

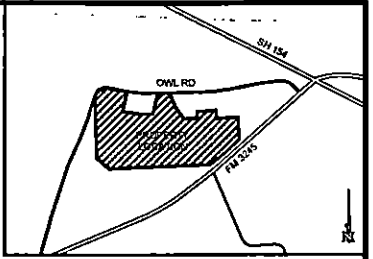
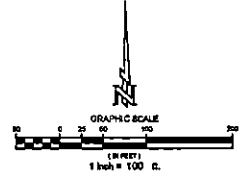
NOTES

- 1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83) NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES, TO CONVERT TO SURFACE DISTANCES OF GRID DISTANCES BY THE SCALE FACTOR: 0.999997.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL LIABILITY INSURANCE POLICY OR OTHER MATTERS AND/OR INSURER RELATING TO TITLE COULD AND MAY EXIST.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A 38 LOT RESIDENTIAL SUBDIVISION.
5. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER COUNTY AND STATE REQUIREMENTS.
6. SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
7. MINIMUM 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
8. LOCATION, LOOPING, AND B-ZZ REQUIREMENTS OF PROPOSED WATER LINES SHALL BE APPROVED BY DANA SPECIAL UTILITY DISTRICT.
9. WATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.C.E.Q. REGULATIONS.
10. LOT # AND 7 SHALL HAVE NO DRIVEWAY ACCESS TO FARM TO MARKET HIGHWAY 3245.
11. SETBACKS: FRONT 50' SIDE 10' NO ACCESSORY STRUCTURES MAY BE BUILT CLOSER TO THE ROAD THAN THE HOUSE.

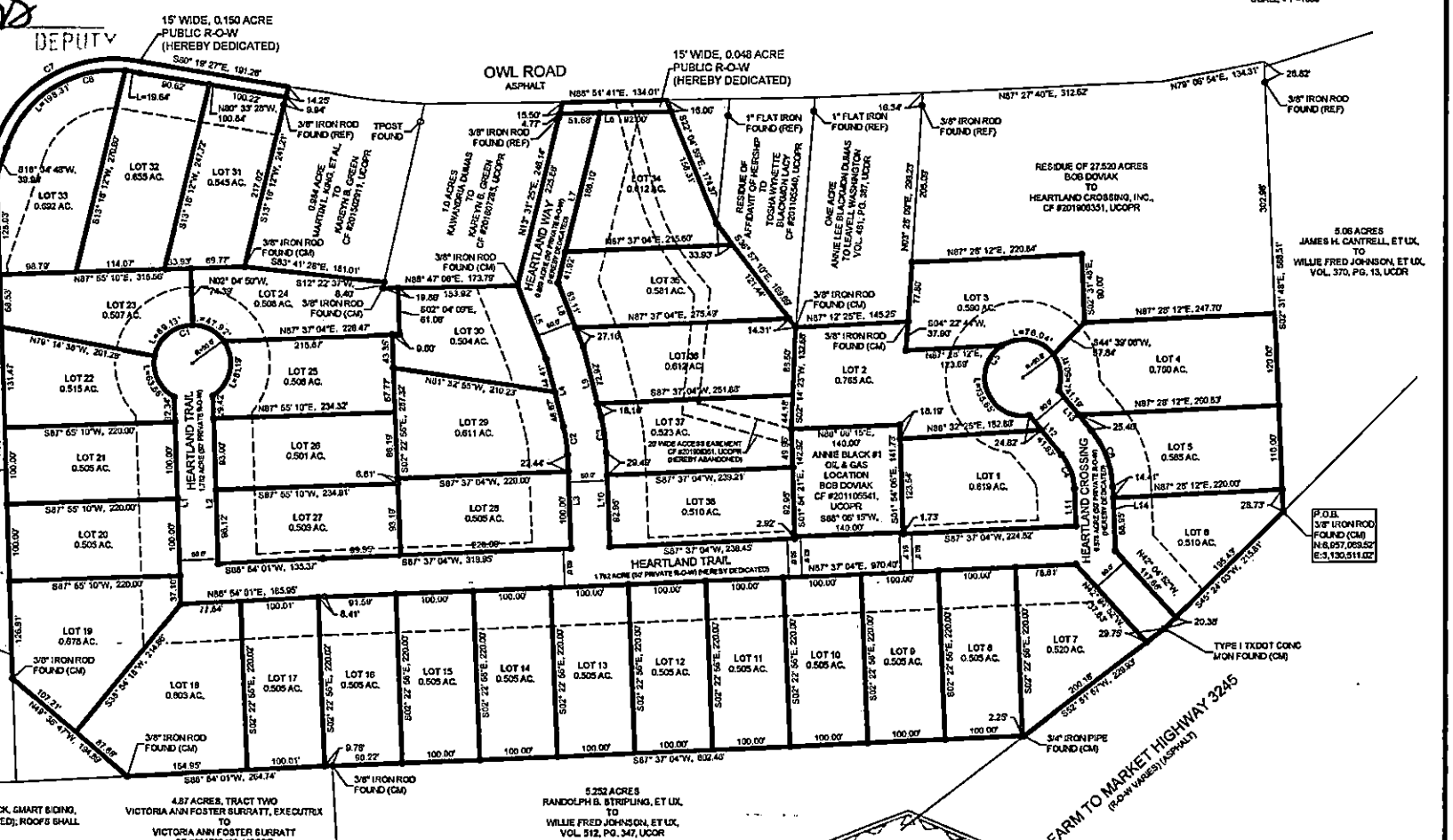
CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD DIRECTION, CHORD. Includes curves C1 through C8.

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Includes lines L1 through L17.

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Includes lines L8 through L14.



STATE OF TEXAS COUNTY OF UPSHUR DEPUTY... THIS PLAT IS APPROVED FOR FILING... COMMISSIONERS... DEDICATION: STATE OF TEXAS, COUNTY OF UPSHUR, HEARTLAND CROSSING INC., OWNER OF PROPERTY SHOWN HEREOF AND HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS...



ACKNOWLEDGMENTS: STATE OF TEXAS, COUNTY OF UPSHUR, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AUGUST, 2020, BY CLIFFORD MORRIS, PRESIDENT OF HEARTLAND CROSSING INC. ON BEHALF OF SAID COMPANY, GIVEN UNDER MY HAND AND SEAL OF OFFICE...

RESTRICTIONS: 1. ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY (NO BUSINESSES). 2. ALL EASEMENTS MUST BE APPROVED BY DEVELOPER. 3. NO MOBILE HOMES, MODULAR, MANUFACTURED HOMES, BARN DEMONSTRAS, OR METAL STRUCTURES...

SURVEYOR'S CERTIFICATE: STATE OF TEXAS, I, BRET READ, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION OF A SUBDIVISION OF 38 ACRES, BEING A PORTION OF TRACT 2750 ACRES, CONVEYED FROM BOB DOWAK TO HEARTLAND CROSSING INC. BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20190831, MOBILE ALL BLOCK CORNERS, LOT CORNERS, AND E POINTS, BEGINNING AND ENDING OF CURVES AND BOUNDARY CORNERS ARE MARKED WITH 5/8" X 2" IRON RODS UNLESS OTHERWISE SHOWN.

HEARTLAND CROSSING SUBDIVISION 24.945 ACRES, 38 LOTS AND 1 BLDCK BEING A PORTION OF 27,520 ACRES, BOB DOWAK TO HEARTLAND CROSSING INC. CLERKS FILE #20190831, UCCPR IN THE JAMES SCOTT SURVEY, A-440 UPSHUR COUNTY, TEXAS

360 SURVEYING P.O. BOX 771 HALLVILLE, TEXAS 75840 (817) 347-2577 WWW.360SURVEY.COM TEXAS REG. 10194205 AUG. 14, 2020 | BOOK 174 PG 174 | DRAWN BY: NINA | JOB #1733-002