

HARBOURD S. WIGGINS SURVEY
ABSTRACT NO. 515, AND THE
CHARLES G. DAVENPORT SURVEY
ABSTRACT NO. 133
UPSHUR COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N41°54'55"E	107.63'
L2	N33°13'45"E	24.35'
L3	N33°38'31"E	27.71'
L4	N38°55'40"E	101.00'
L5	S40°20'04"W	40.98'
L6	S9°13'04"W	71.56'
L7	S20°30'04"W	46.62'
L8	S9°57'04"W	105.04'
L9	S19°47'04"W	215.53'
L10	S33°02'04"W	77.74'
L11	S6°08'56"E	22.97'
L12	N55°36'03"W	109.99'

LEGEND	
	Fnd. 36" D. Hackberry Tree Fence Corner Post
	Fnd. 2" D. Iron Pipe Fence Corner Post
	Fnd. X-Tie Fence Corner Post
	Fnd. Flagged T-Post
	Fnd. 1/2" Iron Rod/"Swanner"
	Fnd. 1/2" Iron Rod/"MSM"
	Fnd. 1/2" Iron Rod
	Fnd. 3/8" Iron Rod
	Point for Corner
	Power Pole
	Power Line
	Water Meter
	Telephone Pedestal
	Buried Septic
	Water Well
	Barbed Wire Fence



Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS, on May 08, 2025, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

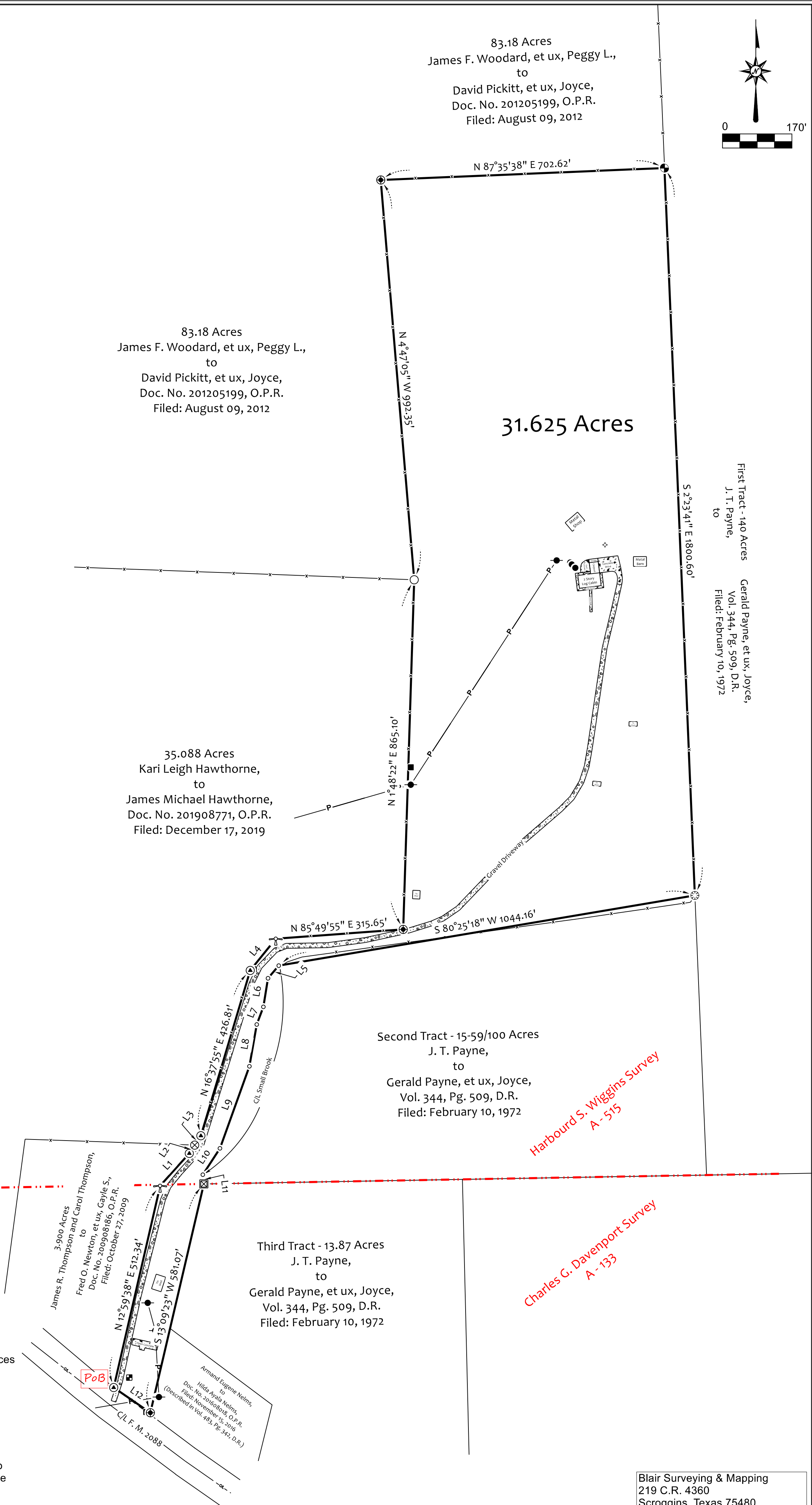
Certification:

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 15th day of May, 2025.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.



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