

BLUE SKY ESTATES

Addition to Upshur County, Texas

Plat Purpose:
Sale & Conveyance of Lots

APPROVALS

Approved for filing in the Plat Records of Upshur County, Texas.
MAR 16, 2020

County Judge
Paula Bente
Commissioner
[Signature]
Commissioner
[Signature]
Commissioner
[Signature]
Commissioner

Dedication:
State of Texas
County of Dallas

I Larry Calgrove, representative of VIP Financial Services, LLC, owner of a 22.505 acres tract of land described by the metes and bounds description shown hereon, has caused said land to be surveyed and subdivided as shown hereon, and do hereby acknowledge and adopt this Plat under the style and title shown hereon.

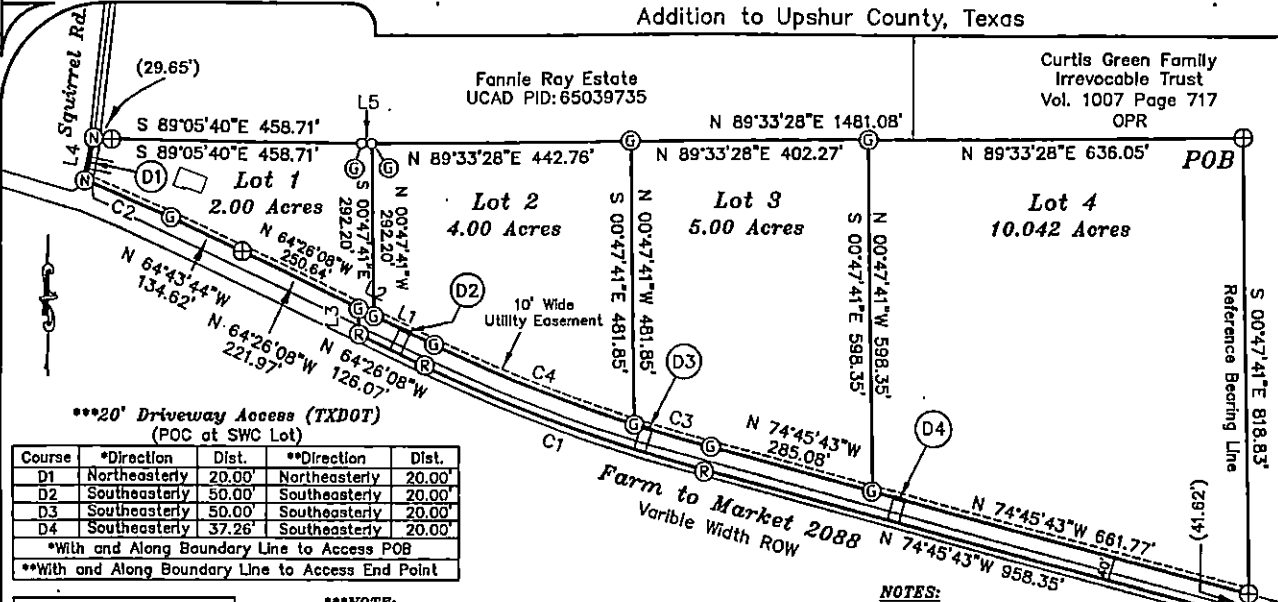
Witness my hand on **March 9, 2020**
Larry Calgrove
Larry Calgrove, Representative of VIP Financial Services, LLC
Notary Public - My Commission Expires 07/09/2023 ID No. 128454388
State of Texas
County of Dallas

This instrument was acknowledged before me by *Larry Calgrove*
Paula Bente
Notary Public - Signature

SURVEYOR CERTIFICATION
I, the undersigned, do hereby certify, that this plat was prepared from the findings of a Survey, made on the ground, and under my supervision, of the property shown.
W 3/9/20
WILLIAM MARK GREEN Date
Registered Professional Land Surveyor, No. 6020

Curtis Green Family Irrevocable Trust
Vol. 1007 Page 717
OPR

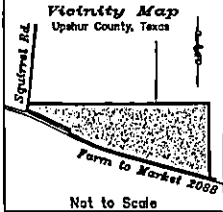
Fannie Ray Estate
UCAD PID: 65039735



***20' Driveway Access (TXDOT) (POC at SWC Lot)

Course	*Direction	Dist.	**Direction	Dist.
D1	Northeasterly	20.00'	Northeasterly	20.00'
D2	Southeasterly	50.00'	Southeasterly	20.00'
D3	Southeasterly	50.00'	Southeasterly	20.00'
D4	Southeasterly	37.26'	Southeasterly	20.00'

*With and Along Boundary Line to Access POB
**With and Along Boundary Line to Access End Point



***NOTE:
Location of Driveway Access data provided by developer's Engineer, as being in accordance with the Texas Department of Transportation (TXDOT) standards and specifications. The approval of this Plat by County Officials is not a certification as to the location of the Driveway Access.

LINE CALLS

Course	Bearing	Distance
L1	N 64°26'08" W	115.73'
L2	N 64°26'08" W	28.67'
L3	N 00°56'17" E	44.00'
L4	N 12°05'53" E	72.15'
L5	N 89°33'28" E	17.23'

CURVE DATA

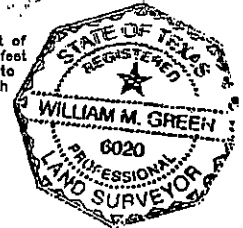
Curve	Radius	Length	Chord	Chord Bear.
C1	2824.79'	509.12'	508.43'	N 69°35'56" W
C2	1849.86'	160.23'	160.18'	N 66°47'38" W
C3	2784.79'	134.45'	134.44'	N 73°22'45" W
C4	2784.79'	367.46'	367.19'	N 68°12'57" W

NOTES:
1. All lot corners set or found as shown.
2. A 40' Wide strip along the north apparent right of way of F.M. 2088 is hereby dedicated to the State of Texas.

LEGEND
⊙ - 1/2" Capped Steel Rod Set, "RPLS 6020"
⊕ - 1/2" Steel Rod Found (SRF)
Ⓝ - 60d Nail Set
Ⓟ - Point in Road
SWC - Southwest Corner
POC - Point of Commencement
POB - Point of Beginning
SBL - South Boundary Line

DESCRIPTION OF PROPERTY SURVEYED:

Being all of three tracts of land, the first tract (0.777 acres) and the second tract (1.081 acres) conveyed to VIP Financial Services, LLC., by deed recorded in instrument No. 201905245, OPR, the third tract (20.647 acres) conveyed to VIP Financial Services, LLC., by deed recorded in instrument No. 201905247, OPR. This tract is situated in the J. Yancy Survey, A-589 Upshur County, Texas. This tract is more specifically described by metes and bounds as follows: BEGINNING at a SRF at the northeast corner of said third tract, same being an ell corner of a tract of land conveyed to Curtis Green Family Irrevocable Trust, recorded in volume 1007 page 717, OPR. THENCE: S 00°47'41" E, for a distance of 818.83 feet to a point in Farm to Market 2088 for the southeast corner of this tract. THENCE: N 74°45'43" W, with said road for a distance of 958.35 feet to a point for the beginning of a curve to the right, having a radius of 2824.79 feet, and a long chord of N 89°35'56" W, 508.43 feet. THENCE: With the curve of the arc for a distance of 509.12 feet. THENCE: N 64°26'08" W, with said road for a distance of 128.07 feet. THENCE: N 00°56'17" E a distance of 44.00 feet to a 1/2" Capped "RPLS 6020" Steel Rod Set (CSRS) in the north right of way of said road. THENCE: N 64°26'08" W for a distance of 221.87 feet to a 1/2" Steel Rod found. THENCE: N 64°43'44" W for a distance of 134.82 feet to a CSRS for the beginning of a curve to the left, having a radius of 1849.86 feet and a long chord of N 87°43'55" W, 160.18 feet. THENCE: With the arc of said curve for a distance of 160.23 feet to a 60d Nail set in the intersection of F.M. 2088 and Squirrel Road. THENCE: N 12°05'53" E, with said Squirrel Road for a distance of 72.15 feet to a 60d Nail set for the northwest corner of this tract, same being the southwest corner of a tract of land owned by the Fannie Ray Estate, according to the Upshur County Appraisal District, Parcel I.D. Number 65039735. THENCE: S 89°05'40" E for a distance of 458.71 feet to a CSRS. THENCE: N 89°33'28" E, passing the southeast corner of said Ray tract, and an upper southwest corner of said Green tract, thence continuing for a total distance of 1481.08 feet to the POINT OF BEGINNING. This tract contains 22.505 acres with 1.463 acres being in a 40' wide dedicated right of way, leaving a net subdivided area of 21.042 acres of land.



FILED
 TERRI ROSS
 COUNTY CLERK
 2020 MAR 16 AM 11:09
 UP-SHUR COUNTY, TX.
 0 260 520
 1" = 260'