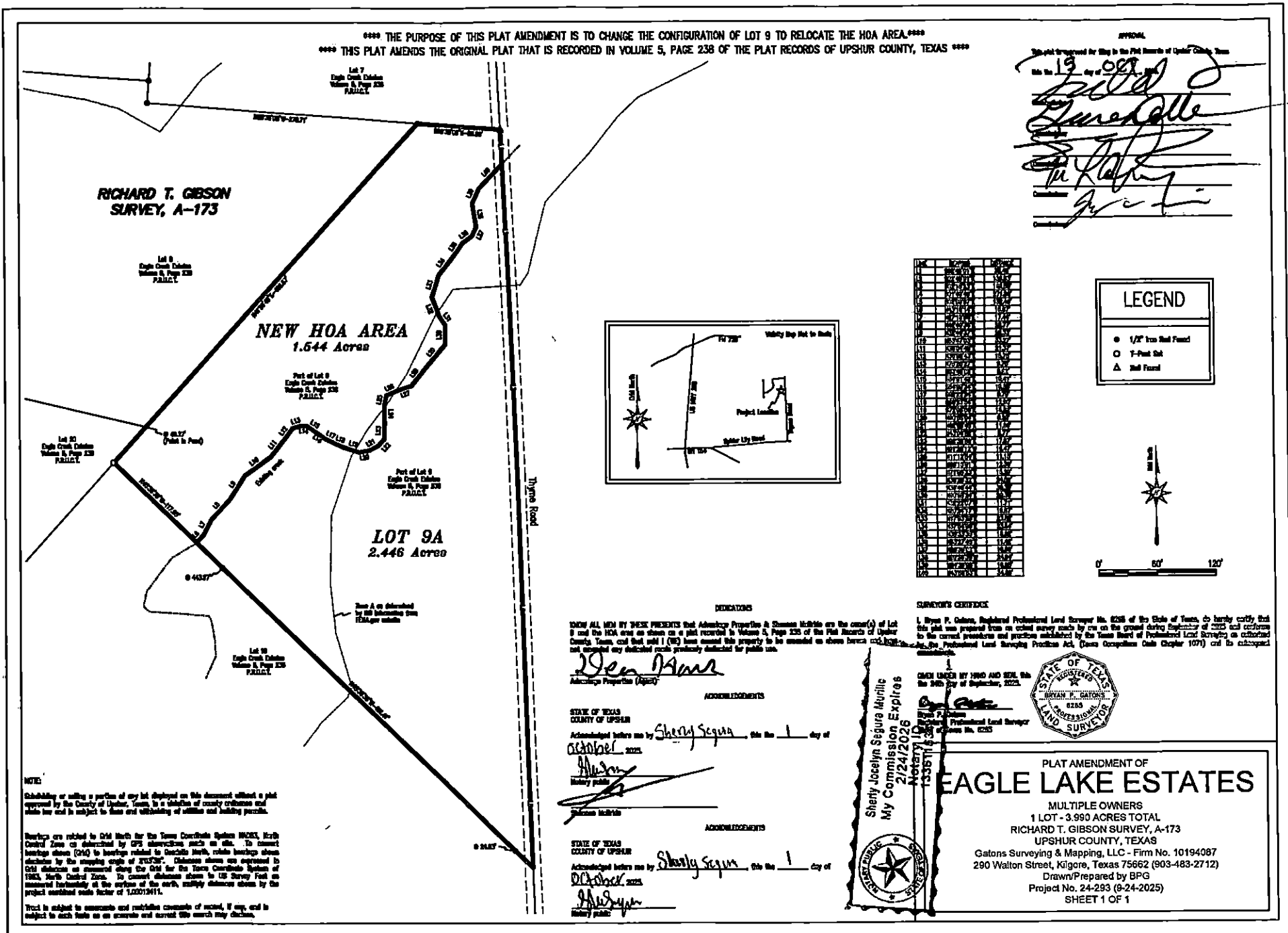
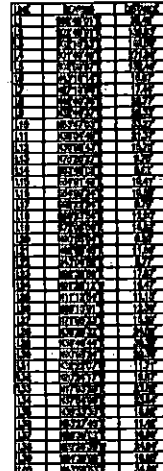
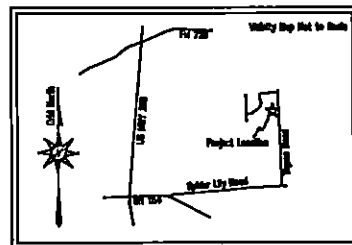
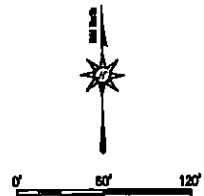




APPROVAL
This plat is proposed for filing in the Plat Records of Upshur County, Texas
Date: 10/19/2025
By: [Signature]
[Signature]
[Signature]
[Signature]



LEGEND
● 1/2" Iron Nail Found
○ T-Pin Set
△ Nail Found



DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Advantage Properties & Sherry Segura are the owner(s) of Lot 9 and the HOA area as shown on a plat recorded in Volume 5, Page 238 of the Plat Records of Upshur County, Texas, and that said 1 (ONE) acre parcel of property to be donated as shown herein and that said parcel was previously dedicated for public use.

[Signature]
Advantage Properties (Agent)

STATE OF TEXAS
COUNTY OF UPSHUR
Acknowledged before me by Sherry Segura, this 1 day of October, 2025.

[Signature]
Notary Public

STATE OF TEXAS
COUNTY OF UPSHUR
Acknowledged before me by Sherry Segura, this 1 day of October, 2025.

[Signature]
Notary Public

SURVEYOR'S CERTIFICATE
I, Ryan P. Gibson, Registered Professional Land Surveyor No. 6255 of the State of Texas, do hereby certify that this plat was prepared from an actual survey made by me on the ground during September of 2025 and conforms to the correct procedures and practices established by the Texas Board of Professional Land Surveying as authorized by the Professional Land Surveying Practice Act, (Texas Occupations Code Chapter 1071) and its subsequent amendments.

DRAWN UNDER MY 1980 AND 2025, this the 26th day of September, 2025.
[Signature]
Ryan P. Gibson
Registered Professional Land Surveyor
License No. 6255



Sherry Jocelyn Segura Mutille
My Commission Expires 2/24/2026
Notary Public
135571634



PLAT AMENDMENT OF
EAGLE LAKE ESTATES
MULTIPLE OWNERS
1 LOT - 3.990 ACRES TOTAL
RICHARD T. GIBSON SURVEY, A-173
UPSHUR COUNTY, TEXAS
Gatons Surveying & Mapping, LLC - Firm No. 10194087
290 Walton Street, Kilgore, Texas 75662 (903-483-2712)
Drawn/Prepared by BPG
Project No. 24-293 (8-24-2025)
SHEET 1 OF 1

NOTE
Scheduling or selling a portion of any lot depicted on this document without a plat approved by the County of Upshur, Texas, is a violation of county ordinances and shall be and is subject to fines and scheduling of utilities and building permits.

Bearings are related to GDA North for the Texas Coordinate System (NAD83, North Central Zone) as determined by GPS observations made on site. To convert bearings shown (GDA) to bearings related to Geoidal North, relate bearings shown clockwise by the mapping angle of 215.7387°. Distances shown are expressed in GDA distances as measured along the GDA for the Texas Coordinate System of 1983, North Central Zone. To convert distances shown to US Survey Feet as measured horizontally at the surface of the earth, multiply distances shown by the project meridian scale factor of 1.000124111.

Tract is subject to easements and restrictions consistent of record, if any, and is subject to each state as an accurate and current title search may dictate.