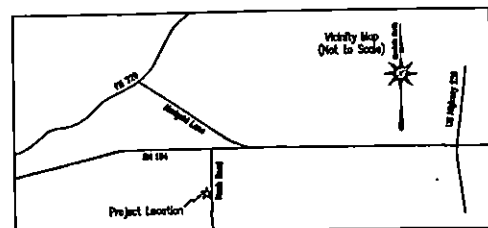
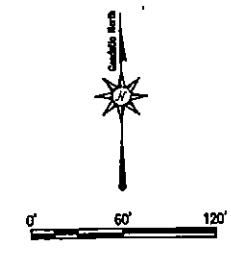
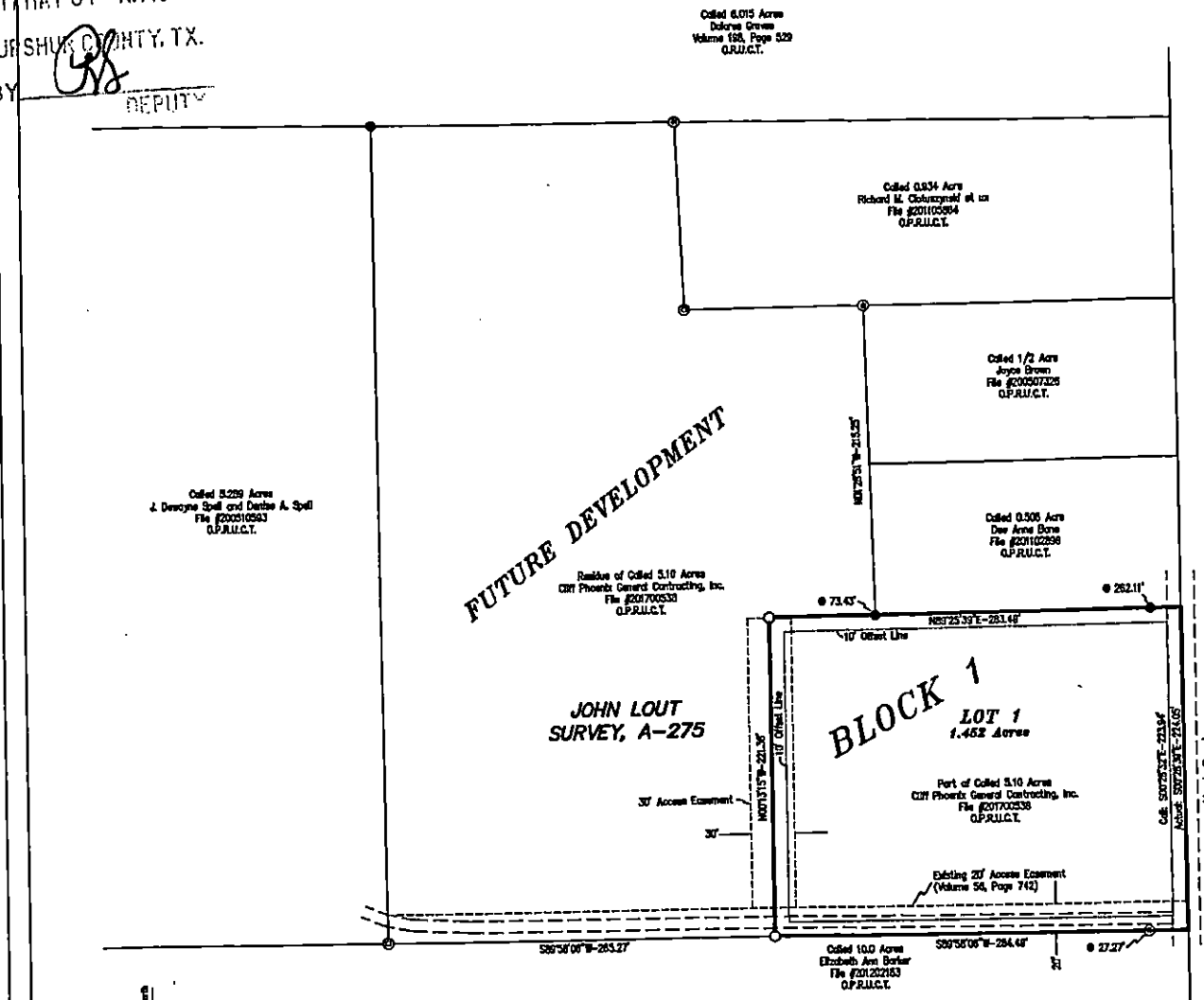


FILED
 2017 MAY 31 AM 10:11
 UP SHUR COUNTY, TX.
 BY *GS*
 DEPUTY



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that CLIFF PHOENIX is the owner of this 3.10 acre tract as recorded under Clerk's File Number 201700533 of the Official Public Records of Upshur County, Texas, and that said Cliff Phoenix has caused this property to be subdivided as shown herein.
Cliff Phoenix
 Cliff Phoenix

ACKNOWLEDGMENTS
 STATE OF TEXAS
 COUNTY OF UPSHUR
 Acknowledged before me by CLIFF PHOENIX, for the 31 day of May 2017.
Cliff Phoenix
 Notary Public
 RUTH WHITESIDE
 Notary Public
 State of Texas
 My Comm. Expires 01-13-2019

County Judge
Paula Bentley
 County Judge
Paula Bentley
 Commissioner
Paula Bentley
 Commissioner
Paula Bentley
 Commissioner

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify that the above plat shown herein is a true and correct representation prepared from an actual survey made on the ground under my direction and supervision. Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as on records and current title search may disclose. Easements were not recorded by this surveyor.
Bryan P. Gatons
 Bryan P. Gatons
 Registered Professional Land Surveyor
 State of Texas No. 6225

SUBSCRIBED AND SIGNED BEFORE ME, a Notary Public, in and for the State of Texas, this 31 day of May, 2017.
Ruth Whiteside
 (Notary Public, State of Texas)

RUTH WHITESIDE
 Notary Public
 State of Texas
 My Comm. Expires 01-13-2019

LEGEND	
⊙	1/2" Iron Rod Found
⊙	5/8" Section Rod Found
○	1/2" Iron Rod Set w/ Cap (Older RFLS ONLY)
●	3/8" Iron Rod Found

SUBDIVISION PLAT OF PINE GROVE PHASE I ONE BLOCK JOHN LOU SURVEY, A-275 Upshur County, Texas		
DRAWN BY:	DATE:	PROJECT NO.
BPC	5/3/2017	17-024
SHEET	Gatons Surveying & Mapping, LLC 230 Dallas Street Elgin, Texas 77828 (281) 453-8712 - FAX 852, 1044887	
1 OF 1		

According to FEMA Flood Insurance Rate Map Panel 45280C 0202, effective date October 13, 2005, the subject property appears to be in Zone X (outside the 0.2% annual chance floodplain).
 Bearings are related to Geographic North for the Texas Coordinate System NAD83. North-Cutted Zone as determined by GPS observations made on site. To convert bearings shown (quadrants) to bearings related to grid North, relate bearings shown counter-clockwise by the magnetic angle of 10°10'. Distance shown are measured in US Survey Feet as measured by the use of the steel tape. To convert distances shown to distances measured using the GDA for the Texas Coordinate System of 1983, North-Cutted Zone, multiply distances shown (distance/1.0001) by the project coordinate scale factor of 0.99997905.
 Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as on records and current title search may disclose.