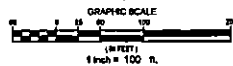


# NOTES

- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR UPSHUR COUNTY, TEXAS, COMMUNITY - PANEL NO. 48459C0225F, DATED OCTOBER 19, 2010, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS OF THE 0.2% ANNUAL CHANCE FLOOD".
- THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
- INDICATES SET 5/8" IRON ROD WITH CAP STAMPED JOHNSON & PACE INC.
- THE OWNER OF THE 6.487 ACRE TRACT IN VOLUME 388, PAGE 817, UCDR, AND THE 24.137 ACRE TRACT IN VOLUME 492, PAGE 155, UCDR, GRANTS ACCESS TO LOT 1 BY THE USE OF THE DIRT ROAD SHOWN HEREON.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A SEVEN LOT SUBDIVISION.



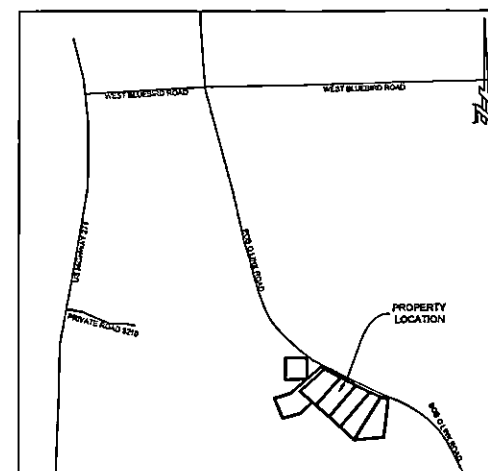
## APPROVALS:

APPROVED ON 2-28-24 FOR FILING IN THE PLAT RECORDS OF UPSHUR COUNTY, TEXAS.

COUNTY CLERK  
*[Signature]*  
 COMMISSIONER

COMMISSIONER  
*[Signature]*  
 COMMISSIONER

COMMISSIONER  
*[Signature]*  
 COMMISSIONER



## VICINITY MAP SCALE 1" = 1000'

## DEDICATION:

WE, CHARLES H. SOUDER AND ORETHA N. SOUDER, OWNERS OF THIS PROPERTY SHOWN HEREON, THE SAME PROPERTY OF RECORD IN VOLUME 549, PAGE 814, UCDR, AND VOLUME 492, PAGE 155, UCDR, AND THAT WE HAVE CAUSED THIS PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON.

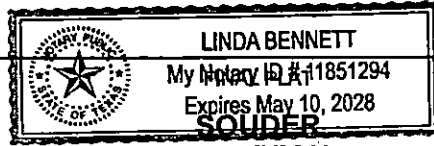
*[Signature]*  
 CHARLES H. SOUDER  
*[Signature]*  
 ORETHA N. SOUDER

## ACKNOWLEDGMENTS:

STATE OF TEXAS  
 COUNTY OF GREGG  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF Nov, 2024, BY CHARLES H. SOUDER AND ORETHA N. SOUDER, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 11<sup>th</sup> DAY OF Nov, 2024.

*[Signature]*  
 LINDA BENNETT  
 NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS



## ADDITION

7 LOTS AND 1 BLOCK

IN THE M. THORNTON SURVEY, A-485  
 CITY OF GILMER, UPSHUR COUNTY, TEXAS

JOHNSON & PACE INCORPORATED  
 1201 NW LOOP 281, SUITE 100,  
 LONGVIEW, TEXAS 75604  
 (903)753-0663 FAX (903)753-8803  
 WWW.JOHNSONPACE.COM  
 TBPLS 10025400  
 TBPE F-4691



BRUCE K. RUCKER, RPLS #6169

JOB #5713-001, JULY 24, 2024

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS FINAL PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURE AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5322C, V.T.C.S.)

*[Signature]*  
 BRUCE K. RUCKER  
 PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6169  
 DATE JULY 11, 2024

