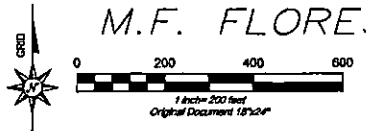


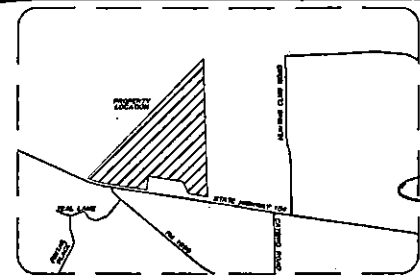
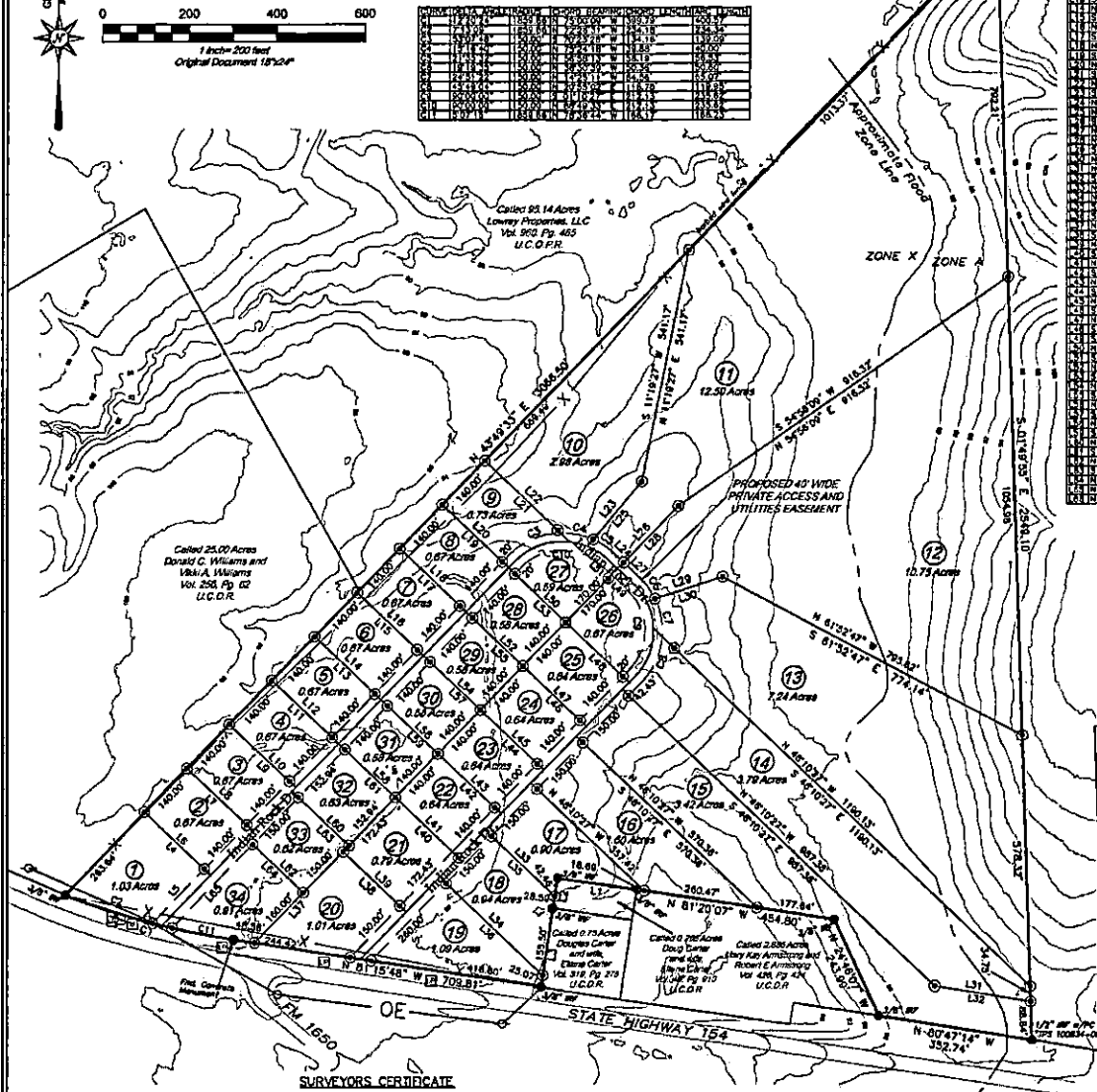
Found monument (see and type as noted)
 1/2" (403) Iron rod with a plastic cap stamped "WZ Surveying"
 Point For Corner
 UCDR - Upshur County Deed Records
 UCDPR - Upshur County Official Public Records
 80" Iron Rod Found
 Overhead Electric
 Telephone Junc. Box
 Light Pole
 Underground Electric
 barbed wire fence
 overhead electric
 gas pipeline
 utility easement
 access easement

UPSHUR COUNTY, TEXAS

M.F. FLORES SURVEY, A-2



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
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VICINITY MAP
(NOT TO SCALE)

Meters and Bounds Description

Being 61,799 acres of land situated in the M. F. Flores Survey, A-2, Upshur County, Texas, and being all of a called 61,800-acre tract described in a deed to Richard and Janice Investments, LLC recorded in Document Number 202006757 in the Upshur County Official Public Records, (UCDPR), said 61,799 acre tract being more particularly described by meters and bounds as follows. (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID);

BEGINNING at a 1/2" iron rod with plastic cap marked "TPS 100834-007" found in place at the north corner of this tract, said pole being a northwest corner of a called 73,197 acre tract described in a deed to Stephen Whitaker and spouse, Rachel McFarland, recorded in file number 202006130 UCDPR, same being in the southeast line of a called 95.14 tract described in a deed to Lowrey Properties, LLC, recorded in Volume 860, Page 465, UCDPR, from which a 3/8" iron rod found for the northeast corner of said 95.14 acre tract bears N 43° 50' 57" E, a distance of 237.44 feet;

THENCE S 01° 49' 55" E with the east line of this tract, and the west line of said 73,197 acre tract, a distance of 2,549.10 feet to a 1/2" iron rod with plastic cap marked "TPS 100834-007" found for the southeast corner of this tract, the southwest corner of said 73,197 acre tract and in the northerly margin of State Highway 154;

THENCE N 60° 47' 14" W, with the south line of this tract and the northerly margin of State Highway 154, a distance of 352.74 feet to a 3/8" iron rod found for the southeast corner of a called 2,886 acre tract described in a deed to Mary Kay Armstrong and Robert Armstrong, recorded in Volume 426, Page 424, Upshur County Deed Records, (UCDR);

THENCE N 24° 45' 07" W, with the south line of this tract and the east line of said 2,886 acre tract, a distance of 243.99 feet to a 3/8" iron rod found for the northeast corner of same;

THENCE N 81° 20' 07" W, with the south line of this tract and the north line of said 2,886 acre tract, a distance of 454.80 feet to a 3/8" iron rod found for the northwest corner of said 2,886 acre tract, same being the northeast corner of a called 0.296 acre tract described in a deed to Doug Carter and wife, Elaine Carter, recorded in Volume 40, Page 910, UCDR;

THENCE N 81° 37' 09" W, with the south line of this tract and the north line of said 0.296 acre tract, a distance of 182.02 feet to a 3/8" iron rod found for the northwest corner of said 0.296 acre tract and an ell corner in the south line of this tract;

THENCE S 08° 56' 03" W, with the west line of said 0.296 acre tract and the south line of this tract, a distance of 71.05 feet to a 3/8" iron rod found for the southwest corner of said 0.296 acre tract, same being the northwest corner of a called 0.75 acre tract described in a deed to Douglas Carter and wife, Elaine Carter, recorded in Volume 319, Page 275, UCDR;

THENCE S 08° 15' 04" W, with the west line of said 0.75 acre tract, and the south line of this tract, a distance of 180.54 feet to a 3/8" iron rod found for the southwest corner of said 0.75 acre tract, in the northerly margin of State Highway 154;

THENCE N 81° 15' 48" W, with the south line of this tract and the northerly margin of State Highway 154, a distance of 709.81 feet to a concrete right of way monument found at the point of curvature of a curve to the right, said curve being concave to the north and being defined as follows: Radius = 1859.86 feet, Delta = 12° 20' 24", Chord = N 79° 00' 09" W, a distance of 393.79;

THENCE in a westerly direction with the south line of this tract and the arc of said curve on the northerly margin of State Highway 154, a distance of 400.57 feet to a 3/8" iron rod found for the southwest corner of this tract, same being the southeast corner of a called 25.00 acre tract described in a deed to Donald C. Williams and Vicki A. Williams, recorded in Volume 255, Page 62, UCDR;

THENCE N 43° 49' 33" E, with the west line of this tract and the east line of said 25.00 acre tract, and then the said 95.14 acre tract, a distance of 3,066.50 feet to the PLACE OF BEGINNING and containing 61,799 acres of land more or less.

Called 73,197 Acres
Stephen Whitaker and spouse,
Rachel McFarland
File No. 202006130
U.C.D.P.R.

Called 25.00 Acres
Donald C. Williams and
Vicki A. Williams
Vol. 255 Pg. 62
U.C.D.R.

Called 95.14 Acres
Lowrey Properties, LLC
Vol. 860 Pg. 465
U.C.D.P.R.

APPROVAL OF PLAT BY COMMISSIONERS COURT
 The Upshur County Texas Commissioners Court has this date approved the plot of Indian Rock Subdivision for filing.
 Signed this ____ day of ____ 2023.

County Judge
[Signature]
 Commissioner

Commissioner
[Signature]
 Commissioner

Commissioner
[Signature]
 Commissioner

OWNERS STATEMENT
 STATE OF TEXAS
 COUNTY OF Upshur
 I, Richard & Janice Investments, LLC owner of property shown hereon do hereby accept this as the plan for the subdivision into lots and blocks, and do hereby dedicate to the public forever the street rights of ways, and easements as shown unless specified as private witness our hand this.
 25th day of January 2023

Richard Goge
 Member
[Signature]
 Notary Public
 Member

DEBRA BEWLEY
 Notary ID #10188682
 My Commission Expires
 December 13, 2023

ACKNOWLEDGMENTS
 STATE OF TEXAS
 COUNTY OF Upshur
 This instrument was acknowledged before me this 25th day of January 2023, by Richard Goge
 Given under my hand and seal of office
[Signature]
 Notary Public in and For Upshur County, Texas

ACKNOWLEDGMENTS
 STATE OF TEXAS
 COUNTY OF Upshur
 This instrument was acknowledged before me this 25th day of January 2023, by Janice Goge
 Given under my hand and seal of office
[Signature]
 Notary Public in and For Upshur County, Texas

DEBRA BEWLEY
 Notary ID #10188682
 My Commission Expires
 December 13, 2023

MTX SURVEYING
 4901 E End Blvd, Marshall, TX 75678
 www.mtxsurveying.com
 803.471.8391
 TBPCLS Firm No. 10194253

JOB NO: 220828 REVISION: A
 FW BY: AH SCALE: 1"=200'
 DRAWN BY: AR SHEET 1 OF 1
 CHKD BY: MHT

I, Mark H. Tooke, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat is true and correct and represents the results of a survey made on the ground under my supervision of a subdivision of 61,789 acres, being all of a called 61,800 acre tract described in a deed to Richard and Janice Investments, LLC recorded in Document No. 202006757 U.C.D.P.R. This plat was made in accordance with the current procedures and practices as established by the Texas Board of Professional Land Surveying Practices Act, as amended.

GIVEN UNDER MY HAND AND SEAL, this 25th day of January, 2023

[Signature]
 MARK H. TOOKE R.P.L.S. 6474



- Notes
- All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.
 - This survey was performed without the benefit of being furnished a title commitment, easements and/or other matters and/or issues related to title could and may exist.
 - The purpose of this plat is to create a 34 lot residential subdivision
 - This survey is located within an area shown as "Zone X", an Area of Minimal Flood Hazard, as well as an area shown as "Zone A", a Special Flood Hazard Area, according to F.E.M.A. Community Panel No. 48459C0325F and Panel No. 48459C0350F, with an effective date of 10/19/2010.

FINAL PLAT
INDIAN ROCK SUBDIVISION

LOTS 1-34
 61.799 Acres
 UPSHUR COUNTY, TEXAS