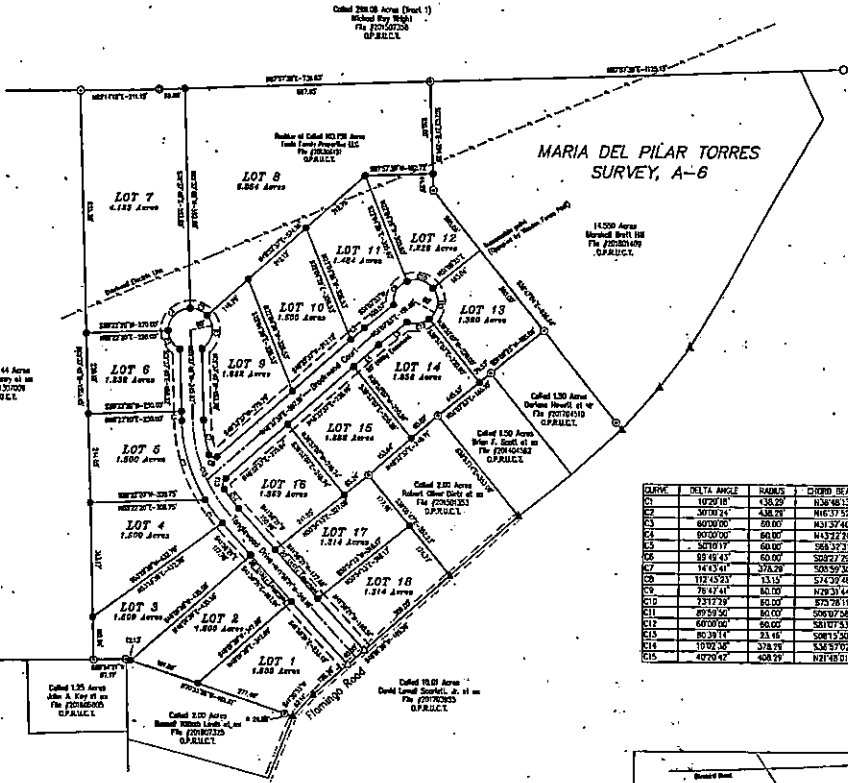


**Notes:**

Subdividing or making a portion of any lot depicted on this document without a plat approved by the County of Upshur, Texas, is a violation of county ordinance and state law and is subject to fines and withholding of licenses and building permits.

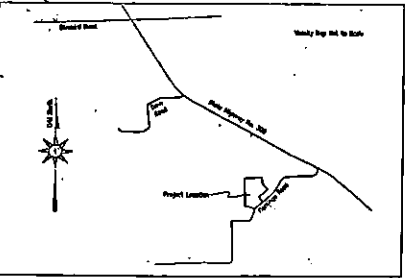
**LEGEND**

- ⊙ 1/2" Iron Rod Found
- ▲ Nail Found
- 1" Iron Pipe Found
- ⊙ 2" Iron Pipe Found
- △ Nail Set
- 1/2" Iron Rod Set w/Top (Galena 9PL5 6285)



CHAIN	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	107°18'	138.20	S36°48'13"W	76.98	78.08
C2	267°02'	438.70	N16°17'52"W	226.57	229.54
C3	80°00'00"	75.00	S41°37'40"W	62.00	63.83
C4	00°00'00"	60.00	N43°22'20"E	64.85	64.25
C5	267°01'17"	60.00	S68°32'21"E	50.80	52.54
C6	67°45'45"	62.00	S02°27'20"W	59.61	60.54
C7	144°34'41"	278.20	S05°59'50"E	94.97	87.71
C8	112°43'23"	13.10	S74°30'46"E	76.67	26.89
C9	78°43'41"	83.70	N78°20'44"E	71.54	69.47
C10	131°27'29"	85.00	S75°28'11"E	71.53	70.69
C11	89°52'50"	80.00	S06°07'28"W	81.83	84.24
C12	60°30'00"	60.00	S01°07'33"W	62.00	62.83
C13	80°38'14"	24.94	S08°15'40"W	25.36	33.07
C14	109°02'38"	318.78	S38°57'02"E	68.23	68.37
C15	47°04'47"	408.78	N21°48'01"W	281.60	287.50

LINE	BEARING	DISTANCE
1	S08°17'40"E	25.48
2	S48°27'39"W	48.76
3	N51°07'33"E	95.92
4	N48°52'57"E	92.41



**FINAL PLAT OF WOODBRIAR SUBDIVISION**  
**ONE BLOCK, EIGHTEEN LOTS**  
**MARIA DEL PILAR TORRES SURVEY, A-6**  
 Upshur County, Texas

Between Block A and Block B, as described in a Warranty Deed dated October 16, 2013, from Maria Torres to Fadi, Family Partnership, LLC as recorded under Deed's File Number 201306151 of the Official Public Records of Upshur County, Texas.

DRAWN BY: DATE: PROJECT NO:  
 BPG 11/12/2019 19-0077R

SHEET: Cottons Surveying & Mapping, LLC  
 1 OF 1  
 Bryan, Texas, Texas  
 (409) 462-9722 • Fax: (409) 462-9723



I, Bryan P. Cottons, Registered Professional Land Surveyor No. 8285 of the State of Texas, do hereby certify that this plat is true and correct to the best of my knowledge and represents the results of an actual survey of a made on the ground in February of 2019 and November of 2019.

GIVEN UNDER MY HAND AND SEAL this 1st day of January 2020.  
 Bryan P. Cottons  
 Registered Professional Land Surveyor  
 State of Texas No. 8285

According to FEMA Flood Insurance Rate Map Panel 80002C 0227, effective 04/15 October 14, 2010, the subject property appears to be in Zone S (subject to 825 annual storm surge).

Boundary lines shown on this plat are based on the Texas Coordinate System 8302, North Central Zone as determined by GPS measurements made on site. The current boundary shown (S2) is boundary related to County North, which boundary shown originates by the survey work of 1927. Distances shown are expressed in US Survey Feet and are based on the Texas Coordinate System of 1983. When County North, neither reference shown (distance) nor by the level indicated only under 4269897.12.

Land is subject to easements and restrictions, records of record if any, and is subject to such liens as an encumbrance and record. CD, search such records.

ACKNOWLEDGMENTS  
 ANDY ALL MEN BY THESE PRESENTS that FOTE FAMILY PARTNERSHIP, LLC is the owner of this tract as recorded under Deed's File Number 201306151 of the Official Public Records of Upshur County, Texas, and that said (FTE) has caused this property to be subdivided as shown herein:  
 Wendy Torres-Lompson  
 Owner

STATE OF TEXAS  
 COUNTY OF UPSHUR  
 Acknowledged before me by \_\_\_\_\_ this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary public: \_\_\_\_\_  
 APPROVAL

This plat is approved for filing in the Plat Records of Upshur County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

County Judge  
 Paula Benter  
 Commissioner  
 Commissioner  
 Commissioner

FILED  
 TERRY ROSS  
 COUNTY CLERK  
 2020 MAR 16 AM 11:14  
 UPSHUR COUNTY, TX