

# FINAL PLAT

JENKINS LANDING  
JOHN LOU SURVEY, A-275  
UPSHUR COUNTY, TEXAS

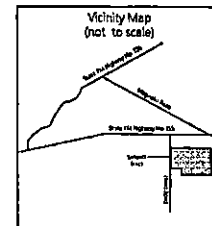
All that certain lot, tract, or parcel of land being situated on the John Lou Survey, Abstract No. 275, Upshur County, Texas, and being a portion of the residue of that 23.512 acre tract described in Warranty Deed recorded by Clerk's Instrument No. 202006579 of the Official Public Records of said county.

State FM Highway No. 154

Note:

The Jenkins Landing Home Owners Association shall own and maintain all common areas, streets, alleys and easements.

According to Firm No. 48459C030F Effective: October 02, 2010 The tract shown hereon lies within Zone X



Job No. 21020  
Firm No. 10194434



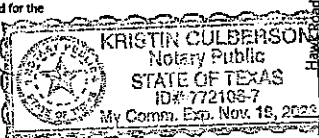
### OWNER'S CERTIFICATE

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 Jenkins Landing Home Owners Association forever the common areas, 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 31 day of March, 2022.

*Kristin Culbertson*  
Notary Public of Texas



Approved this 31 day of MAR, 2022, by the Commissioners Court of Upshur County, Texas

*Todd Terrell*  
Todd Terrell, County Judge

*Gene Dollie*  
Gene Dollie, County Commissioner, Precinct 1

Dustin Nicholson, County Commissioner, Precinct 2

*Michael Lanley*  
Michael Lanley, County Commissioner, Precinct 3

*Jay Miller*  
Jay Miller, County Commissioner, Precinct 4

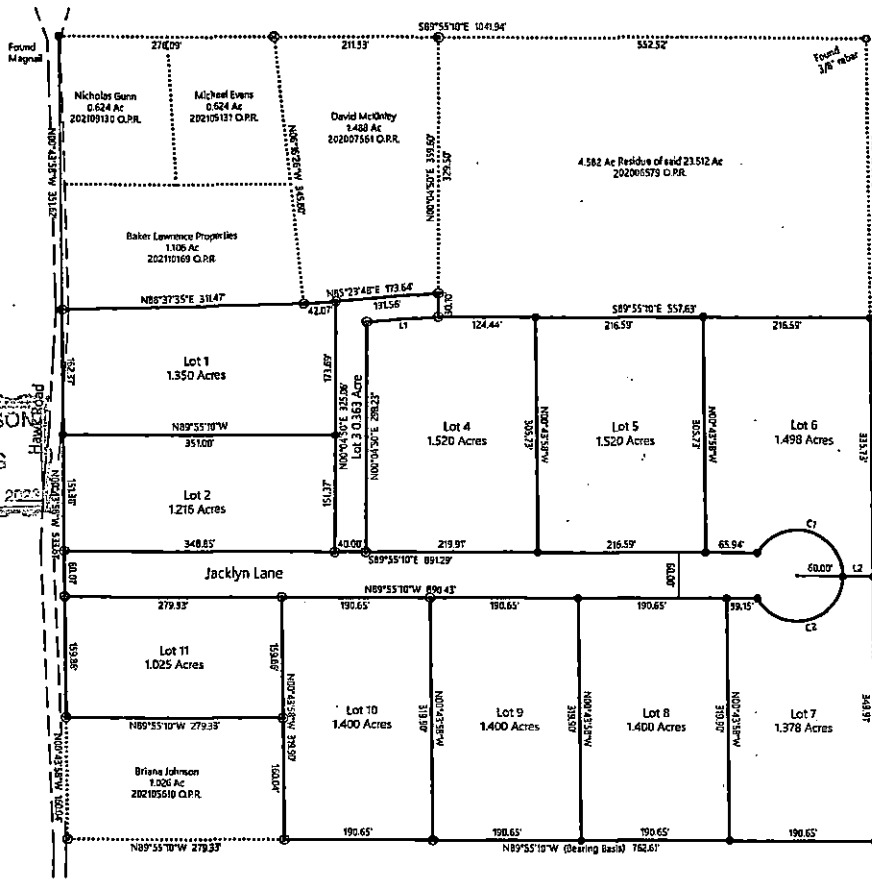
DEPUTY BY  
UPSHUR COUNTY, TX.  
2022 MAR 31 PM 3:19

FILED  
TERRI ROSS  
COUNTY CLERK

Scott Williams  
2.915 Ac  
Vol. 165, Page 913 O.R.

Dolores Graves  
6.018 Ac  
Vol. 108, Page 529 O.R.

Bob Anderson  
Rancho 66.609 Ac  
Vol. 314, Page 731 O.R.



Dolores Graves  
27.33 Ac  
Vol. 198, Page 527 O.R.

LINE	BEARING	DISTANCE
L1	N85°23'43\"E	91.45'
L2	N89°55'09\"W	39.12'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.08'	60.00'	149°29'59\"	S75°04'50\"W	105.81'
C2	157.08'	60.00'	150°00'00\"	S75°04'50\"W	105.81'

### 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 Undale, Texas, this the 24th day of February, 2022  
*Jeremy Pamplin*  
JEREMY PAMPLIN, R.P.L.S. No. 6655

EXPEDITION  
SURVEYING AND MAPPING  
7413 FM 2710 LINDALE TEXAS 003943-2153