

FILED
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2020 OCT 14 AM 10:58

UPSHUR COUNTY, TX.
BY: *[Signature]*
ATTORNEY

LAND SURVEYING SERVICES
200 E. Upshur St. Gladewater, Texas (903) 845-7508

AMENDED PLAT of Village North Subdivision

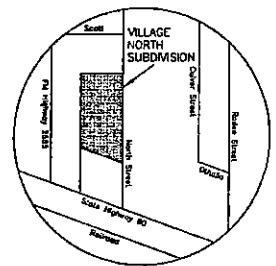
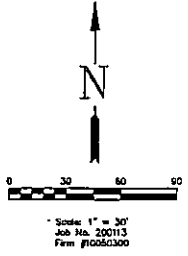
Lots 1-10

Gladewater, Upshur County, Texas

HENRY W. AUGUSTINE SURVEY, ABSTRACT NO. 8

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 6, Block 3 of the Trille Addition as shown on Plat thereof recorded in Book 1, Page 109 P.R. and being in the West R.O.W. line of North Street;
THENCE S 02 deg. 05 min. 06 sec. W 448.36 ft. following said R.O.W. 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. 201908200 O.P.R. which bears N 79 deg. 47 min. 00 sec. W 0.14 ft. from a found 1/2" cop "Cheney 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 200.86 ft. following the North line of said HP Investments 1.3175 acre tract to a point for the Northeast corner of some and being the Southeast corner of this tract and being in the East line of that 1.085 acre tract conveyed to Dennis Thomas et al by Warranty Deed recorded in Vol. 164, Page 333 O.P.R. and bears N 79 deg. 47 min. 00 sec. W 0.18 ft. from a found 1/2" cop "do" and N 04 deg. 13 min. 40 sec. E 194.30 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 408.66 ft. to a 3/4" rod found for the Northeast corner of this tract being the Northeast corner of a tract conveyed to Robin Sowell Jackson by Warranty Deed recorded by Clerk's Instrument No. 201203446 O.P.R. and being in the South line of said Trille Addition;
THENCE S 89 deg. 06 min. 56 sec. E 243.05 ft. to the point of beginning, containing 2.461 acres of land.



SETBACKS:
Front: 25 ft.
Interior Side: 7.5 ft.
Rear: 10 ft.
Except as noted.

Mets of Village North Circle

Lot	Area (Ac)	Perimeter (ft)	Area (Ac)	Perimeter (ft)
1	0.2843	156.71	10	0.2248
2	0.2782	178.20	1	0.1742
3	0.2164	123.27	2	0.3274
4	0.2164	123.27	3	0.2279
5	0.3056	164.02	4	0.2085
6	0.2164	123.27	5	0.2085
7	0.2164	123.27	6	0.2085
8	0.2164	123.27	7	0.2085
9	0.2164	123.27	8	0.2085
10	0.2164	123.27	9	0.2085

OWNER'S CERTIFICATE

I, Kay Killian, Owner in fee of the tract of land shown and described hereon, do accept this Plat for subdivision as shown, and do hereby certify the following:

1. Easements, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
2. 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 use by public utilities being subordinate to the public's and City of Gladewater's use thereof.
3. The City of Gladewater and public utilities shall have the right to remove and keep removed all or parts 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.
4. The City of Gladewater and public utilities shall 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, repairing, and adding to or removing all or parts of their respective systems without the necessity of any-ones procuring permission from me.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public for the State of Texas, this the 2nd day of September, 2020.

[Signature]
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 in the lots shown hereon. This survey and Plat are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices.

GIVEN UNDER MY HAND AND SEAL this 2nd day of September, 2020.

[Signature]
George Taylor, R.P.L.S. No. 5246



APPROVED: Rocky Tow, City Manager

UPSHUR COUNTY COMMISSIONERS COURT

APPROVED: Paula Gentry, Precinct #1

APPROVED: Dustin Nicholson, Precinct #2

APPROVED: Frank Berko, Precinct #3

APPROVED: Jay Miller, Precinct #4

APPROVED: Todd Tellefero, County Judge

