

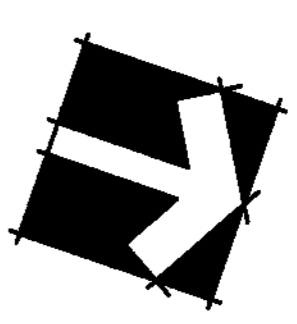
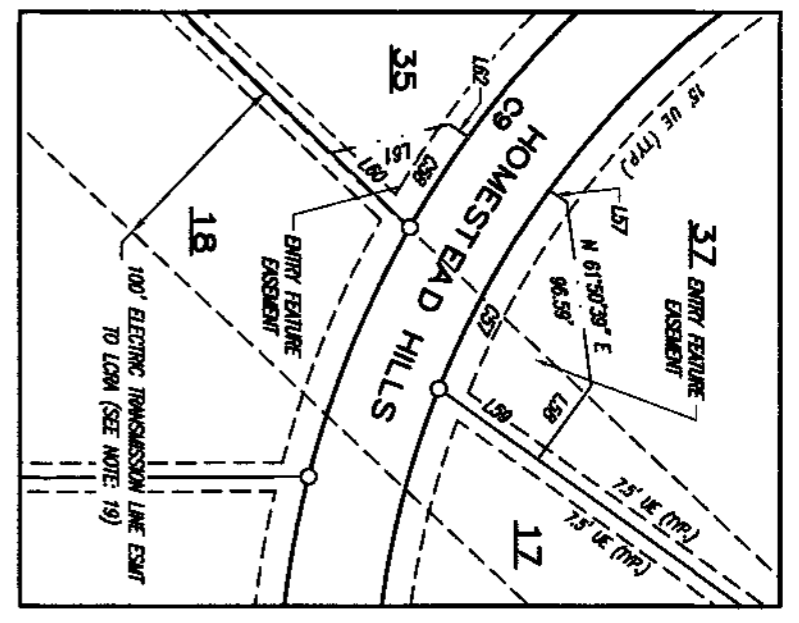
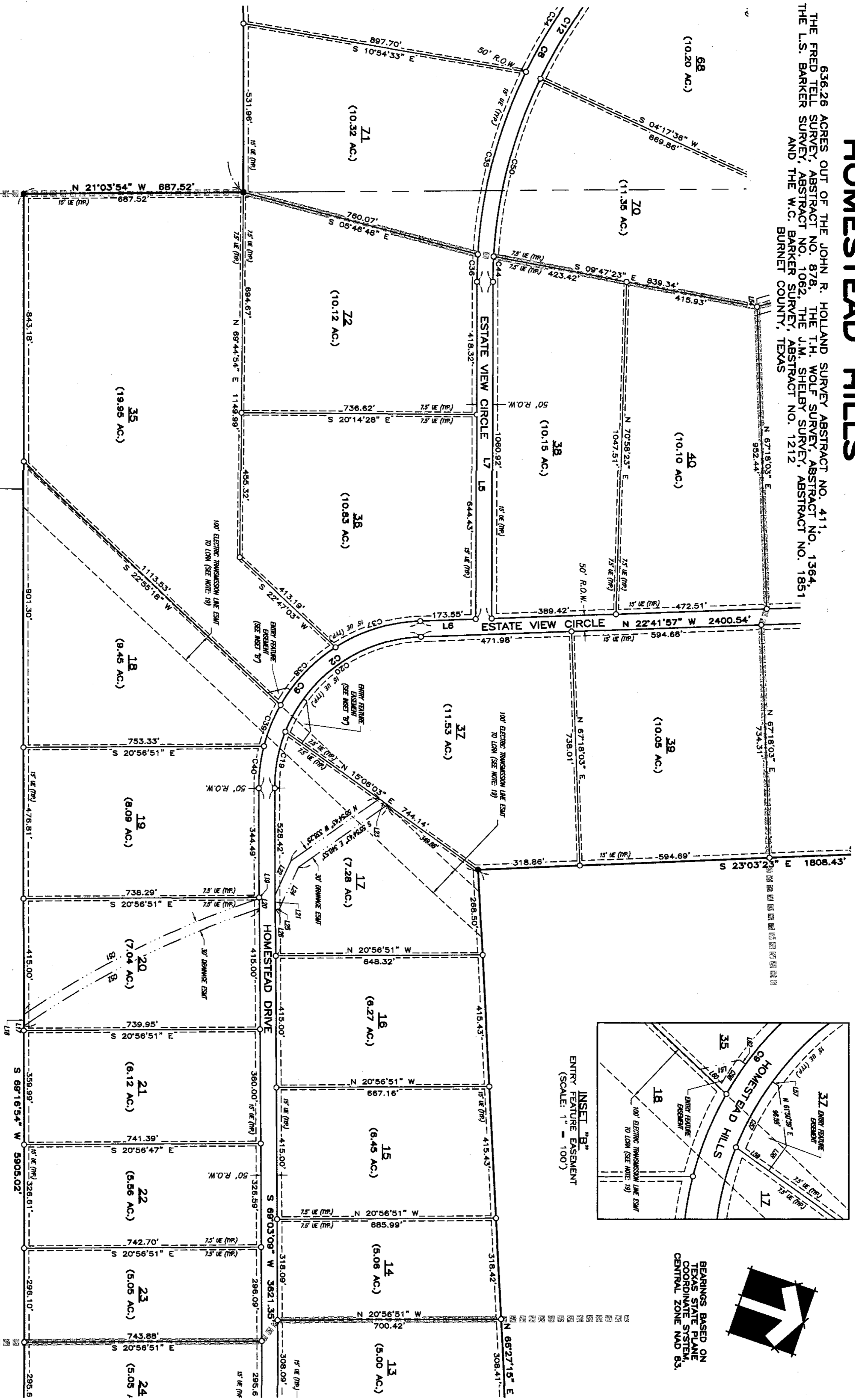




# HOMESTEAD HILLS

FINAL PLAT OF

636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411, THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364, THE L.S. BARKER SURVEY, ABSTRACT NO. 1062, THE J.M. SHELBY SURVEY, ABSTRACT NO. 1851 AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1212 BURNET COUNTY, TEXAS



BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.

BURNET LAND DEVELOPMENT COMPANY, LLC #0712552

DWFC, LTD #201700727

- LEGEND**
- 1/2" IRON PIN SET
  - W/YELLOW CAP TOCC 4835"
  - 1/2" IRON PIN FOUND
  - W/YELLOW CAP TOCC 4835"
  - MATCHLINE



**TRIPLE C SURVEYING CO.**  
 P.O. BOX 544 - Lampasas, Texas 76850  
 (512) 845-5440  
 email: admin@triplecsurveying.com  
 www.triplecsurveying.com Firm No. 10193916

JOB No.: 200724-F  
 DRAWN: AEN  
 SHEET: 3 OF 7

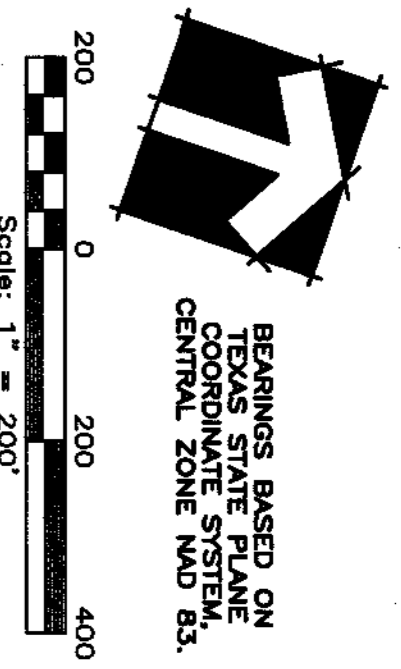
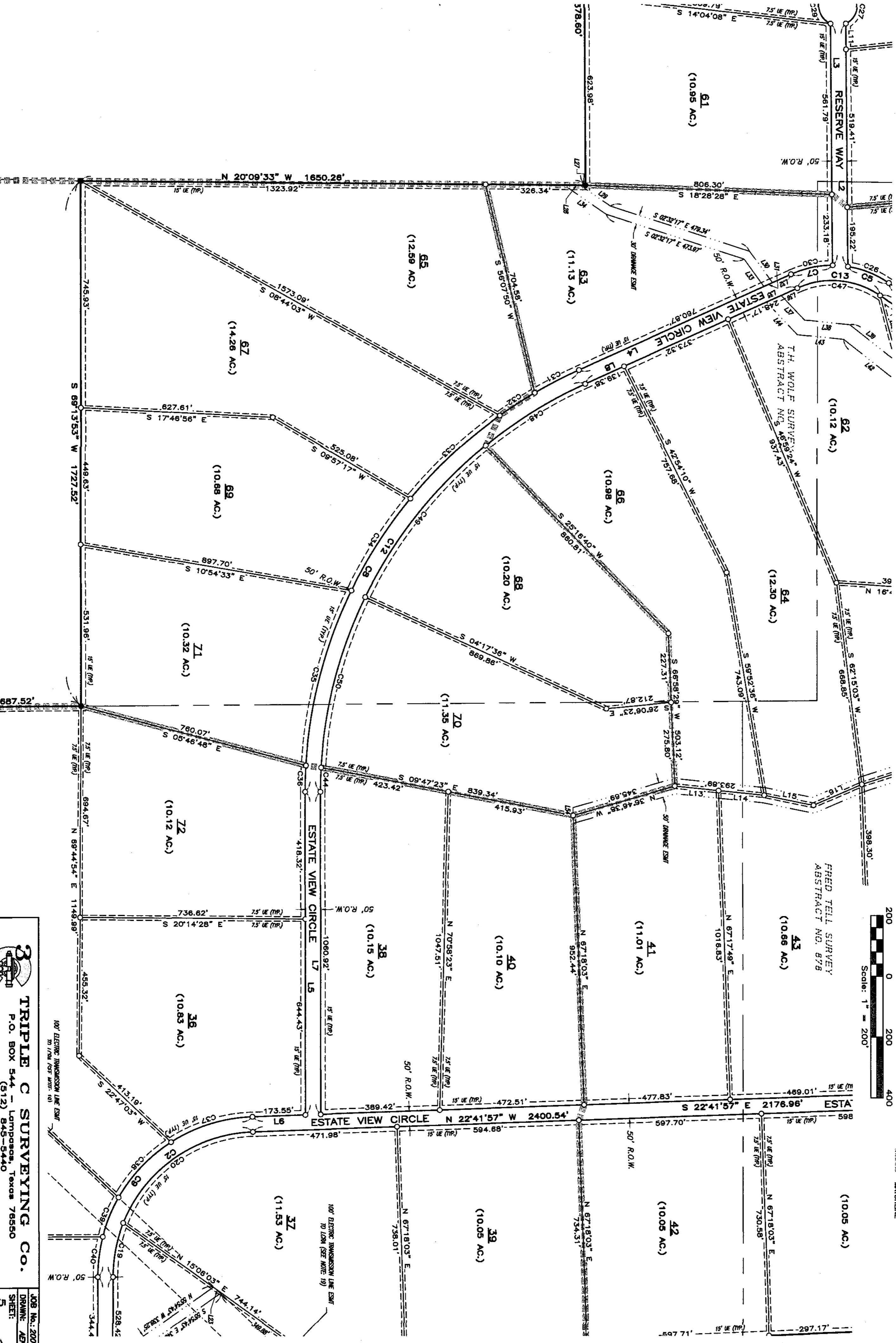




# HOMESTEAD HILLS

FINAL PLAT OF

636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411,  
 THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364,  
 THE L.S. BARKER SURVEY, ABSTRACT NO. 1062, THE J.M. SHELBY SURVEY, ABSTRACT NO. 1851  
 AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1212  
 BURNET COUNTY, TEXAS



BEARINGS BASED ON  
 TEXAS STATE PLANE  
 COORDINATE SYSTEM,  
 CENTRAL ZONE NAD 83.

- LEGEND
- 1/2" IRON PIN SET
  - YELLOW CAP TOC 4835"
  - 1/2" IRON PIN FOUND
  - YELLOW CAP TOC 4835"
  - MATCHLINE

**TRIPLE C SURVEYING CO.**  
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JOB No.: 200724-F  
 DRAWN: AEN  
 SHEET: 5 OF 7

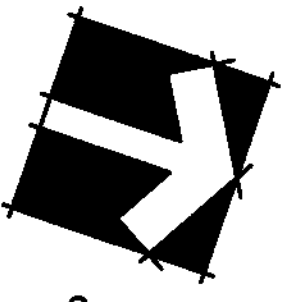
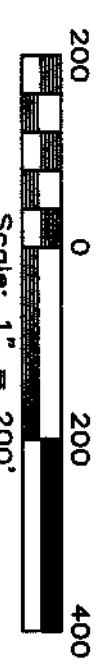
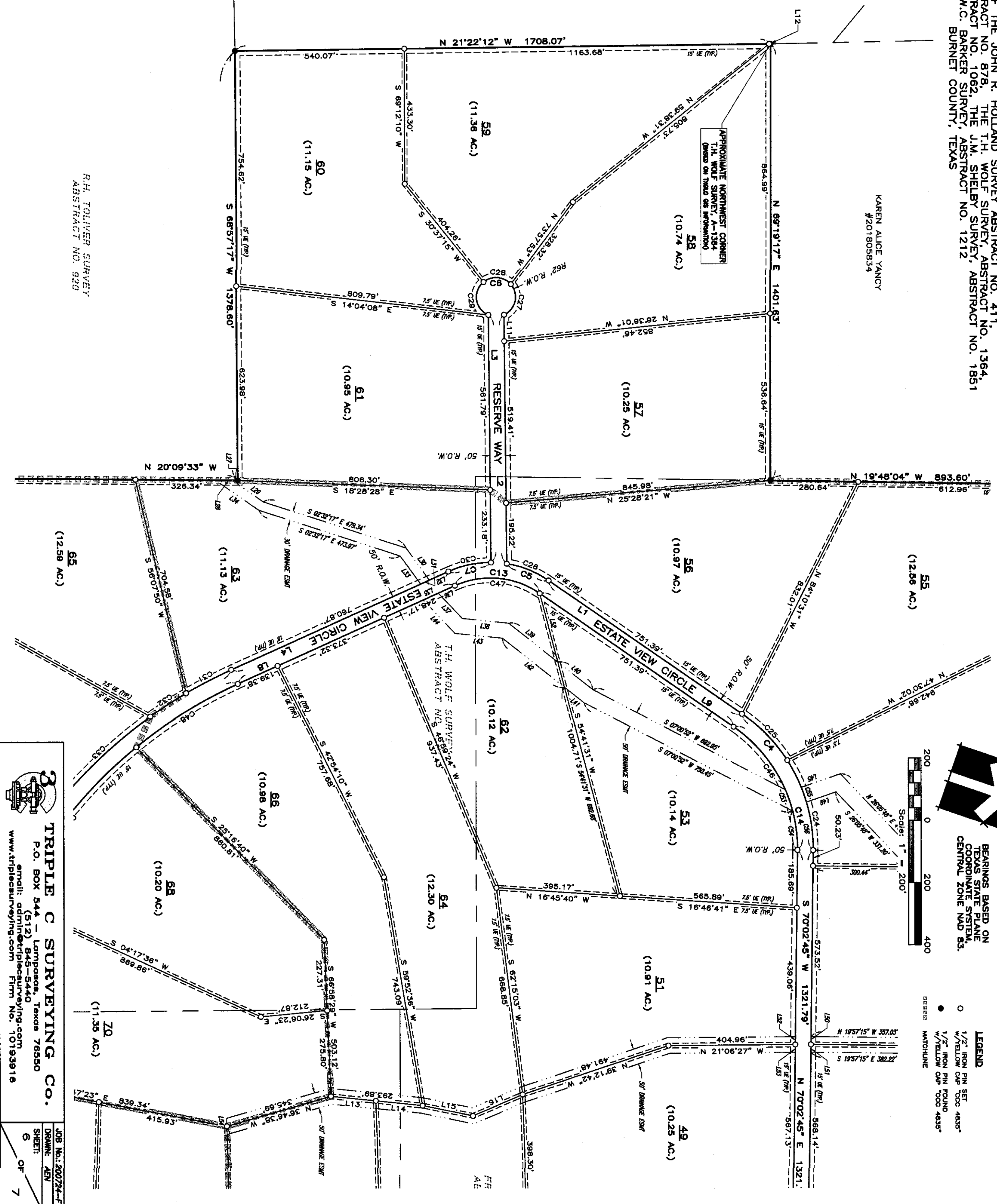
# HOMESTEAD HILLS

FINAL PLAT OF

636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411, THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364, THE L.S. BARKER SURVEY, ABSTRACT NO. 1062, THE J.M. SHELBY SURVEY, ABSTRACT NO. 1851 AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1212, BURNET COUNTY, TEXAS

KAREN ALICE YANCY  
#201805834

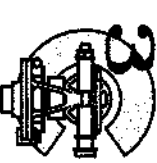
JOSEF F. & BERNAIDINE  
BUENKER TRUST  
628/124



BEARINGS BASED ON  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83.

- LEGEND**
- 1/2" IRON PIN SET
  - 1/2" IRON PIN FOUND
  - W/YELLOW CAP TOCC 4835"
  - W/YELLOW CAP TOCC 4835"
  - MATCHLINE

R.H. TOLLIVER SURVEY  
ABSTRACT NO. 920



**TRIPLE C SURVEYING CO.**  
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email: admin@triplecsurveying.com  
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JOB No. 200224-F  
DRAWN: JEN  
SHEET: 6  
OF 7

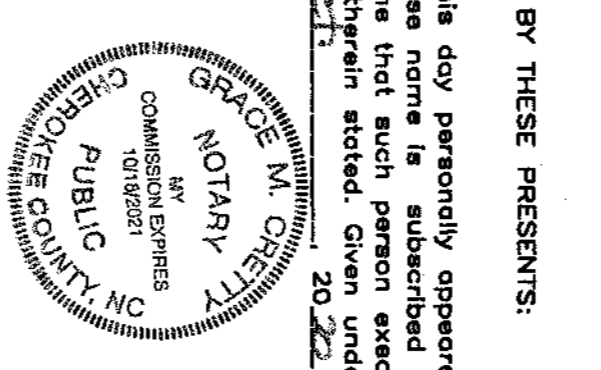
# HOMESTEAD HILLS

FINAL PLAT OF  
636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411,  
THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364,  
AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1851  
BURNETT COUNTY, TEXAS

**PERIMETER FIELD NOTES**  
BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post in the west margin of County Road 101 being the southeast corner of this tract;  
THENCE with the south line of this tract the following courses and distances:  
1. N 20°18'25" W 945.91 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an interior angle point in this tract;  
2. S 74°59'12" W 541.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post;  
3. S 69°16'54" W 395.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an exterior all corner of this tract;  
4. N 21°03'54" W 687.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an interior all corner of this tract;  
5. S 69°13'53" W 1727.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an exterior all corner of this tract;  
6. N 20°09'33" W 1650.26 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an interior all corner of this tract;  
7. S 66°57'17" W 1378.60 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for the southwest corner of this tract;  
THENCE N 21°22'12" W 1708.07 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for the most westerly northwest corner of this tract;  
THENCE with the north line of this tract the following courses and distances:  
1. N 89°19'17" E 1401.63 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an interior all corner of this tract;  
2. N 16°48'04" W 893.60 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for the most northerly northwest corner of this tract;  
3. N 69°19'10" E 3741.72 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for the most northerly northeast corner of this tract;  
4. S 21°10'21" E 1695.34 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post;  
5. S 23°03'23" E 1808.43 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at an inside all corner of this tract;  
6. N 66°27'15" E 3259.97 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found;  
7. N 88°27'38" E 2348.35 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the west margin of County Road 101 for the northeast corner of this tract;

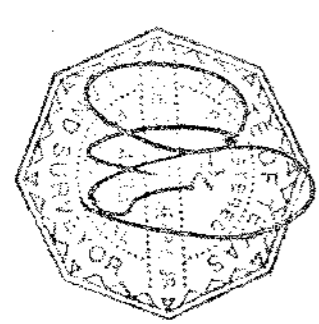
**OWNER'S CERTIFICATION:**  
STATE OF NORTH CAROLINA § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF CHEROKEE §  
That I, John Snow, Manager, HHT Land, LLC being the owner of 636.26 acres of land out of the John R. Holland Survey, Abstract No. 411, the Fred Tell Survey, Abstract No. 878, the T.H. Wolf Survey, Abstract No. 1364, the S.L. Barker Survey, Abstract No. 1062, the J.M. Shelby Survey, Abstract No. 1851 and the W.C. Barker Survey, Abstract No. 1212, Burnett County, Texas and being recorded in Document No. 202009692 of the Official Public Records of Burnett County do hereby plat and adopt this plat to be known as HOMESTEAD HILLS as the official plat of the same, the easements hereon are reserved for the use of public utility providers.

**OWNER'S CERTIFICATION:**  
STATE OF NORTH CAROLINA § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF CHEROKEE §  
Before me, the undersigned authority, on this day personally appeared John Snow, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this 13 day of October, 2020.



**COUNTY CERTIFICATION:**  
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNETT §  
The attached plat, being "HOMESTEAD HILLS", a public subdivision, Burnett County, Texas, was found to comply with the statutes and laws of the State of Texas and was approved for filing in the Official Public Records of Burnett County.  
To certify which, the undersigned as County Judge of Burnett County, Texas this 13 day of October, 2020.

**SURVEYOR'S CERTIFICATION:**  
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNETT §  
I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the Burnett County, Texas Subdivision Regulations.



**TRIPLE C SURVEYING CO.**  
P.O. BOX 544 - Lompasa, Texas 76650  
email: admin@triplecsurveying.com  
www.triplecsurveying.com Firm No. 10193916  
JOB No.: 200724-F  
DRAWN: JEN  
SHEET: 7 OF 7

NO.	DIRECTION	LENGTH
L1	S 14°06'05" W	751.39'
L2	S 68°46'54" W	799.62'
L3	N 68°46'54" E	794.97'
L4	S 45°06'20" E	780.87'
L5	N 69°23'33" E	1062.75'
L6	S 22°44'57" E	173.55'
L7	S 69°23'33" W	1060.92'
L8	N 45°06'20" W	760.87'
L9	N 14°08'05" E	751.39'
L10	N 66°27'15" E	61.39'
L11	S 68°46'54" W	84.99'
L12	N 21°22'12" W	4.32'
L13	N 14°49'35" W	143.81'
L14	N 14°49'35" W	150.08'
L15	N 08°56'48" W	164.48'
L16	N 44°04'39" W	172.51'
L17	S 69°16'58" W	14.39'
L18	S 69°16'54" W	36.38'
L19	N 69°02'54" E	3.41'
L20	N 69°03'09" E	31.56'
L21	N 69°03'09" E	44.16'
L22	N 85°53'14" W	119.18'
L23	N 15°06'03" E	31.73'
L24	N 85°53'14" W	145.87'
L25	N 20°56'51" W	12.49'
L26	S 69°03'09" W	146.80'
L27	S 20°08'26" E	17.43'
L28	N 20°08'21" W	53.22'
L29	N 14°10'34" E	120.31'
L30	N 33°34'51" E	126.89'
L31	S 45°06'20" E	30.59'
L32	S 45°06'20" E	66.63'
L33	S 33°34'51" W	111.10'
L34	S 14°10'34" W	168.67'
L35	N 45°06'20" W	52.82'
L36	S 45°06'21" E	57.95'
L37	S 26°04'43" W	111.90'
L38	S 14°46'01" E	148.56'
L39	N 17°53'08" E	200.51'
L40	N 17°53'06" E	141.87'
L41	S 17°53'06" W	79.81'
L42	S 14°46'01" E	252.68'
L43	S 26°04'43" W	152.53'
L44	S 26°04'43" W	147.56'
L45	N 39°47'53" W	132.10'
L46	N 35°03'56" W	162.73'
L47	N 69°20'02" E	51.62'
L48	S 35°03'56" E	161.03'
L49	S 39°47'53" E	99.71'
L50	S 70°02'47" W	25.00'
L51	S 70°02'43" W	25.00'
L52	N 70°02'47" E	25.00'
L53	N 70°02'43" E	25.01'
L54	S 67°18'03" W	25.77'
L55	N 13°08'26" E	11.13'
L56	N 13°00'18" E	11.70'
L57	N 13°00'18" E	11.18'
L58	S 74°58'47" E	47.28'
L59	S 15°06'03" W	62.93'
L60	S 22°55'18" W	56.37'
L61	N 34°17'25" W	63.05'
L62	N 13°08'26" E	11.63'

NO.	DELTA	RADIUS	ARC	CHORD	CHORD DISTANCE
C1	34°11'00"	1525.00'	909.63'	S 86°08'39" W	866.40'
C2	88°14'54"	475.00'	731.61'	N 66°49'24" W	661.40'
C3	87°15'18"	525.00'	799.51'	N 66°19'36" W	724.46'
C4	55°54'40"	525.00'	512.31'	S 42°05'25" W	492.23'
C5	25°36'57"	325.00'	145.30'	S 01°19'36" W	144.09'
C6	31°26'37"	62.50'	341.26'	S 21°13'06" E	50.00'
C7	24°45'46"	325.00'	140.48'	S 32°43'27" E	139.37'
C8	65°30'07"	1525.00'	1743.42'	S 77°51'23" E	1650.01'
C9	88°14'54"	525.00'	808.62'	S 66°49'24" E	731.03'
C10	34°11'00"	1475.00'	880.00'	N 86°08'39" E	867.01'
C11	87°15'18"	475.00'	723.37'	S 66°19'36" E	655.47'
C12	65°30'07"	1475.00'	1686.25'	N 77°51'23" W	1595.92'
C13	59°14'24"	275.00'	284.33'	N 15°29'08" E	271.84'
C14	55°54'40"	475.00'	463.52'	N 42°05'25" E	445.35'
C15	83°30'24"	1525.00'	226.42'	N 80°59'29" W	226.21'
C16	11°11'31"	1525.00'	297.89'	S 89°07'31" W	297.41'
C17	10°23'49"	1525.00'	276.72'	S 78°18'39" W	276.34'
C18	4°05'20"	1525.00'	108.63'	S 71°05'49" W	108.61'
C19	21°58'14"	475.00'	182.14'	S 80°02'16" W	181.03'
C20	66°16'40"	475.00'	549.46'	N 55°50'17" W	519.34'
C21	29°27'53"	525.00'	269.99'	N 37°25'54" W	267.02'
C22	32°45'14"	525.00'	300.12'	N 68°32'28" W	296.05'
C23	25°02'11"	525.00'	229.41'	S 82°33'50" W	227.59'
C24	33°14'46"	525.00'	304.63'	S 53°25'22" W	300.36'
C25	22°41'36"	524.36'	207.68'	S 25°28'02" W	206.33'
C26	25°36'57"	325.00'	145.30'	S 01°19'36" W	144.09'
C27	106°53'20"	62.50'	116.60'	S 81°45'32" W	100.41'
C28	88°47'08"	62.50'	96.85'	S 16°04'42" E	87.45'
C29	11°10'09"	62.50'	127.81'	N 60°56'39" E	106.66'
C30	24°45'46"	325.00'	140.46'	S 32°43'27" E	139.37'
C31	6°07'03"	1525.00'	162.82'	S 48°09'51" E	162.75'
C32	5°07'46"	1525.00'	136.52'	S 53°47'15" E	136.46'
C33	15°00'47"	1525.00'	399.59'	S 63°51'32" E	398.45'
C34	13°31'23"	1525.00'	359.93'	S 78°07'37" E	359.10'
C35	22°27'56"	1525.00'	597.95'	N 83°52'44" E	594.13'
C36	3°15'12"	1525.00'	86.59'	N 71°01'09" E	86.58'
C37	30°46'29"	525.00'	281.99'	S 38°03'12" E	278.61'
C38	27°32'55"	525.00'	252.43'	S 67°14'54" E	250.00'
C39	15°19'41"	525.00'	140.46'	S 88°41'12" E	140.03'
C40	14°35'49"	525.00'	133.75'	N 76°21'03" E	133.39'
C41	8°58'16"	1475.00'	230.95'	N 73°32'17" E	230.71'
C42	15°37'41"	1475.00'	402.32'	N 85°50'15" E	401.08'
C43	9°35'03"	1475.00'	246.73'	S 81°33'23" E	246.44'
C44	3°06'15"	1475.00'	79.91'	S 70°56'41" W	79.80'
C45	87°15'18"	475.00'	723.37'	S 66°19'36" E	655.47'
C46	55°54'40"	475.00'	463.52'	N 42°05'25" E	445.35'
C47	59°14'24"	275.00'	284.33'	N 15°29'08" W	271.84'
C48	14°55'54"	1475.00'	384.40'	N 52°34'17" W	383.31'
C49	24°51'14"	1475.00'	639.83'	N 72°27'51" W	634.82'
C50	22°36'43"	1475.00'	582.11'	S 83°48'10" W	578.34'
C51	16°01'30"	2952.34'	825.74'	N 46°58'57" W	823.05'
C52	16°14'07"	2922.34'	828.08'	S 47°14'43" E	825.31'
C53	7°56'17"	525.00'	72.74'	N 50°29'05" E	72.68'
C54	15°10'25"	475.00'	125.79'	S 62°27'33" W	125.43'
C55	5°27'32"	525.00'	50.02'	S 50°12'56" W	50.00'
C56	17°06'03"	525.00'	156.69'	S 61°29'44" W	156.11'
C57	14°17'00"	475.00'	118.41'	N 81°55'54" W	118.11'
C58	6°07'02"	525.00'	56.05'	S 78°09'52" E	56.02'