

LEGAL DESCRIPTION

Of a 346.963 acres tract of land out of Section No. 55, T. & P. RR. Co. Survey, Block "A," W.O.B., Abstract No. 830 and the J.C. Newman Survey, Abstract No. 354, both in Palo Pinto County, Texas; being part of a certain 350.209 acres tract described in Volume 2387, Page 303 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in the north right of way fence of Walker Lane (paved county road) and in the east line of said J.C. Newman Survey and in a west line of said 350.209 acres tract for the most southerly southwest corner of this tract. Whence a found 1/2" iron rod in said Walker Lane and at the southwest corner of said Section No. 55 and at the most southerly southwest corner of said 350.209 acres tract bears S. 00 deg. 03 min. 07 sec. E. 21.76 feet.

Thence N. 00 deg. 03 min. 07 sec. W. 892.32 feet along the east line of said J.C. Newman Survey to a found 1/2" iron rod with cap for an ell corner of this and said 350.209 acres tract.

Thence S. 89 deg. 37 min. 34 sec. W. 911.20 feet to a 4" steel post for a corner of this and said 350.209 acres tract.

Thence S. 89 deg. 24 min. 15 sec. W. 1498.38 feet along the south line of said 350.209 acres tract to a 2" steel post in the east right of way fence of Carter Lane (gravel county road) for the most westerly southwest corner of this tract. Whence a found 1/2" iron rod with cap at the most westerly southwest corner of said 350.209 acres tract bears S. 89 deg. 24 min. 15 sec. W. 91.05 feet.

Thence along the east right of way fence of said Carter Lane the following courses and distances:

- N. 04 deg. 32 min. 48 sec. W. 224.50 feet to a 2" steel post
- N. 07 deg. 08 min. 07 sec. E. 705.31 feet to a 4" steel post
- N. 07 deg. 21 min. 24 sec. E. 443.54 feet to a 2" steel post
- N. 26 deg. 53 min. 25 sec. E. 94.73 feet to a 2" steel post
- N. 52 deg. 40 min. 47 sec. E. 131.70 feet to a 2" steel post
- N. 41 deg. 50 min. 01 sec. E. 74.92 feet to a 2" steel post
- N. 17 deg. 33 min. 56 sec. E. 158.65 feet to a 2" steel post
- N. 11 deg. 22 min. 51 sec. W. 170.43 feet to a 2" steel post
- N. 26 deg. 29 min. 43 sec. W. 215.82 feet to a 2" steel post
- N. 03 deg. 59 min. 38 sec. E. 332.65 feet to a 4" steel post
- N. 09 deg. 24 min. 04 sec. W. 34.98 feet to a set "MAG" nail in the northwest line of said 350.209 acres tract and in the southeast right of way line of the T. & P. Railroad for the most westerly northwest corner of this tract. Whence a found 60D nail at the most westerly northwest corner of said 350.209 acres tract bears S. 54 deg. 23 min. 43 sec. W. 35.00 feet

Thence along the southeast right of way line of said T. & P. Railroad and with the north line of said 350.209 acres tract the following courses and distances:

- N. 54 deg. 23 min. 43 sec. E. 1325.66 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 06 min. 00 sec. E. 59.96 feet to a found 1/2" iron rod with cap
- N. 54 deg. 23 min. 43 sec. E. at 210.87 feet pass a found 1/2" iron rod and in all 396.24 feet to a point in the centerline of Palo Pinto Creek for the most northerly northwest corner of this and said 350.209 acres tract

Thence along the centerline of said Palo Pinto Creek and with the north line of said 350.209 acres tract the following courses and distances:

- S. 38 deg. 57 min. 27 sec. E. 404.17 feet
- S. 04 deg. 28 min. 11 sec. E. 197.02 feet
- S. 12 deg. 54 min. 07 sec. E. 180.34 feet
- S. 26 deg. 24 min. 28 sec. E. 229.02 feet
- S. 57 deg. 43 min. 08 sec. E. 188.20 feet
- S. 57 deg. 07 min. 25 sec. E. 111.67 feet
- S. 73 deg. 03 min. 25 sec. E. 58.84 feet to a point in the east line of said J.C. Newman Survey for a corner of this and said 350.209 acres tract

Thence leaving said Palo Pinto Creek, S. 00 deg. 40 min. 09 sec. E. at 31.13 feet pass a found 60D nail and in all 53.58 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said J.C. Newman Survey for an ell corner of this and said 350.209 acres tract.

Thence N. 83 deg. 42 min. 21 sec. E. at 472.48 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) and in all 3340.87 feet to a found 3/8" iron rod for the northeast corner of this and said 350.209 acres tract.

Thence with the east line of said 350.209 acres tract the following courses and distances:

- S. 07 deg. 57 min. 24 sec. E. 458.14 feet to a 4" steel post
- S. 11 deg. 21 min. 56 sec. W. 435.82 feet to a 4" steel post
- S. 09 deg. 39 min. 46 sec. W. 317.58 feet to a 4" steel post
- S. 09 deg. 27 min. 49 sec. W. 79.29 feet to a 4" steel post
- S. 07 deg. 16 min. 39 sec. W. 358.29 feet to a found 3/8" iron rod at the end of said Walker Lane for a corner of this and said 350.209 acres tract

Thence S. 02 deg. 24 min. 02 sec. W. 606.14 feet along the west right of way fence of said Walker Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 350.209 acres tract for the southeast corner of this tract. Whence a found 60D nail in said Walker Lane and at the southeast corner of said 350.209 acres tract bears S. 02 deg. 24 min. 02 sec. W. 36.38 feet.

Thence along the north right of way fence of said Walker Lane the following courses and distances:

- S. 33 deg. 16 min. 24 sec. W. 23.49 feet to a 4" steel post
- S. 58 deg. 10 min. 27 sec. W. 31.77 feet to a 4" steel post
- S. 68 deg. 02 min. 03 sec. W. 3336.35 feet to the place of beginning

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 30, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211118 211118A.crd 17140.crd FN210895

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48363C0575F AND 48363C0450F, BOTH DATED APRIL 5, 2019

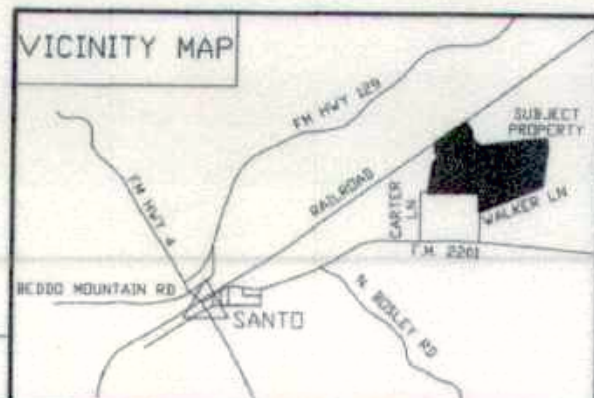
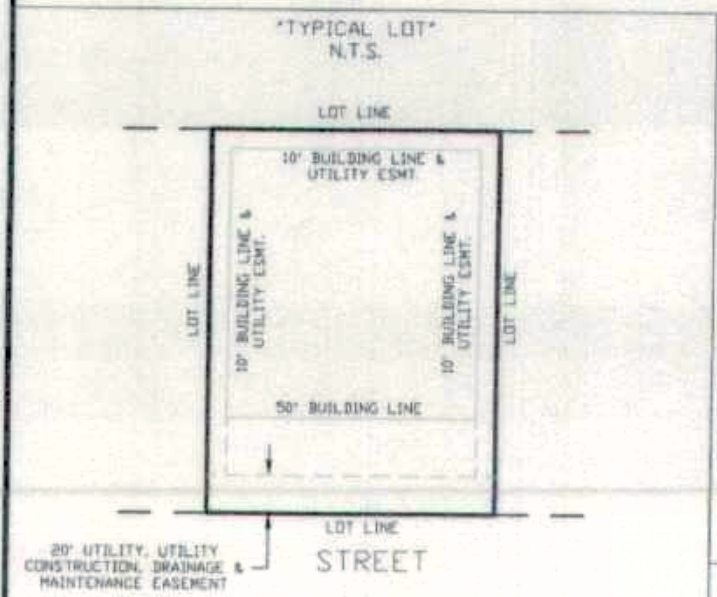
NOTE: ALL CORNERS ARE SET 1/2" IRON RODS MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: WATER WILL BE SUPPLIED BY SANTO SPECIAL UTILITY DISTRICT, 13497 S FM 4, SANTO, TX 76472, 940-769-4594

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY WELL OR STATE-APPROVED COMMUNITY WATER SYSTEM

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE PALO PINTO COUNTY PUBLIC WORKS DEPARTMENT



PAGE 1 OF 4

OWNER'S CERTIFICATE

That I, SIERRA VISTA RANCH, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SIERRA VISTA RANCH, I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 10 DAY OF September, 2021

BY: Monte Magness
MONTE MAGNESS, Authorized Agent for American Land Partners, Inc.,
Manager of Sierra Vista Ranch, LLC, a Delaware limited liability company

STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MONTE MAGNESS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 10 day of September, 2021

Shawn Mauldin
Signature



STATE OF TEXAS

COUNTY OF PALO PINTO

I, JENNIFER FABIAN, 9-1-1 Coordinator in and for said County, have reviewed and do hereby approve the road names as shown hereon.

Jennifer Fabian 9.13.2021
JENNIFER FABIAN DATE

THE STATE OF TEXAS

COUNTY OF PALO PINTO

APPROVED BY THE COMMISSIONER'S COURT OF PALO PINTO COUNTY, TEXAS.

ON THIS THE 13 DAY OF September, 2021.

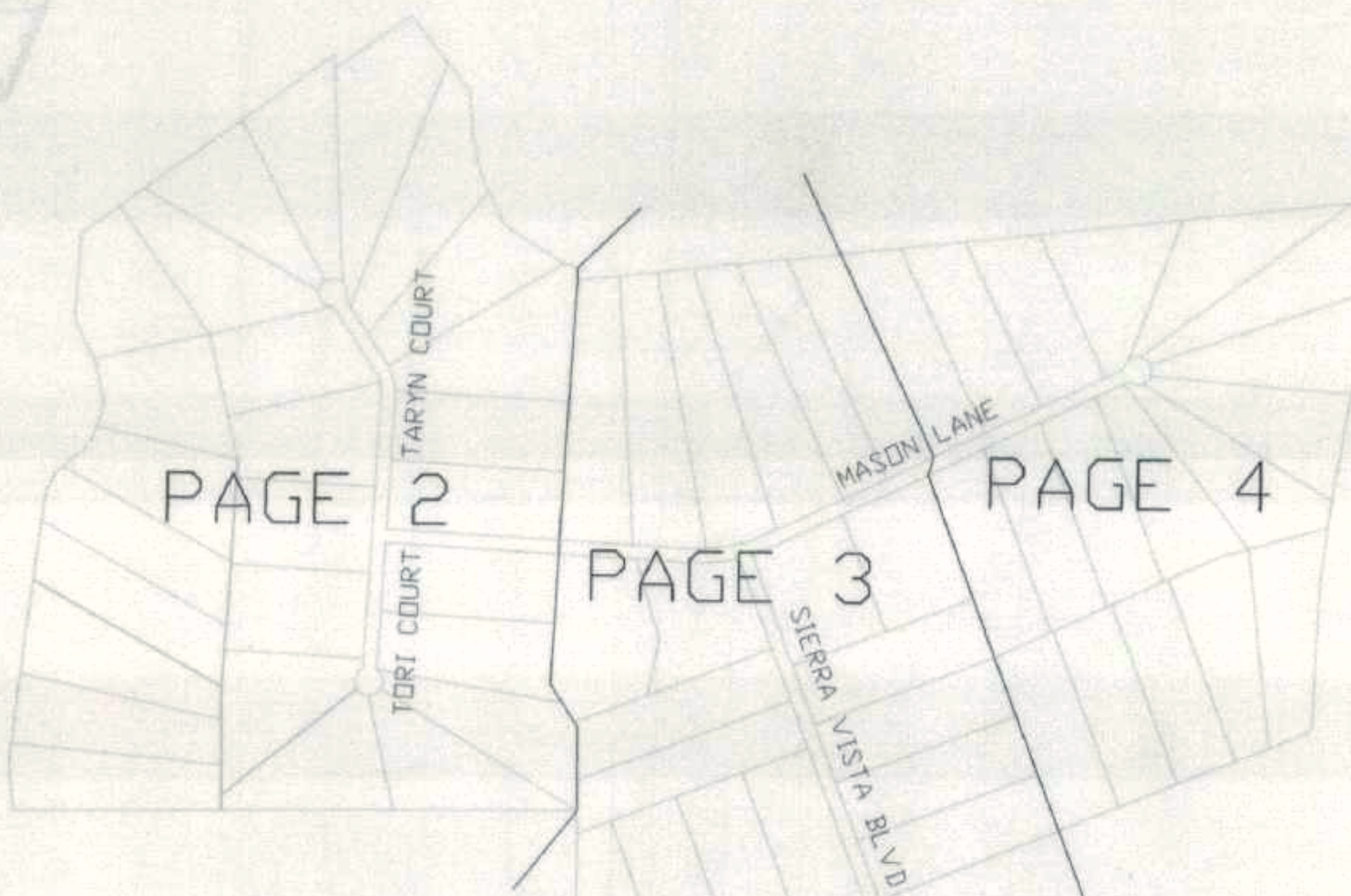
Shawn Mauldin
COUNTY JUDGE

Monte Magness
COMR. PRECINCT #1

Monte Magness
COMR. PRECINCT #2

Monte Magness
COMR. PRECINCT #3

Monte Magness
COMR. PRECINCT #4



FILED
AL 10:02 O'Clock A M

SEP 13 2021

Jennifer K. Green

Clerk of the County Court

Palo Pinto County, Texas

By M. G. Green Deputy

Book 12 Pg 8 Slide 1207

FINAL PLAT

SIERRA VISTA RANCH

BEING A SUBDIVISION OF
346.963 ACRES OUT OF
SECTION NO. 55, T. & P. RR.
CO. SURVEY, BLOCK "A",
W.O.B., ABSTRACT NO. 830 AND
THE J.C. NEWMAN SURVEY,
ABSTRACT NO. 354, BOTH IN
PALO PINTO COUNTY, TEXAS

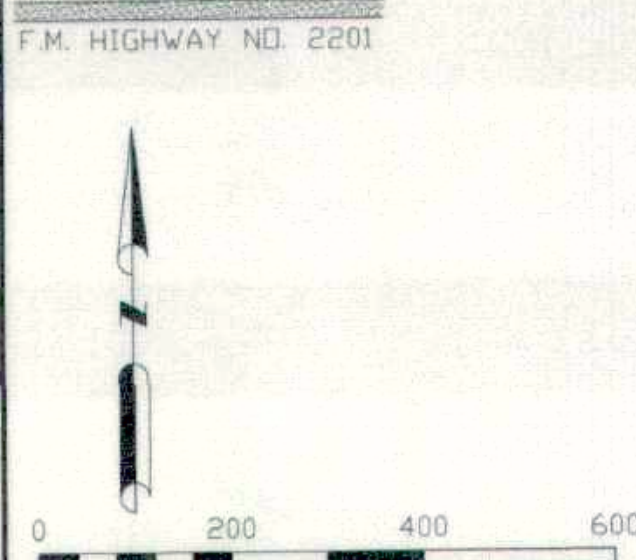
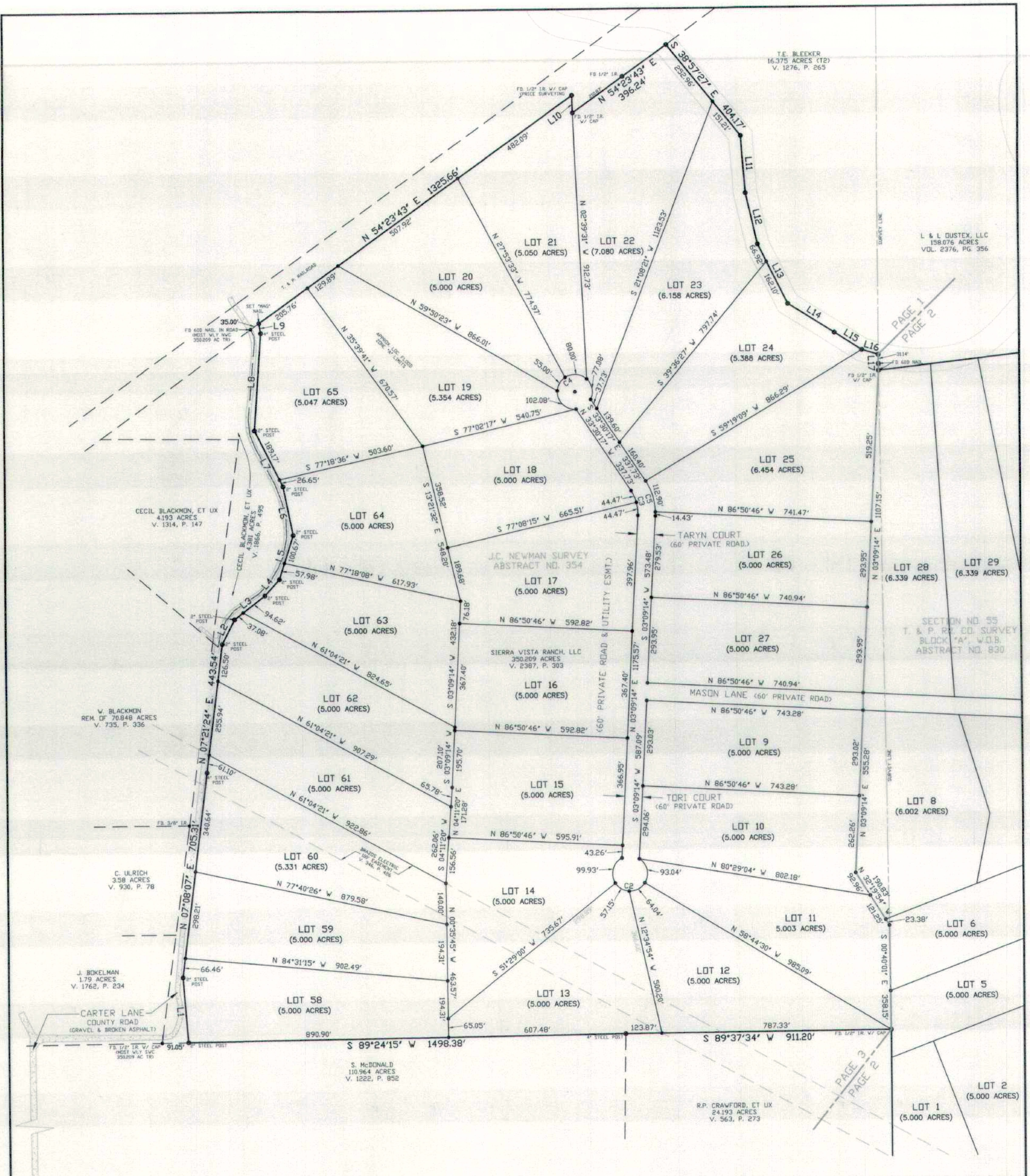
PLAT DATE: SEPTEMBER 10, 2021

DEVELOPER

SIERRA VISTA RANCH, LLC
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841



CONVERSION OF CURVE DATA TO A BEARING AND DISTANCE				
STATION	BEARING	DISTANCE	STATION	
1	N 76° 41' 00" E	76.789	10	N 89° 37' 34" W
2	N 76° 41' 00" E	76.789	11	N 89° 37' 34" W
3	N 76° 41' 00" E	76.789	12	N 89° 37' 34" W
4	N 76° 41' 00" E	76.789	13	N 89° 37' 34" W
5	N 76° 41' 00" E	76.789	14	N 89° 37' 34" W
6	N 76° 41' 00" E	76.789	15	N 89° 37' 34" W
7	N 76° 41' 00" E	76.789	16	N 89° 37' 34" W
8	N 76° 41' 00" E	76.789	17	N 89° 37' 34" W
9	N 76° 41' 00" E	76.789	18	N 89° 37' 34" W
10	N 76° 41' 00" E	76.789	19	N 89° 37' 34" W
11	N 76° 41' 00" E	76.789	20	N 89° 37' 34" W
12	N 76° 41' 00" E	76.789	21	N 89° 37' 34" W
13	N 76° 41' 00" E	76.789	22	N 89° 37' 34" W
14	N 76° 41' 00" E	76.789	23	N 89° 37' 34" W
15	N 76° 41' 00" E	76.789	24	N 89° 37' 34" W
16	N 76° 41' 00" E	76.789	25	N 89° 37' 34" W
17	N 76° 41' 00" E	76.789	26	N 89° 37' 34" W
18	N 76° 41' 00" E	76.789	27	N 89° 37' 34" W
19	N 76° 41' 00" E	76.789	28	N 89° 37' 34" W
20	N 76° 41' 00" E	76.789	29	N 89° 37' 34" W

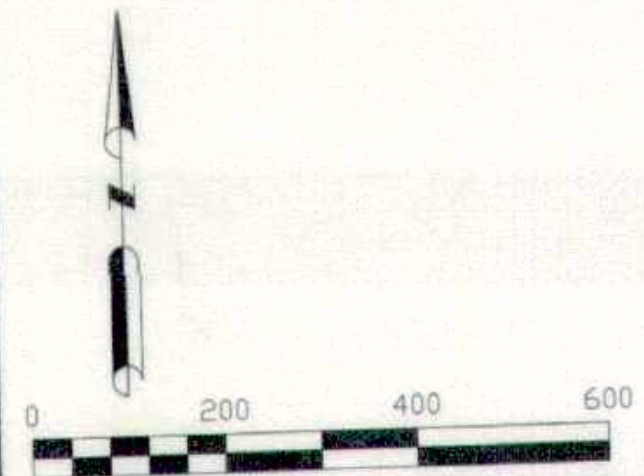
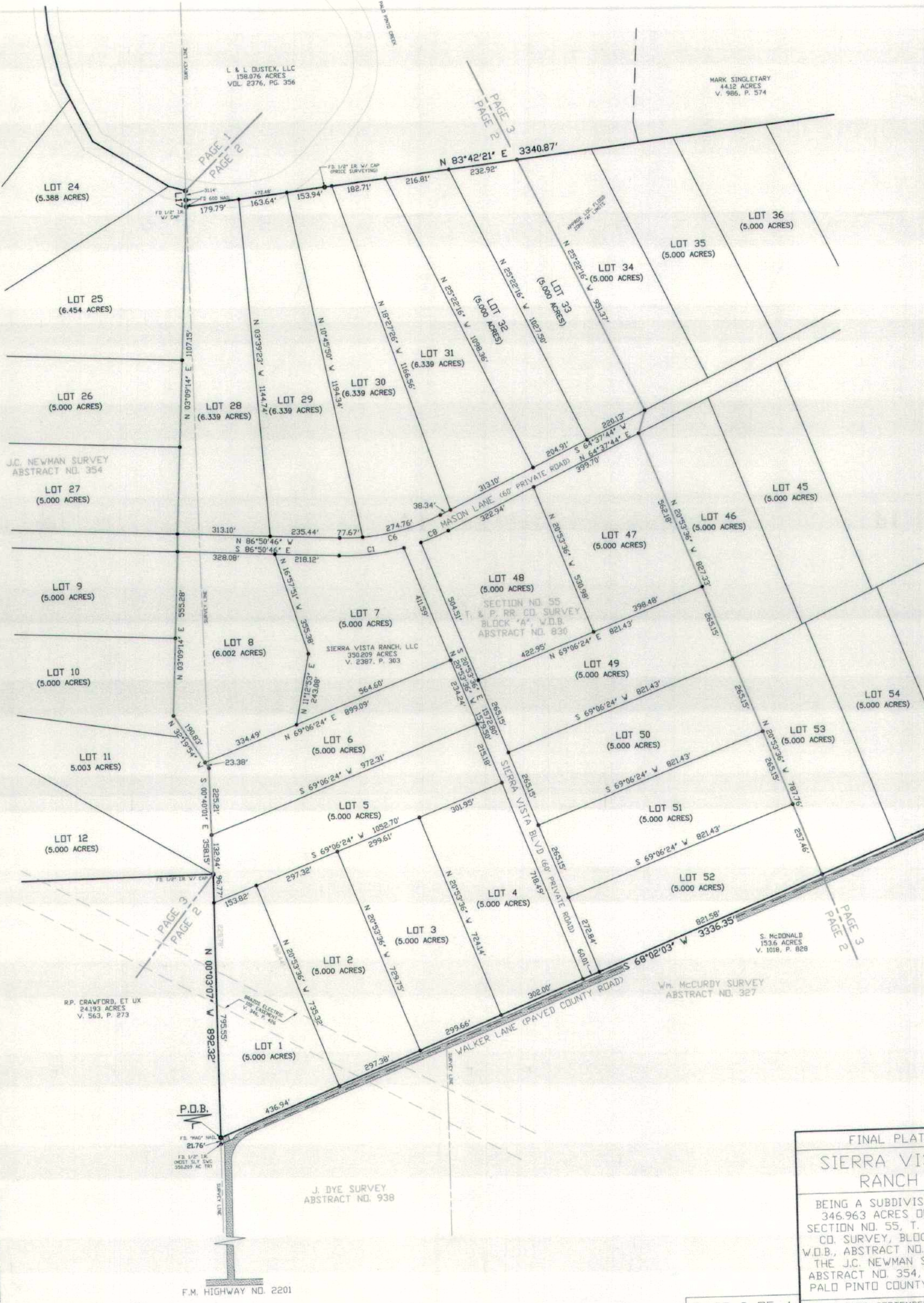
LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	1.00
2	N 0° 00' 00" E	1.00
3	N 0° 00' 00" E	1.00
4	N 0° 00' 00" E	1.00
5	N 0° 00' 00" E	1.00
6	N 0° 00' 00" E	1.00
7	N 0° 00' 00" E	1.00
8	N 0° 00' 00" E	1.00
9	N 0° 00' 00" E	1.00
10	N 0° 00' 00" E	1.00
11	N 0° 00' 00" E	1.00
12	N 0° 00' 00" E	1.00
13	N 0° 00' 00" E	1.00
14	N 0° 00' 00" E	1.00
15	N 0° 00' 00" E	1.00
16	N 0° 00' 00" E	1.00
17	N 0° 00' 00" E	1.00
18	N 0° 00' 00" E	1.00
19	N 0° 00' 00" E	1.00
20	N 0° 00' 00" E	1.00

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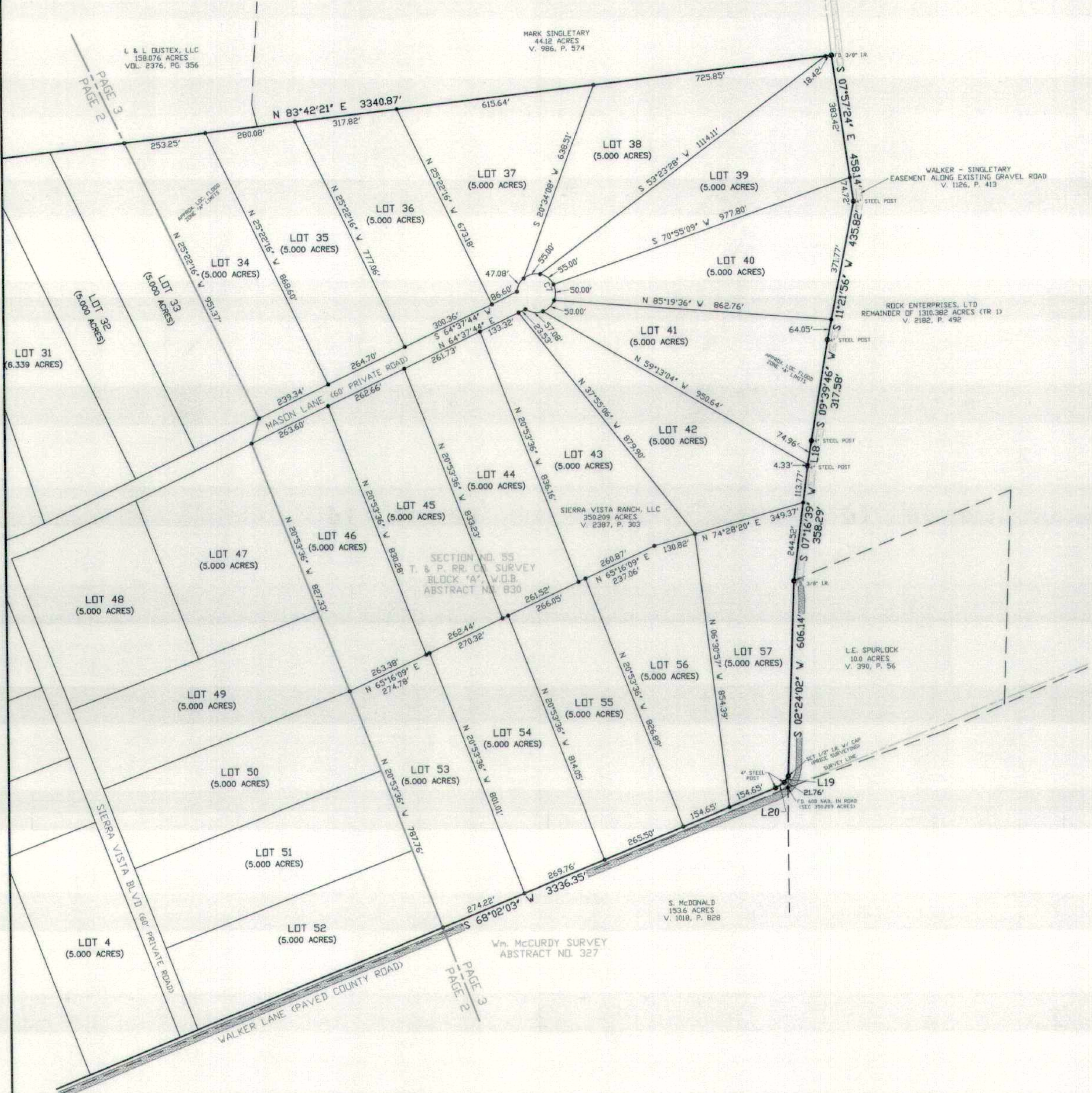


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L & L DUSTEX, LLC
158.076 ACRES
VOL. 2376, PG. 356

MARK SINGLETARY
44.12 ACRES
V. 986, P. 574

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PAGE 2



WALKER - SINGLETARY
EASEMENT ALONG EXISTING GRAVEL ROAD
V. 1126, P. 413

ROCK ENTERPRISES, LTD
REMAINDER OF 1310.382 ACRES (TR 1)
V. 2182, P. 492

SIERRA VISTA RANCH, LLC
350.209 ACRES
V. 2387, P. 303

L.E. SPURLOCK
10.0 ACRES
V. 390, P. 56

S. McDONALD
153.6 ACRES
V. 1018, P. 828

Wm. McCURDY SURVEY
ABSTRACT NO. 327

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PAGE 2

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