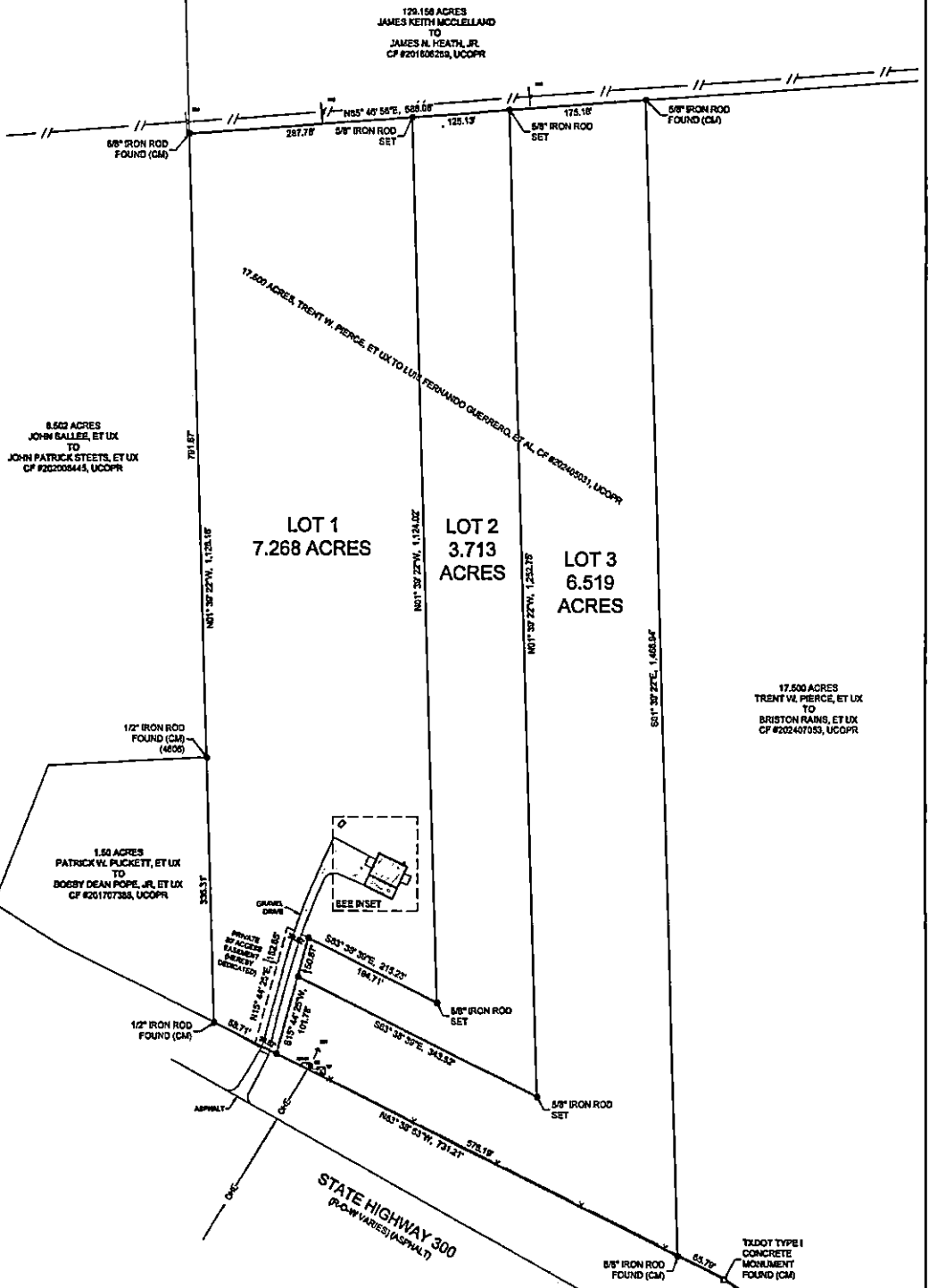
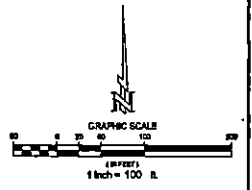


| LEGEND | |
|--|--|
| 5/8" IRON ROD SET W/YELLOW CAP (360 SURVEYING FORM 10194203) | |
| POWER POLE W/TRANSFORMER | |
| GUY WIRE | |
| ELECTRIC METER | |
| TELEPHONE PEDESTAL | |
| ELECTRIC BOX | |
| (CM) CONTROLLING MONUMENT | |
| UPSHUR COUNTY DEED RECORDS | |
| UPSHUR COUNTY OFFICIAL PUBLIC RECORDS | |
| UCOPR | |
| BOUNDARY LINE | |
| BARBWIRE FENCE | |
| OVERHEAD ELECTRIC | |

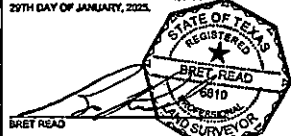
NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.006, 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 WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A 3 LOT SUBDIVISION.



SURVEYOR'S CERTIFICATE:

I, BRET READ, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND OF 17.500 ACRES TRENT W. PIERCE, ET UX TO LUIS FERNANDO GUERRERO, ET AL. CF #202405031, UPSHUR COUNTY OFFICIAL PUBLIC RECORDS. 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, GIVEN UNDER MY HAND AND SEAL THIS THE 29TH DAY OF JANUARY, 2023.



SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 29TH DAY OF JANUARY, 2023.

Deborah Susan Read
(NOTARY PUBLIC, STATE OF TEXAS)

OWNER'S STATEMENT:

STATE OF TEXAS:
COUNTY OF UPSHUR:
I, LUIS FERNANDO GUERRERO, 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 31 DAY OF January, 2023.

Luis Fernando Guerrero
LUIS FERNANDO GUERRERO
OWNER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 31 DAY OF January, 2023.

Deborah Susan Read
(NOTARY PUBLIC, STATE OF TEXAS)

**STATE OF TEXAS
COUNTY OF UPSHUR**

THIS PLAT IS APPROVED FOR FILING, THIS THE 31 DAY OF January, 2023.

Luis Fernando Guerrero
COUNTY SUDGE
COMMISSIONERS

Luis Fernando Guerrero
COMMISSIONERS

Luis Fernando Guerrero
COMMISSIONERS

**FINAL PLAT
CLEAR CREEK PLACE**
3 LOTS AND 1 BLOCK, 17.500 ACRES
IN THE MARIA DEL PILAR TORRES SURVEY, A-6
UPSHUR COUNTY, TEXAS



360 SURVEYING
810 N. G. MOSEBY Pkwy., LINDALE, TEXAS 75840
(936) 647-2377 WWW.360SURVEY.COM
TAMU 8-10-14203