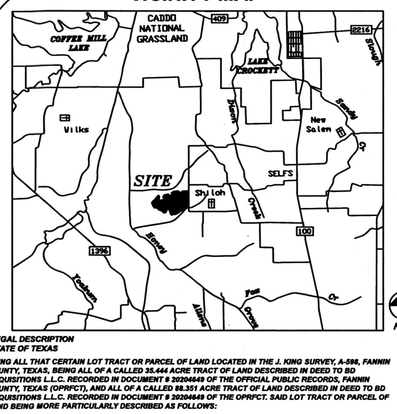
THE PENINSULA

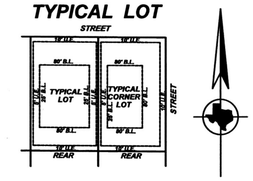
VICINITY MAP



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°09'37" W	51.64'	L61	N 57°29'29" W	95.16'	L121	S 49°59'28" E	137.00'
L2	S 21°44'18" W	12.68'	L62	N 57°49'26" W	97.71'	L122	S 42°11'03" E	75.03'
L3	S 35°42'30" W	66.55'	L63	S 68°23'42" W	90.97'	L123	S 08°59'26" E	62.24'
L4	S 62°36'00" W	68.52'	L64	N 80°06'09" W	87.93'	L124	N 45°39'45" E	76.38'
L5	S 48°04'51" W	96.27'	L65	N 38°44'32" W	84.39'	L125	N 88°15'34" E	58.11'
L6	N 80°12'07" W	124.45'	L66	N 29°22'26" W	62.20'	L126	S 62°29'27" E	87.10'
L7	S 89°08'56" W	62.58'	L67	N 31°54'31" W	73.85'	L127	S 13°13'43" E	64.08'
L8	N 84°51'44" W	21.31'	L68	N 18°29'26" W	67.88'	L128	N 21°56'23" E	82.01'
L9	S 60°01'09" W	86.71'	L69	N 14°02'33" E	61.01'	L129	N 04°30'06" W	38.34'
L10	S 32°42'00" W	61.88'	L70	N 51°41'49" W	51.06'	L130	N 12°29'05" W	81.87'
L11	S 49°45'28" W	72.44'	L71	N 56°13'21" W	56.61'	L131	N 16°51'16" W	56.68'
L12	S 39°27'04" W	140.29'	L72	N 18°09'49" W	53.08'	L132	N 10°03'10" W	76.88'
L13	S 39°00'25" W	77.78'	L73	N 07°59'36" E	61.41'	L133	N 26°33'39" E	62.54'
L14	S 86°46'00" W	67.33'	L74	N 20°15'08" E	59.40'	L134	N 61°53'08" E	81.47'
L15	S 70°05'08" W	77.94'	L75	N 26°57'20" E	27.35'	L135	N 80°15'54" E	124.28'
L16	S 33°37'27" W	45.40'	L76	N 27°29'22" E	33.76'	L136	N 75°28'20" E	93.60'
L17	S 39°18'50" W	51.89'	L77	N 38°22'38" E	56.86'	L137	S 68°43'53" E	86.99'
L18	S 60°53'35" W	50.72'	L78	N 50°24'07" E	61.75'	L138	N 61°18'03" E	98.20'
L19	S 60°13'46" W	68.66'	L79	N 42°53'38" E	55.38'	L139	S 89°37'17" E	106.42'
L20	S 57°13'15" W	46.70'	L80	N 65°28'33" E	52.67'	L140	S 75°39'25" E	85.33'
L21	S 64°17'30" W	45.47'	L81	N 56°00'08" E	55.65'	L141	S 47°09'31" E	36.68'
L22	S 63°52'59" W	67.69'	L82	N 42°27'29" E	51.64'	L142	S 82°16'51" E	19.96'
L23	S 52°39'09" W	57.18'	L83	N 31°41'34" E	63.04'	L143	S 64°31'40" E	94.27'
L24	S 67°28'25" W	67.28'	L84	N 32°39'46" E	85.43'	L144	S 50°10'56" E	97.27'
L25	S 70°53'55" W	71.91'	L85	N 43°45'21" E	58.39'	L145	S 33°13'44" E	65.32'
L26	N 85°43'25" W	67.44'	L86	N 43°28'58" E	69.23'	L146	N 73°22'38" E	52.92'
L27	N 85°41'48" W	43.41'	L87	N 28°20'44" E	47.27'	L147	N 51°25'05" E	115.11'
L28	N 53°19'34" W	60.99'	L88	N 52°23'45" E	75.95'	L148	N 11°42'31" W	45.04'
L29	S 44°13'04" W	44.43'	L89	N 34°28'15" E	80.34'	L149	N 15°28'46" W	86.39'
L30	S 45°13'07" W	52.06'	L90	S 86°33'15" E	71.68'	L150	N 00°56'07" E	20.00'
L31	S 54°57'29" W	58.92'	L91	S 46°30'40" E	55.40'	L151	N 00°56'07" E	20.00'
L32	S 67°00'39" W	87.61'	L92	S 09°40'54" E	59.39'	L152	S 16°10'18" W	86.91'
L33	N 38°54'56" W	92.06'	L93	S 08°48'59" E	71.14'	L153	S 16°10'18" W	55.29'
L34	N 10°21'12" W	132.83'	L94	S 23°52'29" W	100.60'	L154	S 19°33'45" W	108.99'
L35	N 48°38'52" W	17.81'	L95	S 29°30'46" E	50.02'	L155	S 19°33'45" W	108.99'
L36	N 04°43'49" W	77.63'	L96	S 14°59'10" W	69.78'	L156	N 18°14'05" W	37.04'
L37	N 25°06'51" W	68.85'	L97	S 02°09'47" W	76.08'	L157	S 18°14'05" E	37.04'
L38	N 32°46'33" W	104.81'	L98	S 12°42'56" E	70.54'	L158	S 24°08'44" W	101.16'
L39	N 17°41'35" W	78.49'	L99	N 77°18'03" E	62.76'	L159	N 24°08'44" E	101.16'
L40	N 20°13'11" W	79.48'	L100	N 56°16'52" E	59.97'	L160	N 16°16'39" E	162.92'
L41	N 05°46'31" W	53.40'	L101	N 60°40'27" E	61.84'	L161	S 73°43'72" E	60.00'
L42	N 74°03'25" W	72.76'	L102	N 74°25'20" E	66.90'	L162	S 16°16'39" W	162.92'
L43	S 88°42'14" W	86.59'	L103	N 89°14'48" E	75.84'	L163	N 69°12'51" W	8.57'
L44	S 01°15'04" E	90.59'	L104	N 82°14'09" E	70.03'	L164	S 69°12'51" E	8.57'
L45	S 12°26'07" E	67.64'	L105	N 65°56'36" E	67.37'	L165	S 21°44'18" W	6.43'
L46	S 21°16'35" W	108.11'	L106	N 52°58'25" E	81.51'	L166	S 21°44'18" W	6.24'
L47	S 21°56'04" W	86.58'	L107	N 40°25'59" E	49.36'			
L48	S 45°53'08" W	81.13'	L108	N 65°31'59" W	55.51'			
L49	S 32°15'52" W	53.45'	L109	N 60°02'28" W	48.38'			
L50	S 82°23'27" W	73.59'	L110	N 57°49'41" W	64.48'			
L51	N 85°33'18" W	82.46'	L111	N 10°50'31" W	57.08'			
L52	N 87°47'03" W	53.59'	L112	N 21°14'56" E	62.70'			
L53	N 34°57'15" E	40.78'	L113	N 09°11'32" E	51.11'			
L54	N 48°52'03" W	123.63'	L114	N 45°53'25" E	57.76'			
L55	N 58°31'53" W	78.89'	L115	N 33°49'25" E	69.62'			
L56	N 68°31'42" W	80.32'	L116	N 70°35'54" E	43.04'			
L57	N 65°10'05" W	85.37'	L117	N 89°47'18" E	125.11'			
L58	N 62°48'21" W	98.91'	L118	N 76°52'53" E	71.68'			
L59	N 70°33'40" W	100.75'	L119	N 49°03'52" E	58.91'			
L60	N 24°43'45" W	116.12'	L120	N 80°13'39" E	77.09'			

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	188.34'	N 69°04'55" E	184.55'
C2	205.00'	45.43'	S 55°26'47" E	45.34'
C3	30.00'	40.82'	S 22°48'42" E	37.75'
C4	30.00'	39.16'	S 53°33'12" W	36.43'
C5	870.00'	253.35'	S 24°30'51" W	252.46'
C6	930.00'	270.83'	S 24°30'51" W	269.87'
C7	145.82'	324.69'	N 79°41'20" W	261.65'
C8	205.00'	461.22'	N 62°41'20" W	369.92'
C9	30.00'	25.23'	N 42°19'47" W	24.49'
C10	60.00'	289.42'	N 71°45'55" E	80.00'
C11	30.00'	25.23'	S 05°51'36" W	24.49'
C12	145.00'	281.77'	S 75°13'57" W	239.48'
C13	205.00'	398.37'	S 75°13'57" W	338.58'
C14	305.00'	314.00'	S 49°03'30" W	300.31'
C15	245.00'	252.23'	S 49°03'20" W	241.24'
C16	30.00'	45.63'	N 57°52'51" W	41.35'
C17	205.00'	194.44'	N 41°45'44" W	187.01'
C18	30.00'	25.23'	N 45°07'10" W	24.49'
C19	60.00'	289.42'	S 20°47'09" W	80.00'
C20	30.00'	25.23'	N 81°41'17" E	24.49'
C21	119.86'	133.76'	S 43°15'27" E	126.93'
C22	30.00'	50.19'	S 30°37'26" W	44.54'
C23	270.00'	258.37'	S 51°20'49" W	248.65'
C24	330.00'	313.34'	S 51°20'49" W	301.70'
C25	280.00'	464.01'	S 71°37'13" W	413.71'
C26	220.00'	364.58'	S 71°37'13" W	324.27'
C27	30.00'	25.23'	N 85°00'00" W	24.49'
C28	60.00'	181.76'	N 22°18'50" W	119.81'
C29	30.00'	25.23'	N 40°22'19" E	24.49'
C30	30.00'	25.23'	S 07°49'03" E	24.49'
C31	60.00'	20.10'	S 22°18'50" E	20.01'
C32	30.00'	25.23'	S 36°48'37" E	24.49'

TYPICAL LOT



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

** ALL CORNERS ARE 1/2" IRS WITH "PLASTIC CAP STAMPED #4207 (UNLESS NOTED OTHERWISE)

0 200 400 600

COUNTY COMMISSIONERS APPROVAL

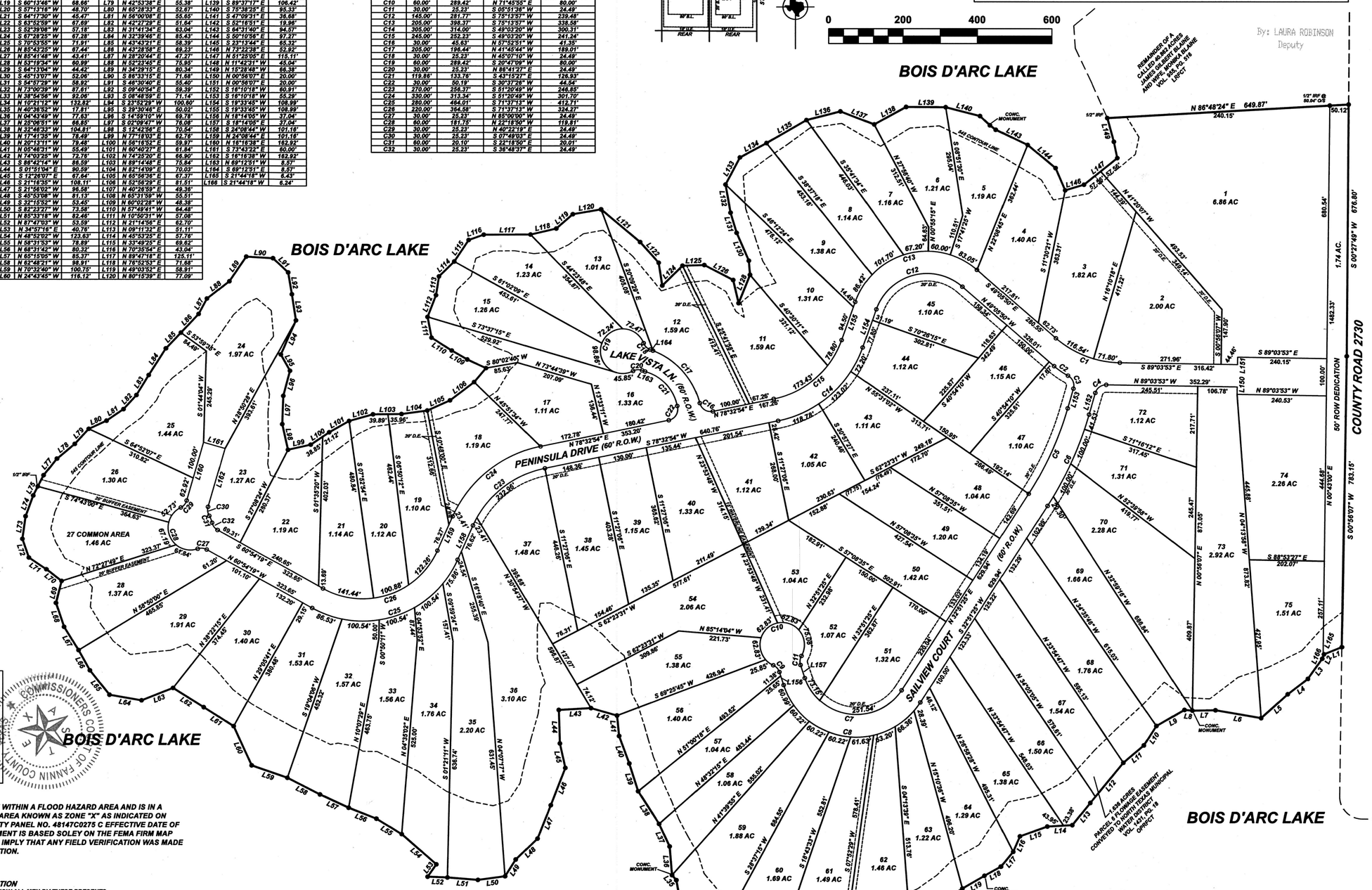
STATE OF TEXAS
COUNTY OF FANNIN
KNOWN ALL MEN BY THESE PRESENTS:

I, NEWT CUNNINGHAM, COUNTY JUDGE OF FANNIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS FINAL 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.

05/02/2023
DATE

NEWT CUNNINGHAM
COUNTY JUDGE
FANNIN COUNTY, TEXAS

#P2023000017
FILED AND RECORDED
In the Official Public Records
of Fannin County, Texas
Tammy Biggar, County Clerk
On: 05/03/2023 08:58:13 AM
Number of Pages:7
Receipt#: 4038122
By: LAURA ROBINSON
Deputy



LEGAL DESCRIPTION
STATE OF TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. KING SURVEY, A-598, FANNIN COUNTY, TEXAS, BEING ALL OF A CALLED 35.444 ACRE TRACT OF LAND DESCRIBED IN DEED TO BD ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 20206449 OF THE OFFICIAL PUBLIC RECORDS, FANNIN COUNTY, TEXAS (OPRFCT), AND ALL OF A CALLED 88.351 ACRE TRACT OF LAND DESCRIBED IN DEED TO BD ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 20206449 OF THE OPRFCT. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE A POINT IN COUNTY ROAD 2730, AT THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 26.3 ACRE SECOND TRACT CONVEYED TO JIMMY D. NEWHOUSE AND WIFE, KATHRYN R. NEWHOUSE IN BEGINNING VOLUME 984, PAGE 784, IN THE WEST LINE OF A CALLED 17.703 ACRE TRACT CONVEYED TO MARK NEWHOUSE AND WIFE, DEIDRA NEWHOUSE IN VOLUME 1712, PAGE 87 AND BEING AT THE NORTHEAST CORNER OF THE REFERENCED 77.673 ACRE PARENT TRACT, FROM WHICH A ½" FOUND IRON ROD BEARS N 87°18'08" E A DISTANCE OF 3.82 FEET.

THENCE: S 00°56'07" W IN COUNTY ROAD 2730 A DISTANCE OF 783.15 FEET TO A POINT ON THE 541 CONTOUR LINE FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT, AT THE EASTERNMOST SOUTHEAST CORNER OF THE REFERENCED 77.673 ACRE PARENT TRACT AND BEING AT THE NORTHEAST CORNER OF A CALLED 2.369 ACRE TRACT CONVEYED TO NORTH TEXAS MUNICIPAL WATER DISTRICT IN VOLUME 1457, PAGE 328.

THENCE: S 68°09'37" W WITH THE 541 CONTOUR LINE A DISTANCE OF 51.64 FEET TO A ½" SET IRON ROD (ALL ½" SET IRON ROD HAVE YELLOW CAPS STAMPED "SANDERSON SURVEYING") FOR A CORNER OF THIS TRACT, AT A THENCE: CORNER OF THE REFERENCED 77.673 ACRE PARENT TRACT AND BEING AT A CORNER OF THE REFERENCED 2.369 ACRE NORTH TEXAS MUNICIPAL WATER DISTRICT TRACT.

THENCE: ALONG THE 541 CONTOUR LINE THE FOLLOWING APPROXIMATE COURSES AND DISTANCES: S 21°44'18" W, 12.68 FEET; S 35°42'30" W, 66.55 FEET; S 52°36'02" W, 68.52 FEET; S THENCE 48°04'51" W, 96.27 FEET; N 80°12'07" W, 124.45 FEET; S 89°08'56" W, 62.58 FEET; N 84°51'44" W, 21.31 FEET; S 60°01'09" W, 86.71 FEET; S 32°42'00" W, 61.88 FEET; S 49°45'28" W, 72.44 FEET; S 39°27'04" W, 140.29 FEET; S 39°00'25" W, 77.78 FEET; S 86°46'00" W, 67.33 FEET; S 70°05'08" W, 77.94 FEET; S 33°37'27" W, 45.40 FEET; S 39°18'50" W, 51.89 FEET; S 60°53'35" W, 50.72 FEET; S 60°13'46" W, 68.66 FEET; S 57°13'15" W, 46.70 FEET; S 64°17'30" W, 45.47 FEET; S 63°52'59" W, 67.69 FEET; S 52°39'09" W, 57.18 FEET; S 67°28'25" W, 67.28 FEET; S 70°53'55" W, 71.91 FEET; N 85°43'25" W, 67.44 FEET; N 85°41'48" W, 43.41 FEET; N 53°19'34" W, 60.99 FEET; S 64°13'04" W, 44.42 FEET; S 45°13'07" W, 52.06 FEET; S 54°57'29" W, 58.92 FEET; N 73°00'39" W, 87.61 FEET; N 38°54'56" W, 92.06 FEET; N 10°21'12" W, 132.83 FEET; N 48°38'52" W, 17.81 FEET; N 04°43'49" W, 77.63 FEET; N 25°06'51" W, 68.85 FEET; N 32°46'33" W, 104.81 FEET; N 17°41'35" W, 78.49 FEET; N 20°13'11" W, 79.48 FEET; N 05°46'31" W, 53.49 FEET; N 74°03'25" W, 72.76 FEET; S 88°42'14" W, 86.59 FEET; S 01°15'04" E, 90.59 FEET; S 12°26'07" E, 67.64 FEET; S 21°16'35" W, 108.11 FEET; S 21°56'04" W, 86.58 FEET; S 45°53'08" W, 81.13 FEET; S 32°15'52" W, 53.45 FEET; S 82°23'27" W, 73.59 FEET; N 85°33'18" W, 82.46 FEET; N 87°47'03" W, 53.59 FEET; N 34°57'16" E, 40.78 FEET; N 48°52'03" W, 123.63 FEET; N 58°31'53" W, 78.89 FEET; N 68°31'42" W, 80.32 FEET; N 65°10'05" W, 85.37 FEET; N 62°48'21" W, 98.91 FEET; N 70°33'40" W, 100.75 FEET; N 24°43'45" W, 116.12 FEET; N 57°29'39 W, 95.16 FEET; N 57°49'26" W, 97.91 FEET; S 68°23'42" W, 90.97 FEET; N 80°06'09" W, 87.93 FEET; N 38°44'32" W, 84.39 FEET; N 29°22'26" W, 62.20 FEET; N 31°54'31" W, 73.85 FEET; N 18°29'26" W, 67.88 FEET; N 14°02'33" E, 61.01 FEET; N 51°41'49" W, 51.06 FEET; N 56°13'21" W, 56.61 FEET; N 18°09'49" W, 53.08 FEET; N 07°59'36" E, 61.41 FEET; N 20°15'08" E, 59.40 FEET; N 26°57'20" E, 27.35 FEET TO A ½" SET IRON ROD FOR THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT, AT THE WESTERNMOST NORTHWEST CORNER OF THE REFERENCED 77.673 ACRE PARENT TRACT, BEING AT THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 179 ACRE TRACT TWO CONVEYED TO JIMMY NEWHOUSE IN VOLUME 1014, PAGE 942 AND BEING AT A CORNER OF A CALLED 255.164 ACRE PARCEL 1 CONVEYED TO NORTH TEXAS MUNICIPAL WATER DISTRICT IN DOCUMENT # 20200043; N 27°29'22" E, 33.76 FEET; N 38°22'38" E, 56.86 FEET; N 50°24'07" E, 61.75 FEET; N 42°53'38" E, 55.38 FEET; N 65°28'33" E, 52.67 FEET; N 56°00'08" E, 55.65 FEET; N 42°27'29" E, 51.64 FEET; N 31°41'34" E, 63.04 FEET; N 32°39'46" E, 85.43 FEET; N 43°45'21" E, 58.39 FEET; N 43°28'58" E, 69.23 FEET; N 28°20'44" E, 47.27 FEET; N 52°23'45" E, 75.95 FEET; N 34°28'15" E, 80.34 FEET; S 86°33'15" E, 71.68 FEET; S 46°30'40" E, 55.40 FEET; S 09°40'54" E, 59.39 FEET; S 08°48'59" E, 71.14 FEET; S 23°52'29" W, 100.60 FEET; S 29°30'46" E, 50.02 FEET; S 14°59'10" W, 69.78 FEET; S 02°09'47" W, 76.08; S 12°42'56" E, 70.54 FEET; N 77°18'03" E, 62.76 FEET; N 56°16'52" E, 59.97 FEET; N 60°40'27" E, 61.84 FEET; N 74°25'20" E, 66.90 FEET; N 89°14'48" E, 75.84 FEET; N 82°14'09" E, 70.03 FEET; N 65°56'36" E, 67.37 FEET; N 52°58'25" E, 81.51 FEET; N 40°25'59" E, 49.36 FEET; N 65°31'59" W, 55.51 FEET; N 60°02'28" W, 48.38 FEET; N 57°49'41" W, 64.48 FEET; N 10°50'31" W, 57.08 FEET; N 21°14'56" E, 62.70 FEET; N 09°11'32" E, 51.11 FEET; N 45°53'25" E, 57.76 FEET; N 33°49'25" E, 69.62 FEET; N 70°35'54" E, 43.04 FEET; N 89°47'18" E, 125.11 FEET; N 76°52'53" E, 71.68 FEET; N 49°03'52" E, 58.91 FEET; N 80°13'39" E, 77.09 FEET; S 49°59'28" E, 137.00 FEET; S 42°11'03" E, 75.03 FEET; S 08°59'26" E, 62.24 FEET; N 45°39'45" E, 76.38 FEET; N 88°15'34" E, 58.11 FEET; S 62°29'27" E, 87.10 FEET; S 13°13'43" E, 64.08 FEET; N 21°56'23" E, 82.01 FEET; N 04°30'06" W, 38.34 FEET; N 23°35'10" W, 81.87 FEET; N 16°51'16" W, 56.68 FEET; N 10°03'10" W, 76.88 FEET; N 28°03'39" E, 62.54 FEET; N 61°53'08" E, 81.47 FEET; N 80°15'54" E, 124.28 FEET; N 75°28'20" E, 93.60 FEET; S 68°43'53" E, 86.99 FEET; N 61°18'03" E, 98.20 FEET; S 89°37'17" E, 106.42 FEET; S 75°39'25" E, 95.33 FEET; S 47°09'31" E, 36.68 FEET; S 52°16'51" E, 19.96 FEET; S 64°31'40" E,94.57 FEET; S 50°10'56" E, 97.27 FEET; S 23°13'44" E, 65.32 FEET; N 73°22'38" E, 52.92 FEET; N 51°25'05" E, 115.11 FEET; N 11°42'31" W, 45.04 FEET; N 15°28'46" W, 66.38 FEET TO A CONCRETE MONUMENT WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT BOUNDARY" FOR A NORTHWEST CORNER OF THIS TRACT, AT A NORTHEAST CORNER OF THE REFERENCED 255.164 ACRE NORTH TEXAS MUNICIPAL WATER DISTRICT TRACT, IN THE NORTH LINE OF THE REFERENCED 26.3 ACRE PARENT TRACT AND BEING AT THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 40.882 ACRE TRACT CONVEYED TO JAMES GILBERT BLAINE AND WIFE, MONIKA BLAINE IN VOLUME 955, PAGE 516.

THENCE: N 86°48'24" E PASSING A 5/8" IRON ROD WITH 2" ALUMINUM DISK STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT" AT 52.14 FEET, CONTINUING AND PASSING A ½" FOUND IRON ROD AT A THENCE COMBINED DISTANCE OF 599.87 FEET AND CONTINUING A TOTAL DISTANCE OF 649.87 FEET TO A POINT IN COUNTY ROAD 2730 FOR THE NORTHEAST CORNER OF THIS TRACT, AT THE NORTHEAST CORNER OF THE REFERENCED 26.3 ACRE PARENT TRACT AND BEING AT THE SOUTHEAST CORNER OF THE REFERENCED BLAINE TRACT.

THENCE: S 00°27'48" W WITH THE EAST LINE OF THE REFERENCED 26.3 ACRE PARENT TRACT 676.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 123.79 ACRES OF LAND MORE OR LESS.

COUNTY CLERKS APPROVAL

THE UNDERSIGNED, THE COUNTY CLERK OF FANNIN COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 3rd DAY OF May 2023, THE FANNIN COUNTY COMMISSIONERS COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS FINAL PLAT OF THE PENINSULA, 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 3rd DAY OF May 2023.

Cynthia Dougherty Deputy
TAMMY BIGGAR
COUNTY CLERK FANNIN COUNTY, TEXAS

COMMISSIONERS COURT FANNIN COUNTY TEXAS

OWNERS/DEVELOPER
BD ACQUISITIONS L.L.C
9827 CODGILL ROAD, STE 1
KNOXVILLE, TENNESSEE 37932
(706) 781-7251

FLOOD STATEMENT
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48147C0275 C EFFECTIVE DATE OF FEB. 18, 2011. THIS STATEMENT IS BASED SOLEY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.

HARDIN SURVEYING
201 E. MASON STREET MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: SEPTEMBER 26, 2022
SCALE: 1"= 200 FEET
WORK ORDER # 2208106 DRAWN BY: BH
FIELDED BY: TS CHECKED BY: TP

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

THAT I, SCOTT RYE, MANAGING MEMBER OF BD ACQUISITIONS LLC DO HEREBY ADOPT THIS PLAT OF 123.79 ACRES, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE PENINSULA, FANNIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE USE FOREVER EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY STATES AND ACKNOWLEDGES THAT THE 60-FOOT WIDE STRIP OF LAND DESIGNATED AS PENINSULA DRIVE, SAILVIEW COURT, & LAKE VISTA LANE, IS A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF ADJOINING LANDOWNERS ONLY AND THAT THE ROAD ON SAID EASEMENT IS A PRIVATE ROAD AND NOT A PUBLIC ROAD NOT A COUNTY ROAD OF WHICH ALL BUYERS OR TRANSFEREE'S OF ADJOINING PROPERTY ARE HEREBY NOTIFIED AND SHOULD TAKE NOTICE.

EVERY DEED SHALL CONTAIN A NOTICE TO EACH GRANTEE THAT THE STREETS/ROADS ARE PRIVATE, THE OWNERS ARE LIABLE FOR MAINTENANCE AND THAT THE QUALITY OF THE STREETS/ROADS MAY AFFECT ACCESS BY EMERGENCY SERVICES.

FANNIN COUNTY, TEXAS, WILL NEVER ACCEPT OR MAINTAIN THE STREETS/ROADS UNLESS THEY MEET THE COUNTY CONSTRUCTION STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.

THE STREETS/ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION AND PROVISIONS ESTABLISH FOR ASSESSMENT OF PROPERTY TO PROVIDE REVENUE FOR PERPETUAL MAINTENANCE.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAY IS PROHIBITED.

THIS PLAT, APPROVED IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF FANNIN COUNTY, TEXAS.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

WITNESS MY HAND ON THIS 25 DAY OF April, 2023.

SCOTT RYE MANAGING MEMBER

NOTARY PUBLIC STATE OF TEXAS
TAYLOR PATRICK
My Notary ID# 130859962
Expires October 12, 2024

STATE OF TEXAS, COUNTY OF KAUFMAN
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 NAME 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 25TH DAY OF APRIL 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS REGISTERED GARY L. HARDIN 4207 PROFESSIONAL LAND SURVEYOR

D/62 FINAL PLAT THE PENINSULA

75 LOTS
123.79 ACRES
J. KING SURVEY, A-598
FANNIN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE
I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN, RPLS NO. 4207