called: 185.719 acres, Amanda N. Holmes, Doc. 108778-2013 OPRLC

N 89°41'30" E

called: 109.368 acres, Andrew Kyle Ramsey, et ux., Doc. 147709-2017 OPRLC

N 01°03'48" W

S 15°32'23" E

S 40°31'04" W

S 40°31'12" W

N 89°00'00" W

COUNTY ROAD 22900 (80' row)

F.M HIGHWAY 137 (row varies)

All that certain tract or parcel of land situated about 4.2 miles South 38.5° West from the City of Paris, in Lamar County, Texas, part of the William D. Matthews Survey, Abstract No. 508, and being part of a called 85.25 acre tract of land described in a Deed to Amanda Lisa, et al, and recorded in Documents 109693-2021 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a 1/2" iron pin found for a corner in a West Line of F.M. 38 Highway 137, same being S 41°06'17" W 928.58ft from the Northeast corner of said 85.25 acre tract, same also being a Southeast corner of a called 185.719 acre tract of land described in a Deed to Amanda M. Holmes, as recorded in Documents 108778-2013, of the Official Public Records of Lamar Co.

Thence S 40° 31' 04" W with an East Line of said 85.25 acre tract and with a West Line of said Highway, a distance of 1027.33ft to a 1/2" iron pin found in an angle point.

Thence S 34° 50' 18" W with an East Line of said 85.25 acre tract and with a West Line of said Highway, a distance of 100.50ft to a 1/2" iron pin found in an angle point.

Thence S 40° 31' 12" W with an East Line of said 85.25 acre tract and with a West Line of said Highway, a distance of 469.00ft to a 1/2" iron pin found for a corner, same being the Southeast corner of said 85.25 acre tract, same being the intersection and in a South Line of County Road 22900 and in a West Line of said F.M. Highway.

Thence N 89° 00' 00" W with the South Line of said 85.25 acre tract and with a North Line of said County Road, a distance of 1075.00ft to a 5/8" iron pin found for a corner, same being the Southwest corner of said 85.25 acre tract, and same also being in an East Line of a called 109.368 acre tract of land described in a Deed to Andrew Kyle Ramsey, et ux., as recorded in Document 147709-2017 of the Official Public Records of Lamar County.

Thence N 01° 03' 48" W with the West Line of said 85.25 acre tract and with an East Line of said 109.368 acre tract, a distance of 1313.84ft to a 1/2" iron pin found for a corner in a South Line of said 185.719 acre tract, same being the Northwest corner of said 85.25 acre tract, and same also being the Northeast corner of said 109.368 acre tract.

Thence N 89° 41' 30" E with the North Line of said 85.25 acre tract and with a South Line of said 185.719 acre tract, a distance of 1871.20ft to a 1/2" iron pin found for a corner in the North Line of said 85.25 acre tract, same being in a South Line of said 185.719 acre tract.

Thence S 15° 32' 23" E entering said 85.25 acre tract, a distance of 732.16ft to the Place of Beginning, and containing 18.697 acres of land.

The bearings recited herein are based upon the West Line of said 85.25 acre tract, being N 01° 03' 48" W. I, Richard Moore, RPLS #5723, hereby certify that this survey was made on the ground by me or under my direct supervision, and shown accurately and correctly on the attached plat, and the locations of all easements, rights, setback lines, and other matters affecting the subject property whether of record or not, which are visible or which I have been advised, are shown or noted. Except as noted, there are no visible encroachments, protrusions, or conflicts. This survey was completed on October 17, 2022.

October 17, 2022

Richard J. Moore
Registered Professional
Land Surveyor No. 5723

Owner's Certificate

I (we) _____ hereby certify as follows:

(1) That I (we) own in fee the property which is the subject of this plat, in the area of land or encumbrances I (we) have provided proof of lender consent/release for the Development.

(2) That I (we) have caused the plat to be prepared, that it is authentic, and accurate to the best of our knowledge.

(3) That I (we) do hereby dedicate the streets, alleys, easements, water and sewer utilities and drainage facilities provided within or for this development, to Lamar County, Texas; and

(4) That I (we) warrant the workmanship and materials used in the construction of all water, sewer, and drainage facilities, and pavements, for a period of one year from the date of plat approval by the County.

STATE OF TEXAS

COUNTY OF LAMAR

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed same for consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____ A.D. 2022

_____
Notary Public, State of Texas

We, _____ and _____ owners of the herein described tracts of land do hereby certify that we have caused same to be platted as shown, and do hereby dedicate to the public the easements as shown, and the sales of all tracts shall be in accordance with this Plat.

According to the Lamar County, Texas, Flood Insurance Rate Map, prepared by the U.S. Department of Housing and Urban Development, Federal Insurance Administration Community Panel No. 480770C0445C, effective date of 06/18/2011, some of the above described tract of land appears to be within the limits of the 100 year flood plain.

Approved for preparation of Final Plat:

_____ _____
Lamar County Commissioners Court Date

Owners and Developers:

ARL Properties LLC
309 I-30 Hwy
Cooper, Tx 75432
(903) 906-9600

Line	Bearing	Distance
L1	N 02°24'40" E	8.21ft
L2	S 24°52'55" W	75.50ft
L3	S 34°50'18" W	20.00ft
L4	N 55°09'44" W	104.96ft
L5	N 34°50'18" E	120.32ft
L6	N 55°09'44" W	41.30ft
L7	N 00°38'07" W	63.55ft
L8	N 55°09'44" W	173.25ft
L9	N 44°28'06" W	42.37ft
L10	N 44°28'06" W	42.37ft

Curve	Radius	Arc	Chord Bearing	Distance
C1	15.00ft	14.82ft	N 28°14'12" W	14.21ft
C2	35.00ft	34.58ft	N 28°14'12" W	33.20ft
C3	35.00ft	54.97ft	N 40°24'46" E	49.49ft
C4	35.00ft	54.97ft	N 49°35'13" S	49.49ft
C5	35.00ft	34.58ft	S 55°14'12" W	33.20ft
C6	15.00ft	14.82ft	S 55°14'12" W	14.21ft
C7	25.00ft	24.09ft	N 27°34'32" W	23.19ft
C8	15.00ft	15.64ft	S 44°50'48" E	14.94ft
C9	25.00ft	22.62ft	S 52°56'27" E	21.88ft
C10	25.00ft	14.44ft	S 36°30'40" E	14.24ft

Auds Creek Estates

LOTS 1 - 35

18.697 ACRES