

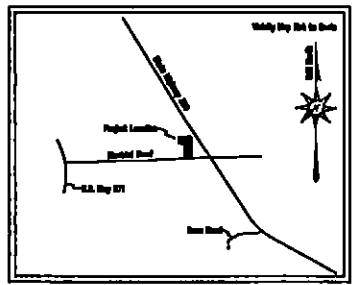
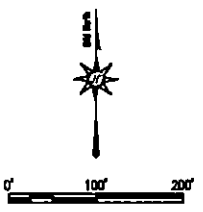
RANDALYN NICOLE DAVIS
Notary Public, State of Texas
Comm. Expires 08-09-2027
Notary ID 134499513

NOTICE
I, RANDALYN NICOLE DAVIS, Notary Public, State of Texas, do hereby certify that the following is a true and correct copy of the original plat of the Flying Iguana, LLC Survey, A-3, as shown to me by the Surveyor, Bryan P. Collins, on the 31st day of July, 2024.
Bryan P. Collins
Notary Public

LEGEND

- 1/4" Iron Rod Fenced
- 3/8" Iron Rod Fenced
- 1/2" Iron Rod Fenced
- 1/2" Iron Rod Set 1/2" Cap (Galvan NPLS 6250)

SPECIAL
This plat is approved for filing in the Public Records of Upshur County, Texas, this the 31st day of July, 2024.
AUG 2 2024
Bryan P. Collins
Notary Public



NOTES
Nothing on this plat is to be construed as a warranty of title or as a guarantee of the accuracy of the survey data shown hereon. The surveyor is not responsible for any errors or omissions on this plat, and is not to be held liable for any such errors or omissions.

Boundaries are shown to the nearest 1/100th of an acre. The survey was conducted by Bryan P. Collins, Registered Professional Land Surveyor No. 6235 of the State of Texas, on the 31st day of July, 2024. The survey was conducted in accordance with the provisions of the Texas Surveying Act, Chapter 1071, and the subsequent amendments.

SURVEYOR'S CERTIFICATE
I, Bryan P. Collins, Registered Professional Land Surveyor No. 6235 of the State of Texas, do hereby certify that this plat was prepared from an actual survey made by me on the 31st day of July, 2024, and is correct in accordance with the provisions of the Texas Surveying Act, Chapter 1071, and the subsequent amendments.

CREATED UNDER THE PROVISIONS OF THE
STATE OF TEXAS
BRYAN P. COLLINS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6235

FINAL PLAT OF
BLUEBIRD ESTATES PHASE II
FLYING IGUANA, LLC
5 LOTS - 13.414 ACRES TOTAL
ANISETA LUMBRERA SURVEY, A-3
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. 24-107 (FINAL 7-29-2024)
Sheet 1 of 1