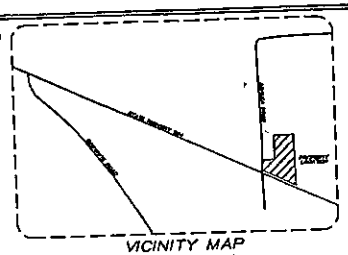
UPSHUR COUNTY, TEXAS
M.F. FLORES SURVEY, A-2

Set 1/2" (min) iron rod with a plastic cap stamped "MTX Surveying"
Point For Corner
UCDR- Upshur County Deed Records
UCOPR- Upshur County Official Public Records
IFR- Iron Rod Found
Telephone check box
barbed wire fence
overhead electric
gas pipeline
utility easement
drainage easement

0 100 200 300
1 inch= 100 feet
Original Document 11"x24"



VICINITY MAP
(NOT TO SCALE)

Metes and Bounds Description

All that certain tract or parcel containing 8.597 acres of land in the M.F. Flores Survey, A-2, Upshur County Texas, being a portion of a called 12.879 acre tract of land described in a deed from Gilmer Forestry Management, LLC, to Richard & Janice Investments, LLC, recorded in File Number 201908908 (UCOPR), said 8.597 acres being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2" iron rod with plastic cap stamped "Gatons Surveying RPLS 6265 found on the north line of said 12.879 acre tract, the northeast corner of a called 0.928 acre tract described in a deed to Katie Taylor Williams and Brett David Williams, recorded in File No. 202005007 (UCOPR), and on the south line of a called 16.000 acre tract described in a deed to Lance Andrew Talbert, and Melissa Joyce Talbert, recorded in File No. 201903295 (UCOPR);

THENCE N 88° 28' 21" E, 389.91 feet to 1/2" iron rod found for the northeast corner of said 12.879 acre tract and the northwest corner of a called 22.54 acre tract described in a deed to Georgia Pacific WFS, LLC, recorded in File No. 201506737, (UCOPR).

THENCE S 02° 00' 39" E, with the west line of said 22.54 acre tract, and the east line of said 12.879 acre tract, 1072.93 feet to 1/2" iron rod found on the north right of way of State Highway 154 for the southeast corner of said 12.879 acre tract and the southwest corner of said 22.54 acre tract.

THENCE N 84° 55'22" W, with the north right of way of said Highway 31 and the south line of said 12.879 acre tract, 475.70 feet to a set 1/2" iron rod.

THENCE N 00° 22' 02" E, across said 12.879 acre tract, passing the southeast corner of a called 0.918 acre tract, described in a deed to Ryan Chance Hinson, recorded in File No. 202100649 (UCOPR), then passing the southeast corner of a called 0.918 acre tract described in a deed to Randall Canady, and Anjohnna Canady, recorded in File No. 202005278, (UCOPR), then passing the southeast corner of said Williams 0.918 acre tract, continuing a total distance of 810.30 feet to the PLACE OF BEGINNING containing 8.597 acres, more or less.

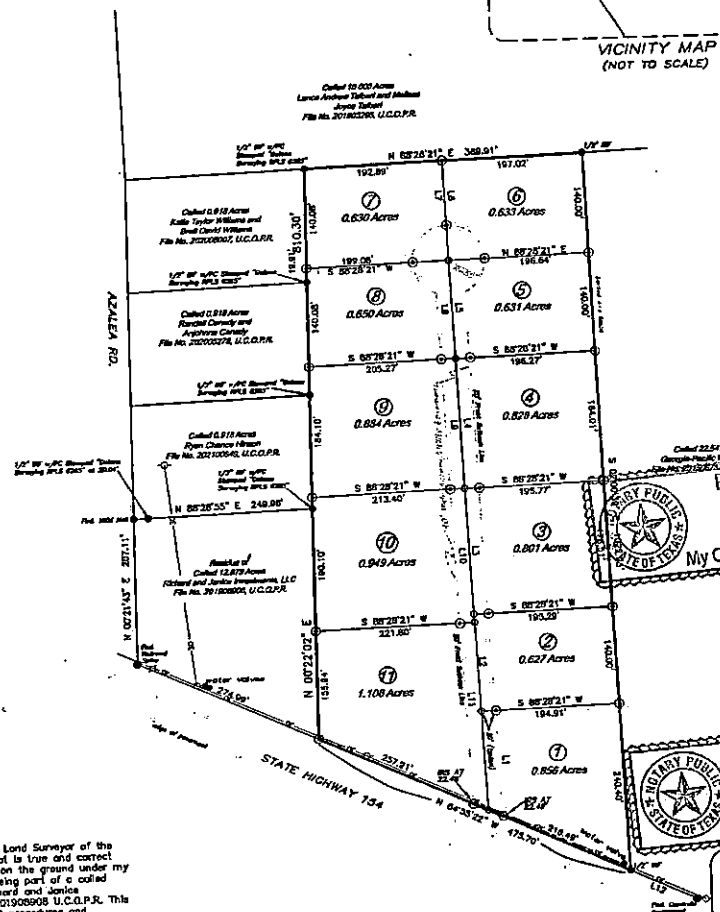
Notes

1. All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

2. This survey was performed without the benefit of being furnished a title commitment, easements and/or other matters and/or issues related to title could and may exist.

3. The purpose of this plat is to create an 11 lot residential subdivision

	BEARING	DISTANCE
L1	N 02°00'54" W	140.00'
L2	N 02°00'54" W	140.00'
L3	N 02°00'54" W	119.21'
L4	N 02°00'54" W	184.01'
L5	N 02°00'54" W	140.01'
L6	N 02°00'54" W	140.01'
L7	S 02°00'54" E	140.01'
L8	S 02°00'54" E	140.01'
L9	S 02°00'54" E	184.01'
L10	S 02°00'54" E	119.01'
L11	S 02°00'54" E	140.00'
L12	S 84°57'11" E	100.70'



SURVEYORS CERTIFICATE

I, R. Austin Holland, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat is true and correct and represents the results of a survey made on the ground under my supervision of a subdivision of 8.597 acres, being part of a called 12.879 acre tract described in a deed to Richard and Janice Investments, LLC recorded in Document No. 201908908 U.C.O.P.R. This plat was made in accordance with the current procedures and practices as established by the Texas Board of Professional Land Surveying Practices Act, as amended.

GIVEN UNDER MY HAND AND SEAL, this 3rd day of August, 2021

R. Austin Holland R.P.L.S. 6158

STATE OF TEXAS REGISTERED R. AUSTIN HOLLAND 6158 PROFESSIONAL LAND SURVEYOR

SETBACK REQUIREMENTS

Side: 10' minimum from the side boundary lines

APPROVAL OF PLAT BY COMMISSIONERS COURT

The Upshur County Texas Commissioners Court has this date approved the plat of Greenbriar Subdivision for filing.

Signed this 15 day of Sept 2021

County Judge

Commissioner

Commissioner

Commissioner

Commissioner

OWNERS STATEMENT

STATE OF TEXAS
COUNTY OF Upshur

I, Richard & Janice Investments, LLC owner of property shown hereon do hereby accept this as its plan for the subdividing into lots and blocks, and do hereby dedicate to the public forever the street rights of ways, and easements as shown unless specified as private without our hand this.

2 day of Aug 2021

Richard Cage
Member

Janice Cage
Member

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF Upshur

This instrument was acknowledged before me this 2nd day of Aug 2021, by Richard Cage

Given under my hand and seal of office

Notary Public in and for State of Texas County, Texas

RUTH WHITESIDE
Notary Public
State of Texas
ID # 722005-4
My Comm. Expires 01-13-2023

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF Upshur

This instrument was acknowledged before me this 2nd day of Aug 2021, by Janice Cage

Given under my hand and seal of office

Notary Public in and for State of Texas County, Texas

RUTH WHITESIDE
Notary Public
State of Texas
ID # 722005-4
My Comm. Expires 01-13-2023

MTX SURVEYING
4804 E East Blvd, Bossier, TX 75672
www.mtxsurveying.com
903.471.3051
TBPELS Firm No. 10194223

JOB NO: 21297	REVISION : B
FW BY: SN	SCALE 1"= 100'
DRAWN BY: AR	SHEET 1 OF 1
CHKD BY: CG	

FINAL PLAT
GREENBRIAR SUBDIVISION

LOTS 1-11
8.597 Acres
UPSHUR COUNTY, TEXAS

FILED
TERRI ROSS
COUNTY CLERK
2021 SEP 15 AM 11:38
UPSHUR COUNTY, TX.
BY
DEPUTY