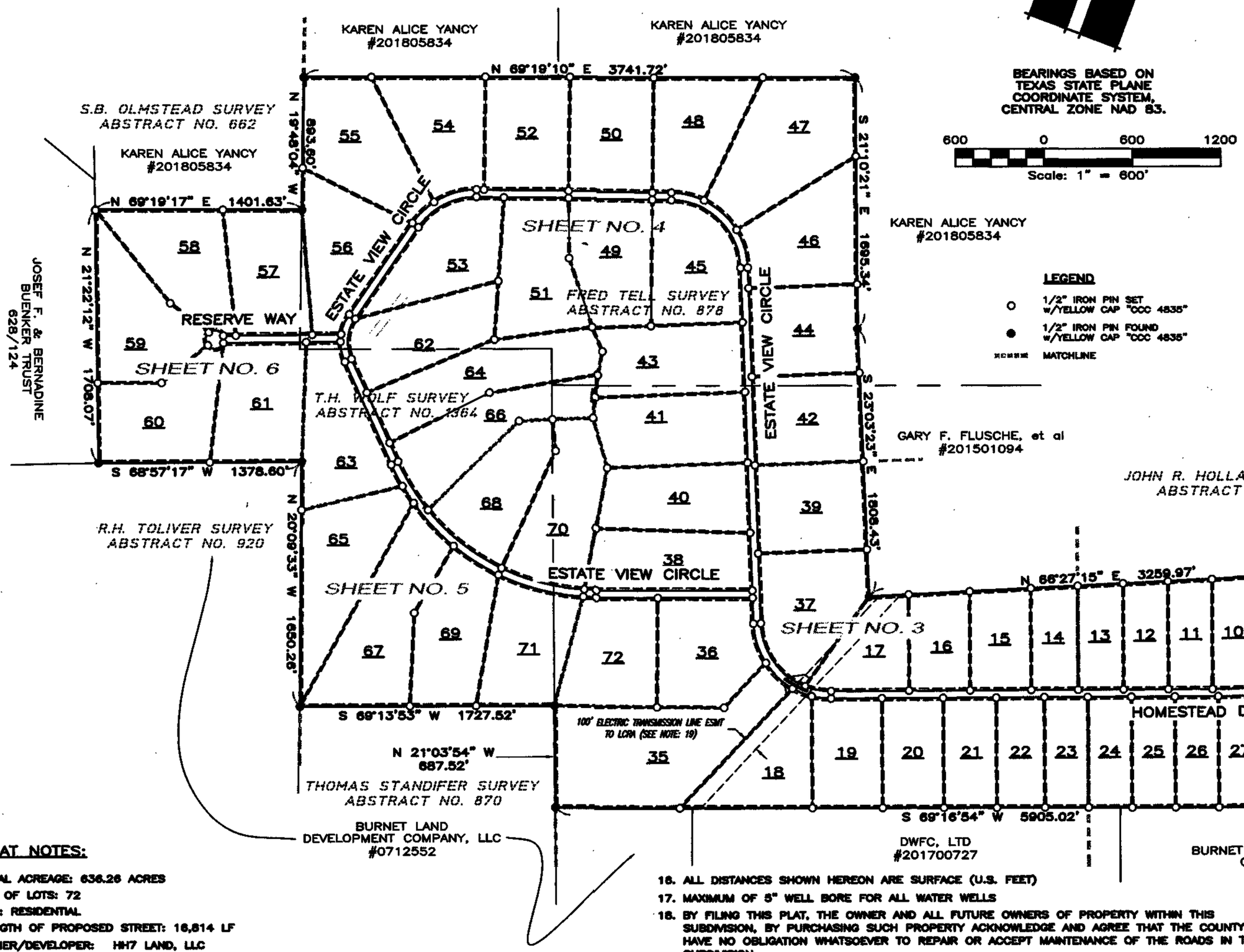
FINAL PLAT OF

HOMESTEAD HILLS

9 pgs PLAT 202013106

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

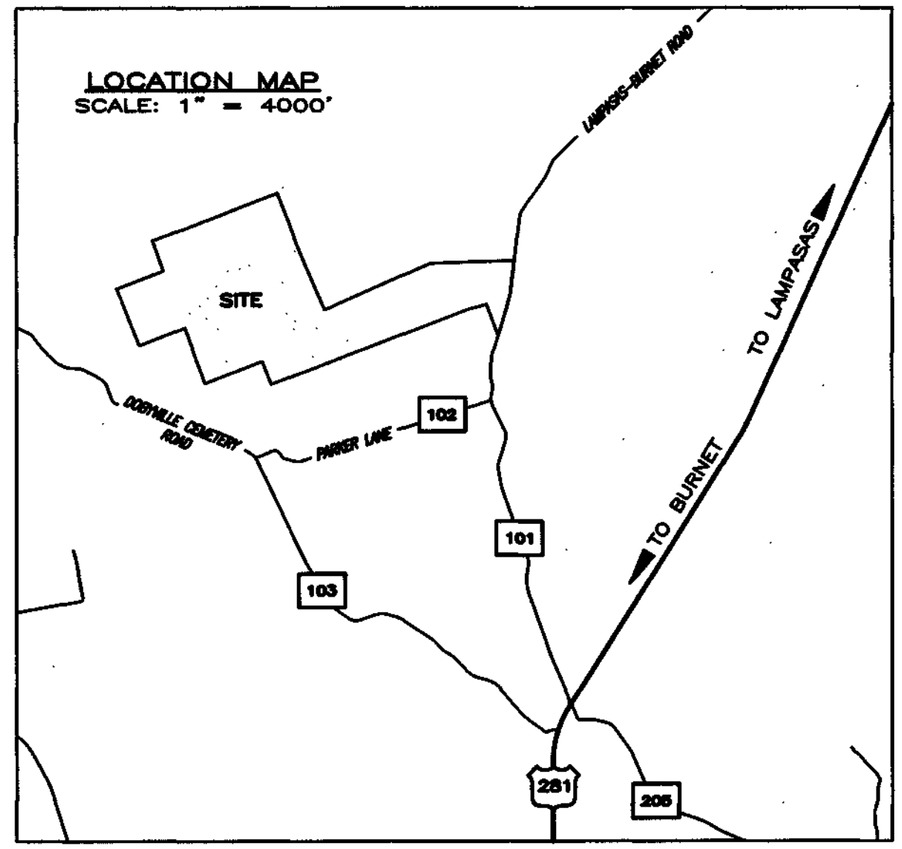


BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.

600 0 600 1200
Scale: 1" = 600'

LEGEND

- ○ 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- ● 1/2" IRON PIN FOUND w/YELLOW CAP "CCC 4835"
- MATCHLINE



PLAT NOTES:

1. TOTAL ACREAGE: 636.26 ACRES
2. NO. OF LOTS: 72
3. USE: RESIDENTIAL
4. LENGTH OF PROPOSED STREET: 16,814 LF
5. OWNER/DEVELOPER: HH7 LAND, LLC
   P.O. BOX 661
   MURPHY, NC 28906
   825-557-2080
6. ELECTRICAL SERVICE PROVIDED BY PEC
7. WATER PROVIDED BY ON-SITE WELLS
8. SEWER SERVICE PROVIDED BY O.S.S.F.
9. THIS AREA IS SHOWN TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 48053C0175F DATED MARCH 15, 2012 & No. 48053C0200G DATED NOVEMBER 1, 2019.
10. NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
11. THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
12. THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
13. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
14. TOPOGRAPHICAL INFORMATION BASED ON TNRIS GIS DATA
15. HORIZONTAL (SPC 4203 TX C) & VERTICAL CONTROL (NAVD 88) ARE BASED ON GPS FIELD OBSERVATIONS AND A NGS OPUS SOLUTION (37262110.20o OP1596056595261) USING THE FOLLOWING BASE STATIONS: DM4159 TXHM HAMILTON CORS ARP, DG9365 TXGL GOLDTHWAITE CORS ARP & DG5769 TXTA TAYLOR CORS; ARP; COMBINED SCALE FACTOR (CSF) – 0.99981618
16. ALL DISTANCES SHOWN HEREON ARE SURFACE (U.S. FEET)
17. MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
18. BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
19. THE LCRA EASEMENT SHOWN IS BASED ON THOSE RECORDED IN VOL. 115, PG. 256 & VOL. 115, PG. 328, DEED RECORDS BURNET COUNTY; THE EASEMENTS ARE SHOWN BASED ON THE CENTER OF THE EXISTING ELECTRIC TRANSMISSION LINES.
20. ENTRY FEATURE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR THE PURPOSES OF MAINTAINING THE ENTRY FEATURE AREA. NO INDIVIDUAL OWNER SHALL ERECT OR CAUSE TO BE ERECTED ANY VERTICAL IMPROVEMENTS WITHIN THIS EASEMENT.
21. DRAINAGE EASEMENTS SHOWN HEREON ARE INTENDED TO DEPICT THE PRESENCE OF AN EXISTING DRAINAGE PATH FROM DRAINAGE AREAS 50 ACRES AND LARGER, BASED ON LIDAR CONTOURS. THE FULL SPREAD OF THE STORMWATER MAY OR MAY NOT BE FULLY CONTAINED WITHIN THE EASEMENT. THE EASEMENT ALLOWS FOR MAINTENANCE OF THE DRAINAGE PATHS, IF REQUIRED. ANY CHANGES TO OR ALONG THE NATURAL DRAINAGE PATHS (I.E. CHANGES TO GRADE OR CHARACTER OF WATER FLOW) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
22. ENGINEERING: ECKERMANN ENGINEERING, INC. (F-10496)
    P.O. BOX 388
    202 SPRING HO AVENUE
    LAMPASAS, TEXAS 76550
    512-556-8160
23. DESIGNER: CIVIL DESIGN TEAM, LLC
    3442 McABEE ROAD
    GREER, SC 29651
    864-907-0203
24. SURVEYING: TRIPLE C SURVEYING CO. (10193916)
    P.O. BOX 544
    LAMPASAS, TEXAS 76550
    512-845-5440
25. DATE OF SURVEY: SEPTEMBER 2020
26. DATE OF PLAT PREPARATION: SEPTEMBER 2020
27. PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
    REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janet Parker
Janet Parker, County Clerk
Burnet County Texas
10/13/2020 9:27:35 AM
FEE: $540.00 202013106
PLAT

TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

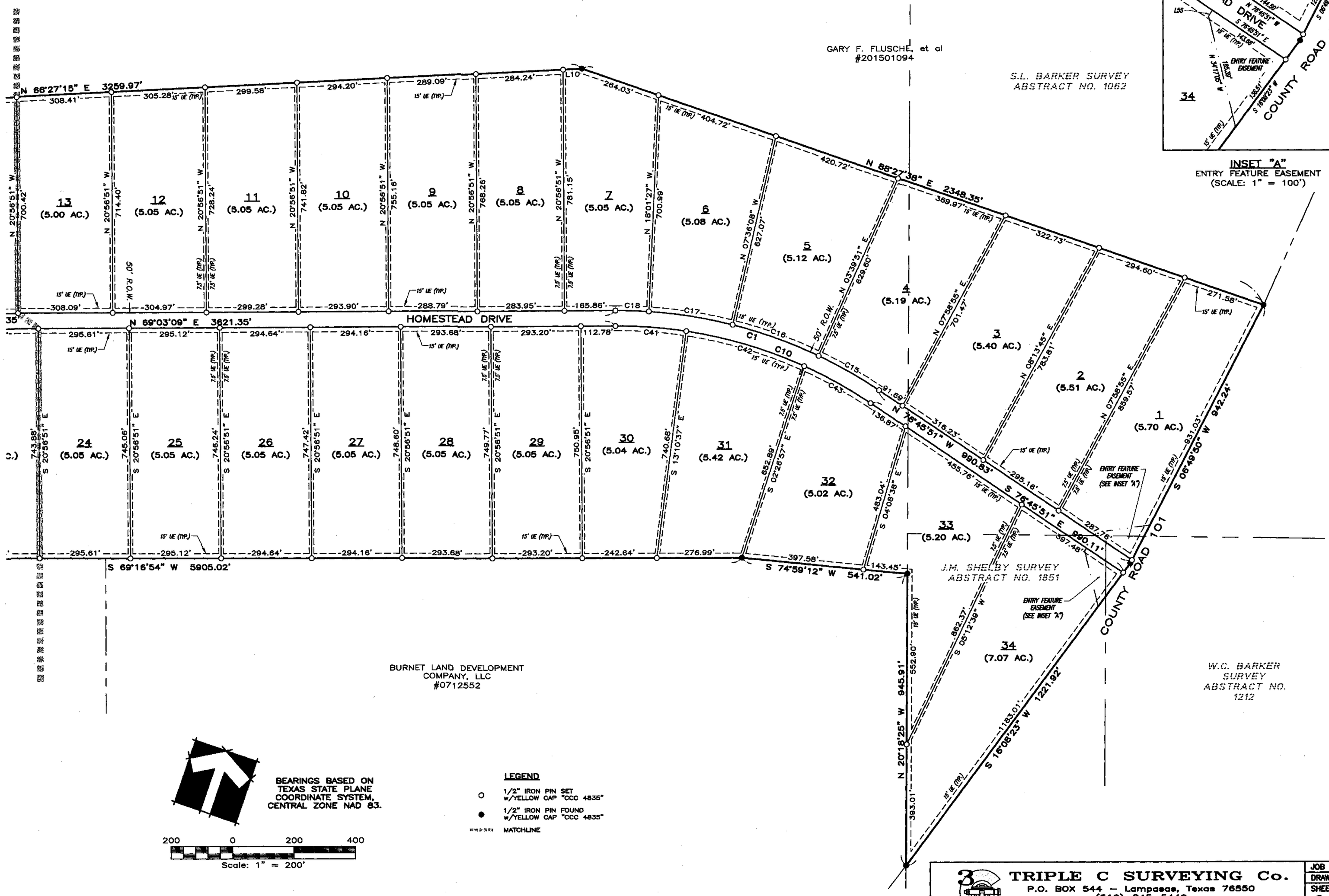
JOB No.: 200724-F
DRAWN: AEN
SHEET: 1 OF 7

G:\SURVEY\Projects\2020\200724_HHS 15TH SUBDIVISION\200724.dwg

FINAL PLAT OF

HOMESTEAD HILLS

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



INSET "A"
ENTRY FEATURE EASEMENT
(SCALE: 1" = 100')

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

200 0 200 400
Scale: 1" = 200'

LEGEND

- ○ 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- ● 1/2" IRON PIN FOUND w/YELLOW CAP "CCC 4835"
- MATCHLINE

TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

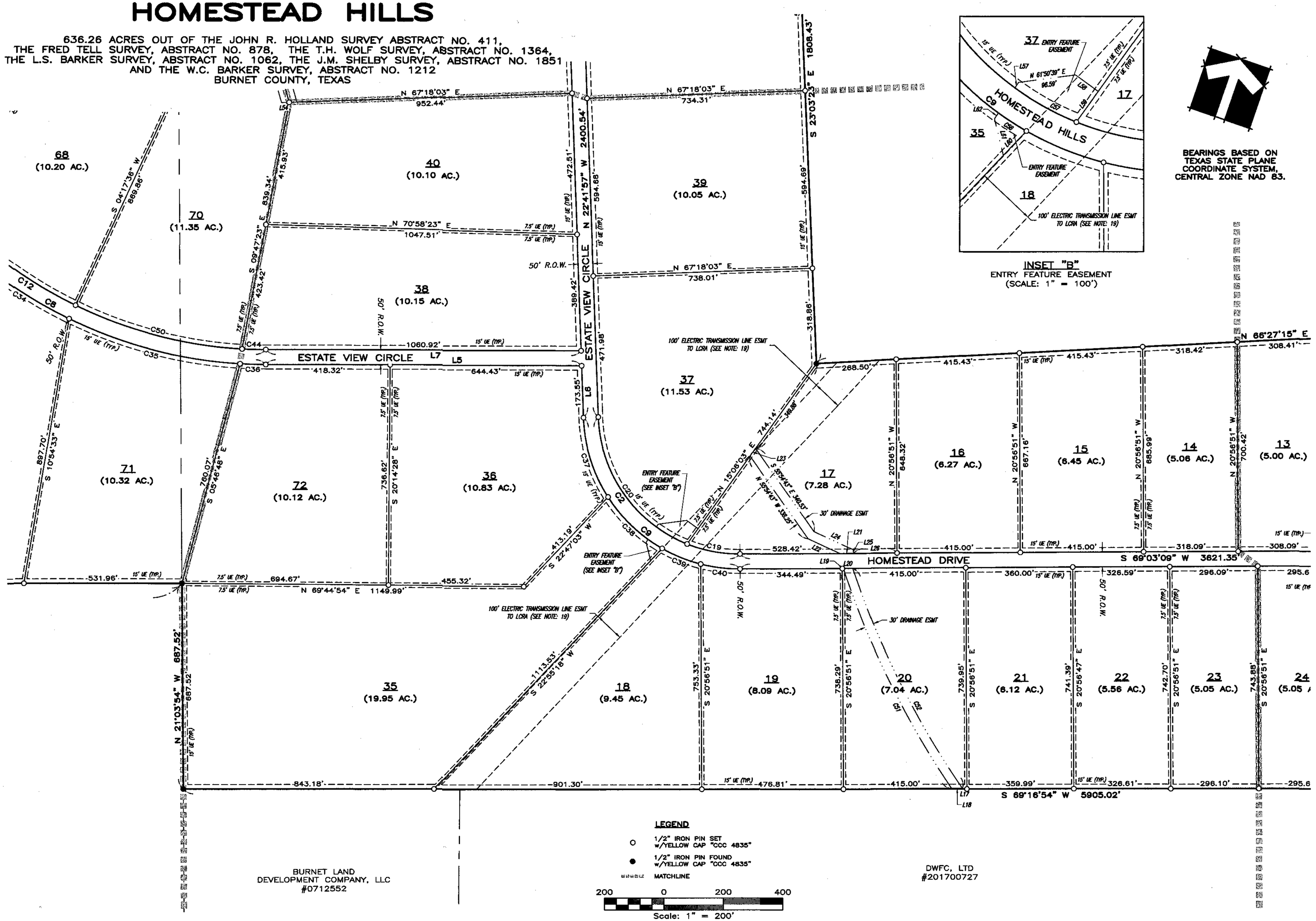
JOB No.: 200724-F
DRAWN: AEN
SHEET: 2 OF 7

C:/200724 HOMESTEAD HILLS FINAL_082920.dwg/AEN/9/29/2020

FINAL PLAT OF

HOMESTEAD HILLS

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



INSET "B"
ENTRY FEATURE EASEMENT
(SCALE: 1" = 100')

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 "CCC 4835"
- ● 1/2" IRON PIN FOUND w/YELLOW CAP "CCC 4835"
- MATCHLINE

200 0 200 400
Scale: 1" = 200'

TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

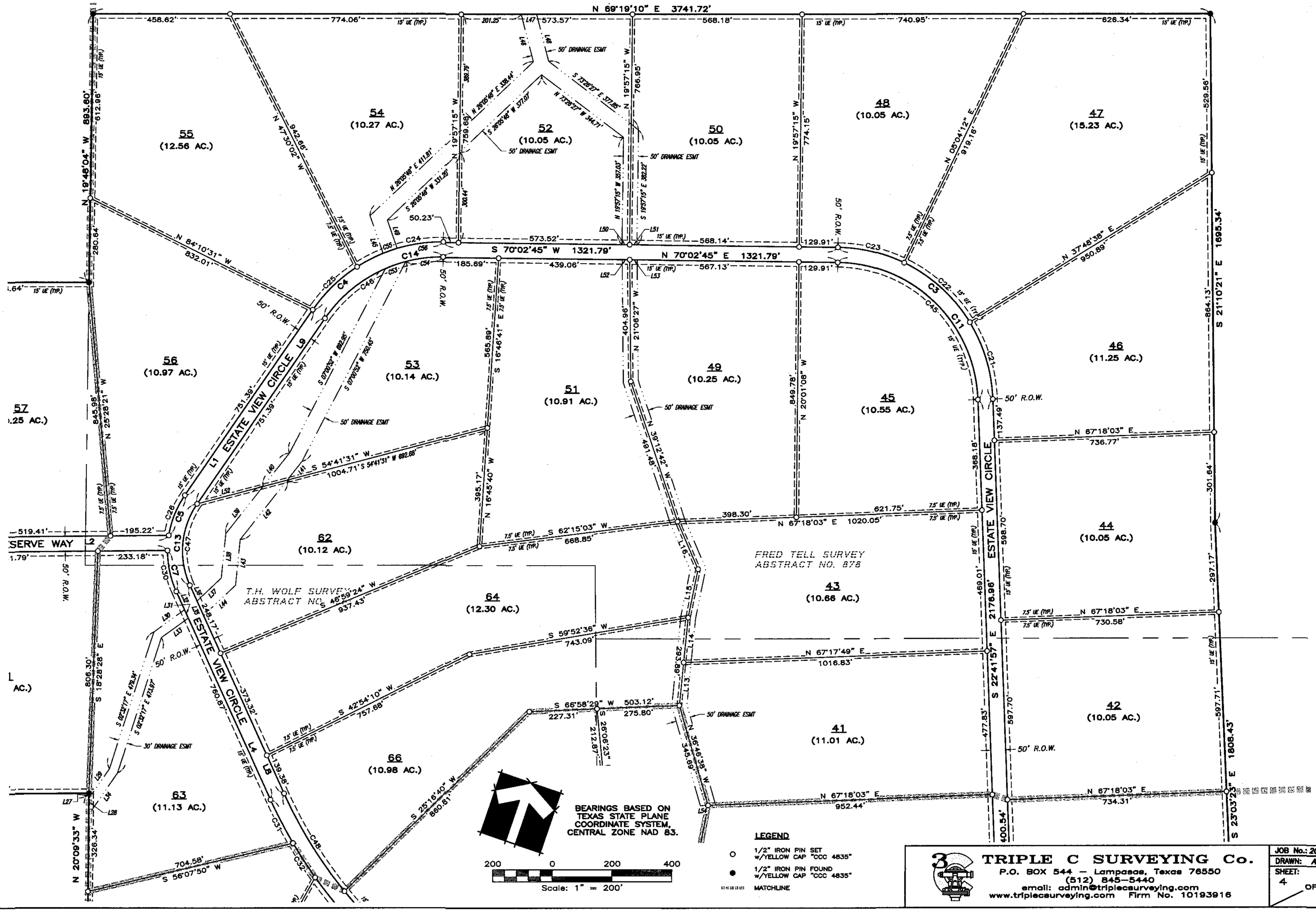
JOB No.: 200724-F
DRAWN: AEN
SHEET: 3 OF 7

C:/200724 HOMESTEAD HILLS FINAL_082820.dwg/ADV/9/29/2020

FINAL PLAT OF

HOMESTEAD HILLS

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



TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@tripleCsurveying.com
www.tripleCsurveying.com Firm No. 10193916

JOB No.: 200724-F
DRAWN: AEN
SHEET: 4 OF 7

C:/200724 HOMESTEAD HILLS FINAL_092520.dwg/AEN/9/25/2020

FINAL PLAT OF

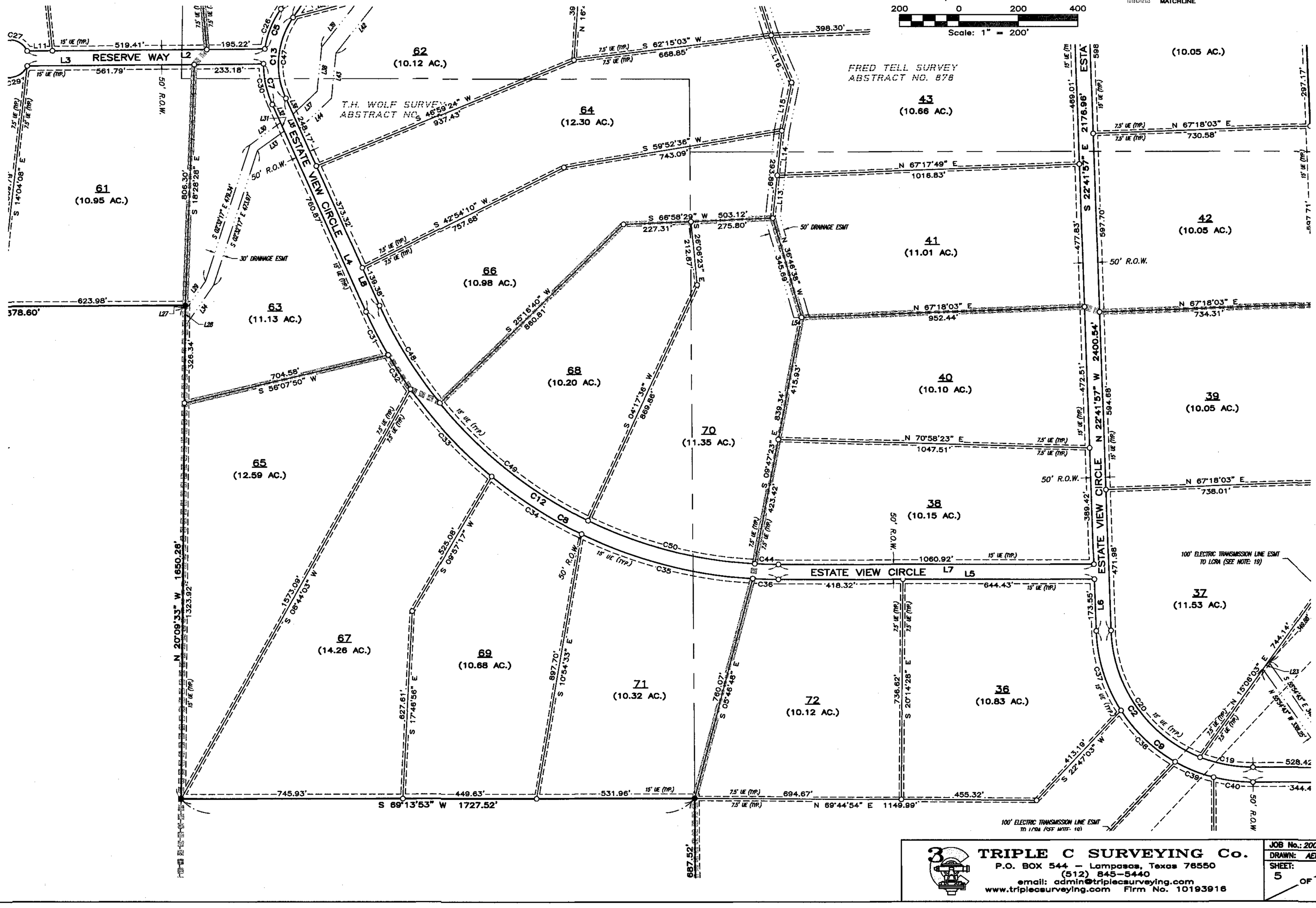
HOMESTEAD HILLS

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.

200 0 200 400
Scale: 1" = 200'

LEGEND
- ○ 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- ● 1/2" IRON PIN FOUND w/YELLOW CAP "CCC 4835"
- MATCHLINE



TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

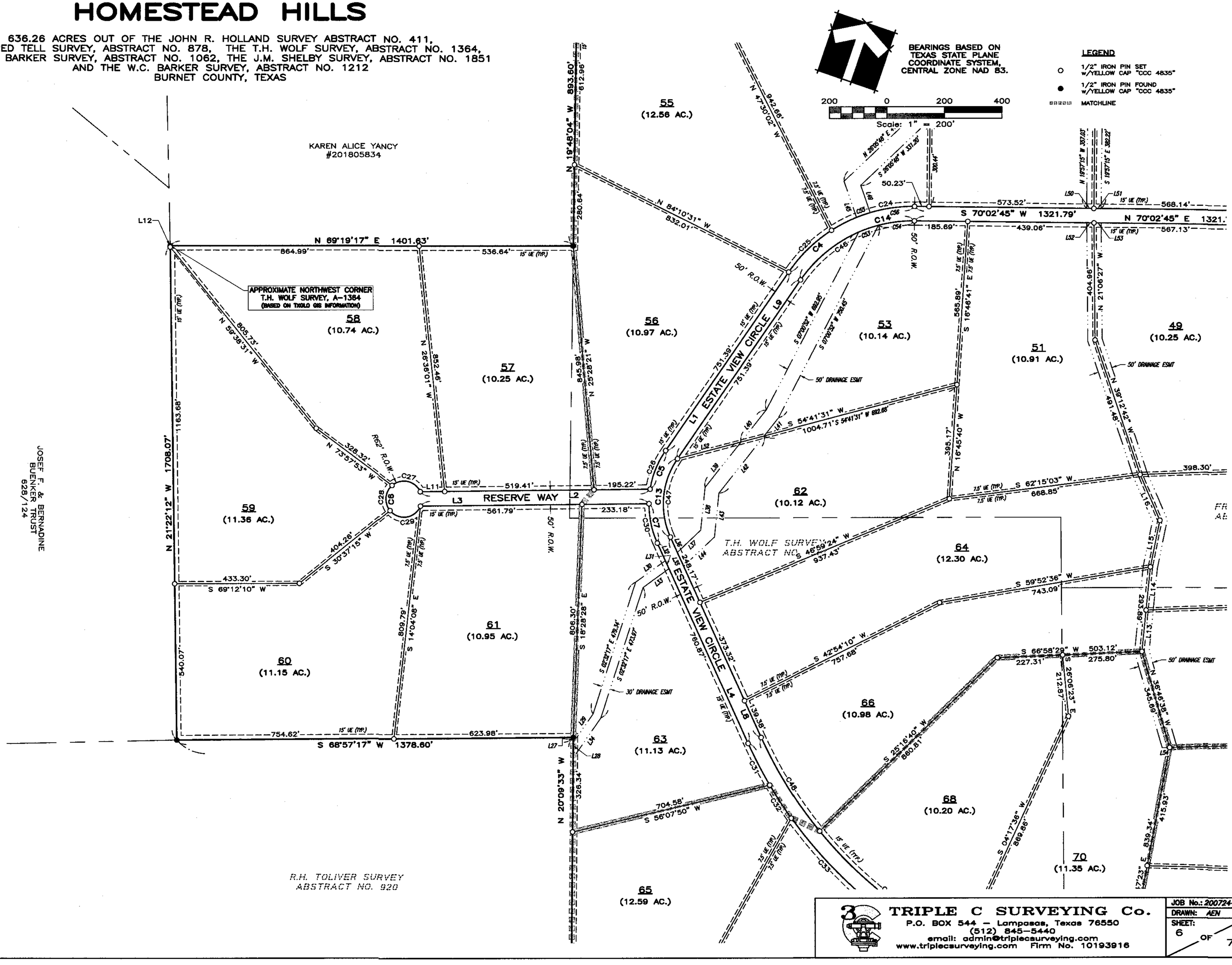
JOB No.: 200724-F
DRAWN: AEN
SHEET: 5 OF 7

C:/200724 HOMESTEAD HILLS FINAL_082520.dwg/AEN/ 9/25/2020

FINAL PLAT OF

HOMESTEAD HILLS

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



TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200724-F
DRAWN: AEN
SHEET: 6 OF 7

C:/200724 HOMESTEAD HILLS FINAL_080920.dwg/AEN/9/29/2020

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 14°08'05" 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	760.87'
L5	N 69°23'33" E	1062.75'
L6	S 22°41'57" 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°55'14" W	119.18'
L23	N 15°06'03" E	31.73'
L24	N 85°55'14" 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°53'06" E	200.51'
L40	N 17°53'06" E	141.87'
L41	S 17°53'06" W	79.81'
L42	S 17°53'06" W	252.68'
L43	S 14°46'01" E	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°55'47" 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'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	34°11'00"	1525.00'	909.83'	S 86°08'39" W	896.40'
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	312°50'37"	62.50'	341.26'	S 21°13'06" E	50.00'
C7	24°45'46"	325.00'	140.46'	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" W	271.84'
C14	55°54'40"	475.00'	463.52'	N 42°05'25" E	445.35'
C15	8°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°19'39" W	276.34'
C18	4°05'20"	1525.00'	108.83'	S 71°05'49" W	108.81'
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	300.38'
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	117°10'09"	62.50'	127.81'	N 60°56'39" E	106.68'
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	136.48'
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°05'12" E	278.61'
C38	27°32'55"	525.00'	252.43'	S 67°14'54" E	250.00'
C39	15°19'41"	525.00'	140.45'	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	79.90'
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°56'57" 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'

FINAL PLAT OF

HOMESTEAD HILLS

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

PERIMETER FIELD NOTES

BEING 636.26 acres of land and being approximately 285.88 acres out of the John R. Holland Survey, Abstract No. 411, 170.19 acres out of the Fred Tell Survey, Abstract No. 878, 148.68 acres out of the T.H. Wolf Survey, Abstract No. 1364, 21.77 acres out of the S.L. Barker Survey, Abstract No. 1062, 9.43 acres out of the J.M. Shelby Survey, Abstract No. 1851 and 0.31 acre out of the W.C. Barker Survey, Abstract No. 1212, Burnet County, Texas and being that same tract described as 636.26 acres in General Warranty Deed granted to HH7 Land, LLC, dated August 4, 2020 and recorded as Document No. 202009692 of the Official Public Records of Burnet County, Texas and described by metes and bounds as follows:

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 5905.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post for an exterior ell 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 ell 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 ell 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 ell corner of this tract,
7. S 68°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 69°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 ell corner of this tract,
2. N 19°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 for an inside ell 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;

THENCE: with the west margin of said County Road 101 and the east line of this tract in the following courses and distances:

1. S 06°49'50" W 942.24 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found at a fence corner post,
2. S 16°08'23" W 1221.92 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

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 Burnet County, Texas Subdivision Regulations.

10/08/20

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No 4835
State of Texas

OWNER'S CERTIFICATION:

STATE OF NORTH CAROLINA §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CHEROKEE §

That I, John Snow, Manager, HH& Lands, 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, Burnet County, Texas and being recorded in Document No. 202009692 of the Official Public Records of Burnet 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.

John Snow, Manager
HH7 Land, LLC

STATE OF NORTH CAROLINA §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CHEROKEE §

Before me, the under signed 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 purposed and considerations therein stated. Given under my hand and seal of office this 9th day of Oct., 2020.

Notary Public, Cherokee County

GRACE M. CRETTY
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/16/2021
CHEROKEE COUNTY, NC

COUNTY CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

The attached plat, being "HOMESTEAD HILLS", a public subdivision, Burnet 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 Burnet County.

To certify which, the undersigned as County Judge of Burnet County, Texas this 13 day of October, 2020.

James Oakley, County Judge, Burnet County

Jim Luther, Jr., Commissioner, Precinct 1

TRIPLE C SURVEYING Co.
P.O. BOX 544 — Lampasas, Texas 76550
(512) 845-5440
email: admin@tripleCsurveying.com
www.tripleCsurveying.com Firm No. 10193916

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

C:/200724 HOMESTEAD HILLS FINAL_082820.dwg/AEN/10/8/2020