

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 821 County Road 43830 in the City of Paris, Lamar County, Texas.

All that certain tract of land lying and being situated in the Hamlin L. Williams Survey, Abstract Number 1002, Lamar County, Texas, being all of that called 11.42 acre tract of land described in a deed to Matthew J. Upchurch and wife, Latisha Upchurch, as recorded in Instrument Number 161174-2019, Official Public Records, Lamar County, Texas (O.P.R.L.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8" iron rod w/cap stamped "H.F. RPLS 5699" found for corner in the West Right of Way line of County Road 43830, being the Southeast corner of this herein described subject tract, same being the Northeast corner of a called 6.51 acre tract of land described in a deed to Michael Bradley Walker and wife, Terri Ann Walker, as recorded in Instrument Number 176550-2020, O.P.R.L.C.T.;

THENCE South 88 degrees 01 minutes 50 seconds West, along the North property line of said 6.51 acre tract, a distance of 1,244.92 feet to a 3/8" iron rod found for corner, being the Northwest corner of said 6.51 acre tract, same being in the East property line of tract two in parcel two, described in a deed to Johnny Ed Risinger, as recorded in Instrument Number 119665-2014, O.P.R.L.C.T.;

THENCE North 01 degrees 42 minutes 34 seconds East, along said East property line, a distance of 227.60 feet to a Bois D'Arc wood fence corner post found for corner, being the Southwest corner of a called 5 acre tract of land described in a deed to Bobby Lee Risinger, as recorded in Instrument Number 67477-2009, O.P.R.L.C.T.; same being the Northeast corner of said tract two, same being the Southeast corner of tract four in the South property line of said 5 acre tract, being the East property line of said 5 acre tract, a distance of 346.25 feet to a 1/2" iron rod found for corner, being the Northeast corner of said 5 acre tract, same being in the South property line of the remainder of tract one in parcel two in said deed to Johnny Ed Risinger;

THENCE North 88 degrees 13 minutes 56 seconds East, along said remainder of tract one, a distance of 367.44 feet to a 1/2" iron rod found with a destroyed cap found for an angle point, being the Southwest corner of a called 3.01 acre tract of land described in a deed to Linda Susan Risinger, as recorded in Instrument Number 101254-2012, O.P.R.L.C.T.;

THENCE North 86 degrees 44 minutes 23 seconds East, along the South property line of said 3.01 acre tract, a distance of 247.39 feet to a 1/2" iron rod with an orange cap stamped "LMN RPLS 402" found for corner in the West Right of Way line of County Road 43830, same being the Southeast corner of said 3.01 acre tract;

THENCE South 03 degrees 28 minutes 41 seconds East, along said West Right of Way line, a distance of 349.90 feet to a 1/2" iron rod found for an angle point in same;

THENCE South 03 degrees 23 seconds East, continuing along said West Right of Way line, a distance of 229.94 feet to the POINT OF BEGINNING and containing 11.43 acres of land, more or less.

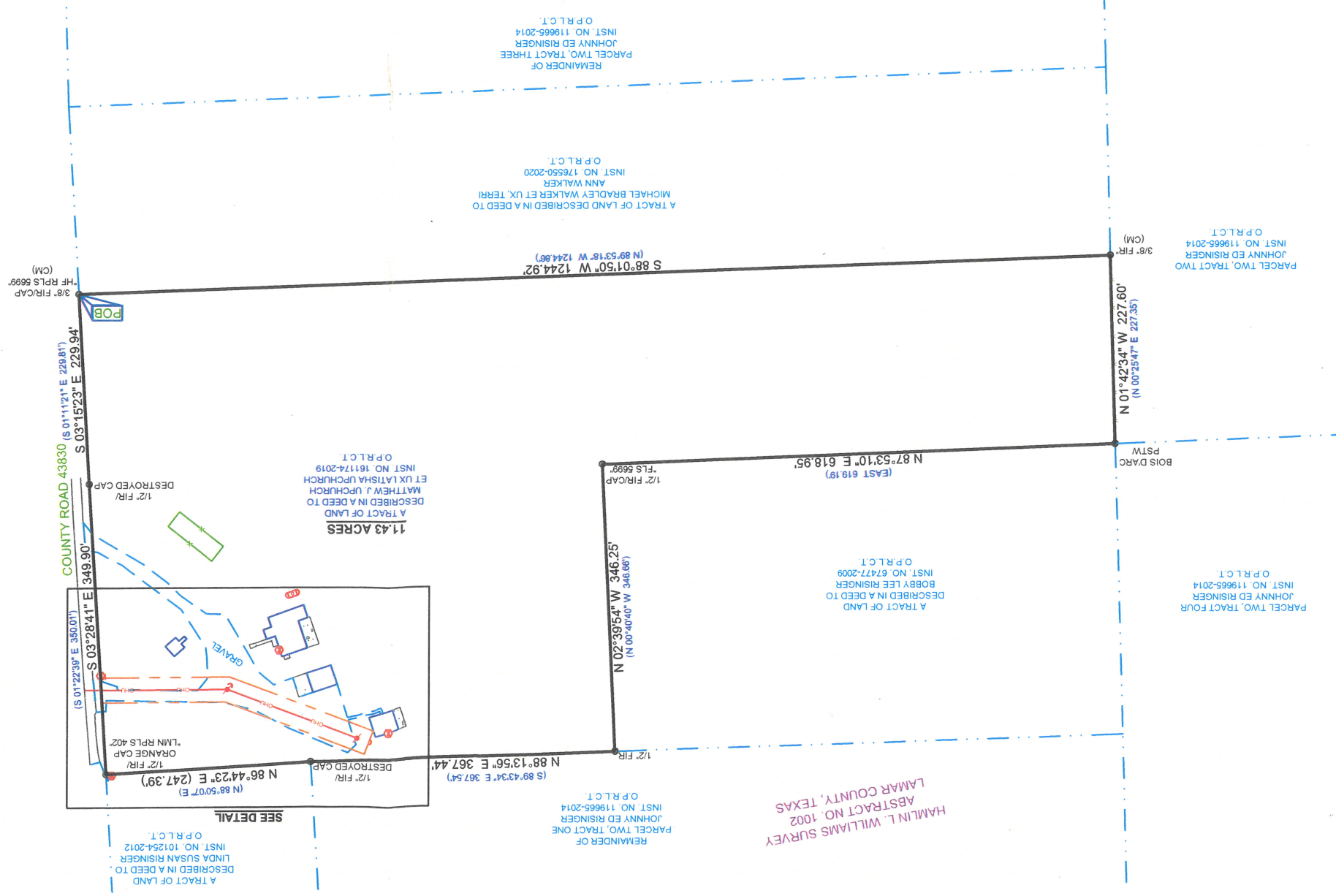
FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Lamar County, Community Number 480891, effective date 08-16-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 350 C of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

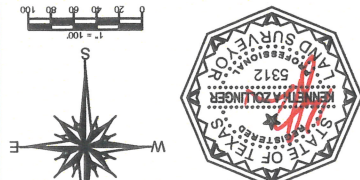
Certified to Title Resources Guaranty Company, (GF# 224225), Matthew J. Upchurch and Latisha Upchurch; Yolanda Rae Strand, as sole trustee of the Ron and Yo Strand trust, dated September 18, 2017:

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 12-20-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



- LEGEND**
- = POWER POLE
 - = GUY WIRE
 - = WATER VALVE
 - = ELECTRIC METER
 - = WATER METER
 - = TELEPHONE RISER
 - = PROPANE TANK
 - = RIGHT-OF-WAY
 - R.O.W.
 - FIR
 - FOUND IRON ROD
 - CAPPED IRON ROD FOUND
 - FIR/CAP
 - WOOD FENCE CORNER POST
 - CONTROLING MONUMENT
 - PLAT OR DEED CALL
 - POINT OF BEGINNING
 - WIRE FENCE
 - OVER-HEAD UTILITIES
 - = ASPHALT
 - = CONCRETE

KENNETH A. ZOLLINGER
R.P.L.S.
DATE: 12-20-2022
DRAWN BY: DJJ
JOB NUMBER: 220610
(940)382-3446
DENTON, TX 76205
1720 WESTMINSTER



TITLE
RESOURCES
COMPANY

