CAT CREEK RIDGE

A 58.26 ACRE TRACT OF LAND OUT OF AND PART OF THE ISREAL JESSUP SURVEY,
ABSTRACT NO. 335, FREESTONE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A
DEED TO MVCCR, LLC RECORDED BY INSTRUMENT NUMBER 2002192, REAL PROPERTY RECORDS, FREESTONE COUNTY, TEXAS.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF FREESTONE

WHEREAS MVCCR, LLC, is the record owner of a 58.26 acre tract, called a 58.29 acre tract, out of and part of the Israel Jessup Survey, Abstract No. 335, Freestone County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That J. David Kilgore, being the owner/agent for the land shown on this plat designated as CAT CREEK RANCH, an Addition to Freestone County, Texas and shown hereto to subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, easements and the fee shown thereon.

WITNESS my hand at Freestone County, Texas, this
5 day of August 2020.

By: J. David Kilgore

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF FREESTONE

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. David Kilgore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stating. Given under my hand and seal of office this

5 day of August 2020.

BETH SMITH
NOTARY PUBLIC
STATE OF TEXAS
ID # 132768373-6

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "CAT CREEK RANCH" was approved by proper action of the Commissioners Court of Freestone County, Texas on this

5 day of August 2020

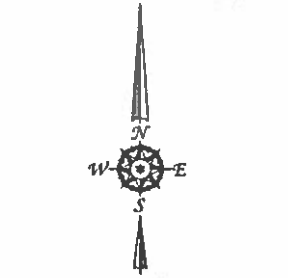
JUDGE LINDA GRANT

ATTEST: COUNTY CLERK LINDA JAMES

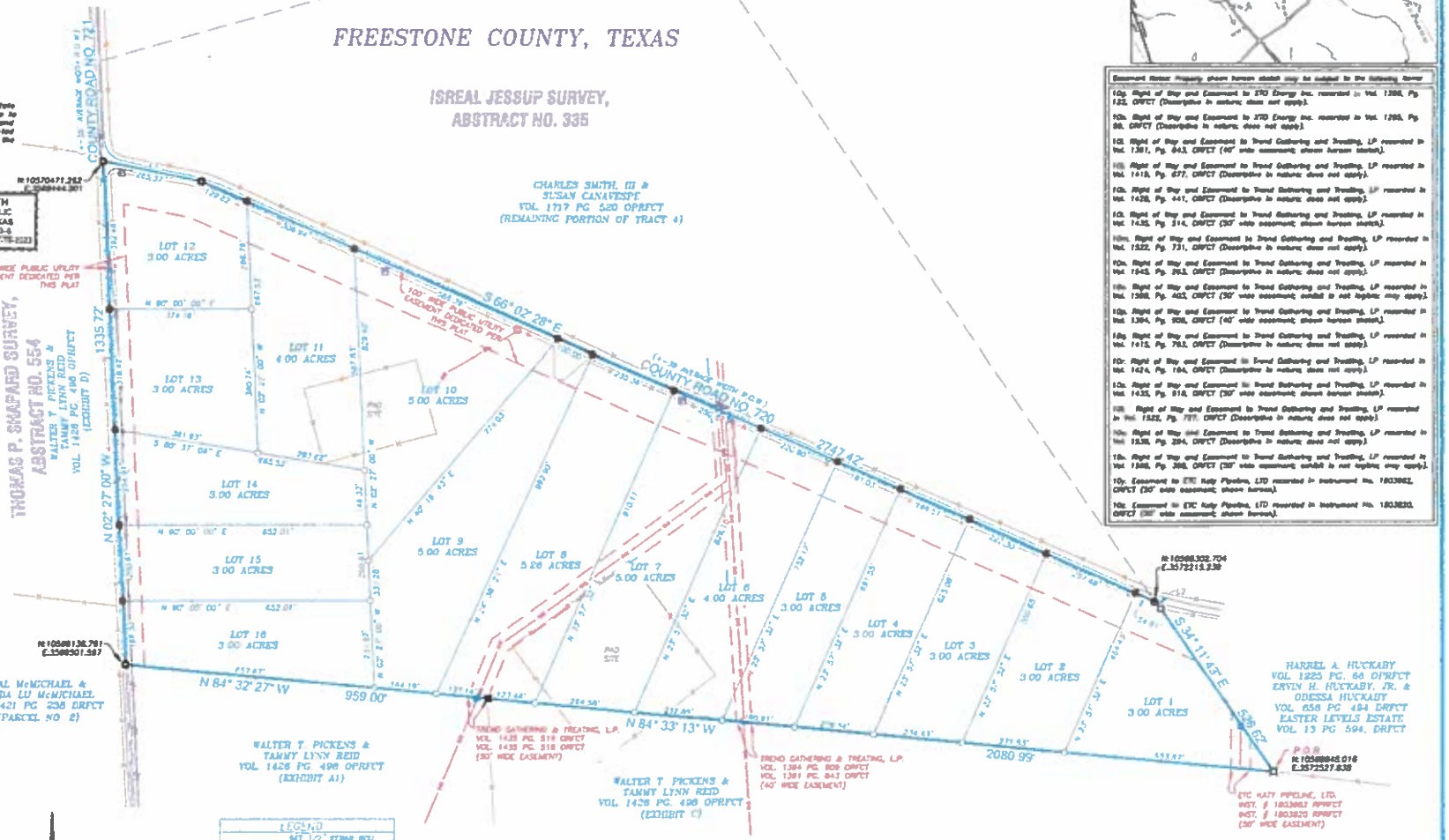
Doc #2002395
COTB ENVIBS
FILED FOR RECORD
AT 9 O'CLOCK A.M.
AUG 5 - 2020
LINDA JAMES
COUNTY CLERK, FREESTONE COUNTY, TEXAS

NOTE REGARDING UNDERGROUND UTILITIES:
THE LOCATIONS SHOWN HEREON SHOWN ARE BASED ON RECORDED EASEMENTS AND VISIBLE ABOVE GROUND MARKERS. ACTUAL LOCATION MAY VARY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78° 30' 19" E	269.37'
L2	S 41° 02' 13" E	25.32'



NOTE: ALL BEARINGS & COORDINATES HERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL 4203 (EPOCH 2011).



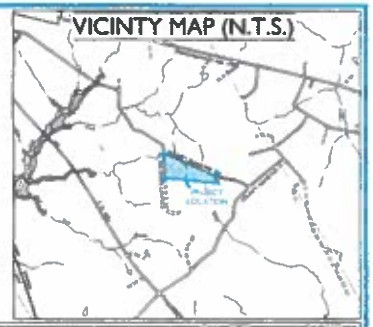
LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED BAS 5 6218 UNLESS OTHERWISE NOTED HEREON
- FOUND 1/2" REBAR ROD (CONTROL MONUMENT)
- FOUND 1/2" REBAR ROD WITH BROKEN SURVEY CAP (CONTROL MONUMENT)
- FOUND 3/8" IRON PIPE (CONTROL MONUMENT)
- FOUND 1/2" IRON PIPE (CONTROL MONUMENT)
- SET COTTON GIN SPINDLE IN ASPHALT COUNTY ROAD
- GAS — BURIED GAS/OIL LINE
- FENCE LINE
- EASEMENT LINE
- BUILDING LINE
- DEED/TRACT LINE
- SURVEY LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- FLOOD ZONE AREA

PROPERTY OWNER INFORMATION:
OWNER: MVCCR LLC
AGENT: DAVID KILGORE
2815 RIVER WAY
SPRING BRANCH, TX. 78070

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG OR BUILD, TO LOCATE UNDERGROUND UTILITIES
1-800-245-4545

Note:
According to the Flood Insurance Rate Map for Freestone County, Texas, Unincorporated Area, Community Panel No. 480825 0007 A, Dated January 3rd, 1978 and revisited by letter on September 1st, 2007, this property is NOT in Zone A, which is defined as a Special Flood Hazard Area.



Easement Notes: Property shown hereon should may be subject to the following items:

10a. Right of Way and Easement to STC Energy Inc. recorded in Vol. 1288, Pg 125, OPRFCT (Descriptive in nature; does not apply).

10b. Right of Way and Easement to STC Energy Inc. recorded in Vol. 1289, Pg 88, OPRFCT (Descriptive in nature; does not apply).

10c. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1391, Pg. 843, OPRFCT (40' wide easement; shown hereon blanket).

10d. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1418, Pg. 677, OPRFCT (Descriptive in nature; does not apply).

10e. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1438, Pg. 441, OPRFCT (Descriptive in nature; does not apply).

10f. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1435, Pg. 518, OPRFCT (30' wide easement; shown hereon blanket).

10g. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1522, Pg. 731, OPRFCT (Descriptive in nature; does not apply).

10h. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1543, Pg. 263, OPRFCT (Descriptive in nature; does not apply).

10i. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1588, Pg. 403, OPRFCT (30' wide easement; exhibit is not legible; may apply).

10j. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1384, Pg. 808, OPRFCT (40' wide easement; shown hereon blanket).

10k. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1415, Pg. 783, OPRFCT (Descriptive in nature; does not apply).

10l. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1424, Pg. 184, OPRFCT (Descriptive in nature; does not apply).

10m. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1435, Pg. 518, OPRFCT (30' wide easement; shown hereon blanket).

10n. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1522, Pg. 777, OPRFCT (Descriptive in nature; does not apply).

10o. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1538, Pg. 294, OPRFCT (Descriptive in nature; does not apply).

10p. Right of Way and Easement to Trend Gathering and Treating, LP recorded in Vol. 1588, Pg. 388, OPRFCT (30' wide easement; exhibit is not legible; may apply).

10q. Easement to ETC Katy Pipeline, LTD recorded in Instrument No. 1803861, OPRFCT (30' wide easement; shown hereon).

10r. Easement to ETC Katy Pipeline, LTD recorded in Instrument No. 1803820, OPRFCT (30' wide easement; shown hereon).

CAT CREEK RIDGE

SURVEYOR'S CERTIFICATION

I hereby certify that I, Barney Dan Arnold, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

07-28-2020