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SURVEY PLAT OF PHASE I, LAKE FORK RANCHES, STAR RANCH SUBDIVISION

IN THE JAMES WALKER SURVEY, ABST. NO. 607, IN THE HARVEY HALL SURVEY, ABST. NO. 264, IN THE R. SUNIGAS SURVEY, ABST. NO. 527, AND IN THE JAMES BERRY SURVEY, ABST. NO. 63 IN WOOD COUNTY, TEXAS

FILED FOR RECORD
2004 JUL 21 PM 3:17
PATRICIA TALLEY
COUNTY CLERK, WOOD CO. TX

Job No. 04-Star Ranch

LEGEND
- Found S.R.A. 1" Metal Dia.
- Found 1/2" Iron Rod Marked "Swanner"
- Found 1/2" Iron Rod
- Found 5/8" Iron Rod
- Set 1/2" Iron Rod
- Lot Corner
- Angle Corner
- Fence

NOTE:
All 1/2" iron rods set with surveyor's cap marked "SWANNER".

EASEMENTS:
No visible easements affect this tract.

JAMES WALKER SURVEY A-607

137.74 AC.TR.
BRENT GLENN
1493/835 R.P.R.

137.74 AC.TR.
BRENT GLENN
1493/835 R.P.R.

MALLARD LAKE

LOT 13 2.654 Acres
LOT 14 3.693 Acres
LOT 15 5.013 Acres
LOT 16 6.763 Acres
LOT 17 3.216 Acres
LOT 18 2.839 Acres
LOT 6 4.636 Acres
LOT 5 2.192 Acres
LOT 4 2.198 Acres
LOT 3 3.018 Acres
LOT 2 2.259 Acres
LOT 1 3.395 Acres
LOT 20 6.328 Acres
Reserved Park 3.092 Acres

HARRY J. BOMBERGER
1919/210 R.P.R.
0.079 AC.TR.

S.R.A PROPERTY LINE

LAKE FORK RESERVOIR
228.82 AC.TR.
S.R.A.
720/172 D.R.

LITTLE FORK LAKE

LOT 8 3.836 Acres
LOT 22 4.441 Acres
LOT 23 3.250 Acres
LOT 7 6.729 Acres
LOT 10 4.208 Acres
LOT 9 5.220 Acres
LOT 11 2.248 Acres
LOT 12 2.723 Acres
LOT 25 2.386 Acres
LOT 21 7.138 Acres
LOT 24 6.726 Acres

5.000 AC.TR.
BOBBIE MORGAN TAYLOR
1944/233 R.P.R.

S.F.M. HWY. NO. 2225

BAL. OF 370.182 AC.TR.
EVERGREEN PARTNERSHIP
1919/205 R.P.R.

R. SUNIGAS SURVEY
A-527

40 AC.TR.
G.W. TAYLOR
1072/269 R.P.R.

JAMES BERRY SURVEY
A-63

HARVEY HALL SURVEY
A-264

CERTIFICATION:

I, Lynn Swanner, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision.

DATED this the 9th day of July, 2004.

Signed: Lynn Swanner
Lynn Swatner, R.P.L.S. No. 3805

OWNERS STATEMENT

Evergreen Partnership, OWNERS of the tract of land shown hereon, do accept this as the Plan for subdividing the tract into lots, and do dedicate to the Utility Companies forever the easements as shown hereon.

William T. McIlhaie, Managing Partner

SUBSCRIBED AND SWORN BEFORE ME, A notary public in and for Wood County, Texas, this the 9th day of July, 2004.

Barbara Rowland
Notary Public

BARBARA ROWLAND
Notary Public
STATE OF TEXAS
My Comm. Exp. 6-27-2007

COMMISSIONERS COURT APPROVAL

This is to certify that EVERGREEN PARTNERSHIP, the subdividers, have complied with all conditions necessary, as provided by law, in subdividing the tract as shown hereon.

Certified by the Commissioners Court of Wood County, Texas, this the 16th day of July, 2004.

County Judge

Commissioner, Precinct 1

FIELD NOTES FOR 100.083 ACRES
WALKER, HALL, SUNIGAS, & BERRY SURVEYS - WOOD COUNTY, TEXAS

All that certain tract or parcel of land situated in the James Walker Survey, Abstract No. 607, in the Harvey Hall Survey, Abstract No. 264, in the R. Sunigas Survey, Abstract No. 527, and the James Berry Survey, Abstract No. 63, Wood County, Texas; being part of that certain 370.182 acre tract described in Deed to Evergreen Partnership, dated 2003, recorded in Volume 1919, Page 205, Real Property Records of Wood County, Texas; and being more particularly described as follows:

Beginning at a capped ½ inch iron rod marked "Swanner" set on the Northeast corner of a 0.079 acre tract described in Deed to Harry J. Bomberger, recorded in Volume 1919, Page 210 of said Real Property Records;

Thence N 86° 51' 56" E along the fenced North line of said Berry and Sunigas Surveys, the South line of said Walker Survey, and the Southernmost North line of said 370.182 acre tract - 1999.92 feet to a 3/8 inch iron rod found on an angle corner of said 370.182 acre tract;

Thence N 25° 53' 30" E along a fence - 162.10 feet to a ½ inch iron rod found on the Northernmost Northeast corner of said 370.182 acre tract;

Thence in an Easterly direction along a fence as follows: N 85° 14' 41" E - 437.30 feet, N 86° 00' 14" E - 709.27 feet, and N 86° 15' 46" E - 313.37 feet to a ½ inch iron rod found on the Northeast corner of said 370.182 acre tract, and being on the West right-of-way line of F.M. Highway No. 2225 (being 50 feet from the centerline);

Thence in a Southerly direction along the East line of said 370.182 acre tract and said West right-of-way line: a curve to the right having a chord bearing S 20° 06' 37" E - 421.36 feet, an arc length of 422.26 feet, and a radius of 1866.86 feet and S 12° 06' 58" E - 800.00 feet to a capped ½ inch iron rod marked "Swanner" found on the Northeast corner of a 5.000 acre tract described in Deed to Bobbie Morgan Taylor, recorded in Volume 1944, Page 233, Real Property Records of said County;

Thence S 88° 45' 00" W along the fenced Northernmost South line of said 370.182 acre tract and the North line of said 40 acre tract - 1192.23 feet to a capped ½ inch iron rod marked "Swanner" found on the East line of said Sunigas Survey and on the West line of said Hall Survey;

Thence S 88° 40' 47" W, at 316.65 feet passing a capped ½ inch iron marked "Swanner" set for reference and at a total distance of 401.57 feet to a point for corner situated on the centerline of Ranch Road South;

Thence in a Westerly direction along said centerline as follows: S 67° 51' 30" W - 14.27 feet, S 78° 51' 15" W - 97.95 feet, N 89° 58' 24" W - 82.86 feet, N 79° 06' 28" W - 102.88 feet, N 71° 26' 40" W - 74.84 feet, N 65° 41' 57" W - 118.62 feet, N 64° 33' 58" W - 125.61 feet, N 73° 56' 22" W - 91.89 feet, S 84° 53' 52" W - 71.94 feet, S 68° 27' 33" W - 119.52 feet, S 87° 38' 02" W - 72.64 feet, N 82° 11' 37" W - 236.35 feet, and N 78° 19' 46" W - 133.54 feet to a point for corner;

Thence S 78° 32' 47" W, at 50.00 feet passing a capped ½ inch iron rod marked "Swanner" set for reference and at a total distance of 297.62 feet to a 1 inch metal disc marked M29-E-8;

Thence in a Northerly direction along the Sabine River Authority property line of Lake Fork Reservoir as follows: N 60° 20' 50" W - 206.12 feet, N 27° 36' 56" W - 202.22 feet, N 70° 15' 56"-E - 142.28 feet, S 56° 49' 27" E - 146.39 feet, N 74° 47' 35" E - 120.15 feet, N 18° 52' 31" E - 100.00 feet, N 40° 20' W - 149.97 feet, N 63° 26' 23" W - 126.10 feet, N 48° 59' 00" W - 240.13 feet, N 60° 21' 17" W - 196.75 feet, N 52° 34' 02" W - 192.38 feet,

LINE	BEARING	HORIZ DIST
L1	S77°51'30"W	14.27
L2	S78°51'15"W	97.95
L3	N79°06'28"W	102.88
L4	N71°26'40"W	74.84
L5	N65°41'57"W	118.62
L6	N64°33'58"W	125.61
L7	N73°56'22"W	91.89
L8	S84°53'52"W	71.94
L9	S68°27'33"W	119.52
L10	S87°38'02"W	72.64
L11	N82°11'37"W	236.35
L12	N78°19'46"W	133.54
L13	S78°32'47"W	50.00
L14	N60°20'50"W	206.12
L15	N27°36'56"W	202.22
L16	N70°15'56"E	142.28
L17	S56°49'27"E	146.39
L18	N74°47'35"E	120.15
L19	N18°52'31"E	100.00
L20	N40°20'00"W	149.97
L21	N63°26'23"W	126.10
L22	N48°59'00"W	240.13
L23	N60°21'17"W	196.75
L24	N52°34'02"W	192.38
L25	S87°51'30"W	44.27
L26	S88°16'16"W	89.85
L27	N78°46'28"W	85.07
L28	N71°26'40"W	21.03
L29	N65°41'57"W	43.83
L30	N53°33'03"W	84.86
L31	S18°42'08"W	9.85
L32	S18°42'08"W	78.13
L33	S18°42'08"W	99.87
L34	S34°03'36"W	3.87
L35	S34°03'36"W	82.48
L36	S34°03'36"W	84.83
L37	S57°20'23"W	73.93
L38	S61°08'10"W	75.95
L39	N88°13'18"W	78.77
L40	N73°37'42"W	110.72
L41	N79°25'05"W	170.86
L42	N70°25'59"W	19.66
L43	N65°04'25"W	84.80
L44	N65°46'02"W	120.01
L45	N65°46'02"W	170.53
L46	N67°45'27"W	25.17
L47	N67°45'27"W	95.81
L48	N27°31'52"W	190.43
L49	N13°38'26"W	14.71
L50	N13°38'26"W	89.84
L51	N8°06'38"W	84.82
L52	S57°02'41"E	62.10
L53	S6°42'02"E	60.21
L54	S35°41'37"W	27.41
L55	S35°41'37"W	22.54
L56	S6°42'02"E	17.18
L57	S13°38'26"E	12.98
L58	S8°06'38"E	84.82
L59	S6°06'10"E	324.69
L60	S6°06'10"E	143.77
L61	S6°42'02"E	79.85