

Notes:

1. Bearings are based on GNSS observations using State Plane Coordinate System, NAD83, Texas North Central Zone 4207. All distances are in US Survey Feet and on the surface.
2. The purpose of this plat is to replat Lot 1, Block One into two lots being Lot 1A and Lot 1B and to modify the front setback of Lot 1B to 15' instead of 35'.
3. Front lot line building setback is 35' (platted)
4. Side and rear lot line building setback is 10' (not platted)
5. Lot 1B may have access to Lot 1A existing drive.
6. The front lot line building setback for Lot 1B is 15'.

Approvals:

Approval on
for filing in the Plat Records of Upshur County, Texas

[Signature]
County Judge

[Signature]
Commissioner of Precinct 1

[Signature]
Commissioner of Precinct 2

[Signature]
Commissioner of Precinct 3

[Signature]
Commissioner of Precinct 4

Surveyor Certificate:

I, Casey Doyle Cockrell, Professional Land Surveyor, do hereby certify that the replat of a survey made on the ground under my supervision of Village Shops, a subdivision in Upshur County recorded by plat in Volume 5, Page 183, Upshur County Plat Records and Upshur County Clerk File Number 201101449, and conveyed to Hallville Apartment Investors, LLC by an instrument recorded in Upshur County Clerk File Number 201101193, and that all lot corners are marked by 1/2" x 2" iron rods with caps unless otherwise noted.

[Signature] 4/17/17
Casey Doyle Cockrell
Registered Professional Land Surveyor
Texas Registration No. 6147

Acknowledgement:

State of Texas
County of Upshur

This instrument was acknowledged before me on 4/21/17
by Brad Tidwell

[Signature]
Notary Public Signature

Dedication:

State of Texas
County of Upshur

I, Brad Tidwell, Manager of Hallville Apartment Investors, LLC, owner of Lot 1, Block One, Village Shops, an addition to Upshur county recorded by plat in Volume 5, Page, 183, Upshur County Plat Records and Upshur County Clerk File Number 201101449, and conveyed to Hallville Apartment Investors, LLC by an instrument recorded in Upshur County Clerk File Number 201101193, have caused said land to be surveyed and subdivided as shown hereon, and do hereby acknowledge and adopt said plat under the style and title shown hereon.

Witness my hand hereon 4-21-2017

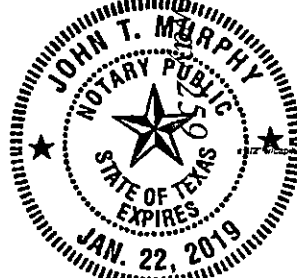
[Signature]
Brad Tidwell, Manager of Hallville Apartment Investors, LLC

Village Shops

Replat of Lot 1A and Lot 1B, Block 1
3.18 Acres

William A.G. McKee Survey A-329
Upshur County, Texas

Date: April 4, 2017
Job Number 1700043-18



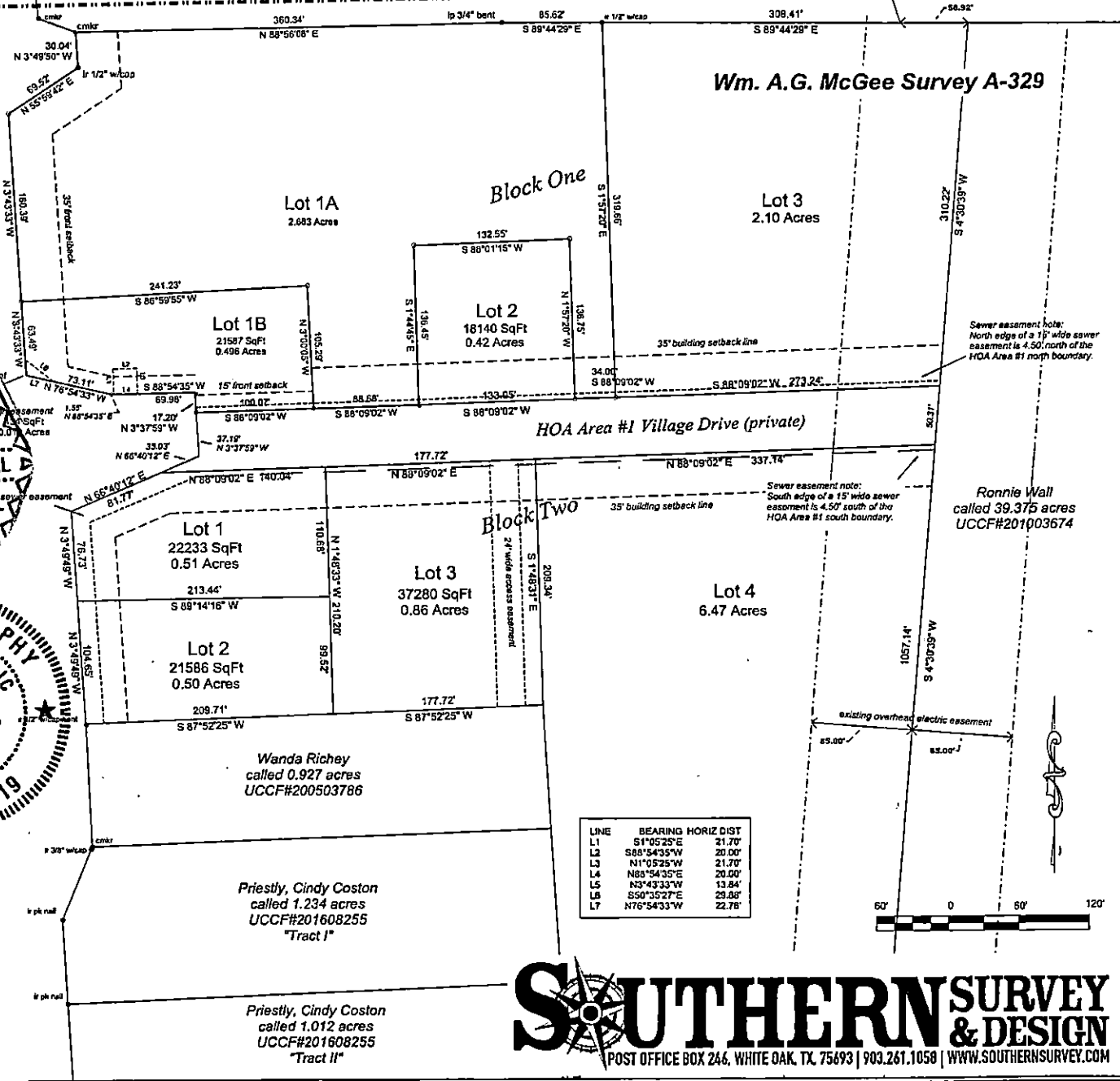
FILED
 TERRI ROSS
 COUNTY CLERK
 2017 MAY 15 AM 9:51
 UPSHUR COUNTY, TX.

Nelta Buie Ray
Residue of called 219.84 Acres
Volume 142, Page 806

Elijah Martin Survey A-323

Lane Roberts
called 77.225 acres
UCCF#201208357

Wm. A.G. McKee Survey A-329



LINE	BEARING	HORIZ DIST
L1	S1°05'25"E	21.70'
L2	S88°54'35"W	20.00'
L3	N1°05'25"W	21.70'
L4	N88°54'35"E	20.00'
L5	N3°43'33"W	13.84'
L6	S50°35'27"E	25.00'
L7	N76°54'33"W	22.78'

SOUTHERN SURVEY & DESIGN
 POST OFFICE BOX 246, WHITE OAK, TX, 75693 | 903.261.1058 | WWW.SOUTHERNSURVEY.COM

TAX CERTIFICATE



LUANA HOWELL
UPSHUR COUNTY TAX ASSESSOR - COLLECTOR
215 N. TITUS, GILMER, TX 75644
ONLINE PAYMENTS @ WWW.COUNTYOFUPSHUR.COM

Issued To:
SOUTHERN SURVEY - CASEY COCKRELL
PO BOX 246
WHITE OAK, TX 75693

Legal Description
LOT 1-2, BLK 1 VILLIAGE SHOPS S435
(A329) 3.6 ACRES & REHKOPF'S GROCERY

Fiduciary Number: 25505394

Parcel Address: 101 VILLAGE DR-N/SID
Legal Acres: 3.6000

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Account Number: 37769

Print Date: 04/18/2017

Certificate No: 233386582

Paid Date: 04/18/2017

Certificate Fee: \$10.00

Issue Date: 04/18/2017

Operator ID: ASMITH

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

HALLSVILLE APARTMENT INVESTORS LLC
201 HAWKS RIDGE TRL
COLLEYVILLE, TX 76034-8239

2016 Value:	982,267
2016 Levy:	\$17,285.94
2016 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

201 EMERGENCY SERVICE DISTRICT #1
230-UPSHUR COUNTY
906 NEW DIANA ISD

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)]. DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GK) No: N/A

Issued By: *Luana Howell*
LUANA HOWELL
UPSHUR COUNTY TAX ASSESSOR - COLLECTOR
(903) 843-3085

2017 MAY 15 AM 9:51
BY *[Signature]*
UPSHUR COUNTY, TX.
DEPUTY

FILED
TERRI ROSS
11:58 AM
MAY 15 2017

DUPLICATE TAX RECEIPT



LUANA HOWELL
UPSHUR COUNTY TAX ASSESSOR - COLLECTOR
215 N. TITUS, GILMER, TX 75644
ONLINE PAYMENTS @ WWW.COUNTYOFUPSHUR.COM

Certified Owner:

HALLSVILLE APARTMENT INVESTORS LLC
201 HAWKS RIDGE TRL
COLLEYVILLE, TX 76034-8239

Legal Description:

LOT 1-2, BLK 1 VILLIAGE SHOPS S435
(A329) 3.6 ACRES & REHKOFF'S GROCERY

Parcel Address: 101 VILLAGE DR-N/SID
Legal Acres: 3.6000

Remit Seq No: 35236178
Receipt Date: 04/18/2017
Deposit Date: 04/18/2017
Print Date: 04/18/2017 12:07 PM
Printed By: ASMITH

Deposit No: 04182017AS
Validation No: 900000049609888
Account No: 37769
Operator Code: ASMITH

Table with columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, Discount, P&I, Coll Fee Paid, Total. Row 1: 2016 Tax Certificates, TL, 0, 0.000000, 10.00, 0.00, 0.00, 0.00, 0.00, 10.00. Summary row: \$10.00, \$0.00, \$0.00, \$0.00, \$10.00.

2017 MAY 15 AM 9:51
FILED
TERRY ROSS
DEPUTY
BY [Signature]
UPSHUR COUNTY, TX.

Check Number(s):

PAYMENT TYPE:

Cash: \$10.00

Exemptions on this property:

Total Applied: \$10.00

Change Paid: \$0.00

PAYER:
SOUTHERN SURVEY - CASEY COCKRELL
PO BOX 246
WHITE OAK, TX 75693

ACCOUNT PAID IN FULL

(903) 843-3085