

# IRON STAR

BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT NO. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE MCGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

26 LOTS, 1 BLOCK  
MAY, 2017

## OWNER'S CERTIFICATE OF APPROVAL

THE STATE OF FLORIDA  
COUNTY OF NASSAU

TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as Iron Star, and do hereby make subdivision of said property according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and dedicate to public use forever all areas shown on on this plat as streets, alleys, parks, and easements except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and does hereby bind ourselves, our successors and assigns to warrant and forever defend the title of the land so dedicated.

Owner hereby certifies that it has complied with all applicable regulations of the County of Walker, Texas, and that a rough proportionality exist between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

WITNESS, our hands in Fernandina Beach, Nassau County, Florida this 5th day of June, 2017.

TerraPointe LLC d/b/a TerraPointe Texas Holding LLC  
BY: Rayonier TRS Operating Company

By: Mark R. Bidwell  
MARK R. Bidwell  
Its: Vice President

STATE OF FLORIDA  
COUNTY OF NASSAU

BEFORE ME, the undersigned authority, on this day personally appeared MARK R. Bidwell, Vice President of Rayonier TRS Operating Company, 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 stated.

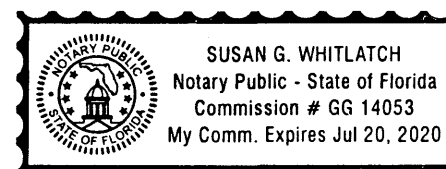
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of June, 2017.

Notary Public, County of Nassau, State of Florida.

Notary Signature: Susan G. Whitlatch

Printed Name: Susan G. Whitlatch

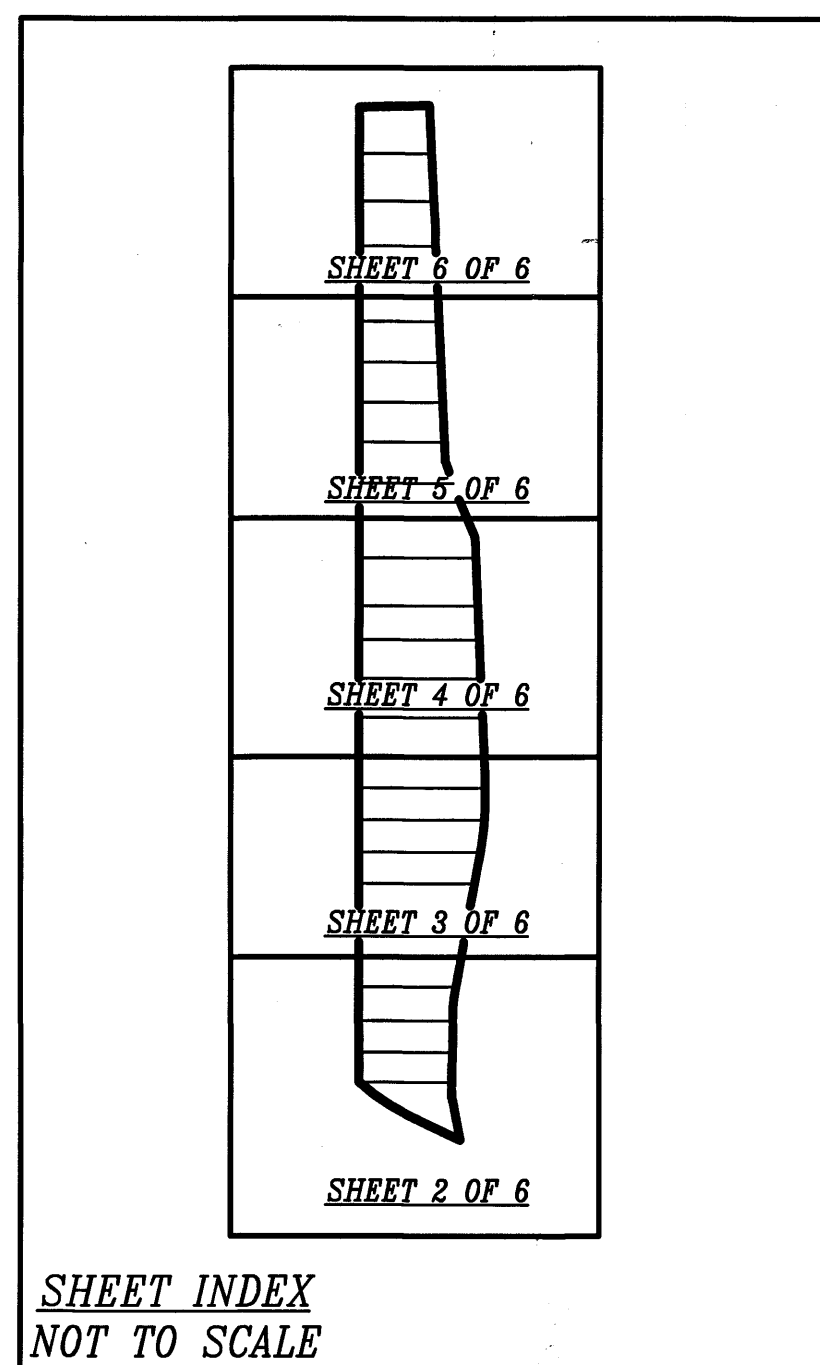
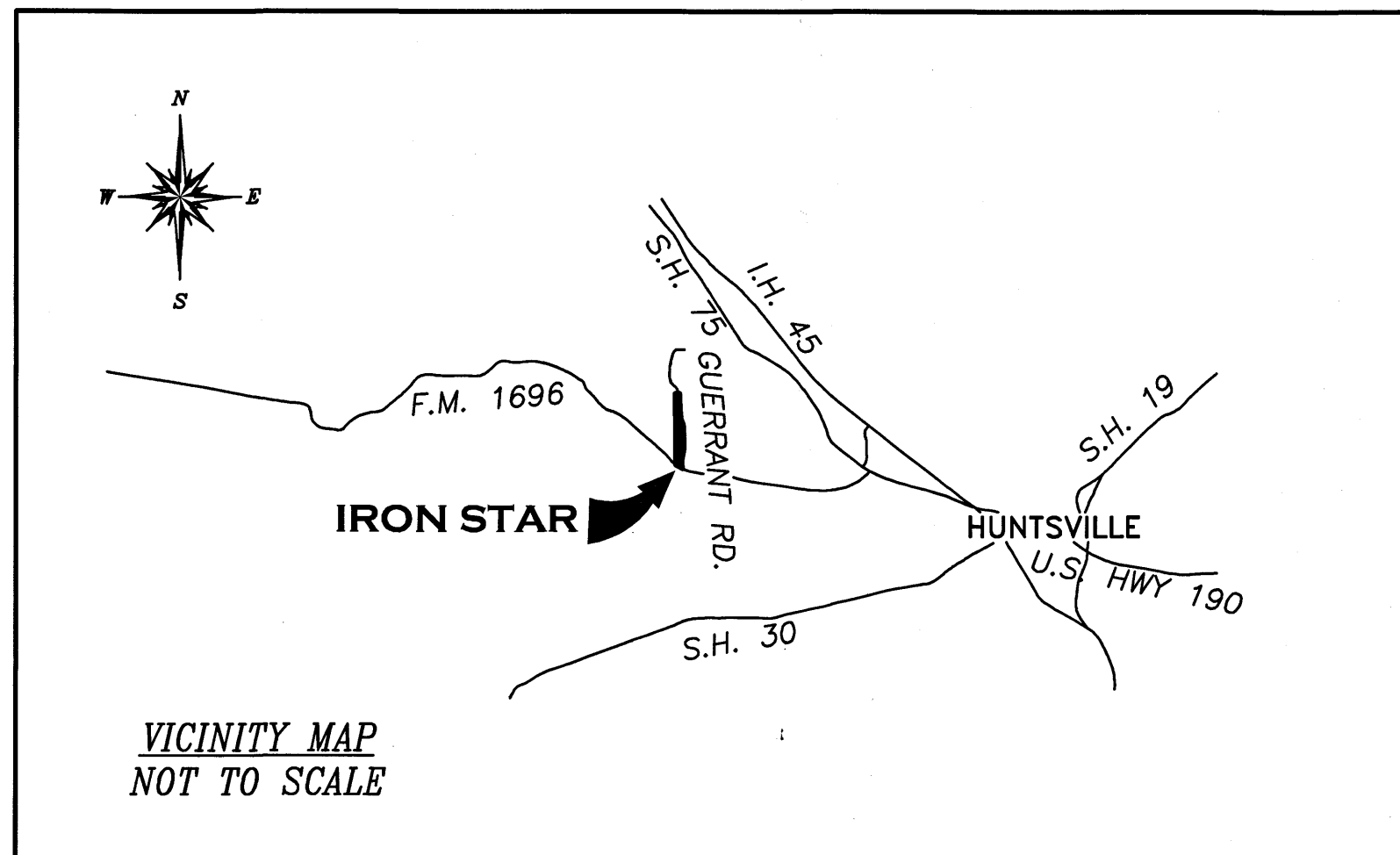
My Commission Expires: 7/20/2020



## SURVEYOR'S CERTIFICATE

This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented.

Carey A. Johnson  
Name: Carey A. Johnson  
Texas Registration No. 6524



### General Notes:

- 1) The basis for bearings are based on the Texas State Plane Coordinate System, Central Zone, (4203), North American Datum 1983, (NAD83).
- 2) Corners marked "SET" are 1/2" iron rods with cap stamped "TPS 100834-00"
- 3) There is a 25' B.L. along the front property lines, a 10' B.L. along the rear property lines, and 5' B.L. along all side property lines. Except for Lot 26, there shall be a 25' B.L. along the southerly property line, a 25' B.L. along the easterly property line, and a 5' B.L. along the northerly property line.
- 4) Depth to width variance granted for Lot(s) 10, 13, 17, 18, 19, & 20 in Commissioners Court on 4/24/17.
- 5) The "Apparent Survey Line" shown hereon refers to the abstract boundaries, not the subject tract or Right-of-Way dedications.

## DRAINAGE ACCEPTANCE NOTE

All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development which are a part of or necessary to the public roads infrastructure or public system of drainage, in addition to all natural flows of water entering onto or crossing the property.

## COMMISSIONER'S COURT CERTIFICATE

STATE OF TEXAS  
COUNTY OF WALKER

This is to certify that the Commissioners Court of Walker County, Texas has on the 5th day of June, 2017, approved this.

Robert D. Pierce  
Robert D. Pierce  
County Judge

Danny Kuykendall  
Danny Kuykendall  
Commissioner Precinct 1

Bill Daugeffe  
Bill Daugeffe  
Commissioner Precinct 3

Ronnie White  
Ronnie White  
Commissioner Precinct 2

Jimmy D. Henry  
Jimmy D. Henry  
Commissioner Precinct 4

## COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF WALKER

I, Kari A. French, clerk of the County Court of Walker County, Texas do hereby certify that the

foregoing Plat was approved by the Commissioners Court of said County on the 5 day of

June, 2017.

Kari A. French  
Kari A. French, County Clerk

## COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF WALKER

I, Kari A. French, County Clerk in and for said county, do hereby certify that this plat was filed for

record in my office on the 15 day of June, 2017, at 2:19 o'clock pm and

recorded in Volume 6, Page 99 of the Plat Records of Walker County, Texas.

Kari A. French  
Kari A. French, County Clerk

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0200 D, effective August 16, 2011.

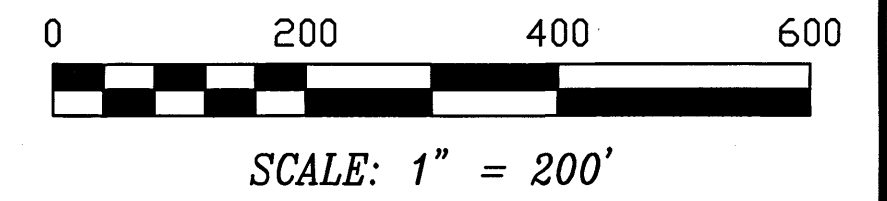
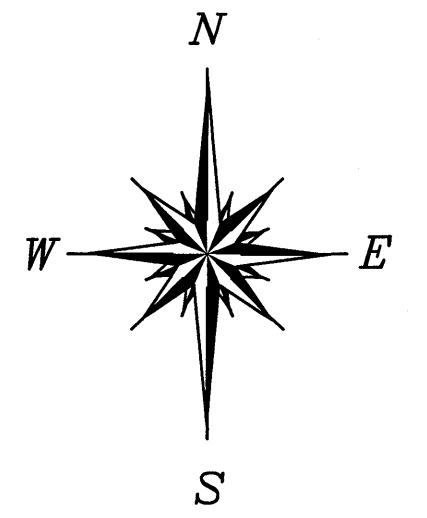
OWNER  
TERRAPOINTE LLC d/b/a/  
TERRAPOINTE TEXAS HOLDINGS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
225 WATER STREET, SUITE 1400  
JACKSONVILLE, FLORIDA 32202

SURVEYOR  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION No. 100834-00  
3032 NORTH FRAZIER  
CONROE, TEXAS 77303

**E. MILLER SURVEY  
ABSTRACT No. 412**

**E. MILLER SURVEY  
ABSTRACT No. 360**

Apparent Survey Line  
FAROOQ SHEIKH & IRMI KAMAL  
CALL 42.852 AC  
VOL. 1084, PG. 331, O.R.W.C.T.



Apparent Survey Line

MATCH LINE SHEET 3 OF 6

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
ONE HUNDRED THIRTY-SIXTH TRACT  
CALL 1725.20 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

**16.230 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES**

MATTHEW AND MICHELE DAILY  
CALL 21.000 AC  
VOL. 1080, PG. 410, O.R.W.C.T.

ANDREW & LORANE HUDSON  
CALL 21.000 AC  
VOL. 1049, PG. 836, O.R.W.C.T.

HERMAN E. & LINDA L. WALTMAN  
CALL 17.000 AC  
VOL. 1036, PG. 62, O.R.W.C.T.

ANDREW J. OSTEEN, SR  
VALERIE K. OSTEEN  
CALL 29.98 AC  
VOL. 1147, PG. 206, O.R.W.C.T.

**LOT 23  
11.446 ACRES**

**LOT 24  
11.233 ACRES**

**LOT 25  
11.261 ACRES**

**LOT 26  
11.412 ACRES**

**BLOCK 1**

**GUERRANT ROAD**  
(60' R.O.W.)

**HOPWELL ROAD**  
(60' R.O.W.)

**FARM TO MARKET ROAD 1696**  
(R.O.W. VARIES)

**JOSE JUAN SANCHEZ LEAGUE  
ABSTRACT No. 46**

MICHAEL ADAM WOODS  
COURTNEY LYNN WOODS  
CALL 60.00 AC  
VOL. 1154, PG. 672, O.R.W.C.T.

THOMAS ALLEN POE, JR.  
KATHLEEN PRICE POE  
CALL 43.00 AC  
VOL. 1118, PG. 841, O.R.W.C.T.

MID-SOUTH ELECTRIC COOP. ASSOC. 30'  
EASEMENT  
VOL. 1036, PG. 76, O.R.W.C.T.

**LINE AND CURVE TABLE  
FOR LOTS**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	360.00'	116.78'	116.27'	S 11°55'55" E	18°35'10"
C5	140.00'	52.41'	52.10'	S 12°40'53" E	21°26'52"
C6	1833.03'	169.22'	169.16'	N 66°28'50" W	5°17'22"
C7	2771.68'	349.68'	349.45'	N 60°56'20" W	7°13'43"
C8	1833.03'	285.49'	285.20'	S 74°05'46" E	8°55'25"

LINE	BEARING	DISTANCE
L21	S 02°58'11" E	133.72'
L22	S 06°20'18" W	145.69'
L23	S 10°10'14" W	200.19'
L24	S 07°17'07" W	97.14'
L25	S 01°00'02" W	166.73'
L26	S 05°17'01" E	101.49'
L27	S 11°05'09" E	50.87'

**LINE AND CURVE TABLE FOR GUERRANT ROAD  
DEDICATION TO WALKER COUNTY**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	97.32'	96.89'	S 11°55'55" E	18°35'10"
C2	200.00'	74.87'	74.43'	S 12°40'53" E	21°26'52"
C3	1833.03'	69.55'	69.54'	N 70°43'16" W	2°10'26"

LINE	BEARING	DISTANCE
L1	N 88°46'24" E	16.55'
L2	S 02°15'18" E	1475.17'
L3	N 87°34'50" E	60.00'
L4	S 02°25'10" E	1681.84'
L5	S 02°39'38" E	1368.78'
L6	S 21°13'29" E	412.89'
L7	S 23°24'18" E	500.89'
L8	S 01°57'28" E	1064.17'
L9	S 02°58'11" E	133.48'
L10	S 02°24'59" E	1906.98'
L11	S 00°19'48" W	477.36'
L12	S 06°20'18" W	150.85'
L13	S 10°10'14" W	202.19'
L14	S 10°09'30" W	1912.87'
L15	S 07°17'07" W	92.67'
L16	S 01°37'58" W	888.10'
L17	S 01°00'02" W	163.10'
L18	S 05°17'01" E	95.16'
L19	S 11°05'09" E	47.83'
L20	S 11°05'25" E	524.38'

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE

**IRON STAR**

BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT No. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE McGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

26 LOTS, 1 BLOCK  
MAY, 2017

# IRON STAR

BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT NO. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE MCGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

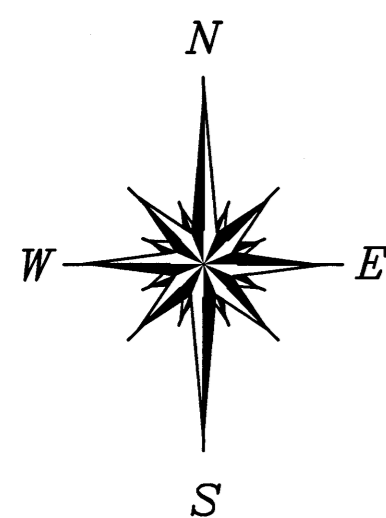
26 LOTS, 1 BLOCK  
MAY, 2017

## J. M. RANDOLPH SURVEY ABSTRACT No. 737

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
ONE HUNDRED TWENTY-FOURTH TRACT  
CALL 360.63 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

## E. MILLER SURVEY ABSTRACT No. 412

RAYONIER FOREST RESOURCES, L.P.  
ONE HUNDRED FIFTH TRACT CALL 99.70 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.



0 200 400 600

SCALE: 1" = 200'

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE

## JOSE JUAN SANCHEZ LEAGUE ABSTRACT No. 46

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
ONE HUNDRED THIRTY-SIXTH TRACT  
CALL 1725.20 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

LOT 16  
16.527 ACRES

N 90°00'00" E 1451.66'

LOT 17  
13.199 ACRES

N 90°00'00" E 1449.93'

LOT 18  
13.359 ACRES

N 90°00'00" E 1431.22'

LOT 19  
13.354 ACRES

N 90°00'00" E 1352.82'

LOT 20  
12.059 ACRES

N 90°00'00" E 1264.63'

LOT 21  
11.730 ACRES

N 90°00'00" E 1172.49'

LOT 22  
11.209 ACRES

N 90°00'00" E 1077.11'

LOT 23  
11.446 ACRES

N 90°00'00" E 970.07'

LOT 24  
11.233 ACRES

88.29'

97.14'

BLOCK 1

GUERRANT ROAD  
(60' R.O.W.)

## J. R. McADAMS SURVEY ABSTRACT No. 633

APOLONIA, LLC  
CALL 658.05 AC  
VOL. 977, PG. 760, O.R.W.C.T.

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
NINETY-SECOND TRACT CALL 156.28 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

TERRAPOINTE TEXAS HOLDINGS, LLC  
REMAINDER OF TRACT 13  
VOL. 969, PG. 159, O.R.W.C.T.

JAMES D. SEWELL, JR.  
CALL 36.000 AC  
VOL. 1061, PG. 567, O.R.W.C.T.

16.230 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES

## E. MILLER SURVEY ABSTRACT No. 360

MID-SOUTH ELECTRIC COOP. ASSOC. 30'  
EASEMENT  
VOL. 1036, PG. 76, O.R.W.C.T.

FAROOQ SHEIKH & IRMI KAMAL  
CALL 42.852 AC  
VOL. 1084, PG. 331, O.R.W.C.T.

Apparent Survey Line

MATTHEW AND MICHELE DAILY  
CALL 21.000 AC  
VOL. 1080, PG. 410, O.R.W.C.T.

MATCH LINE SHEET 4 OF 6

MATCH LINE SHEET 2 OF 6



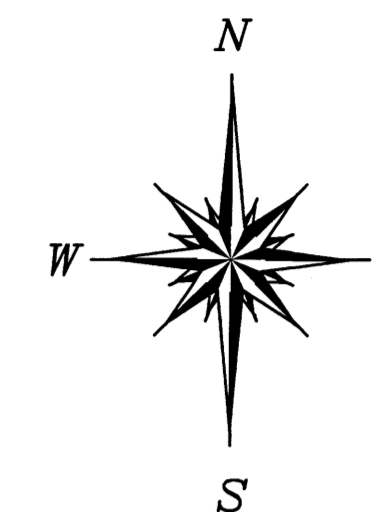
REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
EIGHTH TRACT  
CALL 1081.85 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

MATCH LINE SHEET 5 OF 6

**RICHARD BANKHEAD SURVEY  
ABSTRACT No. 70**

**T.T. R.R. CO. SURVEY  
ABSTRACT No. 657**

APOLONIA, LLC  
CALL 658.05 AC  
VOL. 977, PG. 760, O.R.W.C.T.



SCALE: 1" = 200'

Apparent Survey Line

**LOT 11  
16.453 ACRES**

**LOT 12  
20.259 ACRES**

**LOT 13  
14.378 ACRES**

**LOT 14  
16.672 ACRES**

**LOT 15  
16.300 ACRES**

**LOT 16  
16.527 ACRES**

**LOT 17  
13.199 ACRES**

**LOT 18  
13.359 ACRES**

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
ONE HUNDRED TWENTY-FOURTH TRACT  
CALL 360.63 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

**J. M. RANDOLPH SURVEY  
ABSTRACT No. 737**

WALKER COUNTY SPECIAL UTILITY DISTRICT  
FIRST TRACT - CALL 12.85 AC  
VOL. 604, PG. 134, O.P.R.W.C.T.

**J. R. McADAMS SURVEY  
ABSTRACT No. 633**

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE

**IRON STAR**

BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT NO. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE McGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

26 LOTS, 1 BLOCK  
MAY, 2017

MATCH LINE SHEET 3 OF 6

**GUERRANT ROAD**  
(60' R.O.W.)

**16.230 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES**

APOLONIA, LLC  
CALL 658.05 AC  
VOL. 977, PG. 760, O.R.W.C.T.

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
NINETY-SECOND TRACT CALL 156.28 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
NINETY-NINTH TRACT  
CALL 326.18 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

**LAWRENCE MCGUIRE SURVEY  
ABSTRACT No. 376**

ROBERT AGAN  
TRACT TWO - CALL 62.00 AC  
VOL. 977, PG. 701, O.R.W.C.T.

**16.230 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES**

**LOT 5  
12.953 ACRES**

**LOT 6  
13.136 ACRES**

**LOT 7  
12.900 ACRES**

**LOT 8  
12.839 ACRES**

**LOT 9  
13.579 ACRES**

**LOT 10  
13.127 ACRES**

**LOT 11  
16.453 ACRES**

**LOT 12  
20.259 ACRES**

N 90°00'00" E 1101.82'

N 90°00'00" E 1103.19'

N 90°00'00" E 1106.20'

N 90°00'00" E 1109.19'

N 90°00'00" E 1190.66'

N 90°00'00" E 1357.65'

N 90°00'00" E 1452.92'

**GUERRANT ROAD**  
(60' R.O.W.)

**T.T. R.R. CO. SURVEY  
ABSTRACT No. 657**

MARY AGAN  
TRACT THREE - CALL 62.00 AC  
VOL. 1091, PG. 312, O.R.W.C.T.

APOLONIA, LLC  
CALL 658.05 AC  
VOL. 977, PG. 760, O.R.W.C.T.

**IRON STAR**

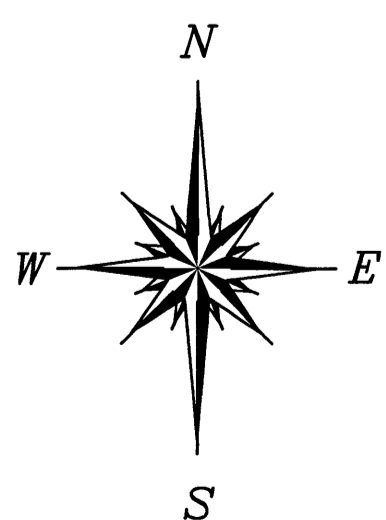
BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT No. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE MCGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

26 LOTS, 1 BLOCK  
MAY, 2017

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
EIGHTH TRACT  
CALL 1081.85 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

**RICHARD BANKHEAD SURVEY  
ABSTRACT No. 70**

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE



SCALE: 1" = 200'

MATCH LINE SHEET 6 OF 6

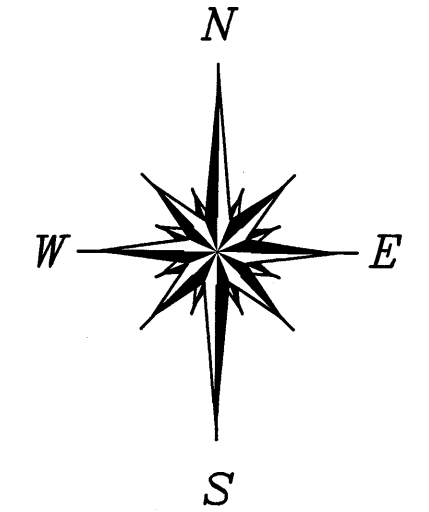
MATCH LINE SHEET 4 OF 6

**J.C. HUTCHINS SURVEY  
ABSTRACT No. 246**

DAVID SCOTT & MARY MICHELLE WILKINS  
CALL 83.02 ACRES  
VOL. 1024, PG. 330  
O.R.W.C.T.

DAVID S. WILKINS  
CALL 28.030 ACRES  
VOL. 1071, PG. 356  
O.R.W.C.T.

S. O. WOODS Jr & G.T.W WOODS  
CALL 80.99 ACRES  
VOL. 414, PG. 591, O.R.W.C.T.



SCALE: 1" = 200'

**WILLIS DONAHOE SURVEY  
ABSTRACT No. 168**

TIMOTHY WAYNE MANNING  
CALL 80.99 ACRES  
VOL. 739, PG. 52, O.R.W.C.T.

ANNE AGAN  
TRACT ONE - CALL 62.00 AC  
VOL. 977, PG. 710, O.R.W.C.T.

**T.T. R.R. CO. SURVEY  
ABSTRACT No. 657**

ROBERT AGAN  
TRACT TWO - CALL 62.00 AC  
VOL. 977, PG. 701, O.R.W.C.T.

Apparent Survey Line

Apparent Survey Line

FND. PINE KNOT

S 88°31'43" W 585.34'  
(296.90') FND. 5/8" I.R. (288.44')

N 88°31'43" E 1084.05'  
5' B.L.

FND. 1/2" I.R. W/CAP

CUERRANT ROAD

**0.280 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES**

**LOT 1  
14.729 ACRES**

**LOT 2  
15.255 ACRES**

**LOT 3  
14.070 ACRES**

**LOT 4  
11.918 ACRES**

**LOT 5  
12.953 ACRES**

**LOT 6  
13.136 ACRES**

**16.230 ACRES  
HEREBY DEDICATED  
TO WALKER COUNTY  
R.O.W. PURPOSES**

REMAINDER OF  
RAYONIER FOREST RESOURCES, L.P.  
NINETY-NINTH TRACT  
CALL 326.18 ACRES  
VOL. 847, PG. 47, O.R.W.C.T.

**LAWRENCE MCGUIRE SURVEY  
ABSTRACT No. 376**

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE

**IRON STAR**

BEING A SUBDIVISION OF 371.867 ACRES, AND BEING SITUATED IN THE JOSE JUAN SANCHEZ LEAGUE, ABSTRACT NO. 46, THE E. MILLER SURVEY, ABSTRACT 360, THE J. M. RANDOLPH SURVEY, ABSTRACT No. 737, THE RICHARD BANKHEAD SURVEY, ABSTRACT No. 70, THE T.T. RAILROAD COMPANY SURVEY, ABSTRACT No. 657, AND THE LAWRENCE MCGUIRE SURVEY, ABSTRACT No. 376, AND BEING A PORTION OF THAT CERTAIN CALLED 371.954 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO TERRAPOINTE LLC d/b/a/ TERRAPOINTE TEXAS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1239, PAGE 843, OF THE OFFICIAL RECORDS WALKER COUNTY, TEXAS.

26 LOTS, 1 BLOCK  
MAY, 2017

MATCH LINE SHEET 5 OF 6