

# Village North Subdivision

Lots 1-10

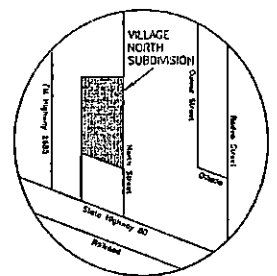
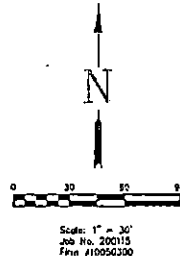
Gladewater, Upshur County, Texas

HENRY W. AUGUSTINE SURVEY, ABSTRACT NO.

FILED  
TERI ROSS  
COUNTY CLERK  
2020 MAY 29 AM 11:41  
DEPUTY  
PUBLIC CLERK

All that certain lot, tract or parcel of land as situated on the HENRY W. AUGUSTINE SURVEY, A-8, UPSHUR COUNTY, TEXAS, and being that called 2.461 acre tract described in Warranty Deed conveyed to East Texas Supreme Properties, LLC recorded by Clerk's Instrument No. 201904876 of the Official Public Records of said county and being more particularly described as follows:

BEGINNING at a 3/4" rod found for the Northeast corner of this tract being the Southeast corner of Lot 8, Block 3 of the Village Addition as shown on Plat thereof recorded in Book 1, Page 103 P.R. and being in the West R.O.V. line of North Street;  
THENCE S 02 deg. 05 min. 05 sec. W 418.38 ft. following said S.O.M. line to a point for the Southeast corner of this tract being the Northeast corner of that 1.3175 acre tract described in Special Warranty Deed conveyed to HP Investments, LLC, recorded by Clerk's Instrument No. 201801820 O.P.R. which bears N 79 deg. 47 min. 00 sec. W 0.14 ft. from a found 1/2" cap "Conroy 4057" and N 02 deg. 05 min. 06 sec. E 242.60 ft. from a 3/4" rod found for the Southeast corner of said HP Investments 1.3175 acre tract;  
THENCE N 79 deg. 47 min. 00 sec. W 550.85 ft. following the North line of said HP Investments 1.3175 acre tract to a point for the Northeast corner of same and being the Southeast corner of this tract and being in the East line of that 1.025 acre tract conveyed to Dennis Thomas et al by Warranty Deed recorded in Vol. 184, Page 323 O.R. and bears N 79 deg. 47 min. 00 sec. W 0.16 ft. from a found 1/2" cap "to" and N 04 deg. 13 min. 40 sec. E 184.50 ft. from a 3/4" rod found for the Southeast corner of said HP Investments 1.3175 acre tract;  
THENCE N 04 deg. 13 min. 40 sec. E 405.66 ft. to a 3/4" rod found for the Northwest corner of this tract being the Northeast corner of a tract conveyed to Robin Street Jackson by Warranty Deed recorded by Clerk's Instrument No. 201203446 D.P.R. and being in the South line of said Village Addition;  
THENCE S 89 deg. 06 min. 56 sec. E 243.08 ft. to the point of beginning, containing 2.461 acres of land.



Motes of Village North Circle

Lot	Area	Notes
1	0.304 Ac	
2	0.417 Ac	
3	0.227 Ac	
4	0.169 Ac	
5	0.219 Ac	
6	0.224 Ac	
7	0.224 Ac	
8	0.304 Ac	
9	0.175 Ac	
10	0.224 Ac	

### VICINITY MAP

### OWNER'S CERTIFICATE

I, Mike Abston, Owner in fee of the tract of land shown and described hereon, do accept this Plat for subdividing as shown, and do hereby certify the following:

- Utility Easements, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and see by public utilities being subordinate to the public's and City of Gladewater's use thereof.
- The City of Gladewater and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Gladewater and public utilities and at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procedure permission to do so.

*Mike Abston*  
Mike Abston, Owner

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this 1st day of June, 2023.

*Kay Killian*  
Notary Public, State of Texas

**KAY KILLIAN**  
Notary ID #2085497  
My Commission Expires  
June 3, 2023

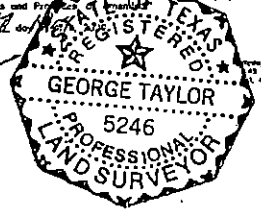
### SURVEYOR'S CERTIFICATE

I, George Taylor, R.P.L.S. No. 5246, of the state of Texas, do hereby certify that this Plat is true and correct to the best of my ability and knowledge and represents the result of a survey made on the ground of the tract shown and described hereon in accordance with the Texas Professional Land Surveying Practitioners Act and General Rules of Procedure and Practice.

GIVEN UNDER MY HAND AND SEAL this 1st day of June, 2023.

*George Taylor*  
George Taylor, R.P.L.S. No. 5246

*Ricky Taylor*  
APPROVED: Ricky Taylor, City Manager



UPSHUR COUNTY COMMISSIONERS COURT

*Paula Bentley*  
APPROVED: Paula Bentley, Precinct #1

*Frank Berke*  
APPROVED: Frank Berke, Precinct #2

*Jay Jiles*  
APPROVED: Jay Jiles, Precinct #3

*Toad Telford*  
APPROVED: Toad Telford, County Judge

