

FLOOD STATEMENT:

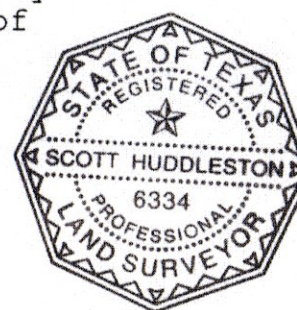
The property shown hereon lies within an unmapped area of the Fema Flood Insurance Rate Map.

SURVEYOR'S CERTIFICATION:

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this Plat and accompanying Legal Description from an actual and accurate survey made on the ground, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of Comanche County, Texas and the State of Texas.

Bearings are based on True North as determined by GPS Survey data.

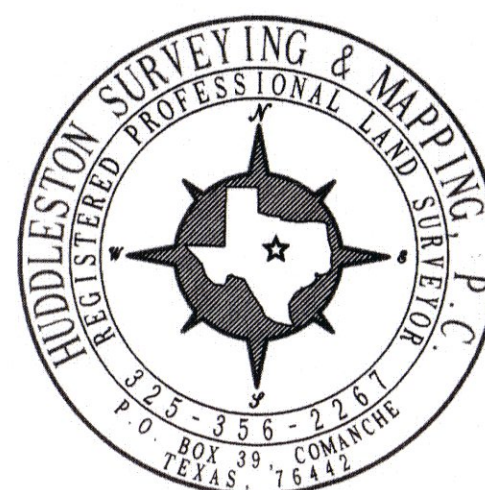
Scott Huddleston
Scott Huddleston, RPLS No. 6334 of Texas
Huddleston Surveying & Mapping, P.C.



NOTES:

1. IN THE APPROVAL OF THIS PLAT BY THE COMANCHE COUNTY COMMISSIONERS COURT, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SAID STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE SPECIFICATIONS DESCRIBED IN THE COMANCHE COUNTY, TEXAS, SUBDIVISION REGULATIONS, ADOPTED BY THE COMANCHE COUNTY COMMISSIONERS COURT ON APRIL 26, 2021.
2. BEARINGS ARE BASED ON NAD 83 (09), TEXAS CENTRAL ZONE.
3. ALL MONUMENTS SET ARE 1/2 INCH REBAR, WITH PLASTIC CAPS STAMPED "R.P.L.S. 6334", UNLESS NOTED.
4. LOTS WILL BE SERVED BY INDIVIDUAL WATER WELLS AND SEPTIC SYSTEMS.

WILLIAM H. ENGINEERING, LLC
405 N WATER STREET (US281 NORTH)
BURNET, TEXAS 78611
512-553-1555



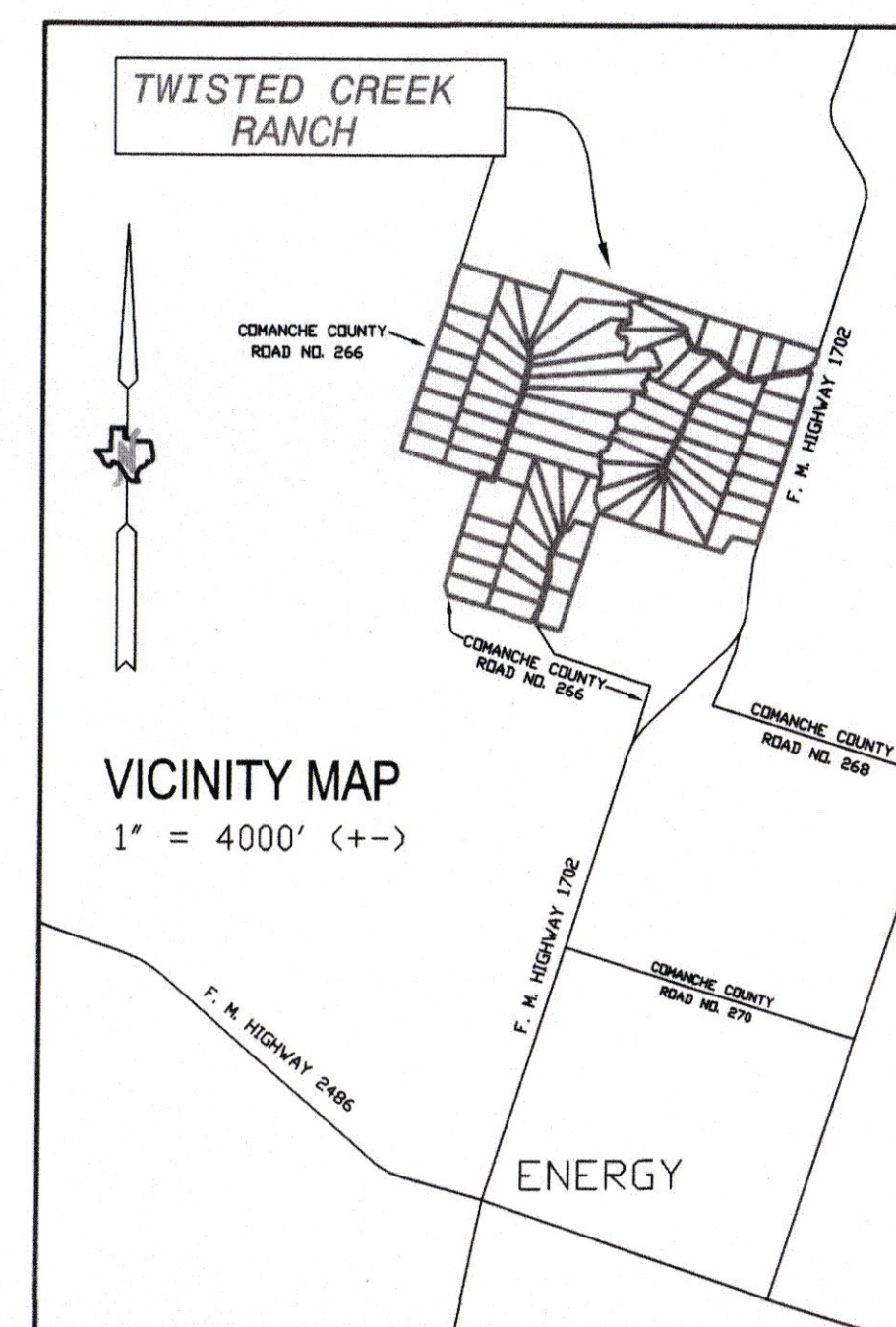
T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net

FINAL PLAT
TWISTED CREEK
RANCH SUBDIVISION

COMANCHE COUNTY, TEXAS
81 LOTS, 967.23 ACRES
JAMES FARMER SURVEY, ABSTRACT NUMBER 358
J. A. NEEL SURVEY, ABSTRACT NUMBER 741

LIEN HOLDER:
CROCKETT NATIONAL BANK
8018 BROADWAY ST., SUITE 200
SAN ANTONIO, TX 78209

SHEET 1



OWNERS CERTIFICATE:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT LSPL TWISTED CREEK RANCH, LLC, 665 SIMONDS ROAD, WILLIAMSTOWN, MASSACHUSETTS, 02167, DO HEREBY ADOPT THIS PLAT OR MAP OF "TWISTED CREEK RANCH SUBDIVISION", SITUATED IN COMANCHE COUNTY, TEXAS, AND DEDICATE ALL ROADS AND STREETS AND ALLEY WAYS OR EASEMENTS, TO THE PROPERTY OWNERS.

WITNESS MY HAND AT Comanche COUNTY, STATE OF TEXAS.

By, *David Roberts* 2-22-2022
DATE

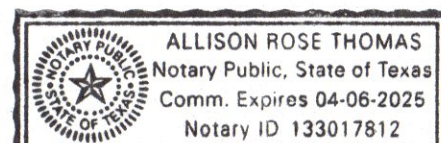
THE STATE OF TEXAS:
COUNTY OF Comanche :

Before me the undersigned Notary Public in and for said County and State, on this day appeared, David Roberts, known to be the person subscribed to the foregoing instrument and acknowledged to me that the same was the act of said person for the purpose and consideration herein expressed as in the capacity therein stated.

Given under my hand and seal of this office, this 22 day of

February, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY SEAL EXPIRES, 04-06-2025



COMANCHE COUNTY COURT:

I hereby certify that this plat was approved this 28th day of February, 2022 by the Comanche County Commissioners Court, and maybe filed for record in the Plat Records of Comanche County by the County Clerk.

Stephanie L. Davis
Stephanie L. Davis, COMANCHE COUNTY JUDGE

THE STATE OF TEXAS:

COUNTY OF COMANCHE

Being 967.23 acres of land, situated in Comanche County, Texas, of which 809.31 acres is out of the JAMES FARMER SURVEY, ABSTRACT NUMBER 358, and the remaining 157.92 acres is out of the J. A. NEEL SURVEY, ABSTRACT NUMBER 741, and being out of a 967.23 acre Tract I, that is described in a deed from Beth Anne Scott Lockwood and Robert Brian Scott, to LSPL Twisted Creek Ranch, LLC, recorded in Volume 1085 at Page 33, Deed Records of Comanche County, and further described as follows: BEGINNING, at a 1/2 inch iron rod found at the Southeast corner of said 967.23 acre tract, and being a corner in the West line of a 50.0 acre tract of land that is described in a deed to James H. Atkinson, et ux, recorded in Volume 556 at Page 307, said Deed Records, and being a corner of a remainder portion of a 265.85 acre tract of land that is described in a deed to James H. Atkinson, et ux, recorded in said Volume 556 at Page 307, said Deed Records, for the Southeast corner of this tract; THENCE, N 72° 42' 07" W 537.76 feet, with the general course of a fence, along the South line of said 967.23 acre tract, to a 1/2 inch iron rod found in a North line of Comanche County Road Number 266, for a corner of this tract; THENCE, with the general course of a fence, along the North and East lines of Comanche County Road Number 266, as follows, N 57° 57' 26" W 24.45 feet, to a 3 inch pipe post, N 72° 44' 35" W 461.65 feet, to a 1/2 inch iron rod found, N 68° 05' 21" W 190.30 feet, to a 3 inch pipe post, N 68° 52' 52" W 54.93 feet, to a 3 inch pipe post, N 73° 45' 34" W 1218.37 feet, to a 1/2 inch iron rod found, N 18° 40' 37" W 216.38 feet, to a 1/2 inch iron rod found, N 17° 19' 44" E 2260.76 feet, to a 2 inch pipe post, N 15° 07' 43" E 191.12 feet, to a 1/2 inch iron rod found, N 34° 06' 19" W 45.80 feet, to a 1/2 inch iron rod found, N 72° 27' 29" W 1690.56 feet, to a 3 inch pipe post, N 25° 24' 28" W 42.10 feet, to a 3 inch pipe post, N 16° 42' 32" E 1053.94 feet, to a 3 inch pipe post, N 17° 20' 08" E 1208.92 feet, to a 3 inch pipe post, N 19° 02' 37" E 56.89 feet, to a 3 inch pipe post, N 18° 00' 08" E 660.63 feet, to a 3 inch pipe post, and N 17° 00' 00" E 1119.38 feet, to a 3 inch pipe post found at the Northwest corner of said 967.23 acre tract, and being the occupied Southwest corner of a 80 acre Parcel No. 2, that is described in an Affidavit of Heirship to Mary Beatrice Patton, recorded in Volume 724 at Page 139, said Deed Records, for the Northwest corner of this tract; THENCE, S 72° 58' 26" E 2054.71 feet, with the general course of a fence, to a 1/2 inch iron rod found at an internal corner of said 967.23 acre tract and the Southeast corner of said 80 acre tract, for an internal corner of this tract; THENCE, N 17° 38' 11" E 511.56 feet, with the general course of a fence, to a 1/2 inch iron rod found at the Southwest corner of a 126.38 acre tract of land that is described in a deed to Tim Walden, Trustee and Kim Walden, Trustee, recorded in Volume 1052 at Page 121, said Deed Records, for a corner of this tract; THENCE, with the North line of 967.23 acre tract and the South line of said 126.38 acre tract, as follows, S 73° 10' 47" E 1880.02 feet, to a 1/2 inch iron rod found, S 72° 18' 28" E 78.49 feet, with the general course of a fence, to a 1/2 inch iron rod found, S 72° 25' 35" E 895.87 feet, with the general course of a fence, to a 1/2 inch iron rod found, and S 72° 52' 45" E 205.26 feet, with the general course of a fence, to a 1/2 inch iron rod found at the Southeast corner of said 126.38 acre tract, and being the Southwest corner of a 30.00 acre tract of land that is described in a deed to Carole Hubbard, recorded in Volume 1060 at Page 218, said Deed Records, for a corner of this tract; THENCE, S 72° 52' 27" E 2681.23 feet, with the general course of a fence, to a 1/2 inch iron rod found in the West Right of Way line of F. M. Highway 1702, and being the Northeast corner of said 967.23 acre tract and the Southeast corner of said 30.00 acre tract, for the Northeast corner of this tract; THENCE, S 17° 09' 08" W 4289.31 feet, with the West Right of Way line of F. M. Highway 1702, to a 1/2 inch iron rod found at the Northeast corner of said remainder portion of a 265.85 acre tract, for a corner of this tract; THENCE, with a South line of said 967.23 acre tract, the North line of said remainder portion of a 265.85 acre tract, and the North line of a 50.0 acre tract of land that is described in a Contract of Sale and Purchase to James Henry Atkinson, recorded in Volume 550 at Page 221, said Deed Records, as follows, N 77° 41' 42" W 569.50 feet, part way with the general course of a fence, to a 1/2 inch iron rod found, S 29° 48' 59" W 367.63 feet, to a 1/2 inch iron rod found in a fence, N 72° 42' 23" W 1373.29 feet, with the general course of a fence, to a 3 inch pipe post, and N 72° 52' 37" W 733.54 feet, with the general course of a fence, to a 3/8 inch iron rod found at the Northwest corner of said Volume 550 at Page 221, and the Northeast corner of said Volume 556 at Page 307, for a corner of this tract; THENCE, N 72° 51' 16" W 659.17 feet, with the general course of a fence, to a 1/2 inch iron rod found at an internal corner of said 967.23 acre tract and the Northwest corner of said Volume 556 at Page 307, for an internal corner of this tract; THENCE, S 17° 39' 35" W 2634.58 feet, with an East line of said 967.23 acre tract and the West line of said Volume 556 at Page 307, to the point of beginning and containing 967.23 acres of land.

SHEET 4

SHEET 3

SHEET 5

FILED FOR RECORD
AT 10:30 O'CLOCK A.M.
ON THE 28th DAY OF FEBRUARY
A.D. 2022

FEB 28 2022

Ruby Lasky
Clerk, County Court Comanche Co., Texas

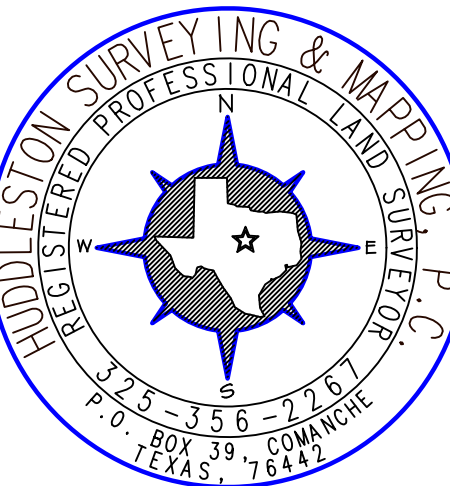
STATE OF TEXAS
COUNTY OF COMANCHE
I hereby certify that this instrument was FILED
on the 28th day of February, 2022, at 10:30 A.M.
and was duly recorded in the Public
Records of Comanche County, Texas.
Vol. 90-94
Page 38-39
RECORDED
DEPUTY

CALL TABLE

FINAL PLAT
TWISTED CREEK
RANCH SUBDIVISION
COMANCHE COUNTY, TEXAS

81 LOTS, 967.23 ACRES
JAMES FARMER SURVEY, ABSTRACT NUMBER 358
J. A. NEEL SURVEY, ABSTRACT NUMBER 741

T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net



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81 Lots, 967.23 Acres

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81 Lots, 967.23 Acres

James Farmer Survey, Abstract Number 358

J. A. Neel Survey, Abstract Number 741

10033700

Shs surveyor@verizon.net

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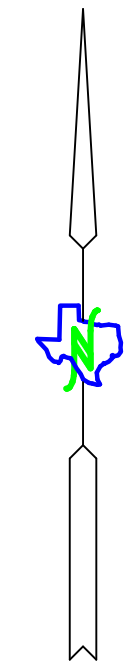
10033700

Shs surveyor@verizon.net

Twisted Creek Ranch Subdivision

Comanche County, Texas

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T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net

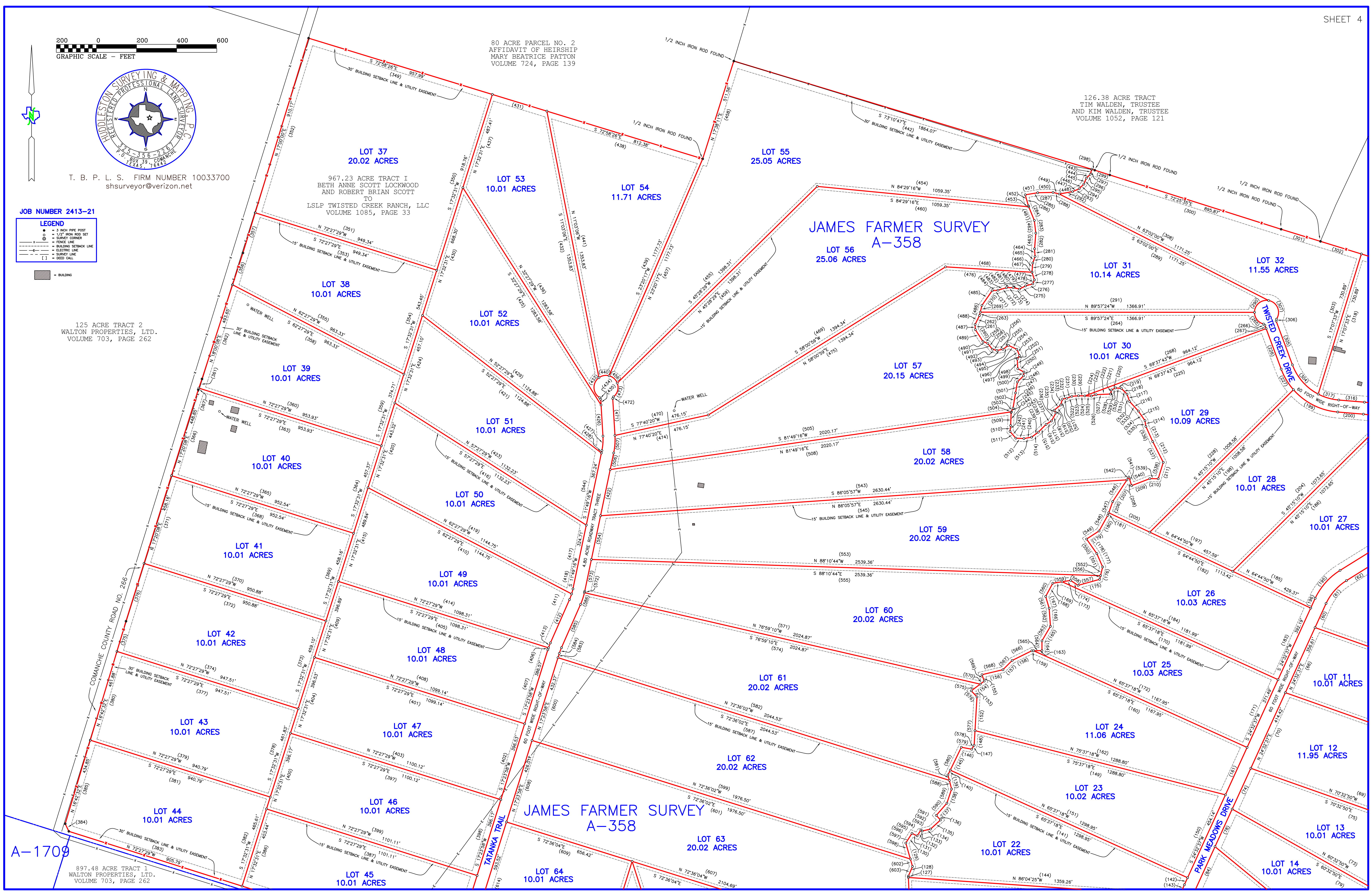
JOB NUMBER 2413-21

- LEGEND**
- 3 INCH PIPE POST
 - 1/2" IRON ROD SET
 - SURVEY CORNER
 - FENCE LINE
 - BUILDING SETBACK LINE
 - ELECTRIC LINE
 - SURVEY LINE
 - DEED OIL
 - BUILDING

125 ACRE TRACT 2
WALTON PROPERTIES, LTD.
VOLUME 703, PAGE 262

80 ACRE PARCEL NO. 2
AFFIDAVIT OF HEIRSHIP
MARY BEATRICE PATTON
VOLUME 724, PAGE 139

126.38 ACRE TRACT
TIM WALDEN, TRUSTEE
AND KIM WALDEN, TRUSTEE
VOLUME 1052, PAGE 121



A-1709

897.48 ACRE TRACT 1
WALTON PROPERTIES, LTD.
VOLUME 703, PAGE 262

JAMES FARMER SURVEY
A-358

LOT 64
10.01 ACRES

LOT 63
20.02 ACRES

LOT 62
20.02 ACRES

LOT 61
20.02 ACRES

LOT 60
20.02 ACRES

LOT 59
20.02 ACRES

LOT 58
20.02 ACRES

LOT 57
20.15 ACRES

JAMES FARMER SURVEY
A-358

LOT 55
25.05 ACRES

LOT 54
11.71 ACRES

LOT 53
10.01 ACRES

LOT 52
10.01 ACRES

LOT 51
10.01 ACRES

LOT 50
10.01 ACRES

LOT 49
10.01 ACRES

LOT 48
10.01 ACRES

LOT 47
10.01 ACRES

LOT 46
10.01 ACRES

LOT 45
10.01 ACRES

LOT 44
10.01 ACRES

LOT 43
10.01 ACRES

LOT 42
10.01 ACRES

LOT 41
10.01 ACRES

LOT 40
10.01 ACRES

LOT 39
10.01 ACRES

LOT 38
10.01 ACRES

LOT 37
20.02 ACRES

