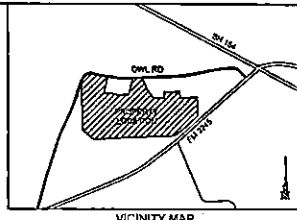
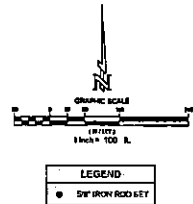


NOTES

- 1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF HORIZONTAL CONTROL, NORTH CENTRAL ZONE.
2. DISTANCES ARE SHOWN AS GRID DISTANCES, TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR CURRENTLY IN EFFECT.
3. THIS PROFESSIONAL SERVICE WAS PROVIDED WITHOUT LIABILITY OF ANY KIND UNLESS OTHERWISE SPECIFIED IN A WRITTEN AGREEMENT OR INSTRUMENT BEING FURNISHED AT THE TIME OF THIS SERVICE.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD DIRECTION, CHORD. Includes data for curves C1 through C9.

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Includes data for lines L1 through L7.



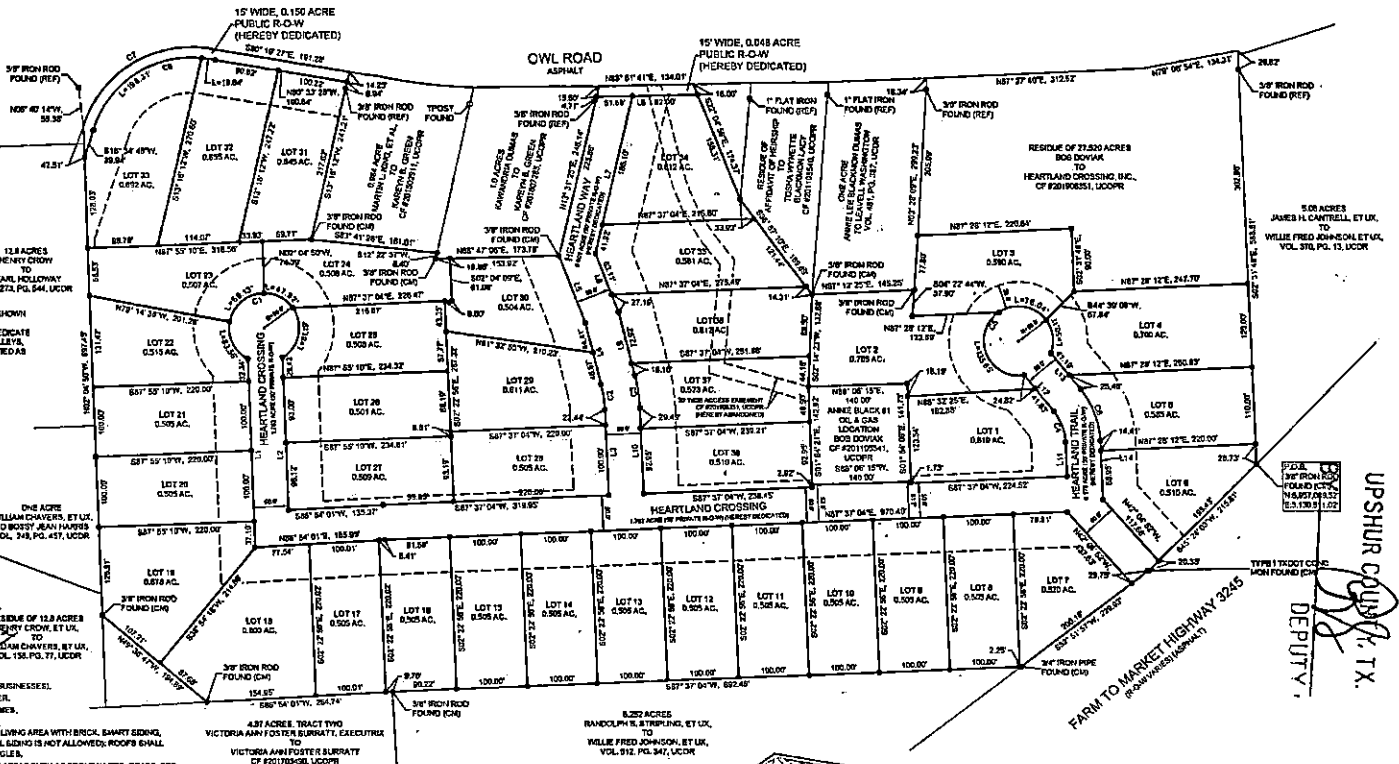
STATE OF TEXAS
COUNTY OF UPSHUR

THIS PLAT APPROVED FOR FILING THIS DAY OF MARCH 2021.
Signature of Notary Public Ruth Whiteside.

DEDICATION:
STATE OF TEXAS, COUNTY OF UPSHUR, WE, HEARTLAND CROSSING INC., OWNER OF PROPERTY SHOWN HEREON DO HEREBY ACCEPT THIS AS ITS OWN PROPERTY...

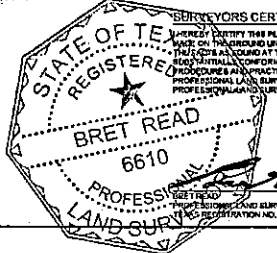
ACKNOWLEDGMENTS:
STATE OF TEXAS, COUNTY OF UPSHUR, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MARCH 2021, BY CLIFFORD MORRIS, PRESIDENT OF HEARTLAND CROSSING INC. ON BEHALF OF SAID COMPANY.

RESTRICTIONS:
1. ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY AND NECESSARILY.
2. ALL BLUEPRINTS MUST BE APPROVED BY DEVELOPER.



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

FILED
TERRI ROSS
COUNTY CLERK
2021 MAR 31 PM 12:00
UPSHUR COUNTY, TX.



HEARTLAND CROSSING SUBDIVISION
24.845 ACRES, 36 LOTS AND 1 BLOCK
360 SURVEYING
MAR 22, 2021 | BOOK 10A, PG 16A | DRAWN BY: TRIN | JOB # 1263-002

FILED
TERRI ROSS
COUNTY CLERK

2021 MAR 31 PM 12:00

UPSHUR COUNTY, TX.

BY [Signature] DEPUTY

VARIANCE

STATE OF TEXAS §
COUNTY OF UPSHUR §

By Restrictions executed by Cliff Morris as Developer of Heartland Crossing Subdivision as shown by Plat recorded under Clerk's file no. 202006262, Official Public Records, Upshur County, Texas, and approved by the Commissioners of Precinct ___ of the County of Upshur, said restrictions provide for set back lines as follows: No structure may be built within 50 feet of the front property line and within 10 feet of the side property boundaries.

Developer has been requested that a variance be allowed for Lot 3, changing the setback to 35 feet rather than 50 feet for this Lot, as the covered concrete encroaches the setback line. This is necessary due to the configuration of the lot and in order to allow the home to be built on said lot.

Developer hereby grants a variance pursuant to his authority as set out in the Restrictions of record, and to change the side building setback for Lot 3, to 35 feet.

The authorized individual or individuals on behalf the County of Upshur have joined in the execution of the variance in acceptance and approval of same.

This Variance will be binding upon the undersigned, its successors and assigns.

Executed this 31 day of March, 2021.

[Signature]
CLIFF MORRIS

COUNTY OF UPSHUR

By: [Signature]
Name: TODD TEFFELER
Title: COUNTY JUDGE

[Signature]

[Signature]

STATE OF TEXAS
COUNTY OF Upshur

This instrument was acknowledged to before me this 22 day of March, 2021 by CLIFF MORRIS.

[Signature]
Notary Public; State of Texas

