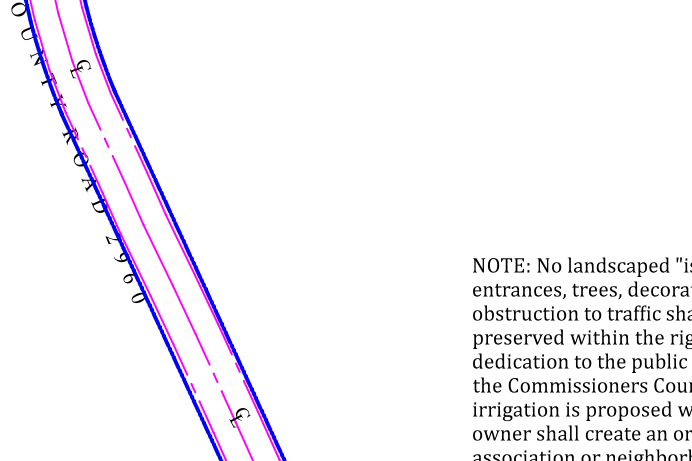
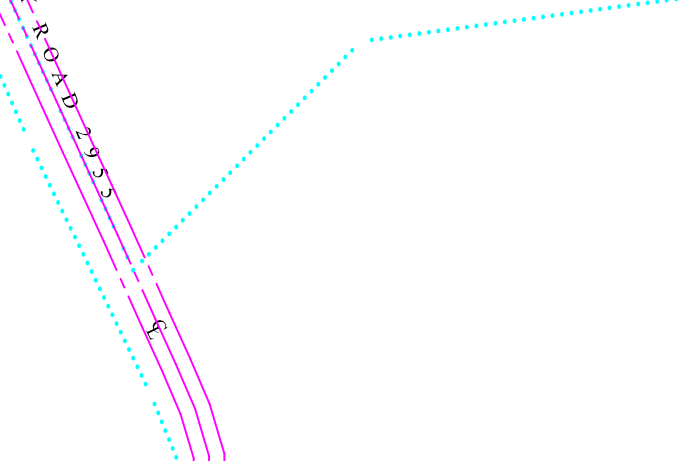
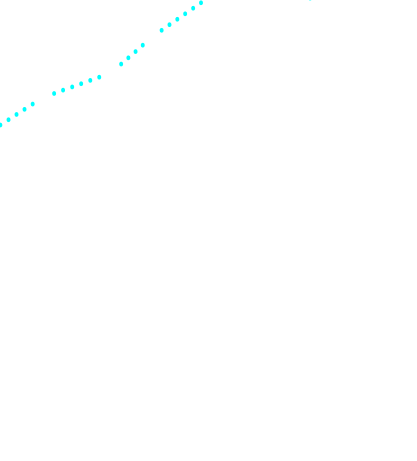
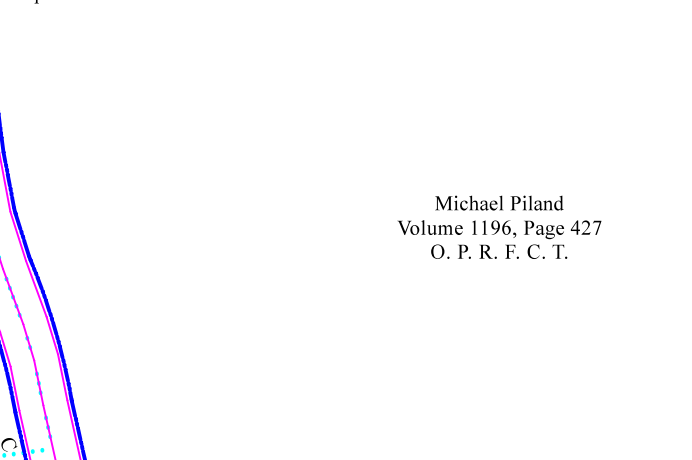
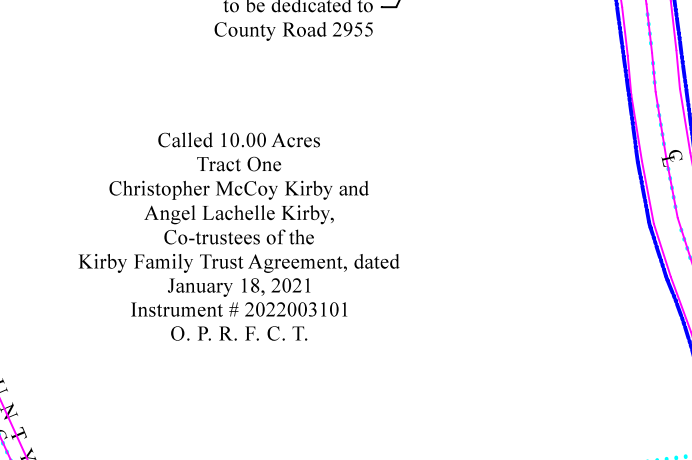
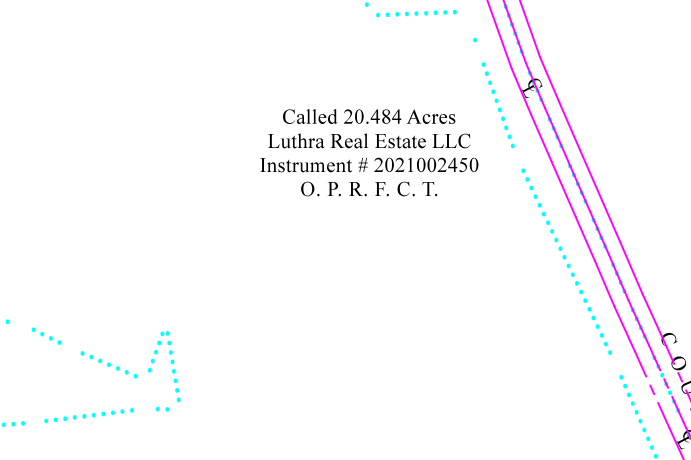
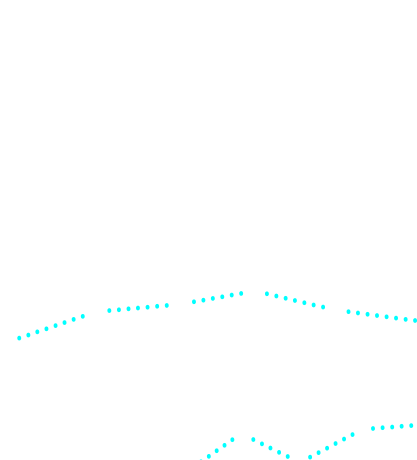
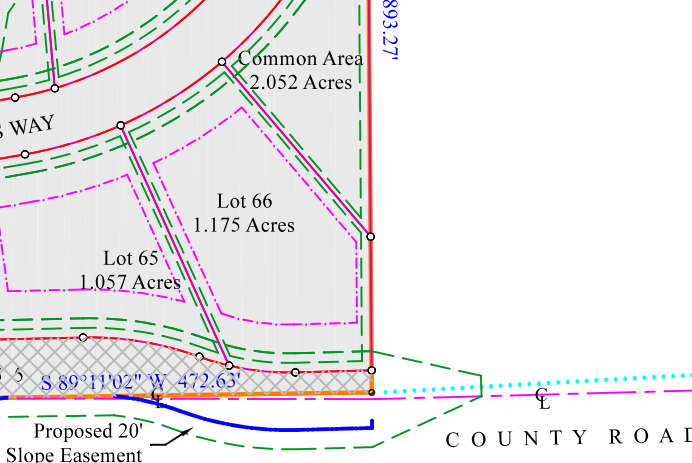
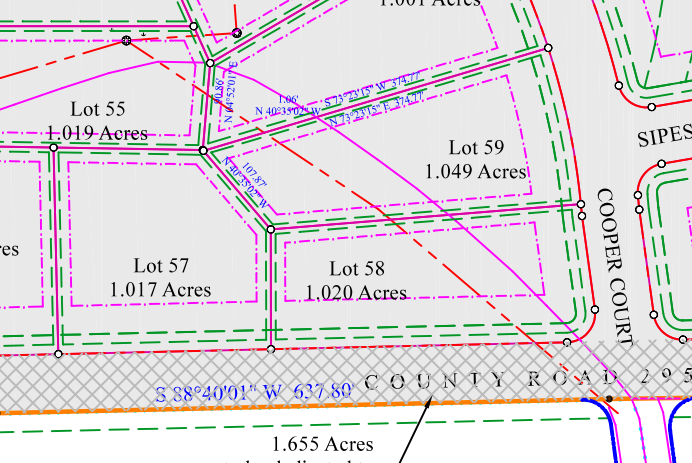
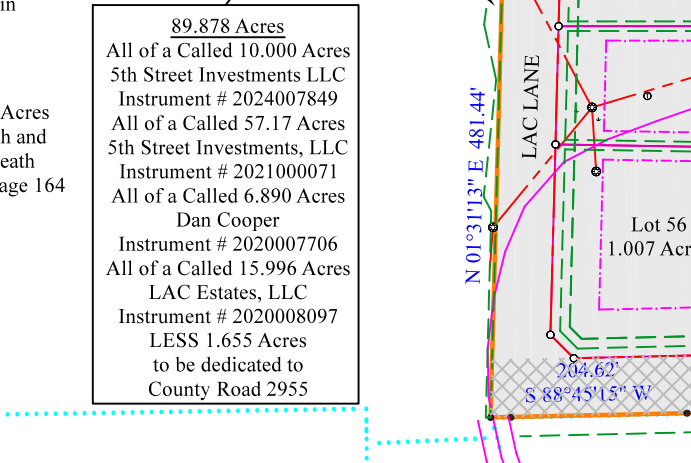
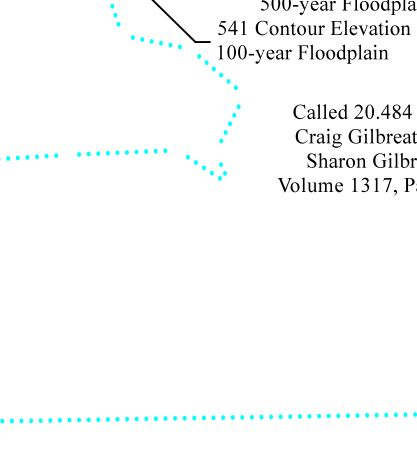
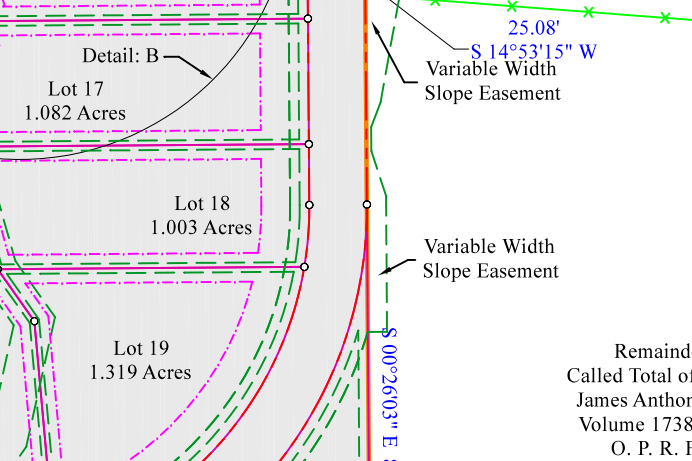
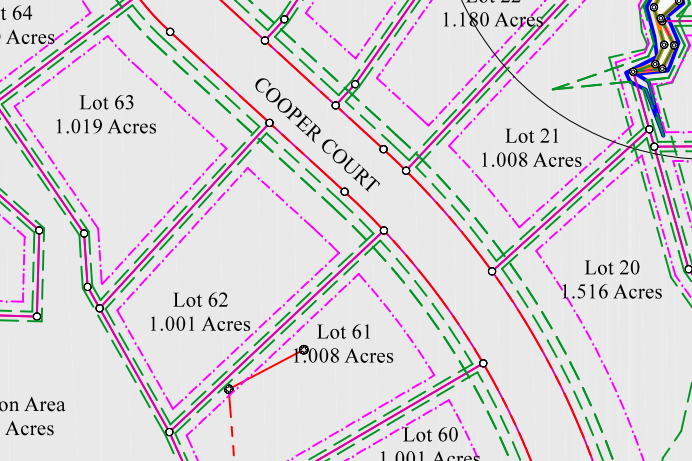
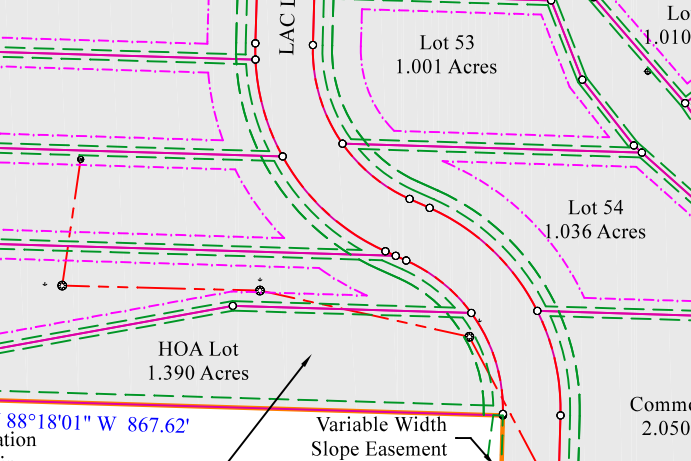
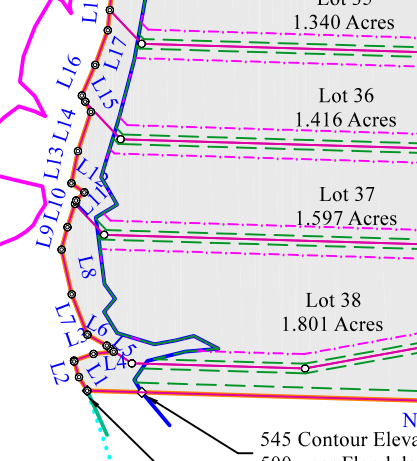
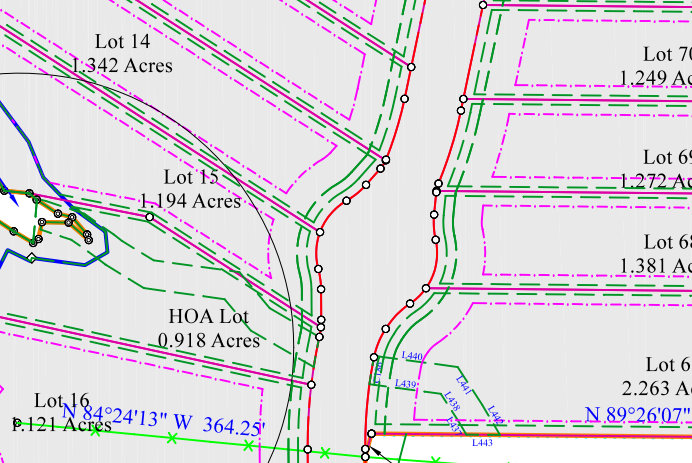
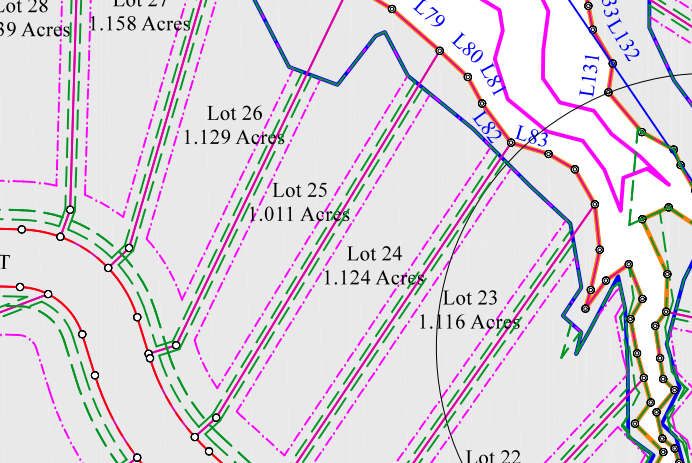
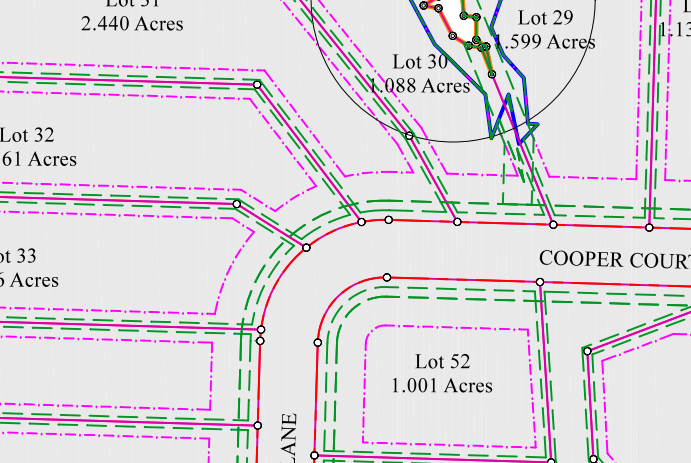
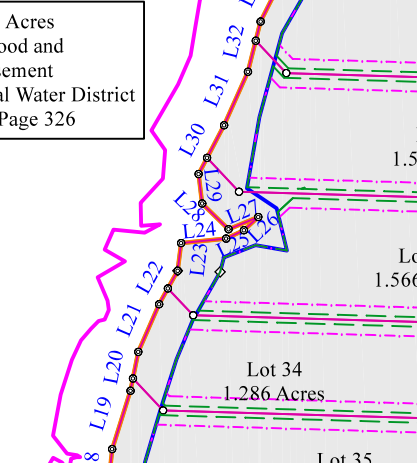
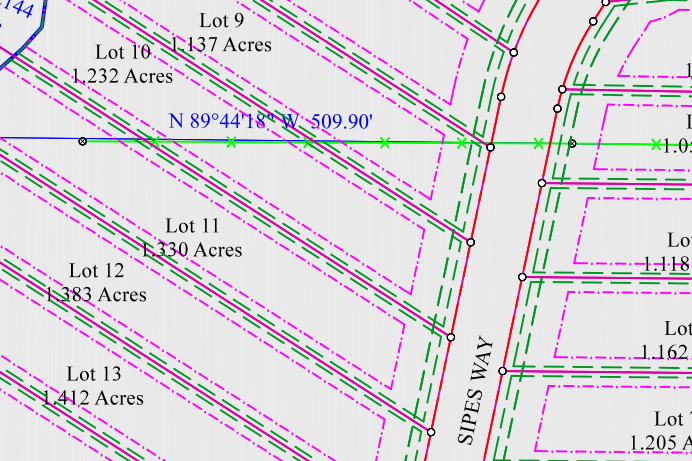
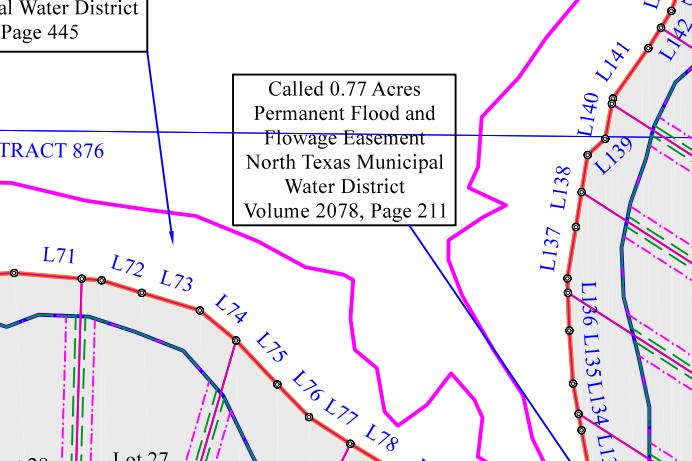
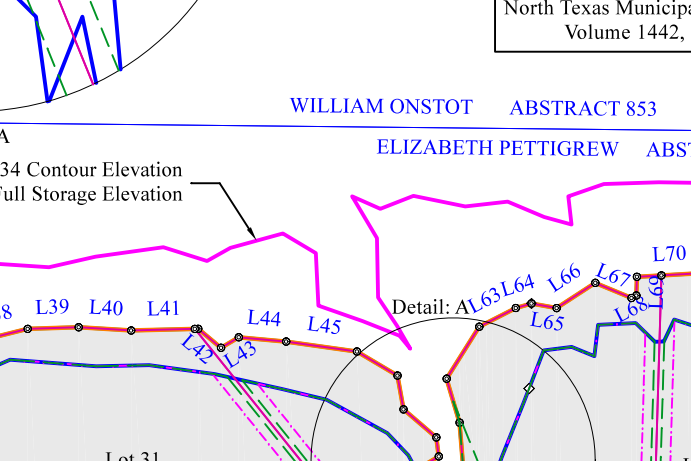
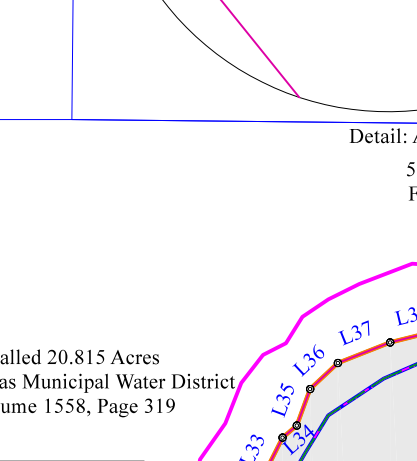
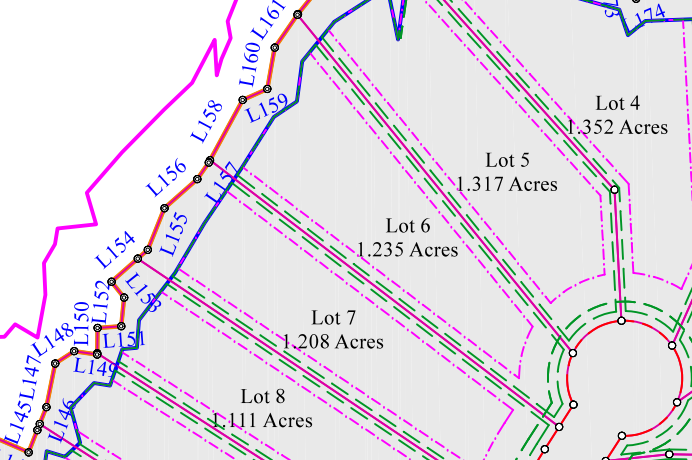
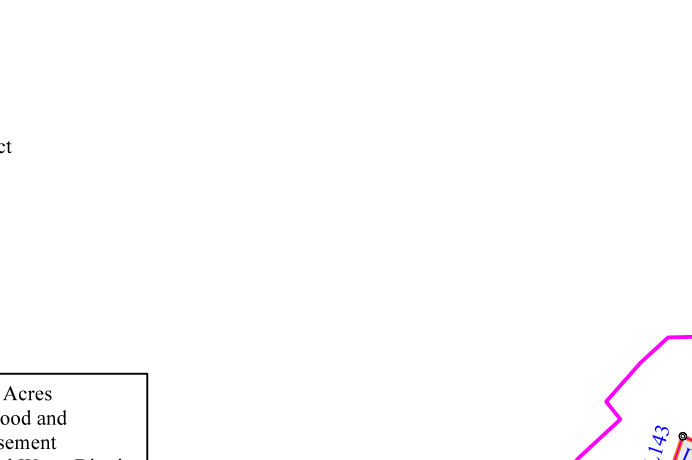
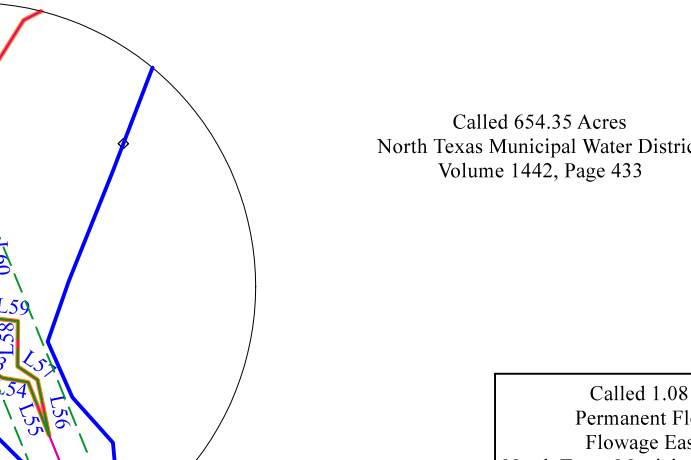
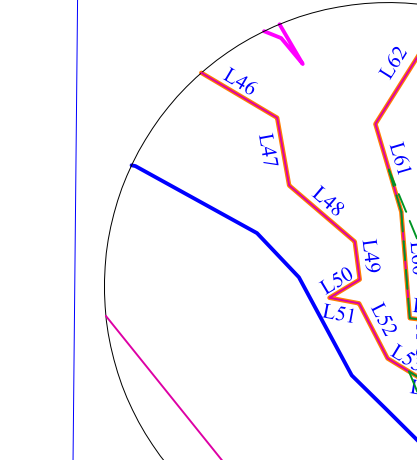
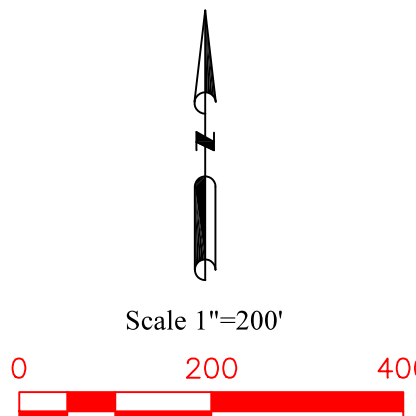
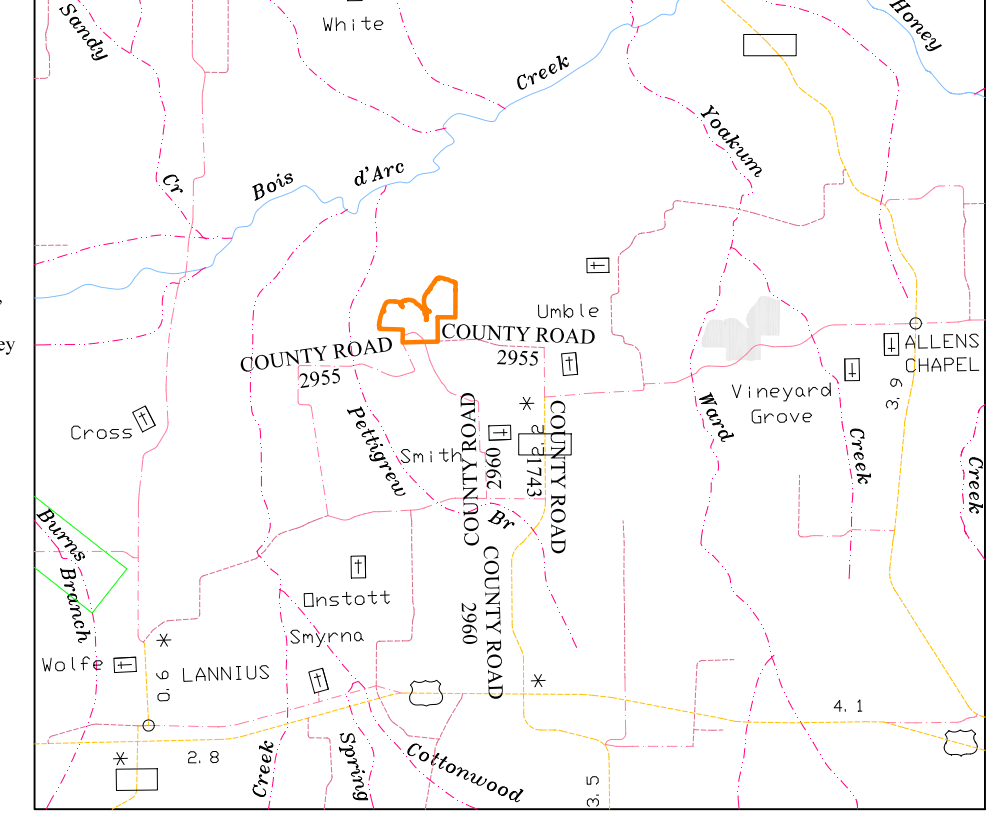


LINE	BEARING	DISTANCE
L1	N 11° 19' 29" W	10.62
L2	N 17° 01' 52" W	17.92
L3	N 11° 19' 29" W	10.62
L4	N 83° 28' 49" E	71.15
L5	N 43° 03' 35" W	29.73
L6	N 69° 29' 00" W	21.08
L7	N 11° 19' 29" W	10.62
L8	N 12° 49' 09" E	43.76
L9	N 12° 49' 09" E	43.76
L10	N 12° 49' 09" E	43.76
L11	N 12° 49' 09" E	43.76
L12	N 12° 49' 09" E	43.76
L13	N 12° 49' 09" E	43.76
L14	N 12° 49' 09" E	43.76
L15	N 12° 49' 09" E	43.76
L16	N 12° 49' 09" E	43.76
L17	N 12° 49' 09" E	43.76
L18	N 12° 49' 09" E	43.76
L19	N 12° 49' 09" E	43.76
L20	N 12° 49' 09" E	43.76
L21	N 12° 49' 09" E	43.76
L22	N 12° 49' 09" E	43.76
L23	N 12° 49' 09" E	43.76
L24	N 12° 49' 09" E	43.76
L25	N 12° 49' 09" E	43.76
L26	N 12° 49' 09" E	43.76
L27	N 12° 49' 09" E	43.76
L28	N 12° 49' 09" E	43.76
L29	N 12° 49' 09" E	43.76
L30	N 12° 49' 09" E	43.76
L31	N 12° 49' 09" E	43.76
L32	N 12° 49' 09" E	43.76
L33	N 12° 49' 09" E	43.76
L34	N 12° 49' 09" E	43.76
L35	N 12° 49' 09" E	43.76
L36	N 12° 49' 09" E	43.76
L37	N 12° 49' 09" E	43.76
L38	N 12° 49' 09" E	43.76
L39	N 12° 49' 09" E	43.76
L40	N 12° 49' 09" E	43.76
L41	N 12° 49' 09" E	43.76
L42	N 12° 49' 09" E	43.76
L43	N 12° 49' 09" E	43.76
L44	N 12° 49' 09" E	43.76
L45	N 12° 49' 09" E	43.76
L46	N 12° 49' 09" E	43.76
L47	N 12° 49' 09" E	43.76
L48	N 12° 49' 09" E	43.76
L49	N 12° 49' 09" E	43.76
L50	N 12° 49' 09" E	43.76
L51	N 12° 49' 09" E	43.76
L52	N 12° 49' 09" E	43.76
L53	N 12° 49' 09" E	43.76
L54	N 12° 49' 09" E	43.76
L55	N 12° 49' 09" E	43.76
L56	N 12° 49' 09" E	43.76
L57	N 12° 49' 09" E	43.76
L58	N 12° 49' 09" E	43.76
L59	N 12° 49' 09" E	43.76
L60	N 12° 49' 09" E	43.76
L61	N 12° 49' 09" E	43.76
L62	N 12° 49' 09" E	43.76
L63	N 12° 49' 09" E	43.76
L64	N 12° 49' 09" E	43.76
L65	N 12° 49' 09" E	43.76
L66	N 12° 49' 09" E	43.76
L67	N 12° 49' 09" E	43.76
L68	N 12° 49' 09" E	43.76
L69	N 12° 49' 09" E	43.76
L70	N 12° 49' 09" E	43.76
L71	N 12° 49' 09" E	43.76
L72	N 12° 49' 09" E	43.76
L73	N 12° 49' 09" E	43.76
L74	N 12° 49' 09" E	43.76
L75	N 12° 49' 09" E	43.76
L76	N 12° 49' 09" E	43.76
L77	N 12° 49' 09" E	43.76
L78	N 12° 49' 09" E	43.76
L79	N 12° 49' 09" E	43.76
L80	N 12° 49' 09" E	43.76
L81	N 12° 49' 09" E	43.76
L82	N 12° 49' 09" E	43.76
L83	N 12° 49' 09" E	43.76
L84	N 12° 49' 09" E	43.76
L85	N 12° 49' 09" E	43.76
L86	N 12° 49' 09" E	43.76
L87	N 12° 49' 09" E	43.76
L88	N 12° 49' 09" E	43.76
L89	N 12° 49' 09" E	43.76
L90	N 12° 49' 09" E	43.76
L91	N 12° 49' 09" E	43.76
L92	N 12° 49' 09" E	43.76
L93	N 12° 49' 09" E	43.76
L94	N 12° 49' 09" E	43.76
L95	N 12° 49' 09" E	43.76
L96	N 12° 49' 09" E	43.76
L97	N 12° 49' 09" E	43.76
L98	N 12° 49' 09" E	43.76
L99	N 12° 49' 09" E	43.76
L100	N 12° 49' 09" E	43.76



LOCATIVE MAP



NOTE: None of this area lies within the 100-year flood zone as per FEMA Map Number 481470250C, effective date February 18, 2011, Revised to Reflect LOMR Effective: July 5, 2023.

NOTE: None of this area lies within the 100-year flood zone as per FEMA Map Number 481470250C, effective date February 18, 2011, Revised to Reflect LOMR Effective: July 5, 2023.

NOTE: Fannin County Road 2960 and Fannin County Road 2955 within the Cypress Point Subdivision will be abandoned and relocated as indicated on subdivision plot.

NOTE: Fannin County Commissioner, Precinct #4, stated that Fannin County Road 2960 was 51' wide and Fannin County Road 2955 was 32' wide.

NOTE: North Texas Municipal Water District Permanent Flood and Flowage Easement Restrictions: In addition to lands owned in fee simple, NTMWD has also purchased a Permanent Flood and Flowage Easement across certain lands that may flood periodically. These easements are typically located between the 541 feet MSL contour and the 545 feet MSL contour. This area approximately corresponds to the 500-year floodplain surrounding the lake and could flood during storms or following wet seasons. These areas may also flood during times of normal operations of the Lake. The easement specifically provides that the underlying private property owner shall not construct or maintain any permanent structures, without limitation, including buildings, ditches, channels, dams, dikes, wells, earthen tanks, roads, or utility lines on the easement, nor perform any excavation or filling on the easement. Septic systems, drain fields, or any other type of on-site sewage systems are not allowed on lands covered by flowage easements. Property owners are advised to check flowage easement deeds for the exact rights retained prior to proceeding with any activities in the easement area.

NOTE: The Permanent Flood and Flowage Easements allow NTMWD to overflow, flood, submerge, store, and impound water on the easement during periods when the lake is above the normal conservation pool level for such time as is necessary. Property owners for these easements on their property continue to have the right to use the land covered by the easements. NTMWD may consider allowing improvements within the Permanent Flood and Flowage Easements in lieu of improvements being located on NTMWD property near the shoreline. Any requests for improvements within the Permanent Flood and Flowage Easement must expressly allowed by the easement must follow the same application process described in Section 6 and all authorized improvements must conform to the standards and specifications described in Section 4.3.1.4 and in Appendix F, Section 4. However, NTMWD is not responsible for any loss of damage to the easement property, including any turf, landscaping, structure, or improvement located within the easement. In addition, the flooding and impoundment of water on and over the easement may deposit silt, debris, and trash on the easement. NTMWD is not responsible for any cleanup or removal of any such silt, trash, or debris resulting from any such events or otherwise.

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CONVERSE ADJUSTMENT), COORDINATES SHOWN HEREIN ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), THE COMBINED SCALE FACTOR IS 1.0000995.

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.

NOTE: No grading of streets/roads or the sale of lots shall commence, nor shall any other associated construction be accomplished by the owner/developer upon land being subdivided prior to final plat approval.

NOTE: Fannin County does not provide maintenance for drainage other than for drainage necessary for protecting the county street or road system.

NOTE: Pre-existing county roads have no dedicated Right-of-Way width.

NOTE: The 534 Contour Level is the Full Storage Elevation. The 541 Contour Level is the 100-year Floodplain. The 545 Contour Level is the 500-year Floodplain and PERMANENT FLOWAGE AND FLOOD EASEMENT (VOLUME 1442, PAGE 445; VOLUME 2078, PAGE 211) (VOLUME 1587, PAGE 98) (VOLUME 1558, PAGE 328)

OWNERS DEDICATION
I, Dan Cooper (The Super Duper Cooper Family Trust), owner of the herein described various lots do certify that I have caused the same to be platted as shown, and do hereby dedicate to the public the roads and easements as shown, and the sale of all tracts shall be in accordance with this plat.

The Super Duper Cooper Family Trust
Owner, Dan Cooper
2501 Greenspoint Ln.
Prosper, Texas 75078

Dan Cooper

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, A.D. 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS DEDICATION
I, Dan Cooper (Highland Ranch @ Legacy Hill LLC), owner of the herein described various lots do certify that I have caused the same to be platted as shown, and do hereby dedicate to the public the roads and easements as shown, and the sale of all tracts shall be in accordance with this plat.

Highland Ranch @ Legacy Hill LLC
Owner, Dan Cooper
5912 Oldham Dr.
McKinney, Texas 75070

Dan Cooper

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, A.D. 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS DEDICATION
I, Paul Lac (Lac Estates, LLC), owner of the herein described various lots do certify that I have caused the same to be platted as shown, and do hereby dedicate to the public the roads and easements as shown, and the sale of all tracts shall be in accordance with this plat.

Lac Estates, LLC
Owner, Paul Lac
2046 Saint Anne Dr.
Allen, Texas 75013

Paul Lac

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, A.D. 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS DEDICATION
I, Kyle Frederick (5th Street Investments, LLC), owner of the herein described various lots do certify that I have caused the same to be platted as shown, and do hereby dedicate to the public the roads and easements as shown, and the sale of all tracts shall be in accordance with this plat.

5th Street Investments, LLC
Owner, Kyle Frederick
6042 Pritchfork Ranch Dr.
Frisco, Texas 75036

Kyle Frederick

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, A.D. 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS DEDICATION
I, _____ County Judge of Fannin County, Texas do hereby certify that this preliminary plat, with field notes hereon, having been fully presented to the Commissioners Court of Fannin County, Texas and by the said County Judge considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Fannin County, Texas.

County Judge
Fannin County, Texas

COUNTY COMMISSIONERS APPROVAL

STATE OF TEXAS
COUNTY OF FANNIN

KNOW ALL MEN BY THESE PRESENTS:

I, _____ County Judge of Fannin County, Texas do hereby certify that this preliminary plat, with field notes hereon, having been fully presented to the Commissioners Court of Fannin County, Texas and by the said County Judge considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Fannin County, Texas.

County Judge
Fannin County, Texas

COUNTY CLERK'S APPROVAL

CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Fannin County, Texas, does hereby certify that on the day of _____ the Fannin County Commissioners Court by appropriate minute order did find that this preliminary plat of CYPRESS POINT TO FANNIN COUNTY, TEXAS is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Fannin County, Texas.

Certified this ____ day of _____.

Jenny L. Garner
County Clerk
Fannin County, Texas

FOR SUBDIVISION PLATS HAVING PUBLICLY OWNED/ PRIVATELY MAINTAINED ROADS:

Dedication Statement for Privately Maintained Roads

The undersigned owner of the above described property states and acknowledges that the _____ foot wide strip of land designated as _____ is a public easement for the benefit of the public and that the road on said easement will be dedicated to the County.

Fannin County, Texas, will never maintain the streets/roads in the _____ Subdivision. The streets/roads of _____ will be maintained in perpetuity by the Homeowners Association in such subdivision and provisions shall be established for assessment of property to provide revenue for perpetual maintenance.

Every deed related to ownership of property in _____ shall contain a notice that (i) the streets/roads are public, (ii) the Homeowners Association is liable for maintenance and (iii) the quality of streets/roads may affect access by emergency services.

NOTE: Bois d'Arc Municipal Utility District (903) 378-7361
14101 East FM 1396, Honey Grove, Texas 75446
NOTE: Fannin Electric Cooperative (903) 583-2117
2201 FM 87, Bonham, Texas 75418
NOTE: Bois d'Arc Municipal Utilities existing water lines located within the subdivision will be relocated. No information on relocation available at this time.
NOTE: Existing Power lines across lots 37, 38, 55, 56, 58, 60, and 61, no existing easement recorded to Fannin Electric Cooperative. Prescriptive Easement. Power lines to be relocated. - No information on relocation available at this time.

Subject Property	Access Easement
LESS	
To be dedicated to County	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Found 541 Contour Monument	◆
Point for Corner	○
Wood Fence Corner Post	○
Power Pole	○
Metal Fence Corner Post	◆
Guy Wire	-
Boundary	—
Adjacent Boundary Lines	—
Centerline	—
Buried Wire Fence	—
534 Contour Line	—
541 Contour Line	—
(100-year Floodplain)	—
545 Contour Line	—
(500-year Floodplain)	—
Easements	—
Building Setback	—
Overhead Utilities	—
5/8" Found Iron Rod	○
Found 545 Contour Monument	◆

PRELIMINARY PLAT
CYPRESS POINT I
LOTS 1 - 74
SITUATED IN THE
ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876
WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853
FANNIN COUNTY, TEXAS

JOE NO. 2024-162-3
DATE: DEC 16, 2025

DRAWN BY: SAL
Sheet 1 OF 7

CHK BY: MLS
G.E. N/A

CAD FILE: 2024-162-3.DWG
SCALE: 1" = 200'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959



NOTE: No landscaped "islands", ornamental entrances, trees, decorative squares or any other obstruction to traffic shall be constructed or preserved within the right-of-way of street or road dedicated to the public without authorization from the Commissioners Court. If landscaping and/or irrigation is proposed within the right-of-way, the owner shall create an organization (homeowners association or neighborhood association) that will be responsible for the maintenance and liability of the landscaping and/or irrigation system. The organization shall have assessment authority to insure adequate funding for maintenance.

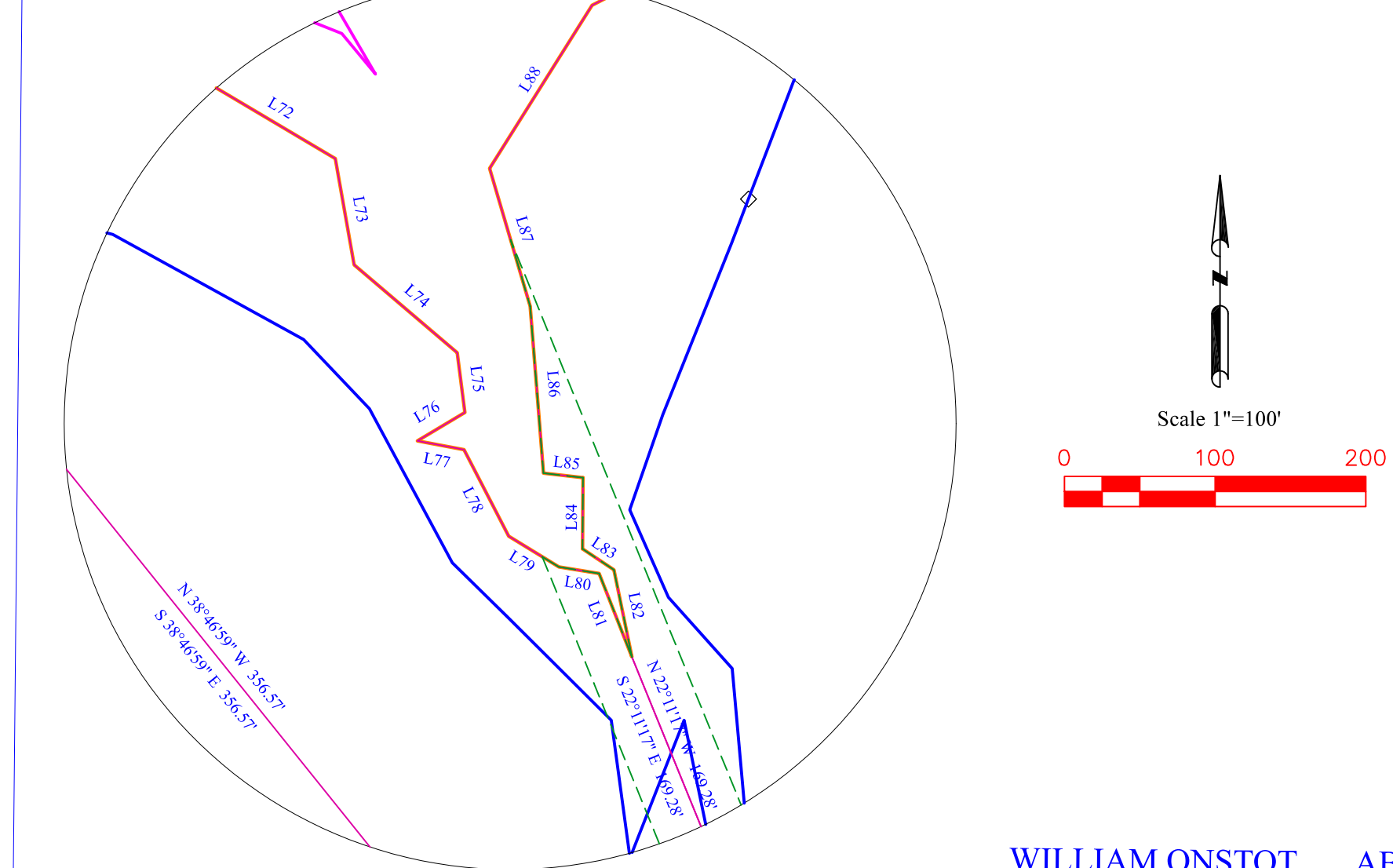
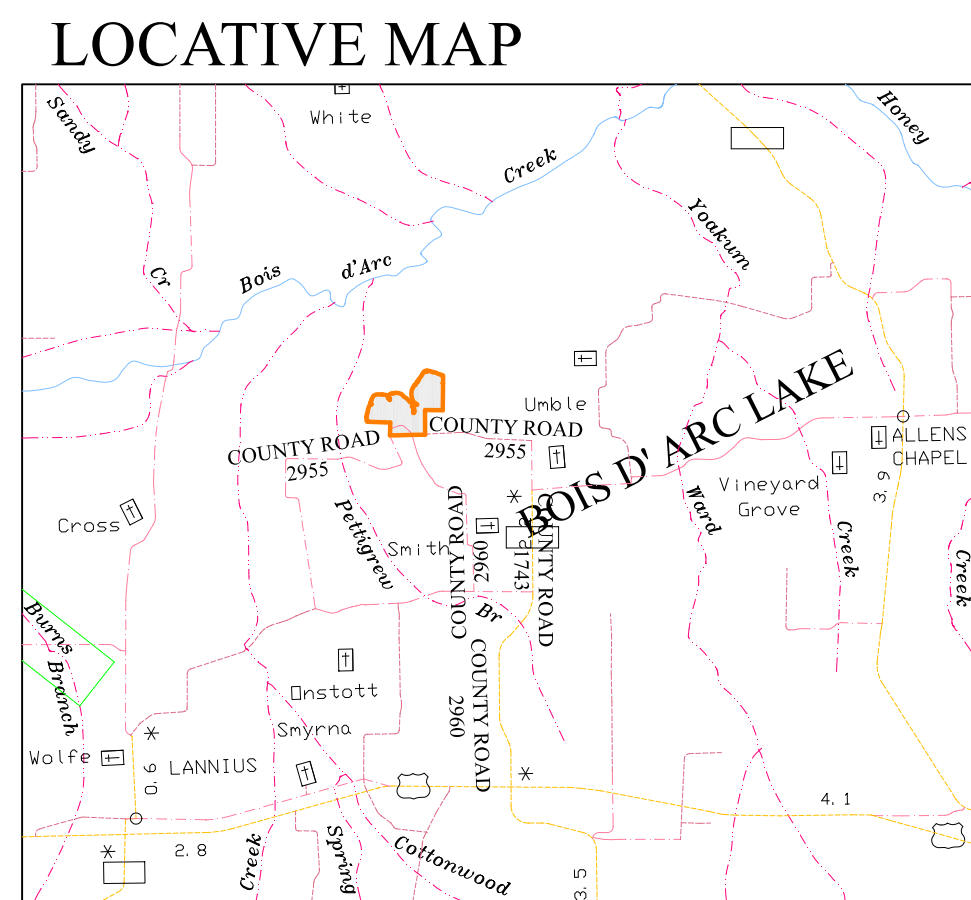


Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey data for various points and lines.

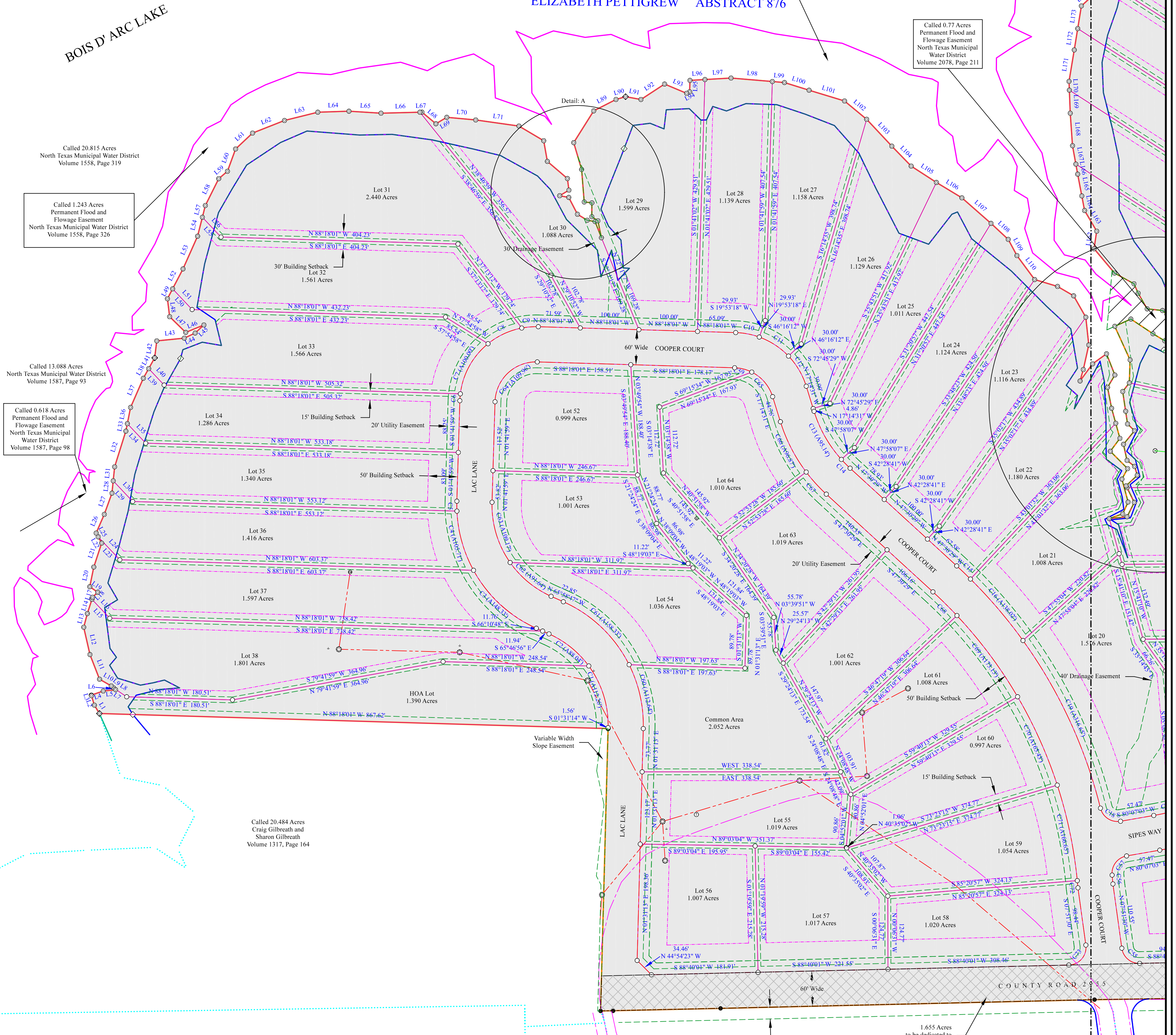
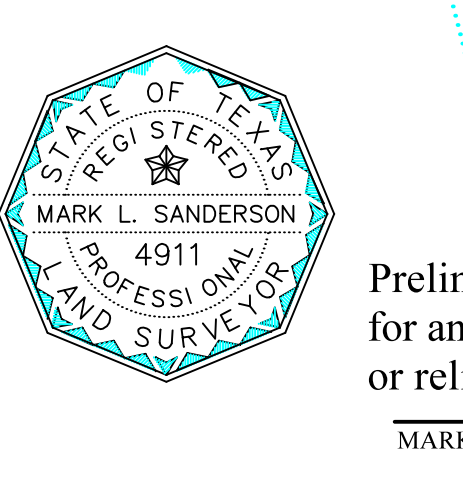


Table with 8 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT, DISCREPANCY OF CURVE. Lists curve data for the survey.

NOTE: No landscaped "islands", ornamental entrances, trees, decorative squares or other obstruction to traffic shall be constructed or preserved within the right-of-way of street or road...

NOTE: North Texas Municipal Water District Permanent Flood and Flowage Easement Restrictions: In addition to lands owned in fee simple, NTMWD has also purchased a Permanent Flood and Flowage Easement across certain lands that may flood periodically...



NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (COORDS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (ZON4202). THE COMBINED SCALE FACTOR IS 1.0000995.

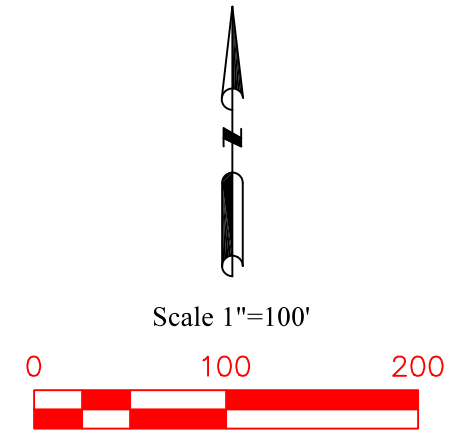
NOTE: Existing Power Lines across lots 37, 38, 55, 56, 58, 60, and 61, no existing easement recorded to Fannin Electric Cooperative, Perscriptive Easement. Power lines to be relocated. No information on relocation available at this time.

PRELIMINARY PLAT CYPRESS POINT I LOTS 1 - 74 SITUATED IN THE ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876 WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853 SAMUEL SLOAN SURVEY, ABSTRACT NO. 987 FANNIN COUNTY, TEXAS

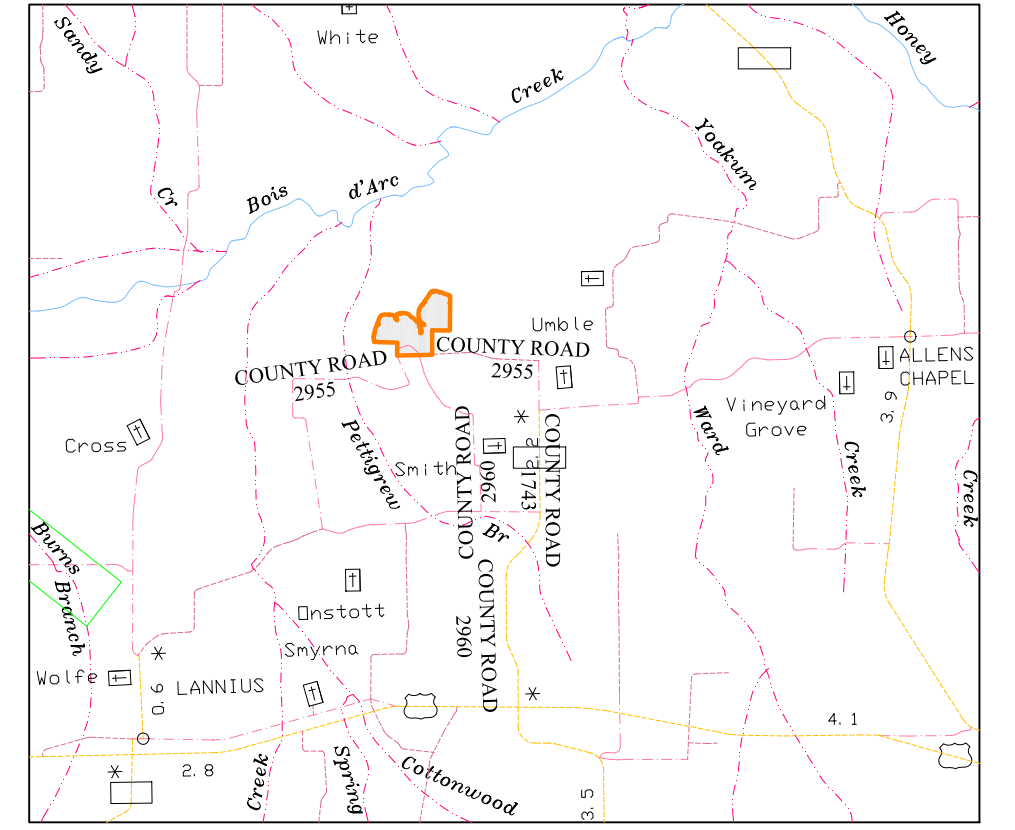
BOIS D'ARC LAKE

Called 1.93 Acres
Permanent Flood and
Flowage Easement
North Texas Municipal Water District
Volume 1587, Page 445

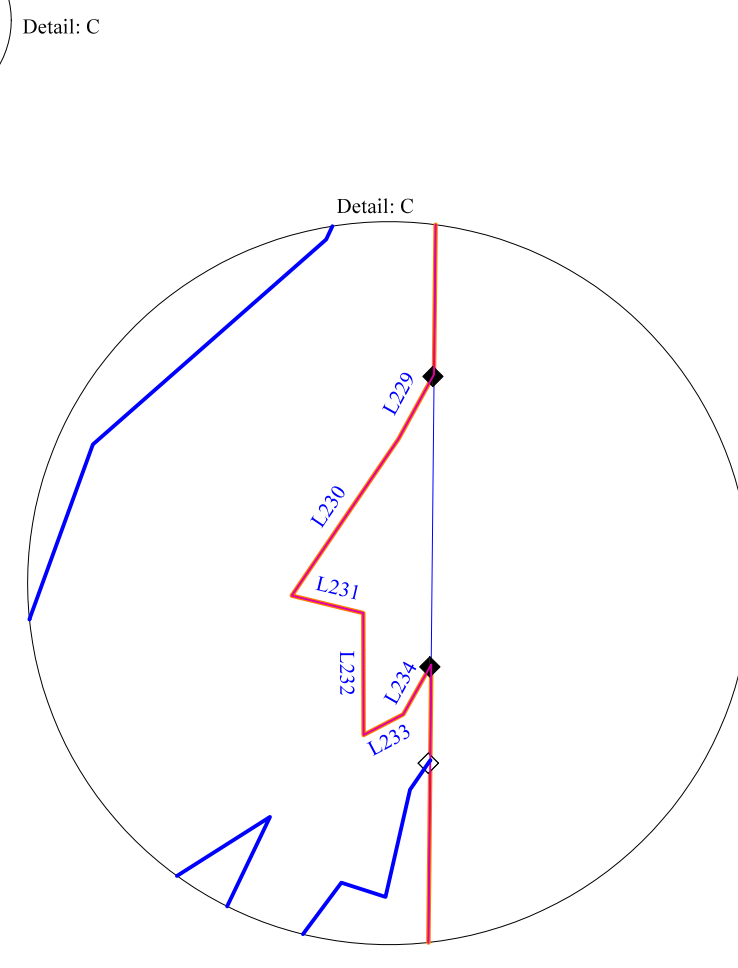
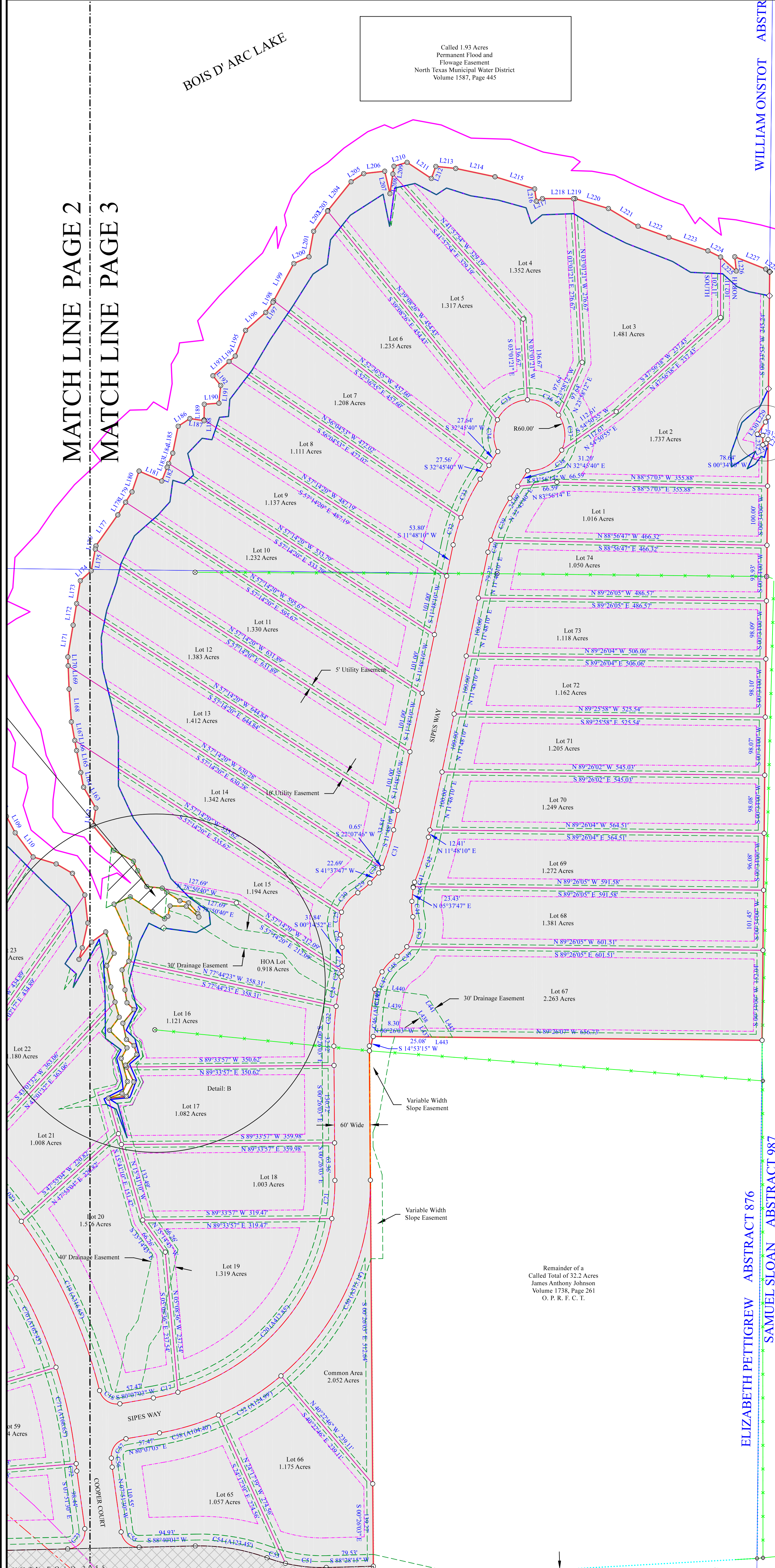
WILLIAM ONSTOT
SAMUEL SLOAN



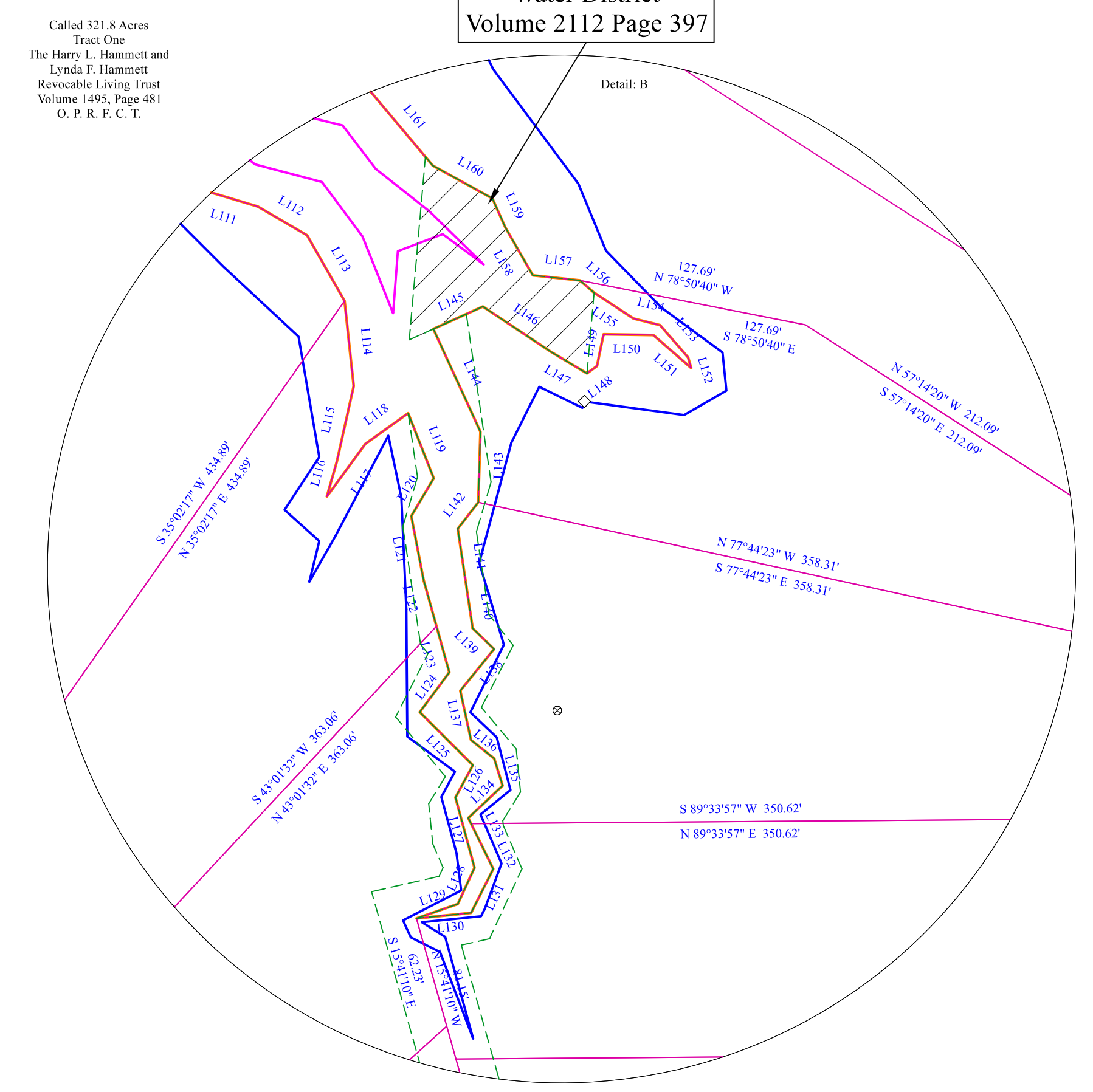
LOCATIVE MAP



MATCH LINE PAGE 2
MATCH LINE PAGE 3



Called 0.148 Acres
Access Easement
North Texas Municipal
Water District
Volume 2112 Page 397



ELIZABETH PETTIGREW ABSTRACT 876
SAMUEL SLOAN ABSTRACT 987

Remainder of a
Called Total of 32.2 Acres
James Anthony Johnson
Volume 738, Page 261
O. P. R. F. C. T.

Michael Piland
Volume 1196, Page 427
O. P. R. F. C. T.

NOTE: No landscaped "islands", ornamental
entrances, trees, decorative squares or any other
obstruction to traffic shall be constructed or
preserved within the right-of-way of street or road
dedicated to the public without authorization from
the Commissioners Court. If landscaping and/or
irrigation is proposed within the right-of-way, the
owner shall create an organization (homeowners
association or neighborhood association) that will
be responsible for the maintenance and liability of
the landscaping and/or irrigation system. The
organization shall have assessment authority to
insure adequate funding for maintenance.

NOTE: ALL BEARINGS ARE REFERENCED TO
SURFACE COORDINATES BASED ON THE
TEXAS COORDINATE SYSTEM, NORTH
CENTRAL ZONE ADJUSTED TO THE NORTH
AMERICAN DATUM OF 1983 (NAD83) (GCS83-
ADJUSTMENT), COORDINATES SHOWN
HEREON ARE GRID COORDINATES BASED
UPON THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202).
THE COMBINED SCALE FACTOR IS 1.0000995.

NOTE: None of this area lies within the 100-year
flood zone as per FEMA Map
NOTE: Fannin County Road 2960 and Fannin County
Road 2955 within the Cypress Point Subdivision will
be abandoned and relocated as indicated on
subdivision plat.
NOTE: Fannin County Commissioner, Precinct #4,
stated that Fannin County Road 2955 was 51' wide
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NOTE: North Texas Municipal Water District
Permanent Flood and Flowage Easement Restrictions:
In addition to lands owned in fee simple, NTMWD
has also purchased a Permanent Flood and Flowage
Easement across certain lands that may flood
periodically. These easements are typically located
between the 541 feet MSL contour and the 545 feet
MSL contour. This area approximately corresponds
to the 500-year floodplain surrounding the lake and
could flood during storms or following wet seasons.
These areas may also flood during times of normal
operations of the Lake. The easement specifically
provides that the underlying private property
owner shall not construct or maintain any
permanent structures, without limitation, including
buildings, ditches, channels, dams, dikes, wells,
earthen tanks, roads, or utility lines on the
easement, nor perform any excavation or filling on
the easement. Septic systems, drain fields, or any
other type of on-site sewage systems are not
allowed on lands covered by flowage easements.
Property owners are advised to check flowage
easement deeds for the exact rights retained prior
to proceeding with any activities in the easement
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The Permanent Flood and Flowage Easements allow
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pool level for such time as is necessary. Property
owners with these easements on their property
continue to have the right to use the land covered
by the easements. NTMWD may consider allowing
improvements within the Permanent Flood and
Flowage Easements in lieu of improvements being
located on NTMWD property near the shoreline.
Any requests for improvements within the
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expressly allowed by the easement must follow the
same application process described in Section 6 and
all authorized improvements must conform to the
standards and specifications described in Section
4.3.1.4 and in Appendix F, Section 4. However,
NTMWD is not responsible for any loss or damage to
the easement property, including any turf,
landscaping, structure, or improvement located
within the easement. In addition, the flooding and
impoundment of water on and over the easement
may deposit silt, debris, and trash on the easement.
NTMWD is not responsible for any cleanup or
removal of any such silt, trash, or debris resulting
from any such events or otherwise.



LEGEND

Subject Property	
Access Easement (Volume 2112, Page 397)	
LESS	
To be dedicated to County	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Found 541 Contour Monument	◆
Point for Corner	○
Wood Fence Corner Post	○
Power Pole	○
Metal Fence Corner Post	◆
Guy Wire	+
Boundary	—
Adjacent Boundary Lines	—
Centerline	—
Barbed Wire Fence	—
534 Contour Line	—
541 Contour Line (100-year Floodplain)	—
545 Contour Line (500-year Floodplain)	—
Easements	—
Building Setback	—
Overhead Utilities	—
5/8" Found Iron Rod	○
Found 545 Contour Monument	◆

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey.

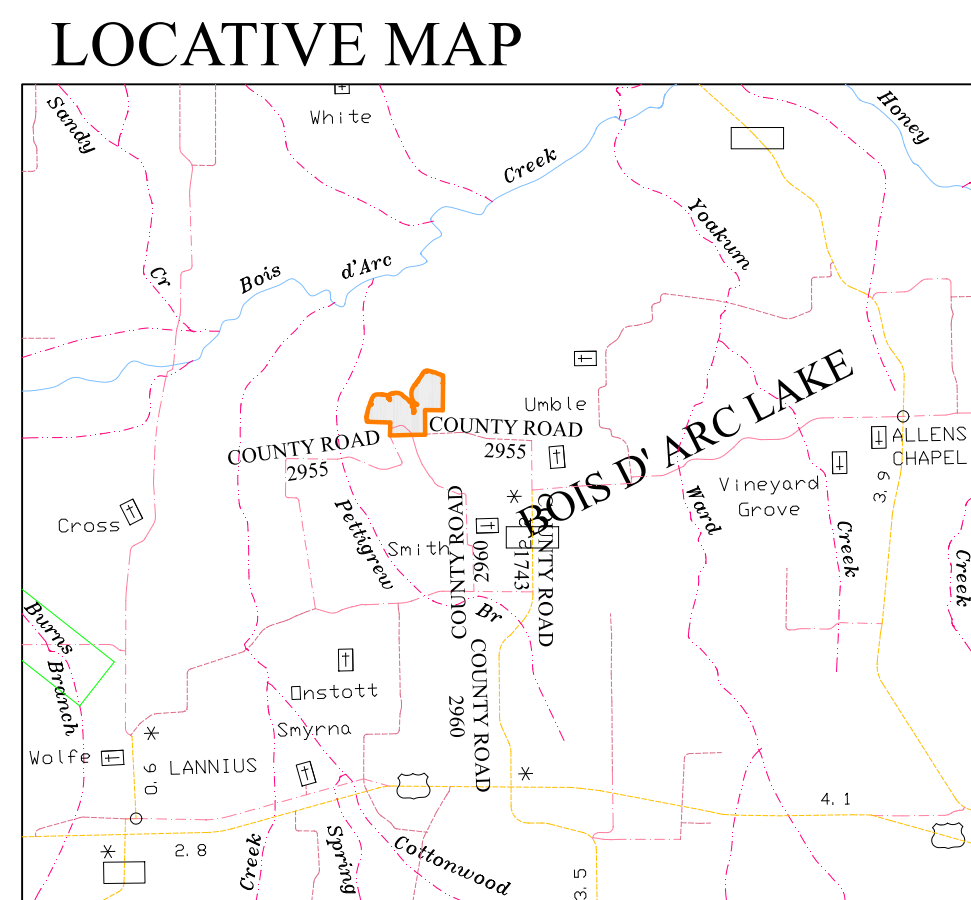
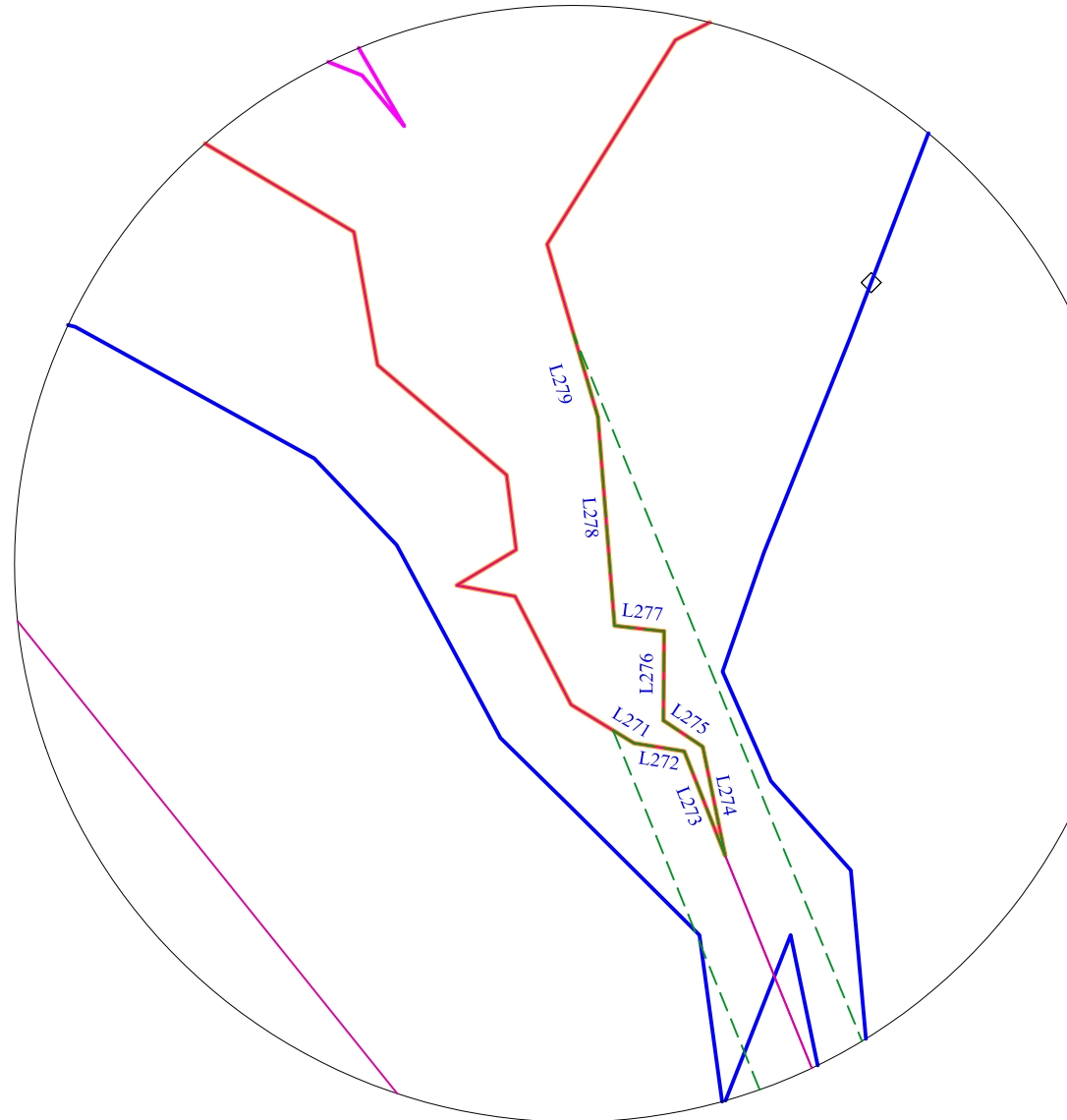
MARK L. SANDERSON RPLS 4911

PRELIMINARY PLAT
CYPRESS POINT I
LOTS 1 - 74
SITUATED IN THE
ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876
WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853
SAMUEL SLOAN SURVEY, ABSTRACT NO. 987
FANNIN COUNTY, TEXAS

JOB NO. 2024-162-3	DRAWN BY: SAL	CHK BY: MLS	CAD FILE: 2024-162-3.DWG
DATE: DEC 16, 2025	Sheet 3 OF 7	G.F. N/A	SCALE: 1" = 100'

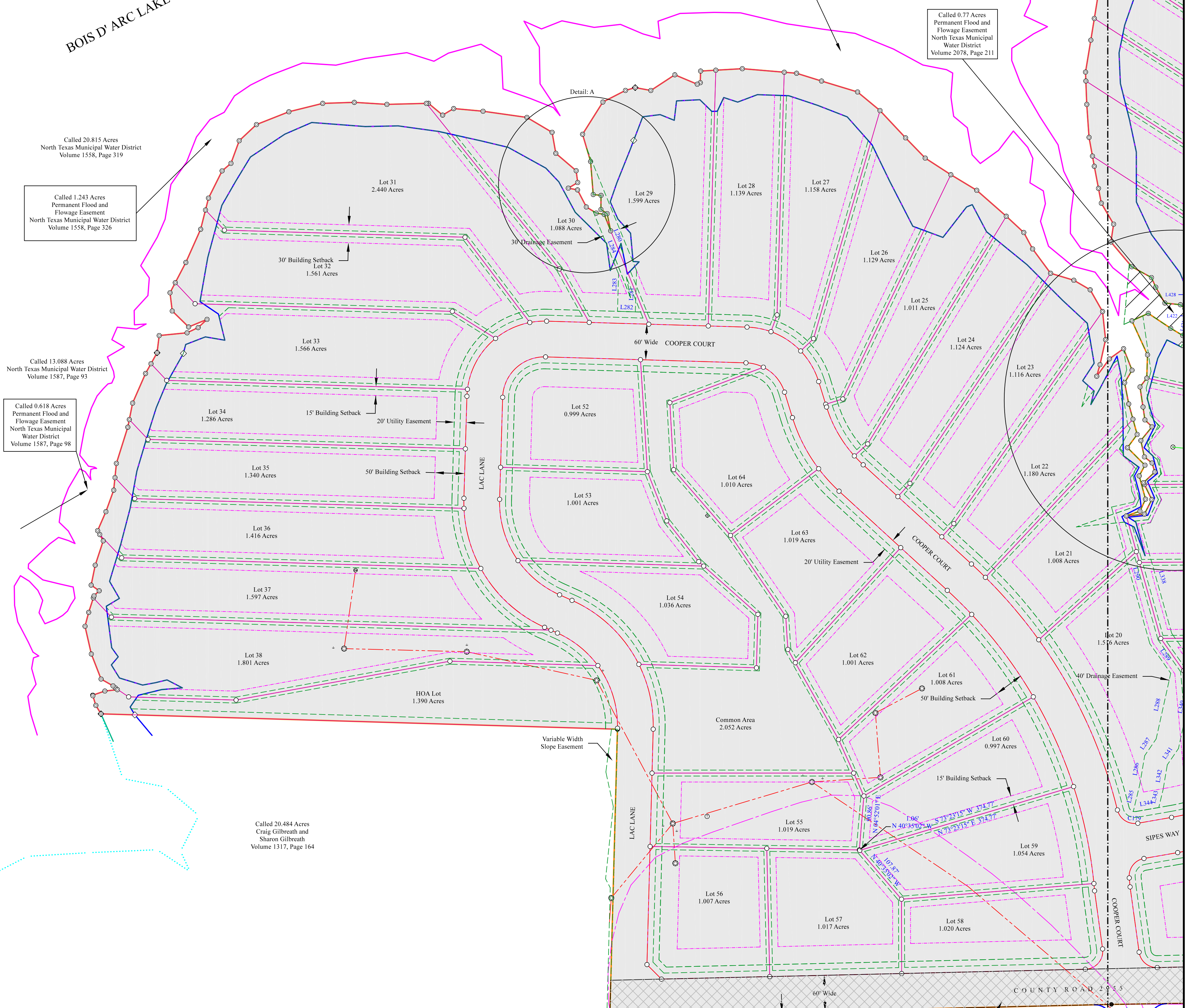
SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959

MATCH LINE PAGE 2
MATCH LINE PAGE 3



MATCH LINE PAGE 4
MATCH LINE PAGE 5

WILLIAM ONSTOT ABSTRACT 853
ELIZABETH PETTIGREW ABSTRACT 876



LINE	BEARING	DISTANCE
1.271	S 89° 31' 08" E	64.88
1.272	S 89° 34' 56" E	11.34
1.273	S 11° 21' 41" E	29.67
1.274	N 11° 38' 39" W	29.46
1.275	N 20° 17' 29" W	11.51
1.276	N 20° 17' 29" W	11.51
1.277	N 10° 13' 39" W	12.37
1.278	N 10° 13' 39" W	12.37
1.279	N 10° 13' 39" W	12.37
1.280	N 10° 13' 39" W	12.37
1.281	N 10° 13' 39" W	12.37
1.282	N 10° 13' 39" W	12.37
1.283	N 10° 13' 39" W	12.37
1.284	N 10° 13' 39" W	12.37
1.285	N 10° 13' 39" W	12.37
1.286	N 10° 13' 39" W	12.37
1.287	N 10° 13' 39" W	12.37
1.288	N 10° 13' 39" W	12.37
1.289	N 10° 13' 39" W	12.37
1.290	N 10° 13' 39" W	12.37
1.291	N 10° 13' 39" W	12.37
1.292	N 10° 13' 39" W	12.37
1.293	N 10° 13' 39" W	12.37
1.294	N 10° 13' 39" W	12.37
1.295	N 10° 13' 39" W	12.37
1.296	N 10° 13' 39" W	12.37
1.297	N 10° 13' 39" W	12.37
1.298	N 10° 13' 39" W	12.37
1.299	N 10° 13' 39" W	12.37
1.300	N 10° 13' 39" W	12.37
1.301	N 10° 13' 39" W	12.37
1.302	N 10° 13' 39" W	12.37
1.303	N 10° 13' 39" W	12.37
1.304	N 10° 13' 39" W	12.37
1.305	N 10° 13' 39" W	12.37
1.306	N 10° 13' 39" W	12.37
1.307	N 10° 13' 39" W	12.37
1.308	N 10° 13' 39" W	12.37
1.309	N 10° 13' 39" W	12.37
1.310	N 10° 13' 39" W	12.37
1.311	N 10° 13' 39" W	12.37
1.312	N 10° 13' 39" W	12.37
1.313	N 10° 13' 39" W	12.37
1.314	N 10° 13' 39" W	12.37
1.315	N 10° 13' 39" W	12.37
1.316	N 10° 13' 39" W	12.37
1.317	N 10° 13' 39" W	12.37
1.318	N 10° 13' 39" W	12.37
1.319	N 10° 13' 39" W	12.37
1.320	N 10° 13' 39" W	12.37
1.321	N 10° 13' 39" W	12.37
1.322	N 10° 13' 39" W	12.37
1.323	N 10° 13' 39" W	12.37
1.324	N 10° 13' 39" W	12.37
1.325	N 10° 13' 39" W	12.37
1.326	N 10° 13' 39" W	12.37
1.327	N 10° 13' 39" W	12.37
1.328	N 10° 13' 39" W	12.37
1.329	N 10° 13' 39" W	12.37
1.330	N 10° 13' 39" W	12.37
1.331	N 10° 13' 39" W	12.37
1.332	N 10° 13' 39" W	12.37
1.333	N 10° 13' 39" W	12.37
1.334	N 10° 13' 39" W	12.37
1.335	N 10° 13' 39" W	12.37
1.336	N 10° 13' 39" W	12.37
1.337	N 10° 13' 39" W	12.37
1.338	N 10° 13' 39" W	12.37
1.339	N 10° 13' 39" W	12.37
1.340	N 10° 13' 39" W	12.37
1.341	N 10° 13' 39" W	12.37
1.342	N 10° 13' 39" W	12.37
1.343	N 10° 13' 39" W	12.37
1.344	N 10° 13' 39" W	12.37

Called 20.815 Acres
North Texas Municipal Water District
Volume 1558, Page 319

Called 1.243 Acres
Permanent Flood and
Flowage Easement
North Texas Municipal Water District
Volume 1558, Page 326

Called 13.088 Acres
North Texas Municipal Water District
Volume 1587, Page 93

Called 0.618 Acres
Permanent Flood and
Flowage Easement
North Texas Municipal Water District
Volume 1587, Page 98

Called 20.484 Acres
Craig Gilbreath and
Sharon Gilbreath
Volume 1317, Page 164

Called 20.484 Acres
Luhra Real Estate LLC
Instrument # 2021002450
O. P. R. F. C. T.

Called 10.00 Acres
Tract One
Christopher McCoy Kirby and
Angel Lachelle Kirby,
Co-trustees of the
Kirby Family Trust Agreement, dated January 18, 2021
Instrument # 2022003101
O. P. R. F. C. T.

NOTE: Bois d'Arc Municipal Utility District (903) 378-7361
14101 East FM 1396, Honey Grove, Texas 75446
NOTE: Fannin Electric Cooperative (903) 583-2117
2201 FM 87, Bonham, Texas 75418
NOTE: Bois d'Arc Municipal Utilities existing water lines located within the subdivisions will be relocated. No information on relocation available at this time.

NOTE: None of this area lies within the 100-year flood zone as per FEMA Map
NOTE: Fannin County Road 2960 and Fannin County Road 2955 within the Cypress Point Subdivision will be abandoned and relocated as indicated on subdivision plat.

NOTE: Fannin County Commissioner, Precinct #4, stated that Fannin County Road 2960 was 51' wide and Fannin County Road 2955 was 32' wide.
NOTE: Existing Power lines across lots 37, 38, 55, 56, 58, 60, and 61, no existing easement recorded in Fannin County. Power lines to be relocated - No information on relocation available at this time.

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (COORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). THE COMBINED SCALE FACTOR IS 1.0000995.
NOTE: Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at Texas811.org and have all utilities marked before any digging or construction.
NOTE: No grading of streets/roads or the sale of lots shall commence, nor shall any other associated construction be accomplished by the owner/developer upon land being subdivided prior to final plat approval.

NOTE: Fannin County does not provide maintenance for drainage other than for drainage necessary for protecting the county street or road system.
NOTE: Pre-existing county roads have no dedicated Right-of-Way width.
NOTE: The 534 Contour Level is the Full Storage Elevation The 541 Contour Level is the 100-year Floodplain The 545 Contour Level is the 500-year Floodplain and PERMANENT FLOWAGE AND FLOOD EASEMENT (VOLUME 1442, PAGE 445)(VOLUME 2078, PAGE 211)(VOLUME 1587, PAGE 98)(VOLUME 1558, PAGE 326)

NOTE: No landscaped "islands", ornamental entrances, trees, decorative squares or any other obstruction to traffic shall be constructed or preserved within the right-of-way of street or road dedication to the public without authorization from the Commissioners Court. If landscaping and/or irrigation is proposed within the right-of-way, the owner shall create an organization (homeowners association or neighborhood association) that will be responsible for the maintenance and liability of the landscaping and/or irrigation system. The organization shall have assessment authority to insure adequate funding for maintenance.

NOTE: North Texas Municipal Water District Permanent Flood and Flowage Easement Restrictions. In addition to lands owned in the simple NTMWD has also purchased a Permanent Flowage and Flood Easement across certain lands that may flood periodically. These easements are typically located between the 541 feet MSL contour and the 545 feet MSL contour. This area approximately corresponds to the 500-year floodplains surrounding the lake and could flood during storms or following wet seasons. These areas may also flood during times of normal operations of the Lake. The easement specifically provides that the underlying private property owner shall not construct or maintain any permanent structures, without limitation, including buildings, ditches, channels, dams, dikes, wells, earthen tanks, roads, or utility lines on the easement, nor perform any excavation or filling on the easement. Septic systems, drain fields, or any other type of on-site sewage systems are not allowed on lands covered by flowage easements. Property owners are advised to check flowage easement deeds for the exact rights retained prior to proceeding with any activities in the easement area.

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LEGEND	
Subject Property	
Access Easement (Volume 2112, Page 397)	
LESS	
To be dedicated to County	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Found 541 Contour Monument	◆
Point for Corner	+
Wood Fence Corner Post	⊕
Power Pole	⊙
Metal Fence Corner Post	⊕
Guy Wire	—
Boundary	—
Adjacent Boundary Lines	—
Centerline	—
Barbed Wire Fence	—
534 Contour Line	—
541 Contour Line (100-year Floodplain)	—
545 Contour Line (500-year Floodplain)	—
Easements	—
Building Setback	—
Overhead Utilities	—
5/8" Found Iron Rod	○
Found 545 Contour Monument	◆

**PRELIMINARY PLAT
CYPRESS POINT I
LOTS 1 - 74
DRAINAGE EASEMENTS**
SITUATED IN THE
**ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876
WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853
SAMUEL SLOAN SURVEY, ABSTRACT NO. 987
FANNIN COUNTY, TEXAS**

JOB NO. 2024-162-3	DRAWN BY: SAL	CHK BY: MLS	CAD FILE: 2024-162-3.DWG
DATE: DEC 16, 2025	Sheet 4 OF 7	G.F. N/A	SCALE: 1" = 100'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959



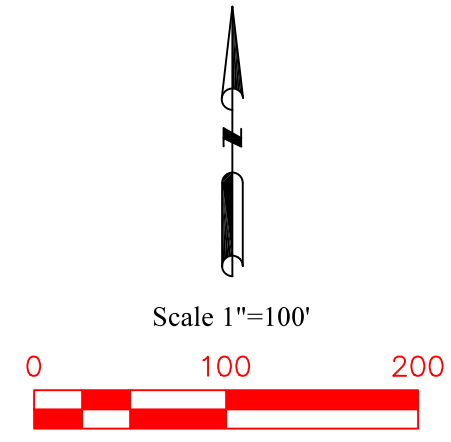
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey.
MARK L. SANDERSON RPLS #4911

MATCH LINE PAGE 4
MATCH LINE PAGE 5

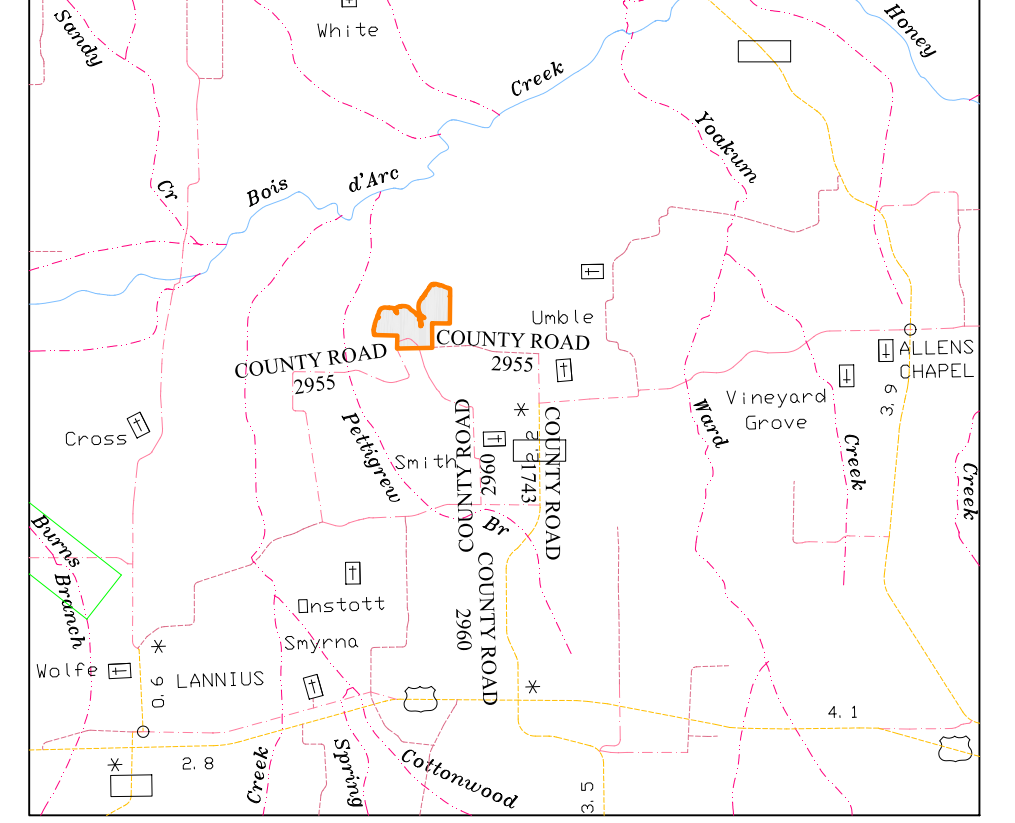
BOIS D'ARC LAKE

Called 1.93 Acres
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North Texas Municipal Water District
Volume 1587, Page 445

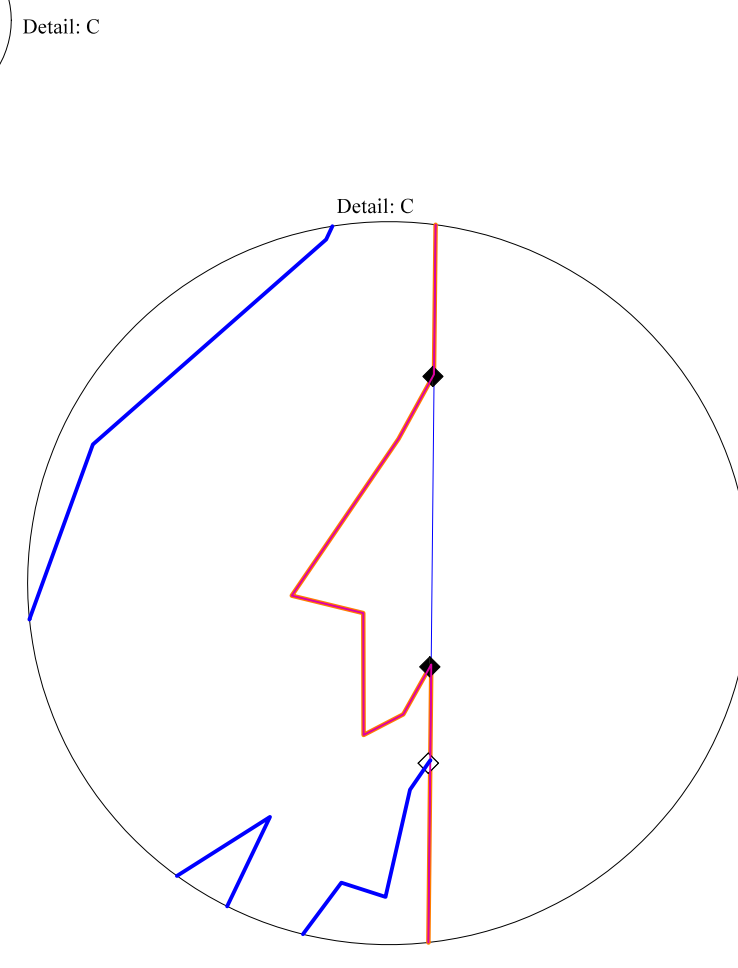
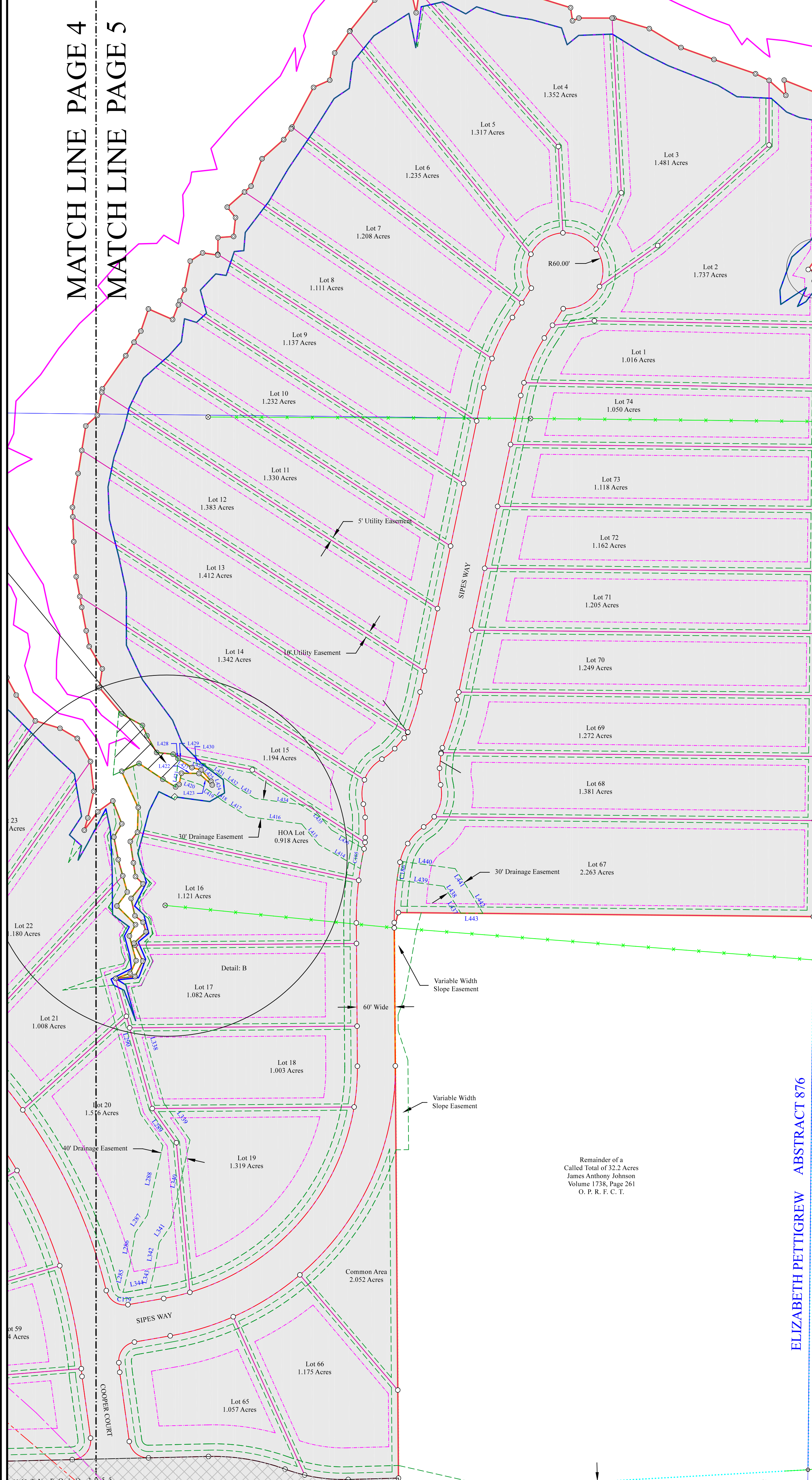
WILLIAM ONSTOT ABSTR
SAMUEL SLOAN



LOCATIVE MAP

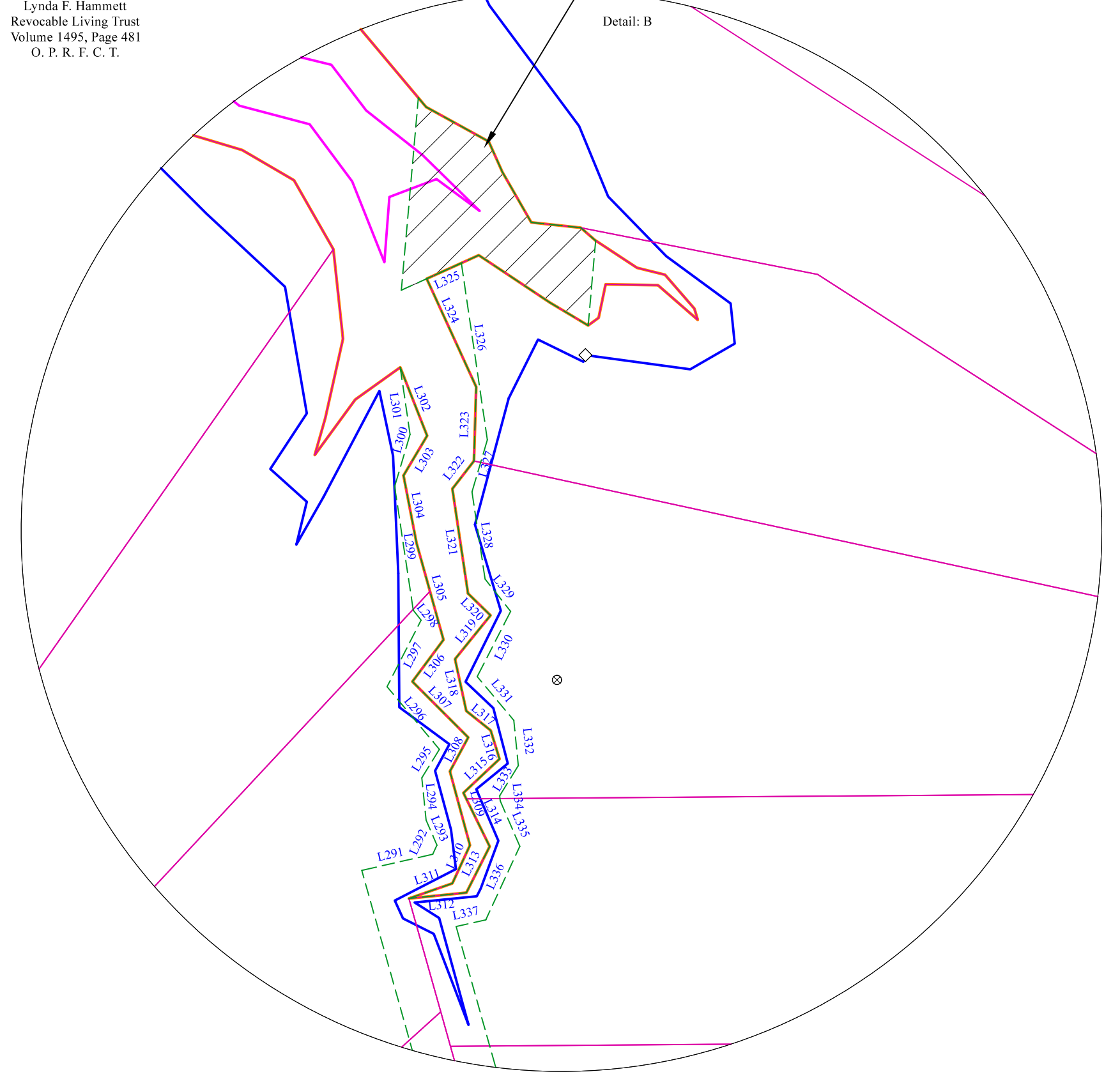


MATCH LINE PAGE 4
MATCH LINE PAGE 5



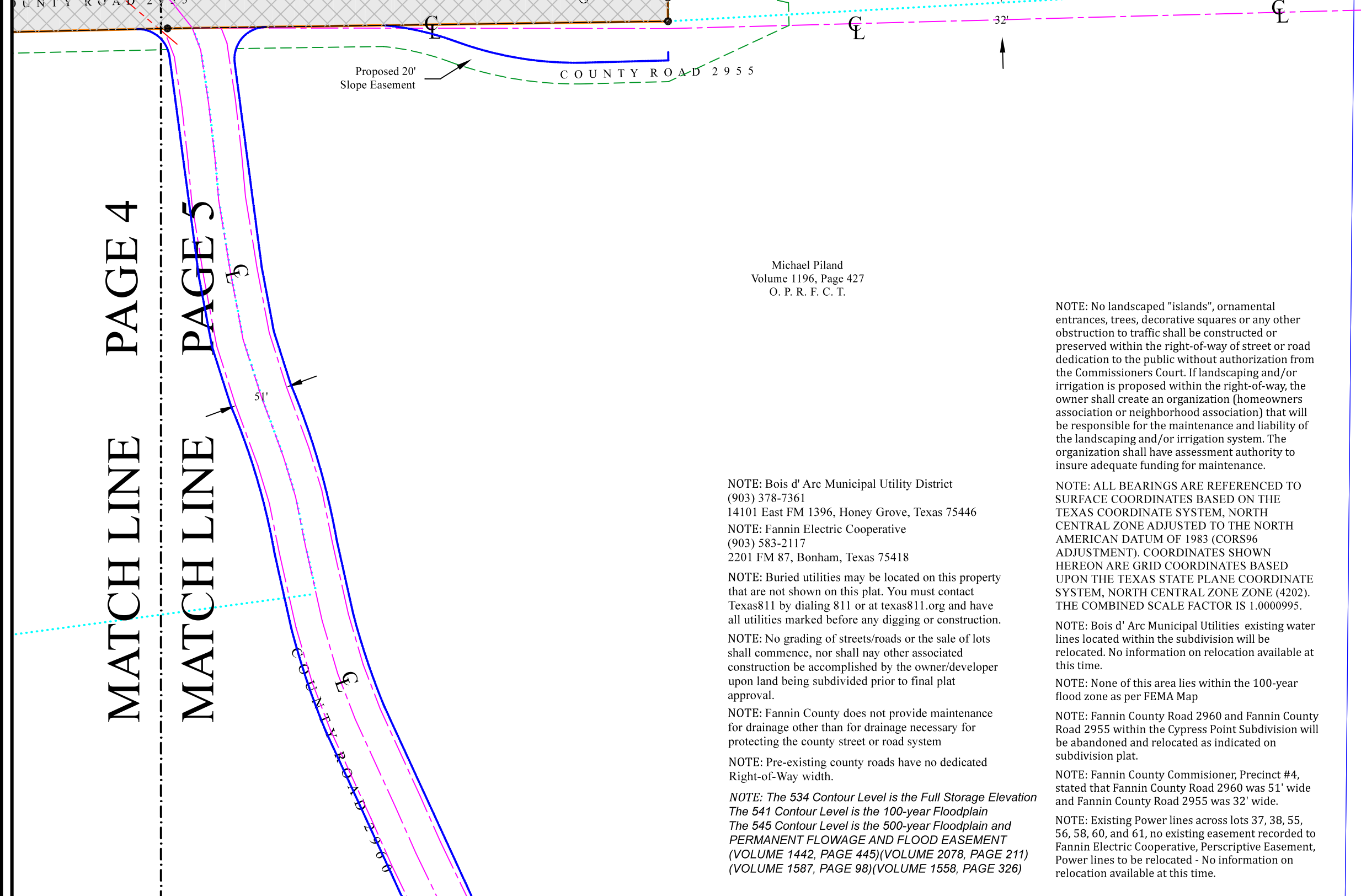
Called 0.148 Acres
Access Easement
North Texas Municipal
Water District
Volume 2112 Page 397

Called 321.8 Acres
Tract One
The Harry L. Hammett and
Lynda F. Hammett
Reversible Living Trust
Volume 1495, Page 481
O. P. R. F. C. T.



ELIZABETH PETTIGREW ABSTRACT 876
SAMUEL SLOAN ABSTRACT 987

Remainder of a
Called Total of 32.2 Acres
James Anthony Johnson
Volume 738, Page 261
O. P. R. F. C. T.



MATCH LINE PAGE 4
MATCH LINE PAGE 5

Michael Piland
Volume 1196, Page 427
O. P. R. F. C. T.

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The 541 Contour Level is the 100-year Floodplain
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PERMANENT FLOWAGE AND FLOOD EASEMENT
(VOLUME 1442, PAGE 1445)(VOLUME 2078, PAGE 2111)
(VOLUME 1587, PAGE 98)(VOLUME 1558, PAGE 328)

NOTE: ALL BEARINGS ARE REFERENCED TO
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CENTRAL ZONE ADJUSTED TO THE NORTH
AMERICAN DATUM OF 1983 (NAD83)
ADJUSTMENT. COORDINATES SHOWN
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THE COMBINED SCALE FACTOR IS 1.0000995.

NOTE: None of this area lies within the 100-year
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NOTE: Fannin County Road 2955 and Fannin County
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MARK L. SANDERSON RPLS #4911



**PRELIMINARY PLAT
CYPRESS POINT I
LOTS 1 - 74
DRAINAGE EASEMENTS
SITUATED IN THE
ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876
WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853
SAMUEL SLOAN SURVEY, ABSTRACT NO. 987
FANNIN COUNTY, TEXAS**

JOB NO. 2024-162-3	DRAWN BY: SAL	CHK BY: MLS	CAD FILE: 2024-162-3.DWG
DATE: DEC 16, 2025	Sheet 5 OF 7	G.F. N/A	SCALE: 1" = 100'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959

LEGEND	
Subject Property	[Hatched Box]
Access Easement (Volume 2112, Page 397)	[Dotted Line]
LESS	[Cross-hatched Box]
To be dedicated to County	[Dashed Line]
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	[Circle with Yellow Cap]
1/2" Found Iron Rod	[Circle]
Found 541 Contour Monument	[Diamond]
Point for Corner	[Square]
Wood Fence Corner Post	[Circle]
Power Pole	[Circle]
Metal Fence Corner Post	[Circle]
Guy Wire	[Line]
Boundary	[Thick Line]
Adjacent Boundary Lines	[Dotted Line]
Centerline	[Thin Line]
Barbed Wire Fence	[Line with X's]
534 Contour Line	[Blue Line]
541 Contour Line (100-year Floodplain)	[Green Line]
545 Contour Line (500-year Floodplain)	[Red Line]
Easements	[Dashed Line]
Building Setback	[Dotted Line]
Overhead Utilities	[Line with X's]
5/8" Found Iron Rod	[Circle]
Found 545 Contour Monument	[Diamond]

PARCEL 1

Being: 89.879 acres of land, a part of the Elizabeth Pettigrew Survey Abstract Number 876 and a part of the William Onstot Survey Abstract Number 853, lying and being situated on the North and South side of Fannin County Road 2955 in Fannin County, Texas. The said 89.879-acre tract being all of a called 57.17-acre tract conveyed in a Warranty Deed with Vendor's Lien from Indio International, L.P. Robert Marshall Wallace, John Andrew Wallace and wife, Courtney Elizabeth Wallace to 5th Street Investments, L.L.C., dated December 29, 2020, of record in Instrument # 2021000071 in the Official Public Records of Fannin County, Texas. The said 89.879-acre tract being all of a called 15.996-acre tract conveyed in a General Warranty Deed from Dennis Trout and Regina Trout to LAC Estates, L.L.C., dated December 18, 2020, of record in Instrument # 2020080897 in the Official Public Records of said county and state. The said 89.879-acre tract being all of a called 6.890-acre tract conveyed in a General Warranty Deed from Cheryl Kay Gilbreath to Dan Cooper, dated December 3, 2020, of record in Instrument # 2020070706 in the Official Public Records of said county and state. The said 89.879-acre tract being a part of a called total 32.2-acre tract conveyed in a Quitclaim Deed from James L. Johnson and Carmen Johnson to James Anthony Johnson of record in Document # 2014002005, dated May 13, 2014, of the Official Public Records of Fannin County, Texas. The said 10.000-acre tract being off the North and East side of a part of an unspecified acre tract conveyed in a Warranty Deed With Life Estate Reserved from James Lindell Johnson and Carmen Morrison Johnson to James Anthony Johnson of record in Volume 1294, Page 1, dated September 21, 2006, of the Official Public Record of said County and State. The said 89.879-acre tract bearings are based on grid bearings of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.00009995. The said 89.879-acre tract being described more particularly by metes and bounds as follows:

Beginning at a 5/8" found iron rod with a cap stamped "Spar" at a fence corner post. Said point being an original Northwest corner of an unspecified acre Tract 1 and in the original South line of Tract 2 of an unspecified acre tract of the referenced James Anthony Johnson tract, said point being a Southwest corner of the referenced total 32.2-acre tract conveyed in a Quitclaim Deed to James Anthony Johnson of record in Document # 2014-2005, dated May 13, 2014, of the Official Public Records of said County and State, for the POINT OF BEGINNING for an inside Southeast corner of the referenced 5th Street Investments, L.L.C. parent tract and an inside Southwest corner of this tract.

Thence: S 00°26'03" E to a 5/8" found iron rod with a cap stamped "Spar" at a fence corner post at a distance of 893.27 feet (Deed call S 00°26'41" W and a distance of 892.66') near a fence line. Said point being on the North edge of Fannin County Road 2955, said point being the North line of a called 23.25 acre tract conveyed to Michael Piland in Volume 1196, Page 427 of the Official Public Records of said County and State, said point being the Southwest corner of the referenced Johnson tract, said point being the Southeast corner of the referenced 5th Street Investments, L.L.C. parent tract and also being the Southeast corner of this tract.

Thence: S 89°11'02" W a distance of 472.63 feet (Deed call S 89°09'21" W a distance of 472.53 feet) to a 1/2" found iron rod. Said point being in the Northwest corner of the referenced Michael Piland tract at a distance of 893.27 feet (Deed call S 00°26'41" W and a distance of 892.66') near a fence line. Said point being the Northeast corner of a called 10.00 acre Tract One conveyed to Christopher McCoy Kirby and Angel Lachelle Kirby, Co-Trustees of the Kirby Family Trust Agreement of record in Document #2022003101 of the Official Public Records of said County and State, said point being a break in the South line of the referenced 5th Street Investments, L.L.C. parent tract and also being a break in the South line of this tract.

Thence: S 88°40'01" W a distance of 637.80 feet (Deed call S 88°40'11" W a distance of 637.90 feet) to a 1/2" found iron rod stamped "Onstot". Said point being on the West line of the referenced Kirby tract, said point being the Southwest corner of the referenced 5th Street Investments, L.L.C. parent tract and the Southeast corner of the referenced LAC Estates, L.L.C. parent tract for a break in the South line of this tract.

Thence: S 88°45'15" W passing a point at a distance of 183.33 feet from which a found 1/2" iron rod bears South 0.31 feet and continuing a total distance of 204.62 feet to a 1/2" found iron rod, (Deed call S 88°48'46" W a distance of 204.64 feet). Said point being in the North line of the

referenced Kirby tract, said point being in the East line of a called 20.484-acre tract conveyed to Craig Gilbreath and Sharon Gilbreath of record in Volume 1317, Page 164 of the Official Public Records of said County and State, said point being a Southwest corner of the referenced LAC Estates, L.L.C. parent tract and also being the Southwest corner of this tract.

Thence: N 01°31'13" E a distance of 481.44 feet (Deed call N 01°31'50" E a distance of 481.36 feet) to a 1/2" found iron rod with yellow caps stamped "Sanderson Surveying" by a 3" fence corner post. Said point being a Northeast corner of the referenced Gilbreath tract, said point being an inside Southwest corner of the referenced LAC Estates, L.L.C. parent tract and an inside Southwest corner of this tract.

Thence: N 88°18'01" W passing a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" at a distance of 810.71', said point being the Northeast corner of a called 1.092-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1403, Page 552 of the Official Public Record of said County and State, said point also being the Southeast corner of a called 0.618-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1587, Page 98 of the Official Public Record of said County and State, continuing a total 867.62 feet to a found 5/8" iron rod in concrete with a 2" aluminum disc stamped "North Texas Municipal Water District Boundary" (Deed call N 88°18'02" W a distance of 867.58 feet). Said point being the Northwest corner of the referenced Gilbreath tract, said point being the most Westerly Southwest corner of the referenced LAC Estates, L.L.C. parent tract and being the most Westerly Southwest corner of this tract.

Thence: along 184 calls with the 541-contour line (for acreage purposes only) the following approximate courses and distances as follows:

- 1. N 31°19'29" W 16.62 feet
- 2. N 17°01'54" W 17.92 feet
- 3. N 71°04'36" E 21.55 feet
- 4. N 83°48'49" E 21.15 feet
- 5. N 48°47'32" W 9.73 feet
- 6. N 69°22'00" E 23.08 feet
- 7. N 21°45'66" W 47.76 feet
- 8. N 12°49'09" E 47.76 feet
- 9. N 14°43'15" E 24.14 feet
- 10. N 17°56'36" E 29.19 feet
- 11. N 45°37'54" W 12.14 feet
- 12. N 54°58'57" W 16.51 feet
- 13. N 11°29'18" E 34.20 feet
- 14. N 18°16'46" E 43.80 feet
- 15. N 29°01'16" W 19.50 feet
- 16. N 23°35'56" E 34.80 feet
- 17. N 19°56'26" E 38.45 feet
- 18. N 05°44'17" E 45.15 feet
- 19. N 17°28'27" E 63.71 feet
- 20. N 11°16'51" E 41.25 feet
- 21. N 23°36'52" E 54.24 feet
- 22. N 29°06'50" E 39.80 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" for the Northeast corner of the referenced 0.618-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1587, Page 98 of the Official Public Record of said County and State, continuing a total 867.62 feet to a found 5/8" iron rod in concrete with a 2" aluminum disc stamped "North Texas Municipal Water District Boundary" (Deed call N 88°18'02" W a distance of 867.58 feet). Said point being the Northwest corner of the referenced Gilbreath tract, said point being the most Westerly Southwest corner of the referenced LAC Estates, L.L.C. parent tract and being the most Westerly Southwest corner of this tract.

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- 23. N 07°02'22" E 29.11 feet
- 24. N 84°18'32" E 47.11 feet
- 25. N 64°44'31" E 20.48 feet
- 26. N 47°22'25" E 20.30 feet
- 27. S 67°37'12" W 33.47 feet
- 28. N 45°39'15" W 38.38 feet
- 29. N 06°58'54" W 30.86 feet
- 30. N 24°03'01" W 60.96 feet
- 31. N 26°31'28" E 51.15 feet
- 32. N 26°31'28" E 51.15 feet
- 33. N 20°03'58" E 40.50 feet
- 34. N 68°31'18" E 58.54 feet
- 35. N 88°10'00" E 53.13 feet
- 36. N 88°34'35" E 69.86 feet
- 37. N 89°13'16" E 21.49 feet
- 38. S 82°00'38" E 74.41 feet
- 39. S 10°03'04" E 35.79 feet
- 40. S 09°04'03" W 35.99 feet
- 41. S 27°19'54" W 25.61 feet
- 42. S 58°31'08" E 19.52 feet
- 43. S 58°31'08" E 19.52 feet
- 44. S 21°26'47" E 29.69 feet
- 45. S 56°17'39" W 12.53 feet
- 46. N 83°24'16" W 13.22 feet
- 47. N 19°56'26" E 38.45 feet
- 48. N 62°51'33" E 47.67 feet
- 49. N 36°10'53" E 36.23 feet
- 50. S 21°27'58" E 38.85 feet
- 51. S 10°57'24" E 36.30 feet
- 52. S 44°58'58" E 47.52 feet
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- 58. N 17°07'01" W 15.75 feet
- 59. N 12°19'56" W 28.05 feet
- 60. N 45°49'56" W 21.87 feet
- 61. N 37°41'57" E 18.60 feet
- 62. N 65°44'42" W 62.49 feet
- 63. S 56°22'13" E 45.16 feet
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- 270. N 54°17'31" E 29.24 feet
- 271. S 21°27'58" E 38.85 feet
- 272. S 15°32'00" E 53.16 feet
- 273. S 44°58'58" E 47.52 feet
- 274. S 20°39'26" W 20.37 feet
- 275. S 15°10'32" E 40.48 feet
- 276. S 24°46'36" W 22.22 feet
- 277. N 81°54'11" E 30.51 feet
- 278. N 26°10'20" W 31.52 feet
- 279. N 17°07'01" W 15.75 feet
- 280. N 12°19'56" W 28.05 feet
- 281. N 45°49'56" W 21.87 feet
- 282. N 37°41'57" E 18.60 feet
- 283. N 65°44'42" W 62.49 feet
- 284. S 56°22'13" E 45.16 feet
- 285. S 58°31'08" E 19.52 feet
- 286. N 28°16'05" E 31.35 feet
- 287. S 73°15'43" E 40.76 feet
- 288. S 29°39'06" E 42.06 feet
- 289. N 36°10'53" E 36.23 feet
- 290. N 54°17'31" E 29.24 feet
- 291. S 21°27'58" E 38.85 feet
- 292. S 15°32'00" E 53.16 feet
- 293. S 44°58'58" E 47.52 feet
- 294. S 20°39'26" W 20.37 feet
- 295. S 15°10'32" E 40.48 feet
- 296.

Thence: along 184 calls with the 541-contour line (for acreage purposes only) the following approximate courses and distances as follows:

1. N 31°19'29" W 16.62 feet
2. N 17°01'54" W 17.92 feet
3. N 1°04'36" E 21.55 feet
4. N 83°48'49" E 21.15 feet
5. N 48°47'32" W 9.73 feet
6. N 60°22'00" E 23.08 feet
7. N 21°14'56" W 45.09 feet
8. N 12°49'09" W 47.76 feet
9. N 14°43'15" E 24.14 feet
10. N 17°56'36" E 29.19 feet
11. N 45°37'54" E 12.14 feet
12. N 54°58'57" W 16.51 feet
13. N 11°29'18" E 34.20 feet
14. N 18°16'46" E 43.01 feet
15. N 29°01'16" W 19.50 feet
16. N 23°35'56" E 34.80 feet
17. N 19°56'26" E 38.45 feet
18. N 05°44'17" E 45.15 feet
19. N 17°28'27" E 63.71 feet
20. N 11°16'51" E 41.25 feet
21. N 23°36'52" E 54.24 feet
22. N 29°06'50" E 39.80 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" for the Northeast corner of the referenced 0.618-acre -acre Permanent Flood and Flowage Easement, said point also being the Southeast corner of a called 1.243-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1558, Page 326 of the Official Public Record of said County and State.
23. N 07°02'22" E 29.11 feet
24. N 84°18'32" E 47.11 feet
25. N 64°44'31" E 20.48 feet
26. N 47°22'25" E 20.30 feet
27. S 67°37'12" W 33.47 feet
28. N 45°39'15" W 38.38 feet
29. N 06°58'54" W 30.86 feet
30. N 27°24'29" E 57.40 feet
31. N 24°03'01" E 60.96 feet
32. N 14°08'52" E 53.98 feet
33. N 26°31'28" E 51.15 feet
34. N 49°45'26" E 19.46 feet
35. N 20°03'58" E 40.50 feet
36. N 46°51'51" E 39.60 feet
37. N 68°31'18" E 58.54 feet
38. N 76°01'28" E 58.52 feet
39. N 88°10'00" E 53.13 feet
40. S 86°28'28" E 54.79 feet
41. N 88°34'35" E 69.86 feet
42. S 50°14'30" E 30.93 feet
43. N 59°13'16" E 21.49 feet
44. S 84°47'51" E 49.59 feet
45. S 82°00'38" E 74.41 feet
46. S 89°03'94" E 35.79 feet
47. S 10°03'34" E 19.99 feet
48. S 49°35'58" E 44.96 feet
49. S 07°16'45" E 36.99 feet
50. S 59°04'03" E 18.35 feet
51. S 79°20'39" E 15.73 feet
52. S 27°19'54" E 32.32 feet
53. S 85°31'08" E 19.52 feet
54. S 80°42'56" E 13.54 feet
55. S 21°26'47" E 29.69 feet
56. N 11°38'39" W 29.46 feet
57. N 56°17'39" W 12.53 feet
58. N 83°24'16" W 13.22 feet
59. N 62°23'25" W 47.67 feet
60. N 04°33'30" W 55.56 feet
61. N 16°23'25" W 17.67 feet
62. N 32°08'46" E 63.92 feet
63. N 62°51'33" E 42.71 feet
64. N 73°52'52" E 17.02 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" for the Northeast corner of the referenced 1.243-acre -acre Permanent Flood and Flowage Easement, said point also being the Northwest corner of a called 1.08-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1442, Page 445 of the Official Public Record of said County and State.
65. S 79°39'26" E 26.65 feet
66. N 56°51'00" E 48.08 feet
67. S 67°17'44" E 40.86 feet
68. N 63°16'38" E 5.70 feet
69. N 01°40'39" E 19.49 feet
70. N 86°44'54" E 70.14 feet
71. S 85°11'48" E 91.40 feet
72. S 72°42'13" E 43.94 feet
73. S 73°06'51" E 63.16 feet
74. S 59°22'57" E 48.98 feet
75. S 44°08'57" E 47.36 feet
76. S 44°08'57" E 47.36 feet
77. S 57°02'59" E 51.25 feet
78. S 58°54'16" E 50.75 feet
79. S 48°45'04" E 66.08 feet
80. S 36°28'48" E 50.79 feet
81. S 28°16'05" E 31.35 feet
82. S 73°15'43" E 40.76 feet
83. S 29°39'06" E 42.00 feet
84. S 12°33'29" W 49.93 feet
85. N 36°10'53" E 36.23 feet
86. S 21°27'58" E 38.85 feet
87. S 10°57'24" E 36.30 feet
88. S 36°34'51" W 27.52 feet
89. S 28°20'46" W 20.37 feet
90. S 24°46'36" W 22.22 feet
91. N 84°15'41" E 30.51 feet
92. N 26°10'20" W 31.52 feet
93. N 17°07'01" W 15.75 feet
94. N 12°19'38" W 28.05 feet
95. N 45°40'48" W 56.57 feet
96. N 37°41'57" E 18.60 feet
97. N 24°34'42" W 62.89 feet
98. S 56°22'13" E 45.16 feet
99. N 63°33'30" E 6.87 feet
100. N 83°02'37" E 27.86 feet
101. N 16°2'00" W 10.10 feet
102. N 76°06'38" W 15.26 feet
103. N 48°52'02" W 10.08 feet
104. N 29°45'40" W 30.73 feet
105. N 11°50'25" E 18.06 feet
106. N 48°56'35" E 27.86 feet
107. N 40°55'52" W 23.79 feet
108. N 56°36'58" W 26.49 feet
109. N 83°58'26" W 26.31 feet
110. N 24°07'33" W 17.65 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" for the Northwest corner of the referenced 0.077-acre -acre Permanent Flood and Flowage Easement, said point also being the Southeast corner of a called 1.93-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1442, Page 445 of the Official Public Record of said County and State.
111. N 61°08'49" W 37.80 feet
112. N 08°31'42" E 30.22 feet
113. N 10°45'19" W 63.02 feet
114. N 04°00'56" W 55.46 feet
115. N 09°26'00" E 54.34 feet
116. N 47°35'10" E 24.89 feet
117. N 35°09'42" E 64.10 feet
118. N 34°39'26" E 42.50 feet
119. N 21°22'17" E 49.90 feet
120. N 11°24'36" E 46.31 feet
121. S 81°32'23" E 24.25 feet
122. N 85°48'47" E 24.73 feet
123. N 38°31'04" W 21.07 feet
124. N 21°53'07" W 46.67 feet
125. N 34°47'46" E 20.97 feet
126. N 65°55'48" E 28.04 feet
127. N 34°39'26" E 42.50 feet
128. N 37°13'17" E 25.69 feet
129. S 13°08'11" E 38.81 feet
130. N 73°28'08" E 23.20 feet
131. N 20°30'00" E 21.68 feet
132. S 78°06'23" E 67.81 feet
133. S 08°28'33" E 20.93 feet
134. S 89°55'51" E 58.18 feet
135. S 59°09'22" E 38.44 feet
136. S 71°01'56" E 69.69 feet
137. S 48°21'52" E 35.33 feet
138. S 68°17'49" E 56.37 feet
139. S 21° aluminum disc stamped "North Texas Municipal Water District Boundary" to the POINT OF BEGINNING and containing 5.295 acres.

66. N 56°51'00" E 48.08 feet
67. S 67°17'44" E 40.86 feet
68. N 63°16'38" E 5.70 feet
69. N 01°40'39" E 19.49 feet
70. N 86°44'54" E 70.14 feet
71. S 85°11'48" E 91.40 feet
72. S 72°42'13" E 43.94 feet
73. S 73°06'51" E 63.16 feet
74. S 59°22'57" E 48.98 feet
75. S 44°08'57" E 47.36 feet
76. S 44°08'57" E 47.36 feet
77. S 57°02'59" E 51.25 feet
78. S 58°54'16" E 50.75 feet
79. S 48°45'04" E 66.08 feet
80. S 36°28'48" E 50.79 feet
81. S 28°16'05" E 31.35 feet
82. S 73°15'43" E 40.76 feet
83. S 29°39'06" E 42.00 feet
84. S 12°33'29" W 49.93 feet
85. N 36°10'53" E 36.23 feet
86. S 21°27'58" E 38.85 feet
87. S 10°57'24" E 36.30 feet
88. S 36°34'51" W 27.52 feet
89. S 28°20'46" W 20.37 feet
90. S 24°46'36" W 22.22 feet
91. N 84°15'41" E 30.51 feet
92. N 26°10'20" W 31.52 feet
93. N 17°07'01" W 15.75 feet
94. N 12°19'38" W 28.05 feet
95. N 45°40'48" W 56.57 feet
96. N 37°41'57" E 18.60 feet
97. N 24°34'42" W 62.89 feet
98. S 56°22'13" E 45.16 feet
99. N 63°33'30" E 6.87 feet
100. N 83°02'37" E 27.86 feet
101. N 16°2'00" W 10.10 feet
102. N 76°06'38" W 15.26 feet
103. N 48°52'02" W 10.08 feet
104. N 29°45'40" W 30.73 feet
105. N 11°50'25" E 18.06 feet
106. N 48°56'35" E 27.86 feet
107. N 40°55'52" W 23.79 feet
108. N 56°36'58" W 26.49 feet
109. N 83°58'26" W 26.31 feet
110. N 24°07'33" W 17.65 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" for the Northwest corner of the referenced 0.077-acre -acre Permanent Flood and Flowage Easement, said point also being the Southeast corner of a called 1.93-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1442, Page 445 of the Official Public Record of said County and State.
111. N 61°08'49" W 37.80 feet
112. N 08°31'42" E 30.22 feet
113. N 10°45'19" W 63.02 feet
114. N 04°00'56" W 55.46 feet
115. N 09°26'00" E 54.34 feet
116. N 47°35'10" E 24.89 feet
117. N 35°09'42" E 64.10 feet
118. N 34°39'26" E 42.50 feet
119. N 21°22'17" E 49.90 feet
120. N 11°24'36" E 46.31 feet
121. S 81°32'23" E 24.25 feet
122. N 85°48'47" E 24.73 feet
123. N 38°31'04" W 21.07 feet
124. N 21°53'07" W 46.67 feet
125. N 34°47'46" E 20.97 feet
126. N 65°55'48" E 28.04 feet
127. N 34°39'26" E 42.50 feet
128. N 37°13'17" E 25.69 feet
129. S 13°08'11" E 38.81 feet
130. N 73°28'08" E 23.20 feet
131. N 20°30'00" E 21.68 feet
132. S 78°06'23" E 67.81 feet
133. S 08°28'33" E 20.93 feet
134. S 89°55'51" E 58.18 feet
135. S 59°09'22" E 38.44 feet
136. S 71°01'56" E 69.69 feet
137. S 48°21'52" E 35.33 feet
138. S 68°17'49" E 56.37 feet
139. S 21° aluminum disc stamped "North Texas Municipal Water District Boundary" to the POINT OF BEGINNING and containing 5.295 acres.

129. N 61°08'49" W 37.80 feet
130. N 08°31'42" E 30.22 feet
131. N 10°45'19" W 63.02 feet
132. N 04°00'56" W 55.46 feet
133. N 09°26'00" E 54.34 feet
134. N 47°35'10" E 24.89 feet
135. N 35°09'42" E 64.10 feet
136. N 34°39'26" E 42.50 feet
137. S 21°22'17" E 49.90 feet
138. N 11°24'36" E 46.31 feet
139. S 81°32'23" E 24.25 feet
140. N 85°48'47" E 24.73 feet
141. N 38°31'04" W 21.07 feet
142. N 21°53'07" W 46.67 feet
143. N 34°47'46" E 20.97 feet
144. N 65°55'48" E 28.04 feet
145. N 34°39'26" E 42.50 feet
146. N 37°13'17" E 25.69 feet
147. S 13°08'11" E 38.81 feet
148. N 73°28'08" E 23.20 feet
149. N 20°30'00" E 21.68 feet
150. S 78°06'23" E 67.81 feet
151. S 08°28'33" E 20.93 feet
152. S 89°55'51" E 58.18 feet
153. S 59°09'22" E 38.44 feet
154. S 71°01'56" E 69.69 feet
155. S 48°21'52" E 35.33 feet
156. S 68°17'49" E 56.37 feet
157. S 21° aluminum disc stamped "North Texas Municipal Water District Boundary" to the POINT OF BEGINNING and containing 5.295 acres.

PARCEL 3 FLOOD AND FLOWAGE EASEMENT

Being: 0.932 acres of land, a part of the Elizabeth Pettigrew Survey Abstract Number 876 and a part of the William Onstot Survey Abstract Number 853, lying and being situated on the North and South side of Fannin County Road 2955 in Fannin County, Texas. The said 0.932-acre tract being a part of a called 57.17-acre tract conveyed in a Warranty Deed with Vendor's Lien from Indio International, LP, Robert Marshall Wallace, John Andrew Wallace and wife, Courtney Elizabeth Wallace to 5th Street Investments, L.L.C., dated December 29, 2020, of record in Instrument # 2021000071 in the Official Public Records of Fannin County, Texas. The said 0.932-acre tract bearings are based on grid bearings of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.0000995. The said 0.932-acre tract being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" found iron rod with a cap stamped "Spar" at a fence corner post. Said point being an original Northwest corner of an unspecified acre Tract 1 and in the original South line of Tract 2 of an unspecified acre tract conveyed to James Anthony Johnson in a Warranty Deed With Life Estate Reserved of record in Volume 1294, Page 1 of the Official Public Record of said County and State, said point being a Southwest corner of the referenced total 32.2-acre tract conveyed in a Quitclaim Deed to James Anthony Johnson recorded in Document # 2014-2005, dated May 13, 2014, of the Official Public

Records of said County and State, for the POINT OF COMMENCEMENT for an inside Southeast corner of the referenced 5th Street Investments, LLC parent tract, and a Northwest corner of the referenced Johnson tract. Continuing S 89°24'08" E passing a 5/8" found iron rod with a cap stamped "Spar" at a fence corner post at a distance of 455.44 feet and continuing a total distance of 455.52 feet to a point. Said point being in the West line of the remainder of a called 321.8-acre Tract One conveyed to The Harry L. Hammett and Lynda F. Hammett Revocable Living Trust, of record in Document # 2010-2716 of the Official Public Records of said County and State. Said point being a Northeast corner of the referenced original Tract 1 and being a Southeast corner of the referenced original Tract 2 of an unspecified acre tract conveyed to James Anthony Johnson, said point being a Southeast corner of the referenced total 32.2-acre tract conveyed to James Anthony Johnson. Said point being in the East line of the referenced 5th Street Investments, LLC parent tract. Continuing N 00°33'53" E to a point at a distance of 218.91 feet, from which a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement" bears S34°30'10" W a distance of 0.45 feet. Said point being the Southwest corner of a called 0.09-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1442, Page 445, of the Official Public Record of said County and State, said point also being the Southwest corner of a called 2.970-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1411, Page 420, Parcel 3 of the Official Public Record of said County and State. Said point being the Southeast corner of a called 1.08-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1442, Page 445, of the Official Public Record of said County and State, said point being the Southeast corner of 0.01-acre take parcel conveyed to North Texas Municipal Water District in Volume 1442, Page 445, of the Official Public Record of said County and State, said point also being the Southwest corner of a called 0.077-acre Permanent Flood and Flowage Easement conveyed to North Texas Municipal Water District in Volume 1294, Page 1 of the Official Public Record of said County and State for the POINT OF BEGINNING and being a Southeast corner Permanent Flood and Flowage Easement of this tract. Thence: along with 14 calls with the 545-contour line (for acreage purposes only) with the approximate courses and distances are as follows:

1. S 34°29'43" W 0.45 feet
2. N 34°30'11" W 4.19 feet
3. S 12°55'39" W 14.33 feet
4. N 72°04'04" W 6.03 feet
5. S 36°46'48" W 16.76 feet
6. S 60°21'01" W 15.47 feet
7. N 25°33'43" E 24.04 feet
8. S 57°35'53" W 24.04 feet
9. S 56°18'05" W 24.45 feet
10. N 03°16'40" W 22.92 feet
11. N 19°56'51" E 55.36 feet
12. N 48°41'12" E 40.44 feet
13. N 25°20'05" E 25.60 feet
14. N 26°05'53" E 8.10 feet to a found 5/8" iron rod with a 2" aluminum disc stamped "North Texas Municipal Water District Easement". Said point being in the West line of the remainder of a called 321.8-acre Tract One conveyed to The Harry L. Hammett and Lynda F. Hammett Revocable Living Trust of record in Document # 2010-2716 of the Official Public Record of said County and State. Said point being the Southeast corner of a called 657.82-acre tract conveyed to North Texas Municipal Water District in Volume 1540, Page 403 of the Official Public Record of said County and State, said point being the Northeast corner of the referenced 1.08-acre Permanent Flood and Flowage Easement, said point being in the West line of the referenced 0.077-acre Permanent Flood and Flowage Easement. Said point also being the Northeast corner of the referenced 1.93-acre Permanent Flood and Flowage Easement, said point being the most Northerly Northeast corner of the referenced 5th Street Investments, LLC parent tract and being the most Northerly Northeast corner of this tract.

Thence: along with 5 calls with the 545-contour line (for acreage purposes only) with the approximate courses and distances as follows:

1. S 28°53'08" W 0.31 feet passing a found 5/8" iron rod in concrete with a 2" aluminum disc stamped "North Texas Municipal Water District Boundary", continuing a total distance of 9.60 feet.
2. S 34°14'56" W 24.69 feet
3. S 76°20'35" E 9.58 feet
4. S 00°10'59" E 15.89 feet
5. N 62°22'36" E 5.84 feet
6. N 29°12'27" E passing at a distance of 7.07 feet a found 5/8" iron rod in concrete with a 2" aluminum disc stamped "North Texas Municipal Water District Boundary", continuing a total distance of 7.44 feet. Said point being the referenced Northeast corner of 0.01-acre take parcel conveyed to North Texas Municipal Water District. Said point being the Southeast corner of a called 657.82-acre tract conveyed to North Texas Municipal Water District in Volume 1540, Page 403 of the Official Public Record of said County and State, said point being the Northeast corner of the referenced 1.08-acre Permanent Flood and Flowage Easement, said point being in the West line of the referenced 0.077-acre Permanent Flood and Flowage Easement. Said point being the Northeast corner of this Permanent Flood and Flowage Easement.

Thence: S 00°33'53" W a distance of 12.49 feet to the POINT OF BEGINNING and containing 0.932 acres.

I, Mark L. Sanderson Registered Professional Land Surveyor #4911, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 10/25/2024 and are true and correct and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.

MARK L. SANDERSON RPLS #4911

Schedule B Cypress Point South The Following

Does Apply
Could Not Be Determined
Not Applicable
Does Apply, Cannot be Located on Subdivision Plat with Description Provided

GF # PL211162 Effective Date: February 24, 2021

Schedule B

10 f. This property is subject to the Order of Adopting Rules of Fannin County Texas On-Sight Sewage Facilities recorded in Volume 1404, Page 463, Land Records of Fannin County Texas.

Does Apply
10 g. Terms, conditions, and provisions of Reservation contained in Deed from S. F. Leslie, et al, to each other, of record in Volume 407, Page 410, Land Records of Fannin County, Texas.
Could Not Be Determined.

10 h. Any right or claim because of dedication or use of the land as a cemetery, including: (i) rights, interests, and easements of any person who has burial lots, their relatives, and the public in land. i). Easements for visitation, use, driveways, and access.
Could Not Be Determined.

10 i. Any right, title, or interest of B. C. Beasley or those claiming by, through or under that person as disclosed by instrument (s) recorded in Volume 126, Page 282, of the Land Records of Fannin County, Texas.
Could Not Be Determined

10 j. Easement and Right of Way granted by Instrument dated January 18, 1961, executed by Zora Belle Frazier, et al to Texas Power & Light Company recorded in Volume 436, pages 113 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid Instrument.
Not Applicable

10 k. Easement and Right of Way granted by Instrument dated January 18, 1961 executed by Robert A. Leslie et al to Texas Power & Light Company recorded in Volume 436, pages 128 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid Instrument.
Not Applicable

10 l. Easement and Right of Way granted by instrument dated October 8, 1974, executed by Ruth L. Barrett to Texas Power & Light Company recorded in Volume 553, pages 286 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
Not Applicable

10 m. Easement granted by instrument dated January 15, 1975 executed by William L. Barrett to Texas Power & Light Company recorded in Volume 555, Page 343 et seq of the Land Records of Fannin County, Texas. (COMMENT: We are unable to determine the exact location of this Easement; it may be deleted as an exception to the title upon receipt of proper certification by a registered professional land surveyor that such Easement do(es) not affect the subject property.)
Not Applicable

10 n. Right of Way Agreement dated October 19, 1978 executed by W. L. Barrett, Jr. et ux to Continental Telephone of Texas recorded in Volume 586, pages 893 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
Could Not Be Determined

10 o. Right of Way Agreement dated February 25, 1980 executed by Ruth L. Barrett, et ux to Continental Telephone Co. recorded in Volume 595, pages 114 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
Could Not Be Determined

10 p. Easement and Right of Way granted by instrument dated July 25, 1980 executed by Ruth L. Barrett and William L. Barrett, Jr. to Bois D'Arc Municipal Utility District recorded in Volume 598, pages 404 et seq of the Land Records of Fannin County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
Does Apply
Cannot be Located on Subdivision Plat with Description Provided in Deed

10 j. Terms, conditions and provisions of the Easement executed by Jesse C. Gilbreath to Bois 'Arc Municipal Utility District, of record in Volume 598, Page 402, Land Records of Fannin County, Texas.
Does Apply
Cannot be Located on Subdivision Plat with Description Provided in Deed

10 q. Permanent Flowage and Flood Easement granted by instrument dated July 17, 2018 executed by David L. Barrett et ux to North Texas Municipal Water District recorded in Volume Page 488 et seq of the Official Records of Fannin County, Texas. (COMMENT: We are unable to determine the exact location of this Easement; it may be deleted as an exception to the title upon receipt of proper certification by a registered professional land surveyor that such Easement do(es) not affect the subject property.)
Does Not Apply

Schedule B Cypress Point North The Following

Does Apply
Could Not Be Determined
Not Applicable
Does Apply, Cannot be Located on Subdivision Plat with Description Provided
Does Apply, Location deed Subdivision Plat

GF # 2023095-1100C Effective Date: December 15, 2020

Schedule B

10 e. This property is subject to the Order of Adopting Rules of Fannin County Texas On-Sight Sewage Facilities recorded in Volume 1404, Page 463, Land Records of Fannin County Texas.

Does Apply
10 r. Terms, conditions and provisions of the Easement executed by Kevin Ray Riley and Jodie Ed Riley to North Texas Municipal Water District, of Record in Volume 1142, Page 445, Land Records of Fannin County, Texas. As shown on Brad Spar, R.P.L.S., 3701, dated December 15, 2020.
Does Apply
Survey Not Accessible for Review

10 s. Terms, conditions and provisions of the Easement executed by James A. Johnson and Emily Johnson to North Texas Municipal Water District, of Record in Volume 2078 Page 2111, Land Records of Fannin County, Texas. As shown on Brad Spar, R.P.L.S., 3701, dated December 15, 2020, North Texas Municipal Water District
Does Apply
Survey Not Accessible for Review

10 t. Terms, conditions and provisions of the Easement executed by North Texas Municipal Water District to Kevin Ray Riley and Jodie Ed Riley, of Record in Volume 2112 Page 397, Land Records of Fannin County, Texas. As shown on Brad Spar, R.P.L.S., 3701, dated December 15, 2020.
Does Apply
Survey Not Accessible for Review

10 u. Terms, conditions and provisions of the Easement executed by Kevin Ray Riley, et al to Indio International LP, of recorded in Document #0202003813, Land Records of Fannin County, Texas. As shown on Brad Spar, R.P.L.S., 3701, dated December 15, 2020.
Does Apply
Survey Not Accessible for Review