

Being 80.4 acres (Called 80.99 acres) wholly within the John R. Fitzgerald Abstract No. 384 being Tract 1 and Tract 2 conveyed to North Texas Acquisitions LLC, a Tennessee Limited Liability Company in a Warranty Deed with Vendor's Lien recorded in File No. 2021005722 Official Public Records of Fannin County, Texas:

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH,
BASED ON GNSS RTK OBSERVATIONS REFERENCED TO NAD83.
ALL STATE PLATED SURVEYS SHALL BE ADJUSTED TO HORIZONTAL
GROUND CONDITIONS EXPRESSED IN SURVEY
ELEVATION DATA.

THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF
PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM
STANDARD REQUIREMENTS.

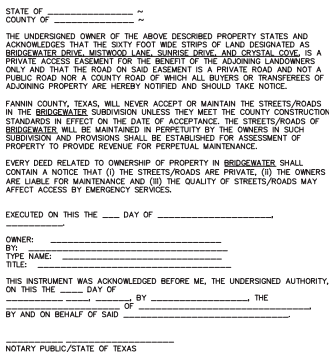
WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE
OF RECORD, THE RECORDED COURSE VALUE IS EXPRESSED IN
PARENTHESES. (COURSE VALUE PER DEED FILE NO. 2021005722
(O.P.R.C.T.).

BY GRAPHIC IDENTIFICATION SOME OF THESE PARCELS ARE
LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED AS
FLOOD ZONE APPROXIMATELY 100-YEAR FLOOD (FIRM) CASE
NO. 22-06-04AP DRAFTING 07/05/2023.

THIS SURVEY, PLAT, EVIDENCE, OR EXHIBIT DOES NOT
CONSTITUTE AN ENDORSEMENT BY THE SURVEYOR OF ANY SET
OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE
SURVEYOR'S OBLIGATION TO ADVISE THE CLIENT OF ANY INTEREST
IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR TO
ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL
LOCAL, STATE, AND FEDERAL REGULATIONS. THE SURVEYOR
REGULATIONS RELATING BUT NOT LIMITED TO BUILDING,
ENVIRONMENTAL, AND/OR OTHER MODIFICATION UPON THE SUBJECT
PROPERTY OR TRACT(S).

A 5/8" DIAMETER IRON ROD WITH PLASTIC CAP STAMPED "N
#1094401" WILL BE PLACED AT ALL OUTLIERED EXTERIOR
BOUNDARY CORNERS AND AT EACH BOUNDARY POINT OF THE

1. ACRES WITHIN PRIVATE ROAD RIGHT-OF-WAY IS APPROXIMATELY 8.11 ACRES [353143.35 SQ FT]
2. ACRES WITHIN PUBLIC ROAD RIGHT-OF-WAY IS APPROXIMATELY 1.12 ACRES [48890.72 SQ FT]
3. THE ADJACENT PROPERTIES ARE UNDEVELOPED.
4. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE CHANNELS OR EXISTING OF THE FLOODWAY IS PROHIBITED.
5. OBSTRUCTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG THE DRAINAGE COURSE OR CROSSING THE FLOODWAY AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS ADJACENT TO THE DRAINAGE COURSE OR TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
6. THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DRAINAGE OR FLOOD CONTROL OR AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT, NADAR, MISSOURI, FOR THE PURPOSE OF ROADWAY IMPROVEMENT AND SPECIFICALLY ACCEPTING IT FOR COUNTY MAINTENANCE.
7. EVERY DEED SHALL CONTAIN A NOTICE TO EACH GRANTEE THAT THE STREETS/ROADS ARE PRIVATE. THE OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE STREETS/ROADS. THE STREETS/ROADS MAY AFFECT ACCESS BY EMERGENCY SERVICES
8. A PERMITMENT PERMIT IS REQUIRED FROM FANNIN COUNTY FOR ANY CONSTRUCTION IN THE FLOODPLAIN.
9. FANNIN COUNTY IS NOT RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF DRAINAGE TO REDUCE FLOOD DAMAGE ON PRIVATE PROPERTY.
10. ALL LOTS WITHIN THIS SUBDIVISION TO BE SERVED BY ON-SITE-SEWAGE TREATMENTS (O.S.S.F.)
11. UTILITY COMPANIES:
 - A. FANNIN COUNTY PUBLIC UTILITIES DISTRICT (MUD)
 - B. FANNIN COUNTY ELECTRIC COOP (F.C.E.C.)
12. LOTS CA-12 & CA-53 ARE DEDICATED AS "COMMUNITY ACCESS" TRACTS AND SHALL NOT BE USED FOR RESIDENTIAL PURPOSES. TRACTS TO BE DEDICATED AS SUCH SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER/HOA.
13. A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND WILL BE RESPONSIBLE FOR STREET/ROAD MAINTENANCE WITHIN THE SUBDIVISION. THE ASSOCIATION SHALL BE AN UNINCORPORATED ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE LIMITED TO THOSE OWNERS OF LOTS WITHIN THE SUBDIVISION. ASSOCIATION RULES SHALL BE SUBMITTED WITH THE PLAT FOR



THE UNDERSIGNED, THE COUNTY CLERK OF FANNIN COUNTY, TEXAS DOES HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THAT ALL THE OWNERS OF REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER INTO THE FANNIN COUNTY COMMISSIONERS COURT THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PUBLIC AREAS AS IDENTIFIED ON THE PLAT MAP, TO THE PUBLIC, A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT; AND THE FANNIN COUNTY COMMISSIONERS COURT DID BY APPROPRIATE MINUTE ORDER ACCEPT THE DEDICATIONS OF NOTED STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS ON BEHALF OF THE PUBLIC.

CERTIFIED THIS _____ DAY OF _____, 20____

COUNTY CLERK
FANNIN COUNTY, TEXAS

[illegible]

THENCE, with the south line of said Auburn acre trust
 1/2 inch diameter iron post at northeast corner
 1/2 inch diameter iron post with 5/8 inch pipe
 North 28° East 100.00 feet to
 the common line of the 5.881 acre parcel containing
 the common line of Lots 67 or Lake for a total distance
 of 100.00 feet to a three foot wide marking
 northwestern northeast corner of the heath described
 10984401.

THENCE, with the common boundary of said Lots 67
 Lake following the right (53) side, east to a
 1/2 inch diameter iron post with plastic cap
 10984401.

S31°32'30"E for a distance of 106.15 feet (S1429)
 106062.

S31°32'30"E for a distance of 107.92 feet (S1429)
 107485.

S31°32'30"E for a distance of 124.78 feet (S4077)
 108407.

S72°02'42"E for a distance of 111.39 feet (S3747)
 110539.

S35°39'39"E for a distance of 67.59 feet (S3747)
 110539.

N87°04'24"E for a distance of 81.12 feet (N8740)
 87473.

S31°32'30"E for a distance of 102.22 feet (S1429)
 100073.

S31°32'30"E for a distance of 89.26 feet (N6547)
 87293.

S31°32'30"E for a distance of 115.67 feet (N6547)
 112483.

S40°42'27"E for a distance of 99.17 feet (N24267)
 108401.

105746746" for a distance of 102.56 feet (1050733117,
 106782,
 73.63,
 116.90;
 17373731" for a distance of 74.78 feet (37703117,
 73.63,
 116.90;
 19730749" for a distance of 48.89 feet (31639079,
 96.24,
 73.63;
 21870570" for a distance of 61.93 feet (31793788,
 96.24,
 73.63;
 23973731" for a distance of 96.06 feet (52835747,
 96.24,
 73.63;
 26073731" for a distance of 88.91 feet (50741674,
 96.24,
 73.63;
 28173731" for a distance of 96.63 feet (50770416,
 96.24,
 73.63;
 30273731" for a distance of 99.06 feet (51562678,
 96.24,
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 32373731" for a distance of 96.68 feet (52945011,
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 34473731" for a distance of 82.82 feet (52917224,
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 36573731" for a distance of 93.52 feet (52917224,
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 38673731" for a distance of 103.53 feet (53161788,
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 40773731" for a distance of 97.83 feet (50020752,
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 42873731" for a distance of 87.31 feet (53237091,
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 44973731" for a distance of 87.84 feet (51284949,
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 47073731" for a distance of 83.00 feet (50322707,
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 49173731" for a distance of 99.87 feet (50021468,
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 51273731" for a distance of 99.87 feet (50021468,
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 160473731" for a distance of 99.87 feet (50021468,
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 73.63;
 162573731" for a distance of 99.87 feet (50021468,
 96.24,
 73.63;<

[illegible]

5007'00"W for a distance of 114.80 feet (549075'4
113.82);
5006'46"W for a distance of 105.60 feet (504212'2
100.87);
5046'56"W for a distance of 105.60 feet (514197'0
100.87);
5117'23"W for a distance of 91.79 feet (5113'08"
90.87);
5067'44"W for a distance of 105.60 feet (508071'2
100.87);
5067'44"W for a distance of 139.50 feet (508133'
128.27);
5067'44"W for a distance of 139.50 feet (508133'
128.27) to a found Survey Nail marking the southwest
corner of the lot.

THENCE, continuing with the common line of said lots
on Lake Umbagog, S 87°00'00"W for a distance of 327.60 feet
(38818'13", 325.52') to set 5/8 inch iron pin at the
intersection of the common line of said lots with a
line of 27.00 feet (reduced) trust record in Volume 685, Pt.
1, page 102 of the Town of Fryeburg, Maine, and
marking the southwestern/southwest corner of the heretofore
described lot.

THENCE, with the said line of said 27.00 feet corner
rod, N02°07'00"W for a distance of 112.43 feet
(133.00', 115.50') to set 5/8 inch iron pin at the
intersection of the common line of said lots with a
corner rod marking the northwest corner of said 14.00 acre
lot.

THENCE, with the north line of said 14.00 acre lot
N87°40'00"W for a distance of 824.20 feet (N87°40'00"
824.20') to set 5/8 inch iron pin at the intersection
of said line with the common line of said lots and
of said lands these metals and bounds.

Based upon a survey conducted on the ground
between the lots of said parties between November,
2023 through February, 2024

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STATE OF TEXAS ~ KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS, by and through the Attorney General, Plaintiff, vs. JAMES EARL RAY, Defendant.

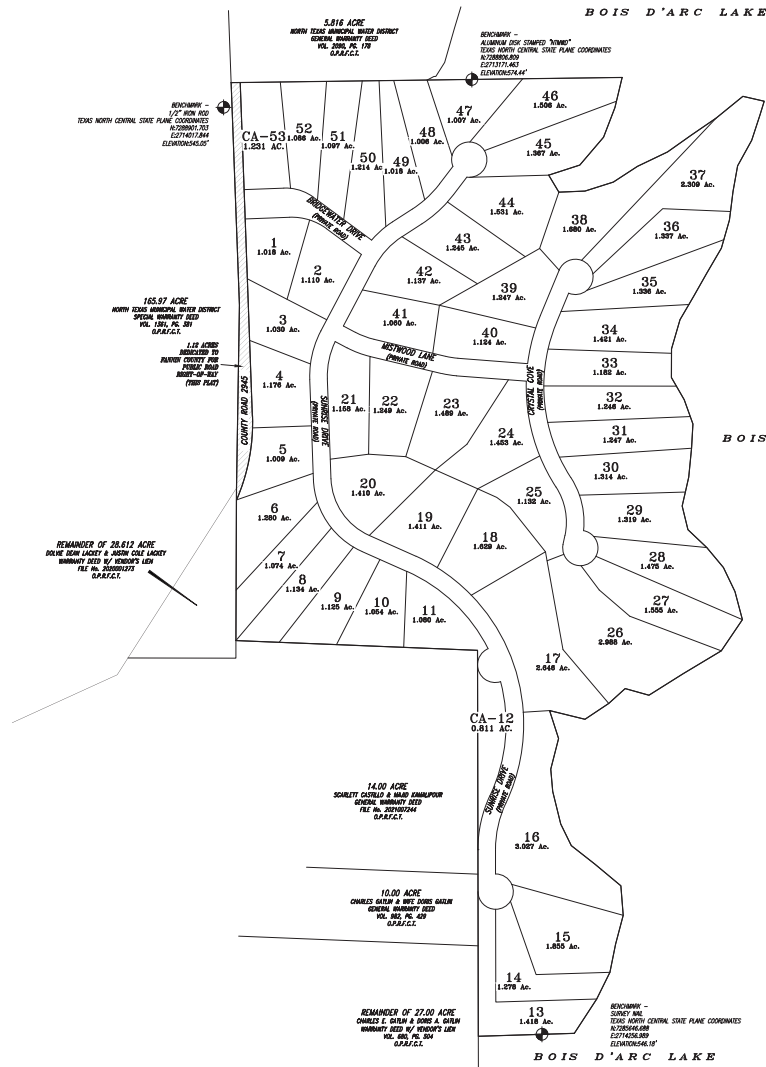
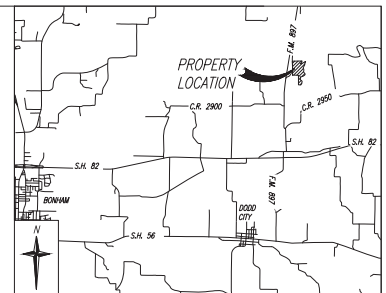
THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY

COUNTY JUDGE _____ DATE _____
FANNIN COUNTY, TEXAS

THE UNDERSIGNED, THE COUNTY CLERK OF FANNIN COUNTY, TEXAS, DOES
HEREBY CERTIFY THAT ON THE _____ DAY OF _____
20____, THE FANNIN COUNTY COMMISSIONERS COURT BY APPROPRIATE
MINUTE ORDER DID APPROVE THIS FINAL PLAT OF BRIDGEWATER AND DID

CERTIFIED THIS ____ DAY OF _____ 20__

DATE _____ REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5164



127° for a distance of 114.89' west (S49°50'E)
 127° for a distance of 105.95' west (S49°12'E)
 127° for a distance of 101.86' west (S49°15'E)
 127° for a distance of 91.79' west (S51°20'E)
 127° for a distance of 101.50' west (S50°17'E)
 127° for a distance of 137.50' west (S53°15'E)
 to a found Survey Nail marking the southeast
 corner of the heron described tract;
 and particularly with the corners of said hole 1/2
 (S88°55'15" to a said 1/2 section of 27.68' feet
 (N. 25.55°) to a said 1/2 inch diameter iron
 nail on an assumed "N61° 10' 34" E"
 remanent tract recorded in Volume 66, of the
 Public Land Records of Tarrant County, Texas
 situated southeast corner of the heron
 tract
 127th the east line of said 27.50' one remanent
 tract to a distance of 120.07' west (N45° 45'
 N. 135.58°) to a found 1/2 inch diameter iron
 nail on the east corner of said 1/2 inch one tract
 remanent corner of the heron described tract
 and then the north line of said 14.00' one tract
 to a distance of 80.42' west (N45° 45' N.)
 to the Point of Beginning containing 84.45' acres
 with these notes and blocks.
 and on a survey conducted on the ground
 described herein between November 1890 and
 November, 1904

DEVELOPER: NORTH TEXAS ACQUISITIONS LLC
9827 COGDILL ROAD, SUITE 1
KNOXVILLE, TN 37932
(800)-675-1800

SURVEYOR: GARY BRANDENBURG
WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
KERRVILLE, TX 78028

ENGINEER: MIKE WELLBORN
WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
KERRVILLE, TX 78028

PRELIMINARY, THIS DOCUMENT
NOT BE RECORDED NOR
FILED AND SHALL NOT
BE VIEWED OR A FIN

 WELLBORN ENGINEERING & SURVEYING	830-217-7100		T.B.P.E.I.S.		
	PROJECT: WES: 24-072	SCALE: 1" = 200'	FIELD: BMCM	DRAFTING: BM	CHECKED: GMB
	LAST FIELD VISIT: 12.27.2024 LAST DRAFT REVISION: 02.14.2025				SHEET NO. 1 of 2

