

FLOOD STATEMENT:

The property shown hereon lies within an unmapped area of the Fema Flood Insurance Rate Map.

SURVEYOR'S CERTIFICATION:

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this Plat and accompanying Legal Description from an actual and accurate survey made on the ground, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of Comanche County, Texas and the State of Texas.

Bearings are based on True North as determined by GPS Survey data.

Scott Huddleston
Scott Huddleston, RPLS No. 6334 of Texas
Huddleston Surveying & Mapping, P.C.



OWNERS CERTIFICATE:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT LSLP TWISTED CREEK RANCH, LLC, 665 SIMONDS ROAD, WILLIAMSTOWN, MASSACHUSETTS, 02167, DO HEREBY ADOPT THIS PLAT OR MAP OF "MYSTIC MOUNTAIN RANCH SUBDIVISION", SITUATED IN COMANCHE COUNTY, TEXAS, AND DEDICATE ALL ROADS AND STREETS AND ALLEY WAYS OR EASEMENTS, TO THE PROPERTY OWNERS.

WITNESS MY HAND AT Comanche COUNTY, STATE OF TEXAS.

By, *Davy Roberts* 12-9-2021
DATE

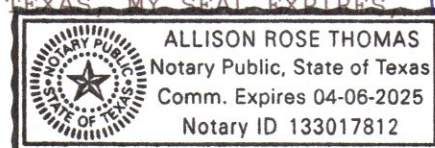
THE STATE OF TEXAS:
COUNTY OF Comanche:

Before me the undersigned Notary Public in and for said County and State, on this day appeared, Davy Roberts, known to be the person subscribed to the foregoing instrument and acknowledged to me that the same was the act of said person for the purpose and consideration herein expressed as in the capacity therein stated.

Given under my hand and seal of this office, this 9 day of

December, 2021.

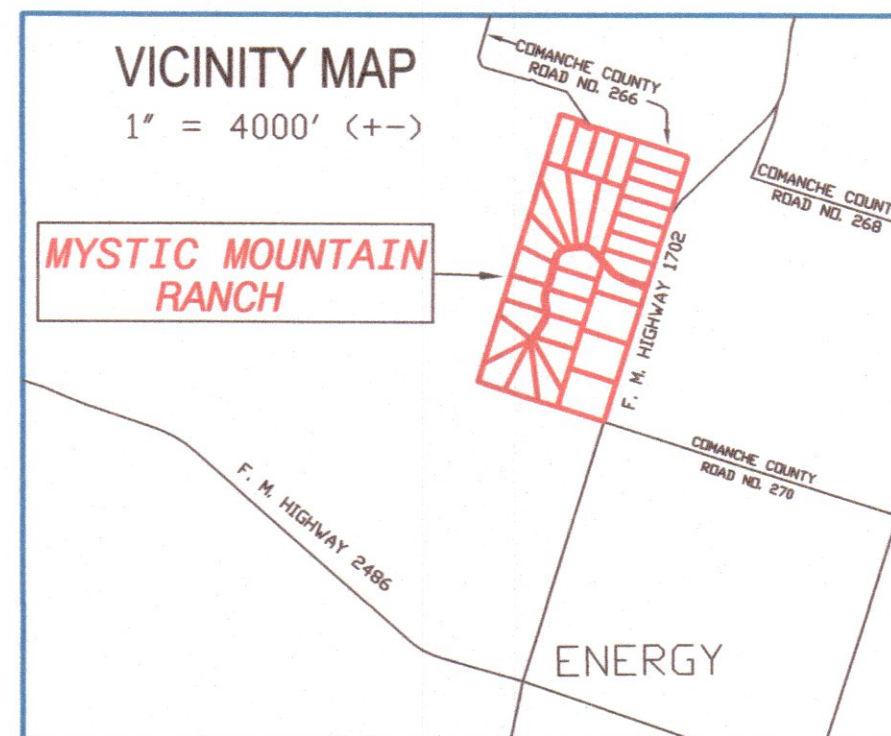
Allison Thomas 04-06-2025
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY SEAL EXPIRES



COMANCHE COUNTY COURT:

I hereby certify that this plat was approved this 13th day of December, 2021 by the Comanche County Commissioners Court, and maybe filed for record in the Plat Records of Comanche County by the County Clerk.

Stephanie L. Davis
Stephanie L. Davis, COMANCHE COUNTY JUDGE



T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net

FINAL PLAT
**MYSTIC MOUNTAIN
RANCH SUBDIVISION**

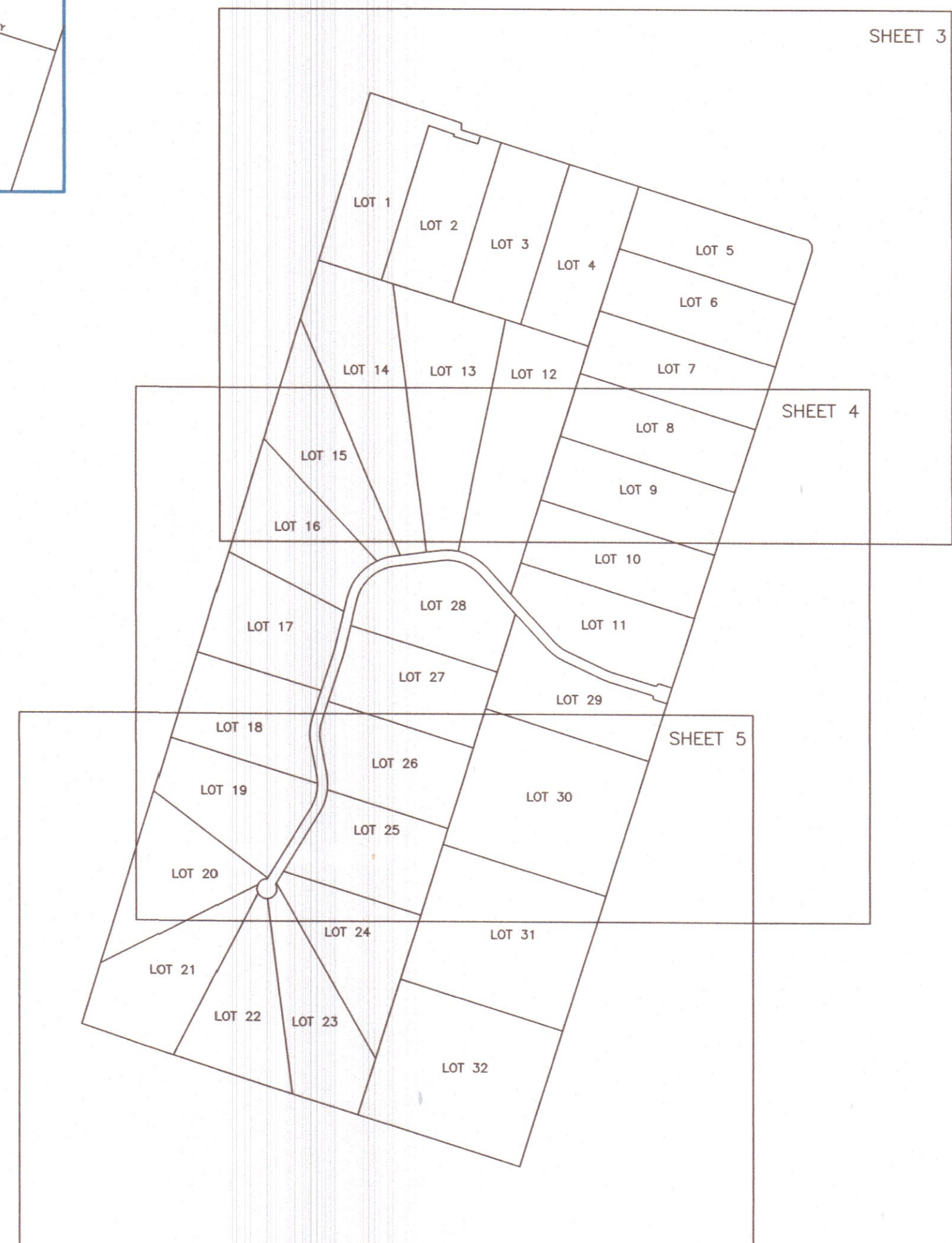
COMANCHE COUNTY, TEXAS

32 TRACTS, 372.89 ACRES
JOHN CHIQUEN SURVEY, ABSTRACT NUMBER 171

FILED FOR RECORD
AT 10:10 O'CLOCK A.M.

JAN 5 2022

Ruby Lesley
Clerk, County Court Comanche Co., Texas



NOTES:

1. IN THE APPROVAL OF THIS PLAT BY THE COMANCHE COUNTY COMMISSIONERS COURT, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SAID STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE SPECIFICATIONS DESCRIBED IN THE COMANCHE COUNTY, TEXAS, SUBDIVISION REGULATIONS, ADOPTED BY THE COMANCHE COUNTY COMMISSIONERS COURT ON APRIL 26, 2021.

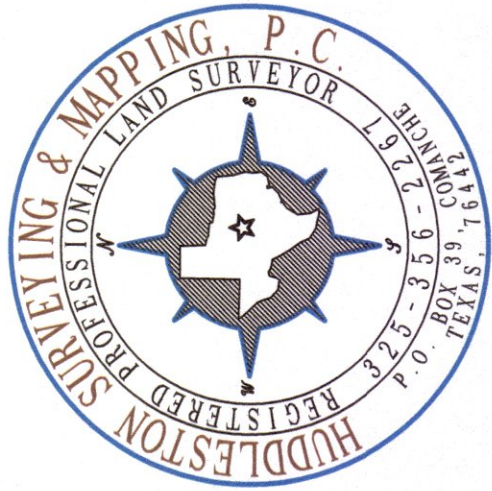
2. BEARINGS ARE BASED ON NAD 83 (09), TEXAS CENTRAL ZONE.

3. ALL MONUMENTS SET ARE 1/2 INCH REBAR, WITH PLASTIC CAPS STAMPED "R.P.L.S. 6334", UNLESS NOTED.

4. LOTS WILL BE SERVED BY INDIVIDUAL WATER WELLS AND SEPTIC SYSTEMS.

FILED
AT 10:10 O'CLOCK P.M.
ON THE 5th DAY OF January
A.D. 2022
BY *Ruby Lesley*
COUNTY CLERK, COMANCHE CO., TEXAS
BY *Susana Caton*
DEPUTY
STATE OF TEXAS
COUNTY OF COMANCHE
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume and
Page of the 101
Records of Comanche County, Texas.
VOL. B PAGE 87
RECORDED 01-05-2022

WILLIAM H. ENGINEERING, LLC
405 N WATER STREET (US281 NORTH)
BURNET, TEXAS 78611
512-553-1555



T. B. P. L. S. FIRM NUMBER 10033700

shsurveyor@verizon.net

MYSTIC MOUNTAIN RANCH SUBDIVISION

COMANCHE COUNTY, TEXAS

32 TRACTS, 372.89 ACRES
JOHN CHIQUEN SURVEY, ABSTRACT NUMBER 171

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
(1)	S 71°38'52"E	575.33'	(85)	N 17°09'33"E	754.45'	(153)	S 17°31'33"W	476.59'
(2)	S 00°33'08"E	39.96'	(86)	S 22°50'23"E	1539.70'	(154)	N 72°28'27"W	914.59'
(3)	S 72°32'44"E	120.00'				(155)	N 13°55'27"E	158.96'
(4)	S 17°27'16"W	50.00'						
(5)	N 18°51'24"E	153.33'						
(6)	N 16°59'34"E	111.76'						
(7)	N 16°59'34"W	974.95'						
(8)	N 72°32'44"W	974.95'						
(9)	N 72°32'44"E	395.60'						
(10)	N 17°09'37"E	1056.46'						
(11)	S 72°32'44"E	130.29'						
(12)	S 16°57'16"W	1009.47'						
(13)	N 72°32'44"W	445.69'						
(14)	S 16°59'34"E	974.95'						
(15)	S 16°59'34"E	111.76'						
(16)	S 18°51'24"E	111.76'						
(17)	S 72°32'44"E	153.33'						
(18)	N 17°27'16"E	50.00'						
(19)	S 72°32'44"E	431.96'						
(20)	S 16°57'16"W	1009.47'						
(21)	N 72°32'44"W	431.96'						
(22)	S 72°32'44"E	1009.47'						
(23)	S 17°27'16"E	1009.47'						
(24)	N 72°32'44"W	1009.47'						
(25)	N 72°32'44"W	427.56'						
(26)	N 16°57'16"E	1009.47'						
(27)	S 72°32'44"E	1009.47'						
(28)	S 37°59'09"E	36.93'						
(29)	S 05°01'55"E	37.98'						
(30)	S 17°27'16"E	1101.78'						
(31)	N 72°32'44"W	1101.78'						
(32)	N 17°27'16"E	394.18'						
(33)	S 17°38'13"W	393.94'						
(34)	N 72°32'44"W	1106.33'						
(35)	N 17°27'16"E	393.83'						
(36)	S 72°32'44"E	1107.78'						
(37)	S 17°38'13"W	314.43'						
(38)	N 72°32'44"W	1104.63'						
(39)	N 72°32'44"E	394.31'						
(40)	S 72°32'44"E	1106.33'						
(41)	S 18°05'53"W	330.39'						
(42)								
RAD.: 1949.95°	TAN.: 32.67°							
LEN.: 65.33'	DELTA: 155.10°							
(43)	S 20°15'50"W	65.32'						
(44)	N 72°32'44"W	1097.71'						
(45)	N 17°27'16"E	1104.63'						
(46)	S 72°32'44"E	394.31'						
RAD.: 1949.95°	TAN.: 26.97°							
LEN.: 53.94'	DELTA: 133.06°							
(47)	S 18°30'41"W	53.94'						
(48)	N 72°32'44"W	343.68'						
(49)	N 72°32'44"W	1095.13'						
(50)	N 17°27'16"E	397.81'						
(51)	S 72°32'44"E	1097.71'						
(52)	S 17°38'13"W	396.50'						
(53)	N 72°32'44"W	1098.48'						
(54)	N 17°27'16"E	1098.13'						
(55)	S 72°32'44"E	1095.13'						
(56)	N 72°32'44"E	439.97'						
(57)	N 72°45'58"W	79.60'						
RAD.: 1000°	TAN.: 10.00°							
LEN.: 15.71'	DELTA: 90°01'03"							
(58)	S 62°13'32"W	14.14'						
RAD.: 1000°	TAN.: 10.00°							
LEN.: 15.71'	DELTA: 89°58'59"							
(59)	S 62°14'34"W	14.14'						
(60)	N 72°45'58"W	274.50'						
RAD.: 270.00°	TAN.: 19.45°							
LEN.: 36.83'	DELTA: 8°14'27"							
(61)	N 68°38'44"W	38.80'						
(62)	N 64°31'31"W	251.89'						
RAD.: 270.00°	TAN.: 53.16°							
LEN.: 104.98'	DELTA: 22°16'39"							
(63)	N 53°23'11"W	104.32'						
(64)	N 42°14'52"W	382.86'						
(65)	N 17°27'16"E	196.23'						
(66)	S 72°32'44"E	1093.29'						
(67)	N 42°14'52"W	207.57'						
RAD.: 330.00°	TAN.: 107.55°							
LEN.: 207.94'	DELTA: 36°06'15"							
(68)	N 60°17'59"W	204.52'						
(69)	N 11°38'53"E	1420.23'						
(70)	S 72°32'44"E	522.76'						
(71)	S 17°27'16"W	1561.04'						
RAD.: 330.00°	TAN.: 54.21°							
LEN.: 107.45'	DELTA: 18°39'22"							
(72)	N 87°40'47"W	106.98'						
(73)	S 82°59'32"W	84.78'						
(74)	N 07°00'28"W	1621.54'						
(75)	N 11°38'53"E	1420.23'						
(76)	S 11°38'53"W	157.83'						
(77)	S 82°59'32"W	1538.70'						
(78)	N 22°50'23"W	1538.70'						
(79)	N 17°09'37"E	366.96'						
(80)	S 72°32'44"E	469.82'						
(81)	S 07°00'28"E	1621.54'						
(82)	S 82°59'32"W	38.99'						
RAD.: 330.00°	TAN.: 53.90°							
LEN.: 106.85'	DELTA: 18°33'05"							
(83)	S 73°43'00"W	106.38'						
(84)	N 42°50'23"W	999.24'						

ROADWAY DEDICATION TRACT

THE STATE OF TEXAS:

COUNTY OF COMANCHE:

Being 6.01 acres of land, situated in Comanche County, Texas, out of the JOHN CHIQUEN SURVEY, ABSTRACT NUMBER 171, and being out of a 372.89 acre tract of land that is described in a deed from Beth Anne Scott Lockwood and Robert Brian Scott, to LSLP Twisted Creek Ranch, LLC, recorded in Volume 1085 at Page 33, Deed Records of Comanche County, Texas, and further described as follows:

BEGINNING, at a 1/2 inch iron rod set in the West Right of Way line of F. M. Highway 1702, and being in the East line of said 372.89 acre tract, from which the Southeast corner of said 372.89 acre tract bears, S 17° 43' 08" W 2917.66 feet, for the Southeast corner of this tract;

THENCE, N 72° 45' 58" W 78.73 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 10.00 feet and an arc length of 15.70 feet, being subtended by a chord of N 27° 46' 28" W 14.14 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 10.00 feet

and an arc length of 15.71 feet, being subtended by a chord of N 27° 45' 26" W 14.14 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 10.00 feet

to a 1/2 inch iron rod set, along a curve to the right having a radius of 330.00 feet and an arc length of 47.46 feet, being subtended by a chord of N 68° 38' 44" W 47.42 feet, to a 1/2 inch iron rod set, N 64° 31' 31" W 251.89 feet, to a 1/2 inch iron rod set, along a curve to the right

having a radius of 330.00 feet and an arc length of 128.31 feet, being subtended by a chord of N 53° 23' 11" W 127.50 feet, to a 1/2 inch iron rod

set, N 42° 14' 52" W 590.43 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 270.00 feet and an arc length of 258.05 feet, being subtended by a chord of N 69° 37' 40" W 248.34 feet, to a 1/2 inch iron rod set, S 82° 59' 32" W 281.60 feet, to a 1/2 inch iron rod

set, along a curve to the left having a radius of 270.00 feet and an arc length of 325.48 feet, being subtended by a chord of S 48° 27' 29" W

330.00 feet and an arc length of 23.91 feet, being subtended by a chord of S 15° 59' 58" W 23.90 feet, to a 1/2 inch iron rod set, S 18° 04' 30" W

398.27 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 270.00 feet and an arc length of 135.70 feet, being

subtended by a chord of S 03° 40' 37" W 134.27 feet, to a 1/2 inch iron rod set, S 10° 43' 15" E 188.77 feet, to a 1/2 inch iron rod set, along a

curve to the right having a radius of 330.00 feet and an arc length of 244.01 feet, being subtended by a chord of S 10° 27' 43" W 238.49 feet, to a

1/2 inch iron rod set, S 31° 38' 41" W 501.66 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 60.00 feet and an

arc length of 314.16 feet, being subtended by a chord of N 58° 21' 19" W 60.00 feet, to a 1/2 inch iron rod set, N 31° 38' 41" E 501.66 feet, to a

1/2 inch iron rod set, along a curve to the left having a radius of 270.00 feet and an arc length of 199.64 feet, being subtended by a chord of N

10° 27' 43" E 195.13 feet, to a 1/2 inch iron rod set, N 10° 43' 15" W 188.77 feet, to a 1/2 inch iron rod set, along a curve to the right having

a radius of 330.00 feet and an arc length of 165.85 feet, being subtended by a chord of N 03° 40' 37" E 164.11 feet, to a 1/2 inch iron rod set, N

18° 04' 30" E 398.27 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 270.00 feet and an arc length of 19.56 feet, being

subtended by a chord of N 15° 59' 58" E 19.56 feet, to a 1/2 inch iron rod set, N 13° 55' 27" E 331.81 feet, to a 1/2 inch iron rod set, along a

curve to the right having a radius of 330.00 feet and an arc length of 397.80 feet, being subtended by a chord of N 48° 27' 29" E 374.15

feet, to a 1/2 inch iron rod set, N 82° 59' 32" E 281.60 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 330.00

feet and an arc length of 315.40 feet, being subtended by a chord of S 69° 37' 40" E 303.53 feet, to a 1/2 inch iron rod set, S 42° 14' 52" E

590.43 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 270.00 feet and an arc length of 104.98 feet, being

subtended by a chord of S 53° 23' 11" E 104.32 feet, to a 1/2 inch iron rod set, S 64° 31' 31" E 251.89 feet, to a 1/2 inch iron rod set, along a

curve to the left having a radius of 270.00 feet and an arc length of 38.83 feet, being subtended by a chord of S 68° 38' 44" E 38.80 feet, to a

1/2 inch iron rod set, S 72° 45' 58" E 274.50 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 10.00 feet and an arc

length of 15.70 feet, being subtended by a chord of N 62° 14' 34" E 14.14 feet, to a 1/2 inch iron rod set, along a curve to the right having a

radius of 10.00 feet and an arc length of 15.71 feet, being subtended by a chord of N 62° 13' 32" E 14.14 feet, to a 1/2 inch iron rod set, and S

72° 45' 58" E 79.60 feet, to a 1/2 inch iron rod set in the West Right of Way line of F. M. Highway 1702 and the East line of said 372.89 acre

tract, for the Northeast corner of this tract,

THENCE, S 17° 43' 08" W 100.00 feet, with the West Right of Way line of F. M. Highway 1702 and the East line of said 372.89 acre tract, to the

point of beginning and containing 6.01 acres of land.

THE STATE OF TEXAS:

COUNTY OF COMANCHE:

Being 372.89 acres of land, situated in Comanche County, Texas, out of the JOHN CHIQUEN SURVEY, ABSTRACT NUMBER 171, and being all of a 372.89 acre tract of land that is described in a deed from Beth Anne Scott Lockwood and Robert Brian Scott, to LSLP Twisted Creek Ranch, LLC, recorded in Volume 1085 at Page 33, Deed Records of Comanche County, Texas, and further described as follows:

BEGINNING, at a 1/2 inch iron rod found in the West Right of Way line of F. M. Highway 1702, and being the Southeast corner of said 372.89 acre tract and the Northeast corner of a 246.30 acre tract of land that is described in a deed to Rock Rose Ranch, LLC, recorded in Volume 987 at Page 329, said Deed Records, for the Southeast corner of this tract;

THENCE, N 72° 28' 27" W 1571.19 feet, with the general course of a fence, to a 3/8 inch iron rod found at the Northwest corner of said 246.30 acre tract, and being the Northeast corner of a 105.891 acre tract of land that is described in a deed to Henry E. Hughitt, et ux, recorded in Volume

560 at Page 315, said Deed Records, for a corner of this tract;

THENCE, N 72° 00' 49" W 779.78 feet, with the general course of a fence, to a 3 inch pipe post found at the Northwest corner of said 105.891 acre tract, and being a corner of a 105.891 acre tract that is described in a deed to James Hale, et ux, recorded in Volume 816 at Page 129,

said Deed Records, for a corner of this tract;

THENCE, N 70° 58' 15" W 401.87 feet, with the general course of a fence, to a 3 inch pipe corner post found at the Southwest corner of said 372.89 acre tract, and being an internal corner of said 105.891 acre Hale tract, for the Southwest corner of this tract;

THENCE, N 17° 04' 48" E 590.43 feet, with the general course of a fence, to a 3 inch pipe post found at the Northeast corner of said 105.891 acre Hale tract, and being the Southeast corner of a 897.48 acre Tract 1, that is described in a deed to Walton Properties, Ltd., recorded in Volume 703 at Page 262, said Deed Records, for a corner of this tract;

THENCE, N 17° 09' 37" E 5288.26 feet, with the West line of said 372.89 acre tract and the East line of said 897.48 acre tract, to a 3 inch pipe corner post found at the Northwest corner of said 372.89 acre tract, for the Northwest corner of this tract;

THENCE, S 71° 38' 52" E 575.33 feet, with the general course of a fence, to a 3 inch pipe post found in the South line of Comanche County Road Number 266, for a corner of this tract;

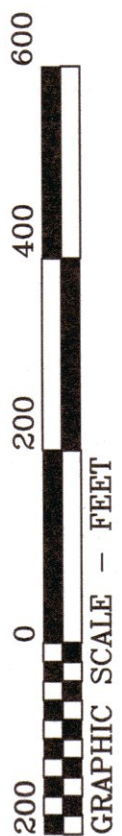
THENCE, with the general course of a fence, along the South and West lines of Comanche County Road Number 266, as follows, S 00° 33' 08" E 39.96 feet, to a 3 inch pipe post, S 72° 32' 44" E 2182.69 feet, to a 3 inch pipe post, S 37° 59' 09" E 36.93 feet, to a 3 inch pipe post, S 05° 01' 55" E 37.58 feet, to a 3 inch pipe post, S 17° 38' 13" W 1046.78 feet, to a 3 inch pipe post, and S 18° 05' 53" W 410.27 feet, to a 1/2 inch iron rod

found in the West Right of Way line of F. M. Highway 1702, for a corner of this tract;

THENCE, with the West Right of Way line of F. M. Highway 1702, as follows, with the arc of a curve to the left having a Radius of 1949.95 feet, an arc length of 119.27 feet, and being subtended by a Chord of S 19° 28' 16" W 119.25 feet, to a 1/2 inch iron rod found, and S 17° 43' 08" W 4200.02 feet, to the point of beginning and containing 372.89 acres of land.



T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net



E. T. RAILROAD CO. SURVEY
SECTION 39, A-299

REMAINDER OF
265.85 ACRE TRACT
JAMES H. ATKINSON, ET UX
VOLUME 520, PAGE 122

50.0 ACRE TRACT
JAMES H. ATKINSON, ET UX
VOLUME 556, PAGE 307

CONTRACT OF SALE AND PURCHASE
50.0 ACRE TRACT
JAMES HENRY ATKINSON
VOLUME 550, PAGE 221

897.48 ACRE TRACT 1
WALTON PROPERTIES, LTD.
VOLUME 703, PAGE 262

REMAINDER OF
265.85 ACRE TRACT
JAMES H. ATKINSON, ET UX
VOLUME 520, PAGE 122

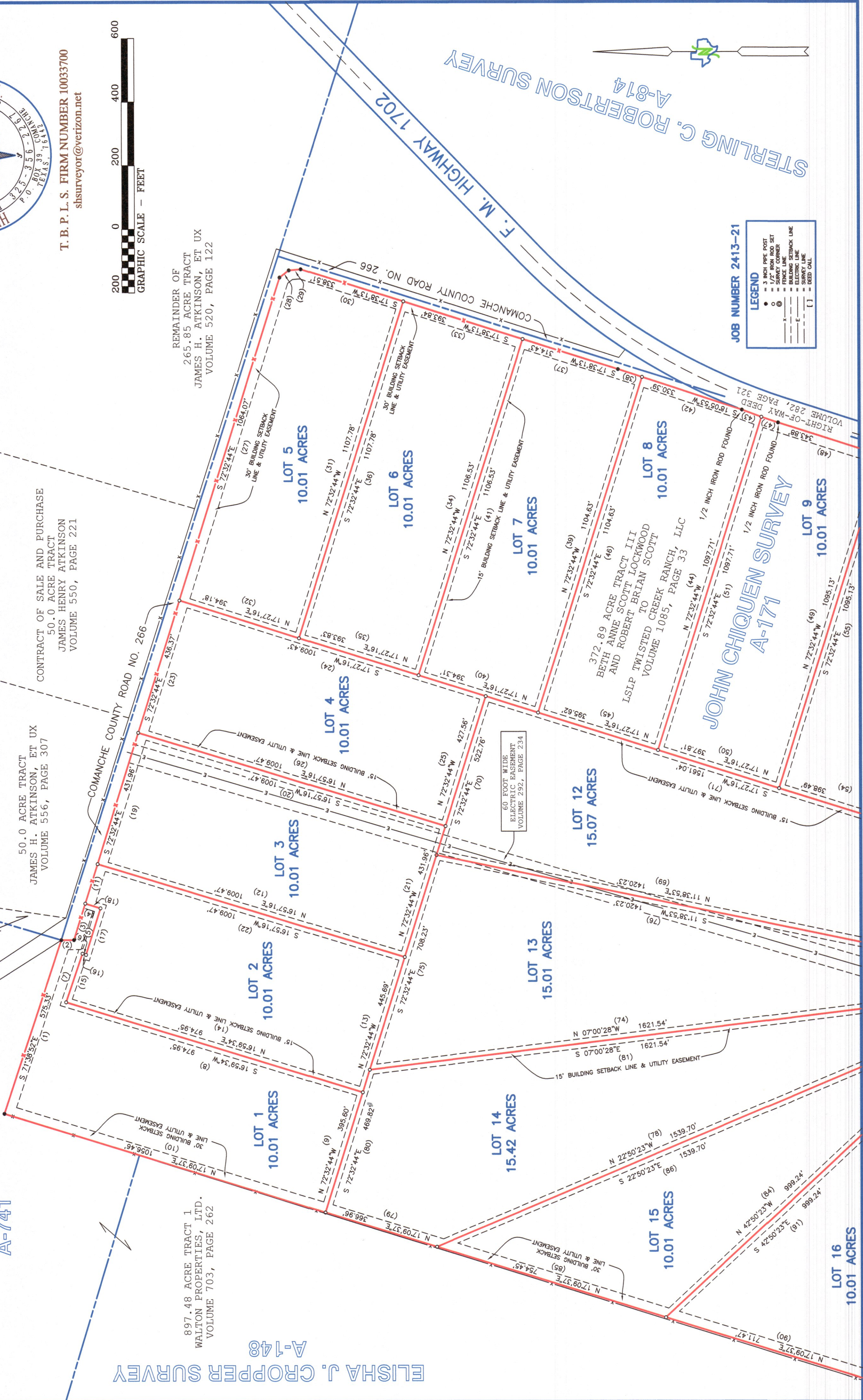
ELISHA J. CROPPER SURVEY
A-148

J. A. NEEL SURVEY
A-741

STERLING C. ROBERTSON SURVEY
A-814

JOB NUMBER 2413-21

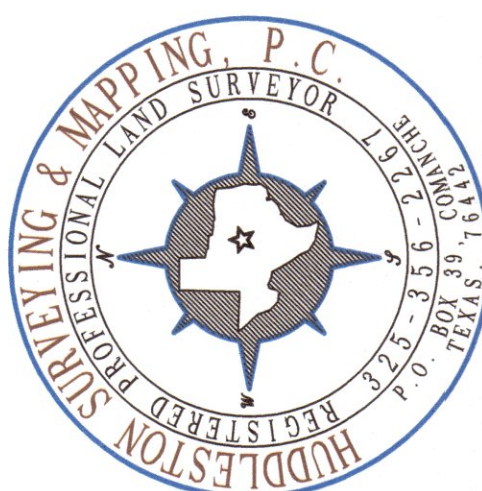
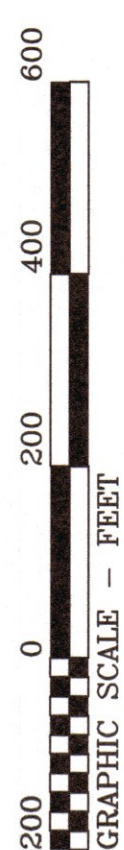
LEGEND	
—	3 INCH PIPE POST
—	1/2 INCH IRON ROD SET
—	SURVEY CORNER
—	FENCE LINE
—	BUILDING SETBACK LINE
—	UTILITY LINE
—	SURVEY LINE
[]	DEED CALL



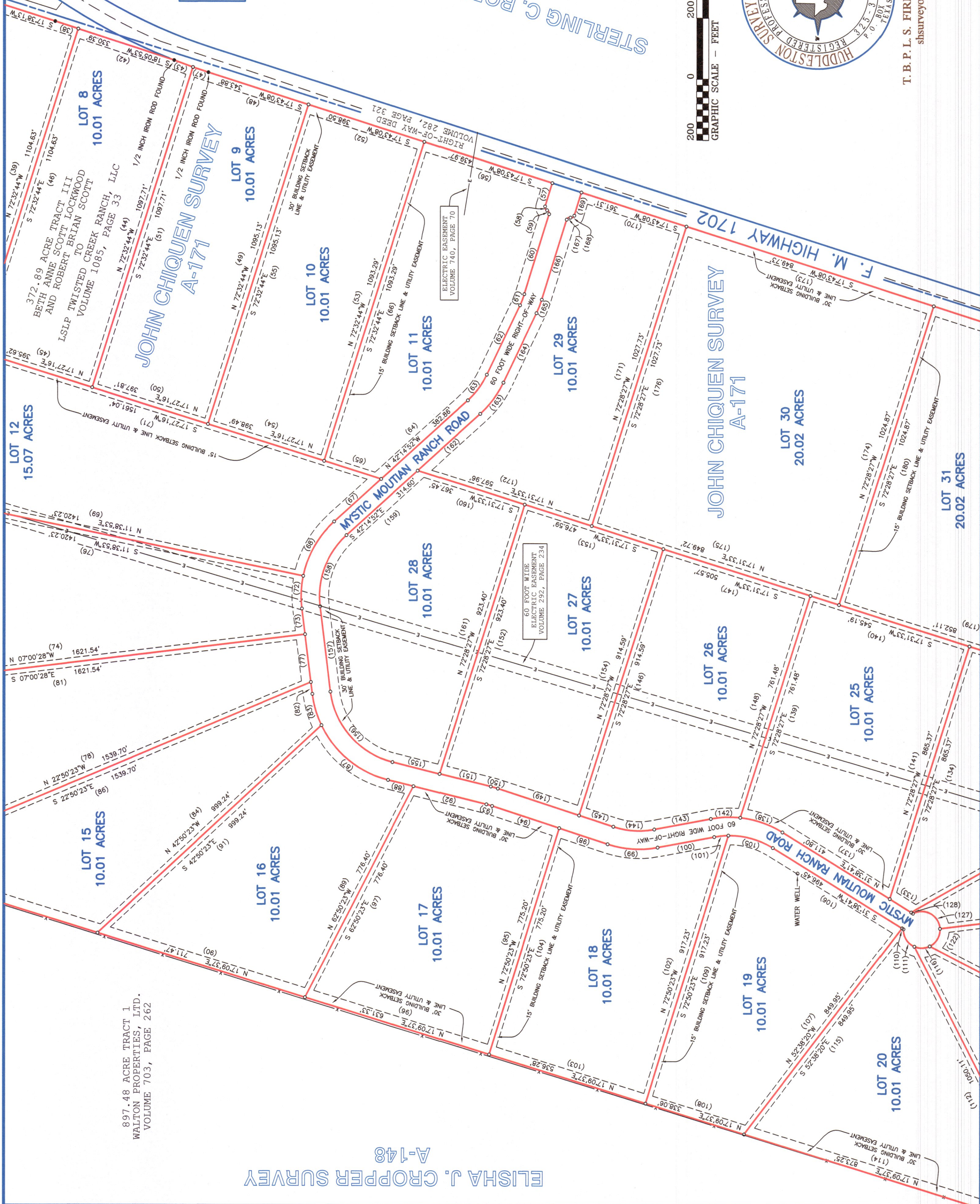
LEGEND

●	3 INCH PIPE POST
○	1/2" IRON ROD SET
⊙	SURVEY CORNER
— x —	FENCE LINE
— — —	BUILDING SETBACK LINE
— E —	ELECTRIC LINE
— — —	SURVEY LINE
[]	DEED CALL

STERLING C. ROBERTSON SURVEY
A-814



T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net



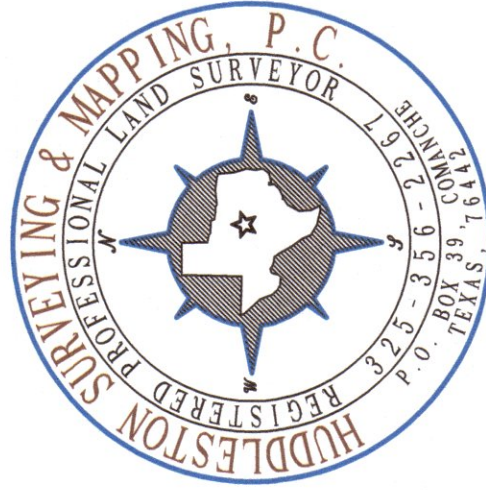
ELISHA J. CROPPER SURVEY
A-148

897.48 ACRE TRACT 1
WALTON PROPERTIES, LTD.
VOLUME 703, PAGE 262

105.891 ACRE TRACT
JAMES HALE, ET UX
VOLUME 816, PAGE 129

HENRY WRIGLEY SURVEY
A-995

T. B. P. L. S. FIRM NUMBER 10033700
shsurveyor@verizon.net



105.891 ACRE TRACT
HENRY E. HUGHITT, ET UX
VOLUME 560, PAGE 315

60 FOOT WIDE
ELECTRIC EASEMENT
VOLUME 292, PAGE 234

105.891 ACRE TRACT
HENRY E. HUGHITT, ET UX
VOLUME 560, PAGE 315

STERLING C. ROBERTSON SURVEY
A-813

246.30 ACRE TRACT
ROCK ROSE RANCH, LLC
VOLUME 987, PAGE 329

JAMES BRADSHAW
SURVEY, A-37

STERLING C. ROBERTSON SURVEY
A-814

JOB NUMBER 2413-21

LEGEND	
—	3 INCH PIPE POST
—	1/2 INCH IRON ROD SET
—	SURVEY CORNER
—	FENCE LINE
—	BUILDING SETBACK LINE
—	UTILITY EASEMENT
—	SURVEY LINE
[]	DEED CALL

