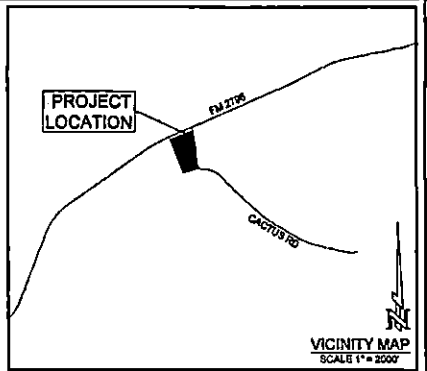
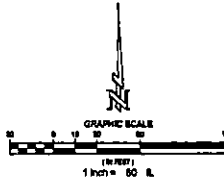


- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A 4 LOT SUBDIVISION.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	028°34'14"	1041.05'	211.27'	S11°28'30"E	221.68'
C2	007°28'43"	1011.00'	223.07'	S11°24'07"E	236.69'
C3	032°27'43"	84.77'	33.30'	S22°28'35"E	51.67'
C4	027°48'48"	114.73'	83.64'	S21°48'07"E	68.09'

LEGEND	
•	64" IRON ROD SET W/YELLOW CAP (280 SURVEYING FIRM#10194283)
UCOPR	GREGO COUNTY OFFICIAL PUBLIC RECORDS
(0000)	RPLS NUMBER
(REF)	REFERENCE MONUMENT
(CA)	CONTROLLING MONUMENT

STATE OF TEXAS
 COUNTY OF UPSHUR
 June 2
 THIS PLAT IS APPROVED FOR FILING, THIS 14th DAY OF June 2024.
 COUNTY CLERK
 Commissioner
 Commissioner
 Commissioner
 Commissioner

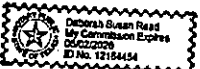
OWNER'S STATEMENT:
 STATE OF TEXAS:
 COUNTY OF UPSHUR:
 I, LORRIE L. BRANHAM, OWNER OF THE TRACT OF LAND SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS.
 WITNESS OUR HAND THIS THE 30th DAY OF MAY 2024.

LORRIE L. BRANHAM
 OWNER
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THIS STATE OF TEXAS, THIS THE 30th DAY OF MAY 2024.



OWNER'S STATEMENT:
 STATE OF TEXAS:
 COUNTY OF UPSHUR:
 I, ROGER L. BRANHAM, OWNER OF THE TRACT OF LAND SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS.
 WITNESS OUR HAND THIS THE 30th DAY OF MAY 2024.

ROGER L. BRANHAM
 OWNER
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 30th DAY OF MAY 2024.



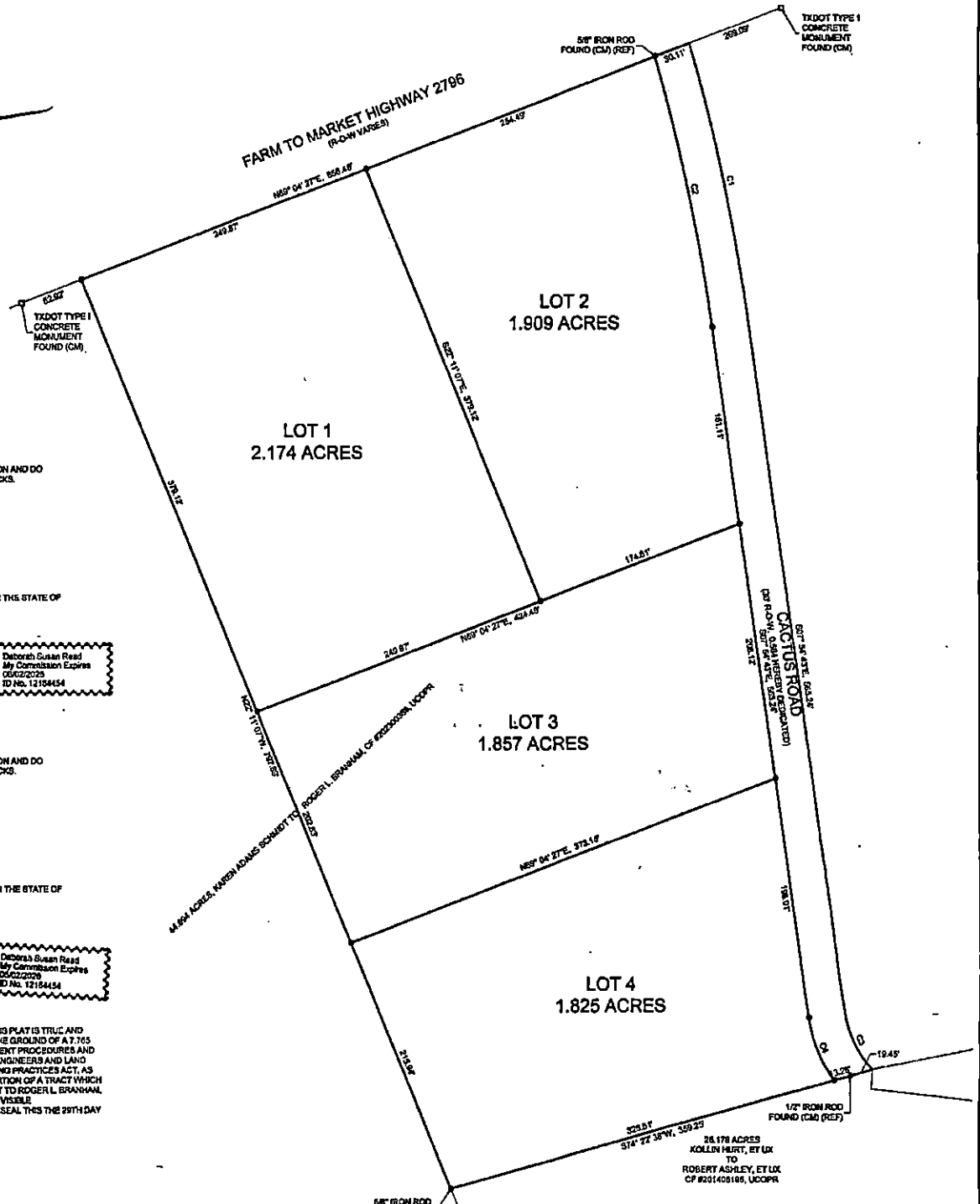
SURVEYOR'S CERTIFICATE:
 I, BRET READ, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND OF A 7.765 ACRE TRACT. THIS PLAT WAS MADE IN ACCORDANCE WITH THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, AS AMENDED. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS A PORTION OF A TRACT WHICH WAS CALLED 46.884 ACRES CONVEYED FROM KAREN ADAMS SCHMIDT TO ROGER L. BRANHAM ET AL, BY AN INSTRUMENT OF RECORD IN CF #202200328, UCOPR. ALL VISIBLE ENCROACHMENTS ARE SHOWN HEREON, GIVEN UNDER MY HAND AND SEAL THIS THE 29th DAY OF MAY 2024.



BRET READ
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 29th DAY OF MAY 2024.



Deborah Susan Read
 (NOTARY PUBLIC, STATE OF TEXAS)



FINAL PLAT
CACTUS MANOR
 4 LOTS AND 1 BLOCK, 7.765 ACRES
 IN THE JOSEPH CLEG SURVEY, A-91
 UPSHUR COUNTY, TEXAS

360 SURVEYING
 310 N. G. WHEELER BY HWY 100, LONDON, TEXAS 78040
 (512) 387-2877 WWW.360SURVEY.COM
 TEMPL# 10184283

MAY 29, 2024 | DRAWN BY: JSR | CHECKED BY: MTW | JOB #24022-025