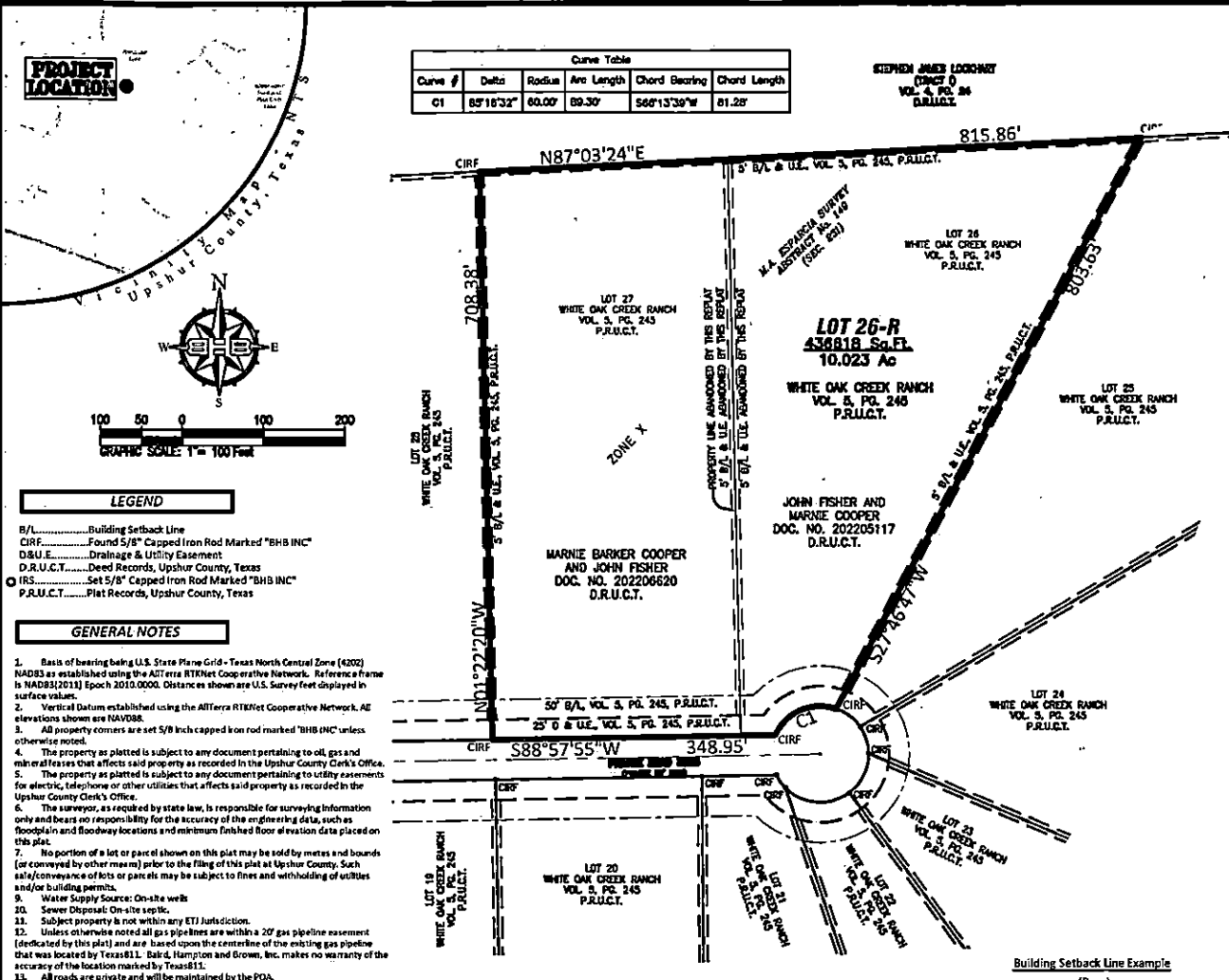


**PROJECT LOCATION**

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
01	85°16'32"	80.00'	89.30'	S69°13'39"W
				81.28'

STEPHEN JAMES LOGGNEY  
REC'D  
VOL. 4, PG. 86  
D.R.U.C.T.



STATE OF TEXAS §  
 COUNTY OF UPSHUR §  
 WHEREAS, John Fisher and Marnie Cooper, being the owners of the hereon described property to wit:  
 BEING all of Lots 26 and 27, White Oak Creek Ranch, an addition to Upshur County, Texas as shown on Volume 5, Page 245,  
 Plat Records, Upshur County, Texas.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §  
 THAT, John Fisher and Marnie Cooper, owners, do hereby adopt this plat designating the herein described property as LOT  
 26-R, WHITE OAK CREEK RANCH, an addition to Upshur County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Upshur County, Texas.  
 WITNESS, my hand, this the 13 day of March, 2023.

BY: *John Fisher* John Fisher  
 Owner  
*Marnie Cooper* Marnie Cooper  
 Owner

STATE OF TEXAS §  
 COUNTY OF Upshur §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of March, 2023.  
*Michelle A. Souds*  
 Notary Public

STATE OF TEXAS §  
 COUNTY OF Upshur §

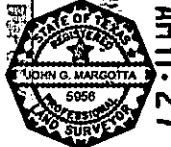
Before me, the undersigned, a Notary Public for the State of Texas, appeared Marnie Cooper, known to be the person whose  
 name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of March, 2023.  
*Michelle A. Souds*  
 Notary Public

**SURVEYOR'S CERTIFICATION**

I, John Margotta, 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 Upshur County, Texas.

*John G. Margotta*  
 John G. Margotta  
 State of Texas Registered Professional Land Surveyor  
 No. 5956  
 Date: March 09, 2023



FILED  
 TERRY ROSS  
 COUNTY CLERK  
 UP SHUR  
 2023 MAR 3  
 AM 11:27

**LEGEND**

- B/L.....Building Setback Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- D&U.E.....Drainage & Utility Easement
- D.R.U.C.T.....Deed Records, Upshur County, Texas
- IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
- P.R.U.C.T.....Plat Records, Upshur County, Texas

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
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 documents pertaining to oil, gas and mineral leases that affects said property as recorded in the Upshur County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Upshur County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No portion of a lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Upshur County. Such sale/conveyance of lots or parcels may 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 ETJ Jurisdiction.
11. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (dedicated by this plat) and are based upon the centerline of the existing gas pipeline that was located by Texas811. Baird, Hampton and Brown, Inc. makes no warranty of the accuracy of the location marked by Texas811.
12. All roads are private and will be maintained by the POA.
13. All easements or restrictions are Un-Advised.
14. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

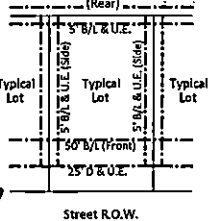
**VARIABLE DRAINAGE EASEMENT**

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, ditches, or other natural drainage courses and are here by dedicated as easements for drainage purposes. No construction, or filing without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 4845900425F, Map Revised October 19, 2010.

**Building Setback Line Example**



**BHB**  
 BAIRD, HAMPTON & BROWN  
 engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 78116  
 j.margotta@bhbinc.com • 817.338.1277 • bhbinc.com  
 TBPELS Firm #44, #10011300

OWNERS:  
 John Fisher & Marnie Cooper  
 844 Bear Branch Ct  
 Rockwall, Texas 75087

THE STATE OF TEXAS §  
 COUNTY OF UPSHUR §  
 APPROVED by the Commissioners Court of Upshur County, Texas, on this  
 the 13 day of March, 2023.  
*John G. Margotta*  
 Notary Public, County Judge  
*Gene Dille*  
 Commissioner Precinct #3  
*Mika Ashley*  
 Commissioner Precinct #3  
*Dustie Nicholson*  
 Commissioner Precinct #1  
*Jay W. Miller*  
 Commissioner Precinct #4

The purpose of this Replat is to combine Lots 26 and 27 into one lot called Lot 26-R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

**REPLAT**  
**LOT 26-R**  
**WHITE OAK CREEK RANCH**  
 BEING A 10.023 ACRE TRACT OF LAND SITUATED WITHIN  
 M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &  
 BEING ALL OF LOTS 26 & 27, WHITE OAK CREEK RANCH,  
 UPSHUR COUNTY, TEXAS AS SHOWN ON PLAT  
 RECORDED IN VOL. 5, PG. 245, P.R.U.C.T.  
 UPSHUR COUNTY, TEXAS  
 MARCH 2023