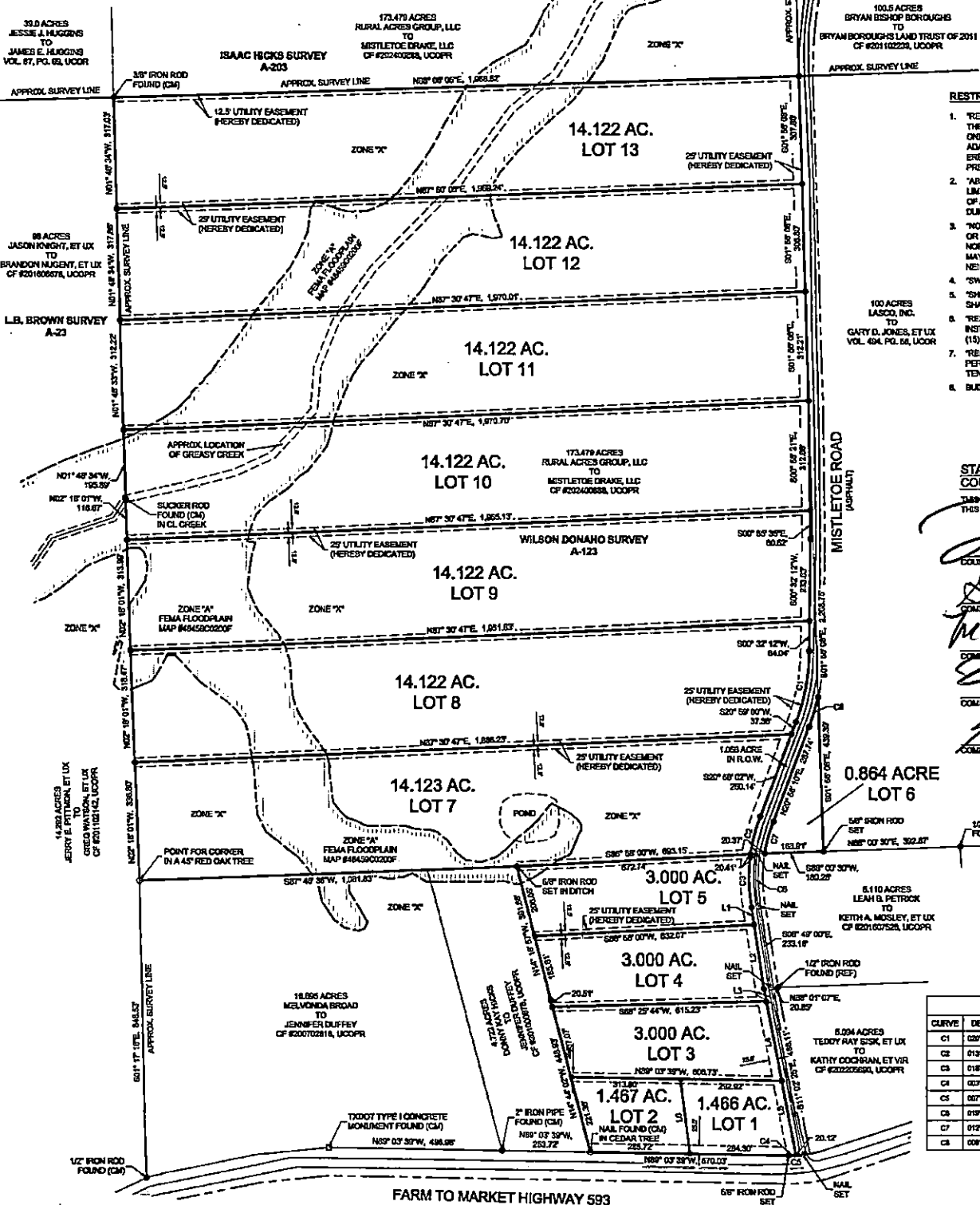
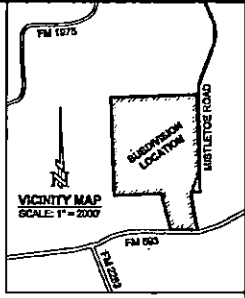
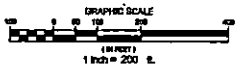


**NOTES**

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.999933.
3. THE 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.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A 13 LOT RESIDENTIAL SUBDIVISION.
5. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER COUNTY AND STATE REQUIREMENTS.
6. SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**LEGEND**

(CA)	CONTROLLING MONUMENT
(REF)	REFERENCE MONUMENT
●	6" IRON ROD SET



- RESTRICTIONS**
1. "RESIDENTIAL USE" ALL TRACTS, AND EACH AND EVERY ONE THEREOF ARE FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO COMMERCIAL BUSINESS PURPOSES SHALL BE ERRECTED, PLACED, PERMITTED, OR MAINTAINED ON SUCH PREMISES, OR ON ANY PART THEREOF.
  2. "ABANDONED PROPERTY" NO PROPERTY, INCLUDING BUT NOT LIMITED TO, AUTOMOBILES, TRUCKS, TRAILERS, OR VEHICLES OF ANY KIND, SHALL BE ABANDONED ON ANY TRACT, NO DUMPING SHALL BE PERMITTED ON ANY TRACT.
  3. "NOISY OR OFFENSIVE ACTIVITIES" PROHIBITED NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY TRACT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
  4. "SWIMS" NO SWIMS SHALL BE PERMITTED ON ANY TRACT.
  5. "SHOOTING RANGES" NO COMMERCIAL SHOOTING RANGES SHALL BE PERMITTED ON ANY TRACT.
  6. "RESIDENCE" ANY MANUFACTURED OR MODULAR HOME INSTALLED ON SAID TRACT MAY NOT BE MORE THAN FIFTEEN (15) YEARS OLD AT THE TIME OF INSTALLATION.
  7. "RECREATIONAL VEHICLES" RECREATIONAL VEHICLES ARE PERMITTED ON SAID TRACTS, BUT MAY NOT BE MORE THAN TEN (10) YEARS AT THE TIME OF PLACEMENT.
  8. BUILDING SETBACK LINES FOR ALL LOTS
 

FRONT	5'
BACK	5'
SIDE	2'

STATE OF TEXAS  
 COUNTY OF UPZHUR  
 THIS PLAN IS APPROVED FOR FILING  
 THIS THE 15 DAY OF MARCH, 2024.  
 [Signature]  
 COUNTY JUDGE  
 [Signature]  
 COMMISSIONER  
 [Signature]  
 COMMISSIONERS  
 [Signature]

**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S08°48'57"W	43.81'
L2	S08°48'57"W	153.41'
L3	S11°02'25"E	35.89'
L4	S11°02'25"E	231.30'
L5	S11°02'25"E	217.10'
L6	S07°31'30"E	214.67'

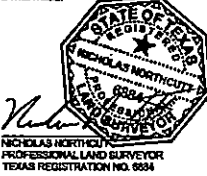
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	02°25'59"	580.00'	208.84'	S07°49'11"W	208.34'
C2	01°37'21"	474.94'	111.04'	S04°59'28"W	110.58'
C3	01°27'07"	474.94'	113.23'	S01°00'42"E	112.57'
C4	02°16'37"	316.10'	21.88'	S89°07'33"W	21.87'
C5	02°37'35"	316.10'	42.17'	S87°08'19"W	42.07'
C6	01°39'24"	434.86'	130.95'	S08°48'23"E	130.27'
C7	01°27'55"	434.86'	94.57'	N11°27'26"E	94.37'
C8	00°19'11"	633.07'	80.33'	N11°00'37"E	80.27'

**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 111,652 ACRES, BEING A PORTION OF 173,478 ACRES CONVEYED FROM RURAL ACRES GROUP, LLC TO MISTLETOE DRAKE, LLC, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #202400888, UCOFPR. ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEGINNING AND ENDING OF CURVES AND BOUNDARY CORNERS ARE MARKED WITH 6" X 2" IRON RODS UNLESS SHOWN OTHERWISE.

**DEDICATION:**  
 STATE OF TEXAS,  
 COUNTY OF UPZHUR,  
 WE, MISTLETOE DRAKE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHTS OF WAYS, ALLEYS, AND EASEMENTS AS SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE.  
 WITNESS OUR HAND THE 15 DAY OF MARCH, 2024.

**ACKNOWLEDGEMENTS:**  
 STATE OF TEXAS,  
 COUNTY OF UPZHUR,  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 14 DAY OF MARCH, 2024, BY PRESTON DRAKE, OWNER OF MISTLETOE DRAKE, LLC, ON BEHALF OF SAID COMPANY.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 14 DAY OF MARCH, 2024.  
 ANDREA RIVERS  
 Notary ID #14377658  
 My Commission Expires  
 March 8, 2024



FEB. 21, 2024  
 DATE

[Signature]  
 PRESTON DRAKE  
 OWNER

**Northcutt Land Surveying**  
 4828 HANK ROAD, DANA, TEXAS 75849  
 WWW.NORTHCUTTLANDSURVEYING.COM  
 PH: 832-274-8533, T: 832-274-8533  
 EMAIL: NICK@NORTHCUTTLANDSURVEYING.COM