

LINE	BEARING	DISTANCE
L1	N83°44'26"W	51.82'
L2	S00°27'27"W	75.47'
L3	S00°27'32"W	116.36'
L4	N06°25'05"W	27.25'
L5	N43°31'07"E	2.75'
L6	S85°49'34"E	39.56'
L7	N08°04'01"W	44.81'
L8	N13°05'23"W	32.84'
L9	N21°33'44"E	58.72'
L10	N64°06'34"E	23.89'
L11	S71°29'42"E	6.22'
L12	S04°56'22"W	46.35'
L13	S56°30'34"E	22.37'

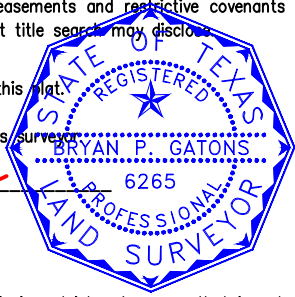
LINE	BEARING	DISTANCE
L14	N74°26'40"E	40.77'
L15	N63°33'17"E	99.19'
L16	N09°59'27"E	27.07'
L17	N19°01'35"E	32.27'
L18	S70°59'37"E	51.42'
L19	N67°24'21"E	54.88'
L20	S62°10'11"E	42.20'
L21	N81°35'48"E	25.75'
L22	N65°23'12"E	120.65'
L23	N76°48'04"E	80.67'
L24	S74°47'52"E	29.76'
L25	N46°25'48"E	140.41'
L26	N56°56'04"E	58.88'

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*  
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.

LEGEND

●

3/8" Iron Rod Found

●

5/8" Sucker Rod Found

■

Type I Concrete Mon. Found

⊕

Wooden Fence Post Found

□

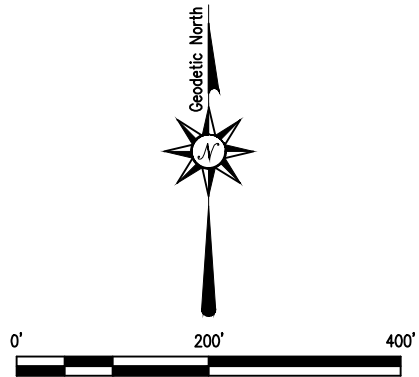
Cross-tie Post Found

○

1/2" Iron Rod Found

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°56'10". 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 0.999877392.

Called 62.3 Acres (Tract 1)  
JSMJ Investments, LTD  
File #200810390  
O.P.R.U.C.T.



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.  
This tract appears to have access to and from U.S. Highway No. 271 as shown hereon.

SURVEY PLAT OF  
33.380 ACRES OF LAND  
ISAAC HIX SURVEY, A-203  
UPSHUR COUNTY, TEXAS

Reference Deed: A 22.157 acre tract described in a Warranty Deed dated September 20, 2022 from Melanie P. Taylor to Red Oak Ridge Investment Properties, LLC as recorded under Clerk's File Number 202208122 of the Official Public Records of Upshur County, Texas.  
A 22.157 acre tract described in a Warranty Deed dated September 20, 2022 from Brian Lovick Cobb, Trustee to Red Oak Ridge Investment Properties, LLC as recorded under Clerk's File Number 202208108 of the Official Public Records of Upshur County, Texas.

DRAWN BY: BPG	DATE: 4/19/2023	PROJECT NO. 23-110
SHEET 1 OF 3	Gatons Surveying & Mapping, LLC 290 Walton Street Kilgore, Texas 75662 (903) 483-2712 - FIRM NO. 10194087	