

METES AND BOUNDS DESCRIPTION
0.242 ACRE

All that certain tract or parcel containing 0.242 acre of land in the William H. Hereford Survey, A-200, Upshur County, Texas, being a portion of a tract which was called First Tract, conveyed from Thomas Wayne Davidson to Heather Bible, by an instrument of record in Clerks File #201104602, Upshur County Official Public Record (UCOPR) and part of Block 2, City of Gilmer, said 0.242 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

COMMENCING FOR REFERENCE at a 1/2" iron rod found for southeast corner of a tract which was called 0.181 acre conveyed from Heather Bible Black to Don Davidson, et ux, by an instrument of record in Clerks File #201801814, UCOPR, lying in the common line of said First Tract and Scott Street;

THENCE N88°48'08"E, 116.62 feet along the common line of said First Tract and Scott Street to a 5/8" iron rod set for southwest corner and PLACE OF BEGINNING of the tract described herein;

THENCE departing Scott Street, N01°06'38"W, 83.00 feet crossing said First Tract to a 5/8" iron rod set for northwest corner;

THENCE N88°48'10"E, 127.00 feet continuing across said First Tract to a 5/8" iron rod set for northeast corner, lying in the common line of said First Tract and Cypress Street, from which a 3/8" iron rod found for south corner of a tract which was called 0.345 acre conveyed from Thomas Wayne Davidson to Don Mayo Davidson, by an instrument of record in Clerks File #200700310, UCOPR bears: N01°06'38"W, 214.88 feet;

THENCE S01°06'38"E, 83.00 feet along the common line of said First Tract and Cypress Street to a 5/8" iron rod set for southeast corner, being the southeast corner of said First Tract, lying in the northwest intersection of Cypress Street and Scott Street;

THENCE departing Cypress Street, S88°48'08"W, 127.00 feet along the common line of said First Tract and Scott Street to the PLACE OF BEGINNING, containing 0.242 acre of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

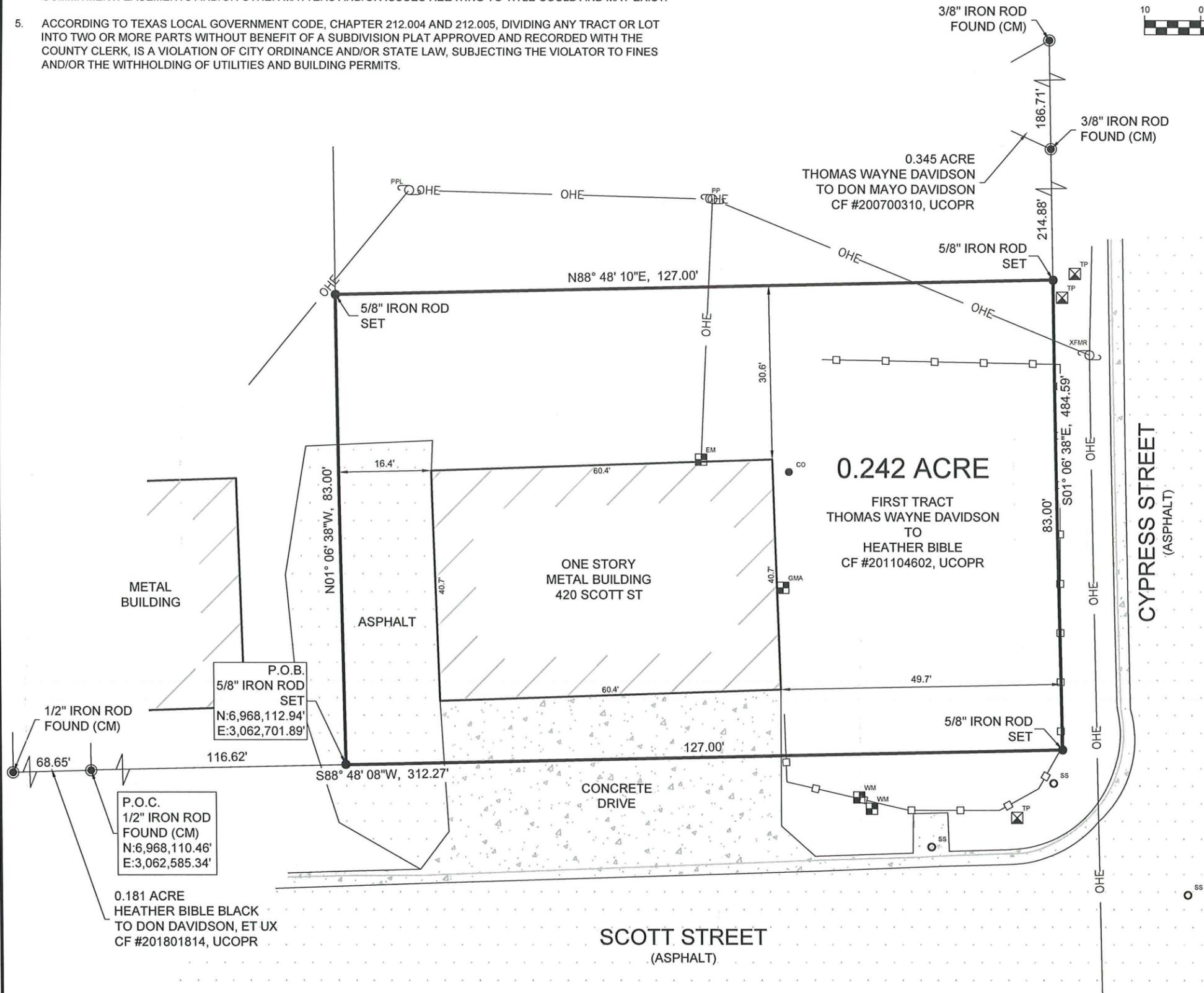
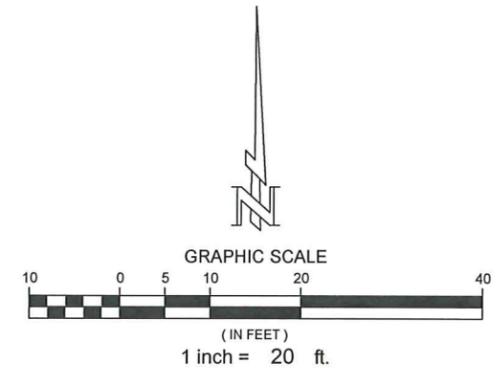
360 Surveying
TBPLS 10194293
2802 Gilmer Rd., Ste 5
Longview, Texas 75604
Job No. 1655-001
Date: February 12, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998758.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. 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.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND	
	POWER POLE
	POWER POLE W/ LIGHT
	POWER POLE W/ TRANSFORMER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	WATER METER
	GAS METET (ABANDONED)
	CLEANOUT
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	WOOD FENCE
	OVERHEAD ELECTRIC



SURVEYORS CERTIFICATION

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 BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)



Bret Read
 BRETT READ
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6610
 JANUARY 05, 2021
 DATE

PLAT OF SURVEY OF
 0.242 ACRE
 PART OF BLOCK 2, CITY OF GILMER
 IN THE WILLIAM H. HEREFORD SURVEY, A-200
 UPSHUR COUNTY, TEXAS

360 SURVEYING
 2802 GILMER RD, STE 5, LONGVIEW, TEXAS 75604
 (903) 387-2577 WWW.360SURV.COM
 TBPLS 10194293

360 SURVEYING
 2802 GILMER RD, STE 5, LONGVIEW, TEXAS 75604
 (903) 387-2577 WWW.360SURV.COM
 TBPLS 10194293