

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 hereon.

Witness my hand this April 11, 2023
[Signature]
Brandon Dodd, President of Beyond the Meadow Properties, LLC

Acknowledgement:

State of Texas
County of Upshur
This instrument was acknowledged before me on April 11, 2023
by Brandon Dodd
[Signature]
Notary Public Signature

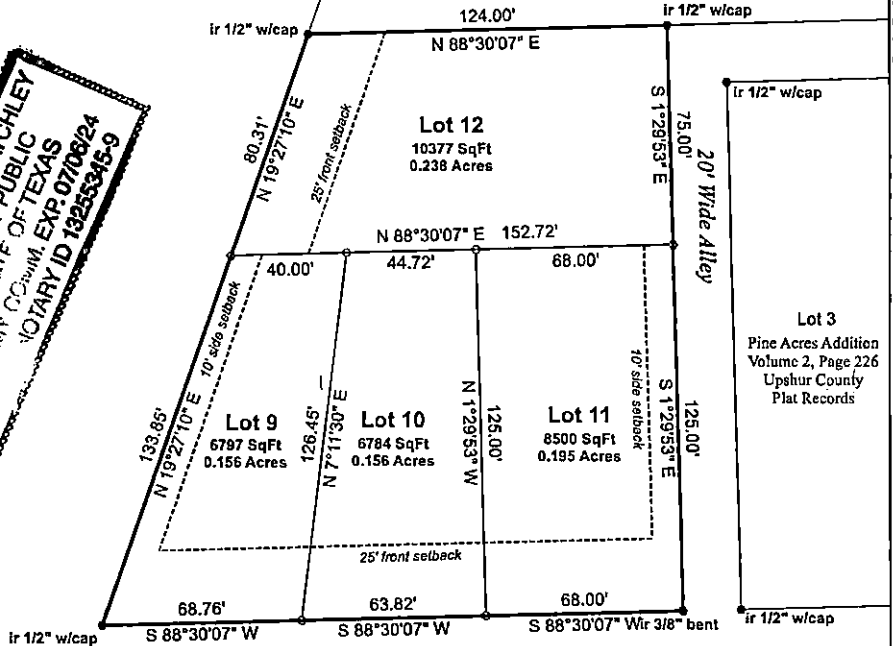
Approvals:

[Signature] 4-28-2023
Commissioner Date
[Signature] 4-28-23
Commissioner Date
[Signature] 4-28-23
Commissioner Date
[Signature] 4-28-23
Commissioner Date

Correction to correctly identify Lot Numbers 9 and 11

Natasha Lindsey called 0.603 acres UCCF#201003609, OPR

Jackson Thomas Survey A-483



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, 14, 15, and the north part of 13, of Pine Acres Addition, and Lots 5, 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.

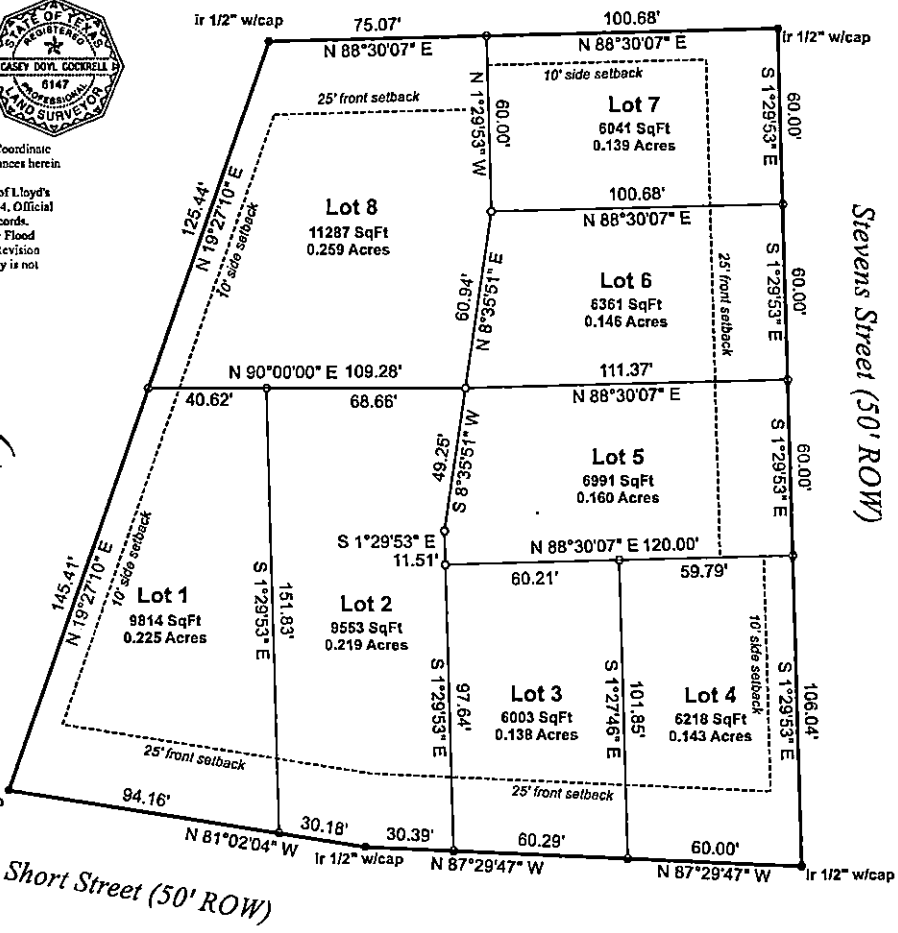
[Signature] 4/3/2023
Casey Doyl Cockrell
Registered Professional Land Surveyor
Texas Registration No. 6147



Notes:

- 1. Bearings are based on GNSS observations using State Plane Coordinate System NAD83(2011), Texas North Central Zone 4302. All distances herein are in US Survey Feet and on the surface.
- 2. The purpose of this correction plat is to relabel Lots 9 and 11 of Lloyd's Landing, as recorded in Upshur County Clerk File No. 202206774, Official Public Records and Volume 5, Page 249, Upshur County Plat Records.
- 3. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Community No. 48459C, Panel 0200F, Revision Date October 19th, 2010, and that map indicated that this property is not located within a Special Flood Hazard Area.
- 4. Front lot line building setback is 25'
- 5. Rear lot line building setback is 20'
- 6. Side lot line building setback is 10'
- 7. Side building setback is 7.50'

State Highway 155 (100' ROW)



Correction Plat of Lloyd's Landing

2.174 Acres being 12 Lots
in the Jackson Thomas Survey, A-483
Upshur County, Texas
Date: April 3rd, 2023 Job No. SS23-0028

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 | 903.261.1058 | WWW.SOUTHERNSURVEY.COM

Lot 16
Pine Acres Addition
Volume 2, Page 226
Upshur County
Plat Records
Lot 19
Short Street
Lot 1
Martin Addition
Volume 3, Page 357
Upshur County
Plat Records