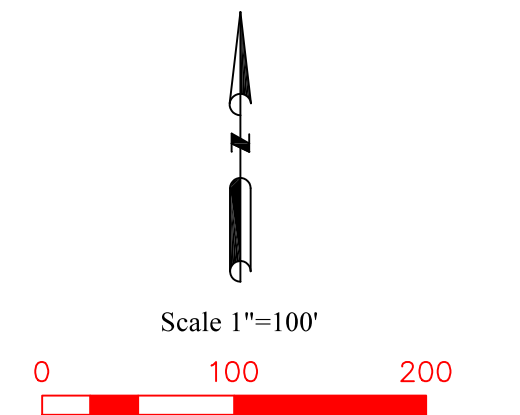
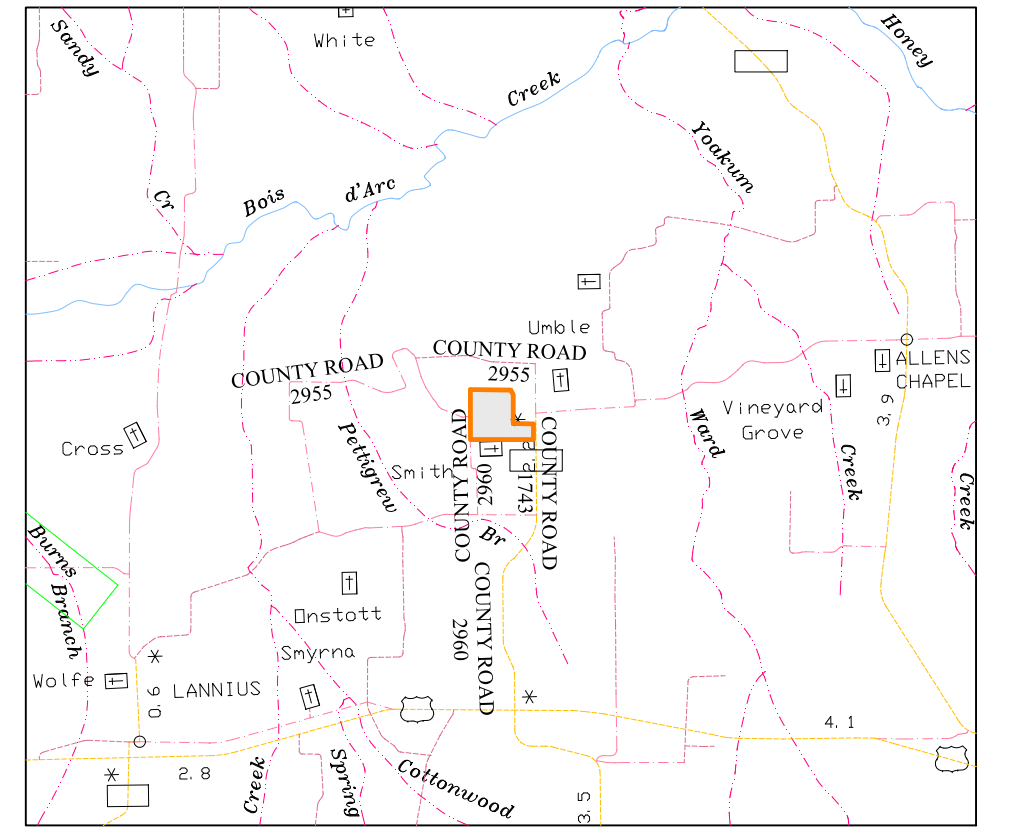


LOCATIVE MAP



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: 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) 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: Bois d' Arc Municipal Utilities existing water lines located within the subdivision 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 to Fannin Electric Cooperative, Prescriptive Easement, Power lines to be relocated - No information on relocation available at this time.

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: 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

LEGEND	
Subject Property	[Symbol]
LESS	[Symbol]
To be dedicated to County	[Symbol]
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	[Symbol]
1/2" Found Iron Rod	[Symbol]
Right-of-Way Monument	[Symbol]
Point for Corner	[Symbol]
Wood Fence Corner Post	[Symbol]
Power Pole	[Symbol]
Mail Fence Corner Post	[Symbol]
Cap Wire	[Symbol]
Boundary	[Symbol]
Adjacent Boundary Lines	[Symbol]
Centerline	[Symbol]
Barbed Wire Fence	[Symbol]
Easements	[Symbol]
Building Setback	[Symbol]
Overhead Utilities	[Symbol]
5/8" Found Iron Rod	[Symbol]

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 II
LOTS 150 - 210
 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. 2024-162-4	DRAWN BY: SAL	CHK BY: MLS	CAD FILE: 2024-162-3.DWG
DATE: DEC 16, 2025	Sheet 1 OF 4	G.E. 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

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 plated 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 Odham 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

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 Court duly 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.

Newt Cunningham
 County Judge
 Fannin County, Texas

Date _____

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

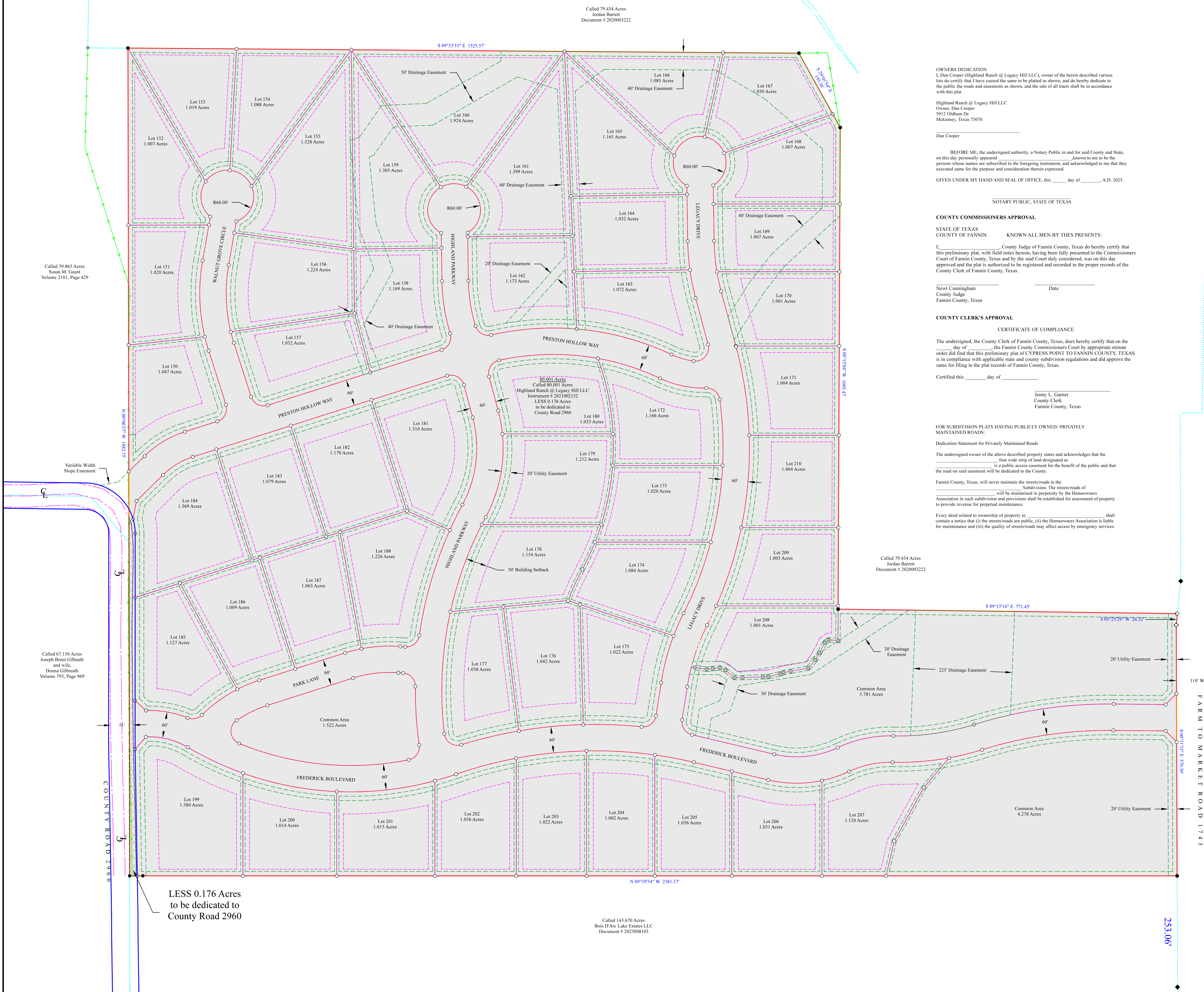
The undersigned owner of the above described property states and acknowledges that the _____ foot wide strip of land designated as _____ is a public access easement for the benefit of the public and that the road on said easement will be dedicated to the County.

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.

Called 79.434 Acres
 Jordan Barrett
 Document # 2020003222

Called 63.592 Acres
 Jeff Anderson
 Volume 1951, Page 283



Called 79.434 Acres
 Jordan Barrett
 Document # 2020003222

Called 38.865 Acres
 Susan M. Grant
 Volume 2101, Page 429

Called 67.150 Acres
 Joseph Brent Gilbreath and wife,
 Donna Gilbreath
 Volume 793, Page 969

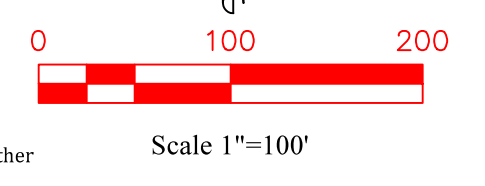
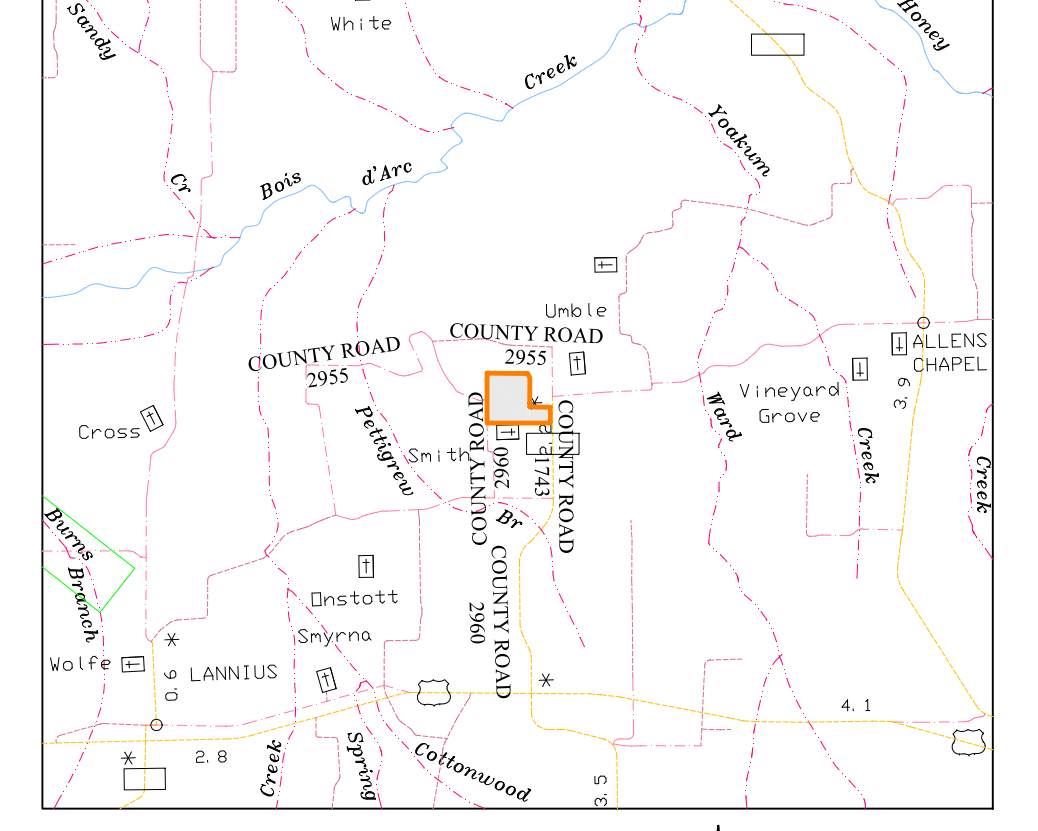
Called 143.670 Acres
 Bois D'Arc Lake Estates LLC
 Document # 202308103

Called 0.176 Acres
 to be dedicated to
 County Road 2960

Called 63.592 Acres
 Jeff Anderson
 Volume 1951, Page 283

Called 79.434 Acres
 Jordan Barrett
 Document # 2020003222

LOCATIVE MAP



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 the easement. 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: 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 to Fannin Electric Cooperative, Perscriptive Easement. Power lines to be relocated - No information on relocation available at this time.

NOTE: Buried utilities may be located on this property that are not shown on this plan. You must contact Texas 811 by dialing 811 or at least 11.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: Bois d'Arc Municipal Utility District (903) 378-7361 1410 East FM 1396, Honey Grove, Texas 75446 NOTE: Fannin Electric Cooperative (903) 583-2117 2201 FM 87, Bonham, Texas 75418

LEGEND table with symbols for Subject Property, LESS, To be dedicated to County, 1/2" Set Iron Rod with Yellow Cap, 1/2" Found Iron Rod, Right-of-Way Monument, Point for Corner, Wood Fence Corner Post, Power Pole, Metal Fence Corner Post, Gray Wall, Boundary, Adjacent Boundary Lines, Centerline, Barbed Wire Fence, Easements, Building Setback, Overhead Utilities, 5/8" Found Iron Rod.



Preliminary Plat CYPRESS POINT II LOTS 150 - 210 SITUATED IN THE ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876 WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853 SAMUEL SLON SURVEY, ABSTRACT NO. 987 FANNIN COUNTY, TEXAS. Includes project details, date, and contact information for Sanderson Surveying Inc.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT, DEGREE OF CURVE. Lists curve data for various lots and easements.

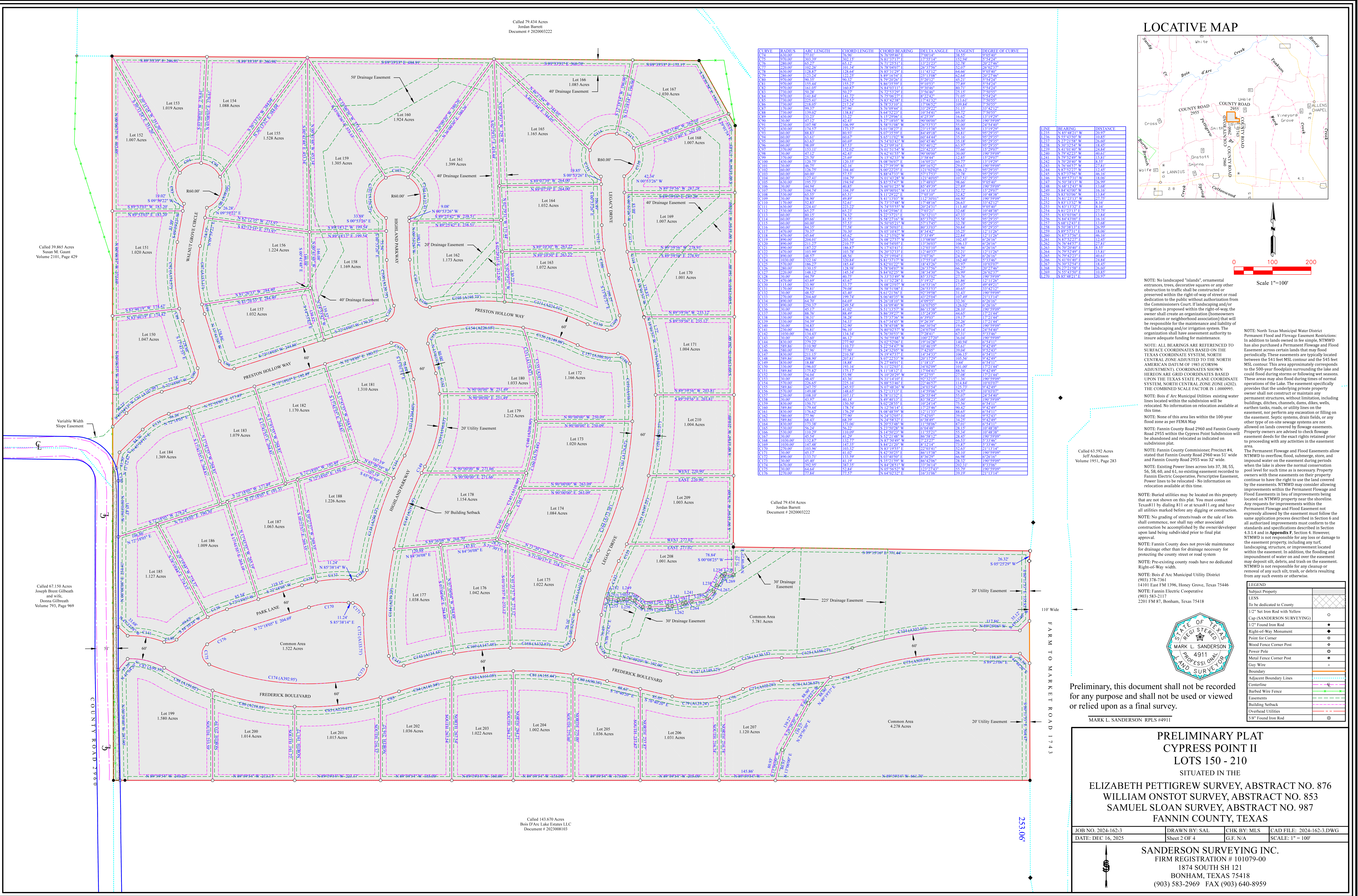
Called 79.434 Acres Jordan Barrett Document # 2020003222

Called 63.592 Acres Jeff Anderson Volume 195, Page 283

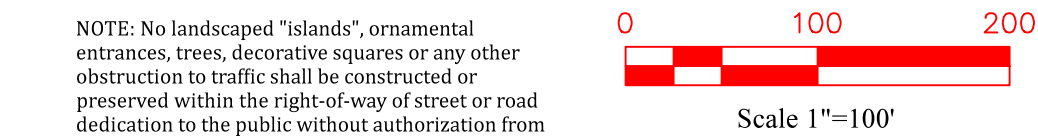
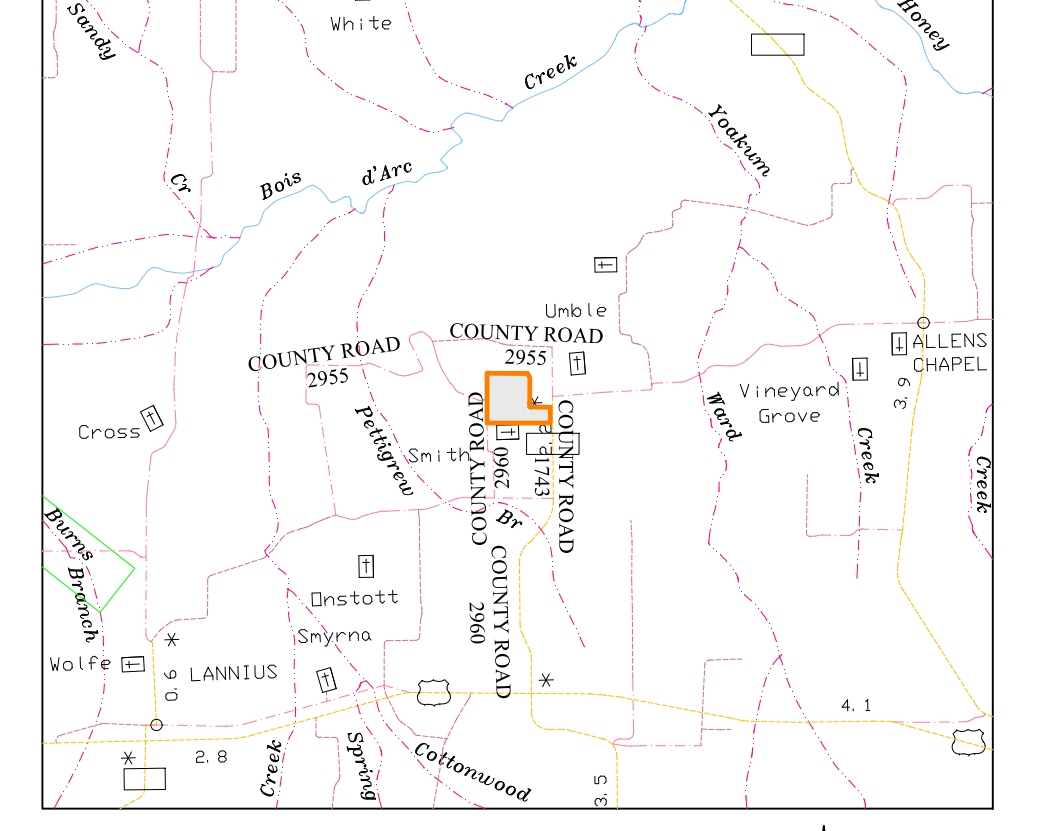
Called 143.670 Acres Bois D'Arc Lake Estates LLC Document # 2022008103

Called 38.865 Acres Susan M. Grant Volume 2101, Page 429

Called 67.150 Acres Joseph Brent Gilbreath and wife, Donna Gilbreath Volume 793, Page 969



LOCATIVE MAP



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.

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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: 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.

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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: 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: 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 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 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.

The Permanent Flowage and Flood 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 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 Flowage and Flood Easements in lieu of improvements being located on NTMWD property near the shoreline. Any requests for improvements within the Permanent Flowage and Flood Easement not 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	[Hatched Box]
LESS	[Dotted Box]
To be dedicated to County	[Cross-hatched Box]
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	[Circle with 'S']
1/2" Found Iron Rod	[Circle with 'F']
Right-of-Way Monument	[Diamond]
Point for Corner	[Circle]
Wood Fence Corner Post	[Circle with 'W']
Power Pole	[Circle with 'P']
Metal Fence Corner Post	[Circle with 'M']
Guy Wire	[Circle with 'G']
Boundary	[Solid Line]
Adjacent Boundary Lines	[Dashed Line]
Centerline	[Dotted Line]
Barbed Wire Fence	[Line with 'B']
Easements	[Line with 'E']
Building Setback	[Line with 'B']
Overhead Utilities	[Line with 'O']
5/8" Found Iron Rod	[Circle with '5']

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

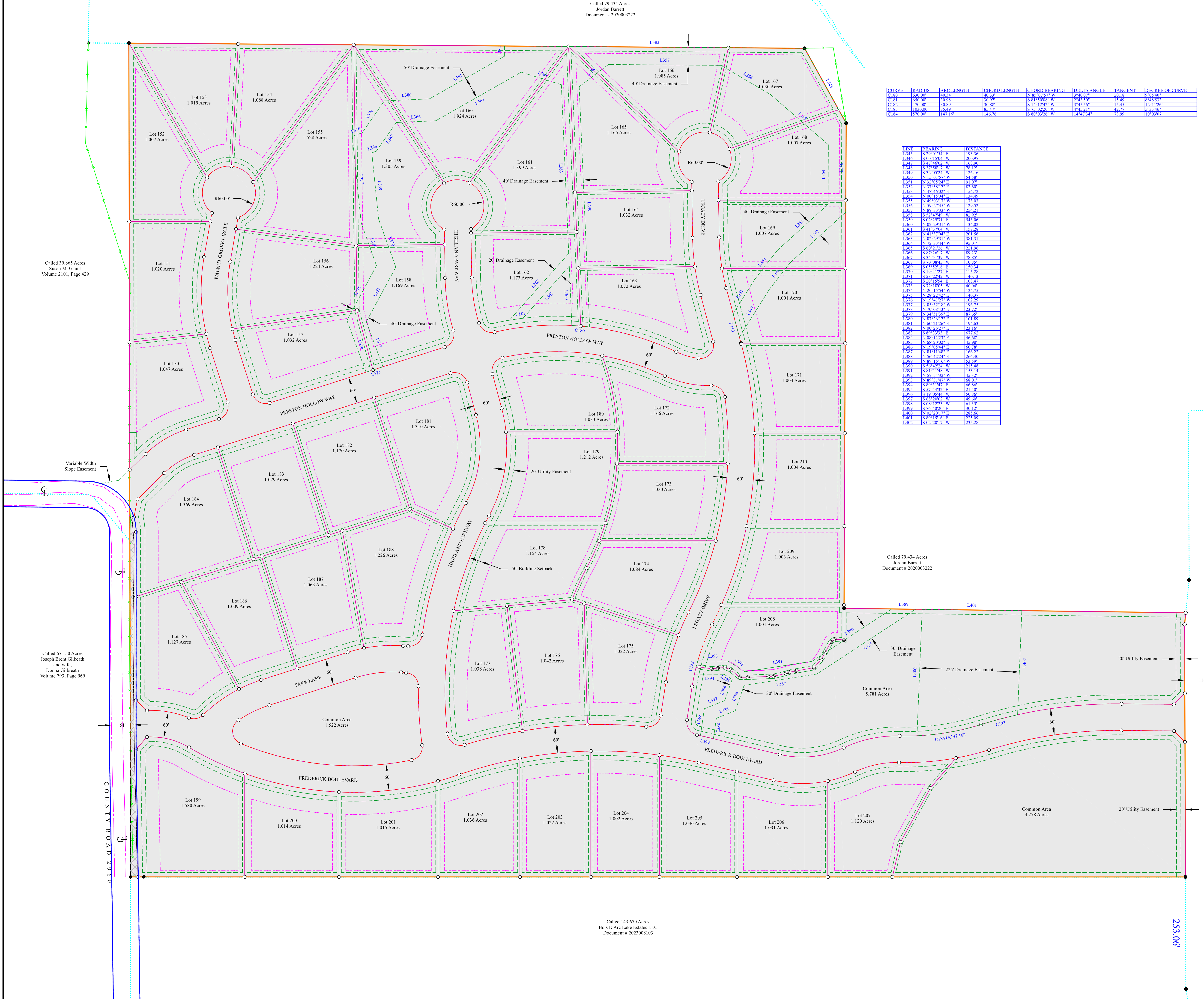
PRELIMINARY PLAT
CYPRESS POINT II
LOTS 150 - 210
DRAINAGE EASEMENTS
 SITUATED IN THE
ELIZABETH PETTIGREW SURVEY, ABSTRACT NO. 876
WILLIAM ONSTOT SURVEY, ABSTRACT NO. 853
SAMUEL SLOAN SURVEY, ABSTRACT NO. 987
FANNIN COUNTY, TEXAS

JOB NO. 2024-162-3	DRAWN BY: SAL	CHK BY: MLS	CAD FILE: 2024-162-3.DWG
DATE: DEC 16, 2025	Sheet 3 OF 4	G.E. 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C189	60.00	60.00	60.00	S 89°53'00" W	90.00°	13.28	1°00'00"
C181	650.00	10.98	10.97	S 81°50'08" W	84°53'00"	13.49	8°48'31"
C182	60.00	60.00	60.00	S 141°02'00" W	144°56'00"	13.47	1°00'00"
C183	1030.00	85.49	85.47	S 73°03'30" W	4°45'11"	25.77	0°13'46"
C184	570.00	147.10	146.76	S 80°03'26" W	14°43'44"	73.99	10°03'00"

LINE	BEARING	DISTANCE
L343	S 20°15'00" E	193.20
L346	S 00°15'00" W	200.97
L347	S 47°40'00" E	108.90
L348	S 37°58'10" W	81.10
L349	S 32°03'24" W	126.10
L350	N 15°01'24" E	154.52
L351	N 33°08'24" E	91.07
L352	S 37°58'10" E	83.60
L353	N 47°40'00" E	154.73
L354	N 00°15'00" E	134.69
L355	N 49°03'10" W	133.03
L356	N 39°23'45" W	129.57
L357	N 89°33'25" W	154.21
L358	S 53°42'40" W	82.97
L359	S 02°09'11" E	143.96
L360	N 07°39'11" W	134.03
L361	N 41°37'00" E	157.78
L362	N 41°37'00" E	201.50
L363	N 02°29'21" W	88.11
L364	N 75°53'42" W	106.50
L365	S 60°21'26" W	231.96
L366	S 87°08'10" W	89.73
L367	S 34°31'30" W	78.85
L368	N 08°04'10" E	116.87
L369	S 05°52'10" E	150.34
L370	S 19°41'20" E	115.78
L371	S 28°04'20" E	140.13
L372	S 30°18'24" E	108.47
L373	S 27°10'00" W	89.69
L374	N 20°18'24" W	124.75
L375	S 25°28'24" E	140.57
L376	N 19°41'20" W	102.52
L377	N 05°52'10" E	106.35
L378	N 05°52'10" E	116.78
L379	N 43°13'20" E	87.67
L380	N 87°29'10" E	101.87
L381	N 60°21'26" E	184.63
L382	N 02°09'11" E	131.10
L383	N 89°13'30" E	677.62
L384	N 11°14'10" E	153.14
L385	N 08°30'00" E	150.28
L386	N 48°30'00" E	89.69
L387	N 19°04'24" E	60.72
L388	N 83°11'42" E	106.37
L389	N 36°38'24" E	206.30
L390	N 89°13'30" E	133.57
L391	N 56°42'24" W	215.48
L392	N 11°14'10" E	153.14
L393	N 57°58'30" W	85.33
L394	N 89°13'30" W	68.03
L395	N 89°13'30" E	66.89
L396	S 57°43'10" E	114.87
L397	N 19°04'24" W	60.80
L398	N 19°04'24" W	60.80
L399	S 76°40'20" E	301.2
L400	N 02°20'10" E	285.60
L401	N 89°13'30" E	252.09
L402	S 02°20'10" W	235.28



Called 38.865 Acres
Susan M. Grant
Volume 2101, Page 429

Called 67.150 Acres
Joseph Brent Gilbath
and wife,
Donna Gilbath
Volume 793, Page 969

Called 79.434 Acres
Jordan Barrett
Document # 2020003222

Called 79.434 Acres
Jordan Barrett
Document # 2020003222

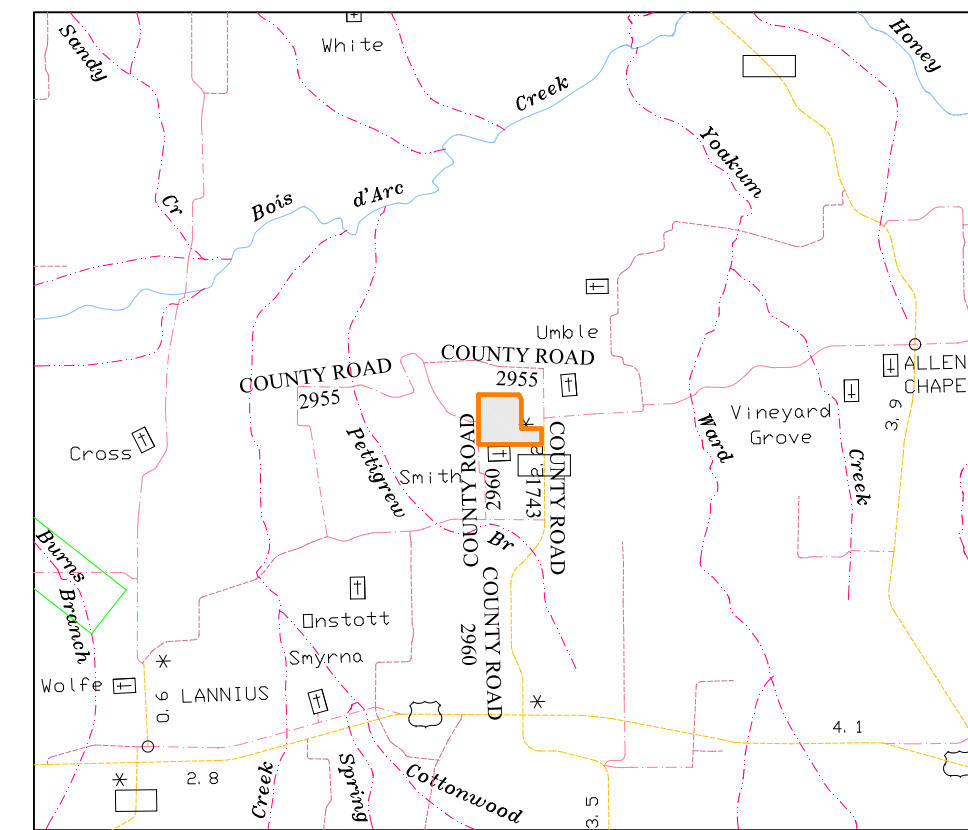
Called 63.592 Acres
Jeff Anderson
Volume 1985, Page 283

Called 143.670 Acres
Bois D'Arc Lake Estates LLC
Document # 2023008103

FARM TO MARKET ROAD 1743

253.06'

LOCATIVE MAP



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.

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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: 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.

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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.

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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: 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

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The Permanent Flowage and Flood 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 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 Flowage and Flood Easements in lieu of improvements being located on NTMWD property near the shoreline. Any requests for improvements within the Permanent Flowage and Flood Easement not 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 surf, landscaping, structures, or improvements 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	
1158	
To be dedicated to County	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" FOUND Iron Rod	●
Right-of-Way Monument	◆
Point for Corner	⊙
Wood Fence Corner Post	⊕
Power Pole	⊗
Metal Fence Corner Post	⊕
Gay Wire	-
Boundary	—
Adjacent Boundary Lines	⋯
Centerline	—
Barbed Wire Fence	—
Easements	—
Building Setback	—
Overhead Utilities	—
5/8" Found Iron Rod	⊙



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

**PRELIMINARY PLAT
CYPRESS POINT II
LOTS 150 - 210**
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 4	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

**Schedule B
The Following** Cypress Point South

**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 have burial lots, their relatives, and the public in land. j). 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 execut!d 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 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 2057, 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
The Following** Cypress Point North

**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 Sparr, 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 Sparr, 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 Sparr, 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 #2020003813, Land Records of Fannin County, Texas. As shown on Brad Sparr, R.P.L.S. 3701, dated December 15, 2020,
**Does Apply
Survey Not Accessible for Review**

10 v. Variance of fences from property line as shown in a survey of Brad Sparr, R.P.L.S. 3701, dated December 15, 2020.
**Does Apply
Survey Not Accessible for Review**

10 w. Rights of third parties as to power lines and poles and a shown on survey of Brad Sparr, R.P.L.S. 3701, dated December 15, 2020.
**Does Apply
Survey Not Accessible for Review**

GF # 2024782-1100C Effective Date: November 3, 2020

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 i. Subject to, and this policy does not insure, any portion of the subject tract lying within the boundaries of the property conveyed in the Right-of-Way Deed executed by National Life Insurance Company to J.W. Gilbreath of record in Volume 220 Page 180, volume, 220, Page 182, all in the Land Records of Fannin County, Texas, and the terms, conditions dd provisions of said document.
**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 d' 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 k. Terms, conditions and provisions of the Easement executed by Dennis G. Troutz and Regina D. Troutz to Fannin County Electric Cooperative, Inc., of record in Volume 190, Page 126, Land Records of Fannin County, Texas.
**Does Apply
Cannot be Located on Subdivision Plat with Description Provided in Deed**

10 l. Terms, conditions and provisions of the Permanent Flowage and Flood Easement, executed by Dennis G. Troutz and wife, Regina D. Troutz to North Texas Municipal Water District, of record in Volume 1587, Page 98, Land Records of Fannin County, Texas.
**Does Apply
Located on Subdivision Plat**

10 m. Subject to Statement of Ownership and Location of record in Volume 1788, Page 373 Land Records of Fannin County, Texas.
Does Not Apply

PARCEL 4

Being: 80.001 acres of land, a part of the Samuel Sloan Survey Abstract Number 987, lying and being situated on the West Side of F. M. Highway 1743 and being on the East side County Road 2960 in Fannin County, Texas. The said 80.001-acre tract being all of a called 80.000 acre tract conveyed in a General Warranty Deed from Redbuds Estates, LLC to Highland Ranch @ Legacy Hill LLC, dated March 25, 2021 of record in Instrument # 2021002152 in the Official Public Records of Fannin County, Texas. The said 80.001-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 80.001-acre tract being described more particularly by metes and bounds as follows:

Commencing at the Northwest corner of the referenced parent tract, in a South line of a called 79.434 acre tract conveyed to Jordan Barrett in Instrument # 2020003222 and being at the Southernmost Northeast corner of a called 23.077 acre tract conveyed to Billy L. Gaunt in Volume 589, Page 817 of the Official Public Records of said County and State, a found 1/2" iron rod with yellow caps stamped ("Sanderson Surveying") for the POINT OF BEGINNING and the Northwest corner of this tract.

Thence: S 89°33'33" E near a fence line a distance of 1,525.57 feet (Deed call S 89°34'23" E a distance of 1,525.49 feet) to a 1/2" found iron rod with yellow caps stamped ("Sanderson Surveying"), said point being an inside Southwest corner of the referenced Barrett tract, said point being the Northernmost Northeast corner of the referenced parent tract and also being the Northernmost Northeast corner of this tract.

Thence: S 89°33'33" E near a fence line a distance of 1,525.57 feet (Deed call S 89°34'23" E a distance of 1,525.49 feet) to a 1/2" found iron rod with yellow caps stamped ("Sanderson Surveying"), said point being an inside Southwest corner of the referenced Barrett tract, said point being a Northeast corner of the referenced parent tract and being a Northeast corner of this tract.

Thence: S 00°15'04" W a distance of 1,095.47 feet (Deed call S 00°15'05" W a distance of 1095.58 feet) to a 1/2" found iron rod with yellow caps stamped ("Sanderson Surveying"). Said point being a Southwest corner of the referenced Barrett tract, said point being an inside Northeast corner of the referenced parent tract and being an inside Northeast corner of this tract.

Thence: S 89°15'16" E passing a 1/2" set iron with yellow caps stamped ("Sanderson Surveying") at a distance of 770.71 and continuing a total 771.45 feet to a point (Deed call S 89°15'16" E passing a 1/2" set iron at a distance of 770.71 and continuing a total 771.45 feet to a point), from which a found concrete Right-of-Way monument bears N 05°58'26" E a distance of 74.19 feet. Said point being in the West Right-of-Way line of F. M. Highway 1743, said point being the Southeast corner of the referenced Barrett tract, said point being for the most Easterly Northeast corner of the Parent tract and the most Easterly Northeast corner of this tract.

Thence: S 05°25'29" W with the West Right-of-Way of F. M. Highway 1743 a distance of 26.32 feet to a found concrete Right-of-Way monument (Deed call WEST a distance of 26.37 feet for a break in the Parent tract West Right-of-Way of F. M. Highway 1743 and a break in the East line of this tract.

Thence: S 00°11'33" E with the West Right-of-Way of F. M. Highway 1743 a distance of 570.30 feet to a 1/2" found iron rod with yellow caps stamped ("Sanderson Surveying") from which a found concrete Right-of-Way monument bears S 00°10'25" E a distance of 253.06 feet (Deed call S 00°10'25" E a distance of 570.30 feet). Said point being the Northeast corner of a called 143.67-acre tract conveyed to Bois D' Arc Lake Estates LLC in Instrument # 2023008103 and being the Southeast corner of parent tract and being the Southeast corner of this tract.

Thence: N 89°59'54" W passing a found 1/2" iron rod stamped "By-Line" at a distance of 2,351.58 and continuing a total distance of 2,381.57 feet (Deed call WEST a distance of 2,381.44 feet) to a 1/2" found iron rod with yellow cap stamped ("Sanderson Surveying"), from which a 1/2" found iron rod at the Northernmost Southwest corner of the referenced parent tract bears S 00°06'33" E a distance of 1,055.10 feet. From said point the approximate center of Fannin County Road 2960 continues N 89°59'54" W a distance of 10.81 feet, said point being in an East line of a called 118.29-acre tract conveyed to Joseph Brent Gilbreath and wife, Donna Gilbreath in Volume 793, Page 969, Tract 3 recorded in the Official Public Records of said County and State, said point being the Southwest corner of parent tract and being the Southwest corner of this tract.

Thence: N 00°06'57" W a distance of 1,882.75 feet (Deed Call N 00°06'33" W a distance of 1,882.45 feet) with the East line of the referenced Gilbreath tract and the West line of the referenced parent tract to the POINT OF BEGINNING and containing 80.001 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