

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998633.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A 13 LOT RESIDENTIAL SUBDIVISION.
5. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER COUNTY AND STATE REQUIREMENTS.
6. SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.

39.0 ACRES
JESSIE J. HUGGINS
TO
JAMES E. HUGGINS
VOL. 97, PG. 99, UCOFR

98 ACRES
JASON KNIGHT, ET UX
TO
BRANDON NUGENT, ET UX
CF #201606678, UCOFR

L.B. BROWN SURVEY
A-23

14.260 ACRES
JERRY E. PITTMAN, ET UX
TO
GREG WALSH, ET UX
CF #201103142, UCOFR

SURVEYORS CERTIFICATION

I, NICHOLAS NORTH CUTT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 111.651 ACRES, BEING A PORTION OF 173.479 ACRES CONVEYED FROM RURAL ACRES GROUP, LLC TO MISTLETOE DRAKE, LLC BY AN INSTRUMENT OF RECORD IN CLERKS FILE #202400888, UCOFR. ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEGINNING AND ENDING OF CURVES AND BOUNDARY CORNERS ARE MARKED WITH 5/8" X 2" IRON RODS UNLESS SHOWN OTHERWISE.

DEDICATION:

STATE OF TEXAS
COUNTY OF UPCHUR
WE, MISTLETOE DRAKE, LLC, OWNERS OF THE 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 THE _____ DAY OF _____, 2024.

PRESTON DRAKE
OWNER

ACKNOWLEDGEMENTS:

STATE OF TEXAS
COUNTY OF UPCHUR
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS THE _____ DAY OF _____, 2024, BY PRESTON DRAKE, OWNER OF MISTLETOE DRAKE, LLC, ON BEHALF OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THE _____ DAY OF _____, 2024

NOTARY PUBLIC IN AND FOR UPCHUR COUNTY, TEXAS

LEGEND

- (CM) CONTROLLING MONUMENT
- (REF) REFERENCE MONUMENT
- 5/8" IRON ROD SET



VICINITY MAP
SCALE: 1" = 2000'

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RESTRICTIONS

1. "RESIDENTIAL USE" ALL TRACTS, AND EACH AND EVERY ONE THEREOF ARE FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY. NO BUILDINGS OR STRUCTURE INTENDED FOR OR ADAPTED TO COMMERCIAL BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED, OR MAINTAINED ON SUCH PREMISES, OR ON ANY PART THEREOF.
2. "ABANDONED PROPERTY" NO PROPERTY, INCLUDING BUT NOT LIMITED TO, AUTOMOBILES, TRUCKS, TRAILERS, OR VEHICLES OF ANY KIND, SHALL BE ABANDONED ON ANY TRACT. NO DUMPING SHALL BE PERMITTED ON ANY TRACT.
3. "NOXIOUS OR OFFENSIVE ACTIVITIES PROHIBITED" NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY TRACT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
4. "SWINE" NO SWINE SHALL BE PERMITTED ON ANY TRACT.
5. "SHOOTING RANGES" NO COMMERCIAL SHOOTING RANGES SHALL BE PERMITTED ON ANY TRACT.
6. "RESIDENCE" ANY MANUFACTURED OR MODULAR HOME INSTALLED ON SAID TRACT MAY NOT BE MORE THAN FIFTEEN (15) YEARS OLD AT THE TIME OF INSTALLATION.
7. "RECREATIONAL VEHICLES" RECREATIONAL VEHICLES ARE PERMITTED ON SAID TRACTS, BUT MAY NOT BE MORE THAN TEN (10) YEARS AT THE TIME OF PLACEMENT.
8. BUILDING SETBACK LINES FOR ALL LOTS

FRONT 50'

BACK 50'

SIDE 25'

STATE OF TEXAS COUNTY OF UPCHUR

THIS PLAT IS APPROVED FOR FILING,
THIS THE _____ DAY OF _____, 2024.

COUNTY JUDGE

COMMISSIONERS

COMMISSIONERS

COMMISSIONERS

COMMISSIONERS

LINE	DIRECTION	LENGTH
L1	S08°49'55"E	49.85
L2	S08°49'55"E	183.44
L3	S11°02'25"E	35.85
L4	S11°02'25"E	231.35
L5	S11°02'25"E	319.10
L6	S07°31'30"E	216.48

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	52°25'56"	393.00	206.84	S10°45'11"W	205.74
C2	31°37'51"	474.94	111.24	S14°56'06"W	110.98
C3	51°09'29"	474.94	103.23	S01°04'42"E	102.57
C4	363°37'32"	318.10	21.98	S88°57'33"W	21.97
C5	067°34'50"	318.10	42.97	S67°56'51"W	42.97
C6	51°02'43"	454.94	150.94	S00°42'23"E	150.27
C7	51°23'56"	454.94	34.50	N15°27'24"E	34.31
C8	508°10'18"	420.07	89.32	N16°50'26"E	89.25

FINAL PLAT OF

MISTLETOE MANOR
13 LOTS, 1 BLOCK, 111.652 ACRES
BEING A PORTION OF 173.479 ACRES
RURAL ACRES GROUP, LLC
TO
MISTLETOE DRAKE, LLC
CLERKS FILE #202400888, UCOFR
IN THE WILSON DONAHUE SURVEY, A-123
UPCHUR COUNTY, TEXAS

Northcutt
Land Surveying
4620 HAWK ROAD, DANA, TEXAS 75840
WWW.NORTHCUTTSURVEYING.COM
PH: 903-311-8653 TBP: 1614760
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FEB. 29, 2024 DRAWN BY: NWN JOB #1407-001