

OWNERS CERTIFICATE

WE, NELSON JAVIER PINEDA-PERAZA and ROSA MELIDA MOLINA TORRES, OWNERS IN FEE OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, DO ACCEPT THIS PLAT FOR SUBDIVISION AS SHOWN, AND DO CERTIFY TO THE FOLLOWING:

1. UTILITY EASEMENTS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
2. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY, AND USE BY PUBLIC UTILITIES SHALL BE SUBORDINATE TO THE PUBLIC'S AND CITY OF GLADEVIEW'S USE THEREOF.
3. THE CITY OF GLADEVIEW AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENLARGE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENT.
4. THE CITY OF GLADEVIEW AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF WAY AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENT FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, REPAIRS, AND REMEDY, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

NELSON JAVIER PINEDA-PERAZA

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF UPSHUR, AND THE STATE OF TEXAS THIS _____ DAY OF _____, 2025.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

ROSA MELIDA MOLINA TORRES

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF UPSHUR, AND THE STATE OF TEXAS THIS _____ DAY OF _____, 2025.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

Field Note description for a 1,916 acre tract in the Henry W. Augustine Survey, A-8 in Upshur County, Texas, and being all of a called 1,916 acre tract conveyed to Nelson Javier Pineda-Peraza & Rosa Melida Molina Torres in Document No. 202200773 of the Official Public Records of Upshur County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found for the Southeast corner of herein described tract, being situated on the North Right of Way line of Highway 80, same being the Southwest corner of a called Lot 11, 12, and 13 conveyed to Rogelio Arevalo Sr. & Consuelo M. Arevalo in Document No. 201903994 of the Official Public Records of Upshur County, Texas;

THENCE North 71°52'14" West along and with the North boundary line of Highway 80 a distance of 105.92 feet to a 1/2" iron rod found for the Southwest corner of herein described tract, being situated on the North boundary line of Highway 80, same being the Southeast corner of a called 2.146 acre tract conveyed to Linda Hanson in Document No. 200606653 of the Official Public Records of Upshur County, Texas;

THENCE North 09°40'16" East along and with the East boundary line of said 2.146 acre tract passing a 5/8" iron rod for reference at a distance of 15.45 feet and continuing for a total of 332.76 feet to an iron stake found for the Northeast corner of herein described tract, same being situated on the East boundary line of said 2.146 acre tract;

THENCE North 43°49'43" East along and with the East boundary line of said 2.146 acre tract passing a 1/2" iron rod found for the Southeast corner of a called 0.532 acre tract conveyed to Stephen Bruce & Sandra Chambliss in Document No. 202306291 of the Official Public Records of Upshur County, Texas at a distance of 21.82 feet, and continuing along and with the East boundary line of said 0.532 acre tract for a total distance of 312.72 feet to a 1/2" iron rod set for the Northeast corner of herein described tract, being the Northeast corner of said 0.532 acre tract, same being situated on the South boundary line of Block 3 of the Sunny Acres Addition recorded in Volume 2, Page 171 of the Plat Records of Upshur County, Texas;

THENCE North 89°36'26" East along and with the South boundary line of said Sunny Acres Addition a distance of 78.47 feet to an iron bar found for an angle break in herein described tract, same being the Southwest corner of Lot 4 of said Sunny Acres Addition;

THENCE North 89°07'47" East along and with the South boundary line of said Sunny Acres Addition a distance of 44.41 feet to a 5/8" iron pipe found for the Northeast corner of herein described tract, being situated on the South boundary line of said Sunny Acres Addition, same being the Northeast corner of Block 4 of the Gladeview Addition recorded in Volume 119, Page 31 of the Plat Records of Upshur County, Texas;

THENCE South 01°42'33" West along and with the West boundary line of said Gladeview Addition for a distance of 88.01 feet to a 5/8" iron rod found for an angle break in the East boundary line of herein described tract, same being the Southwest corner of Lot 8 and the Northwest corner of Lot 3 of said Gladeview Addition;

THENCE South 00°27'40" East along and with the West boundary line of said Gladeview Addition for a distance of 199.60 feet to a 1/2" iron rod found for the Northeast corner of herein described tract, being the Southeast corner of said Gladeview Addition, same being the Northwest corner of a called 0.460 acre tract conveyed to Thomas C. Turner in Document No. 201202538 of the Official Public Records of Upshur County, Texas, same being the Northeast corner of a called 0.447 acre tract conveyed to Aaron Alston in Document No. 202403723 of the Official Public Records of Upshur County, Texas;

THENCE North 72°58'10" West along and with the North boundary line of said 0.447 acre tract passing the Northeast corner of said Lot 11, 12, & 13 and continuing along and with the North boundary line of said Lots for a total distance of 189.49 feet to a 1/2" iron rod found for an internal corner of herein described tract, same being the Northwest corner of said Lots 11, 12, & 13;

THENCE South 08°31'42" West along and with the West boundary line of said Lots 11, 12, & 13 for a distance of 280.21 feet back to the POINT OF BEGINNING and containing 1,916 acres of land.

APPROVED FOR FILING IN THE PLAT BOOK OF _____ UPSHUR COUNTY, TEXAS

SEP 11 2025

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

PLAT IS RECORDED IN CADDY _____, SLIDE _____

PLAY RECORDS OF UPSHUR COUNTY, TEXAS.

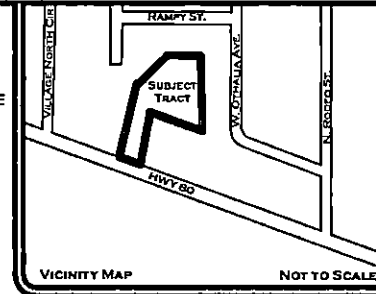
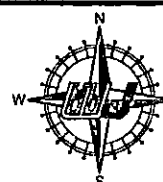
RECORDED THIS _____ DAY OF _____, 2025.

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS PROPERTY HAS ACCESS TO STATE HIGHWAY 80

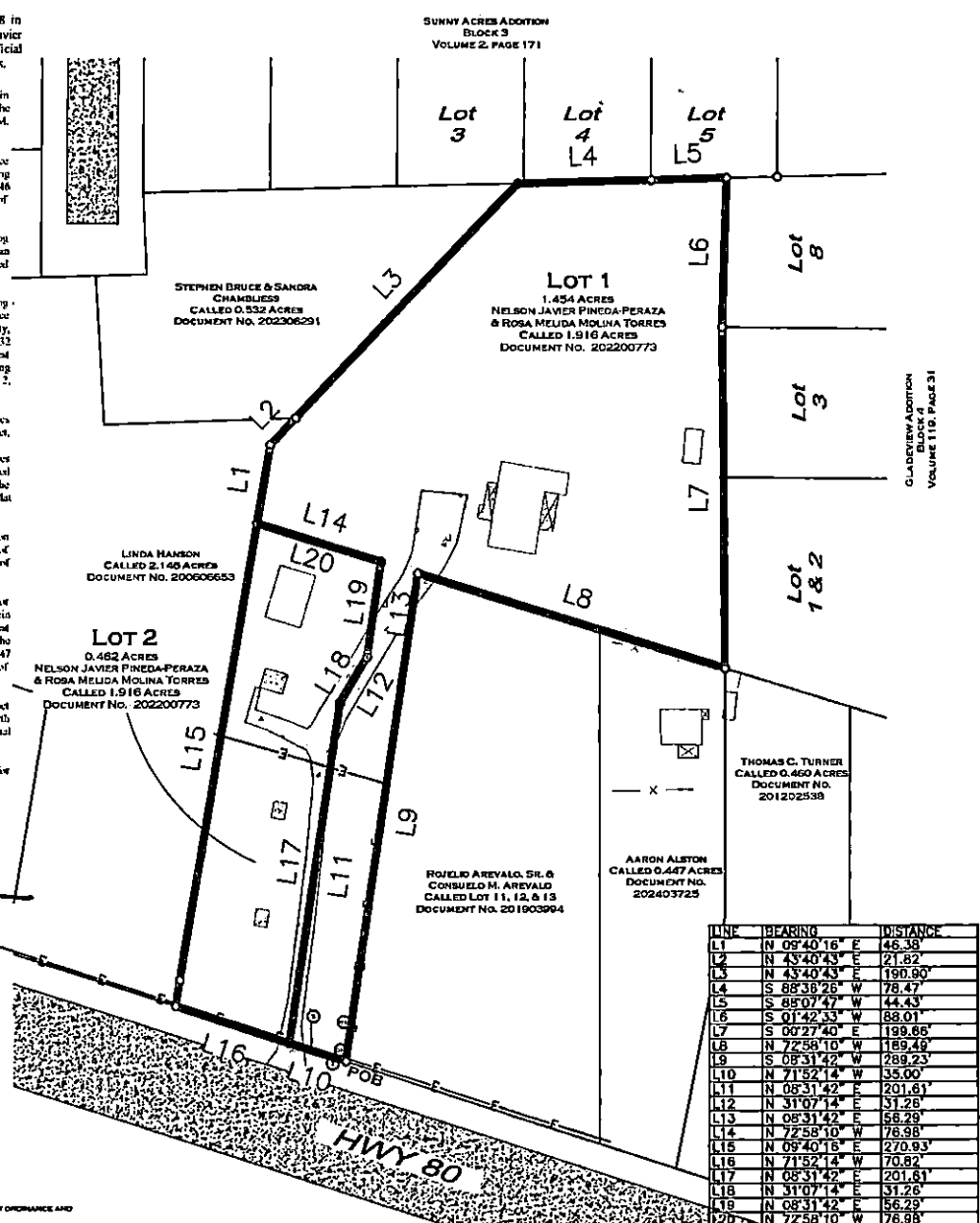
NOTE: THE ENTRANCE OF F OF HIGHWAY 80 AND THE EXISTING DRIVEWAY ARE TO BE SHARED BY BOTH LOTS.

NOTES: COTTON SPRING FOUND/SET
0/0 = 1/8" IRON ROD FOUND/SET



UPSHUR COUNTY, TX

Henry W. Augustine Survey, A-8



LINE	BEARING	DISTANCE
1	N 09°40'16" E	46.38
2	N 43°40'43" E	21.82
3	N 43°40'43" E	190.80
4	S 88°36'26" W	78.47
5	S 89°07'47" W	44.43
6	S 01°42'33" W	88.01
7	S 00°27'40" E	199.60
8	N 72°58'10" W	189.49
9	S 08°31'42" W	280.21
10	N 71°52'14" W	35.00
11	N 08°31'42" E	201.81
12	N 31°07'14" E	31.26
13	N 08°31'42" E	56.29
14	N 72°58'10" W	78.98
15	N 09°40'16" E	270.93
16	N 71°52'14" W	70.82
17	N 08°31'42" E	201.81
18	N 31°07'14" E	31.26
19	N 08°31'42" E	56.29
20	N 72°58'10" W	78.98

FINAL PLAT
NELSON ADDITION
HENRY W. AUGUSTINE SURVEY, A-8
UPSHUR COUNTY, TEXAS