

Strub Subdivision
 Big Sandy, Upshur County, Texas
 JOHN CARSON SURVEY, ABSTRACT NO. 69

FILED
 TERRI ROS
 COUNTY CLERK
 2022 JAN 31 AM 10:27
 BY UPSHUR COUNTY

All that certain lot, tract, or parcel of land being that 0.86 acre tract described in Warranty Deed conveyed to Patrick Strub recorded by Clerk's Instrument No. 202008907 of the Official Public Records of said county. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a point for the Northwest corner of this tract being the Southwest corner of that 75' x 200' lot described in Warranty Deed conveyed to Jesse Davis et ux recorded in Vol. 184, Page 271 D.R. being in the center of the roadbed of North Pearl Street and bears N 82 deg. 17 min. 27 sec. W 23.6 ft. from a Type 1 concrete highway monument held for reference;
 THENCE S 82 deg. 17 min. 27 sec. E 199.81 ft. following the South line of said Davis tract to a 2 1/2" standing pipe found for the Southeast corner of same and being an inner ell corner of this tract;
 THENCE N 09 deg. 04 min. 34 sec. E 78.03 ft. following the East line of said Davis tract and a 4 ft. chain link fence to a 1/2" rebar found for the Northerly Northwest corner of this tract and being on the South line of Lot 2, Block 1 of the Parrish Subdivision as shown on Plat thereof recorded in Book 3, Page 383 P.R. and being the North line of the parent 21.2 acre tract described in Warranty Deed conveyed to A.B. Wilson recorded in Vol. 64, Page 150 D.R.;
 THENCE S 83 deg. 16 min. 12 sec. E 38.90 ft. following said North line being the South line of said subdivision and a 5 ft. chain link fence to a 1/2" rebar found for the Northeast corner of this tract being the Northwest corner of that 1.96 acre tract described in Warranty Deed conveyed to Ray Fisk recorded in Vol. 411, Page 406 O.P.R. and bears N 60 deg. 43 min. 30 sec. E 1.66 ft. from a 2" galv. pipe fence corner post;
 THENCE S 05 deg. 43 min. 11 sec. W 215.67 ft. to a 1/2" rebar found for the Southeast corner of this tract which bears N 21 deg. 44 min. 53 sec. W 9.55 ft. from a 5/8" rod found at the Southeast base of an old x-tie fence corner post;
 THENCE N 83 deg. 17 min. 26 sec. W 249.65 ft. to a point in said roadbed of North Pearl Street for the Southwest corner of this tract which bears N 83 deg. 17 min. 26 sec. W 23.6 ft. from a 1/2" rebar found for reference;
 THENCE N 08 deg. 20 min. 29 sec. E 141.23 ft. following the center of said roadbed of North Pearl Street to the point of beginning, containing 0.860 acre of land.

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 shown and described into the lots shown hereon. This survey and Plat are in compliance with the Texas Board of Professional Engineers and Land Surveying Practices Act and General Rules of Procedures and Practices, as amended.

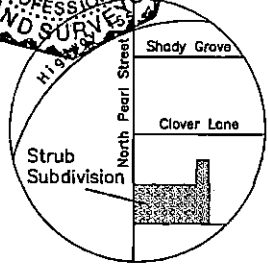
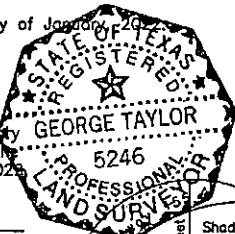
GIVEN UNDER MY HAND AND SEAL this the 10 day of January, 2022

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

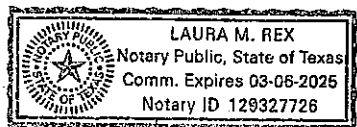
SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 10 day of January, 2022

Laura M Rex
 Notary Public, State of Texas

Rex Rozell
 APPROVED: Rex Rozell, Mayor, City of Big Sandy



VICINITY MAP



Lot 2, Block 1
 Parrish Subdivision
 Book 3, Page 383 P.R.
 S 83°16'12" E

OWNER'S CERTIFICATE
 I, Patrick Strub, Owner in fee of the tract of land shown and described herein, do accept this Plat for subdividing as shown.

Patrick Strub
 Patrick Strub, Owner

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 10 day of January, 2022.

Laura M Rex
 Notary Public, State of Texas

UPSHUR COUNTY COMMISSIONERS COURT

Gene Dolle
 APPROVED: Gene Dolle, Precinct #1

APPROVED: Dustin Nicholson, Precinct #2

APPROVED: Michael Ashley, Precinct #3

APPROVED: Jay Miller, Precinct #4

APPROVED: Todd Tefteller, County Judge

Bearing Basis: S83°10'E
 The North line Lots 2-4 of the Parrish Subdivision produced by found Steel Spike for the NWC, Lot 2 & 1/2" rebar found for the NEC Lot 4

Scale: 1" = 60'
 Job No. 210615
 Firm #10050300

○ Denotes FOUND 1/2" rebar, except as noted.
 ● Denotes SET 1/2" rebar

