

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1883 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998727.
3. THIS PROFESSIONAL CERTIFICATE HAS BEEN 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 19 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.

DEDICATION:

STATE OF TEXAS
COUNTY OF UPSHUR

WE, FRONTAGE INVESTMENTS, INC., 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 WAY, ALLEYS, AND EASEMENTS AS SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE.

WITNESS OUR HAND THE 11th DAY OF FEBRUARY, 2025.

Cory Morehead
CORY MOREHEAD
OWNER

ACKNOWLEDGEMENTS:

STATE OF TEXAS
COUNTY OF UPSHUR

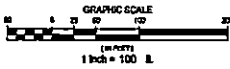
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF FEBRUARY, 2025, BY CORY MOREHEAD, OWNER OF FRONTAGE INVESTMENTS, INC., ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 11th DAY OF FEBRUARY, 2025

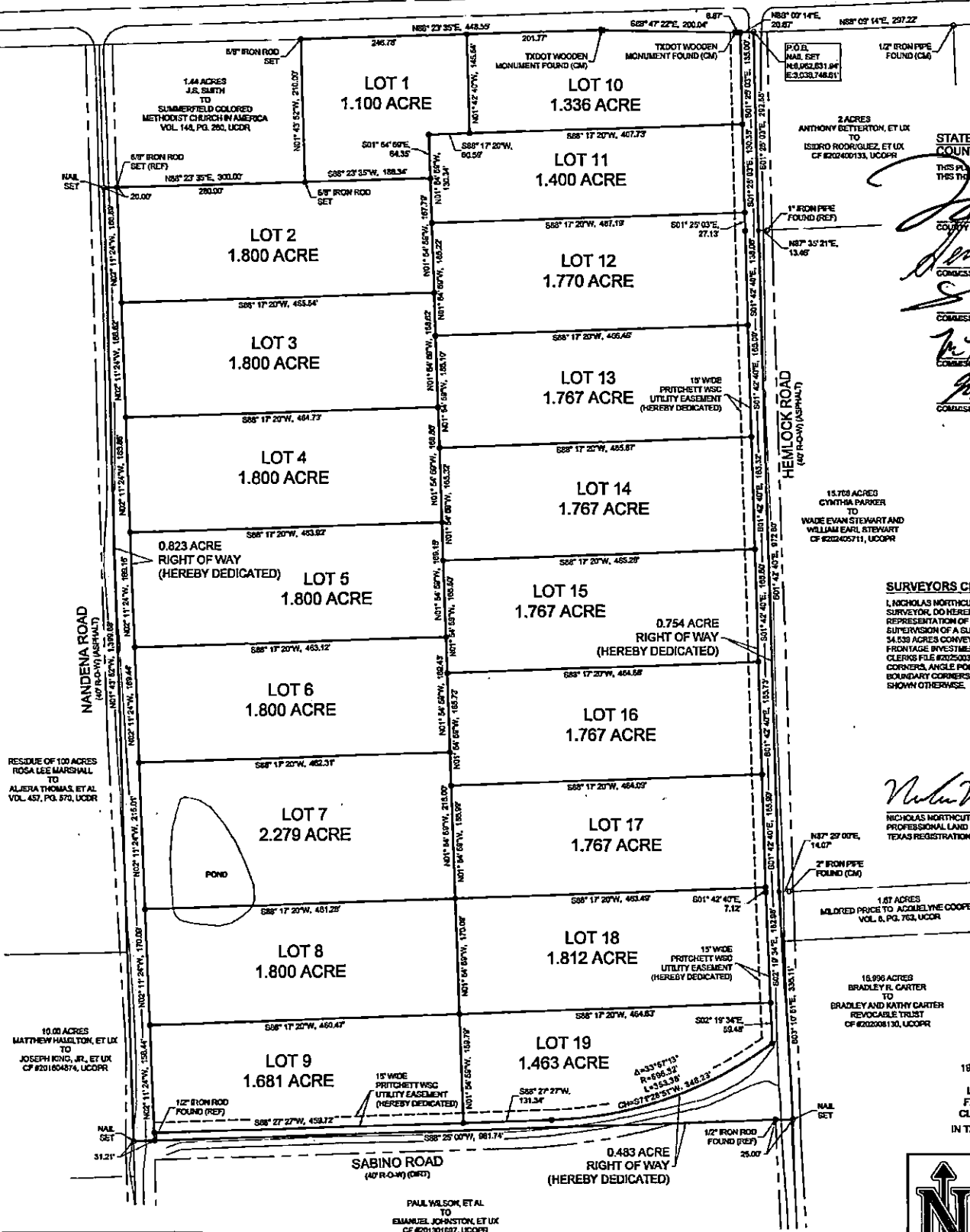
Marvin Carpenter
MARVIN CARPENTER
My Notary ID # 133448222
Expires November 11, 2025

FARM TO MARKET HIGHWAY 49

VICINITY MAP
SCALE 1" = 100'



FARM TO MARKET HIGHWAY 49
(R.O.W. VARIES) (ASPHALT)



STATE OF TEXAS
COUNTY OF UPSHUR

THIS PLAT IS APPROVED
THIS 11th DAY OF MARCH, 2025
John D. Smith
COUNTY JUDGE
James D. Smith
COMMISSIONERS
W. L. Smith
COMMISSIONERS
James D. Smith
COMMISSIONERS

SURVEYORS CERTIFICATION

I, NICHOLAS NORTHCUIT, 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 34.539 ACRES, BEING ALL OF 34.539 ACRES CONVEYED FROM LEONARD F. ELDER, ET UX TO FRONTAGE INVESTMENTS, INC., BY AN INSTRUMENT OF RECORD IN CLERKS FILE #202500345, UCOPR. 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.

Nicholas Northcutt
NICHOLAS NORTHCUIT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6584

JAN. 21, 2025
DATE



1.87 ACRES
MILDRED PRICE TO ADRIELLYNE COOPER
VOL. 6, PG. 763, UCOPR

16.996 ACRES
BRADLEY R. CARTER
TO
BRADLEY AND KATHY CARTER
REVOCABLE TRUST
CF #202001130, UCOPR

FINAL PLAT OF
CORY MOREHEAD
SUBDIVISION #35
19 LOTS, 1 BLOCK, 34.539 ACRES
BEING ALL OF 34.539 ACRES
LEONARD F. ELDER, ET UX TO
FRONTAGE INVESTMENTS, INC.
CLERKS FILE #202500345, UCOPR
IN THE E. T. HOWARD SURVEY, A-215
UPSHUR COUNTY, TEXAS

Northcutt
Land Surveying
6723 FM 1972, CUMMER, TEXAS 75845
WWW.NORTHCUITSURVEYING.COM
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EMAIL: NICH@NORTHCUITSURVEYING.COM

FEB. 06, 2025 DRAWN BY: NWN JOB #1568-001

LEGEND

- (CM) CONTROLING MONUMENT
- (REF) REFERENCE MONUMENT
- 5/8" X 2" IRON ROD SET