

FINAL PLAT OF
CEDAR CREEK PROPERTIES, PHASE 3

SITUATED IN THE THOMAS D. BROOKS SURVEY, ABSTRACT NO. 14,
AND THE D.E. LAWHON SURVEY, ABSTRACT NO. 134
RAINS COUNTY, TEXAS

BOUNDARY DESCRIPTION

ALL that certain lot, tract or parcel of land situated in the Thomas D. Brooks Survey, Abstract No. 14, and the D.E. Lawhon Survey, Abstract No. 134, 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.), said tract being described by metes and bounds as follows:

BEGINNING at a point at the easterly most southeast corner of said 260.59 acre tract, the apparent northeast corner of a called 0.549 acre tract conveyed from Jennie Davis to Bobby Charles Hooten, et ux Clela Hooten by deed recorded in Volume 238, Page 523, Deed Records, Rains County, Texas, (D.R.R.C.T.), and on the west right of way F.M. Highway 47 (120 foot right of way) for a corner, from said point, a 1/2 inch iron rod found bears South 85 Degrees 01 Minutes 19 Seconds West a distance of 1.64 feet and a concrete monument found on the east side of said highway at Highway PT Station 115+34.8 bears South 10 Degrees 49 Minutes 35 Seconds West a distance of 3608.92 feet for references;

THENCE South 85 Degrees 01 Minutes 19 Seconds West along the easterly most south line of said 260.59 acre tract and the apparent north line of said 0.549 acre tract a distance of 850.09 feet to a 1/2 inch iron rod found at the easterly most southwest corner of said 260.59 acre tract, the west corner of said 0.549 acre tract, the northwest corner of a called 4.000 acre tract conveyed from Michael Shane Richardson to Clayton Spencer by deed recorded in File #2022-0440, O.P.R.R.C.T., and at an angle corner on the westerly most east line of a called 149.236 acre tract conveyed from Betty L. Stewart and Bruce Wilson Stewart, Co-Trustees, to Gregory A. Thomas and Deloris P. Thomas by deed recorded in File #2017-2555, O.P.R.R.C.T., and on the west line of said Lawhon Survey and the east line of said Brooks Survey for a corner;

THENCE North 01 Degrees 34 Minutes 22 Seconds West along the easterly most west line of said 260.59 acre tract, the west line of said Lawhon Survey, the westerly most east line of said 149.236 acre tract and the east line of said Brooks Survey a distance of 542.35 feet to a 1/2 inch iron rod found at an inner ell corner of said 260.59 acre tract and the northerly most northeast corner of said 149.236 acre tract for a corner;

THENCE South 89 Degrees 03 Minutes 37 Seconds West along the middle south line of said 260.59 acre tract and the northerly most north line of said 149.236 acre tract, passing a 1/2 inch iron rod found at an inner ell corner of said 260.59 acre tract and the northwest corner of said 149.236 acre tract at a distance of 2381.98 feet for a reference, and continuing across said 260.59 acre tract a total distance of 2441.98 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 35.91 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set at the beginning of a curve to the left for a corner;

THENCE across said 260.59 acre tract and along said curve having a central angle of 10 Degrees 57 Minutes 16 Seconds and a radius of 2055.78 feet, being subtended by a chord bearing of North 06 Degrees 35 Minutes 38 Seconds West and chord length of 392.45 feet, for an arc distance of 393.05 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 126.24 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the westerly most southwest corner of Cedar Creek Properties, Phase 2, according to the plat thereof as recorded in Volume 7, Page 60, Plat Records, Rains County, Texas, (P.R.R.C.T.), for a corner;

THENCE North 77 Degrees 55 Minutes 44 Seconds East along the westerly most south line of said Phase 2 a distance of 60.00 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an inner ell corner of said Phase 2 for a corner;

THENCE South 12 Degrees 04 Minutes 16 Seconds East along the southerly most west line of said Phase 3 a distance of 30.47 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the easterly most southwest corner of said Phase 3 for a corner;

THENCE North 89 Degrees 03 Minutes 37 Seconds East along the easterly most south line of said Phase 2 and the westerly most south line of Cedar Creek Properties, Phase 1, according to the plat thereof as recorded in Volume 7, Page 15, P.R.R.C.T., a distance of 3429.84 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southerly most southeast corner of said Phase 1 for a corner;

THENCE North 23 Degrees 59 Minutes 20 Seconds East along the southerly most east line of said Phase 1 a distance of 221.06 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an inner ell corner of said Phase 1 for a corner;

THENCE North 80 Degrees 13 Minutes 58 Seconds East along the easterly most south line of said Phase 1 a distance of 72.17 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the beginning of a curve to the right for a corner;

THENCE along the easterly most south line of said Phase 1 and along said curve having a central angle of 65 Degrees 04 Minutes 17 Seconds and a radius of 25.00 feet, being subtended by a chord bearing of North 56 Degrees 31 Minutes 28 Seconds East and chord length of 26.89 feet, for an arc distance of 28.39 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the end of said curve on the south right of way of Private Road 5440 (80 foot right of way per Phase 1 plat) for a corner;

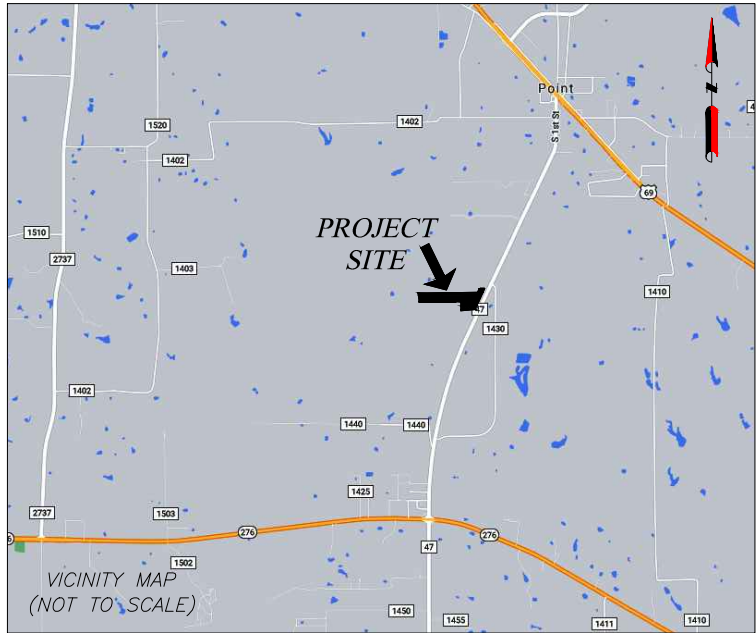
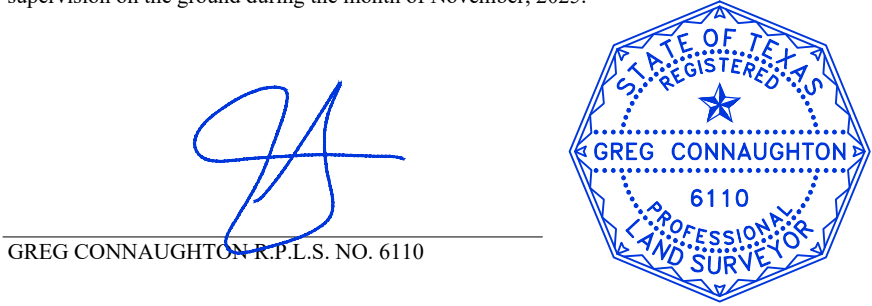
THENCE North 89 Degrees 03 Minutes 37 Seconds East along the easterly most south line of said 260.59 acre tract and the south right of way of said Private Road 5440 a distance of 244.30 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the easterly most southeast corner of said Phase 1 on the easterly most east line of said 260.59 acre tract and the west right of way of said F.M. Highway 47 for a corner;

THENCE South 23 Degrees 59 Minutes 20 Seconds West along the easterly most east line of said 260.59 acre tract and the west right of way of said F.M. Highway 47 a distance of 915.88 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the beginning of a curve to the left at PC Station 74+68.2 for a corner;

THENCE along the easterly most east line of said 260.59 acre tract, the west right of way of said F.M. Highway 47 and along said curve having a central angle of 02 Degrees 13 Minutes 43 Seconds and a radius of 11,519.18 feet, being subtended by a chord bearing of South 22 Degrees 52 Minutes 27 Seconds West and chord length of 448.05 feet, for an arc distance of 448.08 feet to the POINT OF BEGINNING and containing 57.50 acres of land.

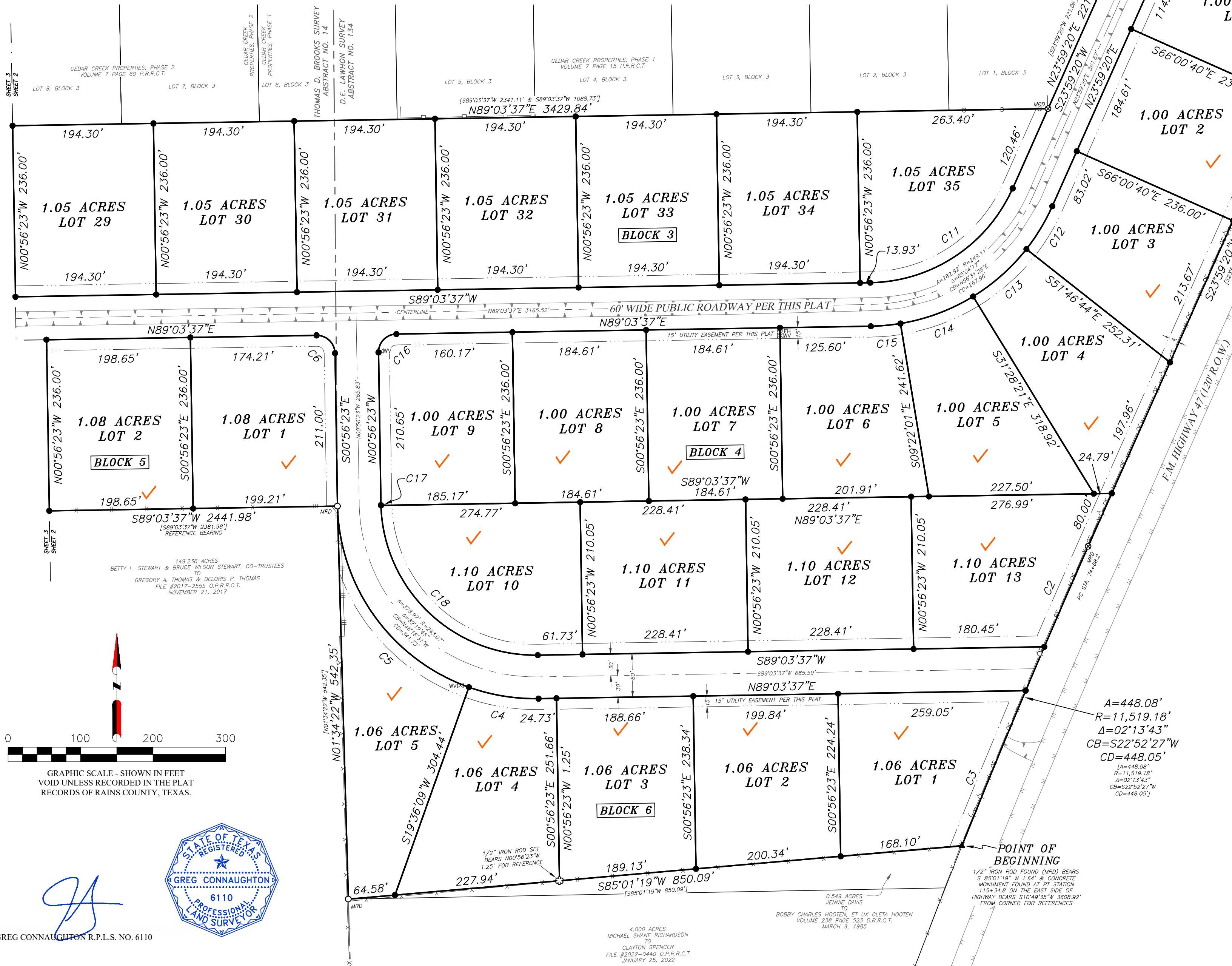
SURVEYOR'S CERTIFICATE

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 November, 2025.



FINAL PLAT OF CEDAR CREEK PROPERTIES, PHASE 3

SITUATED IN THE THOMAS D. BROOKS SURVEY, ABSTRACT NO. 14,
AND THE D.E. LAWHON SURVEY, ABSTRACT NO. 134
RAINS COUNTY, TEXAS



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)
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

ACREAGE BREAKDOWN
TOTAL ACREAGE = 57.50 ACRES
ACRES IN ROAD DEDICATION = 7.78 ACRES
LENGTH OF ROAD = 5701 FEET
THOMAS D. BROOKS SURVEY = 30.12 ACRES
D.E. LAWHON SURVEY = 27.38 ACRES

DESIGNATION OF LAND USE
SINGLE FAMILY RESIDENTIAL
47 TOTAL LOTS
BLOCK 3, LOTS 19-35
BLOCK 4, LOTS 1-13
BLOCK 5, LOTS 1-12
BLOCK 6, LOTS 1-5

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

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.39'	25.00'	65°04'17"	N56°31'28"E	26.89'
C2	151.17'	11519.18'	00°45'07"	S23°36'46"W	151.17'
C3	231.22'	11519.18'	01°09'00"	S22°20'06"W	231.21'
C4	97.91'	273.07'	20°32'32"	S80°40'07"E	97.38'
C5	328.02'	273.07'	68°49'29"	S35°59'07"E	308.65'
C6	39.27'	25.00'	90°00'00"	S45°56'23"E	35.36'
C7	41.39'	25.00'	94°51'43"	N41°37'45"E	36.82'
C8	173.00'	2115.78'	04°41'06"	N03°27'33"W	172.95'
C9	122.12'	2115.78'	03°18'25"	N10°25'04"W	122.10'
C10	35.86'	25.00'	82°10'32"	N49°51'07"W	32.86'
C11	248.85'	219.11'	65°04'17"	S56°31'28"W	235.69'
C12	69.33'	279.11'	14°13'56"	N31°06'18"E	69.15'
C13	98.92'	279.11'	20°18'23"	N48°22'28"E	98.40'
C14	107.68'	279.11'	22°06'19"	N69°34'49"E	107.02'
C15	41.05'	279.11'	08°25'38"	N84°50'48"E	41.02'
C16	39.27'	25.00'	90°00'00"	N44°03'37"E	35.36'
C17	0.35'	213.07'	00°05'41"	N01°42'14"W	0.35'
C18	331.67'	213.07'	89°11'19"	N46°20'44"W	299.18'

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:

- 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 South 89 Degrees 03 Minutes 37 Seconds West a distance of 2381.98 feet between a 1/2 inch iron rod found at an inner ell corner at the east end of the middle south line of said 260.59 acre tract and a 1/2 inch iron rod found at an inner ell corner at the west end of the middle south line of said 260.59 acre tract, being recited as South 89 Degrees 03 Minutes 37 Seconds West a distance of 2381.98 feet in File #2022-1767, O.P.R.R.C.T.
- All record calls are denoted in [] per plat recorded in Volume 7, Page 15, P.R.R.C.T., Volume 7, Page 60, P.R.R.C.T., and File #2022-1767, O.P.R.R.C.T., unless otherwise noted.
- 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.
- 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.
- Two foot contours shown hereon were taken from Lidar data published on the Texas Natural Resources Information System website (<https://tnris.org/>).
- 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.
- 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.

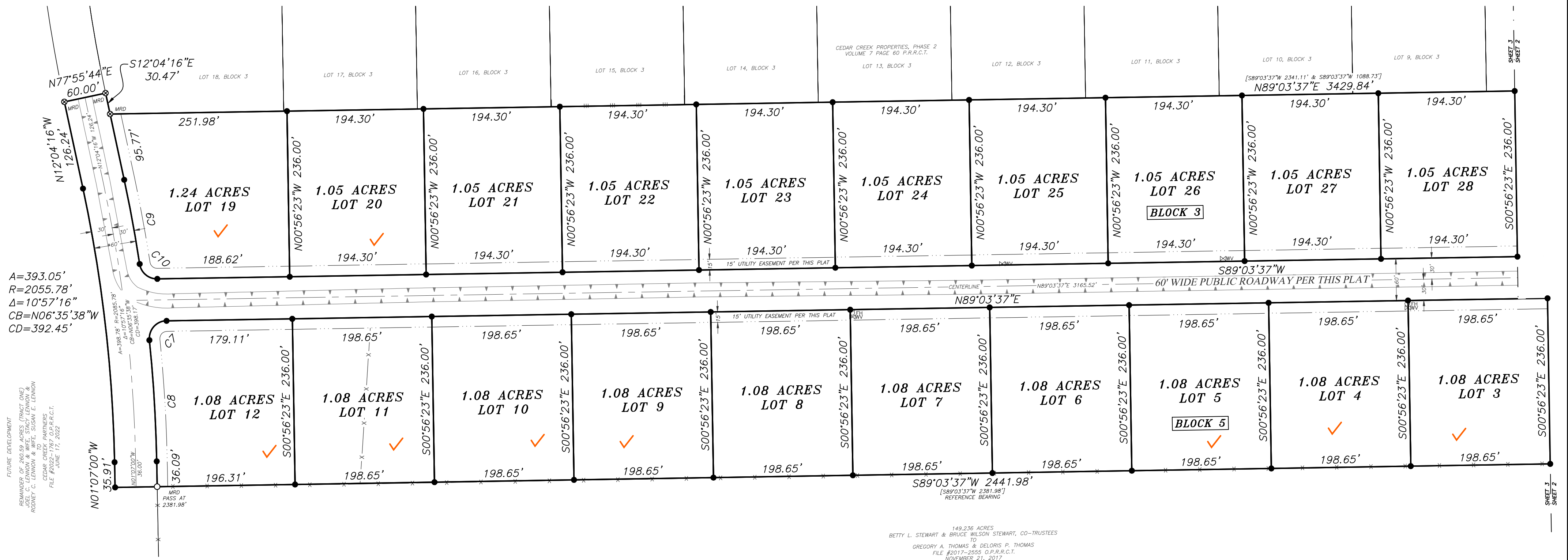
LEGEND	
○ 1/2" Iron Rod Found	Abstract Line
● Capped 1/2" Iron Rod (Tri-Point Surveying) Found	Asphalt Paving
● Capped 1/2" Iron Rod (Tri-Point Surveying) Set	Gravel Drive
▲ Point for Corner	Chain Link Fence
▲ Tree	Pipe Fence
MRD Monument of Record Dignity	Wire Fence
D.R.R.C.T. Deed Records, Rains County, Texas	Wood Fence
P.R.R.C.T. Plat Records, Rains County, Texas	Overhead Utility Wires
O.P.R.R.C.T. Official Public Records, Rains County, Texas	Utility Easement
○ Fire Hydrant	Utility Pole
○ Guy Anchor	Water Valve

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: 21-0402.3 SCALE: 1" = 100' PARTY CHIEF: KE [SUBDIVISION PLAT]
DATE: 12/01/2025 SHEET 2 OF 3 TECHNICIAN: GC [DRAWN BY: GC]
REVISIONS:

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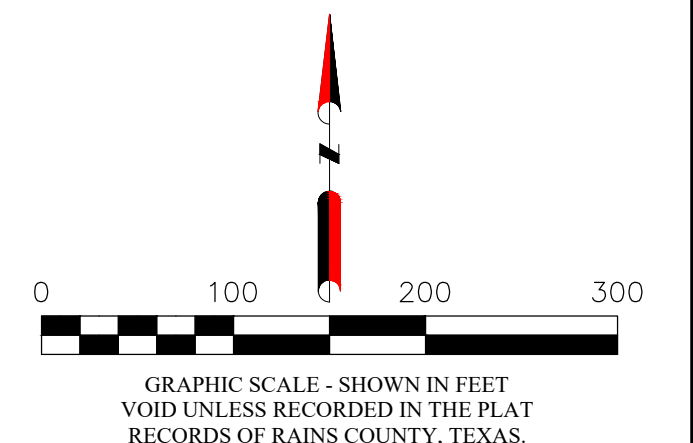


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⊙ Capped 1/2" Iron Rod (Tri-Point Surveying) Set	— — — — — Gravel Drive
▲ Point for Corner	— — — — — Chain Link Fence
▲ Tree	— — — — — Pipe Fence
MRD Monument of Record Dignity	— — — — — Wire Fence
D.R.R.C.T. Deed Records, Rains County, Texas	— — — — — Wood Fence
P.R.R.C.T. Plat Records, Rains County, Texas	— — — — — Overhead Utility Wires
O.P.R.R.C.T. Official Public Records, Rains County, Texas	— — — — — Utility Easement
⊕ Fire Hydrant	⊕ Utility Pole
⌵ Guy Anchor	⌵ Water Valve

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: 21-0402-3 SCALE: 1" = 100' PARTY CHIEF: KE [SUBDIVISION PLAT]
DATE: 12/01/2025 SHEET 3 OF 3 TECHNICIAN: GC [DRAWN BY: GC]
REVISIONS: