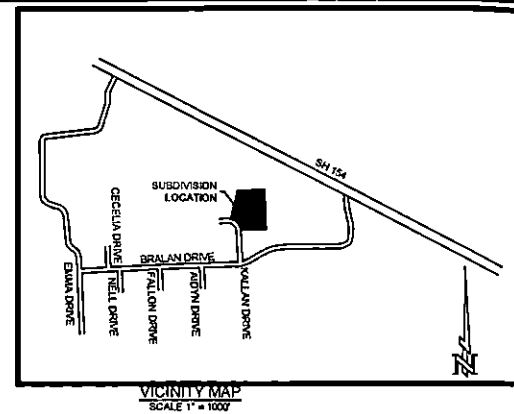
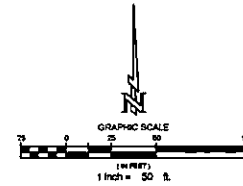


1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83).
2. BUILDING LINES (SETBACKS) ESTABLISHED BY RESTRICTIONS FOR MAGNOLIA RIDGE SUBDIVISION, PHASE 5.



WE, JOHN STANLEY BUDD AND DARLA G. BUDD, OWNERS OF THIS
PROPERTY SHOWN HEREON, THE SAME PROPERTY OF RECORD IN
CLERKS FILE # 202407255, UCOPR, AND THAT WE HAVE CAUSED
THIS PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON.

John Stanley Budd
JOHN STANLEY BUDD

Darla G. Budd
DARLA G. BUDD

STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June 2020.
BY JOHN STANLEY BUDD, OWNER.
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 10th DAY OF June, 2026.

Catherine Williams
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 CATHERINE WILLIAMS
 Notary ID #135127324
 My Commission Expires
 October 11, 2028

STATE OF TEXAS
COUNTY OF UPSHUR
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, 2020,
BY DARLA G. BUDO, OWNER,
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 10th DAY OF June, 2020.

Catherine Wilk
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 CATHERINE WILLIAMS
Notary ID #13512732
My Commission Expires
October 11, 2028

I HEREBY CERTIFY THIS 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 PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTC§).


 BRUCE K. RUCKER
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 0100

OCTOBER 23, 2024
 DATE

OCTOBER 23, 2024
DATE



MAGNOLIA RIDGE SUBDIVISION, PHASE 0
CCF # 201507790 UCOPR
VOL 5, PAGE 205 UCOPR

LOT 50A
3.449 ACRES

1ST TRACT: CALLED 1.23 ACRES
BEATRICE STOVALL, ET AL
TO
BEATRICE STOVALL
VOL 407 PAGE 432 UGDR

APPROVED ON JUNE 30, 2006 FOR FILING IN THE
PLAT RECORDS OF LEBANON COUNTY, TEXAS

8
COUNTY JUDGE
Sue Wade
COMMISSIONER
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER
[Signature]

CCF # 201607790 UCOPR
VOL 5, PAGE 205 UCOPR
LOTS 50, 51, AND 52
3.449 ACRES

CCF # 201507790 UCOPR
VOL 5, PAGE 206 UCOPR
IN THE JAMES SCOTT SURVEY, A-440
UPSHUR COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
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(903)753-0653 FAX (903)753-8803
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TBP L S 10025400
TBP E-4891

JOB #8184-001, JUNE 2, 2026