

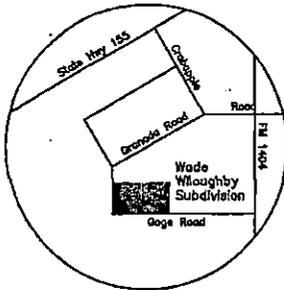
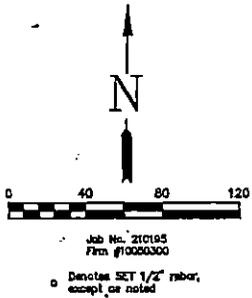
Wade Willoughby Subdivision

UPSHUR COUNTY, TEXAS

SETH HAZEL SURVEY, ABSTRACT NO. 197

All that certain lot, tract or parcel of land as situated on the SETH HAZEL SURVEY, A-197, UPSHUR COUNTY, TEXAS, and being that called 1.50 acre tract described in Warranty Deed conveyed to 2015 Investments, LLC recorded by Clerk's Instrument No. 201607906 of the Official Public Records of said county and being more particularly described as follows:

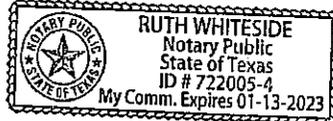
BEGINNING at a 1/2" cap "Turner 4608" for the Northeast corner of this tract being a Southeast corner of that called 3.73 acre tract described in Warranty Deed conveyed to J.K. Gage recorded in Vol. 369, Page 282 D.R.;
 THENCE S 00 deg. 19 min. 24 sec. E 194.91 ft. pass a 1/2" rebar found for reference, continuing at a total of 210.00 ft. a point in a roadbed called Gage Road;
 THENCE S 89 deg. 13 min. 50 sec. W 306.00 ft. to a 60d nail found for the Southwest corner of this tract;
 THENCE N 04 deg. 27 min. 44 sec. W 207.28 ft. to a point for the Northwest corner of this tract being in said roadbed and bears S 88 deg. 40 min. 10 sec. W 14.71 ft. from a 1/2" cap "Turner 4608" found for reference;
 THENCE N 88 deg. 40 min. 10 sec. E 321.00 ft. to the point of beginning, containing 1.50 acres of land.



OWNER'S CERTIFICATE

I, Wade Willoughby, Owner in fee of the tract of land shown and described hereon, do accept this Plat for subdividing as shown.

Wade Willoughby, Owner



SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 21 day of June, 2021.

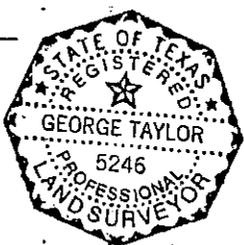
Ruth Whiteside
 Notary Public, State of Texas

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 described and subdivided into the lots as shown. 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 1st day of June, 2021.

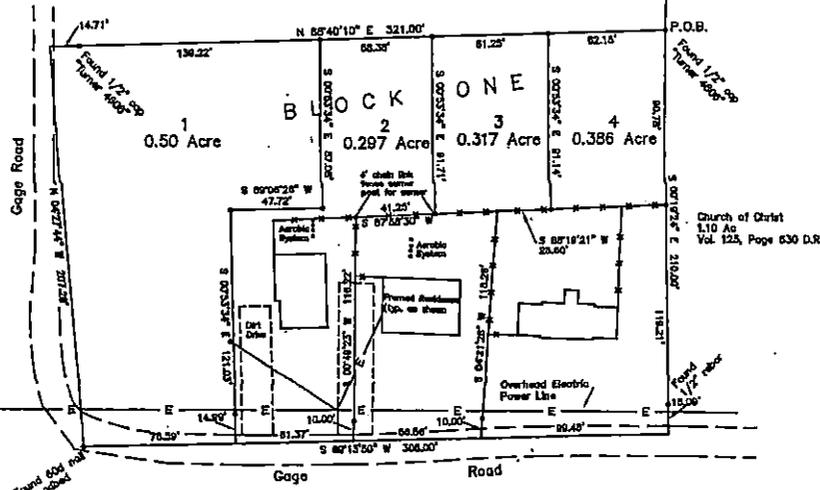
George Taylor, R.P.L.S. No. 5246



- APPROVED this date 6-30-2021 by the UPSHUR COUNTY COMMISSIONERS COURT: [Signature]
- APPROVED: Gage Doherty, Precinct #1 Date
- APPROVED: Dustin Nicholson, Precinct #2 Date
- APPROVED: Michael Ashley, Precinct #3 Date
- APPROVED: Jay Miller, Precinct #4 Date
- APPROVED: Todd Teffeller, County Judge Date

J.K. & Bonnie Gage
 3.73 Ac
 Vol. 369, Page 282 D.R.

Note: Ownership of the West and South adjoinder tracts not found. Currently and for a substantial period of time those areas as shown on this Plat utilized by a roadbed call Gage Road.



FILED
 TERRI ROSS
 COUNTY CLERK
 2021 JUN 30 PM 12:08
 UPSHUR COUNTY, TX.
 BY [Signature]