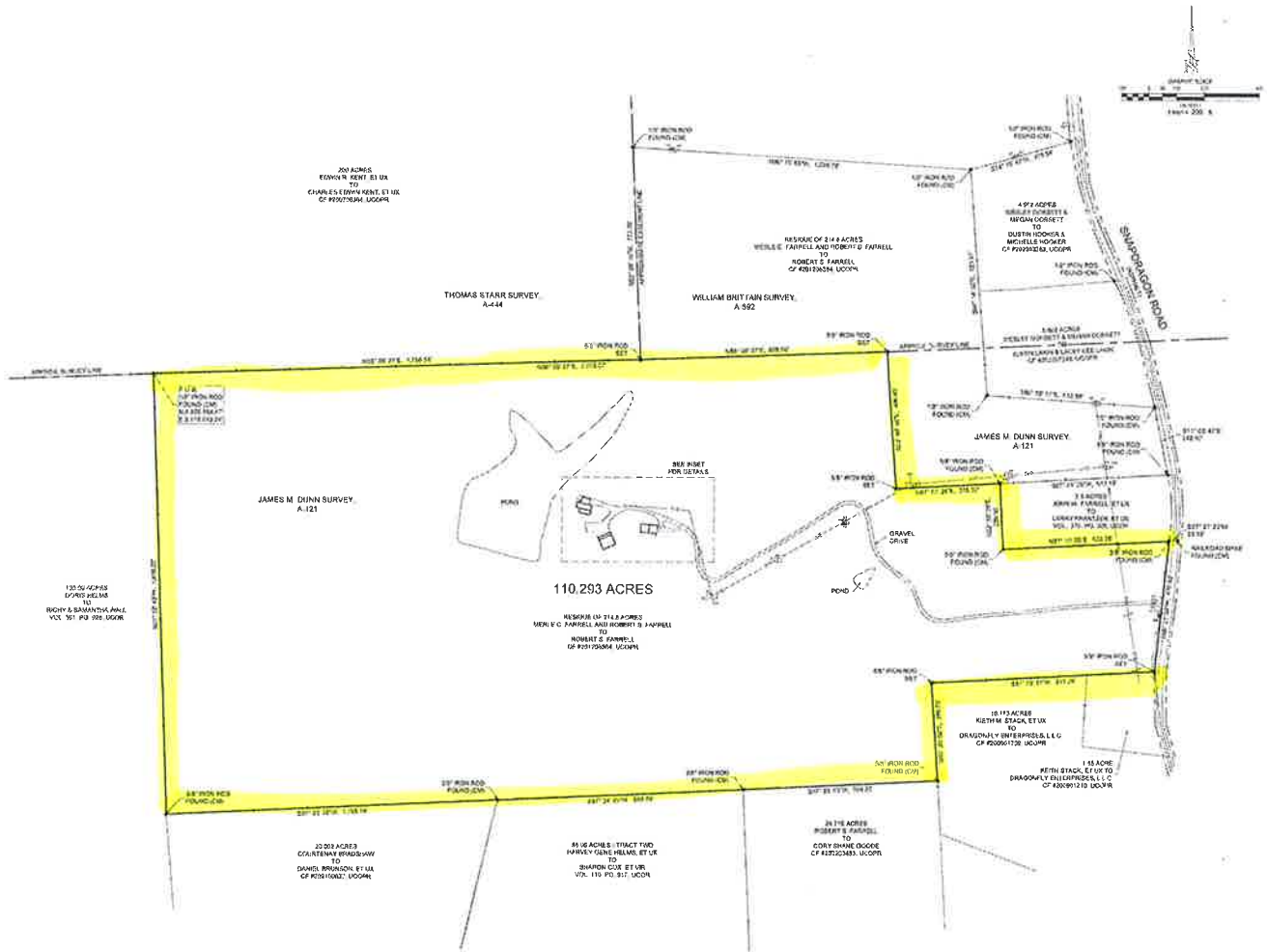
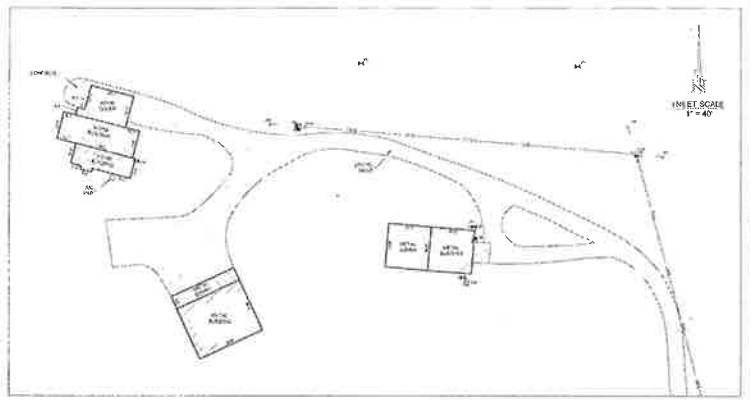


- NOTES
1. SURVEYS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH ZONE.
 2. DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE DISTANCES BY THE SCALE FACTOR 0.99973.
 3. ALL SURVEYING INSTRUMENTS AND RECORDS HAVE BEEN PREPARED UNDER THE SAME ASSUMPTIONS AS A PART OF THIS SURVEYING SERVICE.
 4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. ENDEAVORS AND/OR OTHER MATTERS ARISE RELATING TO THIS COULD AND MAY EXIST.
 5. AUCURRING TO TEXAS LEGAL GOVERNMENT CODE, CHAPTER 212 AND 213.02, DURING ANY IMPACT ON THE LAND OR INTEREST THEREIN, THE SURVEYOR HAS BEEN ADVISED AND INFORMED WITH THE COUNTY CLERK IS A VOUCHER OF CITY OR TOWN AND/OR STATE LAND, SUBJECTING THE VOUCHER TO THE JURISDICTION OF THE TEXAS AND RECORDS DEPARTMENT.
 6. THERE ARE NO VISIBLE EMBLEMMENTS OR DISCREPANCIES EXCEPT AS NOTED.

LEGEND	
	POWER POLE
	POWER POLE IN TRANSFORMER
	ETC.
	ELECTRIC WIRE
	ELECTRIC METER
	TELEPHONE POLE
	WATER METER
	WATER VALVE
	WATER WELL
	WATER FAUCET
	GATE POST
	BOUNDARY FENCE
	ROAD FENCE
	OUTWARD EJECTING



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 PROCEDURE AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Michael Northcutt
 MICHAEL NORTH CUTT
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4881
 APRIL 13, 2025
 DATE



PLAT OF SURVEY OF
 110.293 ACRES
 BEING A PORTION OF 214.8 ACRES
 MERLE C. FARRELL AND ROBERT S. FARRELL
 CLERKS FILE #201200364, UGCP
 IN THE JAMES M. DUNN SURVEY, A-121
 UPSHUR COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION 110.293 ACRES

All that certain tract or parcel containing 110.293 acres of land in the James M. Dunn Survey, A-121, Upshur County, Texas, being a portion of a tract which was called 214.8 acres conveyed from Merle C. Farrell and Robert S. Farrell to Robert S. Farrell by an instrument on record in Clerks File #201208364, Upshur County Official Public Records (UCOPR), said 110.293 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 1/2" iron rod found in the north line of the James M. Dunn Survey, A-121 and the south line of the Thomas Starr Survey, A-444 for northwest corner, being a northwest corner of said 214.8 acre tract and the northeast corner of a tract which was called 130.00 acres conveyed from Doris Helms to Richy & Samantha Wall by an instrument of record in Volume 391, Page 928, Upshur County Official Records (UCOR), lying in the south line of a tract which was called 200 acres conveyed from Edwin R. Kent, et ux to Charles Edwin Kent, et ux by an instrument of record in Clerks File #200706364, UCOPR;

THENCE N88°08'27"E, along the north line of the James M. Dunn Survey, A-121 and along the South line of the Thomas Starr Survey, A-444 along the common line of said 214.8 acre tract and said 200 acre tract, at 1,758.58 feet pass a 5/8" iron rod set for the southeast corner of said 200 acre tract and an interior corner of said 214.8 acre tract, being the southeast corner of the Thomas Starr Survey, A-444 and the southwest corner of the William Brittain Survey, A- 592 and continuing across said 214.8 acre tract, along the common line of the James M. Dunn Survey, A-121 and the William Brittain Survey, A-592 for a distance in all of 2,655.07 feet to a 5/8" iron rod set for northeast corner;

THENCE S03°46'48"E, 496.65 feet continuing across said 214.8 acre tract to a 5/8" iron rod set for an interior corner;

THENCE N87°01'26"E, 375.32 feet continuing across said 214.8 acre tract to a 5/8" iron rod found for a northeast corner, being the northwest corner of a tract which was called 3.5 acres conveyed from John W. Farrell, et ux to Larry Frantzen, et ux by an instrument of record in Volume 372, Page 308, Upshur County Deed Records (UCDR) from which a 5/8" iron rod found in the west line of Snapdragon Road bears: N87°01'26"W, 613.19 feet;

THENCE S02°52'28"E, 239.95 feet along the west line of said 3.5 acre tract to a 5/8" iron rod found for an interior corner, being the southwest corner of said 3.5 acre tract;

THENCE N87°10'25"E, 606.36 feet along the south line of said 3.5 acre tract to a 3/8" iron rod found in the west line of Snapdragon Road for a northeast corner, from which a railroad spike found in Snapdragon road for the southeast corner of said 3.5 acre tract bears: N87°27'23"E, 29.02 feet;

THENCE S06°21'59"W, 478.82 feet along the west line of Snapdragon road to a 5/8" iron rod set for a southeast corner, being a southeast corner of said 214.8 acre tract and the northeast corner of a tract which was called 1.85 acre conveyed from Keith Stack, et ux to Dragonfly Enterprises, LLC by an instrument of record in Clerks File #200901210, UCOPR;

THENCE S87°03'51"W, 811.29 feet along the common line of said 214.8 acre tract, said 1.85 acre tract, and a tract which was called 10.173 acres conveyed from Keith M. Stack, et ux to Dragonfly Enterprises, LLC by an instrument of record in Clerks File #200901200, UCOPR to a 5/8" iron rod set for an interior corner, being an interior corner of said 214.8 acre tract and the northwest corner of said 10.173 acre tract;

THENCE S03°35'02"E, 356.03 feet along the common line of said 214.8 acre tract and said 10.173 acre tract to a 5/8" iron rod found for a southeast corner, being a southeast corner of said 214.8 acre tract and the northeast corner of a tract which was called 24.719 acres conveyed from Robert S. Farrell to Cory Shane Goode by an instrument of record in Clerks File #202203453, UCOPR;

THENCE S87°23'45"W, 704.22 feet along the common line of said 214.8 acre tract and said 24.719 acre tract to a 3/8" iron rod found for angle point, being the northwest corner of said 24.719 acre tract and the northeast corner of a tract which was called 86.06 acres – Tract Two conveyed from Harvey Gene Helms, et ux to Sharon Cox, et vir by an instrument of record in Volume 110, Page 917, UCOR;


THENCE S87°24'28"W, 888.88 feet along the common line of said 214.8 acre tract and said 86.06 acre tract to a 3/8" iron rod found for angle point, being the northwest corner of said 86.06 acre tract and the northeast corner of a tract which was called 20.002 acres conveyed from Courtenay Bradshaw to Daniel Brunson, et ux by an instrument of record in Clerks File #202100637, UCOPR;

THENCE S87°22'32"W, 1,195.14 feet along the common line of said 214.8 acre tract and said 20.002 acre tract to a 3/8" iron rod found for southwest corner, being the southwest corner of said 214.8 acre tract and the northwest corner of said 20.002 acre tract, lying in the east line of the aforementioned 130.00 acre tract;

THENCE N01°52'43"W, 1,600.22 feet along the common line of said 214.8 tract and said 130.00 acre tract to the PLACE OF BEGINNING, containing 110.293 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.



Northcutt Land Surveying
TBPELS 10194706
8725 FM 1972
Gilmer, Texas 75645
Job No. 1032-006
Date: April 23, 2025


Nicholas Northcutt
Professional Land Surveyor
Texas Registration No. 6884