

0' 100' 200' 300'



- SYMBOL LEGEND**
- P - Overhead Power Line
  - G - Guy Wire
  - // - Wood Fence
  - XXX - Wrought Iron Fence
  - XX - Chainlink Fence
  - X - Wire Fence
  - H - Fire Hydrant
  - P - Power Pole
  - T - Telephone Pedestal
  - W - Water Valve
  - M - Water Meter
  - S - Set Iron Rod w/TPS Cap
  - O - Fnd Iron Rod

MARK J. MITCHELL  
TRACT ONE  
CALLED 22.60 ACRES  
VOL. 605, PG. 287  
O.R.U.C.T.

FND 1/2" I.R.  
@ 19.21

**CENTERLINE OF CLEMATIS ROAD**  
(ACCESS ROAD EASEMENT)  
(ASPHALT)

N 61°54'45" E 552.05'

FND 3/8" I.R.

**JOHN B. GOY SURVEY**  
ABSTRACT No. 168

**MOUNTAIN VIEW ESTATES**  
VOLUME 71, PAGE 7611,  
D.R.M.C.T.

MARK J. MITCHELL  
CALLED 51.98 ACRES  
VOL. 465, PG. 405  
O.R.U.C.T.

S 21°44'43" E 1560.04'

ZONE X  
ZONE A

ZONE A  
ZONE X

**15.087 Acres**

KEN DECKER  
CALLED 15.0 ACRES  
TRACT 13  
MOUNTAINVIEW ESTATES  
VOL. 1264, PG. 691  
O.R.U.C.T.

LINE	BEARING	DISTANCE
L1	N 16°50'15" W	4.20'
L2	N 16°02'45" W	66.73'
L3	N 19°29'51" W	76.91'
L4	N 25°05'22" W	43.50'
L5	N 35°17'53" W	47.17'
L6	N 47°40'36" W	58.25'
L7	N 54°40'34" W	70.28'
L8	N 61°34'55" W	72.37'
L9	N 66°51'36" W	142.12'
L10	N 63°53'16" W	59.08'
L11	N 58°52'40" W	51.23'
L12	N 52°23'17" W	55.22'
L13	N 42°43'01" W	37.26'
L14	N 24°10'31" W	41.75'
L15	N 06°30'48" W	35.95'
L16	N 04°06'24" E	48.94'
L17	N 05°34'37" E	83.99'
L18	N 01°20'08" E	72.50'
L19	N 04°17'02" W	52.17'
L20	N 10°22'29" W	51.20'
L21	N 18°35'20" W	42.95'
L22	N 26°15'34" W	47.37'
L23	N 37°12'10" W	43.61'
L24	N 39°55'11" W	63.25'
L25	N 38°57'17" W	59.02'
L26	N 36°31'28" W	63.54'
L27	N 35°24'22" W	74.02'
L28	N 36°19'30" W	67.95'
L29	N 37°24'55" W	26.88'

POB  
FND 5/8" I.R.  
(BENT)

FND 5/8" I.R.  
@ 213.29'

MARK J. MITCHELL AND  
TAMMY G. MITCHELL  
CALLED 1.806 ACRES  
VOL. 464, PG. 864  
O.R.U.C.T.

S 21°55'33" E  
336.45'

FND 1/2" I.R.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

This Property Lies in Partially in Zone X and Partially in Zone A inside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48459C0225F having an effective date of 10/19/2010.

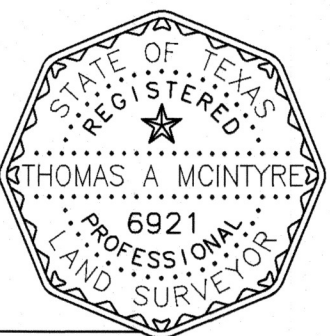
Job No.: 22417  
Scale: 1"=100'  
Date: 01/08/2022  
Drawn By: ALT  
Checked By: AJD  
Field Crew: RD

Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Lot 13, Block \_\_\_\_\_, Section \_\_\_\_\_  
Survey John B. Goy \_\_\_\_\_, A 168  
Area 15.087 Acres  
Subdivision Mountainview Estates  
Volume 71, Page 7611, Deed Records  
Upshur County, Texas

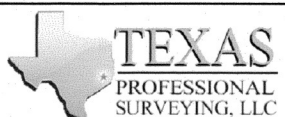
**BOUNDARY SURVEY**

BEING a 15.087 acre tract situated in the John B. Goy Survey, Abstract Number 168, Upshur County, Texas, being that certain called 15.0 acre tract of land described as Tract No. 13 of Mountain View Estates, in instrument to Ken Decker, recorded in Volume 1264, Page 691, of the Official Records of Upshur County, Texas (O.R.U.C.T.), said 15.087 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com  
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Basis of Bearings North Central Zone (4202), grid measurements.