

Land Surveying Services

P.O. Box 665 • 3421 E. US Hwy 80 • Mineola, Texas 75773 • (903) 845-7508

FIELD NOTES

0.511 Acre

Job No. 240464

All that certain lot, tract, or parcel of land being situated on the JOHN TRYDLE SURVEY, A-486, UPSHUR COUNTY, TEXAS and being the partition of a 0.511 acre tract from the Southeast corner of that 6.594 acre tract described in Warranty Deed conveyed to Tom Colt Bickerdike and wife, Sarah Elizabeth Bickerdike recorded by Clerk's Instrument No. 201702517 of the Official Public Records of said county. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/8" rebar found for the Southeast corner of said parent tract and being the Northeast corner of that 4.985 acre tract described in Warranty Deed conveyed to Ben Morris et al recorded by Clerk's Instrument No. 201704318 O.P.R.;

THENCE West 261.93 ft. pass a 1/2" rebar found at the water's edge of a pond for reference at 1.30 ft. North, continuing at a total of 399.65 ft. an inaccessible point in said pond held for the West corner of this tract;

THENCE N 70 deg. 00 min. 59 sec. E 246.33 ft. across said pond to a T-post set at the water's edge for corner;

THENCE N 61 deg. 53 min. 45 sec. E 39.07 ft. following the water's edge to a Cypress tree held for corner;

THENCE N 78 deg. 16 min. 33 sec. E 38.42 ft. leaving said water's edge to a 1/2" rebar set for the Northeasterly corner of this tract being at the East side of a Cypress tree and being at the West side of a Dirt Drive;

THENCE S 41 deg. 01 min. 51 sec. E 146.35 ft. following the East line of this tract and lying West of said Dirt Drive to the point of beginning, containing 0.511 acre of land as surveyed by George Taylor, R.P.L.S. No. 5246.

See Plat of this survey for additional information.

SURVEYOR'S CERTIFICATE

I, George Taylor, Registered Professional Land Surveyor No. 5246, do hereby certify that the performance of the survey for the above described tract of land and the information provided in these Reports of said survey are in compliance with the Practice and Rules of the Professional Engineering and Land Surveying Board dated April 1, 2021 and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown herein, to the best of my knowledge and ability.

WITNESS my hand and seal at Hoard, Texas, this the 3rd day of July, 2024.


George Taylor, R.P.L.S. No. 5246





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PLAT OF SURVEY

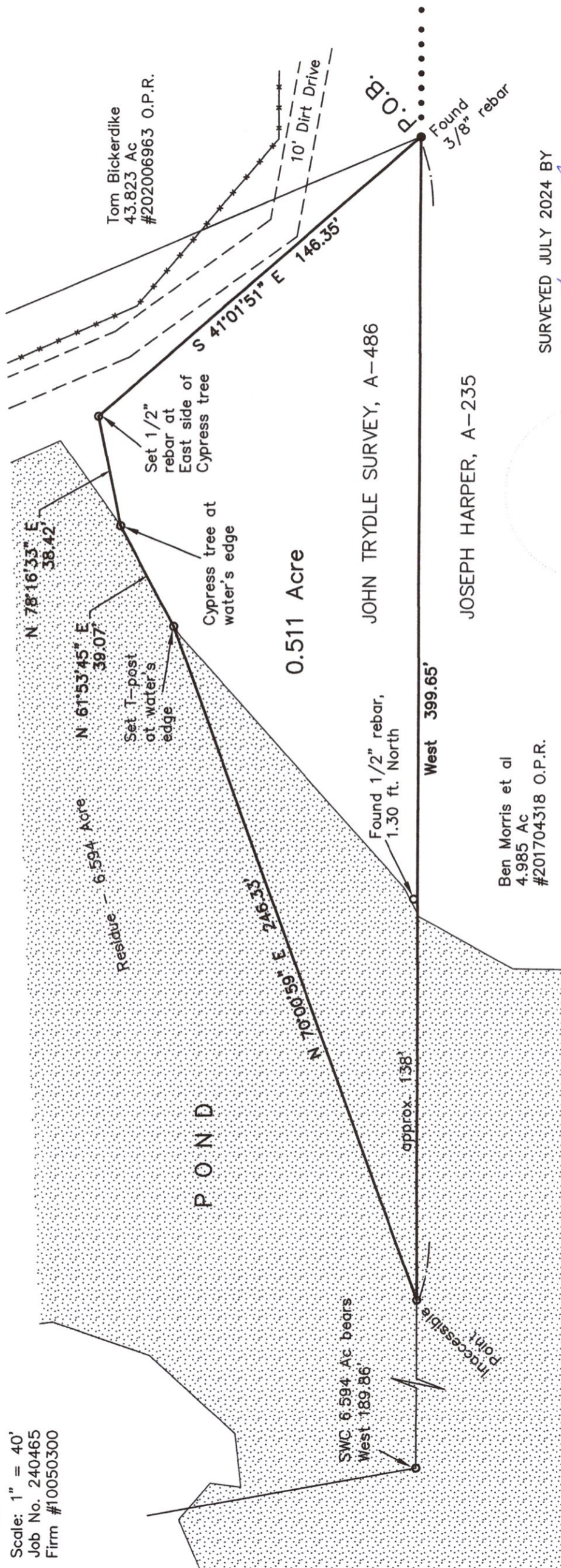
Showing the partition of a 0.511 acre tract from the Southeast corner of that 6.594 acre tract described in Warranty Deed recorded by Clerk's Instrument No. 201702517 of the Official Public Records.

JOSEPH HARPER, A-235
 UPSHUR COUNTY, TEXAS

See Field Notes of this survey for a written boundary description.

o Denotes SET 1/2" rebar, except as noted.

Scale: 1" = 40'
 Job No. 240465
 Firm #10050300



SURVEYED JULY 2024 BY

George Taylor
 GEORGE TAYLOR, R.P.L.S. No. 5246



