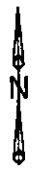


# FINAL PLAT

3M SETTLES SUBDIVISION  
JOSEPH WALKER SURVEY, A-519  
UPSHUR COUNTY, TEXAS

Being that 4.580 acre tract described in Special Warranty Deed conveyed to Ettleman & Associates, LLC recorded by Clerk's Instrument No. 202306499 of the Official Public Records of Upshur County, Texas.



Scale: 1" = 80'  
Job No. 23147  
Firm No. 10194434

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

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

All bearings shown are rotated to Geodetic North to return to Grid North rotate counter-clockwise 1°51'42"

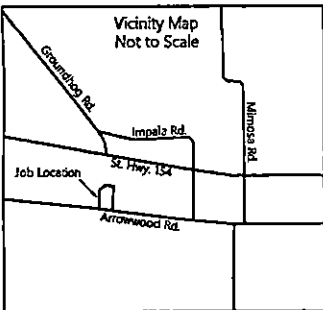
All distances shown are surface, using a combined scale factor of 1.00012932, to return to grid multiply by 0.99987069



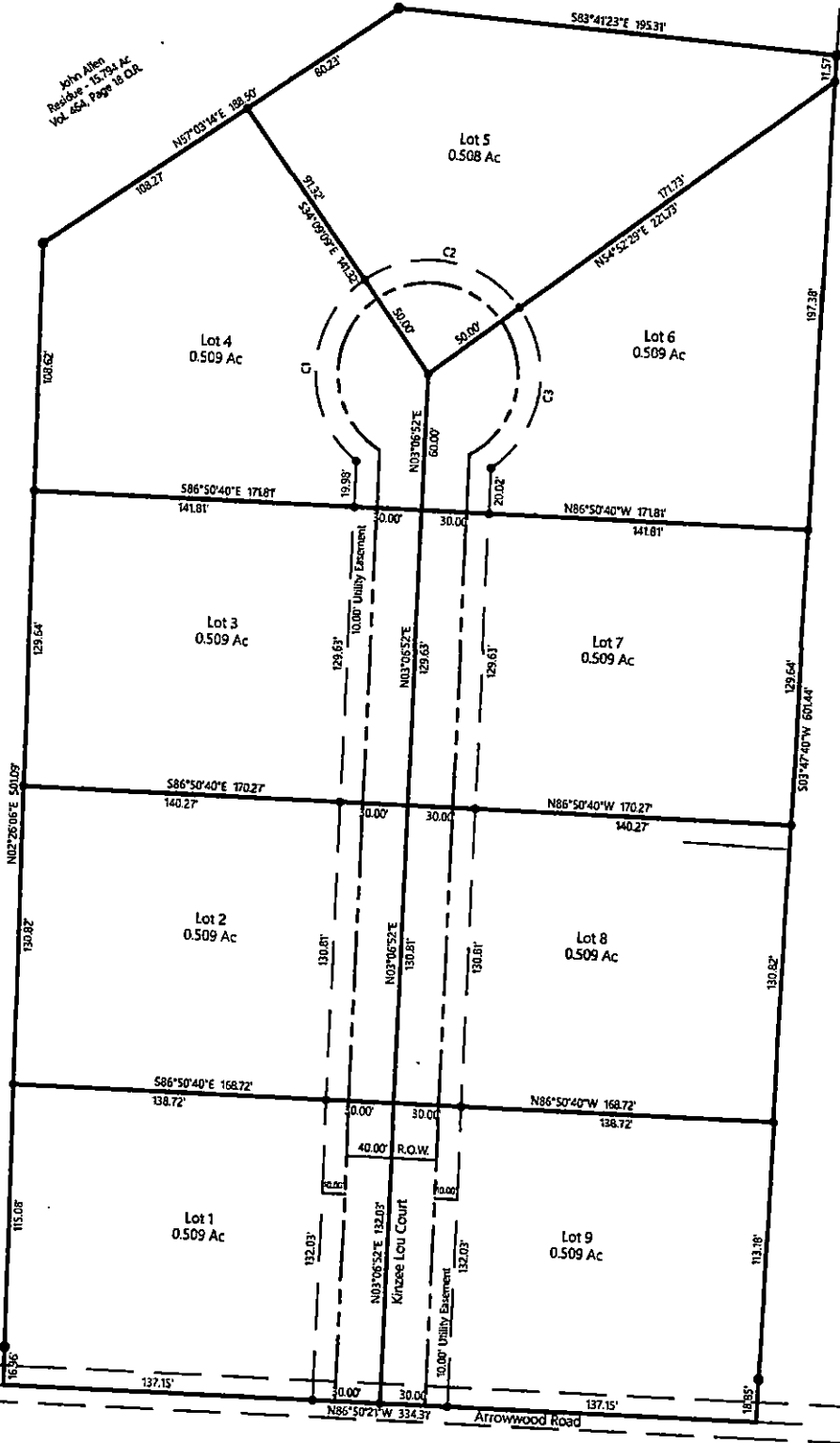
**Notes**

1. The 3M Settles Subdivision Home Owners Association shall own and maintain all common areas, streets, alleys, R.O.W., and easements.
2. According to FIRM No. 48459C0300F Effective: October 19, 2010 the lots shown hereon lies within Zone X
3. Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 92.38      | 50.00  | 105°51'47"  | N02°54'58"E   | 79.79        |
| C2    | 77.69      | 50.00  | 89°01'58"   | S79°38'20"E   | 70.11        |
| C3    | 79.74      | 50.00  | 91°24'12"   | S10°31'35"W   | 71.55        |



BY **KRISTIN CULBERSON** DEPUTY  
UPSHUR COUNTY, TX.  
2024 JAN 31 PM 1:55  
FILED  
TERRI ROSS  
COUNTY CLERK



Karen Seahorn  
5,000 Ac  
201702741 O.P.R.

Donald Seahorn and Mary  
Martha Revocable Trust  
Residue - 83.151 Ac  
202205598 O.P.R.

**OWNER'S CERTIFICATE**

We, Ettleman and Associates, owners in fee of the tract of land shown hereon, do accept this plan for the subdivision into lots and do dedicate to the 3M Settles Subdivision Home Owners Association for use as the common areas, streets, alleys, R.O.W., and easements shown.

*Phillip R. Settles*  
Phillip R. Settles, Signator for Ettleman and Associates

Approved this 31 day of JAN 2024 by the  
Commissioner of Upshur County, Texas

*Jedd*  
County Judge  
*Rene Odell*  
County Commissioner, Precinct 1  
*Gregory*  
County Commissioner, Precinct 2  
*Gregory*  
County Commissioner, Precinct 3  
*Gregory*  
County Commissioner, Precinct 4



SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this 31 day of JAN 2024

*Kristin Culberson*  
Notary Public of Texas

**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 represents a survey made on the ground by me and that the information provided in this Plat of said survey are in compliance with the Practice and Rules of the Professional Engineering and Land Surveying Board dated April 1, 2021.

WITNESS my hand and seal at Lindale, Texas, this the 15th day of December, 2023.

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

