

FINAL PLAT
CEDAR CREEK RANCH
82 LOTS
245.64 ACRES

T. CARO SURVEY A-133
HENDERSON COUNTY, TEXAS

BUILD LINES
25' FRONT
10' REAR AND SIDE STREETS
7.5' SIDE

UTILITY EASEMENTS
15' FRONT (ALL ROADS)
10' REAR
7.5' SIDE

OWNER'S CERTIFICATION:
STATE OF TEXAS
COUNTY OF HENDERSON

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. CARO SURVEY, A-133, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 245.64 ACRE TRACT OF LAND DESCRIBED IN DEED TO CEDAR CREEK RANCH ACQUISITIONS, LLC. RECORDED IN DOCUMENT NO. 2020-00019769 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT), SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN NORTH LINE OF F.M. 3054, THE SOUTHWEST CORNER OF THE KENNETH N. BURROUGHS 313.590 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN DOCUMENT # 2017-00018844 OF THE DRHCT, BEING THE MOST SOUTHERN SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF F.M. 3054 AS FOLLOWS; S 88° 38' 14" W, 1118.28 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207; S 88° 37' 26" W, 200.23 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207; S 88° 38' 14" W, 346.37 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE JOHN W. VAUGHN 10.00 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2484, PAGE 328 OF THE DRHCT, BEING THE MOST SOUTHERN SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00° 46' 09" W (CONTROL LINE), 1166.81 FEET ALONG THE COMMON LINE OF THE VAUGHN TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND IN THE BASE OF A 24" OAK TREE AT THE SOUTHEAST CORNER OF LOT 73 OF THE BLUFFS AT CEDAR CREEK LAKE, PHASE 4, AS SHOWN IN CABINET F, SLIDE 13 OF THE PLAT RECORDS HENDERSON COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF THE BLUFFS AT CEDAR CREEK LAKE, PHASE 4, AND THIS TRACT AS FOLLOWS; N 02° 13' 44" W, 115.35 FEET TO A 5/8" IRON ROD FOUND; N 88° 25' 24" E, 321.28 FEET TO A 1/2" IRON ROD FOUND; N 00° 25' 51" E, 678.37 FEET TO AN ALUMINUM DISC FOUND; N 00° 27' 31" E, 680.28 FEET TO A 1/2" IRON ROD FOUND; N 88° 45' 35" E, 80.49 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 68, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF LOT 68 AND THIS TRACT AS FOLLOWS; N 00° 59' 45" W, 1346.33 FEET PASSING THE SOUTH LINE OF STANDING ROCK; N 00° 26' 19" W, 1269.96 FEET PASSING THE SOUTHEAST CORNER OF LOT 1 OF THE BLUFFS AT CEDAR CREEK LAKE, PHASE 1, AS SHOWN IN PLAT RECORDED IN CABINET E, SLIDE 332 OF THE PLAT RECORDS HENDERSON COUNTY, TEXAS, TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF THE BLACK TRACT (SECOND TRACT), BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 89° 14' 08" W, ALONG THE COMMON LINE OF LOT 1 AND THIS TRACT, PASSING A 1/2" IRON ROD FOUND AT 622.00 FEET AND CONTINUING A TOTAL DISTANCE OF 630.00 FEET TO A POINT ON THE DEEDED 325' ELEVATION LINE OF CEDAR CREEK LAKE, BEING THE NORTHWEST CORNER OF LOT 1;

THENCE, ALONG THE DEEDED 325' ELEVATION LINE OF CEDAR CREEK LAKE AS FOLLOWS; N 15° 30' 51" W, 43.30 FEET; N 19° 14' 08" E, 80.00 FEET; N 15° 45' 51" W, 100.00 FEET; N 14° 14' 09" E, 80.00 FEET; N 15° 45' 50" W, 40.00 FEET; N 14° 14' 07" E, 60.00 FEET; N 34° 14' 09" E, 40.00 FEET; N 05° 45' 51" W, 53.00 FEET; N 19° 14' 10" E, 50.00 FEET; N 29° 14' 08" E, 150.00 FEET; N 14° 14' 09" E, 125.00 FEET; N 49° 14' 07" E, 75.00 FEET; S 75° 45' 52" E, 65.00 FEET; S 45° 45' 51" E, 85.00 FEET; N 25° 45' 50" W, 50.00 FEET; N 45° 45' 54" W, 50.00 FEET; N 63° 45' 48" W, 60.00 FEET; N 75° 45' 54" W, 60.00 FEET; N 25° 45' 53" W, 30.00 FEET; N 39° 14' 00" E, 200.00 FEET; N 89° 14' 10" E, 30.00 FEET; N 71° 14' 09" E, 20.00 FEET; N 39° 14' 10" E, 70.00 FEET; N 73° 14' 07" E, 80.00 FEET; S 70° 45' 54" E, 43.00 FEET; N 24° 14' 11" E, 40.00 FEET; N 72° 53' 52" E, 64.31 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1 OF HIDDEN ACRES ESTATES, BLOCK A, AS SHOWN IN PLAT RECORDED IN VOLUME 7, PAGE 9, HENDERSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF HIDDEN ACRES ESTATES AND THIS TRACT AS FOLLOWS; S 02° 18' 27" E, 83.40 FEET; S 67° 24' 28" E, 857.49 FEET TO A 5/8" IRON ROD FOUND; N 89° 09' 25" E, 1148.48 FEET TO A FENCE CORNER FOUND IN THE WEST LINE OF HIDDEN ACRES ROAD, BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK E, OF HIDDEN ACRES ESTATES AS SHOWN IN PLAT RECORDED IN VOLUME 7, PAGE 9, HENDERSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00° 20' 45" E, 688.82 FEET ALONG THE WEST LINE OF HIDDEN ACRES ROAD, BEING THE EAST LINE OF THIS TRACT TO A FENCE CORNER FOUND IN THE NORTH LINE OF THE MARTIN AND ALBERTA CAVAZOS 5.00 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2815, PAGE 327 OF THE DRHCT;

THENCE, ALONG THE COMMON LINE OF THE CAVAZOS TRACT AND THIS TRACT AS FOLLOWS; S 88° 33' 40" W, 98.61 FEET TO A 1/2" IRON ROD FOUND; S 00° 49' 13" E, 1638.77 FEET PASSING THE NORTHWEST CORNER OF THE BURROUGHS TRACT TO A 5/8" IRON ROD FOUND; S 00° 48' 35" E, 944.42 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT; S 89° 08' 09" W, 630.26 FEET TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE PAT BLACK PROPERTIES, LLC., TRACT; S 01° 20' 01" E, 2643.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 245.64 ACRES OF LAND MORE OR LESS.

Table with columns: LINE, BEARING, DISTANCE. Lists lot boundaries from L1 to L100 with bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various lots.

APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS,

THIS THE _____ DAY OF _____ 2021.

COUNTY JUDGE

COUNTY CLERK

AUTHORIZED REPRESENTATIVE, TARRANT REGIONAL WATER DISTRICT

OWNER DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT RYE, MANAGER OF CEDAR CREEK RANCH ACQUISITIONS LLC., DO HEREBY ADOPT THIS PLAT OF A 245.64 ACRE TRACT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CEDAR CREEK LANDING, HENDERSON COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS, PARKS, ALLEYS AND EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THIS PLAT, APPROVED IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE HENDERSON COUNTY, TEXAS, SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND COUNTY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

SCOTT RYE, MANAGER OF CEDAR CREEK RANCH ACQUISITIONS LLC.

STATE OF TEXAS
COUNTY OF HENDERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED SCOTT RYE, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ENGINEER:
KSA ENGINEERING
DARREL KOTZUR, P.E.
6781 OAK HILL BLVD.,
TYLER, TEXAS 75703
(903)-581-8141 EXT. 1322

OWNER/DEVELOPER
CEDAR CREEK ACQUISITIONS, LLC
9827 COGDILL ROAD,
KNOXVILLE, TENNESSEE 37932
(800)-675-1800

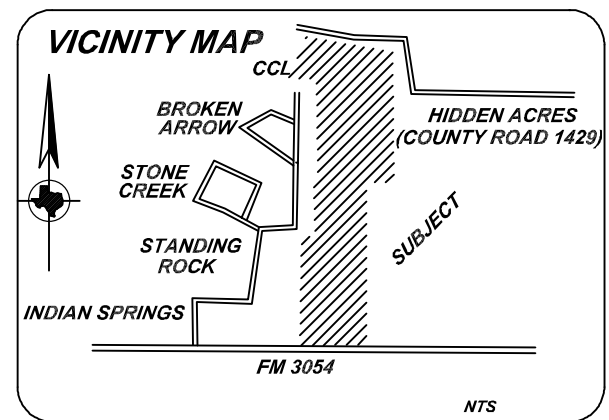
CONSTRUCTION NOT COMPLETED WITHIN ONE (1) YEAR OF THE PRELIMINARY APPROVAL DATE SHALL BE TO COUNTY STANDARDS AND IN EFFECT ON THE APPROVAL ANNIVERSARY DATE AND AT ALL TIMES THEREAFTER.

BLOCKING THE FLOW OF STORM WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED;

THE CREEKS OR DRAINAGE CHANNELS TRAVERSING OR ACROSS THIS SUBDIVISION OR ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS;

HENDERSON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR THE CONTROL OF EROSION;

HENDERSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR 108" OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS;



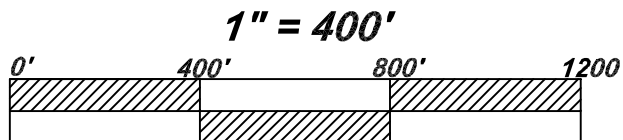
I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF FEB. 2021 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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BASIS OF BEARINGS:
TEXAS COORDINATE SYSTEM NORTH
CENTRAL ZONE NAD 83



SHEET 2 OF 2

HARDIN SURVEYING
PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700
DATE PERFORMED: FEB. 1, 2021
SCALE: 1"= 400 FEET
WORK ORDER #2101036
DRAWN BY: TF
FIELD BY: GF
CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR: CEDAR CREEK RANCH ACQUISITIONS, LLC.

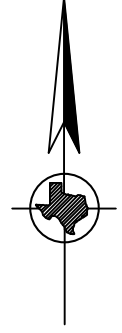
FINAL PLAT

CEDAR CREEK RANCH

82 LOTS

245.64 ACRES

T. CARO SURVEY A-133
HENDERSON COUNTY, TEXAS



CEDAR CREEK LAKE

HIDDEN ACRES ROAD
 (COUNTY ROAD 1429)

BUILD LINES
 25' FRONT
 10' REAR AND SIDE STREETS
 7.5' SIDE

UTILITY EASEMENTS
 15' FRONT (ALL ROADS)
 10' REAR
 7.5' SIDE

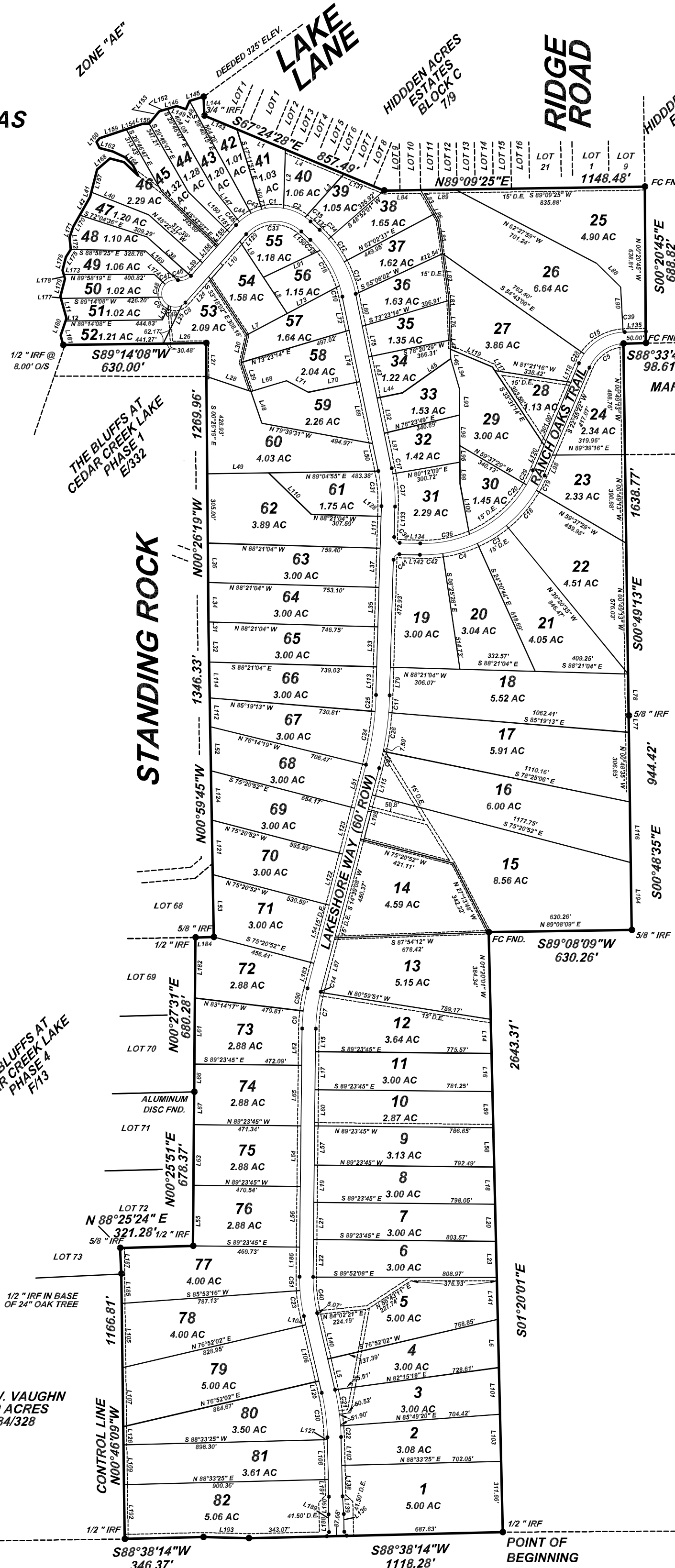
T. CARO SURVEY A-133

THE BLUFFS AT
 CEDAR CREEK LAKE
 PHASE 4
 F1/3

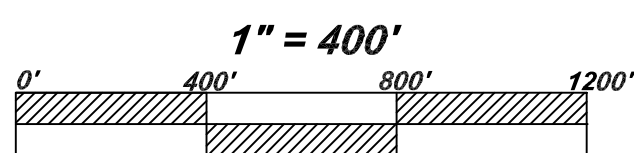
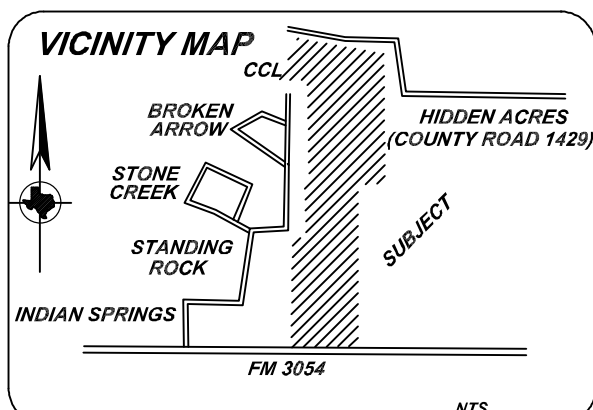
**NOTE: SEE PAGE 2 FOR LINE
 AND CURVE DATA**

JOHN W. VAUGHN
 10.00 ACRES
 2484/328

KENNETH N. BURROUGHS
 313.500 ACRES
 DOC. # 2017-00018844



FM 3054



BASIS OF BEARINGS:
 TEXAS COORDINATE
 SYSTEM NORTH
 CENTRAL ZONE NAD 83

SHEET 1 OF 2

FLOOD STATEMENT
 A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA KNOWN AS ZONE "AE" AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48213C0300E. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: FEB. 1, 2021
 SCALE: 1" = 400 FEET
 WORK ORDER #2101036 DRAWN BY: TF
 FIELD BY: GF CHECKED BY: TF
 THIS SURVEY WAS PERFORMED FOR:
 CEDAR CREEK RANCH ACQUISITIONS, L.L.C.