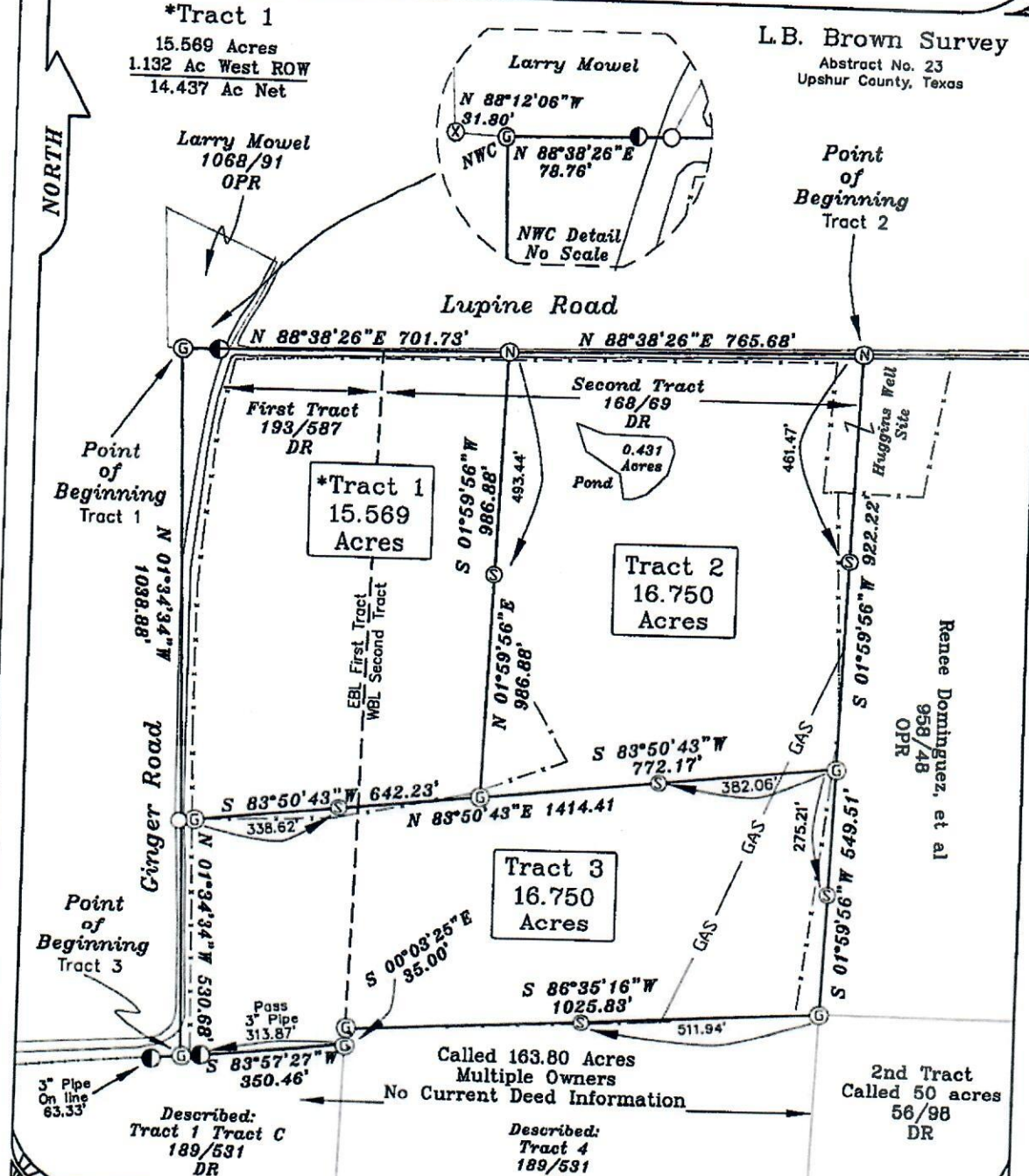


Green Land Surveying

Partition of
Austin Harry Huggins Estate
Heirship: Inst. 20210633, OPR
First Tract & Second Tract
87/326
DR

L.B. Brown Survey
Abstract No. 23
Upshur County, Texas



CERTIFICATION
I, the undersigned, do hereby certify, that this plat was prepared from the findings of a Survey, made on the ground and under my supervision, of the property shown. This plat shall only be used in accordance with the Terms and Conditions of the associated invoice, being part of this report.

SURVEY REPORT: UP-22034
Plat of Survey
49.069 Acres
Scale: 1" = 220' November 20, 2022

PROPERTY LOCATION:
1236 Lupine Rd
Gilmer, Texas
Upshur County

WILLIAM MARK GREEN
Registered Professional Land Surveyor, No. 6020

Legend
 (C) - 1/2" Capped Steel Rod Set
 (S) - 5/8" Steel Rod End
 (I) - 3/8" Steel Rod End
 (P) - 1/2" Capped Steel Rod End
 (A) - Air Conditioner
 (X) - 3" Steel Pipe Found
 (N) - 60d Nail Found
 (E) - 60d Nail Set
 (Z) - Cross Tie Post

(F) - Fence Corner Post
 (G) - Gas Meter
 (E) - Electric Box
 (W) - Water Meter
 (S) - Stake On-Line
 (E) - Electric Meter
 GAS - Gas Pipe Line
 OHE - Over Head Electric

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GreenPointSurvey@aol.com

Green Land Surveying

1584 C.R. 3318 * Painsburg, Texas 75686 * 903-856-0021

SURVEY REPORT: UP-22034

FIELD NOTES

16.750 Acres

Tract 3

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 at 1236 Lupine Road, Gilmer, Texas 75644. 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 a part of that certain tract of land called First Tract according to an Oil and Gas deed recorded in Vol. 87 Page 326, Deed Records, Upshur County, Texas (DR), same being conveyed to Austin Harry Huggins by deed recorded in Vol. 193, Page 587, DR, and also being a part of that certain tract of land called Second Tract, per said Oil and Gas deed, and conveyed to Austin Harry Huggins by deed recorded in Vol. 168 Page 69, DR. This property is situated in the L.B. Brown Survey, Abstract No. 23, 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) on the south apparent right of way of Ginger Road (unspecified ROW) for the southwest corner of this tract, same being the southwest corner of said First tract, same also being a point in the north line of a part of a tract of land called 163.80 acres, having unknown multiple owners and no deed information, same formerly being a part of a tract of land described as Tract 1, Tract C (Vol. 189 Page 531, DR. From this POB a 3" Steel Pipe Found, cited herein for reference bears S 83°57'27" W, 63.33 feet.

THENCE: North 01 degrees 34 minutes 34 seconds West, generally with the east apparent right of way of said county road for a distance of 530.68 feet to a CSRS in the paved portion of Ginger Road for the northwest corner of this tract, same being the southwest corner of a 15.569 acres tract, called Tract 1 per associated plat, this day surveyed out.

THENCE: North 83 degrees 50 minutes 43 seconds East (division line), passing a CSRS near an "X" Tie Post for reference, thence continuing past a ¾" Steel Rod set (SR) on line at 338.62 feet, thence continuing for an additional 303.61 feet to a CSRS in the north line of this tract, for the southeast corner of said Tract 1, same being the southwest corner of a 16.750 acres tract, called Tract 2 per associated tract, this day surveyed out. Thence continuing along the north line of this tract (division line) and the south line of said Tract 2, passing a SR set on line at an

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

Part Two of Three

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Ed Apgar 2

additional 390.11 feet, thence continuing for a total distance of 1414.41 feet to a CSRS for the northeast corner of this tract, same being the southeast corner of said Tract 2, same also being a point in the west line of the Renee Dominguez et al tract (Vol. 958 Page 48, Official Public Records [OPR] Upshur County, Texas).

THENCE: South 02 degrees 12 minutes 08 seconds West, passing a SR set on line at 275.21 feet, thence continuing for a total distance of 549.51 feet to a CSRS for the southeast corner of this tract and said Second Tract, same being the southwest corner of said Dominguez tract, and the northwest corner of that certain called 50 acres tract (Vol. 56 Page 98, DR). This corner is also the northeast corner of that called 163.80 acres tract, same being the former northeast corner of that property called Tract 4, (Vol. 189 Page 531, DR).

THENCE: South 86 degrees 35 minutes 16 seconds West, passing a SR set on line at 511.94 feet, thence continuing for a total distance of 1025.83 feet to a CSRS for an ell corner of this tract, same being the southwest corner of said Second tract.

THENCE: South 03 degrees 25 minutes East for a distance of 35.00 feet to a CSRS for the southeast corner of said First Tract. same being the northeast corner of said Tract 1, Tract C.

THENCE: South 83 degrees 57 minutes 27 seconds passing a 3" Pipe at 313.87 feet, thence continuing for a total distance of 350.46 feet to the POB.

This tract contains **16.750** acres of land.



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



Date: November 20, 2022

EM APG 2022