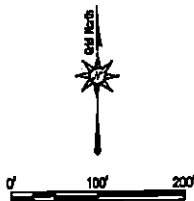
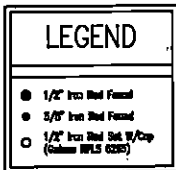
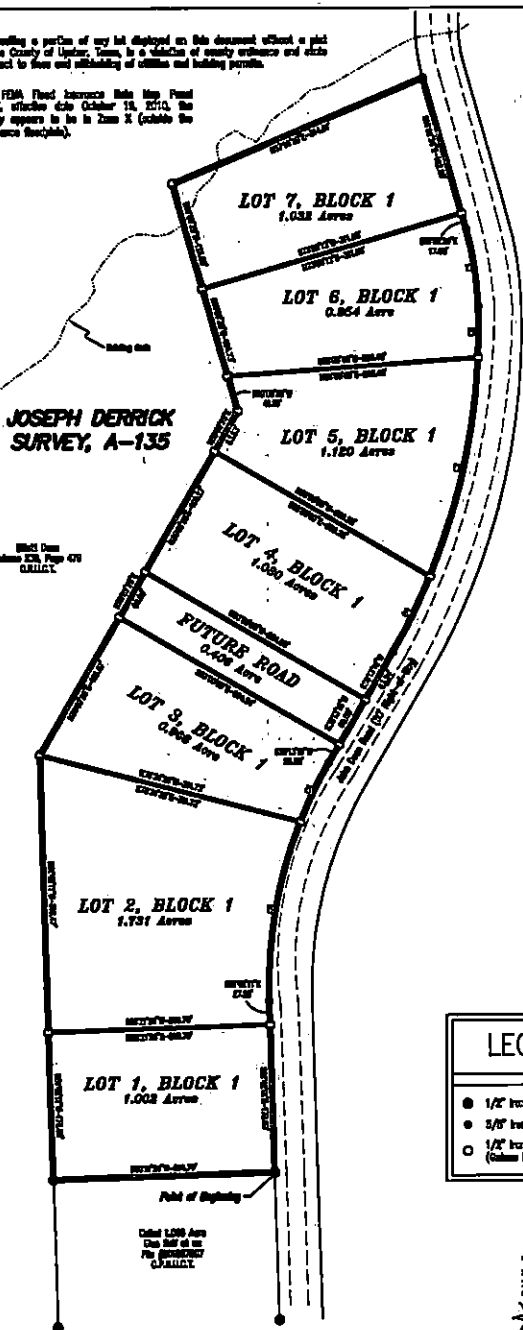


NOTE:

Subdivision or selling a portion of any lot depicted on this document without a plat approved by the County of Upshur, Texas, is a violation of county ordinance and shall be null and void and subject to fine and forfeiture of license and holding permits.

According to FEMA Flood Insurance Rate Map Panel G4000C 02007, effective date October 15, 2010, the subject property appears to be in Zone X (subleak the 0.25% annual chance floodable).



INDICATIONS

KNOW ALL MEN BY THESE PRESENTS that Elliott Dean is the owner of a certain 110 acre tract described as "7th Tract" in a Warranty Deed dated September 8, 1989 from Stephen E. Dean et al to Elliott Dean as recorded in Volume 226, Page 478 of the Official Records of Upshur County, Texas, and that said 1 (ONE) acre parcel of this property is to be subdivided as shown herein and its definite needs or necessities for public use.

Elliott Dean

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF UPSHUR

Acknowledged before me by _____ this the _____ day of _____ 2024.

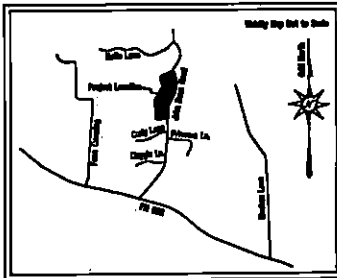
Notary Public

APPROVAL

This plat is approved for filing in the Public Records of Upshur County, Texas this the 29 day of MAY 2024.

Handwritten signatures and initials, including a large signature that appears to be 'Elliott Dean' and another signature that appears to be 'Bryan P. Galton'.

Table with 6 columns: CHAIN, BEARS, FILE NUMBER, SURV. INSTR., CORRECTION, CHAIN LENGTH. Contains survey data for various chains.



The purpose of this Subdivision Plat is to create 7 lots, 1 block on Buckeye Ridge, Phase 2.

Bearings are related to Grid North for the Texas Coordinate System NAD83, North Central Zone as determined by GPS observations made on site. To correct bearings shown (GNS) to bearings related to Grid North, relate bearings shown clockwise by the magnetic angle of 174°00'. Distances shown are Grid distances as measured along the Grid for the Texas Coordinate System of 2011, North Central Zone. To correct distances to surface distances in US Survey Feet, multiply distances shown (GNS) by the project combined scale factor of 1.00012277.

Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as on records and except the same may disclose.

SURVEYOR'S CERTIFICATE

I, Bryan P. Galton, Registered Professional Land Surveyor No. 6228 of the State of Texas, do hereby certify that this plat was prepared from an actual survey made by me on the ground during May of 2024, and it conforms to the current procedures and practices established by the Texas Board of Professional Land Surveying as authorized by the Professional Land Surveying Practice Act, (Texas Constitution Code Chapter 1071) and its subsequent amendments.

GIVEN UNDER MY HAND AND SEAL, this the 26th day of May, 2024.

Signature of Bryan P. Galton, Registered Professional Land Surveyor No. 6228.



ACRES OF LAND situated in the Joseph Derrick Survey, A-135 of Upshur County, Texas and being part of a certain 110 acre tract described as "7th Tract" in a Warranty Deed dated September 8, 1989 from Stephen E. Dean et al to Elliott Dean as recorded in Volume 226, Page 478 of the Official Records of Upshur County, Texas, and being more particularly described by metes and bounds as follows:

- RECOMMENCE at a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract, the southeast corner of a certain 1100 acre tract described in a Warranty Deed dated October 24, 1988 from Elliott DeHoff to Don Hall et al as recorded under Chain's No. 10000 of the Public Records of Upshur County, Texas and being to the west right-of-way of the 1100 acre tract as shown on a plat of Subdivision No. 135-135 recorded in Volume 6, Page 148 of the Public Records of Upshur County, Texas.
- BECKE South 89°27'00" East along the south line of this tract and the north line of said 1100 acre tract a distance of 228.79 feet to a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract, and the southeast corner of said 1100 acre tract.
- BECKE North 89°27'00" East along the east line of this tract a distance of 488.47 feet to a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract.
- BECKE North 89°27'00" East curving along said line a distance of 432.77 feet to a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract.
- BECKE North 89°27'00" East curving along said line a distance of 527.83 feet to a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract.
- BECKE North 89°27'00" East along the north line of this tract a distance of 254.51 feet to a 1/2 inch iron nail set (Bearing 480°) found for the southeast corner of this tract and being to the southwest and right-of-way of John Dean Beck.
- BECKE South 89°27'00" East along the east line of this tract and said right-of-way a distance of 188.50 feet to a 1/2 inch iron nail set (Bearing 480°) found at the beginning of a curve to the right.
- BECKE curving along said line, said right-of-way and along said curve to the right being a radius of 225.83 feet, an arc length of 93.85 feet and a chord that bears South 89°27'00" East a distance of 84.72 feet to a 1/2 inch iron nail set (Bearing 480°) found at a point of compound curvature.
- BECKE curving along said line, said right-of-way and along said curve to the right being a radius of 726.44 feet, an arc length of 64.70 feet and a chord that bears South 89°27'00" East a distance of 432.77 feet to a 1/2 inch iron nail set (Bearing 480°) found at the end of said curve.
- BECKE South 89°27'00" East curving along said line and said right-of-way a distance of 142.25 feet to a 1/2 inch iron nail set (Bearing 480°) found at the beginning of a curve to the left.
- BECKE curving along the east line of this tract, said right-of-way and said curve to the left being a radius of 225.83 feet, an arc length of 238.28 feet and a chord that bears South 89°27'00" East a distance of 222.71 feet to a 1/2 inch iron nail set (Bearing 480°) found at the end of said curve.
- BECKE South 89°27'00" East curving along the east line of this tract and said right-of-way a distance of 327.26 feet to the POINT OF BEGINNING and containing 0.25 ACRES OF LAND.

SUBDIVISION PLAT OF
BUCKEYE RIDGE,
PHASE 2

ELLIOTT DEAN
7 LOTS - 8.291 ACRES TOTAL
JOSEPH DERRICK SURVEY, A-135
UPSHUR COUNTY, TEXAS
Galton Surveying & Mapping, LLC - Firm No. 10194087
290 Walton Street, Kilgore, Texas 75662 (903-483-2712)
Drawn/Prepared by BPG
Project No. 26-035 (6-6-2026)
Sheet 1 of 1