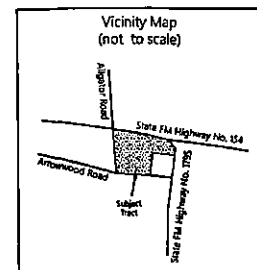


FINAL PLAT

JENNINGS ESTATES
WILLIAM McFADDEN SURVEY, A-295
UPSHUR COUNTY, TEXAS

All that certain lot, tract, or parcel of land being situated on the William McFadden Survey, Abstract No. 295, Upshur County, Texas, and being that 7.493 acre tract described in Warranty Deed recorded by Clerk's Instrument No. 202002468 of the Official Public Records of said county.



FILED
TERRI ROSS
COUNTY CLERK
2022 MAR 15 AM 11:45
UPSHUR COUNTY, TX.
BY *[Signature]*
DEPUTY

- Denotes SET 1/2" rebar, except as noted.
- Denotes FOUND 5/8" rebar "360 Surveying RPLS 6610"
- Denotes FOUND concrete monument



Job No. 21018
Firm No. 10194434

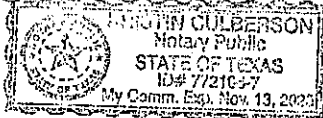
OWNER'S CERTIFICATE

I, Christine M. Settles, signator for ABC Settlement, LLC, owners in fee of the tract of land shown hereon, do accept this plan for the subdivision into lots and do dedicate to the Jennings Estates Home Owners Association for use for the common area, streets, alleys and easements as shown.

Christine M. Settles
Christine M. Settles, Signator

SUBSCRIBED AND SWORN BEFORE ME a Notary Public, in and for the State of Texas, this the 14 day of March, 2022.

Kristin Culbertson
Notary Public of Texas



Amyl Warren
5.868 Ac
20150581 O.P.R.

Approved this 15 day of MAR 2022 by the
Commissioner's Court of Upshur County, Texas

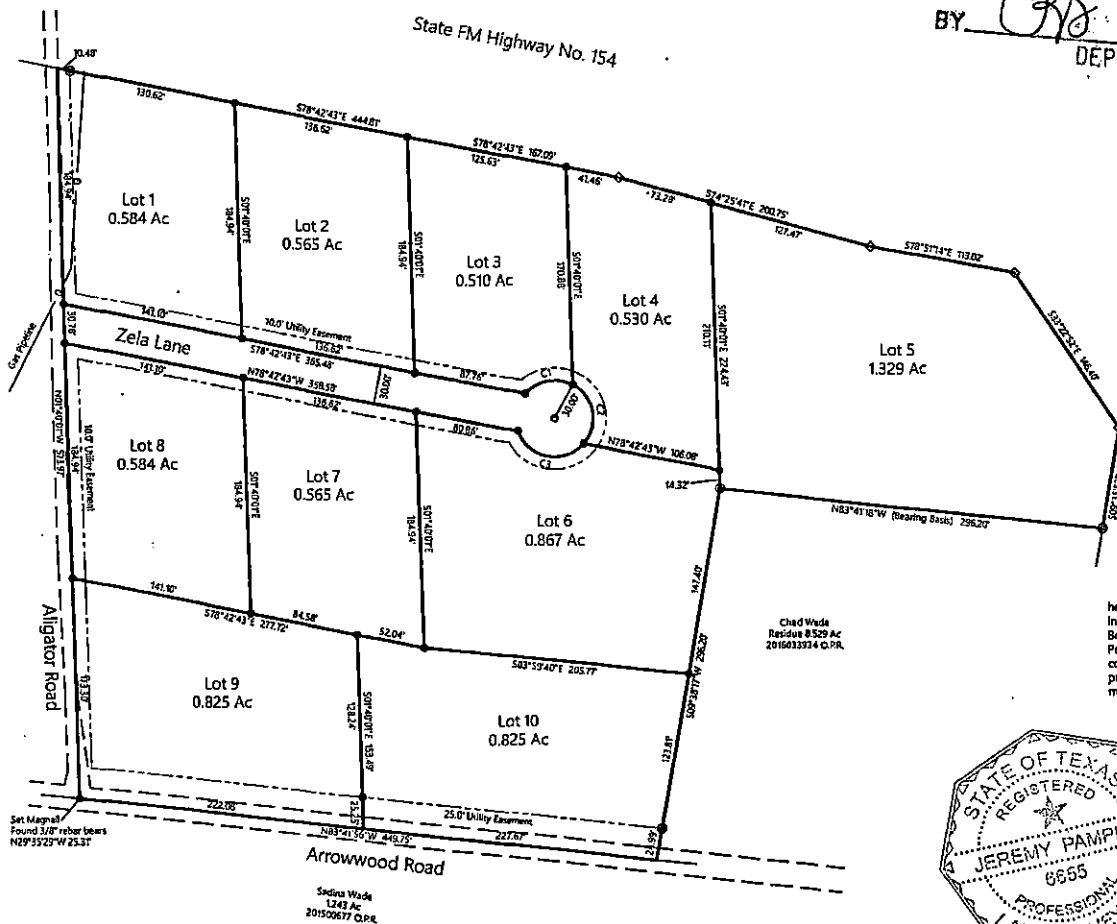
Todd Teffteller
Todd Teffteller, County Judge

Gene Doolie
Gene Doolie, County Commissioner, Precinct 1

Dustin Nicholson
Dustin Nicholson, County Commissioner, Precinct 2

Michelle Ashley
Michelle Ashley, County Commissioner, Precinct 3

Jay Miller
Jay Miller, County Commissioner, Precinct 4



CURVE	ARC LENGTH	RADIUS	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.27'	133.00'	112.9209'	117°42'56"	S117°42'56"W	113.83'
C2	131.97'	130.00'	103.2451'	151°15'08"	S151°15'08"W	46.99'
C3	162.83'	130.00'	112.9209'	117°42'56"	N117°42'56"W	113.83'

Note:
The Jennings Estates Home Owners Association shall own and maintain all common areas, streets, alleys and easements.

According to Firm No. 48459C0300F Effective: October 19, 2010 the tract shown hereon lies within Zone X.

State FM Highway No. 1795

SURVEYOR'S CERTIFICATE

I, Jeremy Pamplin, Registered Professional Land Surveyor No. 6655, do hereby certify that the performance of the survey for the above lot and the information provided in this Plat of said survey are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended, and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown here to the best of my knowledge and ability.

WITNESS my hand and seal at Lindale, Texas, this 24th day of February, 2022.

JEREMY PAMPLIN, R.P.L.S. No. 6655



EXPEDITION
SURVEYING AND MAPPING
7413 FM 2710 LINDALE, TEXAS 75843-2153