FILED
TERRI ROSS
COUNTY CLERK

2022 MAY 16 PM 12:46
UPSHUR COUNTY, TX.
BY _____
DEPUTY

MATCH LINE

MATCH LINE

ALMOND ROAD

ALMOND ROAD

W. CARLTON SURVEY ABSTRACT No. 71 (SEC. 260)

M. LYON SURVEY ABSTRACT No. 292 (SEC. 252)

J. SANDERS SURVEY ABSTRACT No. 439 (SEC. 311)

W. WILLIAMS SURVEY ABSTRACT No. 855 (SEC. 263)

R. CHAINBERLIN SURVEY ABSTRACT No. 98 (SEC. 261)

ZONE X

ZONE A

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

POC AT THE BASE OF A DEAD PINE TREE STUMP

REMAINDER OF WHITE OAK CREEK RANCH, LLC DOC. NO. 2022002594 R.P.U.R.C.T.

SEE DETAIL

SEE-OF-WAY DEDICATION

WHITE SCALE: 1" = 200' (±)

LEGEND

BL	Building Line
CMF(S)	Found 5/8" Capped Iron Rod Marked "BHB INC"
CMF(P)	Found 5/8" Capped Iron Rod Marked "HOUSTON SURVEY INC. HSI"
CMF(P)	Found 1/2" Capped Iron Rod Marked "BELL INC"
CMF(T)	Found 1/2" Capped Iron Rod Marked "TURNER INC"
CMF(T)(L)	Found 1/2" Capped Iron Rod Marked "TURNER INC"
D.R.U.R.C.T.	Deed Records, Upshur County, Texas
E & S	Erosion and Sediment Control
FN	Found Nail
FP	Found Pipe
IRF	1/2" Iron Rod Found
IRS	5/8" Iron Rod Set
IRF	5/8" Iron Rod Found
IR	1/2" Iron Pipe
IS	Iron Rod Found
(R)	5/8" Capped Iron Rod Marked "BHB INC" Set
P.R.U.R.C.T.	Plat Records, Upshur County, Texas
PKF	Pk Nail Found
PKS	Pk Nail Set
SPIF	Spike Nail Found
CIT	Cut Iron Post
WM	Water

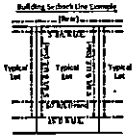
GENERAL NOTES

1. Grid of Bearing Being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 to established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.2010. Distances shown are U.S. Survey feet displayed to surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as platted is subject to any documented, participating as-built, gas and mineral leases that affect said property as recorded in the Upshur County Clerk's Office.
5. The property as platted is subject to any documented, participating utility easements for electric, telephone or other utilities that affect said property as recorded in the Upshur County Clerk's Office.
6. The surveyor, at much of his or her time, is responsible for obtaining information only and bears no responsibility for the ownership of the underlying title, such as fee-simple and mineral leases and minimum deferred floor elevations into placed on this plat.
7. No lot or parcel shown on this plat may be sold or resold and permits for removal by other owned prior to the filing of this plat in Upshur County. Sale and/or removal of lots or parcels only be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: On-site wells
9. Sewer Disposal: On-site septic
10. Subject property is not within any FD boundaries.
11. Unless otherwise noted all gas pipelines are within a 50' gas pipeline easement dedicated to the grantee and are based upon the information of the grantee and information provided by Transit1, Bond Manifest and Bruce, Inc. and/or as a result of the surveyor of the location marked by Transit1.
12. All roads are private and will be maintained by the POA.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses and all existing ponds, pipes, culvert, drains, or other natural drainage courses and are hereby dedicated to appropriate for drainage purposes, the construction, or filling without the written approval from the County shall be allowed within a drainage easement, the encroachment at the expense of owner of the lot.

Building Setback Line Example



OWNER:
White Oak Creek Ranch, LLC
845 Seminole Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BAIRD, HAMPTON & BROWN
engineering and surveying
4300 Bluffview Place, Suite 700 FT. Worth, TX 76116
jhampton@bbbinc.com • 817.251.3580 • bhbinc.com
TBPELS Firm #44 & #10011202

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Area determined to be outside the 0.2% annual chance floodplain per FEMA, Flood Insurance Rate Map, Community Panel Number 48419C0125F, Map Revised September 26, 2008.

FLOOD ZONE NOTE

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

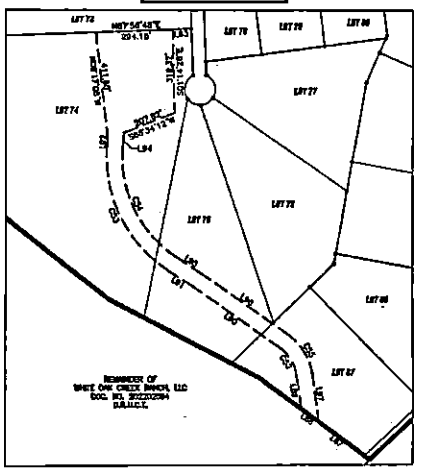
Zone A - Without Base Flood Elevations (BFE) determined per FEMA, Flood Insurance Rate Map, Community Panel Number 48419C0125F, Map Revised October 19, 2010. This lot/site is shown in per zoning. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FEMA, Flood Insurance Rate Map, Community Panel Number 48419C0125F, Map Revised October 19, 2010.

PRIVATE ROAD STATEMENT

ALL ROADS ARE PRIVATE AND WILL BE MAINTAINED BY THE POA.

GAS WELL SITE & ACCESS DETAIL



FINAL PLAT

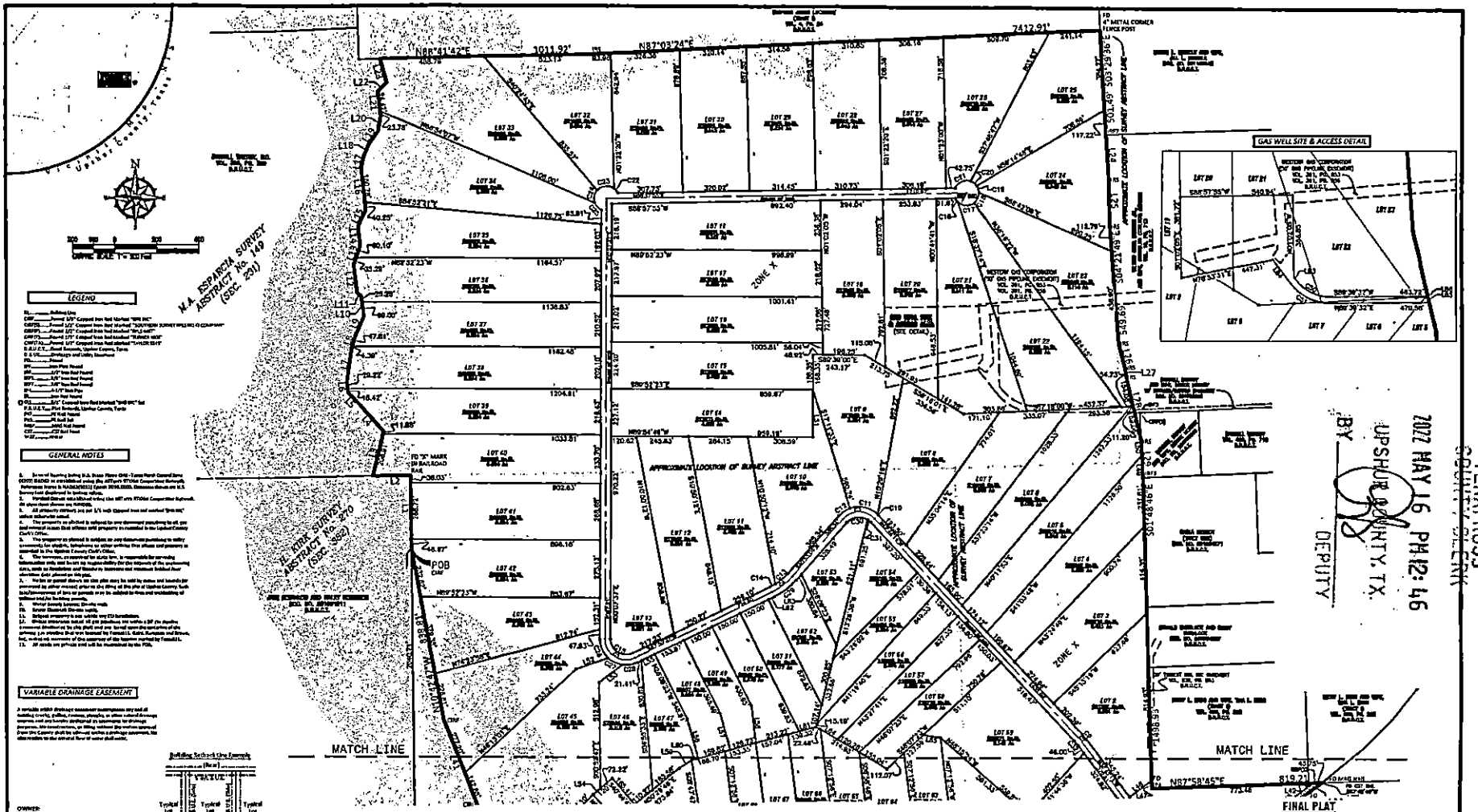
LOTS 1-87 & LOT 88X

WHITE OAK CREEK RANCH

(89 LOTS)

BEING A 419.144 ACRE TRACT OF LAND SITUATED WITHIN
M. LYON SURVEY, ABSTRACT NUMBER 292, SECTION 252,
M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &
W. CARLTON SURVEY ABSTRACT NUMBER 71, SECTION 260
UPSHUR COUNTY, TEXAS

MAY 2022 SHEET 1 OF 3



FILED
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BY
DEPUTY

Line Table		
Line #	Direction	Length
L1	N0°46'13"E	201.40
L2	N89°46'50"W	176.86
L3	N12°47'46"E	216.79
L4	N41°17'26"E	169.80
L5	N44°20'36"W	83.50
L6	N41°31'17"W	67.84
L7	N41°17'46"E	175.88
L8	N12°53'01"E	62.30
L9	N22°47'33"E	104.90
L10	N7°20'42"E	94.39
L11	N44°27'14"W	59.39
L12	N6°20'33"E	136.66
L13	N14°30'38"E	56.39
L14	N0°46'01"W	66.30
L15	N77°30'08"E	84.34
L16	N0°50'07"W	201.99
L17	N42°41'42"E	57.30
L18	N65°33'18"E	65.37
L19	N34°48'46"E	79.05
L20	N60°44'47"W	138.38
L21	N4°31'13"W	146.04
L22	N42°13'51"E	116.09
L23	N0°50'07"W	207.77
L24	N21°31'26"E	121.84
L25	N12°32'22"W	125.36
L26	N41°31'13"E	31.38
L27	N41°31'13"E	213.14
L28	N12°31'13"E	179.63
L29	N41°31'13"E	76.02
L30	N12°32'06"W	101.38
L31	N41°31'13"E	77.46
L32	N34°30'06"W	202.34
L33	N41°31'13"E	363.38
L34	N0°50'07"W	555.16
L35	N12°32'06"W	113.02
L36	N41°31'13"E	146.80
L37	N12°32'07"W	160.87
L38	N1°47'12"W	109.65
L39	N44°27'26"W	86.13
L40	N0°11'15"W	430.08
L41	N44°31'17"W	38.43
L42	N12°32'06"W	196.43
L43	N42°20'14"W	76.00
L44	N12°32'06"W	210.03
L45	N50°10'14"W	173.84
L46	N7°46'46"E	37.84
L47	N12°16'46"E	131.84
L48	N7°46'46"E	107.84
L49	N0°46'46"E	87.88

Line Table		
Line #	Direction	Length
L51	N0°14'46"E	226.44
L52	N89°24'31"E	195.38
L53	N0°14'26"W	136.88
L54	N4°13'16"W	67.74
L55	N82°50'22"E	79.05
L56	N1°31'06"E	806.12
L57	N12°31'06"W	104.75
L58	N6°47'54"E	176.07
L59	N36°36'14"E	88.74
L60	N74°30'58"W	33.48
L61	N74°30'58"W	83.14
L62	N82°50'22"E	31.83
L63	N40°08'34"E	34.45
L64	N88°31'44"E	117.13
L65	N40°18'44"W	83.88
L66	N40°18'44"W	139.81
L67	N88°31'32"W	91.84
L68	N88°31'32"W	113.68
L69	N42°08'22"E	168.78
L70	N42°08'22"E	146.14
L71	N42°08'22"E	136.37
L72	N57°30'37"E	17.27
L73	N57°30'37"E	3.88
L74	N34°42'37"W	198.81
L75	N34°42'37"W	146.14
L76	N34°42'37"W	136.37
L77	N15°30'18"W	83.84
L78	N15°30'18"W	983.30
L79	N14°47'12"W	103.88
L80	N20°27'26"W	81.81
L81	N41°31'06"W	104.78
L82	N41°31'06"W	34.79
L83	N34°42'37"W	14.17
L84	N36°07'01"E	141.88
L85	N12°17'16"E	87.86
L86	N12°31'12"E	8.48
L87	N12°31'06"E	101.84
L88	N12°16'46"E	84.38
L89	N7°30'46"W	136.87
L90	N42°27'06"W	288.38
L91	N36°46'36"E	119.27
L92	N7°01'06"E	38.79
L93	N12°36'46"W	76.46
L94	N12°16'46"E	86.38
L95	N36°46'36"E	130.72
L96	N34°27'36"E	491.18
L97	N7°30'46"E	193.87

Curve Table						
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	9°26'54"	300.00	34.81	N33°13'18"E	34.49
C2	8°06'02"	300.00	31.67	N38°46'12"W	31.66
C3	94°40'00"	300.00	496.13	N66°03'38"E	440.03
C4	92°58'31"	300.00	487.04	N62°23'31"E	435.24
C5	118°17'00"	300.00	618.93	N66°08'31"E	518.87
C6	83°08'13"	300.00	435.08	N70°18'06"W	397.70
C7	111°13'34"	300.00	584.19	N33°06'07"W	493.00
C8	6°33'14"	300.00	37.38	N53°37'38"W	37.36
C9	9°38'52"	300.00	50.64	N32°44'43"W	50.58
C10	1°08'22"	300.00	4.71	N57°13'36"W	4.71
C11	88°53'16"	125.00	193.98	N77°34'32"W	175.00
C12	90°38'54"	125.00	197.80	N61°13'27"W	177.88
C13	149°31'30"	275.00	716.98	S44°16'32"W	536.66
C14	6°12'37"	275.00	30.71	N60°36'38"W	30.70
C15	118°17'00"	75.00	155.01	N66°08'31"E	127.98
C16	18°44'04"	50.00	16.37	S30°05'32"E	16.30
C17	88°53'17"	50.00	77.57	N77°34'32"W	70.10
C18	94°38'18"	50.00	82.62	N28°00'08"E	54.00
C19	32°46'26"	50.00	28.60	N17°08'08"W	24.88
C20	34°17'26"	50.00	30.00	N52°30'38"W	27.37
C21	60°18'22"	50.00	60.30	N84°13'38"W	57.59
C22	56°27'06"	50.00	49.64	N28°08'26"W	47.67
C23	82°07'07"	50.00	68.13	N63°08'26"W	61.10
C24	60°44'18"	50.00	53.07	N12°13'08"W	50.73
C25	42°52'10"	50.00	37.18	N42°43'26"E	43.59
C26	46°46'41"	125.00	102.02	N53°18'14"E	96.21
C27	34°46'26"	125.00	75.84	S84°08'34"E	74.69
C28	34°46'26"	125.00	75.84	N61°13'22"E	74.69
C29	53°50'31"	300.00	126.06	N52°22'31"E	125.17
C30	81°13'16"	75.00	106.37	N61°46'42"E	98.13
C31	14°37'38"	75.00	19.14	S30°05'38"E	19.09
C32	8°08'53"	275.00	38.97	S34°46'42"E	38.97
C33	4°28'34"	275.00	21.47	S33°32'38"E	21.47
C34	84°53'26"	300.00	436.47	N52°22'26"W	398.47
C35	69°46'41"	300.00	365.30	N82°13'36"W	347.30
C36	8°31'38"	125.00	18.60	N61°30'06"E	18.59
C37	67°38'51"	125.00	147.57	N61°46'42"E	139.14
C38	8°16'46"	125.00	18.06	N12°08'46"E	18.05
C39	84°43'31"	125.00	184.84	N12°08'46"E	168.43
C40	8°16'46"	125.00	18.06	N12°08'46"E	18.05
C41	38°36'08"	75.00	34.88	N19°08'36"E	34.87
C42	101°36'02"	50.00	106.18	N12°08'46"E	92.88
C43	42°36'26"	50.00	36.82	S84°30'34"E	36.00
C44	85°14'06"	50.00	78.54	N44°12'33"E	34.27
C45	38°36'26"	50.00	104.17	N12°08'46"E	91.87
C46	38°36'26"	100.00	46.31	N12°08'46"E	46.10
C47	38°36'26"	125.00	88.14	N12°08'46"E	87.42
C48	114°13'54"	75.00	149.59	N33°08'07"W	123.82
C49	83°36'12"	275.00	398.88	N70°11'46"W	364.14
C50	80°17'27"	118.00	165.38	S84°14'46"E	152.07
C51	82°17'07"	310.00	313.07	S84°11'46"E	313.81
C52	46°07'08"	175.00	143.60	N31°16'31"W	139.68
C53	81°30'28"	310.00	395.00	S33°32'31"E	366.88
C54	81°30'28"	430.00	611.19	S33°32'31"E	567.82
C55	46°07'08"	125.00	101.07	N31°16'31"W	98.38

STATE OF TEXAS §
COUNTY OF UPSHUR §

WHEREAS, The White Oak Creek Ranch, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property is to wit:

BEING a tract of land situated within the M. Lyon Survey Abstract Number 292, Section 262, the M. Carlton Survey Abstract Number 71, Section 260 and the M.A. Esparcia Survey, Abstract Number 149, Section 231, Upshur County, Texas and being a portion of a tract of land as described by deed to White Oak Creek Ranch, LLC, as recorded in Document Number 202102594, Deed Records, Upshur County, Texas (D.R.U.C.T.) and being bound on the north and bounds, phantom or a section line) as recorded in Volume 50, Page 201, D.R.U.C.T. and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202 NAD83) as established using the AFTaps RTKNet Geographic Network, Reference Frame is NAD83(2011) Epoch 2010.0000. Distance shown are U.S. Survey feet displayed in surface values)

COMMENCING at a found 1/2-inch iron rod for the northeast corner of Lot 1-8, Lucas Hills Addition, as subject to Upshur County, Texas as shown on plat recorded in Volume 1937, Page 468, Plat Records, Upshur County, Texas, (P.R.U.C.T.), same being the southeast corner of tract of land as described by deed to John Finney and wife, Teresa Finney (Tract Two) as recorded in Document Number 202105465, D.R.U.C.T., and being the southeast corner of a tract of land as described by deed to Darlene Cook Lucas, estate of Ted L. Cook, as recorded in Document Number 201801498, D.R.U.C.T.;

THENCE North 88°13'31" West, with the common line between the said Finney tract and the said Cook tract, passing at a distance of 792.05 feet a found 1/2-inch capped iron rod marked "TURNER INC" for the most northeast corner of the said Cook tract, same being the most easterly southeast corner of the remainder of a tract of land as described by deed to Lucas Burgin and wife, Sharon Burgin (Tract Two) as recorded in Document Number 201601910, D.R.U.C.T., and now continuing with the common line between the said Finney tract and the said Burgin tract, in all, for a total distance of 1212.83 feet to a found 1/2-inch iron rod in the base of a 24-inch utility sub base for the most westerly southwest corner of the aforesaid White Oak Creek Ranch tract, same being the southwest corner of the said Finney tract;

THENCE North 02°44'33" West, with the common line between the said Burgin remainder tract and the said White Oak Creek tract, passing at a distance of 148.83 feet a found 1/2-inch capped iron rod marked "TAYLOR 5145" for the northeast corner of the said Burgin remainder tract, same being the southeast corner of a tract of land as described by deed to John Robinson and Haley Robinson as recorded in Document Number 202102911, D.R.U.C.T., and now continuing with the common line between the said Robinson tract and the said White Oak Creek Ranch tract, in all, for a total distance of 894.70 feet to a found 1/2-inch rod for an angle point of the said Robinson and the said White Oak Creek Ranch tract;

THENCE continuing with the said common line the following courses and distances:

North 01°58'17" West a distance of 353.81 feet to a found 1/2-inch iron rod;

North 77°17'17" East, a distance of 282.74 feet to a found 5/8-inch iron pipe;

North 00°49'13" West, a distance of 2065.75 feet to a set 5/8-inch capped iron rod marked "BHB INC" (RS) for the POINT OF BEGINNING of the hereon described tract;

THENCE North 00°49'13" West continuing with the said common line, a distance of 153.43 feet to a found capped rod marked with an "X" for the northeast corner of the said Robinson tract, same being a re-entrant corner of the aforesaid White Oak Creek Ranch tract;

THENCE South 89°02'05" West continuing with the said common line, a distance of 179.28 feet to a point in White Oak Creek;

THENCE departing the said common line and along the meanders of said White Oak Creek the following courses and distances:

North 17°43'48" East, a distance of 718.79 feet to a point;

North 41°34'35" West, a distance of 139.60 feet to a point;

North 44°35'15" West, a distance of 61.11 feet to a point;

North 84°21'17" West, a distance of 47.66 feet to a point;

North 08°17'44" East, a distance of 170.34 feet to a point;

North 13°51'01" East, a distance of 83.30 feet to a point;

North 23°47'35" East, a distance of 104.30 feet to a point;

North 67°34'42" West, a distance of 96.26 feet to a point;

North 48°27'18" West, a distance of 39.14 feet to a point;

North 06°25'33" West, a distance of 130.99 feet to a point;

North 19°39'54" East, a distance of 95.98 feet to a point;

North 67°40'01" West, a distance of 46.35 feet to a point;

North 27°26'06" East, a distance of 84.34 feet to a point;

North 58°54'09" West, a distance of 201.01 feet to a point;

North 10°41'47" East, a distance of 57.32 feet to a point;

North 27°31'18" East, a distance of 65.02 feet to a point;

North 54°45'48" East, a distance of 73.05 feet to a point;

North 10°08'12" East, a distance of 78.00 feet to a point;

North 06°30'19" West, a distance of 118.30 feet to a point;

North 42°34'31" East, a distance of 80.00 feet to a point;

THENCE North 15°13'00" West, a distance of 21.90 feet to a point for the northeast corner of the aforesaid White Oak Creek Ranch tract;

THENCE North 88°47'02" East, with the northline of the said White Oak Creek Ranch tract, a distance of 3011.93 feet to an iron for an angle point in the said White Oak Creek Ranch tract;

THENCE North 12°32'24" East, continuing with the said north line, a distance of 2412.87 feet to a found 4-inch round fence corner post for the northwest corner of the said White Oak Creek Ranch tract, same being in the west line of a tract of land as described by deed to Bryan L. Martin and wife, Jill L. Martin as recorded in Document Number 201102, D.R.U.C.T., from which a found 60D Nail bears South 64°42'00" East, a distance of 0.63 feet;

THENCE South 02°27'46" East, with the common line between the said White Oak Creek Ranch tract and the said Martin tract, a distance of 301.49 feet a found 1/2-inch iron rod for the southwest corner of the said Martin tract, same being the northwest corner of a tract of land as described by deed to William Gray Mosher Jr and wife Katherine Caulkins Mosher as recorded in Volume 10, Page 718, D.R.U.C.T.;

THENCE, with the common line between the said White Oak Creek Ranch tract and the said Mosher tract the following courses and distances:

South 02°46'00" East, a distance of 207.37 feet to an IRS;

South 02°31'22" East, a distance of 22.84 feet to an IRS;

South 00°31'49" East, a distance of 340.88 feet to an IRS;

South 1°31'18" East, a distance of 133.29 feet to an IRS;

South 00°37'01" East, a distance of 81.59 feet to an IRS;

South 13°13'12" East, passing at a distance of 184.34 feet the northwest corner of the also mentioned Mosher tract and now continuing with the eastern line of the aforementioned White Oak Creek Ranch tract, in all, for a total distance of 1.25.14 feet to an IRS;

THENCE South 02°45'19" East, continuing with the said eastern line, a distance of 175.22 feet to a found 3/8-inch iron rod;

THENCE South 01°46'46" East, continuing with the said eastern line, a distance of 1458.82 feet to a found 4-1/2-inch iron post for a reentrant corner of the said White Oak Creek Ranch tract, same being the southwest corner of a tract of land as described by deed to Ricky L. Cook and wife Tina L. Cook (tract 3) as recorded in Volume 400, Page 295, D.R.U.C.T.;

THENCE North 87°36'45" East, with the common line between the said White Oak Creek Ranch tract and the said Cook tract, passing at a distance of 752.30 feet the southwest corner of the said Cook tract, same being the southwest corner of a tract of land as described by deed to Ricky L. Cook and wife Tina L. Cook (tract 2) as recorded in Volume 400, Page 295, D.R.U.C.T., and now continuing with the common line between the said White Oak Creek Ranch tract and the said Cook tract (tract 2), passing at a distance of 30.12 feet a found 1/2-inch iron rod with yellow cap marked "SOUTHERN SURVEY", and now continuing with the said common line, in all, for a total distance of 819.71 feet to a found NAIL for the most eastern corner of the said White Oak Creek Ranch tract, same being the southeast corner of the said Cook tract (tract 1) and being in the approximate centerline of abandoned hard-top variable width (right-of-way) from which a found CST nail bears South 87°46'48" West, a distance of 4.30 feet;

THENCE with the approximate centerline of said abandoned hard the following courses and distances:

South 84°31'13" West, a distance of 74.01 feet to an found CST nail;

South 81°21'55" West, a distance of 185.35 feet to an found CST nail from which a found 1/4-inch iron rod bears South 45°49'20" East, a distance of 34.21 feet;

South 49°55'24" West, a distance of 77.48 feet to a set PK Nail;

South 55°38'01" West, a distance of 332.24 feet to a set PK Nail;

South 80°19'14" West, a distance of 263.38 feet to a set PK Nail from which a found 1/2-inch iron pipe bears North 55°55'22" West, a distance of 20.38 feet;

South 58°06'05" West, a distance of 220.45 feet to a set PK Nail from which a found 1-inch iron pipe bears North 46°14'47" West, a distance of 18.54 feet;

South 69°45'33" West, a distance of 498.33 feet to a set PK Nail;

South 37°39'49" West, a distance of 112.01 feet to a set PK Nail;

South 24°22'17" West, a distance of 146.58 feet to a set PK Nail;

South 18°35'19" West, a distance of 180.37 feet to a set PK Nail;

South 10°31'1" West, a distance of 339.03 feet to a set PK Nail;

South 14°43'12" West, a distance of 206.06 feet to a set PK Nail;

South 19°27'22" West, a distance of 98.15 feet to a set PK Nail;

South 47°31'50" West, a distance of 131.84 feet to a found PK Nail;

THENCE departing the said approximate centerline and along and across the aforementioned White Oak Creek Ranch tract the following courses and distances:

North 59°10'46" West, a distance of 538.90 feet to a found 5/8-inch iron rod with yellow cap marked "BHB INC" (CIRF);

North 52°07'52" West, a distance of 644.66 feet to a CIRF;

North 51°53'48" West, a distance of 548.12 feet to a CIRF;

North 15°03'37" West, a distance of 1727.34 feet to a CIRF;

North 81°11'13" West, a distance of 410.08 feet to a CIRF;

THENCE North 15°47'17" West, a distance of 835.21 feet to the POINT OF BEGINNING and containing 18,397.873 square feet or 419.144 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, White Oak Creek Ranch, LLC, acting herein by and through its duly authorized officer, Marty Magnum, does hereby adopt this plat designating the herein described property as LOTS 1-87 & LOT 88X, WHITE OAK CREEK RANCH, an addition in Upshur County, Texas (the Country) and does hereby dedicate to the County:

(a) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing conflict to the addition entered hereby and desiring to use or utilize the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and fixtures of such public utility entities, and for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the work by a governmental service or function including, but not limited to, fire protection and fire order control, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public (but have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements dedicated on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and emergency of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon or across the easements dedicated hereto. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the right of property owners and the Homeowner's association (the "Association") in and to all fees shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "White Oak Creek Ranch", dated _____, recorded in County Clerk Documents Number_____, of the Land Records of Upshur County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 1 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or for any public improvements owned by one of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The Indemnification contained in this paragraph 1 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and the owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if at any in the future becomes a public street as defined in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots that adjoin sidewalks on any adjacent and/or intervening roadway, together with the area (i) lying between such sidewalk and the lot line of a lot, and (ii) the area lying within 5 feet of the other side of the sidewalk.

This plat conveyed subject to all platting ordinances, rules, regulations and resolutions of Upshur County, Texas.

WITNESS, my hand, this the _____ day of _____, 2022.

BY:
White Oak Creek Ranch, LLC

_____
Marty Magnum,
Authorized Agent

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Marty Magnum, known to me the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public

SURVEYOR'S CERTIFICATION

I, John Marquez, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

_____
John R. Marquez
State of Texas Registered Professional Land Surveyor
No. 5956
Date: May 10, 2022

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Marquez, known to me the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of May, 2022.

_____
Notary Public

THE STATE OF TEXAS §
COUNTY OF UPSHUR §
APPROVED by the Commissioners' Court of Upshur County, Texas, on this the 16 day of MAY, 2022.

Todd Tatelbaum, County Judge

Gene Dolle
Commissioner Precinct #1

Dustin Nicholson
Commissioner Precinct #2

Mike Ashley
Commissioner Precinct #3

Jay W. Miller
Commissioner Precinct #4

PRIVATE ROAD STATEMENT

ALL ROADS ARE PRIVATE AND WILL BE MAINTAINED BY THE POA.

OWNER:
White Oak Creek Ranch, LLC
145 Howards Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying
5300 Ridgle Place, Suite 700 FT. Worth, TX 76116
jmarquez@bhbinc.com • 817.251.8120 • bhbinc.com
TBPELS Firm #44, #10011302

FILED
TERRI ROSS
COUNTY CLERK
2022 MAY 16 PM 12:
UPSHUR COUNTY, TX
BY
DEPUTY

FINAL PLAT
LOTS 1-87 & LOT 88X

WHITE OAK CREEK RANCH

(88 LOTS)

BEING A 419.144 ACRE TRACT OF LAND SITUATED WITHIN
M. LYON SURVEY, ABSTRACT NUMBER 292, SECTION 262,
M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &
W. CARLTON SURVEY ABSTRACT NUMBER 71, SECTION 260
UPSHUR COUNTY, TEXAS

MAY 2022 SHEET 3 OF 3