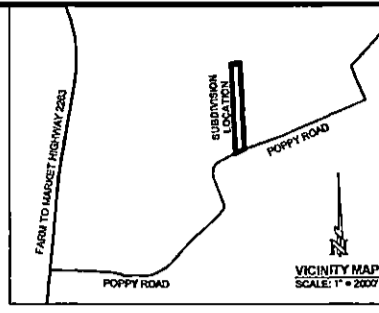


54 ACRES, FIRST TRACT  
ESTELLE JOHNSON  
TO  
DANNY O. JOHNSON, ET AL  
CF #201103587, UCOFR

LINE	DIRECTION	LENGTH
L1	S81°32'13"E	81.10
L2	N31°04'09"E	42.78
L3	N87°54'49"E	37.19
L4	S17°59'39"E	36.49
L5	N52°47'44"E	62.70



- NOTES**
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
  - DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998633.
  - THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
  - THE PURPOSE OF THIS PLAT IS TO CREATE A LOT RESIDENTIAL SUBDIVISION.
  - EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER COUNTY AND STATE REQUIREMENTS.
  - SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.

STATE OF TEXAS  
COUNTY OF UPSHUR  
THIS DEED IS APPROVED FOR FILING  
THIS THE 16-30-2023 DAY OF JUNE, 2023

*[Signatures]*  
COMMISSIONERS

RESIDUE OF 56 910 ACRES  
D. L. HAYS, ET UX  
TO  
ALLEN FUELLEN  
VOL. 77, PG. 144, UCOFR

**DEDICATION:**  
STATE OF TEXAS,  
COUNTY OF UPSHUR:  
WE, ALPINE CORPS CAPITAL, LLC, OWNERS OF THE PROPERTY SHOWN  
HEREIN, DO HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING  
INTO LOTS AND BLOCKS, AND DO HEREBY DEDICATE TO THE PUBLIC  
FOREVER THE STREET RIGHTS OF WAY, ALLEYS, AND EASEMENTS AS  
SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE.  
WITNESS OUR HAND THE 8 DAY OF JUNE, 2023.

*[Signature]*  
CHARLES DALTON  
OWNER

**ACKNOWLEDGEMENTS:**  
STATE OF TEXAS,  
COUNTY OF UPSHUR:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 20  
DAY OF JUNE, 2023, BY CHARLES DALTON, OWNER OF  
ALPINE CORPS CAPITAL, LLC, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THE 20 DAY OF JUNE, 2023

*[Signature]*  
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS

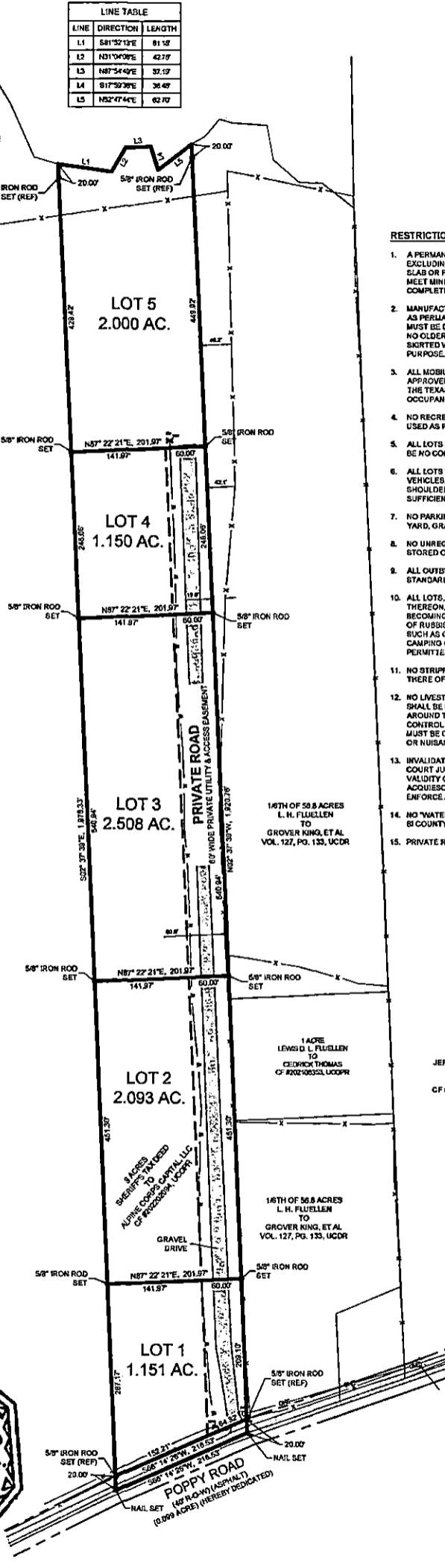
**SURVEYORS CERTIFICATION:**  
I, NICHOLAS NORTHCUTT, REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE  
REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION OF A SUBDIVISION OF 9.000 ACRES, BEING ALL OF 9  
ACRES CONVEYED BY SHERIFF'S TAX DEED TO ALPINE CORPS  
CAPITAL, LLC, BY AN INSTRUMENT OF RECORD IN #202202094  
UCOFR. ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS  
BEGINNING AND ENDING OF CURVES AND BOUNDARY CORNERS ARE  
MARKED WITH 5/8" X 2" IRON RODS UNLESS SHOWN OTHERWISE.

**NICOLE SHEPARD**  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXP. 09/14/26  
NOTARY ID 13002727

**NICHOLAS NORTHCUTT**  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
6884

JUNE 21, 2023  
DATE

NICHOLAS NORTHCUTT  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6884



- RESTRICTIONS**
- A PERMANENT HOME MAY BE BUILT ON A LOT. A MINIMUM OF 1200 SQUARE FEET EXCLUDING PORCH OR DECK AREA, SHALL BE REQUIRED. THE HOUSE MUST BE OF A SLAB OR PIER AND BEAM FOUNDATION. ALL PLANS FOR HOME CONSTRUCTION MUST MEET MINIMUM STATE BUILDING CODES. CONSTRUCTION MUST BE ONGOING UNTIL COMPLETED, NOT TO EXCEED EIGHTEEN (18) MONTHS.
  - MANUFACTURED MOBILE HOMES AND MODULAR HOMES WILL BE PERMITTED ON LOTS AS PERMANENT SINGLE-FAMILY DWELLINGS. MINIMUM SQUARE FOOTAGE OF 1200 AND MUST BE DOUBLE WIDE IN CONFIGURATION. IF NOT NEW BUT USED, HOMES SHALL BE NO OLDER THAN 10 YEARS OLD, AND NOT UNSIGHTLY. ALL HOMES SHALL BE UNDER SIGRTD WITHIN NINETY (90) DAYS WITH MATERIALS MANUFACTURED FOR THAT PURPOSE.
  - ALL MOBILE HOMES, MODULAR HOMES, PLACED ON A LOT SHALL HAVE A STATE APPROVED SEPTIC TANK AND SYSTEM. INSTALLATION MUST BE IN ACCORDANCE WITH THE TEXAS STATE PERMIT REQUIREMENTS AND THE INSTALLERS LICENSED, BEFORE OCCUPANCY OF THE HOME.
  - NO RECREATIONAL VEHICLES (RV'S) 5TH WHEEL OR "BUMPER" PULL BEHIND SHALL BE USED AS PERMANENT RESIDENCE.
  - ALL LOTS SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. THERE SHALL BE NO COMMERCIAL BUSINESS CONDUCTED ON PROPERTY.
  - ALL LOTS WITH IMPROVEMENTS SHALL HAVE A DRIVEWAY FOR THE PARKING OF VEHICLES. NO VEHICLES ARE TO BE PARKED ON THE RIGHT-OF-WAY OR THE SHOULDERS OF THE STREETS. ALL DRIVEWAYS SHALL HAVE A CULVERT PIPE OF SUFFICIENT SIZE TO PREVENT FLOODING.
  - NO PARKING IS PERMITTED ON NON-HARD SURFACE AREAS SUCH AS THE FRONT YARD, GRASS ETC.
  - NO UNREGISTERED VEHICLES, NON-RUNNING VEHICLES, OR CLUTTER / SCRAP CAN BE STORED ON PROPERTY.
  - ALL OUTBUILDINGS, GARAGES, STORAGE SHEDS OR CAR PORTS SHALL BE BUILT OF STANDARD BUILDING MATERIALS, OR COMMERCIALLY MANUFACTURED.
  - ALL LOTS, WHETHER OCCUPIED OR UNOCCUPIED, AND ANY IMPROVEMENTS PLACED THEREON, SHALL ALWAYS BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THEIR BECOMING UNSIGHTLY BY REASON OF UNATTRACTIVE GROWTH OR ACCUMULATION OF RUBBISH, DEBRIS OR DETERIORATION OF STRUCTURES. NO DISCARDED MATERIAL SUCH AS CONSTRUCTION MATERIALS, HOUSEHOLD ITEMS OF ANY TYPE, APPLIANCES, CAMPING EQUIPMENT, OR MISCELLANEOUS UNSIGHTLY REFUSE SHALL BE STORED ON ANY LOT.
  - NO STRIPPED DOWN, PARTIALLY WRECKED OR JUNK MOTOR VEHICLES OR PARTS THERE OF SHALL BE STORED ON ANY LOT OR ABOVE AREAS.
  - NO LIVESTOCK OF ANY DESCRIPTION, OTHER THAN THE USUAL HOUSEHOLD PETS, SHALL BE KEPT ON ANY LOT. ALL PETS THAT ARE NOT RESTRAINED AND RUN LOOSE AROUND THE DEVELOPMENT ARE SUBJECT TO BE REMOVED OR PICKED UP BY ANIMAL CONTROL AT THE OWNER'S EXPENSE. DOMESTICATED ANIMALS ARE ALLOWED BUT MUST BE CONFINED TO OWNERS' PROPERTY AND HAVE NO HISTORY OF AGGRESSION OR NUISANCE BEHAVIOR.
  - INVALIDATION OF ANY OF THESE COVENANTS, RESTRICTIONS, OR CONDITIONS BY COURT JUDGEMENT OR OTHERWISE, SHALL NOT AFFECT IN ANYWAY EFFECT THE VALIDITY OF THE OTHER COVENANTS, RESTRICTIONS, OR CONDITIONS. ACQUESCENCE IN ANY VIOLATION SHALL NOT BE DEEMED A WAIVER OF RIGHT TO ENFORCE AGAINST THE VIOLATOR.
  - NO "WATER WELLS" SHALL BE PERMITTED ON LOTS. ALL LOTS WILL HAVE ACCESS TO CITY PUBLIC WATER SYSTEM LOCATED IN THE RIGHT OF WAY EASEMENT.
  - PRIVATE ROAD SHALL BE MAINTAINED BY THE LOT OWNERS.

**LEGEND**

	POWER POLE
	WATER VALVE
	BLOW OFF VALVE
	CONTROLLING MONUMENT
	REFERENCE MONUMENT
	BARBED WIRE FENCE
	OVERHEAD ELECTRIC
	WATER LINE

145 1/2 ACRES  
JERRY THOMAS, ET AL  
TO  
JETJERRY LLC  
CF #201704929, UCOFR

16TH OF 56.8 ACRES  
L. H. FUELLEN  
TO  
GROVER KING, ET AL  
VOL. 127, PG. 133, UCOFR

1 ACRE  
LEWIS D. L. FUELLEN  
TO  
CEDRICK THOMAS  
CF #202103324, UCOFR

**FINAL PLAT OF  
DAWN ESTATES**  
5 LOTS, 1 BLOCK, 9.000 ACRES  
BEING ALL OF 9 ACRES  
SHERIFF'S TAX DEED  
TO  
ALPINE CORPS CAPITAL, LLC  
CF #202202094, UCOFR  
IN THE WILSON DONAHO SURVEY, A-123  
UPSHUR COUNTY, TEXAS

**Northcutt**  
Land Surveying  
4820 HAWK ROAD, DANA, TEXAS 75640  
WWW.NORTHCUTTLANDSURVEYING.COM  
PHE 863-571-8853 TSPFLA 10194708  
EMAIL: RDCK@NORTHCUTTLANDSURVEYING.COM

**METES AND BOUNDS DESCRIPTION**  
**9.000 ACRES**

All that certain tract or parcel containing 9.000 acres of land in the Wilson Donaho Survey, A-123, Upshur County, Texas, being all of a tract which was called 9 acres conveyed by Sheriff's Tax Deed to Alpine Corps Capital, LLC, by an instrument of record in Clerks File #202202094, Upshur County Official Public Records (UCOPR), said 9.000 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a nail set in asphalt for southeast corner, being the southeast corner of said 9 acre tract and southwest corner of a tract which was called 1/6<sup>th</sup> of 56.8 acres conveyed from L. H. Fluellen to Grover King, et al, by an instrument of record in Volume 127, Page 133, Upshur County Deed Records (UCDR), lying in the general centerline of Poppy Road;

THENCE S66°14'26"W, 216.53 feet along the south line of said 9 acre tract and general centerline of Poppy Road to a nail set in asphalt for southwest corner, being the southwest corner of said 9 acre tract, southeast corner of the residue of said 56.8 acre tract conveyed from D. L. Hays, et ux to Allen Fluellen, by an instrument of record in Volume 77, Page 148, UCDR, and southeast corner of a 31.517 acre tract surveyed this day, from which a 5/8" iron rod set for southwest corner of said 31.517 acre tract bears: S63°16'06"W, 747.70 feet and a 1/2" iron rod found for southwest corner of said 56.8 acre tract bears: S63°16'06"W, 942.21 feet;

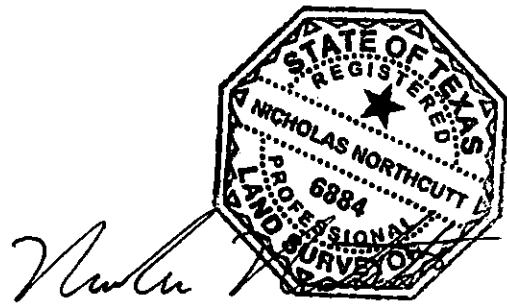
THENCE departing Poppy Road, N02°37'39"W, along the common line of said 9 acre tract, said 31.517 acre tract and said Residue Tract, at 20.00 feet pass a 5/8" iron rod set for reference and continuing, at 1,958.33 feet pass another 5/8" iron rod set for reference and continuing for a distance in all of 1,978.33 feet to a point in a creek for northwest corner, being the northwest corner of said 9 acre tract and northeast corner of said Residue Tract and said 31.517 acre tract, lying in the north line of said 56.8 acre tract and south line of a tract which was called 54 acres, First Tract, conveyed from Estelle Johnson to Danny O. Johnson, et al, by an instrument of record in Clerks File #201103587, UCOPR;

THENCE the following five (5) calls generally along the centerline of the creek, being the common line of said 9 acre tract and said 54 acre tract:

1. THENCE S81°52'13"E, 81.18 feet;
2. THENCE N31°04'06"E, 42.78 feet;
3. THENCE N87°54'49"E, 37.19 feet;
4. THENCE S17°59'36"E, 36.48 feet;
5. THENCE N52°47'44"E, 62.70 feet to a point for northeast corner, being the northeast corner of said 9 acre tract and northwest corner of said Grover King Tract;

THENCE departing said Creek, S02°37'39"E, along the common line of said 9 acre tract and said Grover King Tract, at 20.00 feet pass a 5/8" iron rod set for reference and continuing, at 1,900.76 feet pass another 5/8" iron rod set for reference and continuing for a distance in all of 1,920.76 feet to the PLACE OF BEGINNING, containing 9.000 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

Northcutt Land Surveying  
TBPELS 10194706  
4620 Hawk Road  
Diana, Texas 75640  
Job No. 1085-001  
Date: April 11, 2022



Nicholas Northcutt  
Professional Land Surveyor  
Texas Registration No. 6884