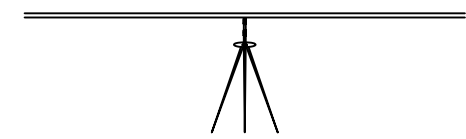


LOCATION MAP

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

COMMISSIONER JOE BLACKSHER, PCT. 1

STEVEN STURROCK, PCT. 2

MIKE MERRILL, 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 REGISTRATION:

STATE OF TEXAS COUNTY OF TYLER

I, DONECE GREGORY, OF THE COUNTY COURT OF TYLER COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE

ON THE _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,

IN PLAT NO. _____, OF THE PLAT RECORDS OF TYLER COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT TYLER, THE DAY AND DATE LAST ABOVE WRITTEN.

DONECE GREGORY, COUNTY CLERK TYLER COUNTY, TEXAS

By: _____ Deputy

LEGEND:

- OPRCT OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX
- DRCT DEED RECORDS OF TYLER COUNTY, TX
- PRCT PLAT RECORDS OF TYLER COUNTY, TX
- CF# COUNTY CLERK'S FILE NO.
- "SHINE" SHINE & ASSOCIATES

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

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.&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 +03°07'06" AND THE SCALE FACTOR IS 0.9990559256 AT THE P.O.B. 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 SOUTHWEST 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 1/2" IRON ROD SET WITH CAP "SHINE" AT THE SOUTHWEST 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 NORTHWEST 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 OWNERSHIP AND DEDICATION:

STATE OF TEXAS COUNTY OF TYLER

I, JOHN H. CRABB, AS MANAGER OF ROWAN LANE PARTNERS, LLC dba CROSSCOURT LAND, WHICH IS THE OWNER OF THE 15.00 ACRE TRACT OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF CROSSCOURT LAND ADDITION NO. 1, DO HEREBY MAKE A SUBDIVISION OF SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS THE _____ IN TYLER COUNTY, TEXAS AND DEDICATE TO THE PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO SUCH GRADES; AND HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESCRIBED.

WITNESS MY HAND ON THE DATE AS WRITTEN BELOW.

JOHN H. CRABB DATE AS MANAGER OF ROWAN LANE PARTNERS, LLC dba CROSSCOURT LAND

STATE OF TEXAS COUNTY OF TYLER

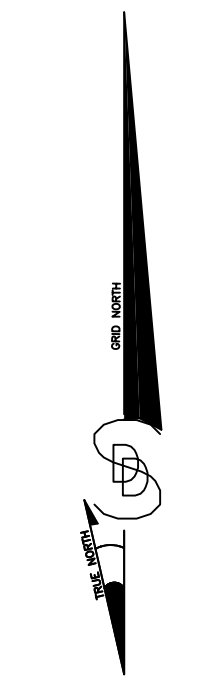
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN H. CRABB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ 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.



SCALE: 1" = 100'

J. E. MASHBURN SURVEY A-469

Swearingen Cemetery Road (See note 2)

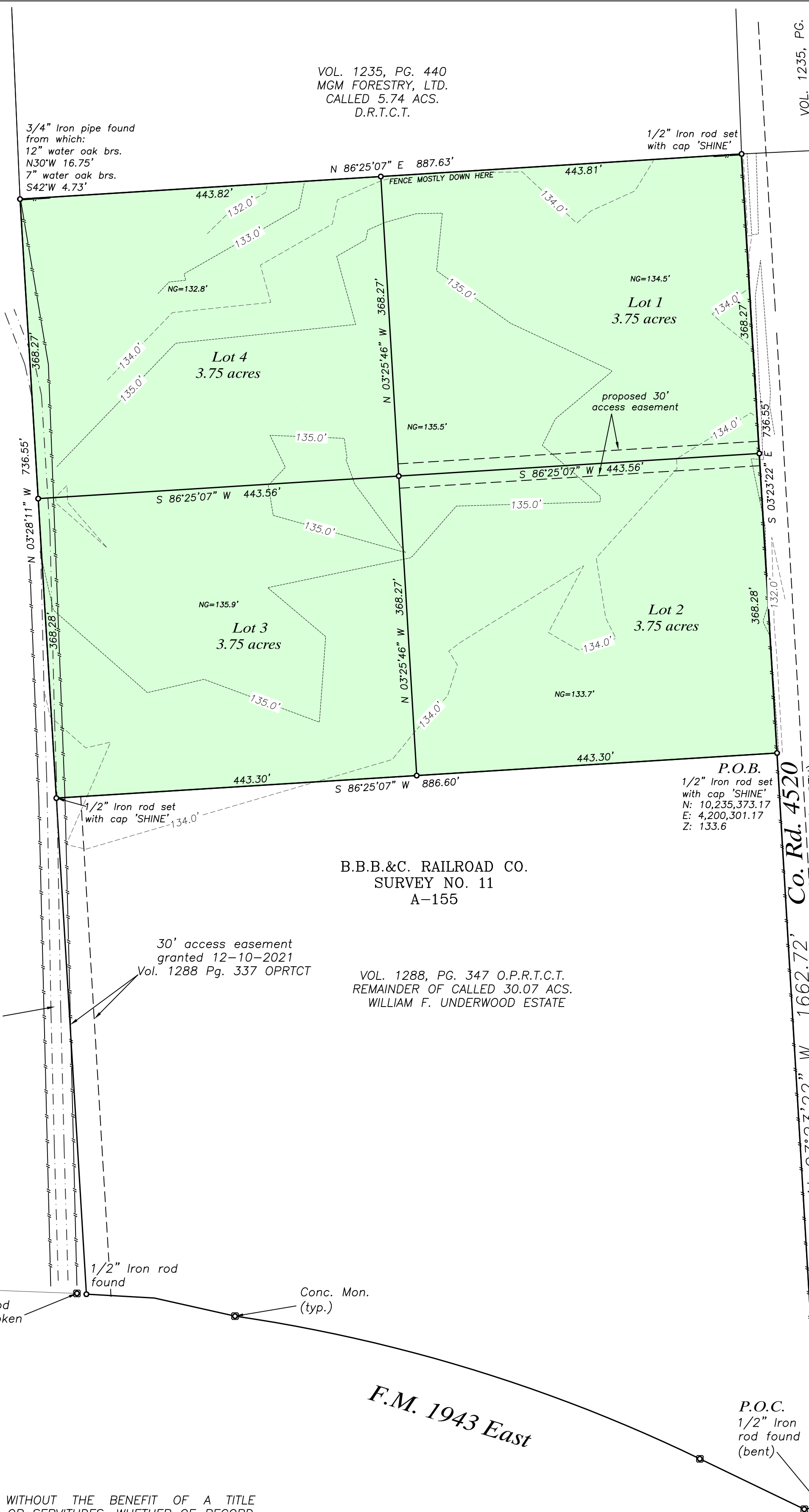
VOL. 1235, PG. 440 MGM FORESTRY, LTD. CALLED 5.74 ACS. D.R.T.C.T.

VOL. 1235, PG. 440 MGM FORESTRY, LTD. CALLED 8.169 ACS. D.R.T.C.T.

VOL. 1231, PG. 700 NORDIC SABINE RIVER, LLC TRACT MO 546 CALLED 508.495 ACS. D.R.T.C.T.

B.B.&C. RAILROAD CO. SURVEY NO. 11 A-155

VOL. 1288, PG. 347 O.P.R.T.C.T. REMAINDER OF CALLED 30.07 ACS. WILLIAM F. UNDERWOOD ESTATE



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 +03°07'06" AND THE SCALE FACTOR IS 0.9990559256 AT THE P.O.B. 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.

SURVEYOR'S CERTIFICATION:

I JOE A. MATTOX, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND FIELD NOTES OF THE CERTIFY SURVEYED FOR CROSSCOURT LAND ADDITION NO. 1, IN TYLER COUNTY, TEXAS ARE TRUE AND CORRECT AND WERE PREPARED FROM A SURVEY MADE BY ME ON THE GROUND APRIL OF 2022.

Plat Dated: April 13, 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)

Joe A. Mattox LSL, RPLS No. 5535



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