

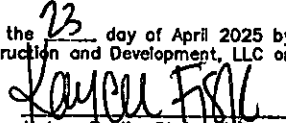
OWNER'S CERTIFICATE

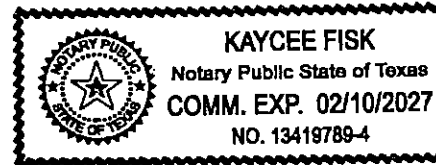
Bennett Construction and Development, LLC owner in fee of the tract of land shown and described hereon, do accept this Plat for subdividing as shown.


Christian Bennett, Managing Member

State of Texas
County of Upshur

This instrument was acknowledged before me on the 23 day of April 2025 by Christian Bennett, Managing Member of Bennett Construction and Development, LLC on behalf of said company.

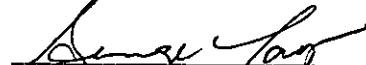

Notary Public, State of Texas



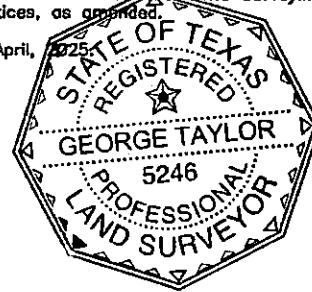
SURVEYOR'S CERTIFICATE

I, George Taylor, R.P.L.S. No. 5246, of the state of Texas, do hereby certify that this Plat is true and correct to the best of my ability and knowledge and represents the result of a survey made on the ground of the tract shown and subdivided into the lots shown hereon. This survey and Plat are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended.

GIVEN UNDER MY HAND AND SEAL this the 23 day of April, 2025.



George Taylor, R.P.L.S. No. 5246


APPROVED: Charlie Smith, Gladewater City Manager



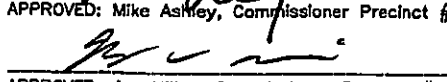
UPSHUR COUNTY COMMISSIONERS COURT


APPROVED: Todd Tefteller, County Judge


APPROVED: Gene Dolle, Commissioner Precinct #1


APPROVED: Dustin Nicholson, Commissioner Precinct #2


APPROVED: Mike Ashley, Commissioner Precinct #3


APPROVED: Jay Miller, Commissioner Precinct #4

PLAT OF SURVEY

Showing the Re-Plat of Lot 1, Block 5 of the Gladeview Addition as shown on Plat thereof recorded in Book 2, Page 174 of the Plat Records of Upshur County, Texas.

Setback lines per City of Gladewater, Texas for SF3 zoning:
Side: 10 ft.
Rear: 20% avg. depth = 15 ft.
Front: 25 ft. compliance with West adjoining lots.

Scale: 1" = 30'
Job No. 250065
Firm #10050300

Denotes SET 1/2" rebar, except as noted



Bearing Basis: East-West
The South back of curb of Harold Street between Walnut St. & Rodeo St.

Lot 19-C of the Re-Plat of Lot 19 #202300615 O.P.R.

