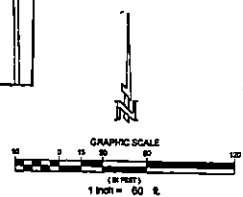


- NOTES**
1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
 2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998782.
 3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
 4. THE PURPOSE OF THIS RE-PLAT IS TO AMEND THE PROPERTY LINE BETWEEN LOT 78 AND LOT 64.
 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 44450C030K, EFFECTIVE DATE OCTOBER 19, 2010, THESE LOTS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 6. BUILDING SETBACK LINES:
FRONT 75' FROM ROW
SIDE 15'



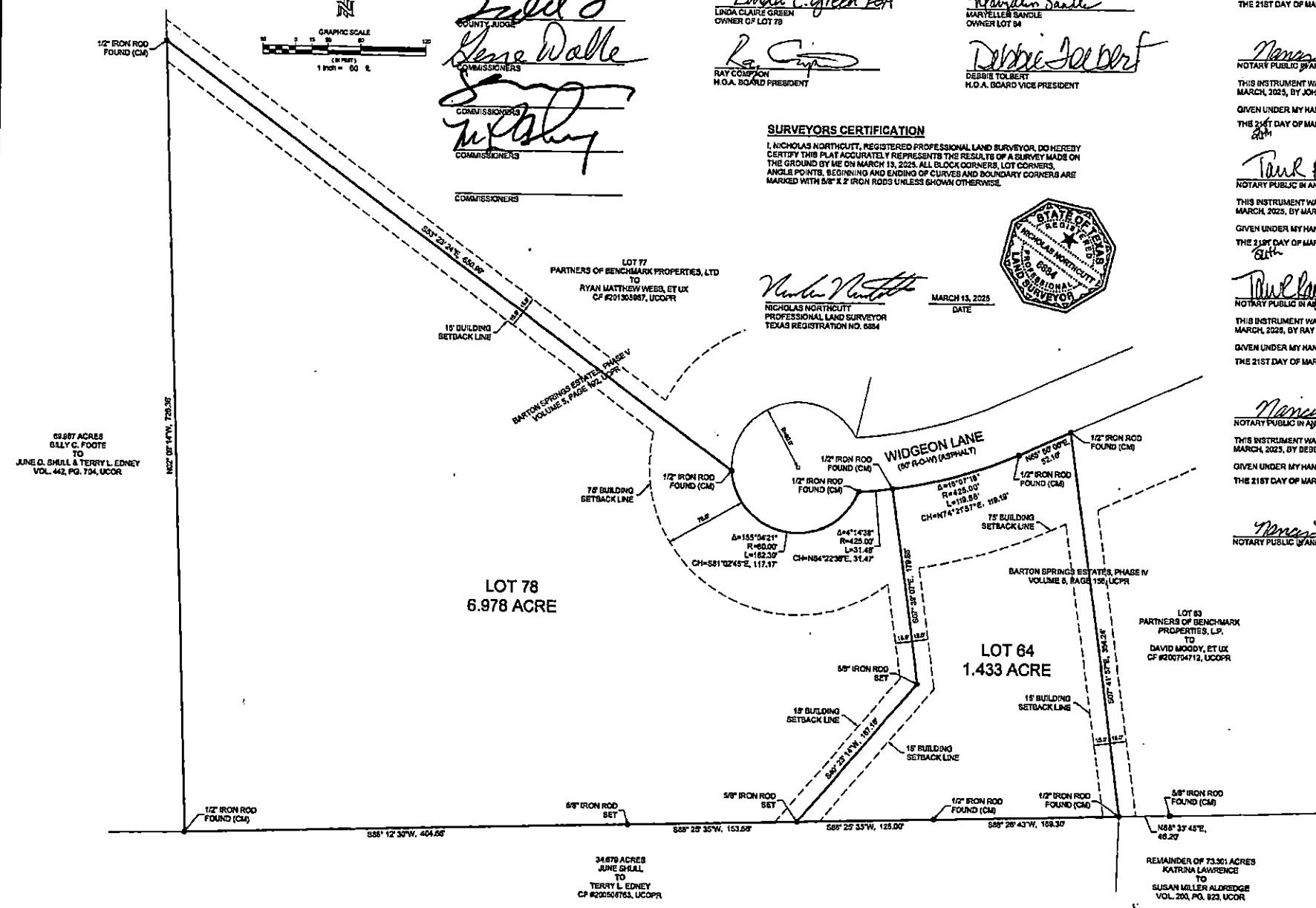
STATE OF TEXAS
COUNTY OF UPSHUR
THIS PLAT IS APPROVED FOR RECORD
THIS 15 DAY OF April, 2025.
[Signature]
COUNTY JUDGE
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER

Linda C. Green POA
LINDA CLAIRE GREEN AS POWER OF ATTORNEY
FOR CHARLES VINCENT GREEN
OWNER OF LOT 78
[Signature]
RAY COMPTON
H.O.A. BOARD PRESIDENT

[Signature]
JOHN SANDLE
OWNER LOT 64
[Signature]
MARYELLEN SANDLE
OWNER LOT 64
[Signature]
DEBBIE TOLBERT
H.O.A. BOARD VICE PRESIDENT

SURVEYORS CERTIFICATION
I, NICHOLAS NORTHCUTT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME ON MARCH 13, 2025. 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 NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884
MARCH 13, 2025
DATE



ACKNOWLEDGEMENTS:
STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY LINDA CLAIRE GREEN AS POWER OF ATTORNEY FOR CHARLES VINCENT GREEN, OWNER OF LOT 78.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY LINDA CLAIRE GREEN, OWNER OF LOT 78.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY JOHN SANDLE, OWNER OF LOT 64.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY MARYELLEN SANDLE, OWNER OF LOT 64.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY RAY COMPTON, PRESIDENT OF THE H.O.A. BOARD.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 21ST DAY OF MARCH, 2025, BY DEBBIE TOLBERT, VICE PRESIDENT OF THE H.O.A. BOARD.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE 21ST DAY OF MARCH, 2025
[Signature]
NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS

REPLAT OF LOTS 64 AND 78
BARTON SPRINGS ESTATES
PHASE IV, AS SHOWN BY PLAT
VOLUME 6, PAGE 166, UCPR (LOT 64)
AND PHASE V, AS SHOWN BY PLAT
VOLUME 5, PAGE 182, UCPR (LOT 78)
IN THE M.F. FLORES SURVEY, A-2
UPSHUR COUNTY, TEXAS

Northcutt
Land Surveying
8728 FM 1775, GILBERT, TEXAS 75643
WWW.NORTHCUTTLANDSURVEYING.COM
PH: 817-271-4840 TOLL: 1-800-451-1818
EMAIL: NICHOLAS@NORTHCUTTLANDSURVEYING.COM
MAR. 21, 2025 DRAWN BY: NWN JOB #1005-127