

J.B.B. DAVENPORT SURVEY, A-1 UPSHUR COUNTY, TEXAS

POB 9.167 ACRES

CLINTON R. HARGADE AND SPOUSE
CAROLISA HARGADE
CALLED 2.140 ACRES
CFN 201603867
VOL. 1255, PG. 66

COTTONWOOD ROAD

0 50 100 150 Feet



TOTAL AREA
10.378 ACRES

TRACT 1
9.167 ACRES

TRACT 2
1.211 ACRES

JESUS M. MIRAMONTES AND WIFE
LAURA MIRAMONTES
CALLED 10.34 ACRES
CFN 200603016
VOL. 658, PG. 327

THE JO ANNE MAUGH TRUST
DATED SEPTEMBER 14, 1992
LOT 2 (CALLED 10.344 ACRES)
CFN 201005562

LOT 2
GLADE CREEK SUBDIVISION

SOFIA CHAVEZ
LOT 8 (CALLED 2.30 ACRES)
CFN 201306609

LOT 8
GLADE CREEK SUBDIVISION

GLADE CREEK
VOL. 5, PG. 69
PLAT RECORDS

LOT 7
GLADE CREEK SUBDIVISION

MICHAEL WADE FOUSE AND WIFE
TAMMY FOUSE
CALLED 9.932 ACRES
CFN 201404155

POB 1.211 ACRES

LOT 1
0.545 AC.

MONTESVIEW VILLAGE
VOL. 5, PG. 241
PLAT RECORDS

LOT 2
0.530 AC.

LOT 3
0.505 AC.

PART OF LOT 4
GLADE CREEK

GARY W. HUGHES
CALLED 5.143 ACRES
VOL. 389, PG. 337
APRIL 14, 2000

SET RR SPIKE
FND 1/2" IR (S246)
S 88°29'33" W - 23.24'
8" PIPE FCP
S 88°30'23" W - 23.79'

NOTES:
1. "SET 5/8" IR." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6484".
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.

PLAT SHOWING

TRACT 1 - 9.167 ACRES

ALL THAT CERTAIN 9.167 ACRE TRACT OF LAND IN THE J.B.B. DAVENPORT SURVEY, ABSTRACT 1, IN UPSHUR COUNTY, TEXAS, BEING PART OF THE CALLED 10.34 ACRE TRACT OF LAND CONVEYED FROM RAY PEDEN AND WIFE, KAREN PEDEN, TO JESUS M. MIRAMONTES AND WIFE, LAURA MIRAMONTES, BY WARRANTY DEED DATED MARCH 1, 2006, AND RECORDED IN CLERK'S FILE NO. 200603016 AND IN VOLUME 658, PAGE 327, IN THE OFFICIAL PUBLIC RECORDS OF UPSHUR COUNTY, SAID CALLED 10.34 ACRE TRACT BEING ALL OF LOT 3 OF GLADE CREEK SUBDIVISION AS SHOWN ON THE PLAT OF SAME RECORDED IN VOLUME 5, PAGE 69, IN THE PLAT RECORDS OF UPSHUR COUNTY, TEXAS.

TRACT 2 - 1.211 ACRES

ALL THAT CERTAIN 1.211 ACRE TRACT OF LAND IN THE J.B.B. DAVENPORT SURVEY, ABSTRACT 1, IN UPSHUR COUNTY, TEXAS, BEING PART OF THE CALLED 10.34 ACRE TRACT OF LAND CONVEYED FROM RAY PEDEN AND WIFE, KAREN PEDEN, TO JESUS M. MIRAMONTES AND WIFE, LAURA MIRAMONTES, BY WARRANTY DEED DATED MARCH 1, 2006, AND RECORDED IN CLERK'S FILE NO. 200603016 AND IN VOLUME 658, PAGE 327, IN THE OFFICIAL PUBLIC RECORDS OF UPSHUR COUNTY, SAID CALLED 10.34 ACRE TRACT BEING ALL OF LOT 3 OF GLADE CREEK SUBDIVISION AS SHOWN ON THE PLAT OF SAME RECORDED IN VOLUME 5, PAGE 69, IN THE PLAT RECORDS OF UPSHUR COUNTY, TEXAS.

I, David R. Collins, Jr., Reg. Professional Land Surveyor do hereby certify that this Plat is true and correct according to a survey made upon the ground January 3, 2023.



David R. Collins, Jr.
Firm License #10023000

R.P.L.S. #6188

JESUS MIRAMONTES
214 LOBLOLLY ROAD
GILMER, TEXAS

Collins Surveying & Mapping, Inc.
910 Judson Road
Longview, Texas 75601
Phone: (903) 234-8051

Job Number: MJ6066-22

Topographic Surveys
Subdivisions
Construction Layout
Boundary Surveys
Oil Well Location
Route Surveys



910 A Judson Road
Longview, Texas 75601
903/234-8051
Fax 903/234-1932
Firm License
10023000

**COLLINS SURVEYING
& MAPPING, INC.**
TEXAS • ARKANSAS • LOUISIANA

Jesus Miramontes
214 Loblolly Road
Gilmer, Texas

Tract 1
Field Notes On 9.167 Acre Tract
J.B.B. Davenport Survey, Abstract 1
Upshur County, Texas

All that certain 9.167 acre tract of land in the J.B.B. Davenport Survey, Abstract 1, in Upshur County, Texas, being part of the called 10.34 acre tract of land conveyed from Ray Peden and wife, Karen Peden, to Jesus M. Miramontes and wife, Laura Miramontes, by Warranty Deed dated March 1, 2006, and recorded in Clerk's File No. 200603016 and in Volume 658, Page 327, in the Official Public Records of Upshur County, said called 10.34 acre tract being all of Lot 3 of Glade Creek Subdivision as shown on the plat of same recorded in Volume 5, Page 69, in the Plat Records of Upshur County, Texas, said 9.167 acre tract being more particularly described as follows:

- Note: 1. All Set Iron Rods herein are 5/8" rebar with pink cap marked "D. COLLINS RPLS 6488".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a Railroad Spike set in the centerline of Cottonwood Road for the northeast corner of the called 10.344 acre tract conveyed to The JoAnne Maugh Trust Dated September 14, 1992, by Executrix's Distribution Deed recorded in Clerk's File No. 201205562 in said Official Public Records, same being all of Lot 2 of said Glade Creek Subdivision, and northwest corner of said Lot 3, from which a 3/8" iron rod found for reference bears S 02°21'29" E - 26.28 feet and an 8" pipe fence post bears S 02°36'05" E - 26.51 feet;

THENCE: N 89°36'29" E with the centerline of said Cottonwood Road 172.78 feet to a Railroad Spike set for an angle point;

THENCE: S 89°26'43" E with the centerline of said Cottonwood Road 214.27 feet to a Railroad Spike set for an angle point, from which a capped 1/2" iron rod found (5246) for reference bears S 00°00'41" W - 27.91 feet and a 3" pipe fence corner post bears S 00°11'14" W - 28.30 feet;

THENCE: S 88°21'23" E with the centerline of said Cottonwood Road 210.53 feet to a Railroad Spike set in the intersection of aforesaid centerline and centerline of Loblolly Road for the northwest corner of Montesview Village, recorded in Volume 5, Page 241, in said Plat Records and northeast corner of this tract, from which a 5/8" iron rod set for reference bears S 46°15'25" E - 37.98 feet;

THENCE: S 05°05'24" E with the west line of said Montesview Village and centerline of said Loblolly Road 377.90 feet to a Railroad Spike found for the southwest corner of Lot 3, of said Montesview Village, northwest corner of the called 5.143 acre tract conveyed to Gary W. Hughes by Warranty Deed recorded in Volume 369, Page 937, in said Official Public Records, and angle point of this tract, from which a 5/8" iron rod set for reference bears S 80°59'47" E - 25.80 feet;

THENCE: S 04°38'37" E with the west line of said Montesview Village and centerline of said Loblolly Road 170.44 feet to a Railroad Spike set for the northeast corner of the 1.211 acre tract of land, also surveyed this dated and described as "Tract 2" and southeast corner of this tract, from which a capped 1/2" iron rod found (5246) for reference bears S 88°29'33" W - 23.24 feet and an 8" pipe fence corner post bears S 88°30'23" W - 23.79 feet;

THENCE: S 88°29'33" W with a fence and north line of said Tract 2 a distance of 290.02 feet to a 3" pipe fence corner post for the northwest corner of same and inner ell corner of this tract;

THENCE: S 03°35'36" W generally along a fence and with the west line of said Tract 2 a distance of 177.12 feet to a capped 1/2" iron rod found (5246) for the southwest corner of same in the north line of the called 9.932 acre tract conveyed to Michael Wade Fouse and wife, Tammy Fouse, by Warranty Deed recorded in Clerk's File No. 201404155 in said Official Public Records and known as Lot 7 as shown on said Glade Creek Subdivision, and most southerly southeast corner of this tract;

THENCE: S 87°44'17" W generally along a fence and with the north line of said called 9.932 acre tract 313.15 feet to a 3/8" iron rod found for the northwest corner of same, northeast corner of the called 2.50 acre tract conveyed to Sofia Chaves by QuitClaim Deed recorded in Clerk's File No. 201306609 in said Official Public Records and known as Lot 8 as shown on said Glade Creek Subdivision, southeast corner of said Lot 2 and southwest corner of this tract, from which an 8" pipe fence corner post bears N 78°19'48" E - 0.50 feet;

THENCE: N 02°21'29" W generally along a fence and with the east line of said Lot 2 a distance of 750.61 feet to the POINT OF BEGINNING, containing 9.167 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat MJ6066-22, according to a survey made by me upon the ground January 3, 2023.



A handwritten signature in blue ink, appearing to read "David R. Collins, Jr.", written over a horizontal line.

David R. Collins, Jr. RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000

Topographic Surveys
Subdivisions
Construction Layout
Boundary Surveys
Oil Well Location
Route Surveys



910 A Judson Road
Longview, Texas 75601
903/234-8051
Fax 903/234-1932
Firm License
10023000

**COLLINS SURVEYING
& MAPPING, INC.**
TEXAS • ARKANSAS • LOUISIANA

Jesus Miramontes
214 Loblolly Road
Gilmer, Texas

Tract 2
Field Notes On 1.211 Acre Tract
J.B.B. Davenport Survey, Abstract 1
Upshur County, Texas

All that certain 1.211 acre tract of land in the J.B.B. Davenport Survey, Abstract 1, in Upshur County, Texas, being part of the called 10.34 acre tract of land conveyed from Ray Peden and wife, Karen Peden, to Jesus M. Miramontes and wife, Laura Miramontes, by Warranty Deed dated March 1, 2006, and recorded in Clerk's File No. 200603016 and in Volume 658, Page 327, in the Official Public Records of Upshur County, said called 10.34 acre tract being all of Lot 3 of Glade Creek Subdivision as shown on the plat of same recorded in Volume 5, Page 69, in the Plat Records of Upshur County, Texas, said 1.211 acre tract being more particularly described as follows:

- Note: 1. All Set Iron Rods herein are 5/8" rebar with pink cap marked "D. COLLINS RPLS 6488".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at Railroad Spike set in the centerline of Loblolly Road for the northeast corner of the called 9.932 acre tract conveyed to Michael Wade Fouse and wife, Tammy Fouse, by Warranty Deed recorded in Clerk's File No. 201404155 in said Official Public Records and known as Lot 7 as shown on said Glade Creek Subdivision, southwest corner of called 5.143 acre tract conveyed to Gary W. Hughes by Warranty Deed recorded in Volume 369, Page 937, in said Official Public Records, and northwest corner of Lot 6 of said Glade Creek Subdivision, from which a capped 1/2" iron rod found (3806) for reference bears S 87°44'17" W - 27.34 feet and an 8" pipe fence corner post bears S 88°24'01" W - 22.47 feet;

THENCE: S 87°44'17" W generally along a fence and with the north line of said Lot 7 a distance of 315.23 feet to a capped 1/2" iron rod found (5246) for the most southerly southeast corner of the 9.167 acre tract, also surveyed this date and described as "Tract 1" and southwest corner of this tract, from which a 3" pipe fence corner post bears N 19°54'35" W - 0.50 feet;

THENCE: N 03°35'36" E generally along a fence and with the most southerly east line of said Tract 1 a distance of 177.12 feet to a 3" pipe fence corner post for an inner ell corner of same and northwest corner of this tract;

THENCE: N 88°29'33" E generally along a fence and with the most easterly south line of said Tract 1 a distance of 290.02 feet to a Railroad Spike set for the most northerly southeast corner of same in the centerline of said Loblolly Road and west line of said called 5.143 acre tract, from which a capped 1/2" iron rod found (5246) for reference bears S 88°29'33" W - 23.24 feet and an 8" pipe fence corner post bears S 88°30'23" W - 23.79 feet;

THENCE: S 04°38'37" E with the centerline of said Loblolly Road and aforesaid west line 172.52 feet to the POINT OF BEGINNING, containing 1.211 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat MJ6066-22, according to a survey made by me upon the ground January 3, 2023.



David R. Collins, Jr. RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000