

- Found monument (size and type as noted)
- ⊙ Set 1/2" iron rod w/PC stamped MTX Surveying
- Point For Corner
- ⊕ PK Nail Set W/Metal Washer stamped MTX Surveying

- ☐ Telephone Junc. Box
- ☒ Covered Concrete
- ⊖ Power Pole
- ⊕ Fire Hydrant

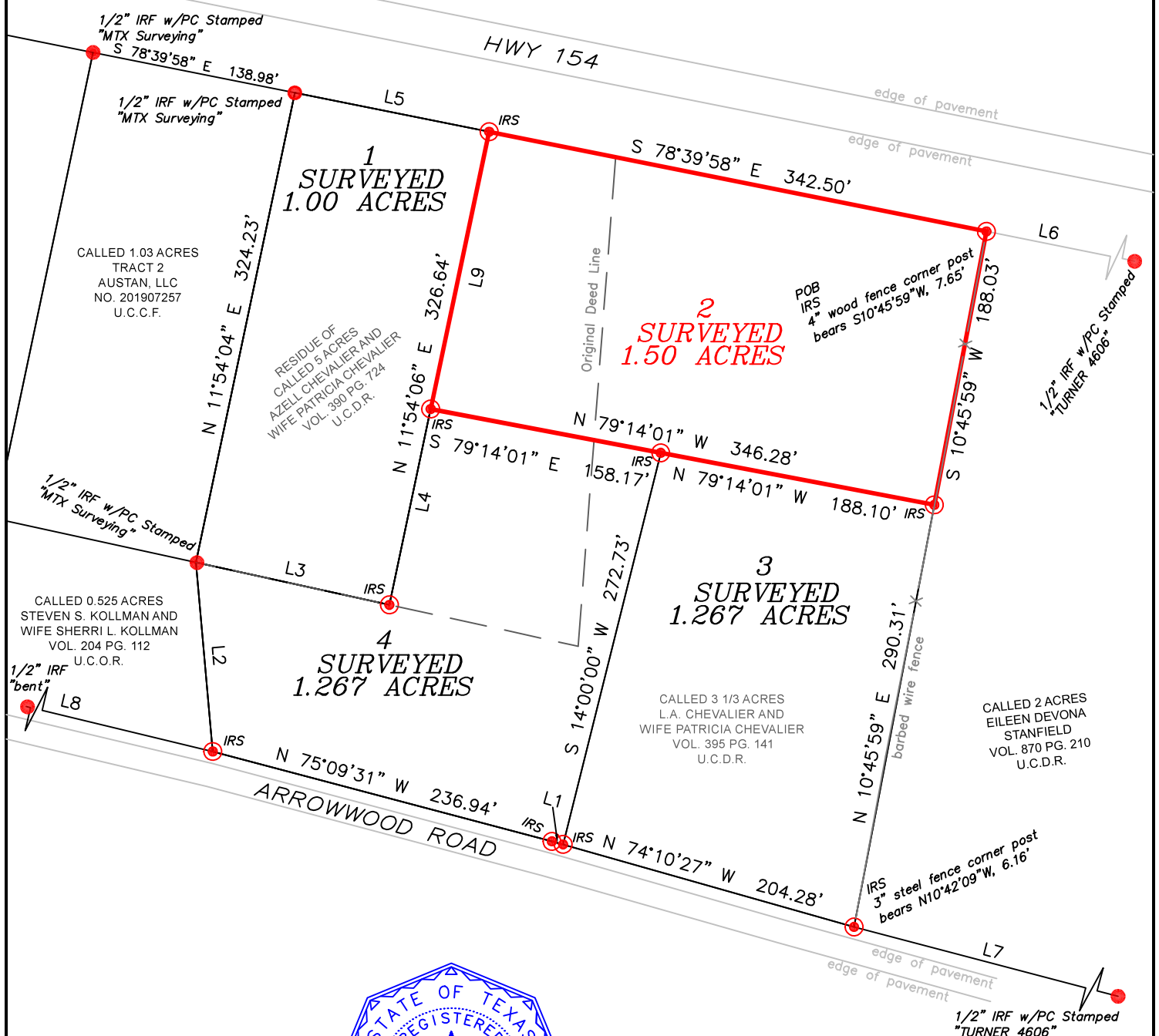
- PC - Plastic Cap
- PFC - Point For Corner
- IPF - Iron Pipe Found
- IPCF - Iron Pipe W/Crimped Top Found
- IRF - Iron Rod Found
- IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

- U.C.O.P.R. - Upshur County Official Public Records
- U.C.O.R. - Upshur County Official Records
- U.C.D.R. - Upshur County Deed Records

WILLIAM MCFADDEN SURVEY, A-295 UPSHUR COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 74°10'27" W	7.82'
L2	N 05°07'13" W	128.25'
L3	N 77°37'50" W	133.83'
L4	N 11°54'06" E	135.18'
L5	S 78°39'58" E	133.86'
L6	S 78°39'58" E	158.64'
L7	S 75°16'00" E	280.48'
L8	N 76°27'10" W	201.49'
L9	N 11°54'06" E	191.46'



To Stan Overstreet Exclusively,

This plat is the result of a survey made on the ground under my supervision in June, 2020, and it correctly represents the facts found at the time of the survey. There are no visible easements or encroachments other than those shown. This plat is only original and valid if signed in blue ink, and has my official seal on it.

[Signature]

6/30/20

R. Austin Holland R.P.L.S. 6158 DATE
Metes and Bounds Description to Accompany Plat

This plat is prepared for the parties involved in this transaction only. MTX Surveying will not be liable for any copies made after 90 days of the date shown or alterations made without the expressed written authorization of MTX Surveying

Notes

All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

4901 E End Blvd South, Marshall, Tx 75672
www.mtxsurveying.com
903.471.5391
TBPELS Firm No. 10194253

JOB NO: 20499	REVISION : A
FW BY: CT	SCALE 1" = 100'
DRAWN BY: BC	SHEET 1 OF 1
CHKD BY: AH	DWG: 20499-2

SURVEYED 1.50 ACRES BEING A PART OF A CALLED 3 1/3 ACRE TRACT DESCRIBED IN A DEED TO AZELL CHEVALIER AND PATRICIA CHEVALIER AND RECORDED IN VOL. 395, PG. 141 U.C.D.R. AND A PART OF THE RESIDUE OF A CALLED 5 ACRE TRACT DESCRIBED IN A DEED TO AZELL CHEVALIER AND PATRICIA CHEVALIER AND RECORDED IN VOL. 390, PG. 724 U.C.D.R. WITHIN THE WILLIAM MCFADDEN SURVEY, A-295, UPSHUR COUNTY TEXAS

**METES AND BOUNDS DESCRIPTION OF
1.50 ACRES
WILLIAM MCFADDEN SURVEY, A-295
UPSHUR COUNTY, TEXAS**

Being 1.50 acres of land situated in the William McFadden Survey, A-295, Upshur County, and being part of the residue of a 5 acre tract described in a deed to Azell Chevalier and Patricia Chevalier, recorded in Volume 390, Page 724, Upshur County Deed Records, (UCDR), and part of a called 3 1/3 acre tract described in a deed to Azell Chevalier and Patricia Chevalier, recorded in Volume 395, Page 141, (UCDR) said 1.50 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 20499, Dwg. No. 20499-2 (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2" iron rod with a plastic cap stamped "MTX Surveying" set on the south right of way of Highway 154 for the northeast corner of this tract, same being the northeast corner of said 3 1/3 acre tract and being the northwest corner of a called 2.00 acre tract described in a deed to Eileen Devona Stanfield, recorded in Volume 870, Page 210, (UCDR) from which a 1/2" iron rod with a plastic cap stamped (Turner 4606) found for the northeast corner of said 2.00 acre tract bears S 78° 39' 58" E, 158.64 feet, and a 4" wood fence corner post bears S 10° 45' 59" W, 7.65';

THENCE S 10° 45' 59" W, with the east boundary line of said 3 1/3 acre tract and the west line of said 2.00 acre tract, 188.03 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying", set for the northeast corner of a 1.267 acre (Tract 3) surveyed this same date, from which a set 1/2" iron rod with a plastic cap stamped "MTX Surveying" for the southeast corner of said 1.267 acre (Tract 3) bears S 10° 45' 59" W, 290.31 feet;

THENCE N 79° 14' 01" W, over and across said 3 1/3 acre tract and with the north line of said 1.267 acre (Tract 3), at 188.10 feet pass a 1/2" iron rod with plastic cap stamped "MTX Surveying", set for the northwest corner of said 1.267 acre (Tract 3), and the northeast corner of a 1.267 acre (Tract 4) surveyed this same date, continuing past the west line of said 3 1/3 acre tract and the east line of said residue of 5 acres tract, an overall distance of 346.28 feet to a 1/2" iron rod with a plastic cap stamped "MTX Surveying" set for the southwest corner of this tract, same being on the east line of a 1.00 acre tract surveyed this same date;

THENCE N 11° 54' 06" E, with the east line of said 1.00 acre tract, 191.46 feet to a 1/2 inch iron rod with plastic cap stamped "MTX Surveying", set for the northeast corner of said 1.00 acre tract, on the south right of way of Highway 154;

THENCE S 78° 39' 58" E, with the south right of way of Highway 154, 342.50 feet to the **PLACE OF BEGINNING** and containing 1.50 acres of land, more or less.

I, R. Austin Holland, Registered Professional Land Surveyor No. 6158, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of June 2020.

GIVEN UNDER MY HAND AND SEAL this the 30th day of June, 2020



R. Austin Holland
Registered Professional Land Surveyor
Texas Registration No. 6158

