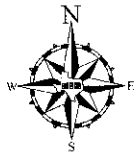


PROJECT LOCATION

200 100 0 200 400
GRAPHIC SCALE: 1" = 200' feet

LEGEND

BL.....Building Line
CIR.....Found 5/8" Capped Iron Rod Marked "B-I-D INC"
CIR(S).....Found 1/2" Capped Iron Rod Marked "SOUTHERN SURVEY RPLS 46147 COMPANY"
CIR(RP).....Found 1/2" Capped Iron Rod Marked "RPLS / 487"
CIR(RT).....Found 1/2" Capped Iron Rod Marked "TURNER 4606"
CIR(RTA).....Found 1/2" Capped Iron Rod Marked "TAYLOR 5245"
D.R.J.C.T.....Deed Records, Jasper County, Texas
D & U.E.....Drainage and Utility Easement
F.....Found
IPF.....Iron Pipe Found
IR.....Found 1/2" Iron Rod Found
IR(S).....Found 3/8" Iron Rod Found
IR(T).....Found 7/8" Iron Rod Found
IP4.....4-1/2" Iron Pipe
IR.....Found 1/2" Iron Rod Found
CIR(S).....Found 5/8" Capped Iron Rod Marked "B-I-D INC" Set
P.L.C.T.....Plat Record, Upshur County, Texas
PK.....PK Nail Found
PKS.....PK Nail Set
MGF.....MAG Nail Found
CST.....CST Nail Found
WAT.....Water

GENERAL NOTES

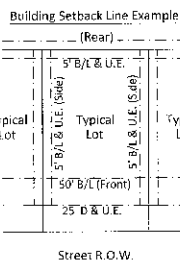
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Alltrea RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical datum established using the Alltrea RTKNet Cooperative Network. All elevations shown are NAVD83.
3. All property corners are set 5/8 inch capped iron rod marked "B-I-D INC" unless otherwise noted.
4. The property as plotted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Upshur County Clerk's Office.
5. The property as plotted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Upshur County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum floodway elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds for removed by other means prior to the filing of this plat at Upshur County, Texas as a conveyance of lots or parcels may be subject to times and withholding of utilities and/or building permits.
8. Water Supply Source: On-site wells.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any E.U. Jurisdiction.
11. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (dedicated by this plat) and are based upon the centerline of the existing gas pipeline that was located by Locust Grove, Inc., Kaid, Hampton and Brown, Inc. makes no warranty of the accuracy of the location marked by Texas C.I.
12. All roads are private and will be maintained by the POA.

FLOOD ZONE NOTE

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODATION BY THE 1% ANNUAL CHANCE FLOOD.

Zone A - Without Base Flood Elevations (BFE) determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48459C0425F, Map Issued October 19, 2010. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48459C0425F, Map Revised October 19, 2010.



APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

JABE ROBINSON AND HALEY ROBINSON
DOC. NO. 201601911
D.R.U.C.T.

J. SANDERS SURVEY
ABSTRACT No. 438
(SEC. 311)

REMAINDER OF
KENNETH BURGIN AND WIFE,
SHARON BURGIN
(TRACT TWO)
DOC. NO. 201601910
D.R.U.C.T.

W. WILLIAMS SURVEY
ABSTRACT No. 555
(SEC. 263)

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, rivers, streams, or other natural drainage courses that are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall be allowed.

PRIVATE ROAD STATEMENT

ALL ROADS ARE PRIVATE AND WILL BE MAINTAINED BY THE POA.

OWNER:
White Oak Creek Ranch, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:

BBA
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76118
mail@bhbb.com • 817.338.1277 • bhbb.com
TBPELS Firm #44, #10011300

FINAL PLAT

LOTS 1-87 & LOT 88X

WHITE OAK CREEK RANCH

(88 LOTS)

BEING A 419.144 ACRE TRACT OF LAND SITUATED WITHIN
M. LYON SURVEY, ABSTRACT NUMBER 292, SECTION 262,
M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &
W. CARLTON SURVEY ABSTRACT NUMBER 71, SECTION 260

UPSHUR COUNTY, TEXAS

MAY 2022

SHEET 1 OF 6

FILED
TERRI ROSS
COUNTY CLERK

2022 MAY 17 AM 8:21

UPSHUR COUNTY, TEXAS

BY KT

PROJECT
LOCATION



200 100 0 200 400
GRAPHIC SCALE: 1" = 200 Feet

LEGEND

- BL..... Building Line
- CIRF..... Found 5/8" Capped Iron Rod Marked "RFB INC
- CIRF(S)..... Found 1/2" Capped Iron Rod Marked "SOUTHERN SURVEY RPLS RL347 COMPANY"
- CIRF(SPL)..... Found 1/2" Capped Iron Rod Marked "RPLS 4437"
- CIRF(T)..... Found 1/2" Capped Iron Rod Marked "TURNER 4606"
- CIRF(TA)..... Found 1/2" Capped Iron Rod Marked "TAYLOR 5245"
- D.R.U.C.T..... Deed Records, Upshur County, Texas
- D & U..... Drainage and Utility Easement
- FD..... Found
- IPF..... Iron Pipe Found
- IRF..... 1/2" Iron Rod Found
- IRF(S)..... 3/8" Iron Rod Found
- IRF(T)..... 7/8" Iron Rod Found
- IP..... 1/2" Iron Pipe
- IR..... Iron Rod Found
- O.I.R.S..... 5/8" Capped Iron Rod Marked "B-H INC" Set
- P.L.I.L.C.T..... Plan Records, Loslaur County, Texas
- PK..... PK Nail Found
- PKS..... PK Nail Set
- MGP..... MAG Nail Found
- CST..... CST Nail Found
- WAT..... Water

GENERAL NOTES

1. Basis of surveying using U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKNet Cooperative Network. Reference frame is NAD83(2011) epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AITerra RTKNet Cooperative Network. All elevations shown are NAVD83.
3. All property corners are set 5/8" inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as plotted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Upshur County Clerk's Office.
5. The property as plotted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Upshur County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and roadway locations and minimum finished floor elevation data plotted on this plat.
7. No lot or parcel shown on this plat may be sold by miles and bounds (or conveyed by other means) prior to the filing of this plat at Upshur County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Sources: On-site well
9. Sewer Disposal: On-site septic
10. Subject property is not within any ELL jurisdiction.
11. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (dedicated by this plat) and are based upon the centerline of the existing gas pipeline that was located by TexasR11. Bore, Heston and Brown, Inc. makes no warranty of the accuracy of the location marked by TexasR11.
12. All roads are private and will be maintained by the POB.

FLOOD ZONE NOTE

A portion of the subject property lies within SPCAL FLOOD HAZARD AREAS (SPFHAS) SUBJECT TO INUNDATION BY T-4F 3% ANNUAL CHANCE FLOOD:

Zone A - Without Basic Flood Elevations (BFE) determined per HRM, Flood Insurance Rate Map, Community Panel Number 45459C0425F, Map Revised October 19, 2010. The location as shown is for scaling. This does not represent a detailed study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per HRM, Flood Insurance Rate Map, Community Panel Number 45459C0425F, Map Revised October 19, 2010.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ditches, ditches, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

OWNER:
White Oak Creek Ranch, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:



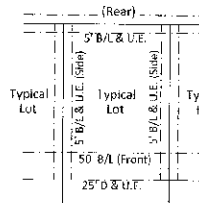
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgeway Place, Suite 700 Fort Worth, TX 76116
mail@bhinc.com • 817 338 1277 • bhinc.com
TPELS Firm #44, #10011300

PRIVATE ROAD STATEMENT

ALL ROADS ARE PRIVATE AND WILL BE MAINTAINED BY THE POA.

Building Setback Line Example



Street R.O.W.

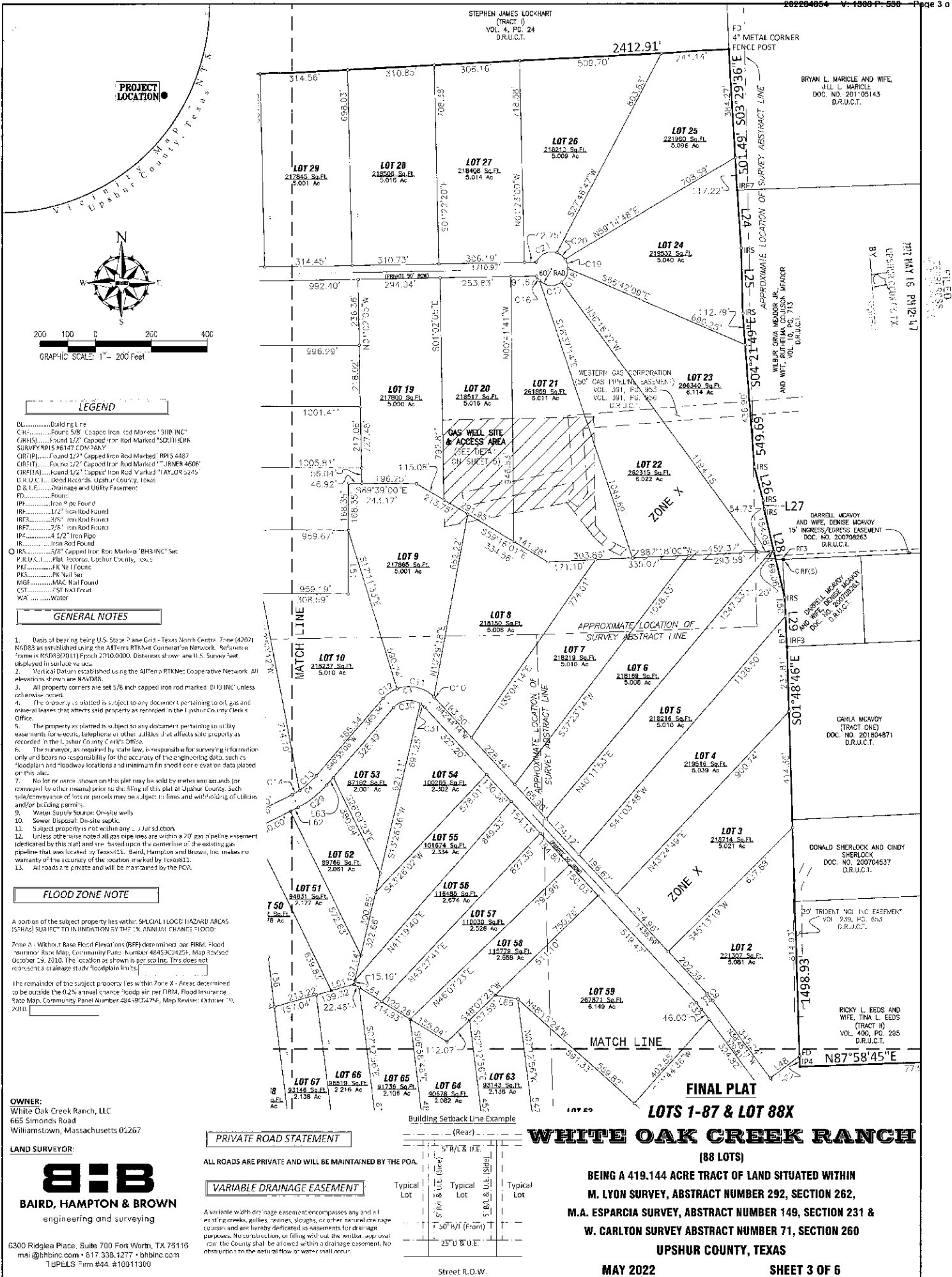
WHITE OAK CREEK RANCH

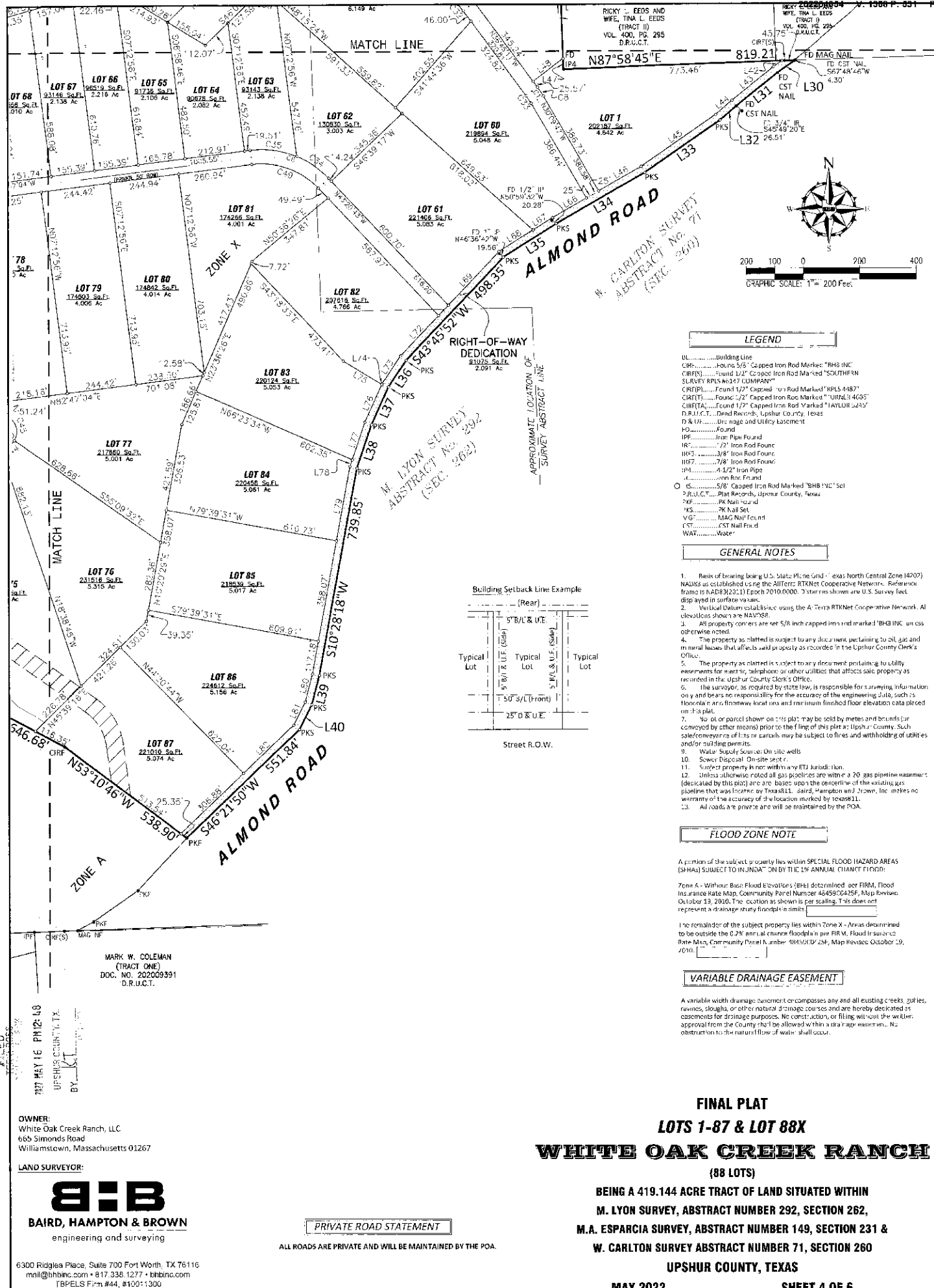
(88 LOTS)

BEING A 419.144 ACRE TRACT OF LAND SITUATED WITHIN
M. LYON SURVEY, ABSTRACT NUMBER 292, SECTION 262,
M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &
W. CARLTON SURVEY ABSTRACT NUMBER 71, SECTION 260
UPSHUR COUNTY, TEXAS

MAY 2022

SHEET 2 OF 6





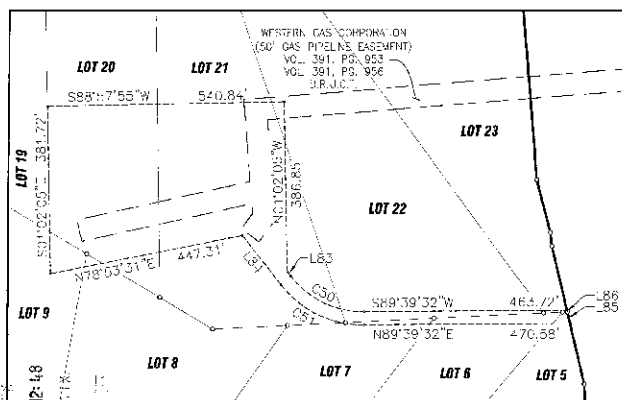
Line #	Direction	Length
L1	N0°49'37"W	331.42
L2	S89°02'05"W	7.9 29
L3	N12°43'46"E	518.79
L4	N41°24'35"W	169.60
L5	N44°35'35"W	83.82
L6	N6°21'7"W	47.54
L7	N8°17'41"E	170.55
L8	N1°03'00"E	82.23
L9	N27°43'33"E	104.90
L10	N7°38'12"W	84.25
L11	N16°27'16"W	29.36
L12	N6°35'03"W	130.69
L13	N1°20'24"E	95.49
L14	N7°40'01"W	89.35
L15	N27°06'00"E	81.54
L16	N5°55'37"W	201.01
L17	N10°41'47"E	57.53
L18	N22°55'18"E	65.07
L19	N3°48'18"E	70.35
L20	N10°05'22"E	73.30
L21	N8°20'39"W	118.20
L22	N12°21'21"E	60.00
L23	N10°2'30"W	116.08
L24	N1°48'50"E	207.77
L25	S1°31'30"E	231.84
L26	S14°33'13"E	123.35
L27	S6°57'01"E	31.39
L28	S1°51'12"E	333.14
L29	S2°45'19"E	175.24
L30	S5°51'17"W	78.52
L31	S51°32'59"W	105.78
L32	S49°35'54"W	77.48
L33	S59°36'01"W	323.24
L34	S60°10'4"W	352.38
L35	S56°01'03"W	220.10
L36	S33°35'34"W	113.03
L37	S21°22'22"W	146.58
L38	S18°55'19"W	186.67
L39	S14°47'12"W	105.05
L40	S26°27'30"W	98.15
L41	N0°11'15"W	420.08
L42	S04°51'17"W	38.43
L43	S51°33'50"W	126.44
L44	S19°35'24"W	76.90
L45	S05°35'01"W	319.93
L46	S60°10'4"W	172.84
L47	S1°48'46"E	37.81
L48	N5°21'49"E	131.94
L49	S2°45'19"E	107.94
L50	S2°45'19"E	67.25

Line #	Direction	Length
L51	N0°14'58"E	226.44
L52	N70°24'01"E	159.35
L53	S51°19'01"W	135.85
L54	S49°15'3"W	47.78
L55	N63°45'37"E	70.08
L56	S15°31'02"E	202.12
L57	N15°11'03"W	84.72
L58	S6°17'54"E	79.57
L59	S56°39'4"W	69.77
L60	S4°28'58"W	33.79
L61	S4°28'58"W	83.74
L62	N63°50'37"E	37.23
L63	N40°55'02"E	36.85
L64	N58°15'44"W	117.12
L65	N80°18'40"W	87.28
L66	S60°10'4"W	139.01
L67	S58°01'03"W	61.04
L68	S58°01'03"W	142.85
L69	S14°45'52"W	238.75
L70	N40°44'47"W	224.35
L71	S49°15'3"W	50.00
L72	S14°45'52"W	94.89
L73	S33°35'34"W	117.27
L74	S24°22'22"W	3.85
L75	N58°43'13"W	158.91
L76	S21°22'22"W	146.14
L77	S18°55'19"W	186.27
L78	S18°55'19"W	25.54
L79	S10°28'18"W	253.50
L80	S14°47'12"W	102.56
L81	S26°27'30"W	81.27
L82	S45°21'50"W	124.75
L83	N38°03'01"W	14.17
L84	S38°03'01"E	141.00
L85	N13°13'12"W	27.29
L86	N13°13'12"W	5.49
L87	N5°37'04"W	22.84
L88	N5°37'04"W	84.38
L89	N7°04'49"W	126.87
L90	N51°41'55"W	399.55
L91	N58°48'50"W	119.57
L92	N5°01'49"E	26.72
L93	S87°56'48"W	72.40
L94	S80°14'29"W	56.50
L95	S55°48'50"E	120.72
L96	S54°37'55"E	40.10
L97	S7°50'49"E	185.47

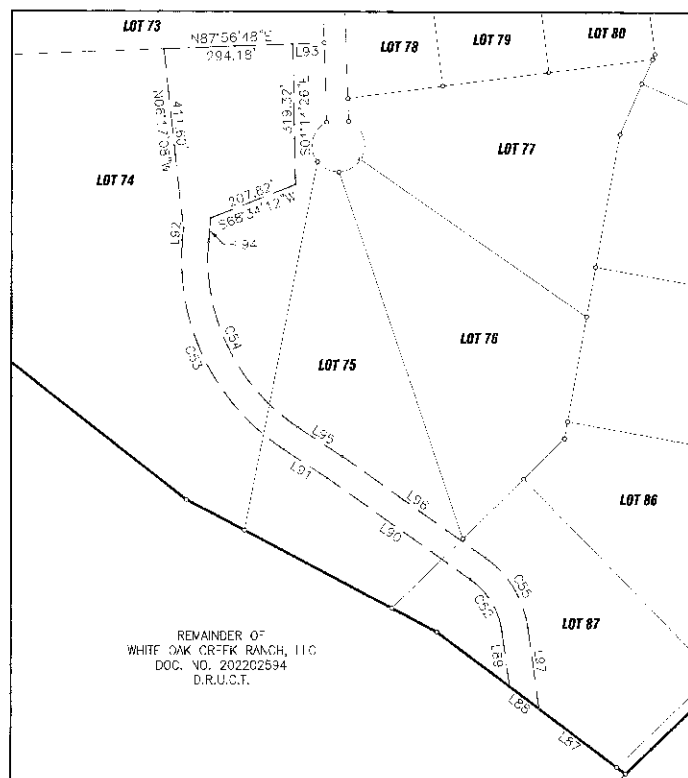
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°35'24"	300.00	34.51'	N33°27'29"W	34.49'
C2	5°59'03"	300.00	31.33'	N39°44'43"W	31.30'
C3	98°20'40"	100.00	155.15'	S89°05'26"W	149.03'
C4	22°55'31"	500.00	120.84'	N52°27'51"E	119.24'
C5	116°17'00"	100.00	202.99'	S58°00'53"E	169.87'
C6	63°32'13"	300.00	282.06'	N101°6'50"W	271.79'
C7	1°15'25"E	100.00	184.19'	S27°08'07"W	165.09'
C8	6°35'24"	325.00	37.38'	N33°27'29"W	37.38'
C9	5°59'03"	325.00	33.94'	N39°44'43"W	33.93'
C10	1°58'33"	175.00	4.31'	N43°43'30"W	4.31'
C11	65°43'14"	125.00	113.38'	N77°34'23"W	135.65'
C12	28°32'54"	125.00	62.55'	S55°14'33"W	61.80'
C13	16°31'35"	275.00	78.22'	S49°10'53"W	79.06'
C14	162°15'11"	275.00	30.77'	S88°36'49"W	30.70'
C15	116°17'00"	75.00	152.21'	N58°00'53"W	127.40'
C16	184°45'56"	80.00	19.93'	S35°09'00"E	19.55'
C17	82°35'17"	60.00	86.45'	S85°41'07"E	79.16'
C18	54°04'19"	60.00	56.62'	N26°00'05"E	54.85'
C19	33°48'30"	60.00	35.40'	N75°56'20"W	34.89'
C20	36°17'34"	60.00	38.03'	N52°56'20"W	37.37'
C21	88°16'32"	60.00	89.30'	S66°13'39"W	81.28'
C22	28°37'59"	60.00	79.98'	N39°58'32"W	79.67'
C23	85°07'03"	60.00	89.13'	S83°08'56"W	91.16'
C24	60°48'10"	60.00	63.87'	S10°11'20"W	60.73'
C25	45°02'10"	60.00	47.16'	S47°41'50"E	45.96'
C26	161°15'11"	125.00	152.92'	S23°15'14"E	99.21'
C27	34°43'38"	125.00	75.81'	S64°00'54"E	74.88'
C28	34°43'38"	125.00	75.81'	N30°13'27"E	74.88'
C29	27°55'31"	325.00	136.94'	N52°22'51"E	129.17'
C30	81°43'12"	75.00	105.97'	N61°46'42"E	98.13'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C31	1°15'25"E	75.00	19.14'	S60°02'58"E	19.09'
C32	3°59'03"	275.00	28.72'	N36°44'43"W	28.71'
C33	6°35'24"	275.00	31.63'	S33°27'29"E	31.51'
C34	24°33'32"	325.00	36.47'	N55°22'29"W	35.47'
C35	29°48'43"	325.00	36.91'	N82°18'36"W	37.00'
C36	2°2'56"	125.00	5.16'	N51°36'05"W	5.15'
C37	27°10'5"	125.00	59.30'	S66°19'42"W	58.74'
C38	51°10'40"	125.00	20.02'	S46°38'57"W	20.30'
C39	64°42'21"	125.00	14.17'	S11°42'27"W	13.75'
C40	7°5'40"	125.19'	7.09'	S24°33'47"E	7.06'
C41	26°33'0"	75.00	34.89'	N15°09'20"W	34.57'
C42	10°12'03"	80.00	36.19'	S12°50'40"W	32.86'
C43	53°59'30"	80.00	58.52'	S84°50'54"E	54.46'
C44	55°54'08"	80.00	58.54'	N60°13'07"E	56.25'
C45	99°28'25"	80.00	104.17'	N77°28'06"W	91.57'
C46	26°33'0"	160.00	46.51'	N10°09'20"W	46.13'
C47	26°33'0"	125.00	58.14'	N35°09'20"E	57.52'
C48	1°11'54"	75.00	45.65'	S27°09'07"W	42.52'
C49	53°52'13"	275.00	258.56'	N78°16'50"W	249.14'
C50	52°17'27"	210.00	91.66'	S84°11'45"E	89.07'
C51	52°17'27"	210.00	215.03'	S64°11'45"E	211.51'
C52	46°47'06"	175.00	129.90'	N31°14'22"W	138.86'
C53	61°50'33"	215.00	156.88'	S25°53'31"E	152.29'
C54	61°50'33"	435.00	491.12'	S25°53'31"E	467.62'
C55	46°47'06"	235.00	131.59'	N31°14'22"W	136.60'

GAS WELL SITE & ACCESS DETAIL



GAS WELL SITE & ACCESS DETAIL



FINAL PLAT **LOTS 1-87 & LOT 88X** **WHITE OAK CREEK RANCH** (88 LOTS)

BEING A 419.144 ACRE TRACT OF LAND SITUATED WITHIN
M. LYON SURVEY, ABSTRACT NUMBER 292, SECTION 262,
M.A. ESPARCIA SURVEY, ABSTRACT NUMBER 149, SECTION 231 &
W. CARLTON SURVEY ABSTRACT NUMBER 71, SECTION 260

UPSHUR COUNTY, TEXAS

MAY 2022

SHEET 5 OF 6

BAIRD, HAMPTON & BROWN
engineering and surveying

5300 Ridgela Place, Suite 700 Fort Worth, TX 76116
mhl@bhinc.com • 817.336.1277 • bhinc.com
IBPELS Firm #44 #10011300

