

Jeffery L. Vandebur et al
called 4.86 acres
Vol 438, Pg 6, ORUC

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Page 3
N 1°25'20" W
93.27'
Ir 5/8" w/cap
48.35' N 89°54'12"

We, Richard Henson and John King, acting as Managers of 903 Development, LLC, the owner of the tract of land shown on this plat has caused said tract to be surveyed and subdivided and accepts this plat as a subdivision of such tracts into lots, and hereby dedicates to the public forever the right of ways and utility easements as shown herein.

Witness my hand hereon _____
Richard Henson, Manager of 903 Development, LLC
Witness my hand hereon _____
John King, Manager of 903 Development, LLC

Acknowledgement:

State of Texas
County of Upshur
This instrument was acknowledged before me on _____
by Richard Henson
Notary Public Signature _____
State of Texas
County of Upshur
This instrument was acknowledged before me on _____
by John King
Notary Public Signature _____

Approvals:

County Clerk _____ Date _____
Commissioner _____ Date _____
Commissioner _____ Date _____
Commissioner _____ Date _____

8-15-2022

Surveyor Certificate:

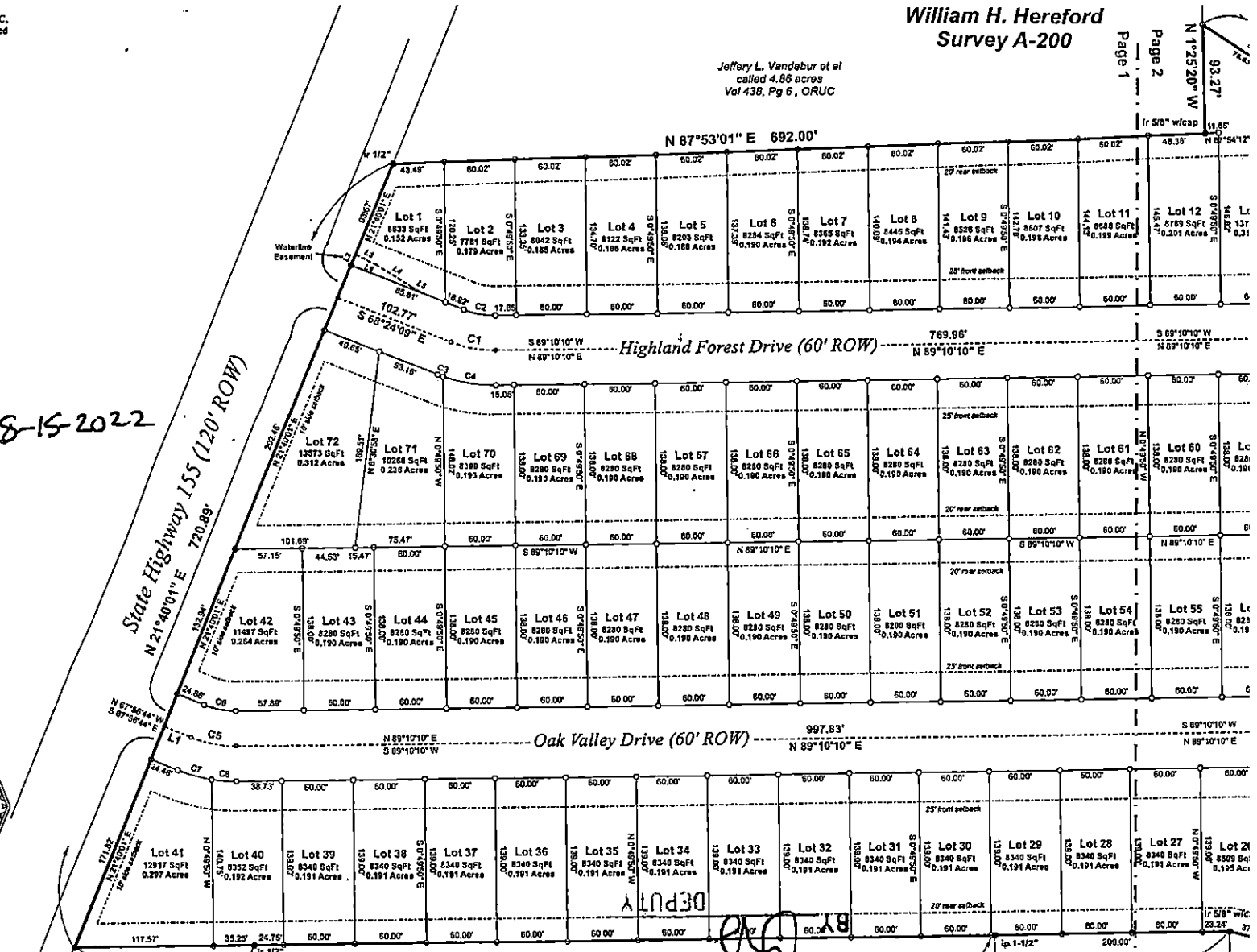
I, Casey Doyle Cockrell, Professional Land Surveyor, do hereby certify this plat as the representation of a survey made on the ground under my supervision of Highland Forest Subdivision, Phase 1, a subdivision in Upshur County by an instrument recorded in Upshur County Clerk File Number 202102193, and conveyed to 903 Development, LLC by an instrument recorded in Upshur County Clerk File Number 202200441, and that all lot corners are marked by 1/2" x 2" iron rods with caps unless shown otherwise.

Casey Doyle Cockrell 7/21/22
Registered Professional Land Surveyor
Texas Registration No. 6147



Notes:

- Bearings are based on GNSS observations using State Plane Coordinate system, NAD83, Texas North Central Zone 4202. All distances are in US Survey Feet and on the surface.
- The purpose of this plat is to create 72 residential Lots and to dedicate 1.337 acres of public Right of Way being Highland Forest Drive and Oak Valley Drive.
- Front lot line building setback is 25'
- Rear lot line building setback is 20'
- Side lot line building setback is 10'



Page 1 of 2
Highland Forest Subdivision
Phase 1

20.721 Acres being 72 Lots
in the William H. Hereford Survey, A-200
Upshur County, Texas

Date: July 21st, 2022 Job No. ST21-0064

Tommy Eatherton
called 0.540 acres
UCCF#202201727, OPR

Line Table

LINE	BEARING	HORIZ DIST
L1	S67°56'44"E	24.88'
L2	N21°40'01"E	10.00'
L3	S62°36'33"E	19.14'
L4	S57°43'14"E	35.23'
L5	S61°11'38"E	13.12'
L6	N68°24'03"W	66.72'

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	S79°36'59"E	38.83'	100.00'	39.14'
C2	N78°30'59"W	27.23'	70.00'	27.40'
C3	S69°30'11"E	4.99'	130.00'	4.99'
C4	S69°30'11"E	45.80'	130.00'	45.89'
C5	S79°23'16"E	35.68'	100.00'	39.94'
C6	N70°23'17"W	27.77'	70.00'	27.96'
C7	S74°48'50"E	30.43'	130.00'	30.55'
C8	S66°07'23"E	21.34'	130.00'	21.38'

2022 AUG 15 PM 2:00
FILED
TERRI ROSS
COUNTY CLERK

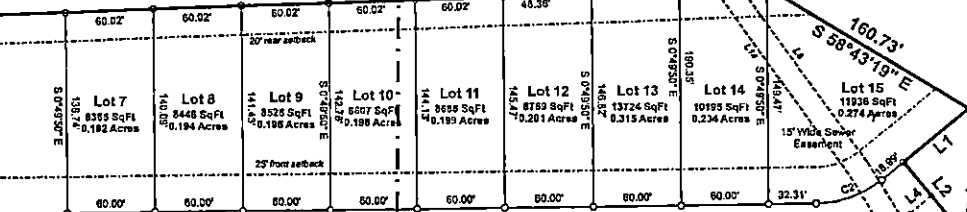
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Harry M. Hays
called 1.6 acres
Vol 331 Pg 207, UCOR
"Tract Two"



Jeffery L. Vandobur et al
called 4.66 acres
Vol 438, Pg 6, ORUC

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Page 1

N 87°53'01" E 692.00'



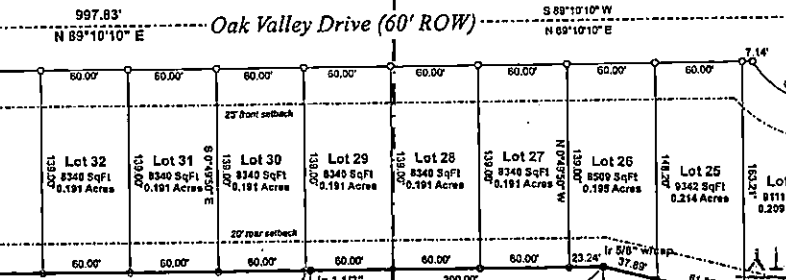
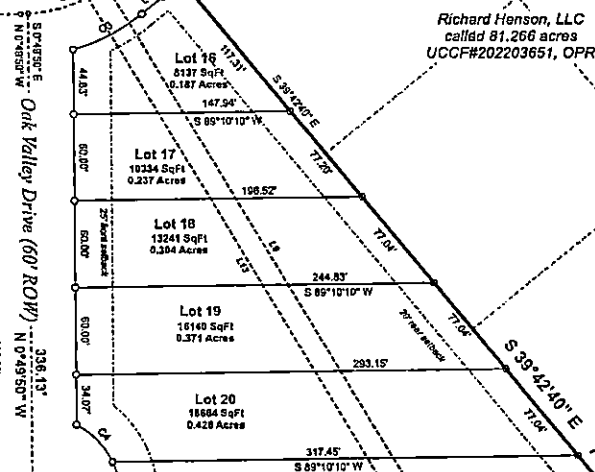
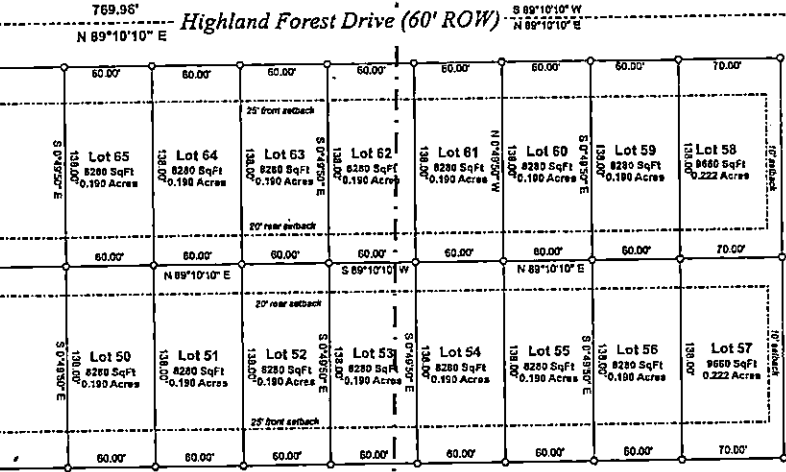
Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	N69°39'43"E	66.79'	100.00'	68.09'
C2	S69°39'43"W	46.75'	70.00'	47.87'
C3	N61°49'55"E	52.83'	130.00'	52.99'
C4	N43°38'11"W	35.34'	60.00'	35.87'
C5	N7°22'24"W	39.34'	60.00'	40.08'
C6	N00°33'57"E	39.34'	60.00'	40.08'
C7	N69°10'18"E	39.34'	60.00'	40.08'
C8	S61°15'40"E	60.78'	60.00'	63.73'

Line Table

LINE	BEARING	HORIZ DIST
L1	S50°08'15"W	37.93'
L2	S39°50'45"E	60.00'
L3	N50°09'15"E	16.48'
L4	N50°09'15"E	18.99'
L5	N07°54'12"E	11.66'
L6	N50°09'15"E	18.99'
L7	S58°33'42"E	42.32'
L8	S35°48'05"E	178.90'
L9	S31°15'29"E	519.65'
L10	S25°19'53"E	225.90'
L11	S66°28'06"W	16.16'
L12	N25°19'58"W	219.12'
L13	N31°15'29"W	518.28'
L14	N35°48'05"W	215.67'

- NOTES:**
1. Bearings are based on GNSS observations using State Plane Coordinate System, NAD83, Texas North Central Zone 4202. All distances are in US Survey Feet and on the surface.
 2. The purpose of this plat is to create 72 residential Lots and to dedicate 3.357 acres of public Right of Way being Highland Forest Drive and Oak Valley Drive
 3. Front lot line building setback is 25'
 4. Rear lot line building setback is 20'
 5. Side lot line building setback is 10'



Mark Mitchell et al
called 15.047 acres
UCCF#201604005, OPR

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**Highland Forest Subdivision
Phase 1**
20.721 Acres being 72 Lots
in the William H. Hereford Survey, A-200
Upshur County, Texas
Date: July 21st, 2022 Job No. ST21-0084

Harry M. Hays
called 1.6 acres
Vol 331 Pg 207, UCDR
"Tract Two"

FILED
TERRI ROSS
COUNTY CLERK
AUG 15 2022
Vol 331 Pg 207, UCDR
"Tract One"

