

THOMPSON #1 SUBDIVISION

UPSHUR COUNTY, TEXAS
JOSE MARIA PINEDA SURVEY, ABSTRACT NO. 386

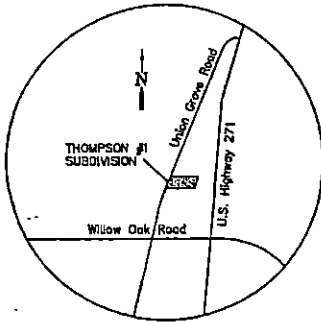
All that certain lot, tract or parcel of land being that 1.955 acre Tract One and that 0.128 acre Tract Two described in Warranty Deed conveyed to Thompson Builders LLC recorded by Clerk's Instrument No. 202200368 of the Official Public Records of said county and being more particularly described as follows:

BEGINNING at a 1/2" rebar found for the Southwest corner of this tract being in the Eastern occupational R.O.W. line of an asphalt roadbed called Union Grove Road and bears S 23 deg. 40 min. 02 sec. W 0.47 ft. from a 7" wooden fence corner post;
THENCE N 20 deg. 00 min. 00 sec. E 223.25 ft. following said R.O.W. line to a 1/2" rebar found for the Northwest corner of this tract;
THENCE N 86 deg. 35 min. 30 sec. E 422.02 ft. to a 2" standing angle iron found for the Northeast corner of this tract;
THENCE S 16 deg. 33 min. 15 sec. W 231.75 ft. to a 2 1/2" steel pipe fence corner post held for the Southeast corner of this tract;
THENCE S 88 deg. 18 min. 33 sec. W 431.79 ft. to the point of beginning containing 2.083 acres of land.



Job No. 220125
Firm #10050300

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



VICINITY MAP

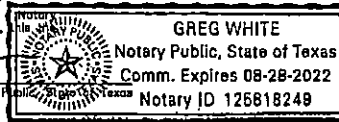
OWNER'S CERTIFICATE

I, Adam Thompson, Owner in fee of the tract of land shown and described hereon, do accept this Plat for subdividing as shown. And dedicate the Access and Utility Easement and development thereon as shown to the Thompson #1 Subdivision Home Owners Association.

Adam Thompson
Adam Thompson, Owner

SUBSCRIBED AND SWORN BEFORE ME, the Notary Public, in and for the State of Texas, this 13 day of April, 2022.

Greg White
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

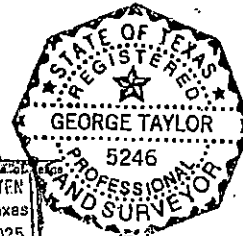
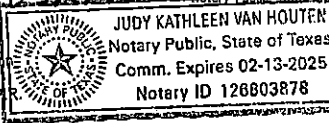
I, George Taylor, R.P.L.S. No. 5246, of the state of Texas, do hereby certify that this Plat is true and correct to the best of my ability and knowledge and represents the result of a survey made on the ground of the tract described and subdivided into the lots as shown.

GIVEN UNDER MY HAND AND SEAL this the 13 day of April, 2022.

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

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 13 day of April, 2022.

Judy Kathleen Van Houten
Notary Public, State of Texas



APPROVED: the 29 day of June 2022
UPSHUR COUNTY COMMISSIONERS' COURT

Robert C. Sartor
APPROVED: Robert C. Sartor, Precinct #1 Date

Debra Nicholson
APPROVED: Debra Nicholson, Precinct #2 Date

Michael Ashley
APPROVED: Michael Ashley, Precinct #3 Date

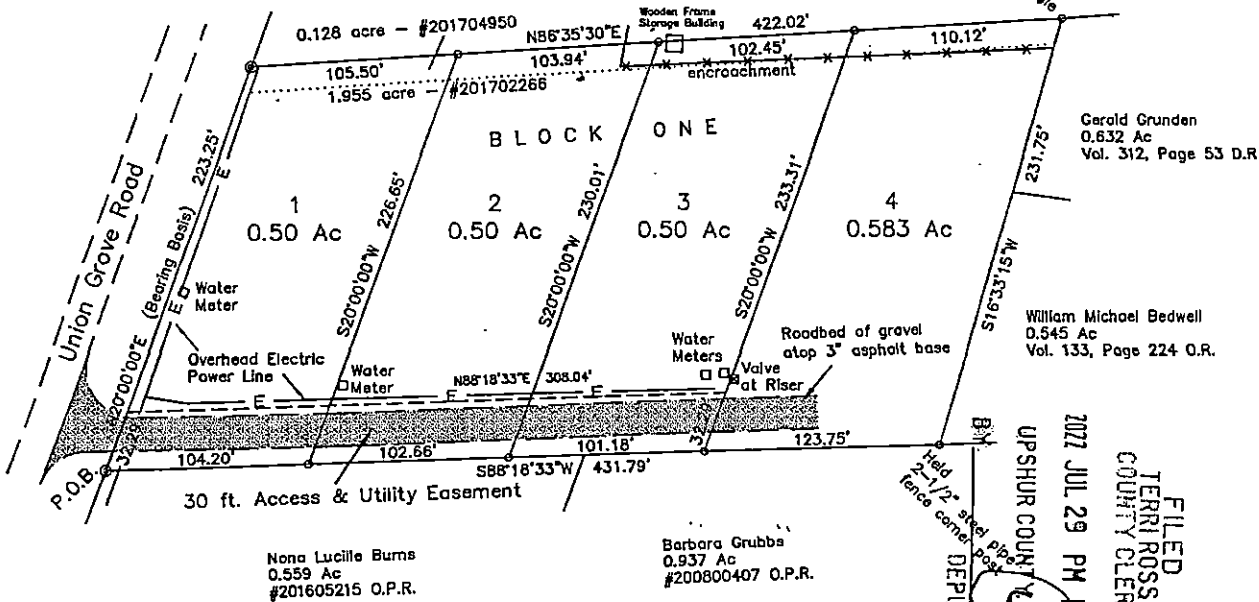
Joy Miller
APPROVED: Joy Miller, Precinct #4 Date

Todd Tefteller
APPROVED: Todd Tefteller, County Judge Date

Road Maintenance:
In compliance with the requirements of Upshur County, the Home Owners Association of the Thompson #1 Subdivision shall own and maintain any and all roadways in this subdivision.

Robert C. Sartor
2.0 Ac
#201507121 O.P.R.

JUDY KATHLEEN VAN HOUTEN
Notary Public, State of Texas
Comm. Expires 02-13-2025
Notary ID 126803878



Found 2" angle iron

Gerald Grunden
0.632 Ac
Vol. 312, Page 53 D.R.

William Michael Bedwell
0.545 Ac
Vol. 133, Page 224 O.R.

Nona Lucille Burns
0.559 Ac
#201605215 O.P.R.

Barbara Grubbs
0.937 Ac
#200800407 O.P.R.

FILED
TERRI ROSS
COUNTY CLERK
2022 JUL 29 PM 1:30
UPSHUR COUNTY
DEPUTY