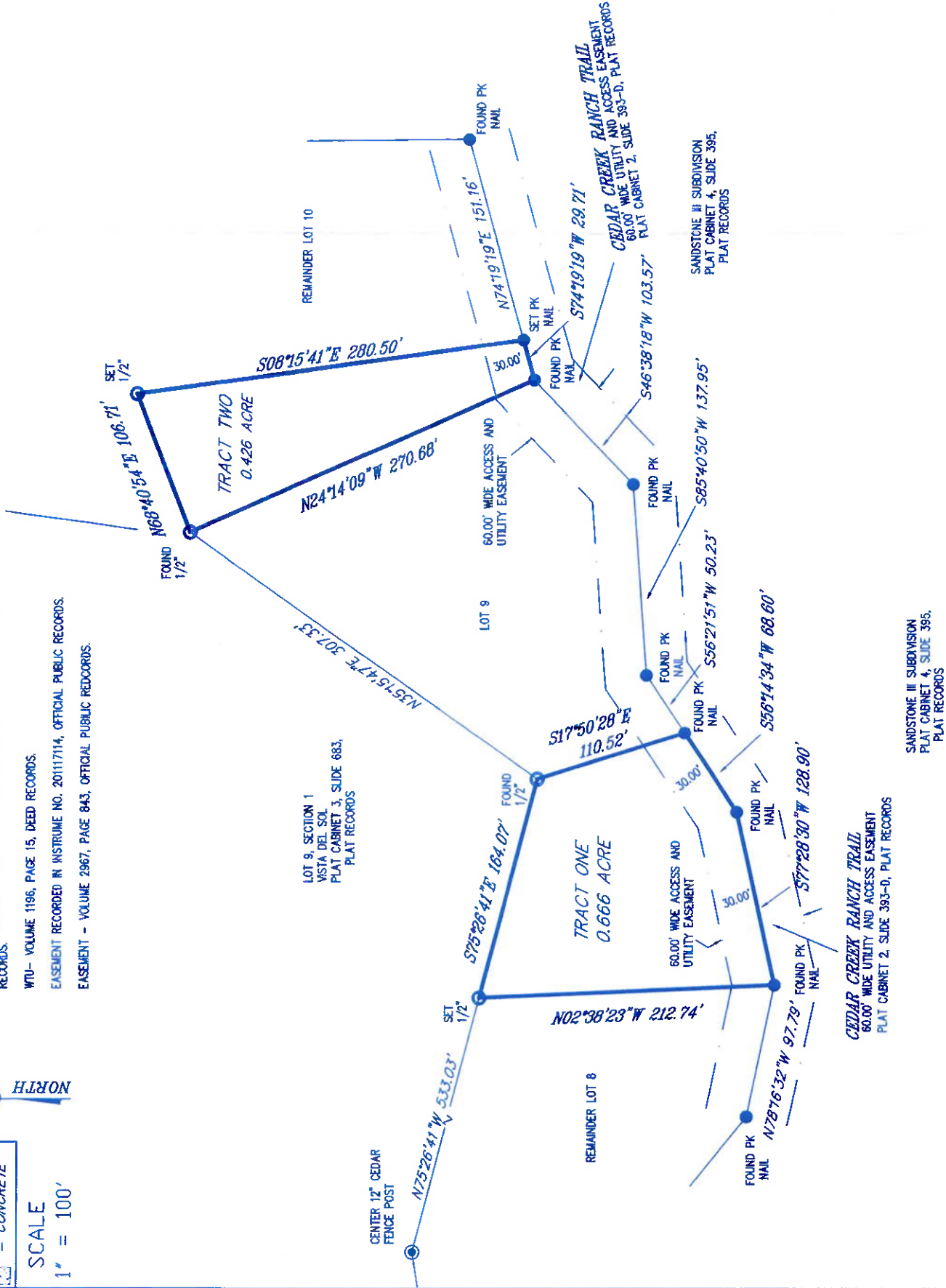


LEGEND	
()	= RECORD
○	= METAL REBAR
CH	= LONG CHORD
-X-	= FENCE LINE
-E-	= OVERHEAD UTILITY
▨	= STRUCTURE
■	= CONCRETE

SCALE
1" = 100'

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS
STEAMBOAT MOUNTAIN WSC- VOLUME 2396, PAGES 937 AND 939.
INSTRUMENT NO. 201103041, 2011-03350, OFFICIAL PUBLIC RECORDS.
THIS TRACT NOT SUBJECT TO THE FOLLOWING EASEMENTS
STEAMBOAT MOUNTAIN WSC - INSTRUMENT NO. 2011-03039, OFFICIAL PUBLIC RECORDS.
WTO- VOLUME 1196, PAGE 15, DEED RECORDS.
EASEMENT RECORDED IN INSTRUMENT NO. 201117114, OFFICIAL PUBLIC RECORDS.
EASEMENT - VOLUME 2967, PAGE 843, OFFICIAL PUBLIC RECORDS.



G.F. NO. 1909924
CEDAR CREEK RANCH ROAD
DONALD M. TEUBERT, SUZANNE M. LENHARDT

TRACT ONE

Being 0.666 acre of land out of Lot 8, Block A, Sandstone, a Private Subdivision, being a part of a 306.26 acre tract, a 12.83 acre tract and a 12.21 acre tract out of Section 44 and 50, Block 1, S.P. RR. Co. Survey, Taylor County, Texas, shown by plat recorded in Cabinet 2, Slide 393-D, Plat Records of Taylor County, Texas. Said 0.666 acre of land being more particularly described as follows;

BEGINNING at a found PK nail in center of Cedar Creek Ranch Trail, a 60.00' wide access and utility easement as shown on said Sandstone Plat at the common South corner of said Lot 8 and Lot 9 of said Sandstone Subdivision for the Southeast corner of this tract, whence a found PK nail in the center of said Cedar Creek Ranch Trail at a point of intersection on the South line of said Lot 9 bears N56°21'51"E 50.23'; THENCE S56°14'34"W with the center line of said Cedar Creek Ranch Trail and the South line of said Lot 8, 68.60' to a found PK nail for a point of intersection of this tract; THENCE S77°28'30"W with the center line of said Cedar Creek Ranch Trail and the South line of said Lot 8, 128.90' to a found PK nail for the Southwest corner of this tract, whence a found PK nail in the center of said Cedar Creek Ranch Trail at a point of intersection on the South line of said Lot 8 bears N78°16'32"W 97.79'; THENCE N02°38'23"W 212.74' to a set 1/2" metal rebar on the North line of said Lot 8 for the Northwest corner of this tract, whence the center of a 12" cedar fence corner post at the North most Northwest corner of said Lot 8 bears N75°26'41"W 533.03'; THENCE S75°26'41"E 164.07' to a found 1/2" metal rebar at the common North corner of said Lot 8 and Lot 9 for the Northeast corner of this tract, whence a found 1/2" metal rebar at the common North corner of said Lot 9 and Lot 10 of said Sandstone Subdivision bears N35°15'47"E 307.33' (bearing basis); THENCE S17°50'28"E 110.52' to the point of beginning and containing 0.666 acre of land.

TRACT TWO

Being 0.426 acre of land out of Lot 10, Block A, Sandstone, a Private Subdivision, being a part of a 306.26 acre tract, a 12.83 acre tract and a 12.21 acre tract out of Section 44 and 50, Block 1, S.P. RR. Co. Survey, Taylor County, Texas, shown by plat recorded in Cabinet 2, Slide 393-D, Plat Records of Taylor County, Texas. Said 0.426 acre of land being more particularly described as follows;

BEGINNING at a found PK nail in center of Cedar Creek Ranch Trail, a 60.00' wide access and utility easement as shown on said Sandstone Plat at the common South corner of said Lot 10 and Lot 9 of said Sandstone Subdivision for the Southwest corner of this tract, whence a found PK nail in the center of said Cedar Creek Ranch Trail at a point of intersection on the South line of said Lot 9 bears S46°38'18"W 103.57'; THENCE N24°14'09"W 270.68' to a found 1/2" metal rebar at the Northeast corner of said Lot 9 and a point of intersection on the West line of said Lot 10 for the Northwest corner of this tract, whence a found 1/2" metal rebar at the common North corner of said Lot 9 and Lot 8 of said Sandstone Subdivision bears S35°15'47"W 307.33' (bearing basis); THENCE N68°40'54"E 106.71' to a set 1/2" metal rebar for the Northeast corner of this tract;

THENCE S08°15'41"E 280.50' to a set 1/2" metal rebar in the center of said Cedar Creek Ranch Trail for the Southeast corner of this tract, whence a found PK nail in the center of said Cedar Creek Ranch Trail at the Southeast corner of said Lot 10 bears N74°19'19"E 151.16';

THENCE S74°19'19"W with the center of said Cedar Creek Ranch Trail 29.71' to the point of beginning and containing 0.426 acre of land.

NOTICE
THIS PLAT IS INVALID WITHOUT AN
ORIGINAL SIGNATURE ACROSS THE SEAL

Alvin Joe Adams, P.E., R.P.L.S.
P.E. No. 49263, R.P.L.S. No. 4130
ADAMS ENGINEERING AND SURVEYING INC.
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Surveyed on the ground April 18 2019