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V.5 PG248

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 6 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

GRAPHIC SCALE
100 0 100 200 400
(IN FEET)
1 inch = 200 ft

THE STATE OF TEXAS
COUNTY OF UPSHUR

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Upshur County, Texas.

202208773 V: 1388 P: 538 PLAT
08/15/2022 02:13 PM

Terri Ross, County Clerk
Upshur County, Texas

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	036°50'48"	50.00'	32.18'	S11°38'51"W	31.80'
C2	086°28'11"	50.00'	75.46'	S79°16'31"W	68.50'
C3	051°57'23"	53.00'	48.34'	N37°29'52"W	46.80'
C4	069°17'37"	50.00'	60.46'	N23°58'25"E	56.85'
C5	078°34'18"	50.00'	68.57'	S82°56'04"E	63.32'

STATE OF TEXAS
COUNTY OF UPSHUR

THIS PLAT IS APPROVED FOR FILING, THIS THE 15 DAY OF AUGUST, 2022.

COUNTY JUDGE

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

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

3RD DAY OF AUGUST, 2022.

RICKEY LYNN MANES, OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF AUGUST, 2022, BY RICKEY LYNN MANES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Deborah Susan Read
My Commission Expires
06/02/2025
ID No. 12164454

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

3RD DAY OF AUGUST, 2022.

DELANIE MANES, OWNER

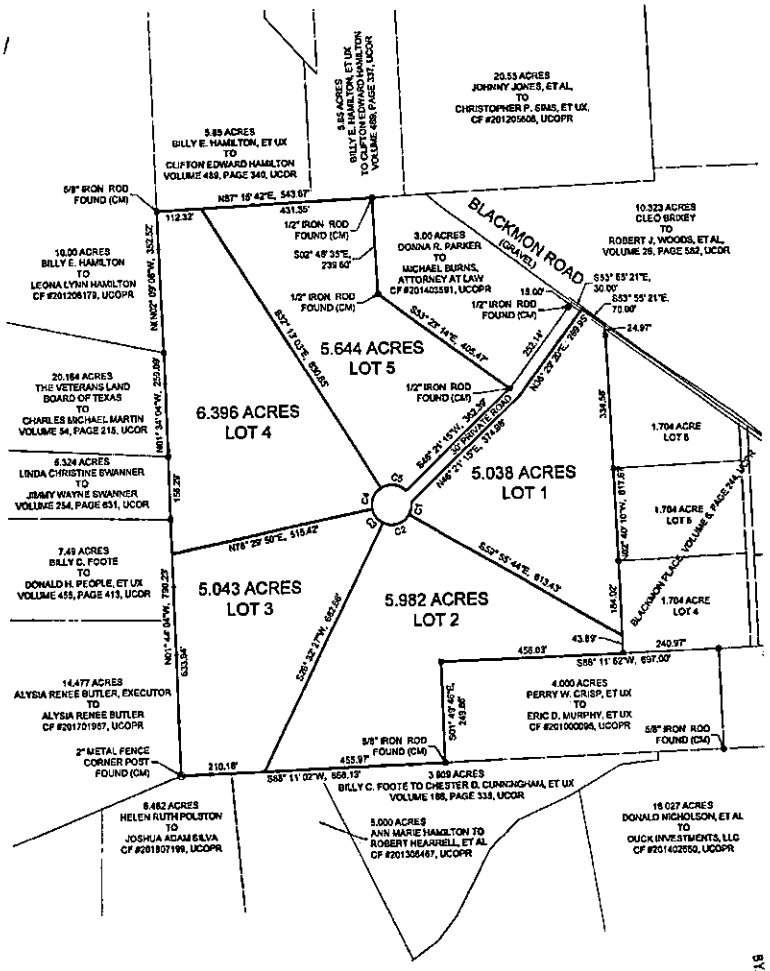
ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF UPSHUR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF AUGUST, 2022, BY DELANIE MANES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Russell McDaniel
Notary Public, State of Texas
Comm. Expires 04/30/2025
Notary ID 126172846

NOTARY PUBLIC IN AND FOR UPSHUR COUNTY, TEXAS



FILED
TERRI ROSS
COUNTY CLERK
2022 AUG 15 PM 1:56
UPSHUR COUNTY, TX.
BY

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, VTCS)

STATE OF TEXAS
REGISTERED
BRET READ
6810
PROFESSIONAL
LAND SURVEYOR

AUGUST 3, 2022
DATE

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6810

BLACKMON PLACE, PHASE 2

28.104 ACRES, 6 LOTS AND 1 BLOCK

BEING A PORTION OF 38.71 ACRES,
DONNA R. PARKER TO RICKEY LYNN MANES, ET UX,
CLERKS FILE #202105008, UCOPR,

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

36 SURVEYING

360 SURVEYING
913 N.B. MOSLEY FRWY LONGVIEW, TEXAS 75604
(903) 367-2577 WWW.360SURV.COM
TBPLS 10194250

AUGUST 3, 2022 | DRAWN BY: JRR | CHECKED BY: MTW | JOB #1849-001