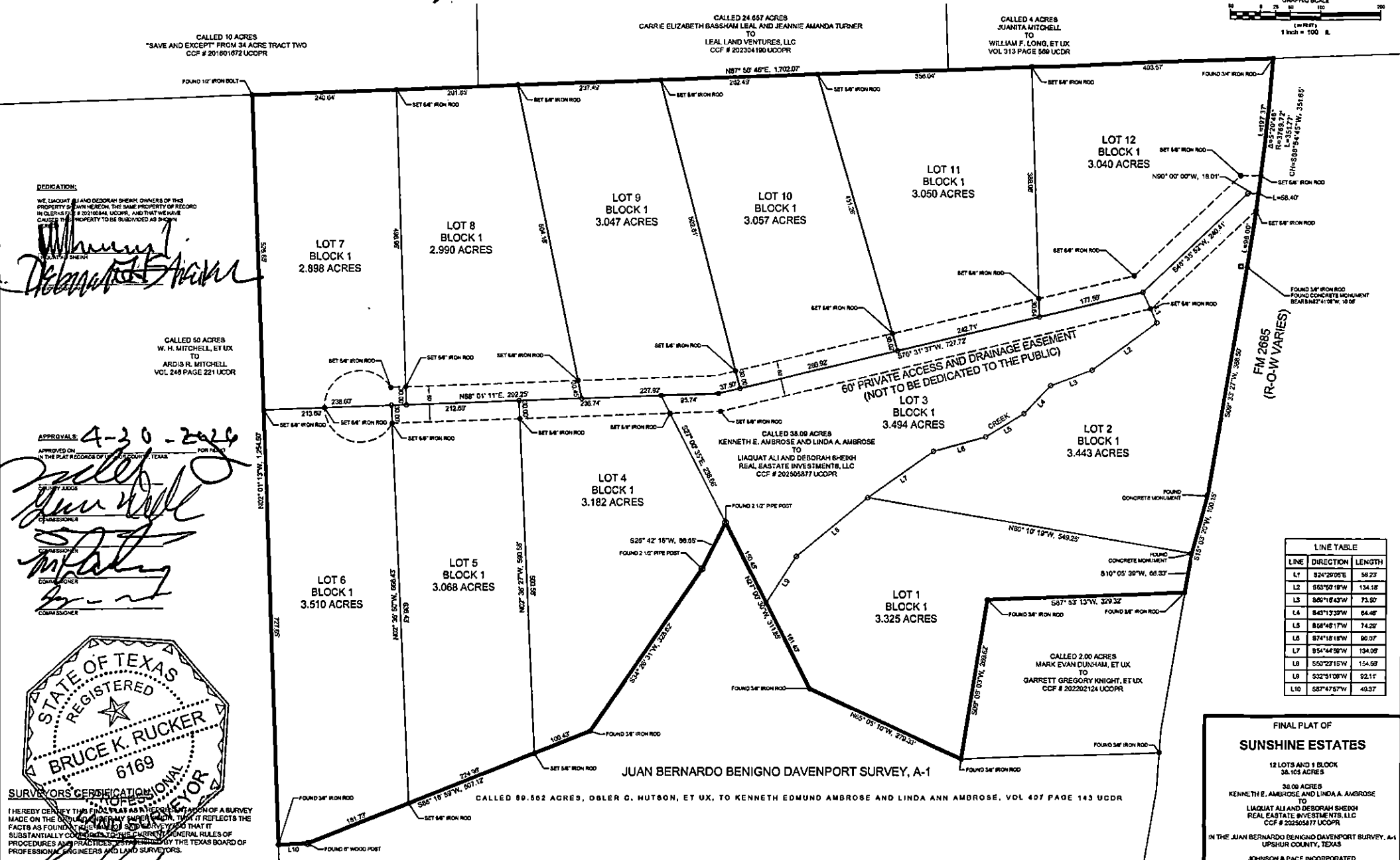
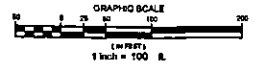


NOTES:

1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1883 (NAD83)
2. D INDICATES A POINT FOR CORNER UNLESS STATED OTHERWISE
3. * INDICATES A FENCE CORNER UNLESS STATED OTHERWISE
4. * INDICATES A 6" IRON ROD SET UNLESS STATED OTHERWISE
5. LOTS 1 & 2, BLOCK 1 SHALL HAVE DIRECT ACCESS TO PAVED LOT 12, BLOCK 1 SHALL NOT HAVE DIRECT ACCESS TO FM 2885
6. ALL ROADS AND DRAINAGE INFRASTRUCTURE WITHIN THE SUBDIVISION ARE PRIVATELY OWNED
7. PRIVATE ACCESS AND DRAINAGE EASEMENT NOT TO BE DEDICATED TO THE PUBLIC



DEDICATION:
 WE, LIQAQAT ALI AND DEBORAH SHEKH, OWNERS OF THIS PROPERTY SHOWN HEREON, THE SAME PROPERTY OF RECORD IN DEEDS # 202105841 UCOPR, AND THAT WE HAVE CAUSED THIS PROPERTY TO BE SUBDIVIDED AS SHOWN

Liqaqat Ali
Deborah Shekh

CALLLED 50 ACRES
 W. H. MITCHELL, ET UX
 TO
 ARD/B R. MITCHELL
 VOL. 248 PAGE 221 UCOR

APPROVALS: 4-30-2026

APPROVED ON THE PLAT RECORDS OF UPCHUR COUNTY, TEXAS FOR FILE

[Signature]
 COUNTY CLERK

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER



SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND, AND THAT I AM A LICENSED SURVEYOR AND THAT IT SUBSTANTIALLY COMPLIES WITH THE GENERAL RULES OF PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Signature]
 BRUCE K. RUCKER
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6169

FEBRUARY 2, 2026
 DATE

60' PRIVATE ACCESS AND DRAINAGE EASEMENT
 (NOT TO BE DEDICATED TO THE PUBLIC)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S24°29'05"E	56.23
L2	S55°59'18"W	134.18
L3	S60°10'43"W	73.97
L4	S43°13'32"W	64.48
L5	S58°48'17"W	74.28
L6	S74°18'18"W	90.07
L7	S54°44'59"W	134.08
L8	S50°22'15"W	154.58
L9	S32°9'10"W	92.11
L10	S87°47'8"W	49.57

**FINAL PLAT OF
 SUNSHINE ESTATES**

12 LOTS AND 1 BLOCK
 38.105 ACRES

38.00 ACRES
 KENNETH E. AMBROSE AND LINDA A. AMBROSE
 TO
 LIQAQAT ALI AND DEBORAH SHEKH
 REAL ESTATE INVESTMENTS, LLC
 CCF # 202205877 UCOPR

IN THE JUAN BERNARDO BENIGNO DAVENPORT SURVEY, A-1
 UPCHUR COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
 1201 HWY LOOP 281, SUITE 100,
 LONGVIEW, TEXAS 75604
 (903) 783-0803 FAX (903) 783-8803
 WWW.JOHNSONANDPACE.COM
 TSPS 10023400
 TSPS F-4001

BRUCE K. RUCKER, RPLS #6169
 J08 00264-001, FEBRUARY 3, 2026

JUAN BERNARDO BENIGNO DAVENPORT SURVEY, A-1

CALLLED 80.502 ACRES, OBLER C. HUTTON, ET UX, TO KENNETH EDMUND AMBROSE AND LINDA ANN AMBROSE, VOL. 407 PAGE 143 UCOR

CALLLED 2.00 ACRES
 MARK EVAN DUNHAM, ET UX
 TO
 GARRETT GREGORY KNIGHT, ET UX
 CCF # 202202124 UCOPR

CALLLED 38.09 ACRES
 KENNETH E. AMBROSE AND LINDA A. AMBROSE
 TO
 LIQAQAT ALI AND DEBORAH SHEKH
 REAL ESTATE INVESTMENTS, LLC
 CCF # 202205877 UCOPR

CALLLED 4 ACRES
 JUANITA MITCHELL
 TO
 WILLIAM F. LONG, ET UX
 VOL. 313 PAGE 309 UCOR

CALLLED 24.657 ACRES
 CARRIE ELIZABETH BASSHAM LEAL AND JEANNIE AMANDA TURNER
 TO
 LEAL LAND VENTURES, LLC
 CCF # 202304190 UCOPR

CALLLED 10 ACRES
 "SAVE AND EXCEPT" FROM 34 ACRE TRACT TWO
 CCF # 201801672 UCOPR