

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

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 ½" 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 ½" 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

NO SURV

and the second

Company of the com

and success of the second of

gilter og fra 1900 inner 1900 og fra 1900 og fra 1 Det med fra 1900 og fra 19 Det fra 1900 og fra 1900 og

garangan dan mengangkan dan merendah diangan pengangan pengangan dan dan pengangan dan dan pengangan pengangan Pengangan dan pengangan pengangan pengangan pengangan pengangan pengangan pengangan pengangan pengangan pengan

and the second s

andromental service of the second service of the se

San Terre L. is such a man of the man tribut

and the second of the second of the second





Ø0. 70' Dirt Drive Tom Bickerdike 43.823 Ac #202006963 0.P.R. (ebod FOUND 318 SURVEYED JULY 2024 BY JOHN TRYDLE SURVEY, A-486 Set 1/2"
rebar at
East side of
Cypress tree JOSEPH HARPER, A-235 (903) 845-7508 PLATOF 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. SERVICES Cypress tree at water's edge N 78'16'33" E 38.42' 0.511 Acre N 61'53'45" E 39.07 Set T-post of water's Mineola, Texas West 399.65 SURVEYING Found 1/2" rebar, 1.30 ft. North edge Ben Morris et al 4.985 Ac #201704318 0.P.R. Residue - 6.594 Aore JOSEPH HARPER, A-235 UPSHUR COUNTY, TEXAS 3421 E. Highway 80 LAND approx. 138 О 2 0 4 See Field Notes of this survey for a written boundary description. o Denotes SET 1/2" rebar, except as noted. 10/8 S. 1/10 SWC 6.594 Ac bears West 189.86 Scale: 1" = 40' Job No. 240465 Firm #10050300

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

