line of this tract, the south line of said 52.40 acre tract and the north line of said Cook tract, at 1610.71 feet passing a 5/8 inch sucker rod found for reference on the east side of Bluebird Road and continuing a total distance of **1628.00 feet** to a point in the centerline of said road for a southwest corner of this tract, the southwest corner of said 52.40 acre tract and the southeast corner of that certain called 72.329 acre tract described in a Quitclaim Deed dated April 7, 2016 from Leslie Ann Goudarzi to Brent Goudarzi as recorded under Clerk's File Number 201602571 of said Official Public Records;

**THENCE** along a west line of this tract, the west line of said 52.40 acre tract, the east line of said 72.329 acre tract and the centerline of said road as follows:

**North 04°19'55" East** a distance of **75.39 feet**;

**North 08°08'55" East** a distance of **166.35 feet**;

**North 10°57'57" East** a distance of **184.75 feet**;

**North 13°25'32" East** a distance of **239.57 feet**;

**North 19°03'34" East** a distance of **88.14 feet**;

**North 35°55'50" East** a distance of **87.50 feet**;

**North 53°50'57" East** a distance of **77.59 feet**;

**North 66°25'40" East** a distance of **87.51 feet**;

**North 73°51'09" East** a distance of **179.95 feet**;

**North 68°39'11" East** a distance of **109.36 feet**;

**North 57°37'36" East** a distance of **138.81 feet**;

**North 49°25'11" East** a distance of **195.51 feet**;

**North 55°57'01" East** a distance of **195.80 feet**;

**North 60°10'30" East** a distance of **502.69 feet** to a point for a northeast corner of this tract, a northeast corner of said 52.40 acre tract, the northwest corner of that certain called 2.12 acre tract described as "Second" in a Warranty Deed dated January 30, 2012 from Rosa Lee Starnes to Merlyn J. Starnes as recorded under Clerk's File Number 201200745 of said Official Public Records, from which a flat iron found for reference on the south side of said road bears South 00°12'38" West a distance of 15.24 feet;



**THENCE South 00°12'38" West** along an east line of this tract and an east line of said 52.40 acre tract a distance of **212.54 feet** to an axle found for an ell corner of this tract, an ell corner of said 52.40 acre tract and the southwest corner of that certain called 2 ½ acre tract described as "First" under said Clerk's File Number 201200745;

**THENCE South 89°43'55" East** along a north line of this tract, a north line of said 52.40 acre tract and the south line of said 2 ½ acre tract a distance of **522.02 feet** to a 1 inch crimped iron pipe found for an ell corner of this tract, a northeast corner of said 52.40 acre tract, the southeast corner of said 2 ½ acre tract and being in the west line of said 101.07 acre tract;

**THENCE North 00°18'04" East** along a west line of this tract, the west line of said 101.07 acre tract and the east line of said 2 ½ acre tract a distance of **207.57 feet** to an axle found for the northeast corner of said 2 ½ acre tract and a southeast corner of said 2.12 acre tract;

**THENCE North 01°21'05" West** along a west line of this tract, a west line of said 101.07 acre tract and an east line of said 2.12 acre tract, at 279.01 feet passing a ½ inch iron rod with cap set at a bent 1 inch iron pipe found for reference on the south side of Bluebird Road and continuing a total distance of **292.77 feet** to a magnail set in the pavement of said road for a northwest corner of this tract, a northwest corner of a called 22 ½ acre tract described as "First" in a Warranty Deed dated January 4, 1963 from Thomas R. Croley, Trustee to L.N. Coe as recorded in Volume 273, Page 426 of said Deed Records and an ell corner of said 2.12 acre tract;

**THENCE North 89°13'35" East** along a north line of this tract, a north line of said 22 ½ acre tract and a south line of said 2.12 acre tract a distance of **147.22 feet** to a ½ inch iron rod with cap set on the east edge of an existing gravel road for an ell corner of this tract, an ell corner of said 22 ½ acre tract and a southeast corner of said 2.12 acre tract;

**THENCE North 00°46'25" West** along a west line of this tract, a west line of said 22 ½ acre tract and an east line of said 2.12 acre tract a distance of **58.89 feet** to magnail set in the pavement of said road for a northwest corner of this tract and the northeast corner of said 2.12 acre tract;

**THENCE North 73°26'40" East** along a north line of this tract and the centerline of Bluebird Road a distance of **29.58 feet** to a point at the intersection of the centerline of Bluebird Road and Bobwhite Road for the northeast corner of this tract;

**THENCE** along a northeast line of this tract and the centerline of Bobwhite Road as follows:

**South 17°06'15" East** a distance of **89.73 feet**;

**South 23°29'22" East** a distance of **97.75 feet**;

**South 31°02'45" East** a distance of **128.55 feet**;

**South 34°15'06" East** a distance of **153.89 feet**;

**South 40°57'35" East** a distance of **78.93 feet**;

**South 48°32'39" East** a distance of **71.09 feet** to a point in said road for a northeast corner of this tract and a northwest corner of the aforementioned 50.361 acre tract, from which a 1 inch iron pipe found for reference on the south side of said road bears South 00°19'46" West a distance of 24.92 feet;

**THENC South 00°19'46" West** along an east line of this tract, an east line of said 101.07 acre tract and a west line of said 50.361 acre tract a distance of **1378.17 feet** to a 1 inch iron pipe found at a fence intersection for an ell corner of this tract, an ell corner of said 101.07 acre tract, the southeast corner of said 22 ½ acre tract, the southwest corner of said 50.361 acre tract and being on or near the south line of said Flores Survey and the north line of said Torres Survey;


**THENCE North 89°26'52" East** along a north line of this tract, a north line of said 101.07 acre tract, a south line of said 50.361 acre tract and along or near said Survey line a distance of **1162.77 feet** to the **POINT OF BEGINNING** and containing **153.655 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 28<sup>th</sup> day of March, 2018.

  
Bryan P. Gatons 6265  
Registered Professional Land Surveyor  
State of Texas No. 6265  
Job No. 18-052