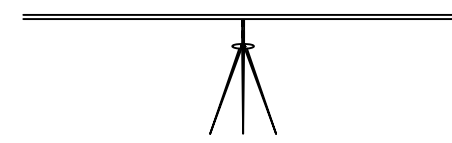


LOCATION MAP

NTS



CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT, TYLER COUNTY, TEXAS

APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT TYLER COUNTY WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ROADS, STREETS, ALLEYS OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

TYLER COUNTY MAKES NO REPRESENTATION THAT ADEQUATE SEWERAGE FACILITIES WILL BE LEGALLY FEASIBLE WITHIN THIS SUBDIVISION.

TYLER COUNTY MAKES NO REPRESENTATION THAT ADEQUATE WATER SUITABLE FOR HUMAN CONSUMPTION WILL BE AVAILABLE WITHIN THIS SUBDIVISION.

ALL ON SITE SEPTIC SYSTEMS (OSSF) MUST COMPLY WITH REGULATIONS PUBLISHED BY TCEQ.

ANY INDIVIDUAL WATER WELLS MUST COMPLY WITH 30 TAC CHAPTER 230 OR IN SUCH RULES AS MAY BE PUBLISHED BY TCEQ.

PASSED AND APPROVED BY TYLER COUNTY COMMISSIONERS COURT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

JOE BLACKSHER, PCT. 1 STEVEN STURROCK, PCT. 2

MIKE MARSHALL, PCT. 3 CHARLES "BUCK" HUDSON, PCT. 4

JACQUES L. BLANCHETTE, COUNTY JUDGE DONECE GREGORY, COUNTY CLERK

CERTIFICATE OF OSSF RULE REQUIREMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED TYLER COUNTY FIRE MARSHALL, HAVE REVIEWED THIS PROPOSED SUBDIVISION AND CONFIRM THAT SAID PLANS COMPLY WITH ALL APPLICABLE TCEQ RULES FOR ON SITE SEPTIC SYSTEMS (OSSF), INCLUDING DENSITY REQUIREMENTS.

TYLER COUNTY FIRE MARSHALL DATE

CERTIFICATE OF COUNTY APPROVAL OF PLAT:

STATE OF TEXAS COUNTY OF TYLER

I, DONECE GREGORY, COUNTY CLERK OF TYLER COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE COMMISSIONERS COURT OF TYLER COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THE PLAT OF CROSSCOURT LAND ADDITION NO. 1, A SUBDIVISION OF TYLER COUNTY, THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN \_\_\_\_\_ AND THAT THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AT GLIDE \_\_\_\_\_, IN THE PLAT RECORDS OF TYLER COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY CLERK, TYLER COUNTY, TEXAS

LEGEND:

- OPRTCT OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX
- DRCTCT DEED RECORDS OF TYLER COUNTY, TX
- PRCTCT PLAT RECORDS OF TYLER COUNTY, TX
- CF# COUNTY CLERK'S FILE NO.
- "SHINE" SHINE & ASSOCIATES
- B.S.B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT



330 N. 4TH STREET  
SILSBEE, TEXAS 77656  
409-385-9383  
TBPELS FIRM # 10040800

SECOND TIER OR MINOR PLAT OF LOTS 1 - 4 CROSSCOURT LAND ADDITION NO. 1 LOCATED IN THE B.B.B.&C. RAILROAD CO. SURVEY NO. 11, A-155 TYLER COUNTY, TEXAS

LAND USE: LOTS 1-4 ARE FOR SINGLE FAMILY RESIDENTIAL USE

FIELD NOTE DESCRIPTION:

FIELD NOTES DESCRIBING A 15.00 ACRE TRACT OUT OF A CALLED 30.07 ACRE TRACT CONVEYED TO WILLIAM F. UNDERWOOD IN VOLUME 807, PAGE 887, OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 15.00 ACRE TRACT CONVEYED TO ROWAN LANE PARTNERS, LLC dba CROSSCOURT LAND IN VOLUME 1288 PAGE 331 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS IN THE B.B.B.&C. RAILROAD COMPANY SURVEY NUMBER 11, ABSTRACT 155, TYLER COUNTY, TEXAS.

ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U. S. SURVEY FEET. THE MAPPING ANGLE IS +0.3°07'06" AND THE SCALE FACTOR IS 0.99990559256 AT THE POB. ALL RECORDS CITED ARE RECORDED IN THE TYLER COUNTY DEED OR OFFICIAL PUBLIC RECORDS. A PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION. ANY REFERENCE OR TIES TO TREES ARE GIVEN TO THE FACE THEREOF.

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID 30.07 ACRE TRACT IN THE NORTH RIGHT-OF-WAY OF F.M. 1943 EAST, ALSO BEING A SOUTHWEST CORNER OF A CALLED 508.495 ACRE TRACT DESCRIBED IN VOLUME 1231, PAGE 700 AND ALSO BEING IN THE WEST LINE OF COUNTY ROAD 4250, APPARENT 30' WIDTH.

THENCE NORTH 03°23'22" WEST WITH THE EAST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 926.17 FEET TO A 3/4" IRON ROD SET WITH CAP "SHINE" AT THE SOUTHEAST CORNER AND POINT OF BEGINNING (POB) OF THE HEREIN DESCRIBED TRACT HAVING A TEXAS STATE PLANE COORDINATE VALUE OF N: 10,235,373.17" AND E: 4,200,301.17".

THENCE SOUTH 86°25'07" WEST ACROSS THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 886.60 FEET TO A 1/2" IRON ROD SET WITH CAP "SHINE" IN THE WEST LINE OF THE SAID 30.07 ACRE TRACT, ALSO BEING IN THE EAST LINE OF A CALLED 17.46 ACRE TRACT DESCRIBED IN VOLUME 556, PAGE 877, ALSO BEING IN THE EAST EDGE OF THE TRAVELED WAY OF SWEARINGEN CEMETERY ROAD AND ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 03°28'11" WEST WITH THE WEST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 736.55 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE SAID 30.07 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF THE SAID 17.46 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF A CALLED 5.74 ACRE TRACT DESCRIBED IN VOLUME 1235, PAGE 440 AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. FROM SAID IRON PIPE A 12" WATER OAK BEARS N30°W 16.75 FEET AND A 7" WATER OAK BEARS S42°W 4.73 FEET.

THENCE NORTH 86°25'07" EAST WITH THE NORTH LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 887.63 FEET TO A 1/2" IRON ROD SET WITH CAP "SHINE" AT THE NORTHEAST CORNER OF THE SAID 30.07 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 5.74 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 8.169 ACRE TRACT DESCRIBED IN VOLUME 1235, PAGE 440, ALSO BEING AN ELL CORNER OF THE SAID 508.495 ACRE TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 03°23'22" EAST WITH THE EAST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 736.55 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 15.00 ACRES OF LAND.

CERTIFICATE OF DEDICATION BY DEVELOPER:

STATE OF TEXAS COUNTY OF TYLER

KNOW ALL MEN BY THESE PRESENT, THAT CROSSCOURT LAND, ("DEVELOPER") IS AN ENTITY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS REGISTERED OFFICE LOCATED AT 3521 FAR WEST BOULEVARD, #245, AUSTIN, TEXAS, 78721, AND IS THE DEVELOPER OF CERTAIN REAL PROPERTY ("THE PROPERTY"), BEING 15.00 ACRES OF LAND OUT OF THE B.B.B.&C. RR SURVEY NO. 11, ABSTRACT 155, IN TYLER COUNTY, TEXAS AS CONVEYED BY DEED DATED DECEMBER 14, 2021 AND RECORDED AS INSTRUMENT NO. 21-5940 (VOL. 1288 PG. 331) IN THE REAL PROPERTY RECORDS OF TYLER COUNTY.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, AND HEREOFORTH IT SHALL BE KNOWN AS CROSSCOURT LAND ADDITION NO. 1, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DOES HEREBY DEDICATE TO THE PUBLIC (OR DEVELOPER OF THE PROPERTY SHOWN HEREON) FOR PRIVATE STREETS) TO THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF DEVELOPER HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY JOHN H. CRABB, DULY AUTHORIZED TO ACT ON BEHALF OF DEVELOPER, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNATORY FOR DEVELOPER

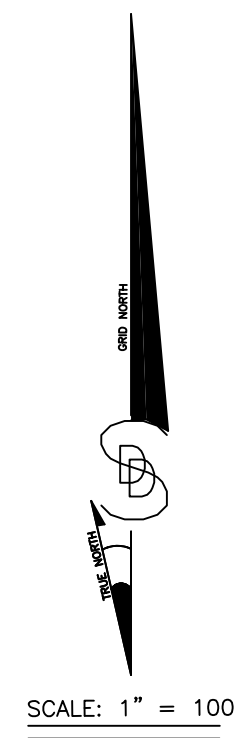
STATE OF TEXAS COUNTY OF TYLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN H. CRABB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN OFFICER OF CROSSCOURT LAND ("DEVELOPER") AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED IN SUCH CAPACITY AS THE ACT OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas Commission Expires:

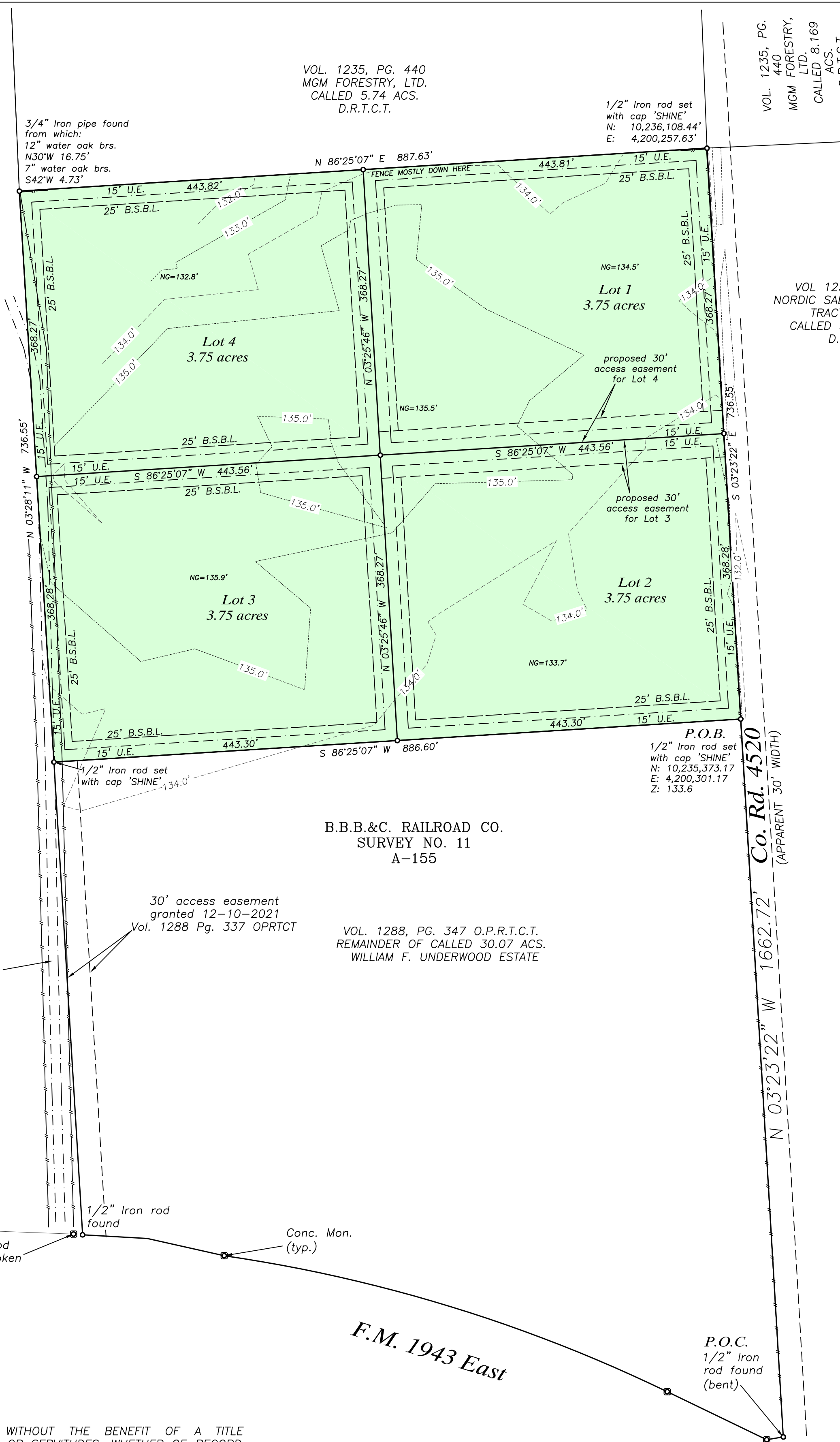
VOL. Y, PG. 221 VOL. 1188, PG. 855 SWEARINGEN CEMETERY D.R.T.C.T.



VOL. 556, PG. 877 DAVID H. & LOIS B. HENDERSON CALLED 17.46 ACS. D.R.T.C.T.

J. E. MASHBURN SURVEY A-469

Swearingen Cemetery Road (See note 2)



SURVEYOR'S NOTES:

- (1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND NOT ALL EASEMENTS OR SERVITUDES, WHETHER OF RECORD OR NOT, WERE RESEARCHED AT THE TIME OF THIS SURVEY OR SHOWN HEREON.
- (2) SWEARINGEN CEMETERY ROAD APPEARS TO BE A PRIVATE ROADWAY THAT ENCROACHES ONTO THE WEST SIDE OF THE 15.00 ACRE TRACT HEREIN SUBDIVIDED. SAID ROADWAY HAS BEEN IN EXISTENCE FOR MANY YEARS AND IS MOSTLY FENCED ALONG BOTH SIDES.
- (3) LOTS 1 & 2 HAVE DIRECT ACCESS TO COUNTY ROAD 4520, LOTS 3 & 4 HAVE ACCESS VIA A PROPOSED 30 FOOT ACCESS EASEMENT.
- (4) ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 48457C 0575 C, DATED APRIL 04, 2011, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X (UNSHADED).
- (5) ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U. S. SURVEY FEET. THE MAPPING ANGLE IS +0.3°07'06" AND THE SCALE FACTOR IS 0.99990559256 AT THE POB. ALL RECORDS CITED ARE RECORDED IN THE TYLER COUNTY DEED OR OFFICIAL PUBLIC RECORDS. A PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION. ANY REFERENCE OR TIES TO TREES ARE GIVEN TO THE FACE THEREOF.

CERTIFICATE OF SURVEYOR:

SUBDIVISION NAME: CROSSCOURT LAND ADDITION NO. 1 SURVEYOR'S NAME: JOE A. MATTOX, (RPLS; LSLs) SURVEYOR'S LICENSE No.: 5535

KNOW ALL MEN BY THESE PRESENT, I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF THE SUBDIVISION COMPLY WITH THE PLAT AND SURVEY RELATED REQUIREMENTS OF THE TYLER COUNTY SUBDIVISION REGULATIONS, AND I FURTHER CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION IN APRIL OF 2022.

Plat Dated: JULY 09, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT. 22 TEX. ADMIN. CODE § 663.18(D) REGISTERED PROFESSIONAL LAND SURVEYOR DATE