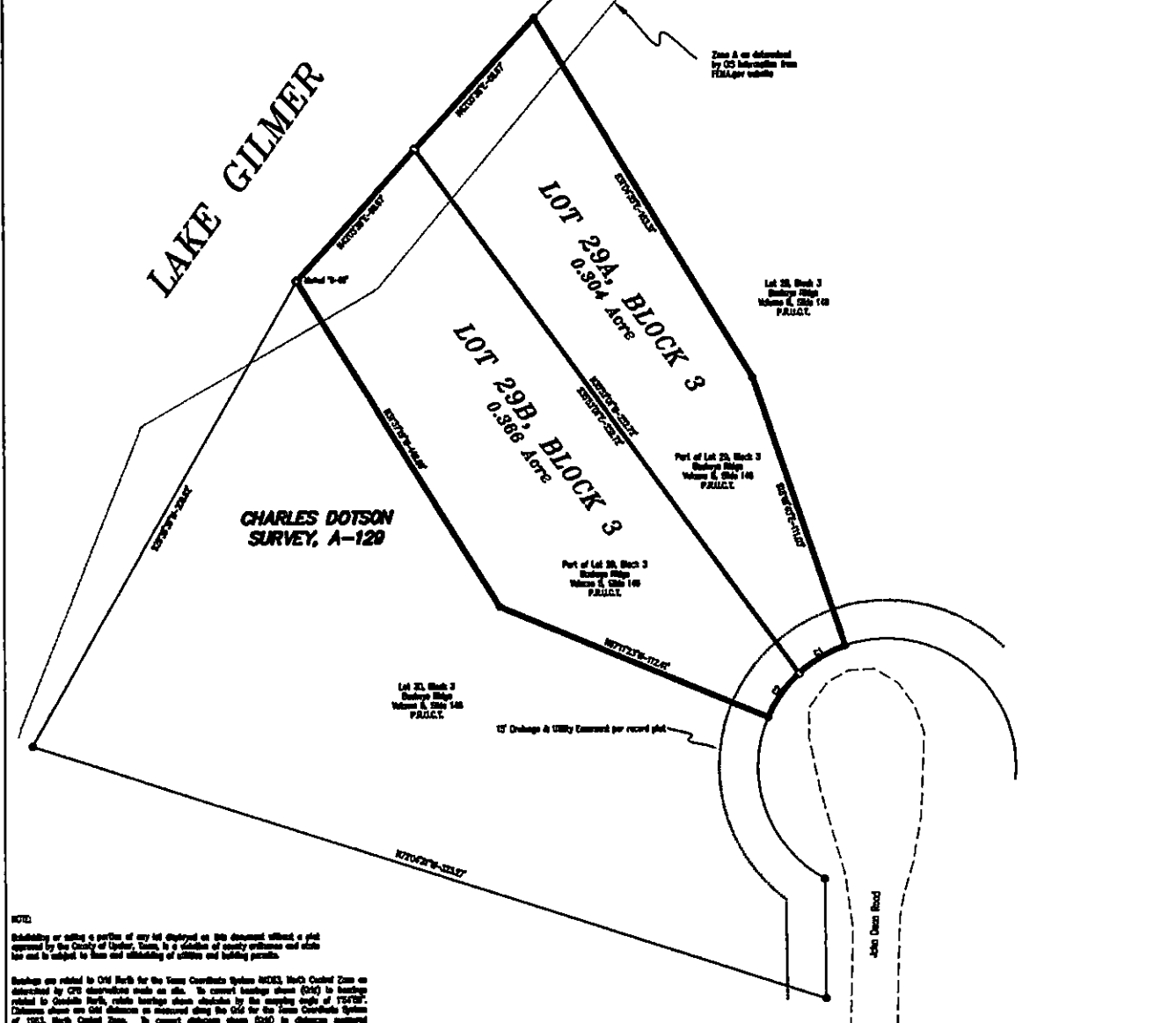


Notes:
 There is no visible evidence of easements affecting the subject property except as shown and described herein.
 There are no visible encroachments from adjacent lands except those shown herein.
 This property appears to have access to and from John Dean Road as shown herein.

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	S30°00'00"W	211.9'	S71°54'00"W	218.7'
2	S55°00'00"W	211.9'	S71°54'00"W	218.7'



NOTE:
 Exhibiting or using a portion of any lot depicted on this document without a plat approved by the County of Upshur, Texas, is a violation of county ordinance and state law and is subject to fines and abatement of activities and building permits.
 Bearings are related to GN North by the Texas Coordinate System (NAD83), North Central Zone as determined by GPS measurements made on site. To convert bearings shown (B1) to bearings related to Geoid North, relate bearings shown (B1) to bearings related to Geoid North, relate bearings shown (B1) to bearings related to Geoid North. Distances shown are GSD distances as measured along the GSD for the Texas Coordinate System of 1983, North Central Zone. To convert distances shown (D1) to distances measured horizontally of the surface of the earth, multiply distances shown (horizontal/vertical) by the project combined scale factor of 1.00012577.
 Tract is subject to easements and other interests of record, if any, and is subject to such restrictions as are recorded and correct. We assume no liability.

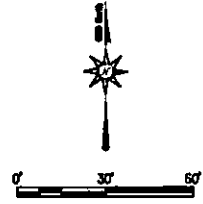
DEDICATION
 JOHN DEAN ROAD
 ELLIOTT DEAN
 FEBRUARY 13, 2023
 KELLY ANN PARRYMORE

APPROVALS
 MARGIE [Signature]
 [Signature]
 [Signature]

KELLY ANN PARRYMORE
 Notary Public, State of Texas
 Comm. Expires 12-04-2024
 Notary ID 129222946

LEGEND

- Copied 1-Inch Found
- ⊙ 6 1/2" Iron Nail Found
- 1/2" Iron Nail Set
- Copied (Others Same)



SURVEYOR'S CERTIFICATE
 I, Bryan F. Gatons, Registered Professional Land Surveyor No. 6265 of the State of Texas, do hereby certify that this plat was prepared from an actual survey made by me on the ground during January of 2023, and it conforms to the current procedures and practices established by the Texas Board of Professional Land Surveying as authorized by the Professional Land Surveying Practice Act, (Texas Occupations Code Chapter 1071) and its subsequent amendments.
 GIVEN UNDER MY HAND AND SEAL this the 30th day of January, 2023.
 Bryan F. Gatons
 Registered Professional Land Surveyor
 State of Texas No. 6265



PLAT AMENDMENT OF BUCKEYE RIDGE
 ELLIOTT DEAN
 The purpose of this amendment is to revise Lot 28, Block 3 into Lot 29A & Lot 29B, Block 3, CHARLES DOTSON SURVEY, A-129, UPSHUR COUNTY, TEXAS
 Gatons Surveying & Mapping, LLC - Firm No. 10194087
 290 Walton Street, Kilgore, Texas 75662 (903-483-2712)
 Drawn/Prepared by BPG
 Project No. 23-044
 Date: 1-30-2023
 Sheet 1 of 1