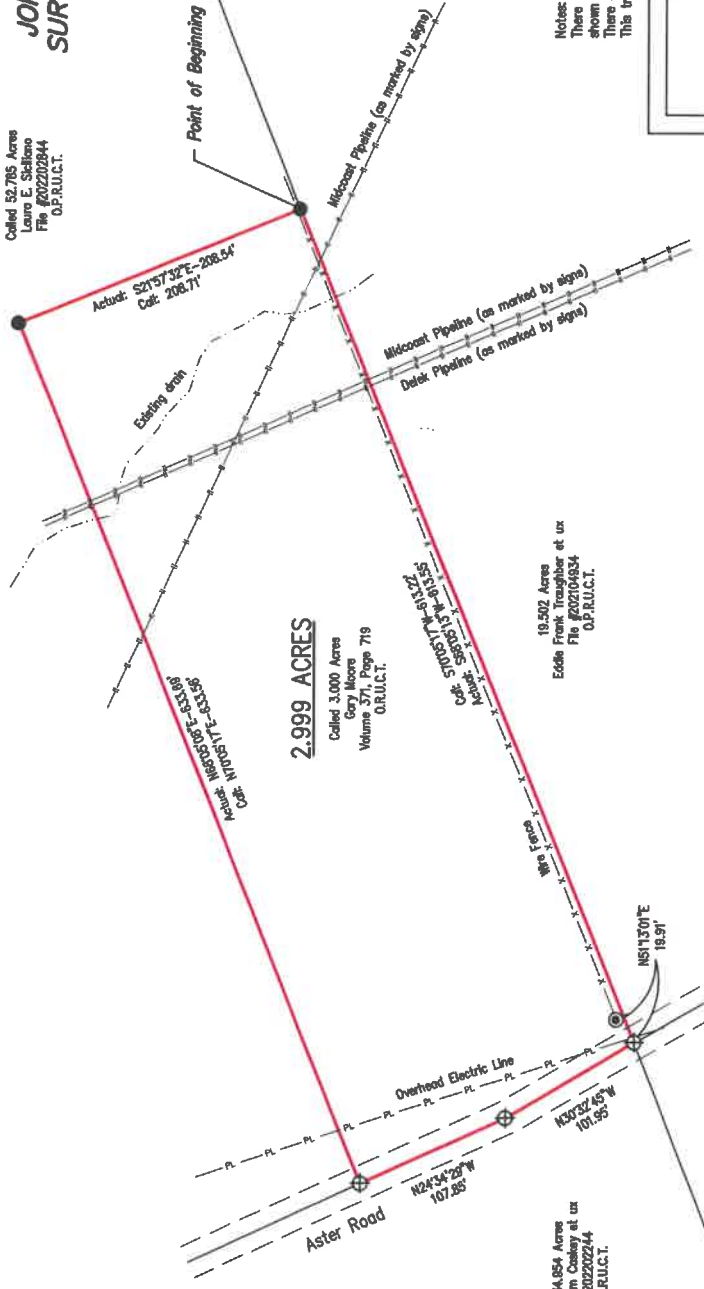


According to FEMA Flood Insurance Rate Map Panel 48495C 0225F, effective date October 19, 2010, the subject property appears to be in Zone X (outside the 0.2% annual chance flood(4th)).

LEGEND	
⊙	3/8" Iron Rod Found
●	5/8" Iron Rod Found
⊕	Railroad Spike Found

**JOHN B. GOY
SURVEY, A-168**

Called 62.785 Acres
James E. Slaters
File #02020844
O.P.R.U.C.T.



2.999 ACRES
Called 3.000 Acres
Goy heirs
Volume 371, Page 719
O.P.R.U.C.T.

Called 34.854 Acres
Janina Adam Casey at ux
File #02020844
O.P.R.U.C.T.

19.502 Acres
Eddie Frank Traugott at ux
File #02010434
O.P.R.U.C.T.

Called 39.999 Acres
Slaters heirs
File #02020844
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 roadways as shown hereon.

**SURVEY PLAT OF
2.999 ACRES OF LAND
JOHN B. GOY SURVEY, A-168
UPSHUR COUNTY, TEXAS**

Reference Deed: A called 3.000 acre tract described in a Deed dated April 28, 2000 from Conrad Coppedge and Wayne Morgan to Gary Moore as recorded in Volume 371, Page 719 of the Official Records of Upshur County, Texas.

DRAWN BY: BPG	DATE: 5/14/2024	PROJECT NO. 24-115
SHEET 1 OF 2	Gatons Surveying & Mapping, LLC 290 Walton Street Kilgore, Texas 75862 (903) 483-2712 - FIRM NO. 10194087	

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.



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

es 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 GRID North for the Texas Coordinate System NAD83, North Central Zone as determined by GPS observations made on site. To convert bearings shown (GRID) to bearings related to Geodetic North, relate bearings shown clockwise by the mapping angle of 1°59'04". 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 0.999965342.

GATONS SURVEYING & MAPPING, LLC
290 Walton Street, Kilgore, Texas 75662
(903) 483-2712 – Firm No. 10194087

FIELD NOTE DESCRIPTION OF 2.999 ACRES OF LAND
JOHN B. GOY SURVEY, A-168
UPSHUR COUNTY, TEXAS

BEING 2.999 ACRES OF LAND situated in the John B. Goy Survey, A-168 of Upshur County, Texas and being all of a called 3.000 acre tract described in a Deed dated April 28, 2000 from Conrad Coppedge and Waylon Morgan to Gary Moore as recorded in Volume 371, Page 719 of the Official Records of Upshur County, Texas, said 2.999 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap (360) found for the southeast corner of this tract, a southwest corner of a called 52.785 acre tract described in a Warranty Deed dated April 6, 2022 from Conrad Coppedge to Laura E. Siciliano as recorded under Clerk's File Number 202202844 of the Official Public Records of Upshur County, Texas and being in the north line of a 19.502 acre tract described in a Warranty Deed dated June 18, 2021 from Fred Douglas Haffner et ux to Eddie Frank Traugher et ux as recorded under Clerk's File Number 202104934 of said Official Public Records;

THENCE South 68°05'13" West along the south line of this tract and the north line of said 19.502 acre tract a distance of **613.55 feet** to a railroad spike found in Aster Road for the southwest corner of this tract, the northwest corner of said 19.502 acre tract and the southeast corner of a called 34.954 acre tract described in a Warranty Deed dated March 17, 2022 from Conrad Coppedge to Joshua Adam Caskey et ux as recorded under Clerk's File Number 202202244 of said Official Public Records, from which a 3/8 inch iron rod found for reference bears North 51°13'01" East a distance of 19.91 feet;

THENCE along the west line of this tract, the east line of said 34.954 acre tract and within the pavement of said road as follows:

North 30°32'45" West a distance of **101.95 feet** to a railroad spike found;

North 24°34'29" West a distance of **107.85 feet** to a railroad spike found for the northwest corner of this tract and a southwest corner of said 52.785 acre tract;

THENCE North 68°05'08" East along the north line of this tract and a south line of said 52.785 acre tract a distance of **633.69 feet** to a 5/8 inch iron rod (360) found for the northeast corner of this tract and an ell corner of said 52.785 acre tract;


THENCE South 21°57'32" East along the east line of this tract and a west line of said 52.785 acre tract a distance of **208.54 feet** to the **POINT OF BEGINNING** and containing **2.999 ACRES OF LAND**.

Note: Bearings are based on Texas State Plane Coordinate System – North Central Zone NAD83 (2011) (GRID North)

Note: See plat prepared dated the same.

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision and reflect the conditions as I found them on this date.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of May, 2024.


Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265
Job No. 24-115
Sheet 2 of 2

