

SURVEYOR'S CERTIFICATE

I, CHRIS E. GRIFFITH, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2023. THE PLAT WAS MADE IN ACCORDANCE WITH THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING ACT, AS AMENDED. ALL CORNERS ARE AS SHOWN ON PLAT. NO VISIBLE ENCROACHMENTS ON DIVIDED TRACTS BY BUILDINGS, ALL VISIBLE HIGHLINE LINES, PIPELINES, OR OTHER UTILITY LINES SERVING THE SAME ARE AS SHOWN ON PLAT.

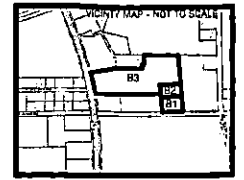
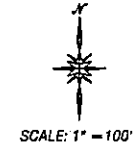
GIVEN UNDER MY HAND AND SEAL,
This the 2nd Day of June, 2023.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4546
FIRM NO. 10063600



LEGEND

- ⊙ Power Pole
- ⊙ Meter Pole
- ⊙ Meter Meter
- ⊙ Water Valve
- ⊙ Aerobics
- ⊙ Fiber Optic Sign
- ⊙ 1/2" Iron Rod Set
- ⊙ 3/4" Iron Rod Found
- ⊙ 1" Iron Pipe Found



OWNERS STATEMENT

I, (WE), THE UNDERSIGNED, BEING THE LEGAL OWNER(S) OF THE 18.447 ACRES RESIDUE TRACT OF LAND SITUATED IN THE A. LUMBERA SURVEY, ABSTRACT 3 AND DESCRIBED IN OCS 20220730 OF THE OFFICIAL PUBLIC RECORDS OF UPSHUR COUNTY, TEXAS AND AS SHOWN ON THIS PLAT HEREBY AND DO ACCEPT THIS AS THE PLAN OF SUBDIVIDING INTO TRACTS AND DO DEDICATE, TO THE PUBLIC, THE EASEMENT SHOWN

WITNESS BY MY HAND THIS 4 DAY of June, 2023.

Mike Johnson
MIKE JOHNSON, Owner, JOHNSON ETX REALTY, LLC

SUBSCRIBED AND SWORN BEFORE ME, IN AND FOR THE

STATE OF TEXAS, This the 4 DAY of June, 2023.

Angela Castanos
NOTARY PUBLIC for the STATE OF TEXAS



APPROVAL CERTIFICATION

APPROVED ON THIS 15 DAY of June, 2023.

by COMMISSIONERS COURT OF UPSHUR COUNTY, TEXAS
Todd Tefteller
TODD TEFTELLER, County Judge

Gene Dolle
GENE DOLLE, Commissioner Precinct 1

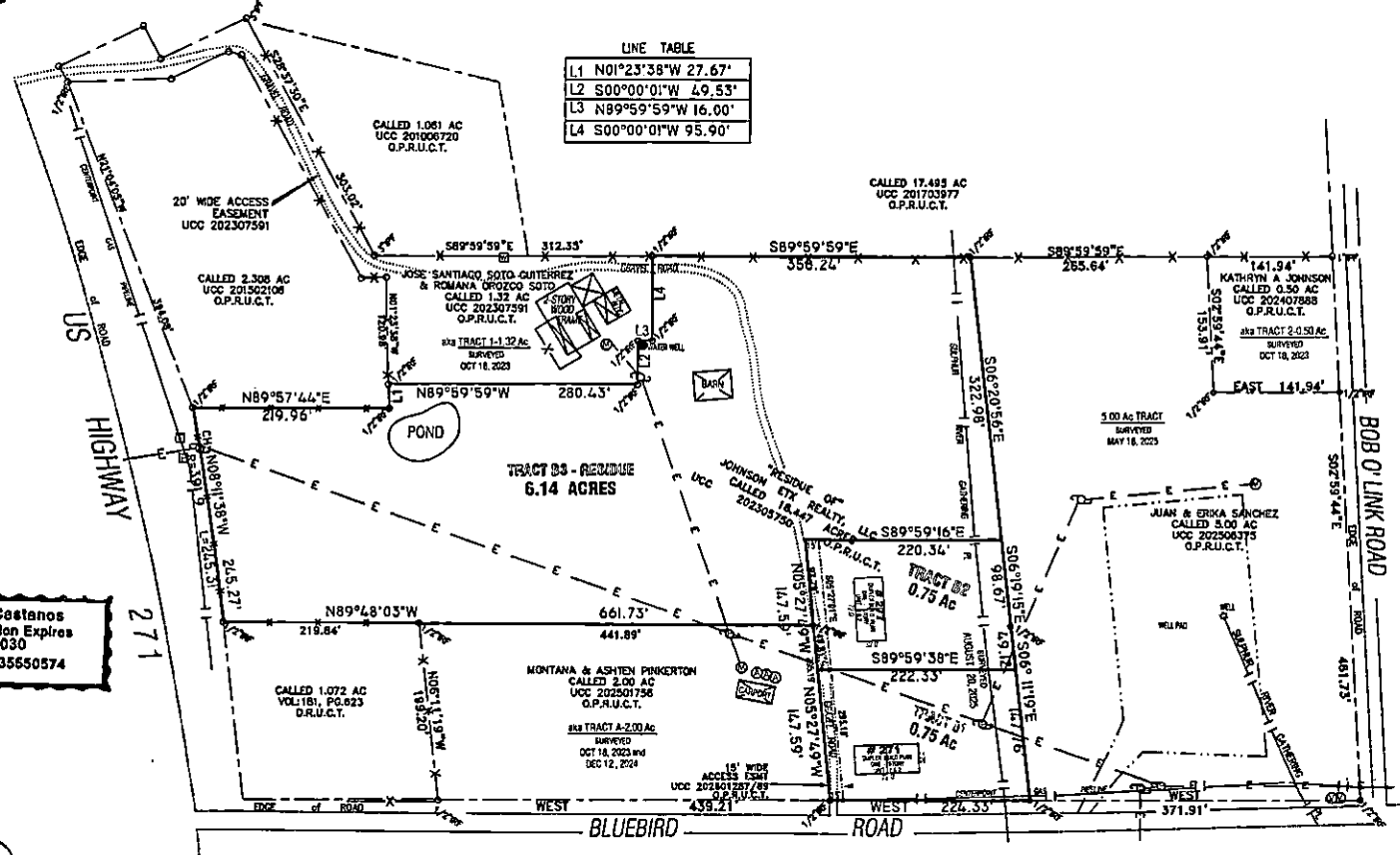
DUSTIN NICHOLSON, Commissioner Precinct 2

Michael Ashley
MICHAEL ASHLEY, Commissioner Precinct 3

JAY MILLER, Commissioner Precinct 4

LINE TABLE

L1	N01°23'38"W	27.67'
L2	S00°00'01"W	49.53'
L3	N89°59'59"W	16.00'
L4	S00°00'01"W	95.90'



NOTE:
THE ROAD ACCESS TO TRACTS OF BLUEBIRD ADDITION WILL BE MAINTAINED BY THE LAND OWNER.

GRIFFITH SURVEY Co., LLC
501 N SPUR 83 - SUITE C3 - LONGVIEW, TX 75601
PH: (903) 295-1580 EMAIL: chris@griffith-survey.com
RPLS: CHRIS E. GRIFFITH
FIRM No. 10063600 JOB No. 23-188-8A

PLAT of SURVEY
SHOWING
BLUEBIRD ADDITION
THE DIVISION of REMAINING ACREAGE
OUT of THE JOHNSON ETX REALTY, LLC
16.447 ACRE TRACT
PART of THE
A. LUMBERA SURVEY, A-3
UPSHUR COUNTY, TEXAS

11x17 PAPER SIZE IS DUPLICATE PRINT OF 18x24 PLAT - NOT TO SCALE