

FINAL PLAT OF
CEDAR CREEK PROPERTIES, PHASE 2
SITUATED IN THE THOMAS D. BROOKS SURVEY, ABSTRACT NO. 14,
RAINS COUNTY, TEXAS

BOUNDARY DESCRIPTION

ALL that certain 29.04 acre lot, tract or parcel of land situated in the Thomas D. Brooks Survey, Abstract No. 14, Rains County, Texas, and being part of the same land as a called 260.59 acre tract (Tract One) conveyed from Joel C. Lennon and wife, Stacy Lennon and Rodney C. Lennon and wife, Susan E. Lennon to Cedar Creek Partners by Warranty Deed recorded in File #2022-1767, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), and part of a cul-de-sac at the west end of Private Road 5440 as shown on the plat of Cedar Creek Properties, Phase 1, according to the plat thereof as recorded in Volume 7, Page 15, Plat Records, Rains County, Texas, (P.R.R.C.T.), said 29.04 acre tract being described by metes and bounds as follows:

BEGINNING at a capped 1/2 inch iron rod (Tri-Point Surveying) found within said 260.59 acre tract at the southwest corner of Lot 6, Block 3, of said Cedar Creek Properties, Phase 1, for a corner;

THENCE South 89 Degrees 03 Minutes 37 Seconds West across said 260.59 acre tract a distance of 2341.11 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE North 12 Degrees 04 Minutes 16 Seconds West across said 260.59 acre tract a distance of 30.47 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE South 77 Degrees 55 Minutes 44 Seconds West across said 260.59 acre tract a distance of 60.00 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner at the beginning of a curve to the right having a central angle of 10 Degrees 57 Minutes 16 Seconds and a radius of 2115.78 feet, being subtended by a chord bearing of North 06 Degrees 35 Minutes 38 Seconds West and chord length of 403.90 feet;

THENCE across said 260.59 acre tract and along said curve an arc distance of 404.52 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set at the end of said curve for a corner;

THENCE North 88 Degrees 53 Minutes 00 Seconds East across said 260.59 acre tract a distance of 60.00 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE North 01 Degrees 07 Minutes 00 Seconds West across said 260.59 acre tract a distance of 111.57 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE North 89 Degrees 03 Minutes 37 Seconds East across said 260.59 acre tract a distance of 2352.11 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of Lot 7, Block 2, of said Cedar Creek Properties, Phase 1, for a corner;

THENCE South 00 Degrees 56 Minutes 23 Seconds East along the west line of said Lot 7, Block 2, a distance of 236.00 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southwest corner of said Lot 7, Block 2, and on the north right of way of said Private Road 5440 (60' right of way) at the point of curvature of said cul-de-sac at the west end of said road for a corner;

THENCE South 89 Degrees 03 Minutes 37 Seconds West across said cul-de-sac and along the extension of the north right of way of said Private Road 5440 a distance of 190.79 feet to a point on the west line of said cul-de-sac and the west line of said Cedar Creek Properties, Phase 1, for a corner, from said point, a capped 1/2 inch iron rod (Tri-Point Surveying) set bears North 89 Degrees 03 Minutes 37 Seconds East a distance of 3.19 feet for a reference, and said point being at the beginning of a curve to the left having a central angle of 34 Degrees 54 Minutes 55 Seconds and a radius of 100.00 feet, being subtended by a chord bearing of South 00 Degrees 56 Minutes 23 Seconds East and chord length of 60.00 feet;

THENCE along the west line of said Cedar Creek Properties, Phase 1, and the west line of said cul-de-sac at the west end of said Private Road 5440 an arc distance of 60.94 feet to a point for a corner;

THENCE North 89 Degrees 03 Minutes 37 Seconds East across said cul-de-sac and along the extension of the south right of way of said Private Road 5440 a distance of 224.69 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of said Lot 6, Block 3, for a corner, said point bears North 89 Degrees 03 Minutes 37 Seconds East a distance of 33.90 feet from a capped 1/2 inch iron rod (Tri-Point Surveying) found at beginning of said cul-de-sac for a reference;

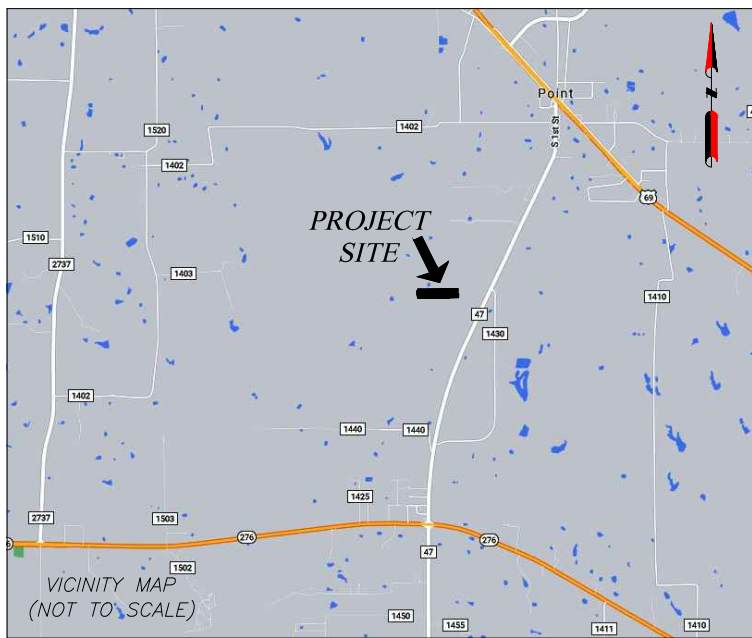
THENCE South 00 Degrees 56 Minutes 23 Seconds East along the west line of said Lot 6, Block 3, a distance of 236.00 feet to the POINT OF BEGINNING and containing 29.04 acres of land, more or less, of which 0.45 acres lies within the existing cul-de-sac at the west end of said Private Road 5440.

SURVEYOR'S CERTIFICATE

I, GREG CONNAUGHTON, Registered Professional Land Surveyor Number 6110, do certify that the plat hereon was prepared from an actual survey made by me or under my supervision on the ground during the month of March, 2024.



GREG CONNAUGHTON R.P.L.S. NO. 6110



COMMISSIONERS' COURT APPROVAL

This is to certify that Cedar Creek Partners, the Sub-Dividers, have complied with all conditions necessary, as provided by law, in sub-dividing the tract shown hereon.

Certified by the Commissioners' Court of Rains County, Texas, this _____ day of _____, 2024.

County Judge

Commissioner - Precinct 1

Commissioner - Precinct 2

Commissioner - Precinct 3

Commissioner - Precinct 4

ATTEST:

By: _____
County Clerk

OWNER'S STATEMENT

WE, Cedar Creek Partners, ARE THE OWNERS of the tract of land shown hereon and do accept this as the Plan for subdividing the tract into lots and blocks and do dedicate to the public forever the streets, alleys and easements as shown hereon.

CEDAR CREEK PARTNERS REPRESENTATIVE

STATE OF TEXAS
COUNTY OF RAINS

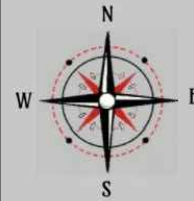
Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2024.

Notary Public

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48379C0020D, dated April 17, 2012, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:

1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All distances and acreages shown hereon are surface values. To convert to grid values, multiply by a combined scale factor of 0.99985528. Reference Bearing is North 00 Degrees 56 Minutes 23 Seconds West a distance of 236.00 feet between a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southwest corner of Lot 6, Block 3, and a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of said Lot 6, Block 3, being recited as North 00 Degrees 56 Minutes 23 Seconds West a distance of 236.00 feet in Volume 7, Page 15, P.R.R.C.T.
2. All record calls are denoted in [] per plat recorded in Volume 7, Page 15, P.R.R.C.T.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements, setbacks or other encumbrances affecting this tract that are not shown hereon. No easement search was made by this office pertaining to this property.
4. All underground utility lines, if any, are shown based on markings located on the ground placed by others. Surveyor makes no guarantee as to accuracy of underground utility location.
5. Two foot contours shown hereon were taken from Lidar data published on the Texas Natural Resources Information System website (<https://tnris.org/>).
6. There may be small discrepancies between entire line distances and the sum of lot distances along the same lines and/or the sum of all lot acreages in contrast to the total acreage due to rounding.
7. Selling a portion of this addition by metes and bounds is a violation of county and state law and is subject to fines and withholding of utilities and building permits.

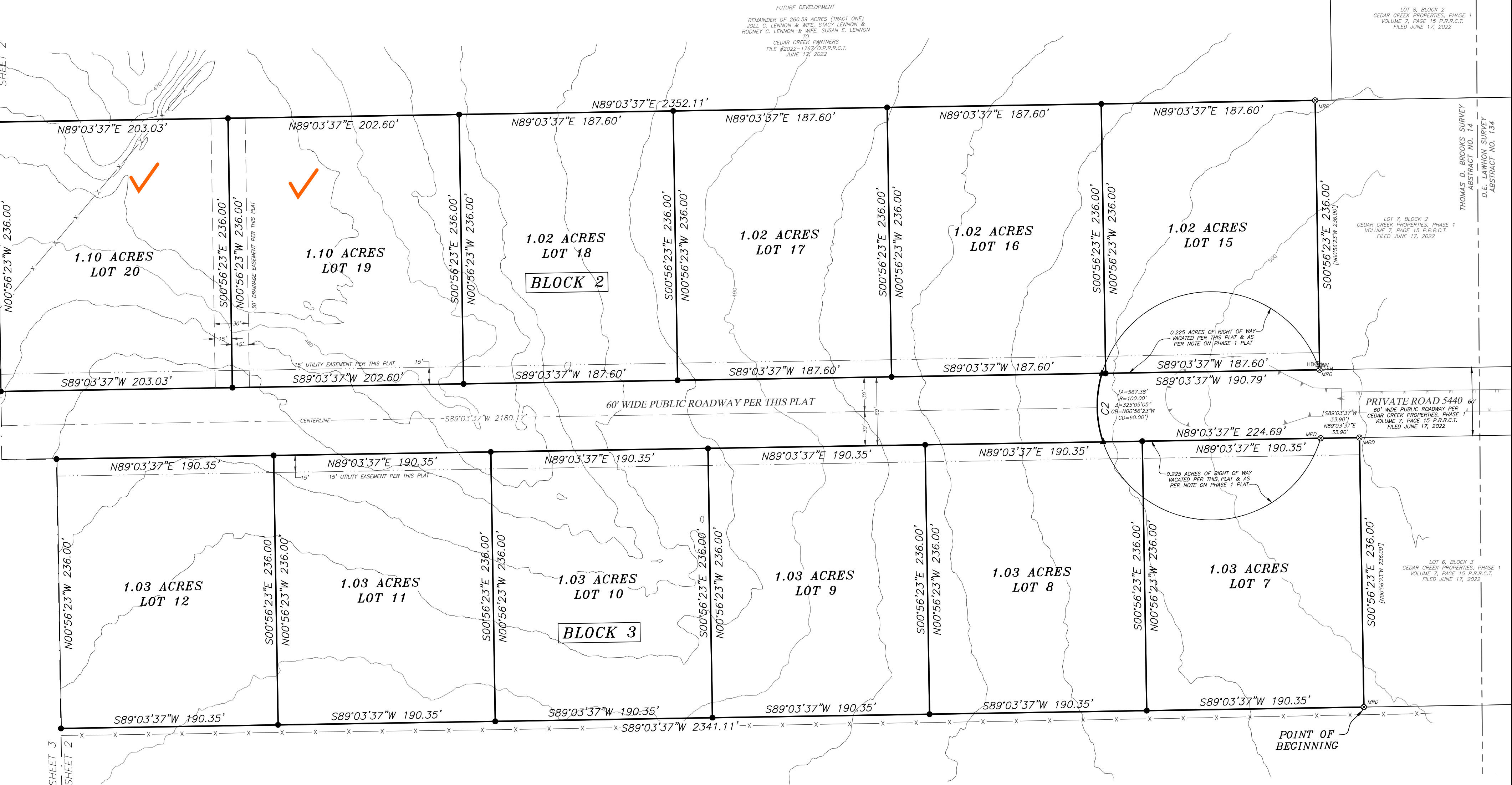


Tri-Point Surveying, LLC
903 E. Lennon Dr. Suite 103
Emory, Tx. 75940
Office: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm# 10194270

JOB NUMBER: 21-0402-2	SCALE: 1" = 60'	PARTY CHIEF: KR	SUBDIVISION PLAT
DATE: 03/21/2024	SHEET 1 OF 3	TECHNICIAN: GC	DRAWN BY: GC

REVISIONS:

SHEET 3
SHEET 2



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	404.52'	2115.78'	10°57'16"	N06°35'38"W	403.90'
C2	60.94'	100.00'	34°54'55"	S00°56'23"E	60.00'
C3	37.97'	25.00'	87°00'51"	N47°25'58"W	34.42'
C4	100.78'	2055.78'	02°48'32"	N02°31'16"W	100.77'
C5	180.55'	2055.78'	05°01'55"	N09°33'19"W	180.49'
C6	41.93'	25.00'	96°05'58"	N41°00'38"E	37.19'



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FUTURE DEVELOPMENT
REMAINDER OF 260.59 ACRES (TRACT ONE)
JOEL C. LENNON & WIFE, STACY LENNON &
RODNEY C. LENNON & WIFE, SUSAN E. LENNON
TO
CEDAR CREEK PARTNERS
FILE #2022-1767 O.P.R.R.C.T.
JUNE 17, 2022

NOTE: NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN
THIS PLAT SHALL BE MAINTAINED BY RAINS COUNTY IN THE
ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS
COURT ENTERED IN THE MINUTES OF THE COMMISSIONERS
COURT OF RAINS COUNTY SPECIFICALLY IDENTIFYING ANY
SUCH ROAD FOR COUNTY MAINTENANCE

REFERENCE DEED FOR SUBDIVIDED PROPERTY
260.59 ACRES (TRACT ONE)
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FILE #2022-1767 O.P.R.R.C.T.
JUNE 17, 2022
ACREAGE BREAKDOWN
TOTAL ACREAGE = 29.04 ACRES
ACRES IN ROAD DEDICATION = 3.52 ACRES
LENGTH OF ROAD = 2579 FEET
DESIGNATION OF LAND USE
SINGLE FAMILY RESIDENTIAL

UTILITY PROVIDERS
ELECTRIC: FARMERS ELECTRIC COOPERATIVE, INC.
WATER: CITY OF POINT
SEPTIC: PRIVATE ON-SITE SEWAGE FACILITIES

LEGEND

- Capped 1/2" Iron Rod (Tri-Point Surveying) Found
- Capped 1/2" Iron Rod (Tri-Point Surveying) Set
- ▲ Point for Corner
- MRD Monument of Record Dignity
- P.R.R.C.T. Plat Records, Rains County, Texas
- O.P.R.R.C.T. Official Public Records, Rains County, Texas
- FH Fire Hydrant ○ HB Hose Bibb ○ QNV Water Valve
- Abstract Line
- Asphalt Paving
- Gravel Road
- Wire Fence

Tri-Point Surveying, LLC
903 E. Lennon Dr. Suite 103
Emory, TX 75440
Office: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm# 10194270

JOB NUMBER: 21-0402-2 SCALE: 1" = 60' PARTY CHIEF: KR [SUBDIVISION PLAT]
DATE: 03/21/2024 SHEET 2 OF 3 TECHNICIAN: GC [DRAWN BY: GC]
REVISIONS:



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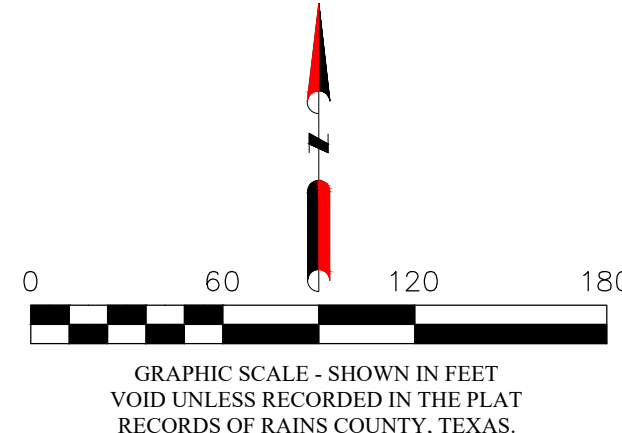
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