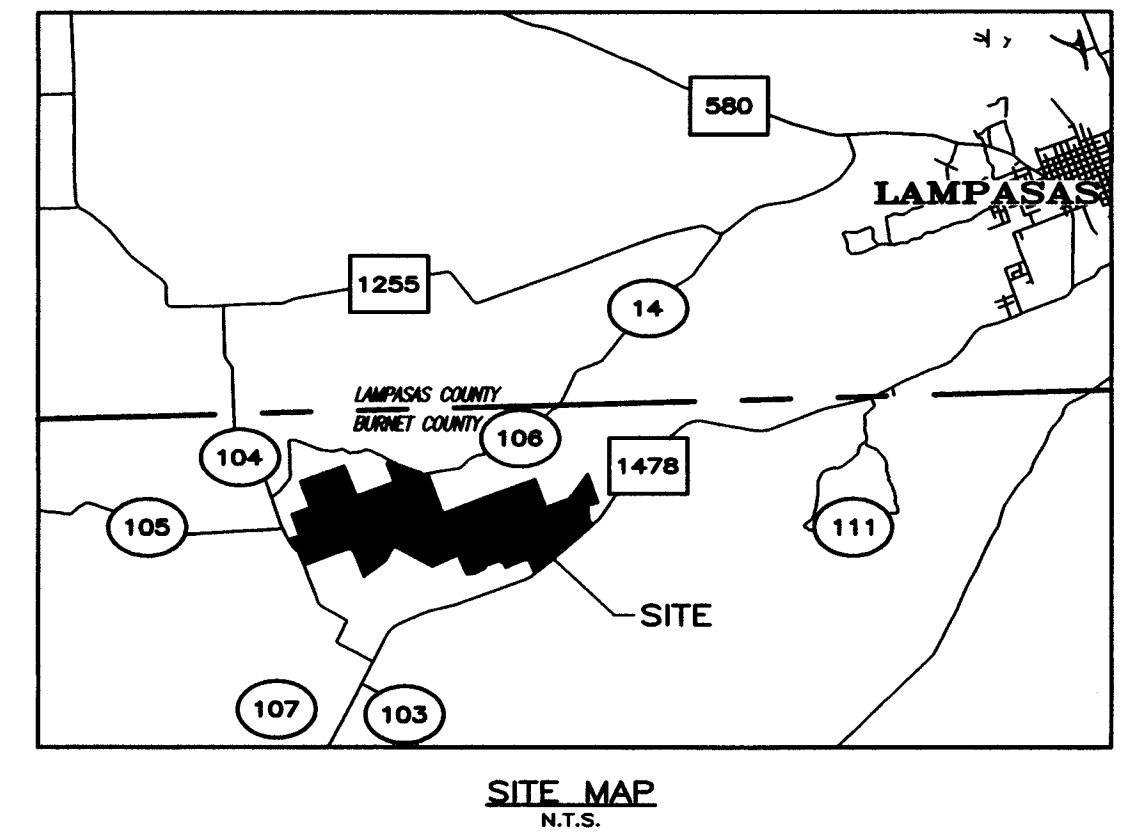
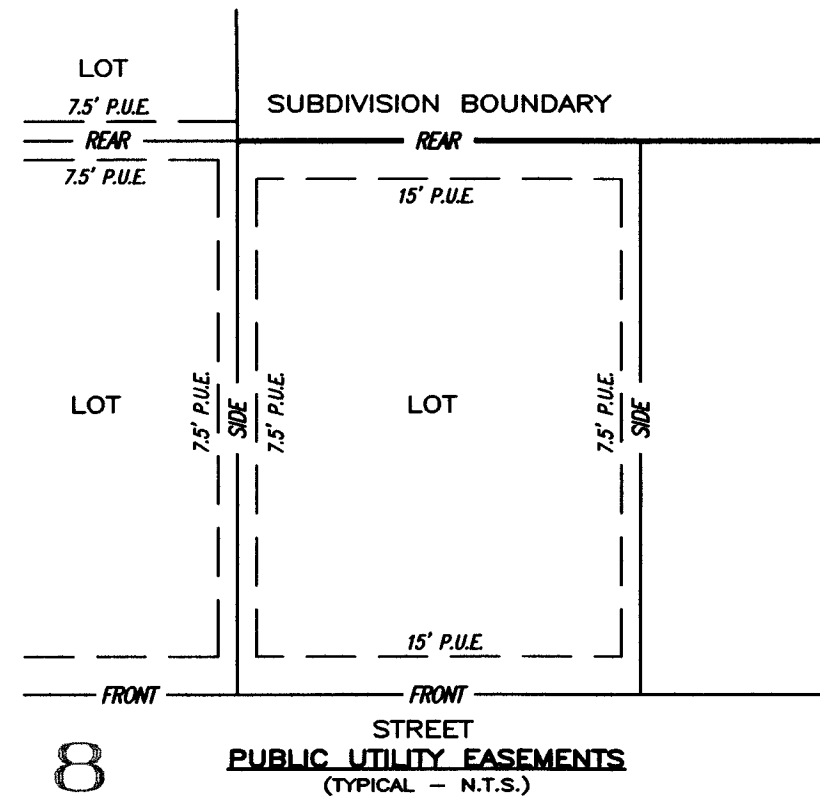
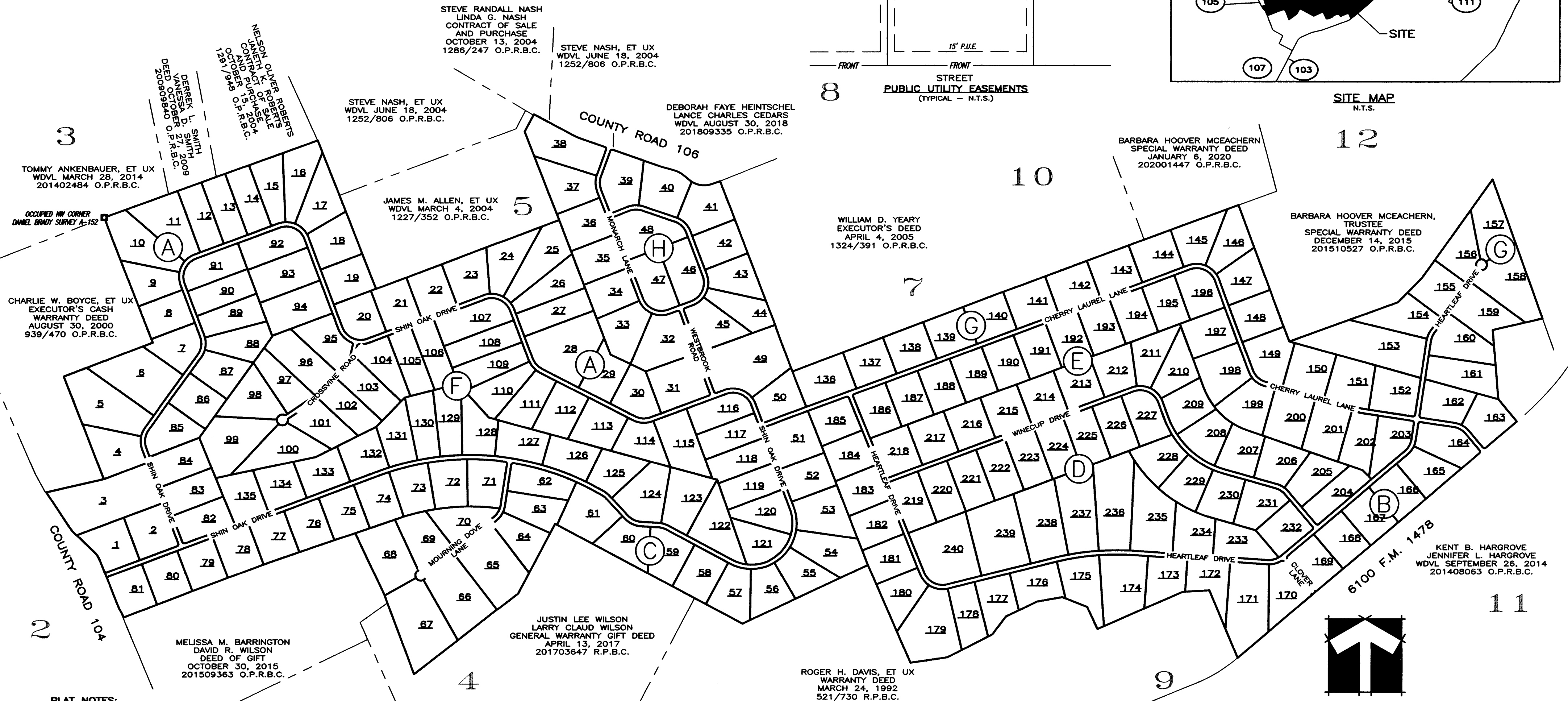


FINAL PLAT OF

CROSS TIMBER RANCH

1471.90 ACRES OUT OF THE DANIEL BRADLEY SURVEY, ABSTRACT NO. 152, C.S. WATKINS SURVEY, ABSTRACT NO. 1511, MARK FOWLER SURVEY, ABSTRACT NO. 1075, GEORGE STOLLEY, ABSTRACT NO. 842, J.A. CLEMENTS SURVEY, ABSTRACT NO. 1572, G.W. HAMITER SURVEY, ABSTRACT NO. 1607, W.F. BODENHAMER SURVEY, ABSTRACT NO. 1415, G.W. HAMITER SURVEY, ABSTRACT NO. 1086, ISAIAH H. AINSWORTH SURVEY, ABSTRACT NO. 38, GEORGE BYERLY SURVEY, ABSTRACT NO. 48 AND THE J. BURLESON SURVEY, ABSTRACT NO. 166, BURNET COUNTY, TEXAS.



PLAT NOTES:

- TOTAL ACREAGE: 1471.90 ACRES
- NO. OF LOTS: 240
- USE: RESIDENTIAL
- ALL PROPOSED STREETS ARE 50' RIGHT-OF-WAY
- OWNER/DEVELOPER: RECREATIONAL LAND SALES, LLC
10670 NORTH CENTRAL EXPY, STE 210
DALLAS, TEXAS 75231
2142529762
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE PROVIDED BY O.S.S.F.
- THIS AREA IS SHOWN TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP No. 48053C0050F DATED MARCH 15, 2012
- NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
- THIS FINAL PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
- THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
- TOPOGRAPHICAL INFORMATION BASED ON TNRS GIS DATA
- HORIZONTAL CONTROL (SPC 4203 TX C) IS BASED ON GPS FIELD OBSERVATIONS AND A NGS OPUS SOLUTION (37260780.210 OP1618246591648) USING THE FOLLOWING BASE STATIONS: DM4151 TXBT BELTON CORS ARP DG5763 TXBU BURNET CORS ARP D09385 TXGL GOLDTHWAITE CORS ARP ; COMBINED SCALE FACTOR (CSF) - 0.99981776



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker
Janet Parker, County Clerk
Burnet County Texas
10/29/2021 10:03:55 AM
FEE: \$1140.00
PLAT

202118111

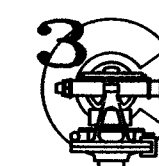
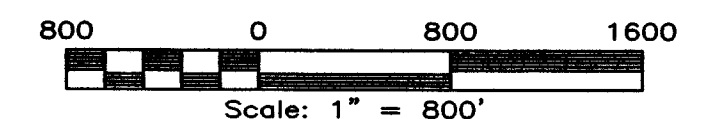
- ALL DISTANCES SHOWN HEREON ARE SURFACE (U.S. SURVEY FEET)
- MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
- ENTRY FEATURE EASEMENTS SHOWN HEREON ARE HERBY DEDICATED TO THE HOA FOR THE PURPOSES OF MAINTAINING THE ENTRY FEATURE AREA. NO INDIVIDUAL OWNER SHALL ERECT OR CAUSE TO BE ERECTED ANY VERTICAL IMPROVEMENTS WITHIN THIS EASEMENT.
- BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- ENGINEERING: ECKERMANN ENGINEERING, INC. (F-10496)
P.O. BOX 388
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
512-566-8160
- SURVEYING: TRIPLE C SURVEYING CO. (10193916)
P.O. BOX 544
LAMPASAS, TEXAS 76550
512-845-5440
- DATE OF SURVEY: MARCH 2020
- DATE OF PLAT PREPARATION: MAY 2020
- PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835

STREET DATA (50' R.O.W.)	
SHIN OAK DRIVE	22,222.25' LF
MONARCH LANE	1274.46' LF
MONARCH LANE	1784.75' LF
MONARCH LANE	4484.03' LF
CHERRY LAUREL LANE	9672.80' LF
WINECUP DRIVE	5870.16' LF
HEARTLEAF DRIVE	10,781.56' LF
CLOVER LANE	550.01' LF
WESTBROOK ROAD	1,049.99' LF

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- MAG NAIL SET w/SHINER "CCC 4835"
- BLOCK LETTER
- R.P.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET: 1 OF 15

CROSS TIMBER RANCH

FINAL PLAT OF
OCCUPIED NW CORNER
DANIEL BRADY SURVEY A-152

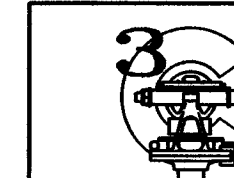
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

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w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- ⊙ MAG NAIL SET w/SHINER "CCC 4835"
- ⊙ BLOCK LETTER
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING

200 0 200 400
Scale: 1" = 200'

C:\210222 CROSS TIMBER RANCH FINAL PLAT
10-18-21.amg/NEW/10/18/2021



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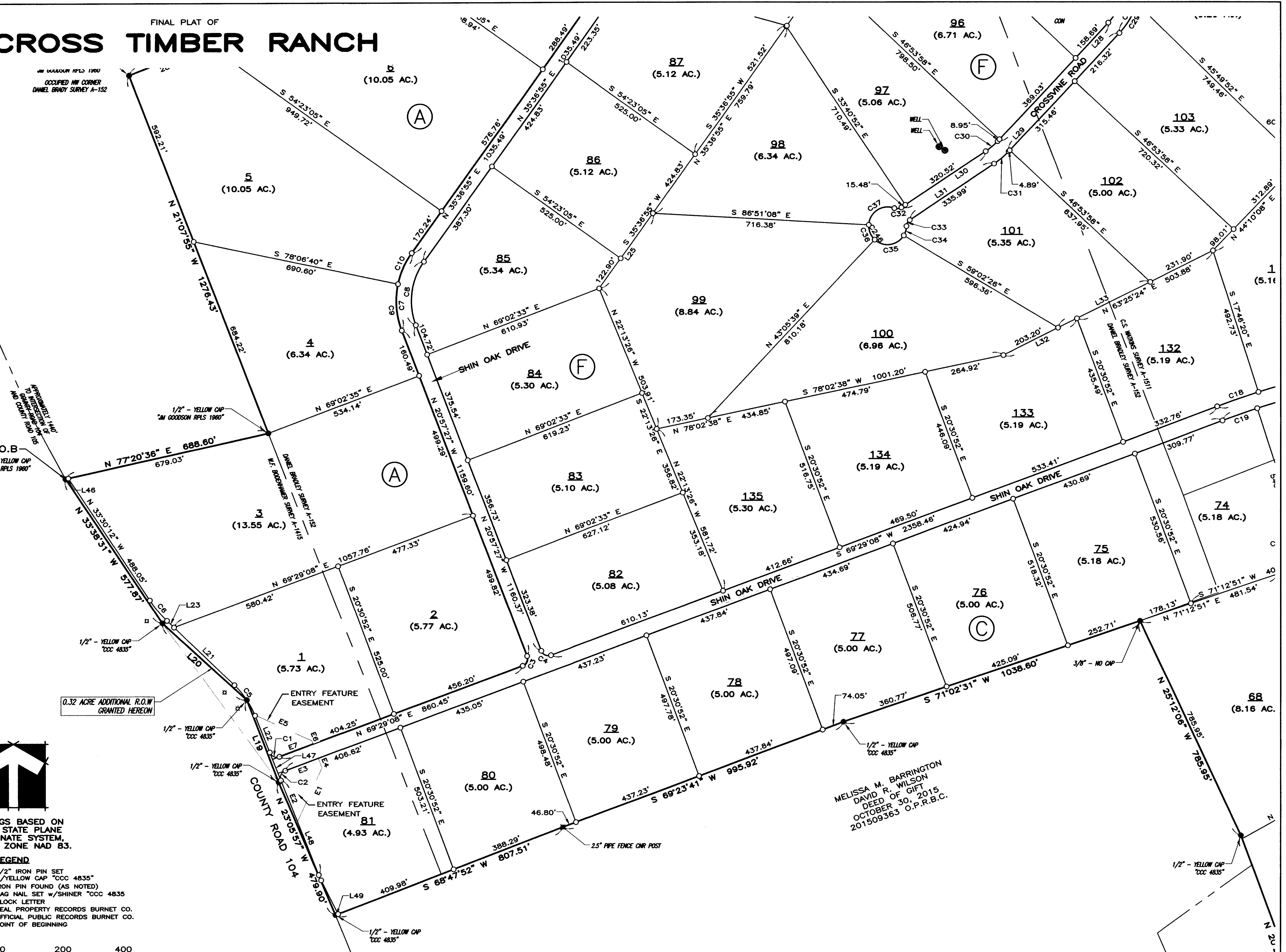
JOB No.: 210222

DRAWN: CCC

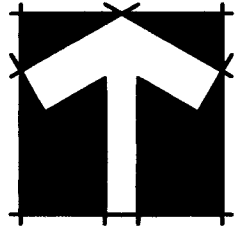
SHEET:

2 OF

15



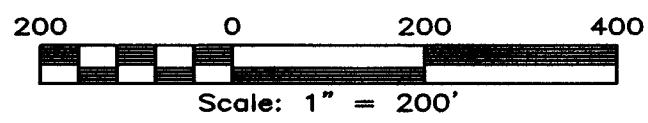
FINAL PLAT OF
CROSS TIMBER RANCH



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 1/2" IRON PIN SET
 - W/YELLOW CAP "CCC 4835"
 - IRON PIN FOUND (AS NOTED)
 - MAG NAIL SET W/SHINER "CCC 4835"
 - BLOCK LETTER
 - R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
 - P.O.B. POINT OF BEGINNING
- OCCUPIED NW CORNER
C.S. WATKINS SURVEY A-1511
- 2.5" PIPE FENCE
POST FOUND



CHARLIE W. BOYCE, ET UX
EXECUTOR'S CASH
WARRANTY DEED
AUGUST 30, 2000
939/470 O.P.R.B.C.

DERREK L. SMITH
VANESSA D. SMITH
DEED OCTOBER 27, 2009
200909840 O.P.R.B.C.

TOMMY ANKENBAUER, ET UX
WDVL MARCH 28, 2014
201402484 O.P.R.B.C.

NELSON OLIVER ROBERTS
JANETH K. ROBERTS
CONTRACT OF SALE
AND PURCHASE
OCTOBER 15, 2004
1291/948 O.P.R.B.C.

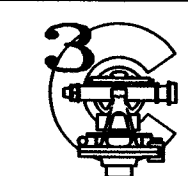
STEVE NASH, ET UX
WDVL JUNE 18, 2004
1252/806 O.P.R.B.C.

JAMES M. ALLEN, ET UX
WDVL MARCH 4, 2004
1227/352 O.P.R.B.C.

OCCUPIED NW CORNER
GEORGE STROLEY SURVEY
A-842

OCCUPIED NW CORNER
C.S. WATKINS SURVEY A-1511

OCCUPIED NW CORNER
DANIEL BRADY SURVEY A-152



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 78650
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET:
3 OF 15

C:\210222 CROSS TIMBER RANCH FINAL PLAT
10-18-21.dwg/REV/10/10/2021

FINAL PLAT OF



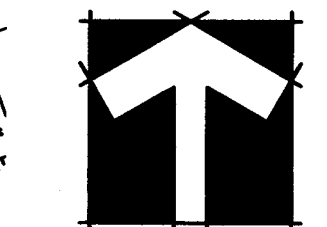
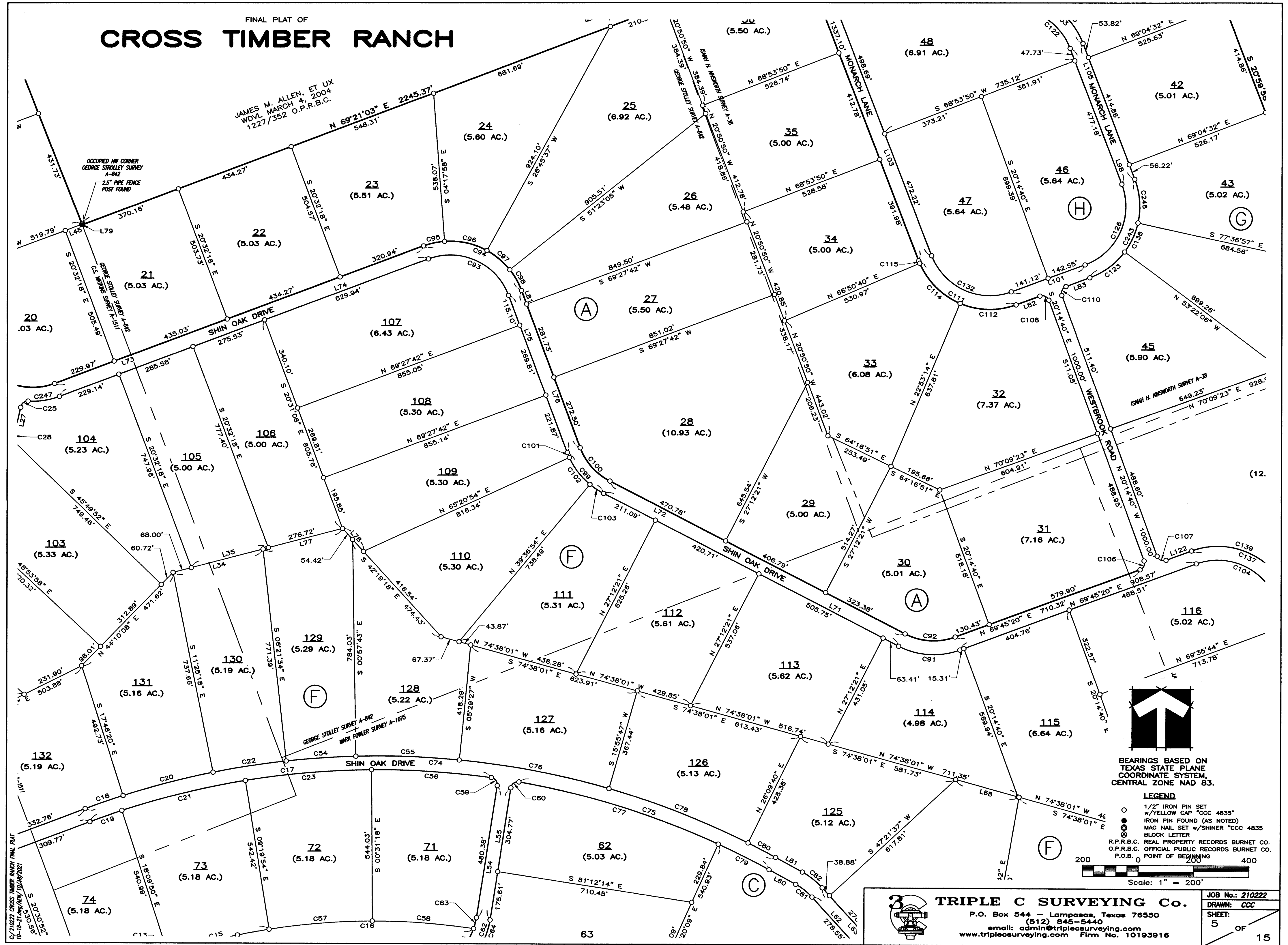
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

OF 15

CROSS TIMBER RANCH

FINAL PLAT OF

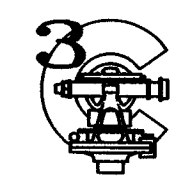
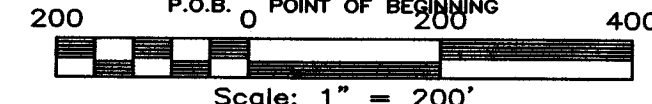
JAMES M. ALLEN, ET UX
WDVL MARCH 4, 2004
1227/352 O.P.R.B.C.



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

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- IRON PIN FOUND (AS NOTED)
- MAG NAIL SET w/SHINER "CCC 4835"
- BLOCK LETTER
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- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING



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www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET:
5 OF 15

CROSS TIMBER RANCH

FINAL PLAT OF

51
(6.48 AC.)

118
(5.02 AC.)

119
(5.02 AC.)

120
(5.02 AC.)

122
(6.76 AC.)

121
(5.02 AC.)

57
(5.47 AC.)

56
(5.00 AC.)

52
(5.04 AC.)

53
(6.65 AC.)

55
(5.00 AC.)

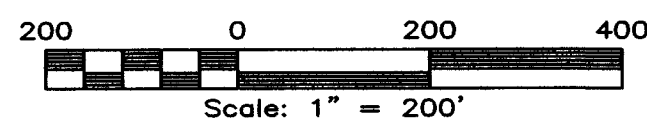
54
(6.83 AC.)

ROGER H. DAVIS, ET UX
WARRANTY DEED
MARCH 24, 1992
521/730 R.P.B.C.

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

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- IRON PIN FOUND (AS NOTED)
- ⊙ MAG NAIL SET w/SHINER "CCC 4835"
- Ⓢ BLOCK LETTER
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- O.P.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING



184
(5.00 AC.)

183
(5.02 AC.)

182
(5.00 AC.)

181
(5.01 AC.)

180
(5.07 AC.)

179
(10.08 AC.)

216
(5.09 AC.)

217
(5.09 AC.)

218
(5.15 AC.)

220
(5.14 AC.)

219
(5.14 AC.)

240
(10.69 AC.)

239
(10.66 AC.)

238
(9.22 AC.)

237
(8.81 AC.)

225
(5.14 AC.)

224
(5.14 AC.)

223
(5.14 AC.)

222
(5.14 AC.)

221
(5.14 AC.)

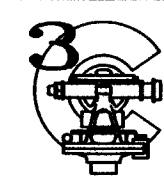
176
(5.25 AC.)

175
(6.34 AC.)

177
(5.08 AC.)

178
(5.11 AC.)

ROGER H. DAVIS, ET UX
WARRANTY DEED
MARCH 24, 1992
521/730 R.P.B.C.

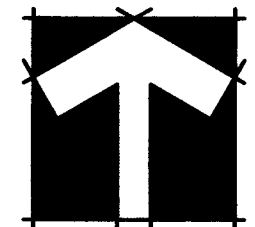
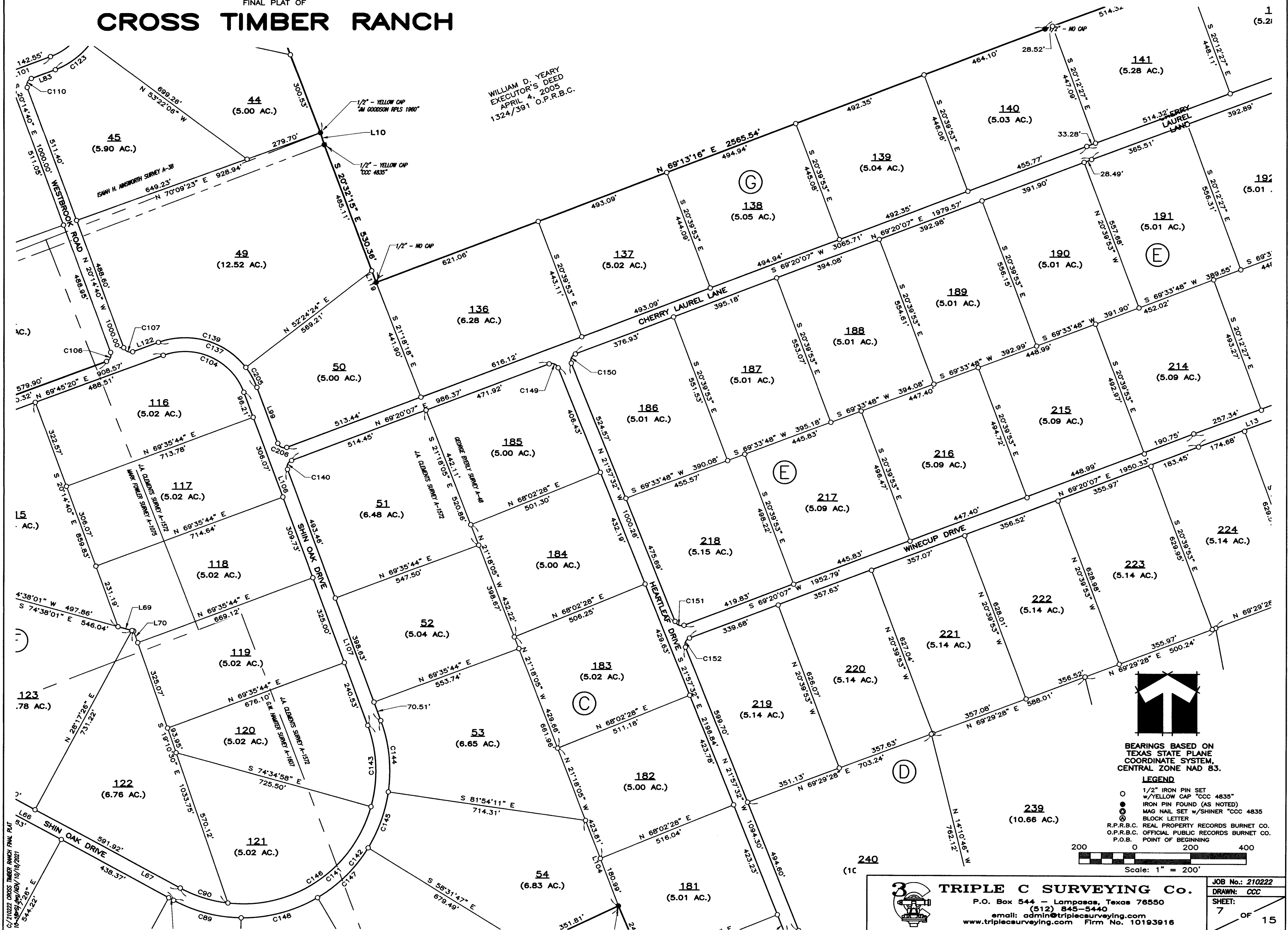


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www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET:
6 OF
15

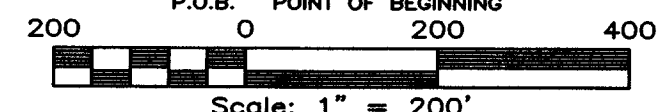
FINAL PLAT OF
CROSS TIMBER RANCH



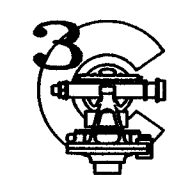
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

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- IRON PIN FOUND (AS NOTED)
- ⊙ MAG NAIL SET w/SHINER "CCC 4835"
- ⊙ BLOCK LETTER
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING



Scale: 1" = 200'



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JOB No.: 210222
DRAWN: CCC
SHEET:
7 OF 15

CROSS TIMBER RANCH

FINAL PLAT OF

STEVE NASH, ET UX
WDVL JUNE 18, 2004
1252/806 O.P.R.B.C.

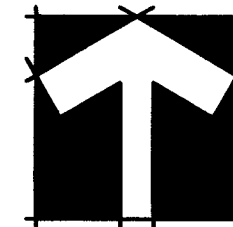
1.36 ACRES ADDITIONAL R.O.W.
GRANTED HEREON

DEBORAH FAYE HEINTSCHEL
LANCE CHARLES CEDARS
WDVL AUGUST 30, 2018
201809335 O.P.R.B.C.

DETAIL A
ENTRY FEATURE
EASEMENT
(NOT TO SCALE)

ENTRY LINE TABLE

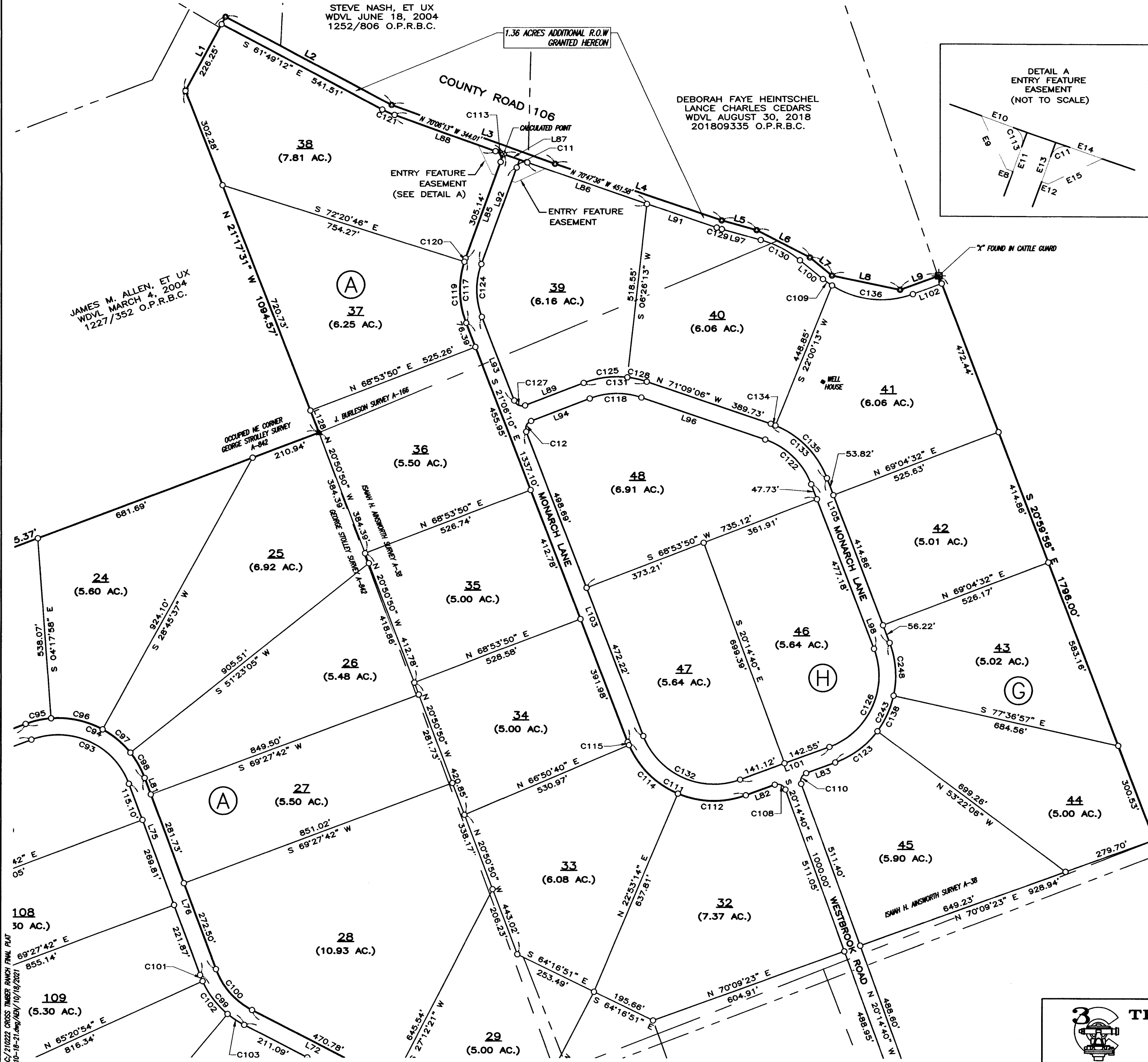
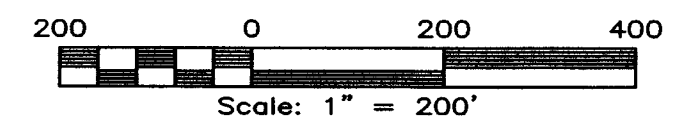
NO.	DIRECTION	LENGTH
E8	N 70°16'02" W	11.31'
E9	N 25°18'13" W	96.25'
E10	S 70°06'20" E	54.61'
E11	S 19°53'47" W	42.79'
E12	S 70°07'25" E	11.38'
E13	S 19°50'51" W	43.61'
E14	N 70°47'40" W	56.05'
E15	N 64°54'45" E	98.01'



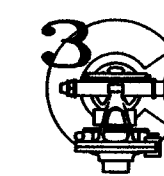
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

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- P.O.B. POINT OF BEGINNING



WILLIAM D. YEARY
EXECUTOR'S DEED
APRIL 4, 2005
1324/391 O.P.R.B.C.



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 78650
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET:
8 OF 15

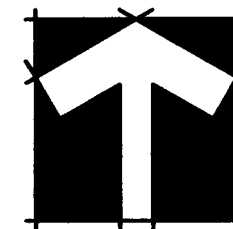


CROSS TIMBER RANCH

FINAL PLAT OF

BARBARA HOOVER MCEACHERN
SPECIAL WARRANTY DEED
JANUARY 6, 2020
202001447 O.P.R.B.C.

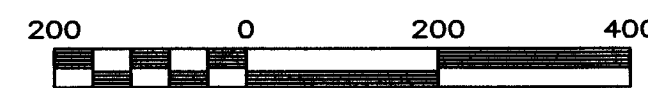
WILLIAM D. YEARY
EXECUTOR'S DEED
APRIL 4, 2005
1324/391 O.P.R.B.C.



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

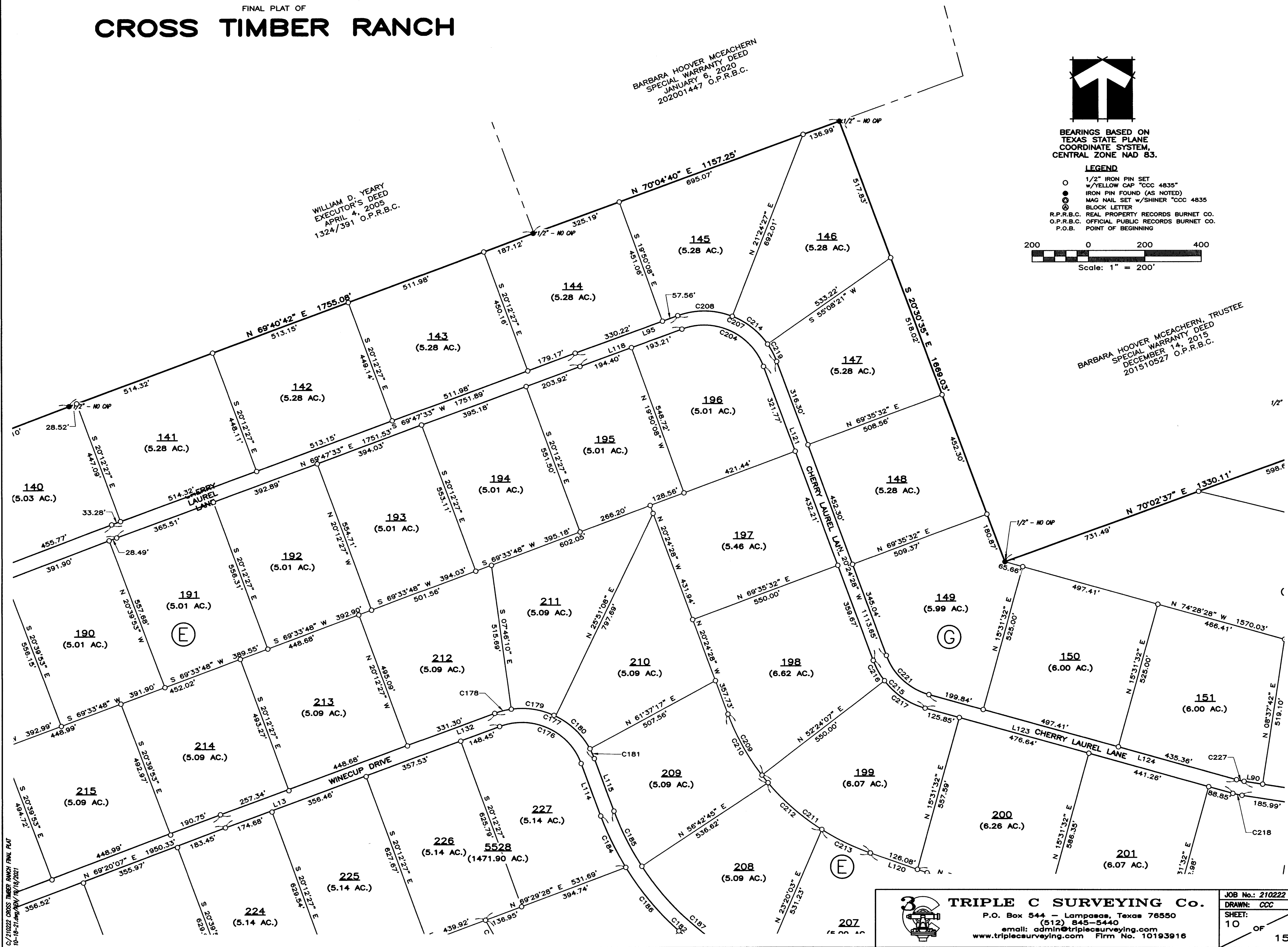
LEGEND

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- ⊙ BLOCK LETTER
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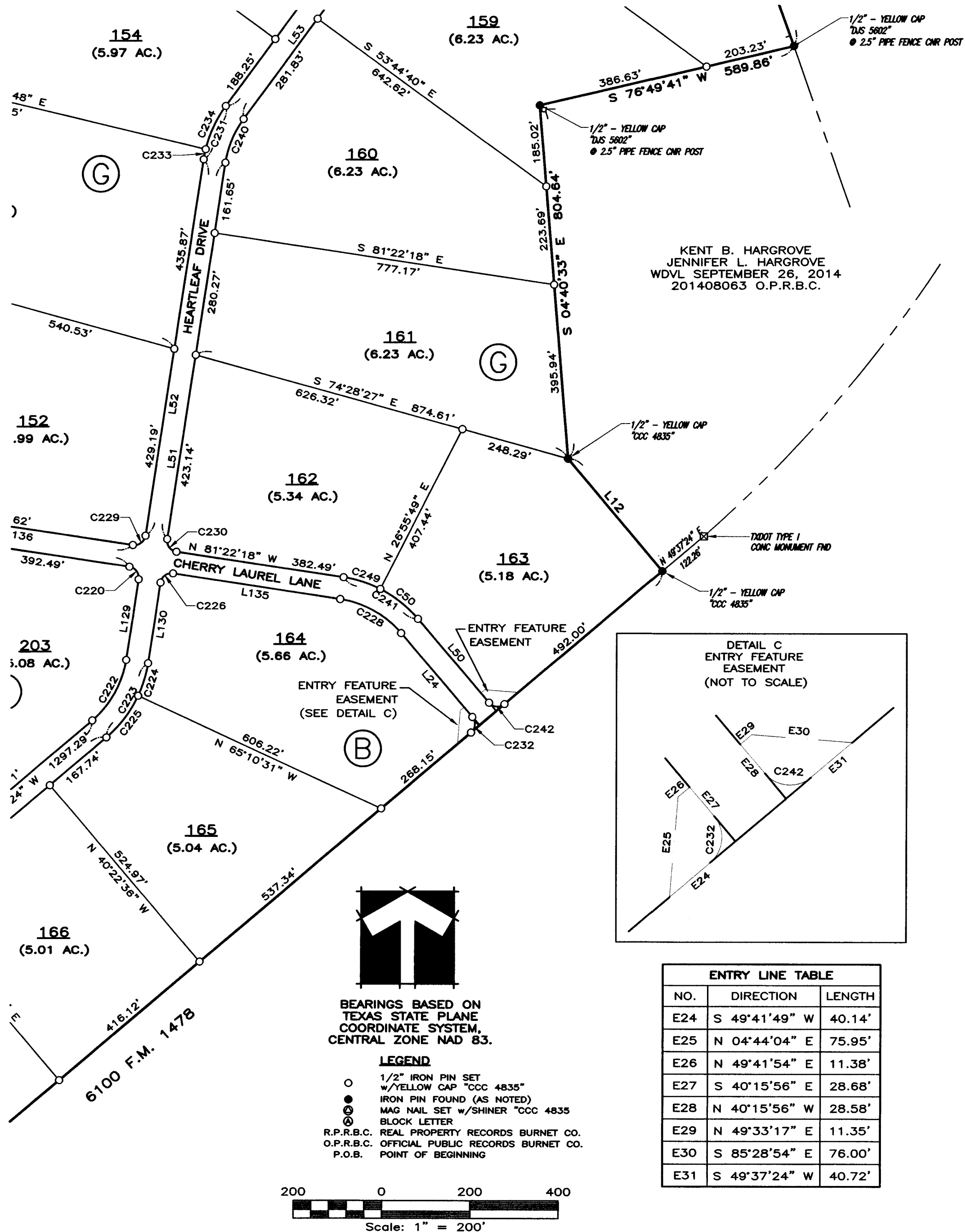
Scale: 1" = 200'

BARBARA HOOVER MCEACHERN, TRUSTEE
SPECIAL WARRANTY DEED
DECEMBER 14, 2015
201510527 O.P.R.B.C.



CROSS TIMBER RANCH

FINAL PLAT OF



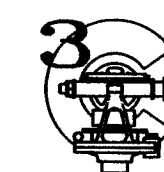
ENTRY LINE TABLE		
NO.	DIRECTION	LENGTH
E24	S 49°41'49" W	40.14'
E25	N 04°44'04" E	75.95'
E26	N 49°41'54" E	11.38'
E27	S 40°15'56" E	28.68'
E28	N 40°15'56" W	28.58'
E29	N 49°33'17" E	11.35'
E30	S 85°28'54" E	76.00'
E31	S 49°37'24" W	40.72'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 28°17'35" E	251.24'
L2	S 61°49'12" E	559.55'
L3	S 70°06'13" E	515.78'
L4	S 71°09'06" E	523.87'
L5	S 74°28'26" E	107.97'
L6	S 62°46'59" E	178.52'
L7	S 50°52'03" E	84.93'
L8	S 78°08'29" E	207.14'
L9	N 70°00'51" E	122.34'
L10	S 17°16'55" E	45.34'
L11	N 44°41'30" E	394.15'
L12	S 39°58'33" E	332.94'
L13	N 24°45'24" W	279.61'
L14	N 68°39'11" W	308.71'
L15	S 80°07'33" W	295.98'
L16	S 63°56'00" W	395.66'
L17	S 37°19'12" W	261.85'
L18	S 81°40'17" W	429.44'
L19	N 21°05'33" W	293.24'
L20	N 47°34'17" W	378.56'
L21	N 46°09'50" W	277.04'
L22	N 21°42'35" W	131.32'
L23	N 46°09'50" W	32.36'
L24	S 40°15'56" E	249.87'
L25	N 35°36'55" E	306.86'
L26	S 13°00'14" W	95.19'
L27	N 13°00'14" E	95.19'
L28	S 43°06'02" W	536.67'
L29	N 43°06'02" E	536.67'
L30	S 56°19'08" W	335.99'
L31	N 56°19'08" E	335.99'
L32	N 63°25'24" E	272.97'
L33	S 63°25'24" W	341.75'
L34	N 75°20'43" E	335.53'
L35	S 75°20'43" W	287.10'
L36	N 20°32'18" W	636.45'
L37	N 20°32'18" W	636.45'
L38	N 20°13'39" W	7.44'
L39	S 20°13'39" E	180.85'
L40	S 20°13'39" E	304.25'
L41	N 20°13'39" W	328.76'
L42	S 20°32'18" E	1104.58'
L43	S 20°32'18" E	1104.58'
L44	N 21°08'48" W	45.17'
L45	N 69°27'42" E	64.82'
L46	N 77°20'41" E	9.57'
L47	S 21°42'35" E	100.02'
L48	S 21°42'35" E	338.84'
L49	S 68°48'36" W	9.25'
L50	S 40°15'56" E	249.67'

LINE TABLE		
NO.	DIRECTION	LENGTH
L51	N 08°37'42" E	865.06'
L52	S 08°37'42" W	865.06'
L53	N 36°15'20" E	876.98'
L54	S 08°47'46" W	480.38'
L55	N 08°47'46" E	480.38'
L56	S 52°37'42" W	990.89'
L57	N 52°37'42" E	990.89'
L58	N 61°48'18" W	25.13'
L59	S 27°50'37" W	120.28'
L60	S 61°42'34" E	110.23'
L61	N 61°42'34" W	110.23'
L62	S 42°38'23" E	315.71'
L63	N 42°38'23" W	315.71'
L64	S 86°34'53" E	200.23'
L65	N 86°34'53" W	200.23'
L66	S 61°42'34" E	829.82'
L67	N 61°42'34" W	829.82'
L68	S 74°38'01" E	236.93'
L69	N 74°38'01" W	58.07'
L70	S 19°10'30" E	44.61'
L71	S 62°47'39" E	1200.95'
L72	S 62°47'39" E	1200.95'
L73	N 69°27'42" E	1420.20'
L74	N 69°27'42" E	1420.20'
L75	S 20°32'18" E	606.78'
L76	S 20°32'18" E	606.78'
L77	N 75°20'43" E	296.29'
L78	N 42°19'18" W	112.31'
L79	S 21°25'31" E	1839.92'
L80	N 20°32'18" W	58.21'
L81	S 20°32'18" E	52.55'
L82	S 69°45'20" W	91.83'
L83	N 69°45'20" E	91.83'
L84	S 36°15'20" W	876.98'
L85	N 19°53'47" E	330.14'
L86	N 70°47'40" W	376.89'
L87	N 70°47'12" W	74.69'
L88	S 70°06'14" E	319.02'
L89	S 68°53'50" W	186.51'
L90	N 81°22'18" W	66.86'
L91	S 71°09'06" E	219.13'
L92	S 19°53'47" W	306.04'
L93	S 21°06'10" E	266.19'
L94	S 68°53'50" W	186.51'
L95	S 70°09'52" W	387.78'
L96	N 71°09'06" W	389.73'
L97	S 74°28'26" E	120.25'
L98	N 20°55'28" W	524.90'
L99	N 20°24'16" W	214.95'
L100	S 50°52'03" E	88.31'

LINE TABLE		
NO.	DIRECTION	LENGTH
L101	N 69°45'20" E	283.66'
L102	N 70°00'51" E	91.57'
L103	S 21°06'10" E	970.91'
L104	N 21°18'05" W	327.28'
L105	N 20°55'28" W	524.90'
L106	S 20°24'16" E	1277.54'
L107	N 20°24'16" W	962.59'
L108	S 75°49'14" W	1251.44'
L109	N 75°49'14" E	1251.44'
L110	N 86°06'54" W	1529.76'
L111	S 86°06'54" E	1529.76'
L112	S 40°22'36" E	478.98'
L113	N 40°22'36" W	475.00'
L114	S 20°24'28" E	198.59'
L115	N 20°24'28" W	198.59'
L116	S 40°22'36" E	483.71'
L117	N 40°22'36" W	483.71'
L118	N 70°09'52" E	387.62'
L119	S 20°32'15" E	45.25'
L120	S 71°01'17" E	213.30'
L121	S 20°24'28" E	1113.65'
L122	S 69°45'20" W	98.25'
L123	S 74°28'28" E	1132.61'
L124	S 74°28'28" E	1132.61'
L125	N 71°01'17" W	301.59'
L126	N 45°12'20" W	145.84'
L127	S 81°22'18" E	578.48'
L128	N 21°17'31" W	71.57'
L129	S 08°37'42" W	185.32'
L130	N 08°37'42" E	185.32'
L131	N 69°47'33" E	1037.12'
L132	S 69°47'33" W	1037.32'
L133	S 74°28'28" E	614.84'
L134	N 74°28'28" W	614.84'
L135	S 81°22'18" E	382.49'
L136	N 81°22'18" W	578.48'

ENTRY LINE TABLE		
NO.	DIRECTION	LENGTH
E1	S 24°23'38" W	196.96'
E2	N 21°42'35" W	147.74'
E3	N 69°29'08" E	117.12'
E4	S 20°33'03" E	33.73'
E5	S 65°30'52" E	207.84'
E6	S 20°33'03" E	11.38'
E7	S 69°29'08" W	119.17'



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 210222
DRAWN: CCC
SHEET: 11 OF 15

CROSS TIMBER RANCH

FINAL PLAT OF

BARBARA HOOVER MCEACHERN, TRUSTEE
SPECIAL WARRANTY DEED
DECEMBER 14, 2015
201510527 O.P.R.B.C.

BARBARA HOOVER MCEACHERN, TRUSTEE
SPECIAL WARRANTY DEED
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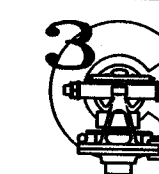
KENT B. HARGROVE
JENNIFER L. HARGROVE
WDVL SEPTEMBER 26, 2014
201408063 O.P.R.B.C.

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 1/2" IRON PIN SET
- w/YELLOW CAP "CCC 4835"
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ MAG NAIL SET w/SHINER "CCC 4835"
- ⊙ BLOCK LETTER
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
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P.O. Box 544 - Lampasas, Texas 76550
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JOB No.: 210222
DRAWN: CCC

SHEET:
12 OF 15

C:\210222 CROSS TIMBER RANCH FINAL PLAT
10-18-21.dwg/REV 10/18/2021

FINAL PLAT OF
CROSS TIMBER RANCH

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	88°48'16"	25.00'	38.75'	N 66°06'44" W	34.98'
C2	91°05'53"	25.00'	39.75'	S 23°56'12" W	35.69'
C3	90°26'35"	25.00'	39.46'	N 24°15'50" E	35.49'
C4	89°33'25"	25.00'	39.08'	N 65°44'10" W	35.22'
C5	24°52'05"	290.17'	125.94'	N 33°43'35" W	124.96'
C6	12°39'39"	400.00'	88.39'	N 39°50'01" W	88.21'
C7	56°34'22"	275.00'	271.53'	N 07°19'44" E	260.63'
C8	56°34'22"	225.00'	222.16'	N 07°19'44" E	213.25'
C9	32°50'47"	275.00'	157.65'	N 04°32'04" W	155.50'
C10	23°43'35"	275.00'	113.88'	N 23°45'07" E	113.07'
C11	89°18'33"	25.00'	38.97'	S 64°33'03" W	35.14'
C12	90°00'00"	25.00'	39.27'	S 23°53'50" W	35.36'
C13	0°13'48"	2425.00'	9.74'	S 72°27'17" W	9.74'
C14	6°21'17"	2425.00'	268.95'	S 74°59'10" W	268.82'
C15	8°51'45"	2425.00'	375.09'	S 76°27'23" W	374.72'
C16	20°14'02"	2425.00'	856.39'	S 88°16'50" W	851.95'
C17	28°20'22"	2975.00'	1471.48'	N 83°39'18" E	1456.53'
C18	2°44'33"	3025.00'	144.79'	S 70°51'24" W	144.78'
C19	2°21'03"	2975.00'	122.06'	N 70°39'39" E	122.05'
C20	6°21'02"	3025.00'	335.28'	S 75°24'11" W	335.11'
C21	8°49'56"	2975.00'	458.60'	N 76°15'08" E	458.15'
C22	5°03'44"	3025.00'	267.27'	S 81°06'34" W	267.18'
C23	8°48'36"	2975.00'	457.45'	N 85°04'24" E	457.00'
C24	80°24'21"	25.00'	35.08'	S 27°11'57" E	32.27'
C25	80°24'21"	25.00'	35.08'	N 53°12'25" E	32.27'
C26	30°05'47"	225.00'	118.19'	S 28°03'08" W	116.83'
C27	30°05'47"	275.00'	144.45'	N 28°03'08" E	142.80'
C28	6°24'25"	275.00'	30.75'	N 16°12'27" E	30.74'
C29	23°41'22"	275.00'	113.70'	N 31°15'20" E	112.89'
C30	13°13'06"	225.00'	51.91'	S 49°42'35" W	51.79'
C31	13°13'06"	275.00'	63.44'	N 49°42'35" E	63.30'
C32	55°09'00"	25.00'	24.06'	S 83°53'38" W	23.15'
C33	55°09'00"	25.00'	24.06'	N 28°44'37" E	23.15'
C34	29°47'26"	62.50'	32.50'	N 16°03'50" E	32.13'
C35	102°08'05"	62.50'	111.41'	N 82°01'36" E	97.24'
C36	50°03'13"	62.50'	54.60'	S 21°52'45" E	52.88'
C37	108°19'16"	62.50'	118.16'	S 57°18'30" W	101.33'
C38	56°09'13"	225.00'	220.51'	N 07°32'18" E	211.79'
C39	56°09'13"	275.00'	269.52'	N 07°32'18" E	258.86'
C40	20°26'28"	275.00'	98.11'	N 25°23'41" E	97.59'
C41	29°44'23"	275.00'	142.74'	N 00°18'15" E	141.14'
C42	5°58'22"	275.00'	28.67'	N 17°33'07" W	28.65'
C43	90°18'39"	275.00'	433.46'	N 24°37'01" E	389.96'
C44	90°18'39"	225.00'	354.65'	N 24°37'01" E	319.06'
C45	31°59'26"	275.00'	153.54'	N 04°32'35" W	151.56'
C46	29°21'11"	275.00'	140.88'	N 26°07'43" E	139.35'
C47	28°58'03"	275.00'	139.03'	N 55°17'20" E	137.56'
C48	89°41'21"	275.00'	430.48'	S 65°22'59" E	387.85'
C49	89°41'21"	225.00'	352.21'	S 65°22'59" E	317.33'
C50	22°48'15"	275.00'	109.45'	N 51°40'03" W	108.73'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C51	23°14'44"	275.00'	111.57'	S 80°31'47" E	110.81'
C52	38°50'38"	275.00'	186.44'	S 49°29'06" E	182.89'
C53	9°31'28"	275.00'	45.71'	S 25°18'03" E	45.66'
C54	4°46'02"	3025.00'	251.69'	S 86°01'27" W	251.61'
C55	7°04'59"	3025.00'	373.96'	N 88°03'02" W	373.72'
C56	8°20'47"	2975.00'	433.38'	S 86°20'54" E	432.99'
C57	8°50'05"	2425.00'	373.92'	N 85°19'07" E	373.55'
C58	8°39'41"	2425.00'	366.58'	S 85°56'00" E	366.24'
C59	90°58'16"	25.00'	39.69'	S 36°41'23" E	35.65'
C60	90°58'16"	25.00'	39.69'	N 54°16'54" E	35.65'
C61	43°49'56"	225.00'	172.13'	S 30°42'44" W	167.96'
C62	43°49'56"	275.00'	210.38'	N 30°42'44" E	205.29'
C63	10°16'01"	225.00'	40.32'	S 13°55'46" W	40.26'
C64	15°17'34"	275.00'	73.40'	N 16°26'33" E	73.18'
C65	33°33'55"	225.00'	131.81'	S 35°50'45" W	129.93'
C66	28°32'22"	275.00'	136.98'	N 38°21'31" E	135.57'
C67	55°09'00"	25.00'	24.06'	N 25°03'12" E	23.15'
C68	290°18'01"	62.50'	316.67'	S 37°22'18" E	71.43'
C69	55°09'00"	25.00'	24.06'	S 80°12'12" W	23.15'
C70	62°48'41"	62.50'	68.52'	N 28°53'02" E	65.14'
C71	90°19'08"	62.50'	98.52'	S 74°33'03" E	88.63'
C72	94°36'34"	62.50'	103.20'	S 17°54'48" W	91.87'
C73	42°33'38"	62.50'	46.43'	S 86°29'53" W	45.37'
C74	48°48'18"	3025.00'	2576.72'	N 86°06'43" W	2499.52'
C75	18°31'24"	2975.00'	961.80'	S 70°58'16" E	957.61'
C76	10°26'20"	3025.00'	551.14'	N 79°17'23" W	550.38'
C77	14°34'07"	2975.00'	756.46'	S 72°56'55" E	754.42'
C78	10°13'53"	3025.00'	540.17'	N 68°57'16" W	539.46'
C79	3°57'16"	2975.00'	205.33'	S 63°41'13" E	205.29'
C80	2°07'45"	3025.00'	112.42'	N 62°46'27" W	112.41'
C81	19°04'12"	225.00'	74.89'	S 52°10'29" E	74.54'
C82	19°04'12"	275.00'	91.53'	N 52°10'29" W	91.11'
C83	43°56'30"	275.00'	210.90'	S 64°36'38" E	205.77'
C84	43°56'30"	225.00'	172.56'	N 64°36'38" W	168.36'
C85	24°52'18"	225.00'	97.67'	S 74°08'44" E	96.91'
C86	24°52'18"	275.00'	119.38'	N 74°08'44" W	118.44'
C87	6°27'34"	275.00'	31.00'	N 83°21'05" W	30.99'
C88	18°24'44"	275.00'	88.37'	N 70°54'56" W	87.99'
C89	27°34'43"	525.00'	252.70'	S 75°29'56" E	250.27'
C90	21°44'07"	475.00'	180.19'	N 72°34'38" W	179.11'
C91	47°27'01"	275.00'	227.75'	S 86°31'09" E	221.29'
C92	47°27'01"	225.00'	186.34'	S 86°31'09" E	181.06'
C93	90°00'00"	225.00'	353.43'	S 65°32'18" E	318.20'
C94	90°00'00"	275.00'	431.97'	S 65°32'18" E	388.91'
C95	16°14'20"	275.00'	77.94'	N 77°34'52" E	77.68'
C96	33°03'36"	275.00'	158.68'	S 77°46'10" E	156.48'
C97	22°37'28"	275.00'	108.59'	S 49°55'39" E	107.89'
C98	18°04'36"	275.00'	86.76'	S 29°34'37" E	86.40'
C99	42°15'20"	275.00'	202.81'	S 41°39'59" E	198.25'
C100	42°15'20"	225.00'	165.94'	S 41°39'59" E	162.20'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C101	4°06'47"	275.00'	19.74'	S 22°35'42" E	19.74'
C102	25°44'01"	275.00'	123.51'	S 37°31'06" E	122.48'
C103	12°24'32"	275.00'	59.56'	S 56°35'23" E	59.44'
C104	89°50'24"	225.00'	352.80'	S 65°19'28" E	317.75'
C105	18°04'31"	275.00'	86.75'	N 78°48'36" E	86.40'
C106	90°00'00"	25.00'	39.27'	N 24°45'20" E	35.36'
C107	90°00'00"	25.00'	39.27'	N 65°14'40" W	35.36'
C108	90°00'00"	25.00'	39.27'	N 65°14'40" W	35.36'
C109	6°56'42"	275.00'	33.33'	S 54°20'23" E	33.31'
C110	90°00'00"	25.00'	39.27'	N 24°45'20" E	35.36'
C111	89°08'30"	275.00'	427.85'	N 65°40'25" W	385.98'
C112	43°07'54"	275.00'	207.02'	N 88°40'43" W	202.16'
C113	89°59'12"	25.00'	39.27'	S 25°05'59" E	35.36'
C114	43°57'26"	275.00'	210.98'	N 45°08'03" W	205.84'
C115	2°03'09"	275.00'	9.85'	N 22°07'45" W	9.85'
C116	290°18'01"	62.50'	316.67'	N 53°44'40" W	71.43'
C117	40°59'57"	275.00'	196.78'	N 00°36'12" W	192.61'
C118	39°57'05"	225.00'	156.89'	S 88°52'22" W	153.73'
C119	38°45'24"	275.00'	186.02'	N 01°43'28" W	182.49'
C120	2°14'33"	275.00'	10.76'	N 18°46'30" E	10.76'
C121	8°17'01"	275.00'	39.76'	S 65°57'42" E	39.72'
C122	50°13'38"	225.00'	197.24'	N 46°02'17" W	190.99'
C123	33°07'26"	275.00'	158.98'	N 53°11'37" E	156.78'
C124	40°59'57"	225.00'	161.00'	S 00°36'12" E	157.59'
C125	27°32'24"	275.00'	132.18'	S 82°40'01" W	130.91'
C126	90°40'48"	225.00'	356.10'	N 24°24'56" E	320.08'
C127	90°00'00"	25.00'	39.27'	N 66°06'10" W	35.36'
C128	12°24'41"	275.00'	59.57'	N 77°21'26" W	59.45'
C129	3°19'20"	275.00'	15.95'	S 72°48'46" E	15.94'
C130	23°36'23"	322.00'	132.67'	S 62°40'14" E	131.73'
C131	39°57'05"	275.00'	191.75'	S 88°52'22" W	187.89'
C132	89°08'30"	225.00'	350.06'	S 65°40'25" E	315.81'
C133	50°13'38"	275.00'	241.07'	N 46°02'17" W	233.43'
C134	3°09'19"	275.00'	15.14'	N 69°34'26" W	15.14'
C135	47°04'19"	275.00'	225.93'	N 44°27'37" W	219.63'
C136	52°10'25"	275.00'	250.41'	S 83°53'57" E	241.85'
C137	89°50'24"	275.00'	431.20'	N 65°19'28" W	388.37'
C138	24°14'51"	275.00'	116.38'	N 24°30'29" E	115.51'
C139	72°39'04"	275.00'	348.70'	N 73°55'08" W	325.80'
C140	89°44'23"	25.00'	39.16'	N 24°27'55" E	35.27'
C141	138°41'42"	475.00'	1149.82'	S 48°56'35" W	888.95'
C142	138°41'42"	525.00'	1270.86'	N 48°56'35" E	982.52'
C143	35°49'18"	475.00'	296.97'	S 02°29'37" E	292.16'
C144	28°30'05"	525.00'	261.16'	N 06°09'14" W	258.47'
C145	23°22'24"	525.00'	214.17'	N 19°47'01" E	212.69'
C146	81°08'17"	475.00'	672.66'	S 55°59'10" W	617.84'
C147	27°56'21"	525.00'	256.01'	N 45°26'24" E	253.48'
C148	31°18'08"	525.00'	286.82'	N 75°03'39" E	283.27'
C149	88°42'21"	25.00'	38.71'	S 66°18'43" E	34.95'
C150	91°17'39"	25.00'	39.83'	S 23°41'17" W	35.75'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C151	88°42'21"	25.00'	38.71'	N 66°18'43" W	34.95'
C152	91°17'39"	25.00'	39.83'	N 23°41'17" E	35.75'
C153	82°13'14"	275.00'	394.63'	S 63°04'09" E	361.63'
C154	82°13'14"	225.00'	322.88'	N 63°04'09" W	295.88'
C155	33°44'44"	275.00'	161.97'	S 38°49'54" E	159.64'
C156	47°15'02"	275.00'	226.79'	S 79°19'47" E	220.41'
C157	1°13'29"	275.00'	5.88'	N 76°25'58" E	5.88'
C158	18°03'52"	2975.00'	937.98'	N 84°51'10" E	934.10'
C159	18°03'52"	3025.00'	953.74'	S 84°51'10" W	949.80'
C160	0°42'25"	2975.00'	36.71'	N 76°10'26" E	36.71'
C161	3°30'44"	3025.00'	185.44'	S 77°34'36" W	185.41'
C162	9°30'00"	2975.00'	493.28'	N 81°16'39" E	492.72'
C163	6°41'27"	3025.00'	353.24'	S 82°40'41" W	353.04'
C164	7°51'27"	2975.00'	407.98'	N 89°57'23" E	407.66'
C165	6°51'17"	3025.00'	361.90'	S 89°27'03" W	361.68'
C166	1°00'25"	3025.00'	53.16'	S 86°37'06" E	53.16'
C167	33°55'14"	275.00'	162.81'	N 76°55'29" E	160.44'
C168	44°15'42"	225.00'	173.82'	S 71°45'15" W	169.53'
C169	3°42'11"	275.00'	17.77'	S 87°57'59" E	17.77'
C170	34°16'58"	225.00'	134.63'	N 76°44'37" E	132.63'
C171	30°13'04"	275.00'	145.03'	N 75°04'24" E	143.36'
C172	89°12'21"	25.78'	40.14'	S 85°36'59" E	36.21'
C173	89°52'38"	25.00'	39.22'	S 04°41'05" W	35.32'
C174	90°00'00"	25.00'	39.27'	N 04°37'24" E	35.36'
C175	89°59'59"	25.00'	39.27'	N 85°22'36" W	35.36'
C176	89°47'59"	225.00'	352.64'	S 65°18'28" E	317.64'
C177	89°47'59"	275.00'	431.01'	N 65°18'28" W	388.23'
C178	12°26'18"	275.00'	59.70'	N 76°00'41" E	59.58'
C179	33°37'17"	275.00'	161.37'	S 80°57'31" E	159.07'
C180	35°46'09"	275.00'	171.68'	S 46°15'48" E	168.91'
C181	7°58'15"	275.00'	38.26'	S 24°23'36" E	38.23'
C182	54°03'59"	1025.00'	967.23'	S 47°26'28" E	931.74'
C183	54°03'59"	975.00'	920.05'	N 47°26'28" W	886.29'
C184	11°18'29"	1025.00'	202.30'	N 26°03'43" W	201.97'
C185	12°52'46"	975.00'	219.17'	S 26°50'51" E	218.71'
C186	16°29'41"	1025.00'	295.09'	N 39°57'48" W	294.07'
C187	33°22'43"	975.00'	568.00'	S 49°58'36" E	560.00'
C188	18°47'57"	1025.00'	336.31'	N 57°36'37" W	334.80'
C189	7°27'52"	1025.00'	133.54'	N 70°44'32" W	133.44'
C190	7°48'31"	975.00'	132.88'	S 70°34'13" E	132.77'
C191	34°05'51"	225.00'	133.90'	S 57°25'32" E	131.93'
C192	34°05'51"	275.00'	163.66'	N 57°25'32" W	161.25'
C193	20°38'25"	275.00'	99.07'	S 64°09'15" E	98.53'
C194	13°27'26"	275.00'	64.59'	S 47°06'20" E	64.44'
C195	90°00'00"	25.00'	39.27'	S 04°37'24" W	35.36'
C196	90°00'00"	25.00'	39.27'	N 85°22'36" W	35.36'
C197	9°58'44"	225.00'	39.19'	N 54°36'46" E	39.14'
C198	4°36'49"	1586.39'	127.74'	S 30°43'31" E	127.71'
C199	19°49'46"	1586.39'	549.03'	S 38°20'00" E	546.29'
C200	24°32'33"	1586.39'	679.53'	S 45°18'13" F	674.35'

FINAL PLAT OF
CROSS TIMBER RANCH

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C201	18°20'31"	1586.39'	507.85'	S 57°25'08" E	505.68'
C202	13°09'02"	1586.39'	364.11'	S 64°09'01" E	363.31'
C203	4°08'08"	1586.39'	114.50'	N 68°39'28" W	114.48'
C204	89°25'40"	225.00'	351.18'	S 65°07'18" E	316.61'
C205	17°11'20"	275.00'	82.50'	N 28°59'56" W	82.19'
C206	90°15'37"	25.00'	39.38'	N 65°32'05" W	35.44'
C207	89°25'40"	275.00'	429.22'	N 65°07'18" W	386.96'
C208	41°14'36"	275.00'	197.95'	N 89°12'50" W	193.71'
C209	17°19'08"	825.00'	249.37'	S 29°04'02" E	248.42'
C210	19°41'58"	825.00'	283.65'	S 30°15'28" E	282.26'
C211	33°17'41"	825.00'	479.41'	S 54°22'27" E	472.69'
C212	17°37'48"	825.00'	253.85'	S 48°55'21" E	252.85'
C213	13°17'03"	825.00'	191.28'	S 64°22'46" E	190.85'
C214	33°43'54"	275.00'	161.90'	N 51°43'36" W	159.57'
C215	54°03'59"	275.00'	259.50'	S 47°26'28" E	249.98'
C216	17°11'25"	275.00'	82.51'	N 29°00'11" W	82.20'
C217	36°52'35"	275.00'	176.99'	N 56°02'11" W	173.95'
C218	6°53'50"	275.00'	33.10'	S 77°55'23" E	33.08'
C219	14°27'10"	275.00'	69.37'	N 27°38'04" W	69.19'
C220	90°00'00"	25.00'	39.27'	S 36°22'18" E	35.36'
C221	54°03'59"	225.00'	212.32'	N 47°26'28" W	204.53'
C222	40°59'42"	225.00'	160.99'	S 29°07'33" W	157.57'
C223	40°59'42"	275.00'	196.76'	N 29°07'33" E	192.59'
C224	16°11'48"	275.00'	77.74'	S 16°43'36" W	77.48'
C225	24°47'54"	275.00'	119.02'	S 37°13'26" W	118.10'
C226	90°00'00"	25.00'	39.27'	N 53°37'42" E	35.36'
C227	6°53'50"	225.00'	27.09'	N 77°55'23" W	27.07'
C228	41°06'22"	225.00'	161.42'	S 60°49'07" E	157.98'
C229	90°00'00"	25.00'	39.27'	S 53°37'42" W	35.36'
C230	90°00'00"	25.00'	39.27'	N 36°22'18" W	35.36'
C231	27°37'38"	275.00'	132.60'	S 22°26'31" W	131.32'
C232	86°10'12"	25.00'	37.60'	N 02°49'12" E	34.15'
C233	4°55'30"	275.00'	23.64'	S 11°05'27" W	23.63'
C234	22°42'09"	275.00'	108.96'	S 24°54'16" W	108.25'
C235	55°09'00"	25.00'	24.06'	S 08°40'50" W	23.15'
C236	97°43'28"	62.50'	106.60'	S 29°58'04" W	94.14'
C237	67°44'35"	62.50'	73.90'	N 67°17'54" W	69.67'
C238	124°49'57"	62.50'	136.17'	N 28°59'22" E	110.79'
C239	55°09'00"	25.00'	24.06'	N 63°49'50" E	23.15'
C240	27°37'38"	225.00'	108.49'	N 22°26'31" E	107.44'
C241	41°06'22"	275.00'	197.30'	N 60°49'07" W	193.09'
C242	89°00'44"	25.00'	38.84'	S 84°46'18" E	35.05'
C243	90°40'48"	275.00'	435.23'	N 24°24'56" E	391.21'
C244	46°51'49"	275.00'	224.93'	S 43°58'13" E	218.71'
C245	90°00'00"	225.00'	353.43'	S 65°32'18" E	318.20'
C246	290°18'01"	62.50'	316.67'	S 33°40'52" E	71.43'
C247	23°56'54"	275.00'	114.94'	N 81°26'09" E	114.11'
C248	33°18'31"	275.00'	159.87'	N 04°16'12" W	157.63'
C249	18°18'08"	275.00'	87.84'	N 72°13'14" W	87.47'

PERIMETER FIELD NOTES:

BEING 1471.90 acres of land, of which approximately 1.40 acres is within County Road 106 and the approximate acreage being out of the following surveys:
Daniel Bradley Survey, Abstract No. 152 179.97 acres
C.S. Watkins Survey, Abstract No. 1511 147.84 acres
Mark Fowler Survey, Abstract No. 1075 52.74 acres
George Stolley, Abstract No. 842 105.28 acres
J.A. Clements Survey, Abstract No. 1572 66.77 acres
G.W. Hamiter Survey, Abstract No. 1607 49.64 acres
W.F. Bodenhamer Survey, Abstract No. 1415 17.77 acre
G.W. Hamiter Survey, Abstract No. 1086 5.92 acres
Isaiah H. Almsworth Survey, Abstract No. 38 87.89 acres
George Byerly Survey, Abstract No. 48 635.65 acres
J. Burleson Survey, Abstract No. 166 22.43 acres

Burnet County, Texas, and being recorded as Document No. 202108223 of the Official Public Records of Burnet County and being that tract described in a Gener Warranty Deed with Vendor's Lien to Recreational Land Sales, LLC dated May 14, 2021 and recorded as Document No.202108223 of the Official Public Records of Burnet County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed JM Goodson RPLS 1960" found in the east margin of County Road 104 for the southwest corner of that tract described in an Executor's Cash Warranty Deed to Charlie W. Boyce, et ux, dated August 30, 2000 and recorded in Volume 939, Page 470 of said official records and being the most westerly northwest corner of said Recreational Land Sales, LLC tract and this tract;

THENCE:with the westerly line of the called 725.65 acres the following courses and distances:

- N 77° 20' 36" E 698.60 feet to a 1/2" iron pin with a yellow plastic cap inscribed "JM Goodson RPLS 1960" found for the most southerly southeast corner of said Boyce tract and being an inside angle point of this tract;
- N 21° 07' 55" W 1276.43 feet to a 1/2" iron pin with a yellow plastic cap inscribed "JM Goodson RPLS 1960" found for an inside ell corner of said Boyce tract and being an outside ell corner of the called 725.65 acres tract;
- N 69° 02' 52" E 1095.46 feet to an 8" cedar fence post found for an outside ell corner of said Boyce tract and being an inside ell corner of said Recreational Land Sales, LLC tract;
- N 21° 08' 48" W 1548.73 feet to a 2-1/2" pipe fence post found in the south line of that tract described in a Warranty Deed with Vendor's Lien to Tommy Arkenbauer, et ux, dated March 28, 2014 and recorded as Document No. 201402484 of said official records for the northeast corner of said Boyd tract and being the most northerly northwest corner of said Recreational Land Sales, LLC tract and this tract;

THENCE:N 70° 07' 49" E 2609.07 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the west line of that tract described in a Warranty Deed with Vendor's Lien to Steve Nash, et ux, dated June 18, 2004 and recorded in Volume 1252, Page 806 of said official records for the southeast corner of that tract described in a Contract of Sale and Purchase to Nelson Oliver Roberts and Janeth K. Roberts dated October 15, 2004 and recorded in Volume 1291, Page 948 of said official records and being a northeasterly corner of this tract;

THENCE:S 21° 25' 31" E 1839.92 feet to a 2-1/2" pipe fence post found for the occupied southwest corner of that tract described in a Warranty Deed with Vendor's Lien to James M. Allen, et ux, dated March 4, 2004 and recorded in Volume 1227, Page 352 of said official records and being an inside ell corner of said Recreational Land Sales, LLC tract and this tract;

THENCE:N 69° 21' 03" E 2245.37 feet to a 2-1/2" pipe fence post found for the occupied southeast corner of said Allen tract and being an internal ell corner of this tract;

THENCE:with the east line of said Allen tract the following courses and distances:

- N 21° 17' 31" W 1094.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 28° 17' 35" E 251.24 feet to a mag nail with a shiner inscribed "CCC 4835" set in the approximate center of County Road;

THENCE:with the approximate center of County Road 106 the following courses and distances:

- S 61° 49' 12" E 559.55 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 70° 06' 13" E 515.78 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 71° 09' 06" E 523.87 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 74° 28' 26" E 107.97 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 62° 46' 59" E 178.52 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 50° 52' 03" E 84.93 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 78° 08' 29" E 207.14 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- N 70° 00' 51" E 122.35 feet to an "X" set on a cattle guard in the west line of that tract described in an Executor's Deed to William D. Yeary dated April 4, 2005 and recorded in Volume 1324, Page 391 of said official records for a northeast corner of said Recreational Land Sales, LLC tract;

THENCE:with the west line of said Yeary tract the following courses and distances:

- S 20° 59' 56" E 1796.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "JM Goodson RPLS 1960" found;
- S 17° 16' 55" E 45.34 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 20° 32' 15" E 530.36 feet to a 1/2" iron pin with no cap found for the southwest corner of said Yeary tract and being an inside ell corner of said Recreational Land Sales, LLC tract;

THENCE:continuing with the north line of said Recreational Land Sales, LLC tract the following courses and distances:

- N 69° 13' 16" E 2565.54 feet to a 1/2" iron pin with no cap found;
- N 69° 40' 42" E 1755.08 feet to a 1/2" iron pin with no cap found;

- N 70° 04' 40" E 1157.25 feet to a 1/2" iron pin with no cap found;
- S 20° 30' 35" E 1669.03 feet to a 1/2" iron pin with no cap found;
- N 70° 02' 37" E 1330.11 feet to a 1/2" iron pin with no cap found;
- N 44° 41' 30" E 394.15 feet to a 1/2" iron pin with no cap found;
- N 35° 47' 59" E 1385.57 feet to a 1/2" iron pin with no cap found for an inside angle point of that tract described in a Special Warranty Deed to Barbara Hoover McEachern dated December 14, 2015 and recorded as Document No. 201510527 of said official records and being the northeast corner said Recreational Land Sales, LLC tract and this tract;

THENCE:S 19° 52' 51" E 1690.15 feet to a 1/2" iron pin with a yellow plastic cap inscribed "DJS 5602" found for the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Kent B. Hargrove and Jennifer L. Hargrove dated September 26, 2014 and recorded as Document No. 201408063 of said official records;

THENCE:around said Hargrove tract the following courses and distances:

- S 76° 49' 41" W 589.86 feet to a 1/2" iron pin with a yellow plastic cap inscribed "DJS 5602" found;
- S 04° 40' 33" E 804.64 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 39° 58' 33" E 332.94 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north line of F.M. 1478 and the south line of said McGowan tract (201300048) for the southwest corner of said Hargrove tract and being the southeast corner of this tract, from which a TXDOT Type 1 monument found bears N 49°37'24" E 122.26 feet;

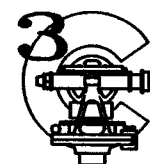
THENCE:with the south line of said Recreational Land Sales, LLC tract the following courses and distances:

- S 49° 37' 24" W 4211.27 feet with the north line of F.M. 1478 to a TXDOT Type 1 monument found for the southeast corner of that tract described in a Warranty Deed to Roger H Davis dated March 24 1992 and recorded in Volume 521, Page 730 of the Real Property Records of Burnet County;
- N 22° 47' 56" W leaving F.M. 1478, 843.66 feet to a mag nail with a shiner inscribed "CCC 4835" set;
- S 86° 14' 20" W 309.84 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 66° 22' 55" W 1065.67 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 24° 45' 24" W 279.61 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 68° 39' 11" W 308.71 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 70° 50' 36" W 685.27 feet crossing a portion of land within the Davis deed description (possible area of conflict) to a 3/8" iron pin with no cap found;
- S 37° 19' 12" W 261.85 feet to a 1/2" iron pin with a yellow plastic cap inscribed "JM Goodson RPLS 1960" found;
- S 62° 54' 22" W 579.44 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 81° 40' 17" W 429.44 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 23° 33' 08" W 1228.45 feet to a 1/2" iron pin with a yellow plastic cap (illegible inscription);
- S 64° 52' 54" W 1598.36 feet to a 60d nail found at a pipe fence post;
- N 61° 48' 19" W 2446.30 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 27° 50' 37" W 913.15 feet to a 3/8" iron pin with no cap found;
- S 52° 03' 43" W 1512.20 feet to a 3/8" iron pin with no cap found;
- N 20° 25' 24" W 981.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 25° 12' 06" W 785.95 feet to a 3/8" iron pin with no cap found;
- S 71° 02' 31" W 1038.60 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- S 69° 23' 41" W 995.92 feet to a 2-1/2" pipe fence post found;
- S 68° 47' 52" W 807.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east margin of County Road 104 for the southwest corner of said Recreational Land Sales, LLC tract and this tract;

THENCE:with the east margin of County Road 104 and the west line of said Recreational Land Sales, LLC tract the following courses and distances:

- N 23° 05' 57" W 479.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 21° 05' 33" W 293.24 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 47° 34' 17" W 378.56 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set;
- N 33° 38' 31" W 577.87 feet to the Point of Beginning and contains 1472.27 acres as herein described.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

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DRAWN: CCC

SHEET:

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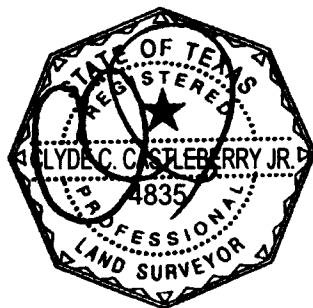
OF 15

FINAL PLAT OF
CROSS TIMBER RANCH

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the Burnet County, Texas Subdivision Regulations.



10/18/2021

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No 4835
State of Texas

OWNER'S CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

That I, Richard Grandy, Manager, Recreational Land Sales, LLC, being the owner of 1471.90 acres of land out of the Daniel Bradley Survey, Abstract No. 152, C.S. Watkins Survey, Abstract No. 1511, Mark Fowler Survey, Abstract No. 1075, George Stolley, Abstract No. 842, J.A. Clements Survey, Abstract No. 1572, G.A. Hamiter Survey, Abstract No. 1607, W.A. Bodenhamer Survey, Abstract No. 1415, G.A. Hamiter Survey, Abstract No. 1086, Isaiah H. Ainsworth Survey, Abstract No. 38, George Byerly Survey, Abstract No. 48, J. Burleson Survey, Abstract No. 166, Burnet County, Texas, and being recorded as Document No. 202108223 of the Official Public Records of Burnet County and being that tract described in a Gener Warranty Deed with Vendor's Lien to Recreational Land Sales, LLC dated May 14, 2021 and recorded as Document No. 202108223 of the Official Public Records of Burnet County do hereby plat and adopt this plat to be known as CROSS TIMBER RANCH as the official plat of the same, the easements hereon are reserved for the use of public utility providers.

Richard Grandy, Manager

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

Before me, the under signed authority, on this day personally appeared Richard Grandy, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this 20 day of October, 2021.

Notary Public, Dallas County



COUNTY CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

The attached plat, being "CROSS TIMBER RANCH", a private subdivision, Burnet County, Texas, was found to comply with the statutes and laws of the State of Texas and was approved for filing in the Plat Records of Burnet County. To certify which, the undersigned as County Judge of Burnet County, Texas this day of , 20.

James Oakley, County Judge, Burnet County

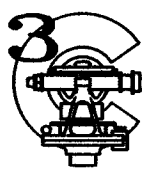
Jim Luther, Jr., Commissioner, Precinct 2

WATER CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

I, Mitchell Sodek have reviewed the plat of the proposed "CROSS TIMBER RANCH" subdivision. Water well drilling operations shall not commence until proper authorization has been issued by the Central Texas Groundwater Conservation District.

Mitchell Sodek, General Manager



TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916

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SHEET:

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OF

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