

EXPEDITION
SURVEYING AND MAPPING
7413 FM 2710 LINDALE, TEXAS (903) 434-2153

FIELD NOTES

38.323 Acres

Job No. 25065

All that certain lot, tract, or parcel of land being situated on the Isham Williams Survey, Abstract No. 518, Upshur County, Texas, and being the residue of that 54.3 acre tract described in Warranty Deed conveyed to Bert Davis recorded in Vol. 141, Page 362 of the Deed Records of said county. Said lot, tract, or parcel of land being more particularly described as follows:

Bearings are rotated to Geodetic North and based on the Texas Coordinate System, North Central Zone 4202, NAD 83. To convert to Grid North rotate Counter-Clockwise 1.87141389. Distances are in US Survey Feet measured horizontally along the surface, to convert to grid multiply distance by 0.99989569.

BEGINNING at a ½" pipe found for the Southwest corner of this tract being the same for said 54.3 acre tract being the Northwest corner of that 12.64 acre tract described in Warranty Deed by Gift conveyed to Barry Poole recorded by Clerk's Instrument No. 201403477 O.P.R. being on the East line of that 25.00 acre tract described in General Warranty Deed conveyed to Garland Harroff recorded by Clerk's Instrument No. 201700196 O.P.R. being the occupational Southwest corner of said Williams Survey being the occupational Northwest corner of the D. N. McLaughlin Survey, A-350 and being on the Occupational East line of the G. W. McIntosh Survey, A-351;

THENCE N 00 deg. 19 min. 15 sec. E 1,047.13 ft. to a ¾" rod found for the Northwest corner of this tract being the same for said 54.3 acre tract and being the Southwest corner of that 10.0000 acre tract described in Warranty Deed conveyed to Cody Rodenberg recorded by Clerk's Instrument No. 202502819 O.P.R.;

THENCE S 89 deg. 02 min. 58 sec. E 1,428.03 ft. along the North line of said 54.3 acre tract pass a ¾" rod found for reference, continuing at a total of 1,445.38 ft. a point in the center of an oiled roadbed called Peach Road for the Northeast corner of this tract being the Southeast corner of said 10.0000 acre tract and being the Northwest corner of that 15.574 acre tract described in Warranty Deed conveyed to Sam Clifff recorded by Clerk's Instrument No. 200810534 O.P.R.;

THENCE with the West line of said 15.574 acre tract and generally along the center of said roadbed the following calls:

S 15 deg. 46 min. 22 sec. E 278.23 ft. to a point;
S 20 deg. 58 min. 13 sec. E 373.82 ft. to a point;
S 16 deg. 08 min. 04 sec. E 115.85 ft. to a point;
S 09 deg. 59 min. 33 sec. E 107.32 ft. to a point;

S 00 deg. 51 min. 22 sec. E 200.21 ft. to a point for the Southeast corner of this tract being the Southwest corner of said 15.574 acre tract being the Northeast corner of said 12.64 acre tract and being on the South line of said 54.3 acre tract and bears N 89 deg. 38 min. 15 sec. W 43.62 ft. from a ¾" rod found for reference and bears N 82 deg. 54 min. 48 sec. E 17.38 ft. from a ¾" pipe found for reference;

THENCE N 89 deg. 38 min. 15 sec. W 1,714.30 ft. along the South line of said 54.3 acre tract to the point of beginning, containing 38.323 acres of land as surveyed by Jeremy Pamplin, R.P.L.S. No. 6655.

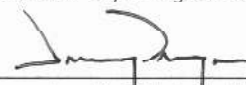
See Plat of this survey for additional information.

SURVEYOR'S CERTIFICATE

I, Jeremy Pamplin, Registered Professional Land Surveyor No. 6655, do hereby certify that the performance of the survey for the above described tract of land represents a survey made on the ground by me and that the information provided in these Reports of said survey are in compliance with the Practice and Rules of the Professional Engineering and Land Surveying Board dated April 1, 2021, and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown herein, to the best of my knowledge and ability.

WITNESS my hand and seal at Lindale, Texas, this the 1st day of August 2025.




Jeremy Pamplin, R.P.L.S. No. 6655