

LEGEND

	1/2" Iron Rod Found
	1" Iron Pipe Found
	5/8" Iron Rod Found
	Spike Found
	Wooden Fence Post Found

LINE	BEARING	DISTANCE
L1	N02°28'46"W	25.06'

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 hereon.
The buildings shown on this tract are entirely located on said tract.
This tract appears to have access to and from roadways as shown hereon.

SURVEY PLAT OF
10.005 ACRES OF LAND
JOSEPH WALKER SURVEY, A-519
UPSHUR COUNTY, TEXAS

Reference Deed: A 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.

DRAWN BY:	DATE:	PROJECT NO.
BPG	3/27/2023	23-075

SHEET
1 OF 2

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

8.767 Acres
Brian A. Mills et ux
File #202005049
O.P.R.U.C.T.

Called 2.46 Acres
Wesley Carter
File #201203031
O.P.R.U.C.T.

Wire Fence

S89°41'31"E-274.06'

248.06'

Water Meter

Overhead Electric Line

One Story Brick
735 N Caribou Rd
Gilmer, Texas 75644

Porch

Carport

Storage

1.213 Acres
Cara C. Beshirs
File #202004938
O.P.R.U.C.T.

N02°30'30"W-153.85'

N89°50'37"E-155.23'

Point of Beginning

N89°50'37"E-517.53'

Pond

10.005 ACRES

Residue of Called 11.876 Acres
Steven Hymr
File #202209520
O.P.R.U.C.T.

JOSEPH WALKER
SURVEY, A-519

1.875 Acres
Thais Meyer and Stephen Beshirs
File #202300365
O.P.R.U.C.T.

N02°28'38"W-527.56'

Called 2.226 Acres
Floyd G. Hogan
File #200904982
O.P.R.U.C.T.

N02°28'46"W-372.25'

S89°37'11"E-155.20'

N89°39'09"W-920.25'

469.97'

27.95'

2.905 Acres
Robert E. Miller et ux
File #201907851
O.P.R.U.C.T.

Called 5.319 Acres
The McBee Company
Volume 247, Page 238
O.R.U.C.T.

Mimosa Road

Point for corner
5/8" Iron Pipe Found brs S89°39'09"E-153'
1/2" Iron Rod Found brs S02°28'46"E-0.28'

S00°16'25"W-556.60'

Caribou Road

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 plot.

Easements were not researched by this surveyor

** Bryan P. Gatons
Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265

** The original signature on this plat is in red ink. Any copy that is not signed in red ink is considered altered and is void.

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°51'52". 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 0.999885995.

