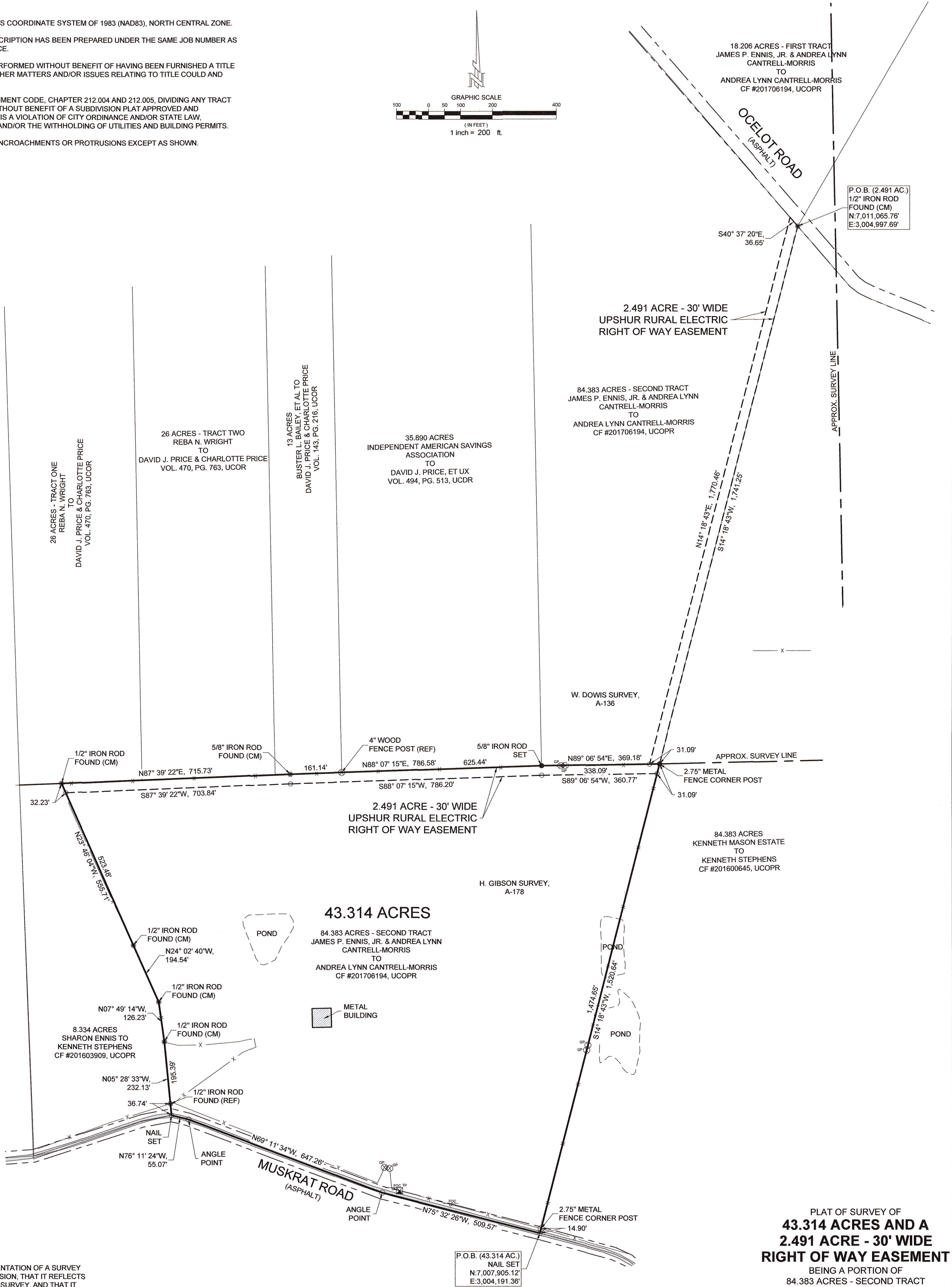
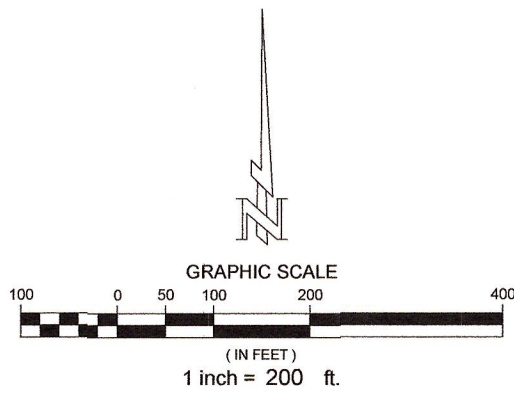


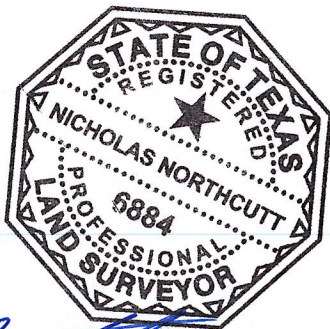
NOTES

- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
- A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
- 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.
- 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.
- THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



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 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

SEPTEMBER 21, 2026
DATE

LEGEND	
TP	TELEPHONE PEDESTAL
FOC	FIBER OPTIC CABLE SIGN
GP	GATE POST
(CM)	CONTROLLING MONUMENT
(REF)	REFERENCE MONUMENT
	WIRE FENCE

PLAT OF SURVEY OF
**43.314 ACRES AND A
2.491 ACRE - 30' WIDE
RIGHT OF WAY EASEMENT**
BEING A PORTION OF
84.383 ACRES - SECOND TRACT
JAMES P. ENNIS, JR.
& ANDREA LYNN CANTRELL-MORRIS
TO ANDREA LYNN CANTRELL-MORRIS
CLERKS FILE #201706194, UCOPR
IN THE H. GIBSON SURVEY, A-326
AND IN THE W. DOWIS SURVEY, A-136
UPSHUR COUNTY, TEXAS

