

FILED  
TERRI ROSS  
COUNTY CLERK

2022 AUG 15 PM 2:02

UPSHUR COUNTY, TX.

Jackson Thomas  
Survey A-483

Nainsha Lindsay  
called 0.803 acres  
UCC#201003609, OPR

BY

DEPUTY

Dedication Statement:

I, Brandon Dodd, acting as President of Beyond the Meadow Properties, LLC, the owner of the tract of land shown on this plat has caused said tract to be surveyed and subdivided and accepts this plat as a subdivision of such tracts into lots, and hereby dedicates to the public forever the right of ways and utility easements as shown herein.

Witness my hand hereon

*Brandon Dodd*  
Brandon Dodd, President of Beyond the Meadow Properties, LLC

Acknowledgement:

State of Texas  
County of Upshur  
This instrument was acknowledged before me on August 10, 2022  
by Brandon Dodd

*April Atchley*  
Notary Public Signature



Approvals

*Casey Doyl Cockrell* 8-15-2022  
County Clerk  
*Nancy White*  
Commissioner  
*Casey Doyl Cockrell*  
Commissioner  
*Casey Doyl Cockrell*  
Commissioner

Surveyor's Certificate:

I, Casey Doyl Cockrell, Professional Land Surveyor, do hereby certify that this plat as the representation of a survey made on the ground under my supervision of Lots 1, 2, 3, 4, 5, and the north part of 13, of Pine Acres Addition, and Lots 9, 10, and the north part of 6, of Martin Addition, as conveyed to Beyond the Meadow Properties, LLC, by an instrument recorded in Upshur County Clerk File No. 202203360, Official Public Records, Upshur County, Texas, and that all lot corners are marked by 1/2" x 2" iron rods with caps unless shown otherwise.

*Casey Doyl Cockrell* 7/27/22  
Casey Doyl Cockrell  
Registered Professional Land Surveyor  
Texas Registration No. 6147



Notes:

- Bearings are based on GNSS observations using State Plane Coordinate System NAD83(2011), Texas North Central Zone 4202. All distances herein are in US Survey Feet and on the surface.
- The purpose of this plat is to reconfigure Lots 5 and the north part of 6 of Martin Addition and Lots 1, 2, 3, 4, 13, and the north part of 13 of Pine Acres Addition into 12 lots now called Lindsay Landing.
- I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Community No. 46459C, Panel 0200F, Revision Date October 19th, 2010, and that map indicated that this property is not located within a Special Flood Hazard Area.
- Front lot line building setback is 25'
- Rear lot line building setback is 30'
- Side lot line building setback is 10'
- Side building setback is 7.50'

State Highway 155  
(100' ROW)



Lloyd's Landing

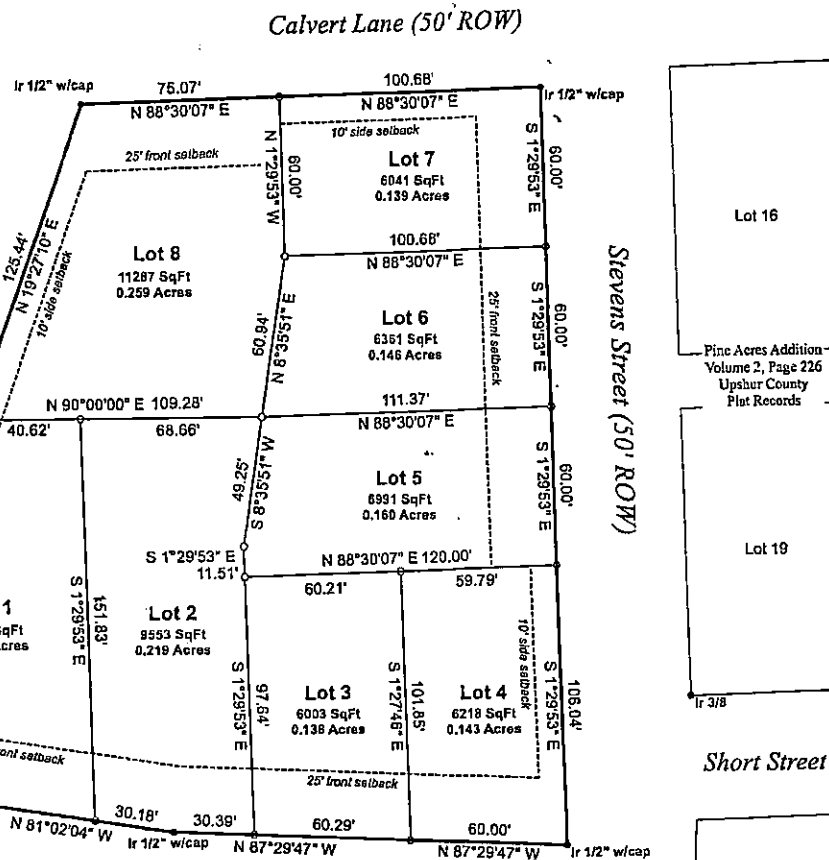
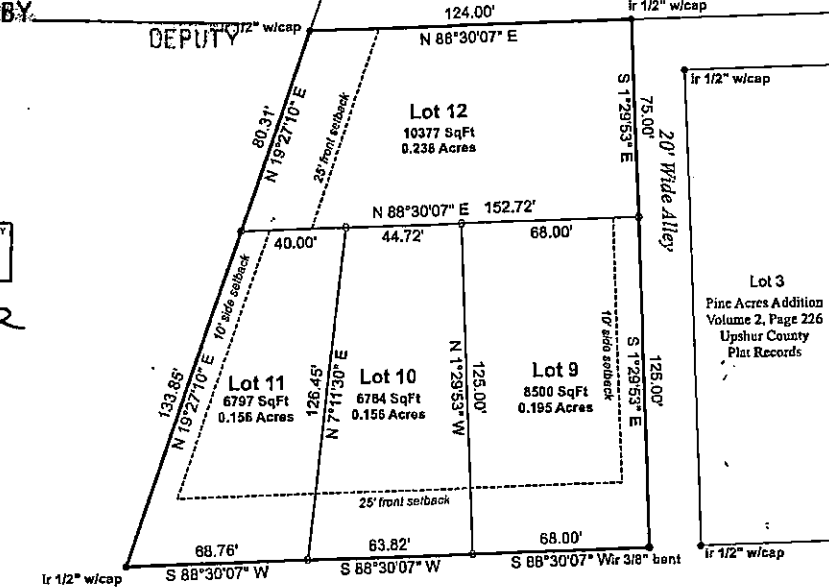
2.174 Acres being 12 Lots  
in the Jackson Thomas Survey, A-483  
Upshur County, Texas

Date: July 28th, 2022 Job No. ST22-0054

South Part  
of Lot 6 and Lot 9  
Martin Addition  
Volume 3, Page 357  
Upshur County  
Plat Records

South Part  
of Lot 7 and Lot 8

**SOUTHERN SURVEY & DESIGN**  
POST OFFICE BOX 246, WHITE OAK, TX, 75693 | 903.261.0590 | WWW.SOUTHERNSURVEY.COM



Lot 3  
Pine Acres Addition  
Volume 2, Page 226  
Upshur County  
Plat Records

Lot 16  
Pine Acres Addition  
Volume 2, Page 226  
Upshur County  
Plat Records

Lot 19

Lot 1  
Martin Addition  
Volume 3, Page 357  
Upshur County  
Plat Records