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Field Notes for **31.625 Acres**

Harbour S. Wiggins Survey, A-515, and the
Charles G. Davenport Survey, A-133
Upshur County, Texas

All that certain tract or parcel of land situated in the County of Upshur, State of Texas, being in the Harbour S. Wiggins Survey, Abstract No. 515, and the Charles G. Davenport Survey, Abstract No. 133, being all of that certain 31.607 acre tract conveyed in a Will from the Estate of James Francis Weiss, Jr., deceased, to Dawn Marie Kelley, filed November 07, 2023, recorded in Document No. 202307193, Official Public Records of said County, and being described in Volume 571, Page 225, Official Public Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod capped "Swanner" found on the Southernmost SWC of said 31.607 acre tract, same being on the SEC of a 3.900 acre tract described in a Deed from James R. Thompson and Carol Thompson, to Fred O. Newton, et ux, Gayle S. filed October 27, 2009, recorded in Document No. 200908186, Official Public Records of said County, and also being on the North right-of-way line of F. M. Highway No. 2088;

Thence in a Northeasterly direction along the Southernmost WBL of said 31.607 acre tract and the EBL of said 3.900 acre tract as follows:

North 12° 59' 38" East, for a distance of 512.34 feet to a flagged T-Post found for corner,

North 41° 54' 55" East, for a distance of 107.63 feet to a 1/2 inch iron rod capped "Swanner" found for corner, and

North 33° 13' 45" East, for a distance of 24.35 feet to a 1/2 inch iron rod capped "MSM found on the NEC of said 3.900 acre tract, same being on the middle SEC of a 35.088 acre tract described in a Deed from Kari Leigh Hawthorne, to James Michael Hawthorne, filed December 17, 2019, recorded in Document No. 201908771, Official Public Records of said County;

Thence in a Northeasterly direction generally along the fenced Southernmost WBL of said 31.607 acre tract and the middle EBL of said 35.088 acre tract as follows:

North 33° 38' 31" East, for a distance of 27.71 feet to a 1/2 inch iron rod capped "Swanner" found for corner,

North 16° 37' 55" East, for a distance of 426.81 feet to a 1/2 inch iron rod capped "Swanner" found for corner, and

North 38° 55' 40" East, for a distance of 101.00 feet to a flagged T-Post found on the Southernmost NWC of said 31.607 acre tract and being on an inner Ell corner of said 35.088 acre tract;

Thence North 85° 49' 55" East, generally along the fenced Southernmost NBL of said 31.607 acre tract and the Easternmost SBL of said 35.088 acre tract, for a distance of 315.65 feet to a 2 inch diameter iron pipe fence corner post found on an inner Ell corner of said 31.607 acre tract and being on the Northernmost SEC of said 35.088 acre tract;

Thence North 1° 48' 22" East, generally along the fenced Northernmost WBL of said 31.607 acre tract and the Northernmost EBL of said 35.088 acre tract, for a distance of 865.10 feet to a 1/2 inch iron rod found on angle corner on the Northernmost WBL of said 31.607 acre tract, same being on the NEC of said 35.088 acre tract, and also being on the Southernmost SEC of a 83.18 acre tract described in a Deed from James F. Woodard, et ux, Peggy L., to David Pickitt, et ux, Joyce, filed August 09, 2012, recorded in Document No. 201205199, Official Public Records of said County ;

Thence North 4° 47' 05" West, generally along the fenced Northernmost WBL of said 31.607 acre tract and the Southernmost EBL of said 83.18 acre tract, for a distance of 992.35 feet to a 2 inch diameter iron pipe fence corner post found on the Northernmost NWC of said 31.607 acre tract and being on an inner Ell corner of said 83.18 acre tract;

Thence North 87° 35' 38" East, generally along the fenced Northernmost NBL of said 31.607 acre tract and the Easternmost SBL of said 83.18 acre tract, for a distance of 702.62 feet to a 3/8 inch iron rod found on the NEC of said 31.607 acre tract, same being on the Easternmost SEC of said 83.18 acre tract, and also being on the WBL of the First Tract – 140 acres described in a Deed from J. T. Payne, to Gerald Payne, et ux, Joyce, filed February 10, 1972, recorded in Volume 344, Page 509, Deed Records of said County;

Thence South 2° 23' 41" East, generally along the fenced Northernmost EBL of said 31.607 acre tract and the WBL of said 140 acre tract, for a distance of 1800.60 feet to a 36 inch diameter Hackberry Tree Fence corner post found on the Northernmost SEC of said 31.607 acre tract and being on the NEC of the Second Tract – 15-59/100 acres described in a Deed from J. T. Payne, to Gerald Payne, et ux, Joyce, filed February 10, 1972, recorded in Volume 344, Page 509, Deed Records of said County;

Thence South 80° 25' 18" West, along the Northernmost SBL of said 31.607 acre tract and the NBL of said 15-59/100 acre tract, for a distance of 1044.16 feet to a point for corner on an inner Ell corner of said 31.607 acre tract, same being on the NWC of said 15-59/100 acre tract, and also being on the centerline of a small brook;

Thence in a Southerly direction along the Southernmost EBL of said 31.607 acre tract and the WBL of said 15-59/100 acre tract and the centerline of said small brook as follows:
South 40° 20' 04" West, for a distance of 40.98 feet to a point for corner,
South 9° 13' 04" West, for a distance of 71.56 feet to a point for corner,
South 20° 30' 04" West, for a distance of 46.62 feet to a point for corner,
South 9° 57' 04" West, for a distance of 105.04 feet to a point for corner,
South 19° 47' 04" West, for a distance of 215.53 feet to a point for corner,
South 33° 02' 04" West, for a distance of 77.74 feet to a point for corner, and
South 6° 08' 56" East, for a distance of 22.97 feet to a X-Tie fence corner post found on the SWC of said 15-59/100 acre tract and being on the NWC of the Third Tract – 13.87 acres described in a Deed from J. T. Payne, to Gerald Payne, et ux, Joyce, filed February 10, 1972, recorded in Volume 344, Page 509, Deed Records of said County;

Thence South 13° 09' 23" West, along the Southernmost EBL of said 31.607 acre tract and the WBL of said 13.87 acre tract and the WBL of a tract of land conveyed in a Deed from Armand Eugene Nelms, to Hilda Ayala Nelms, filed November 15, 2016, recorded in Document No. 201608018, Official Public Records of said County, and being described in Volume 483, Page 342, Deed Records of said County, for a distance of 581.07 feet to a 2 inch diameter iron pipe fence corner post found on the Southernmost SEC of said 31.607 acre tract, same being on the SWC of said Nelms tract, and also being on the North right-of-way line of said F. M. Highway No. 2088;

Thence North 55° 36' 03" West, along the Southernmost SBL of said 31.607 acre tract and the North right-of-way line of said F. M. Highway No. 2088, for a distance of 109.99 feet to the **Place of Beginning** containing **31.625 acres**.

TSR = Typical Steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139"

Note: Bearings based on the Geodetic North as measured using GPS on, May 08, 2025, operating within the parameters of WGS-84.

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes hereon represents and accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 15th day of May, 2025.

Alan R Blair, Registered Professional Land Surveyor No. 6139.

