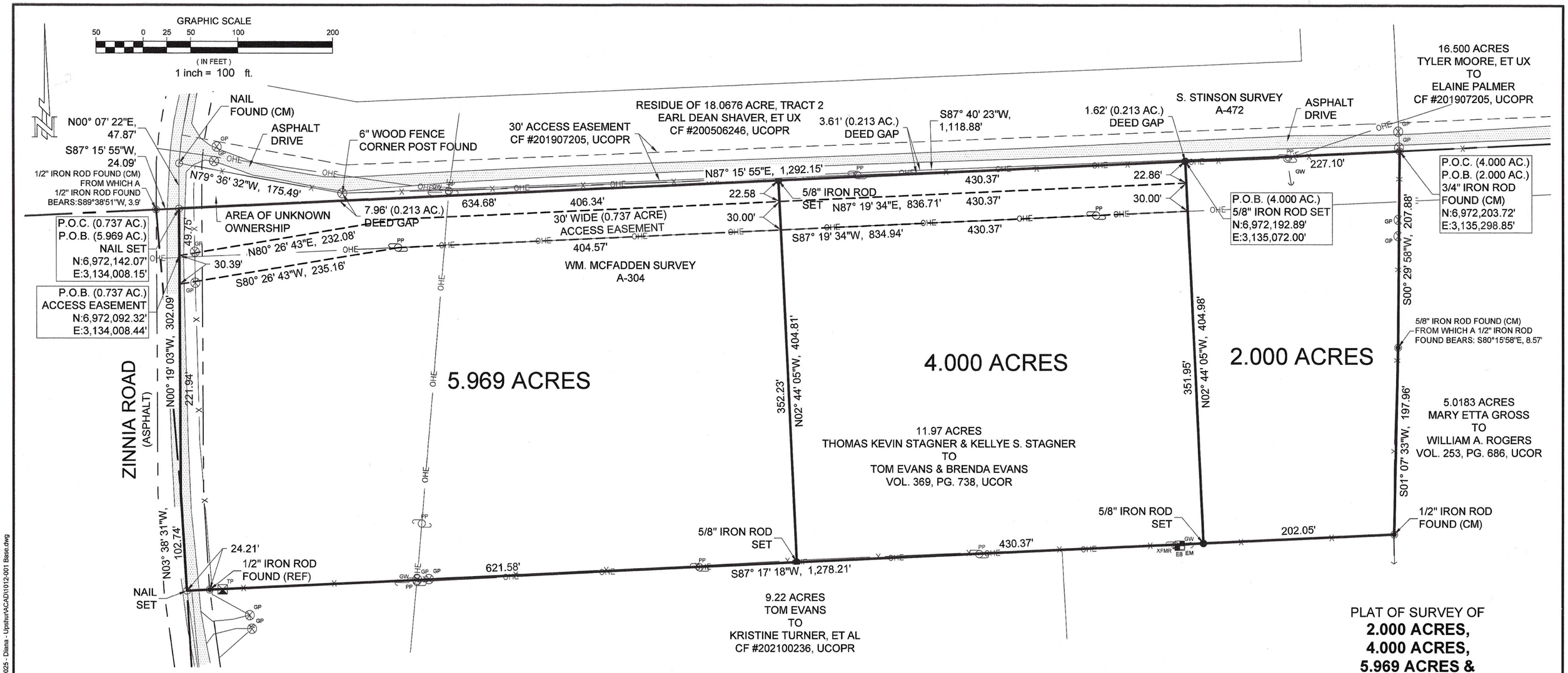

PLAT OF SURVEY OF

2.000 ACRES,
4.000 ACRES,
5.969 ACRES &
A 0.737 ACRE ACCESS EASEMENT

BEING ALL OF 11.97 ACRES
THOMAS KEVIN STAGNER &
KELLYE S. STAGNER TO
TOM EVANS & BRENDA EVANS
VOLUME 369, PAGE 738, UCOR

IN THE W. M. MCFADDEN SURVEY, A-304
UPSHUR COUNTY, TEXAS

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998722.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. 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.
5. 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

PP	POWER POLE
XFMR	POWER POLE W/ TRANSFORMER
GW	GUY WIRE
EM	ELECTRIC METER
EB	ELECTRIC BOX
TP	TELEPHONE PEDESTAL
GP	GATE POST
(CM)	CONTROLLING MONUMENT
(REF)	REFERENCE MONUMENT
—— X ——	BARBED WIRE FENCE
—— OHE ——	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)

STATE OF TEXAS REGISTERED NICHOLAS NORTHCUTT 6884 PROFESSIONAL LAND SURVEYOR

NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

SEPT. 10, 2021
DATE

Northcutt Land Surveying
4620 HAWK ROAD, DIANA, TEXAS 75640
WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

SEPT. 12, 2021	DRAWN BY: NWN	JOB #1012-001

Filename: C:\Northcutt Land Surveying LLC\Projects\1012 Scott Brown\1012-001 - Blaine Spradley - PID 77025 - Diana - Upshur\ACAD\1012-001 Base.dwg