

FINAL PLAT

OAK GROVE ESTATES WILLIAM KING SURVEY, A-264 UPSHUR COUNTY, TEXAS

All that certain lot, tract, or parcel of land being situated on the William King Survey, Abstract No. 264, Upshur County, Texas, and being that 5.847 acre Tract 1 described in Warranty Deed recorded by Clerk's Instrument No. 202104005 of the Official Public Records and that 0.123 acre tract described in Warranty Deed recorded by Clerk's Instrument No. 202110140 of the Official Public Records of said county.

- Denotes SET 1/2" rebar, except as noted.
- Denotes FOUND 1/2" rebar

Job No. Z1076
Firm No. T0194434

Ettleman & Associates
2.575 Ac Tract 2
202104005 O.P.R.



Bearings and distances are based on the Texas Coordinate System, North Central Zone, Nad 83

Notes:

The Oak Groves Estates Home Owners Association shall own and maintain all common areas, streets, alleys and easements.

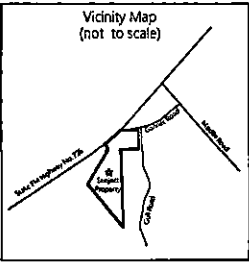
All bearings shown are rotated to grid North

According to FIRM No. 48459C0450F Effective Date, October 13, 2010 the tract shown hereon is located within Zone X

All distances shown are surface, using a combined scale factor of 1.0001177, to return to grid multiply by 0.9998822

LINE	BEARING	DISTANCE
L1	N88°34'24"E	139.03'
L2	N89°14'02"E	193.69'
L3	S01°59'20"E	293.75'
L4	N01°18'38"W	26.33'
L5	N11°05'24"E	130.93'
L6	S88°33'41"W	249.17'
L7	S00°27'37"W	197.80'
L8	S82°42'27"W	355.14'
L9	N41°57'21"W	160.10'
L10	N41°57'21"W	35.91'
L11	N41°57'21"W	131.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.85'	1950.08'	17°12'47"	N57°19'23"E	17.86'
C2	20.14'	1950.08'	19°35'09"	N51°44'37"E	20.04'
C3	212.40'	1950.08'	16°12'32"	N48°20'47"E	212.30'



OWNER'S CERTIFICATE

I, Phillip R. Settles signator for Ettleman and Associates, 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 Oak Grove Estates Home Owners Association forever the common area, streets, alleys and easements as shown.

Phillip R. Settles
Phillip R. Settles, Signator

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

Christin Culbertson
Notary Public of Texas

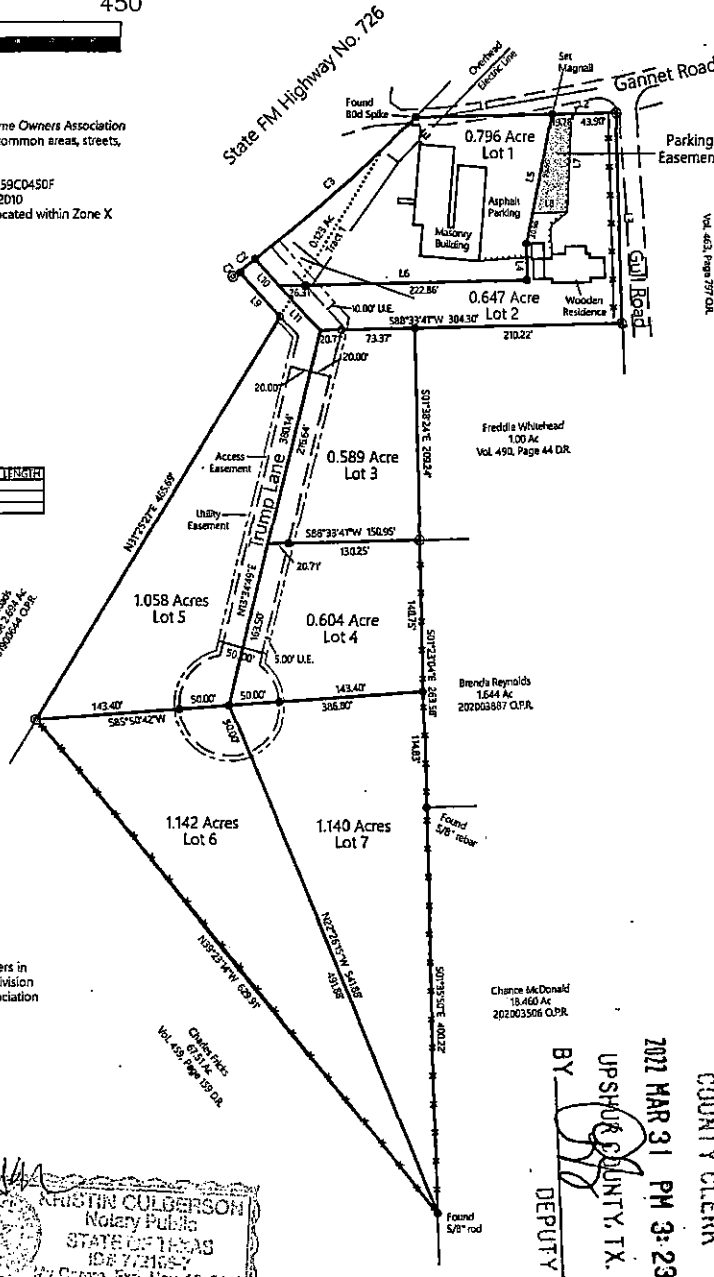
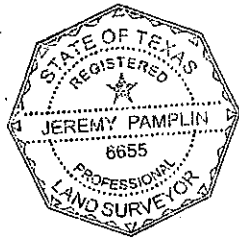
CHRISTIN CULBERTSON
Notary Public
STATE OF TEXAS
ID# 72168-7
My Comm. Exp. Nov. 19, 2025

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 the 24 day of February, 2022.

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



FILED
TERRI ROSS
COUNTY CLERK

2022 MAR 31 PM 3:23
UPSHUR COUNTY, TX.
DEPUTY

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

Todd Teffler
Todd Teffler, County Judge

Gene Dolle
Gene Dolle, County Commissioner, Precinct 1

Dustin Nicholson
Dustin Nicholson, County Commissioner, Precinct 2

Michael Ashley
Michael Ashley, County Commissioner, Precinct 3

Jay Miller
Jay Miller, County Commissioner, Precinct 4