NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 8 LOT RESIDENTIAL SUBDIVISION.
3. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER COUNTY AND STATE REQUIREMENTS.
4. SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGN IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. WATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.C.E.Q. REGULATIONS.
6. THE BLACKMON PLACE HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREAS, STREETS ALLEYS AND EASEMENTS.

29 APRIL

STATE OF TEXAS
COUNTY OF UPSHUR

THIS PLAT IS APPROVED FOR FILING, THIS THE
DAY OF _____, 2022.

COUNTY JUDGE

COMMISSIONERS

COMMISSIONERS

COMMISSIONERS

COMMISSIONERS

DEDICATION:

STATE OF TEXAS:
COUNTY OF UPSHUR:
WE, RICKEY LYNN MANES, OWNER OF PROPERTY SHOWN HEREON DO HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHTS OF WAY, ALLEYS, AND EASEMENTS AS SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE. WITNESS OUR HAND THIS

_____ DAY OF _____, 2022.

RICKEY LYNN MANES, OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2022, BY RICKEY LYNN MANES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 20 DAY OF April, 2022

NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS

DEDICATION:

STATE OF TEXAS:
COUNTY OF UPSHUR:
WE, DELANIE MANES, OWNER OF PROPERTY SHOWN HEREON DO HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHTS OF WAY, ALLEYS, AND EASEMENTS AS SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE. WITNESS OUR HAND THIS

_____ DAY OF _____, 2022.

DELANIE MANES, OWNER

ACKNOWLEDGMENTS:

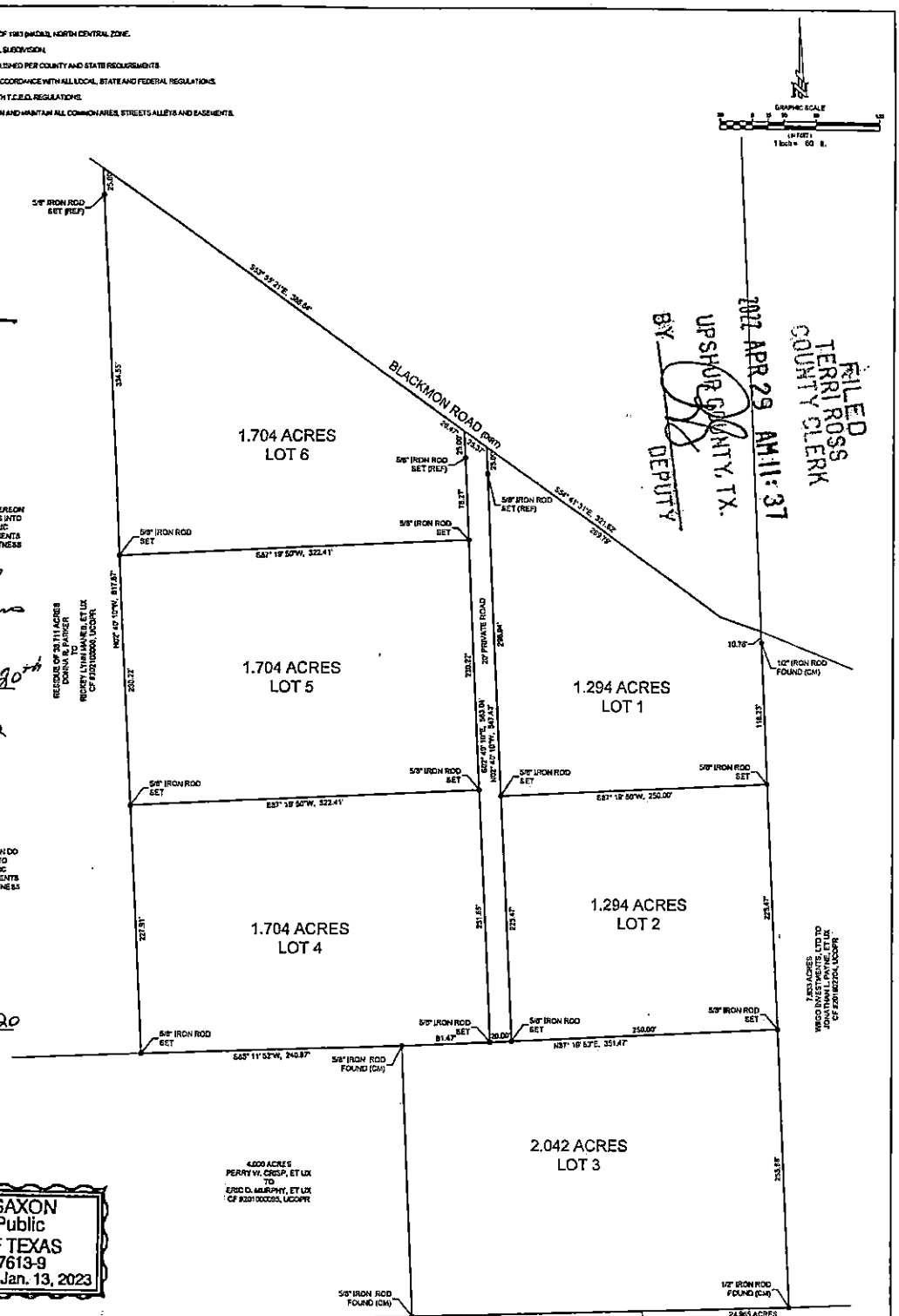
STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF April, 2022, BY DELANIE MANES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 20 DAY OF April, 2022

NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS

GAIL R SAXON
Notary Public
STATE OF TEXAS
ID#13007613-9
My Comm. Exp. Jan. 13, 2023



FILED
TERRI ROSS
COUNTY CLERK
2022 APR 29 AM 11:37
UPSHUR COUNTY, TX.
BY _____ DEPUTY

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282c-10 VTCS)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

APRIL 20, 2022
DATE

STATE OF TEXAS
REGISTERED
BRET READ
6610
PROFESSIONAL
LAND SURVEYOR

BLACKMON PLACE

8.596 ACRES, 8 LOTS AND 1 BLOCK

BEING A PORTION OF 38.71 ACRES,
DONNA R. PARKER TO RICKEY LYNN MANES, ET UX,
CLERKS FILE #202100008, UCOPR,

IN THE JAMES SCOTT SURVEY, A-440
UPSHUR COUNTY, TEXAS

360 SURVEYING

APRIL 20, 2022	DRAWN BY: JSR	CHECKED BY: MTW	JOB #1848-001