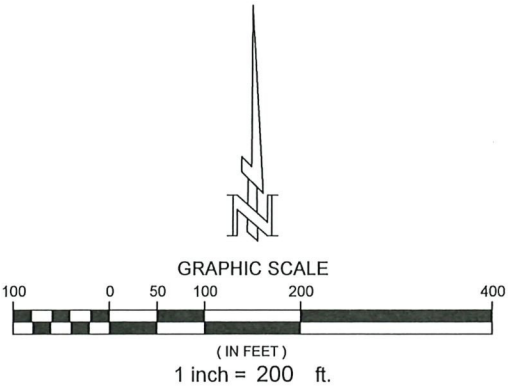


NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



LEGEND	
	POWER POLE
	ETC FIBER OPTIC SIGN
	CONTROLLING MONUMENT
	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

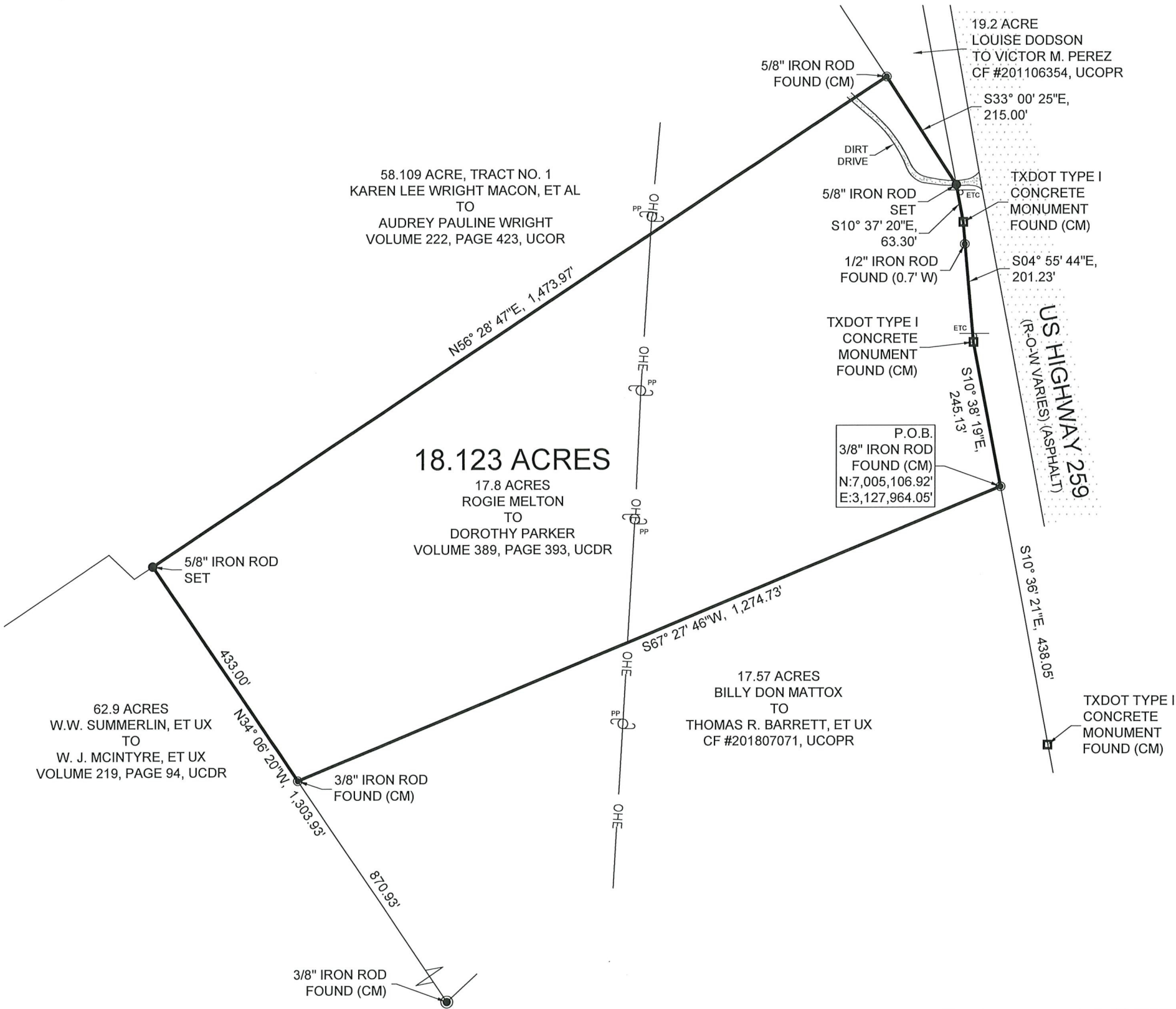
SEPTEMBER 28, 2021
DATE

PLAT OF SURVEY OF
18.123 ACRES
IN THE ROBERTSON ASHER SURVEY, A-10
UPSHUR COUNTY, TEXAS



360 SURVEYING
310 H. G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

SEPT 28, 2021 | DRAWN BY: MTW | CHECKED BY: JBR | JOB #1150-024



METES AND BOUNDS DESCRIPTION

18.123 ACRES

All that certain tract or parcel containing 18.123 acres of land in the Robertson Asher Survey, A-10, Upshur County, Texas, being all of a tract which was called 17.8 acres conveyed from Rogie Melton to Dorothy Parker, by an instrument of record in Volume 389, Page 393, Upshur County Deed Record (UCDR), said 18.123 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 3/8" iron rod found for southeast corner, being the southeast corner of said 17.8 acre tract and northeast corner of a tract which was called 17.57 acres conveyed from Billy Don Mattox to Thomas R. Barrett, et ux, by an instrument of record in Clerks File #201807071, Upshur County Official Public Record (UCOPR), lying in the west right of way (R-O-W) line of US Highway 259 (US 259), from which a TXDOT Type I concrete monument found for angle point of said 17.57 acre tract bears: S10°36'21"E, 438.05 feet;

THENCE departing US 259, S67°27'46"W, 1,274.73 feet along the common line of said 17.8 acre tract and said 17.57 acre tract to a 3/8" iron rod found for southwest corner, being the southwest corner of said 17.8 acre tract and northwest corner of said 17.57 acre tract, lying in the east line of a tract which was called 62.9 acres conveyed from W.W. Summerlin, et ux to W.J. McIntyre, et ux, by an instrument of record in Volume 219, Page 94, UCDR, from which a 3/8" iron rod found for southwest corner of said 17.57 acre tract bears: S34°06'20"E, 870.93 feet;

THENCE N34°06'20"W, 433.00 feet along the common line of said 17.8 acre tract and said 62.9 acre tract to a 5/8" iron rod set for northwest corner, being the southwest corner of said 17.8 acre tract and a northeast corner of said 62.9 acre tract, lying in the south line of a tract which was called 58.109 acre, Tract No. 1, conveyed from Karen Lee Wright Macon, et al to Audrey Pauline Wright, by an instrument of record in Volume 222, Page 423, Upshur County Official Record (UCOR);

THENCE N56°28'47"E, 1,473.97 feet along the common line of said 17.8 acre tract and said 58.109 acre tract to a 5/8" iron rod found for northeast corner, being the northeast corner of said 17.8 acre tract and southeast corner of said 58.109 acre tract, lying in the west line of a tract which was called 19.2 acres conveyed from Louise Dodson to Victor M. Perez, by an instrument of record in Clerks File #201106354, UCOPR;

THENCE S33°00'25"E, 215.00 feet along the common line of said 17.8 acre tract and said 19.2 acre tract to a 5/8" iron rod set for angle point, being an angle point of said 17.8 acre tract and south corner of said 19.2 acre tract, lying in the west R-O-W line of US 259;

THENCE S10°37'20"E, 63.30 feet along the common line of said 17.8 acre tract and US 259 to a TXDOT Type I concrete monument found for angle point, being an angle point of said 17.8 and US 259;

THENCE S04°55'44"E, 201.23 feet continuing along said common line to a TXDOT Type I concrete monument found for angle point, being an angle point of said 17.8 and US 259;

THENCE S10°38'19"E, 245.13 feet continuing along said common line to the PLACE OF BEGINNING, containing 18.123 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
310 H. G. Mosley Pkwy
Longview, Texas 75604
Job No. 1150-024
Date: September 29, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610