

STATE OF TEXAS §
COUNTY OF SMITH §

WHEREAS, The Star Mountain Ranch, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the Matthew Maize Survey, Section Number 321, Abstract Number 708, the Charles Gilley Survey, Section 457, Abstract Number 174, the John Waterhouse Survey, Section Number 319, Abstract Number 1042, the AJ Lagrone Survey, Section Number 323, Abstract Number 571 and the Isaac W. Hall Survey, Abstract Number 428, Smith County, Texas and being a portion of a tract of land as described by deed to Star Mountain Ranch, LLC, as recorded in Document Number 202201040006, Deed Records, Smith County, Texas (D.R.S.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a found 2-inch iron pipe having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6,867,842.73, Easting 3,005,858.87, for the most northerly northwest corner of the said Star Mountain Ranch tract, same being the southwest corner of a tract of land as described by deed to Katharine Ann Rankin and Monica Louise Brattell (Partition Deed - Tract One) as recorded in Document Number 2007-00019394, D.R.S.C.T., and being in the east line of a tract of land as described by deed to Arlo Vance Cline and Karen S. Cline as recorded in Volume 5469, Page 35, D.R.S.C.T.;

THENCE North 85°40'35" East, with the common line between the said Star Mountain Ranch tract and the said Partition Deed - Tract One tract, passing at a distance of 1255.28 feet a found 1/2-inch capped iron rod for the southeast corner of the said Partition Deed - Tract One tract, same being the southwest corner of a tract of land as described by deed to Gerald Dale (Partition Deed - Tract Two) as recorded in Document Number 2007-00019394, D.R.S.C.T., and now continuing with the common line between the said Star Mountain Ranch tract and the said Partition Deed - Tract Two tract, in all for a total distance of 3373.21 feet to a found 1/2-inch capped iron rod marked "HDK 1684" for the southeast corner of the said Partition Deed - Tract Two tract, same being the corner of the said Star Mountain Ranch tract;

THENCE North 01°58'00" West, with the said common line, a distance of 66.11 feet to a found 1/2-inch iron rod being in the east line of the said Partition Deed - Tract Two tract, same being the southwest corner of a tract of land as described by deed to Peter Dufek and wife, Sally Jo Dufek and Paul Jungen and wife, Kristie Jo Jungen as recorded in Document Number 202101071421, D.R.S.C.T.;

THENCE with the common line between said Star Mountain Ranch and the said Peter Dufek tract the following courses and distances:

South 84°58'33" East, a distance of 431.62 feet to a 1/2-inch iron pipe;
South 82°36'18" East, a distance of 439.28 feet to a found 1/2-inch capped iron rod marked "ELS SURVEYING";
South 79°08'44" East, a distance of 769.36 feet to a found 5/8-inch smooth iron rod for the southeast corner of the said Peter Dufek, same being the southwest corner of a tract of land as described by deed to Helen Jo Lowry (Tract One) as recorded in Document Number 2013-00025304, D.R.S.C.T.;

THENCE South 79°08'44" East, with the said common line between said Star Mountain Ranch tract and the said Tract One, a distance of 154.23 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

THENCE departing the said common line and over and across the said Star Mountain Ranch tract the following courses and distances:

South 20°26'03" East, a distance of 910.18 feet to an IRS;
North 77°02'30" East, a distance of 793.32 feet to a set cotton spindle (CS) in the approximate centerline of Farm to Market Road 757 (a variable width right-of-way);

THENCE with the said approximate centerline the following courses and distances:

South 06°54'22" East, a distance of 54.69 feet to a CS from which a found 1/2-inch capped iron rod marked "ROAN RPLS 2043" (CIR(R)) bears South 51°42'00" East, a distance of 60.15 feet;
South 06°54'25" East, a distance of 341.99 feet to CS;
South 05°43'25" East, a distance of 563.59 feet to a CS, from which a CIR(R) bears South 83°51'38" west, a distance of 39.92 feet;
along a curve to the right having a central angle of 38°07'32", a radius of 1273.24 feet, an arc length of 847.23 feet and a chord which bears South 31°20'21" West, a distance of 831.69 feet to a CS from which a 1/2-inch iron rod bears North 57°53'53" West, a distance of 39.89 feet;
South 32°24'07" West, a distance of 1899.07 feet to a CS from which a CIR(R) bears North 57°44'49" West, a distance of 40.09 feet;
along a curve to the left having a central angle of 01°23'52", a radius of 589.05 feet, an arc length of 14.37 feet and a chord which bears South 31°36'42" West, a distance of 14.37 feet to a CS from which a CIR(R) bears South 74°38'44" West, a distance of 57.16 feet, said CS being at the approximate centerline intersection of the aforementioned Farm to Market Road 757 and County Road 358 (a variable width right-of-way);

THENCE with the approximate centerline of the said County Road 358 the following courses and distances:

North 79°28'33" West, a distance of 813.60 feet to a CS;
North 87°49'58" West, a distance of 221.10 feet to CS;
South 89°40'53" West, a distance of 245.43 feet to a CS;
South 87°53'38" West, a distance of 455.14 feet to a CS;
South 85°58'14" West, a distance of 232.09 feet to a CS;
North 03°34'00" West, a distance of 11.88 feet to an IRS for the most easterly corner of a tract of land as described by deed to Ronald E. Van Ness and Mary K. Van Ness as recorded in Document Number 2017010005118, D.R.S.C.T.;

THENCE South 86°20'59" West, with the common line between the aforementioned Star Mountain Ranch and the said Ronald E. Van Ness tract, a distance of 206.05 feet to an IRS;

THENCE over and across the said Star Mountain Ranch tract the following courses and distances:

North 02°14'04" West, a distance of 1249.47 feet to an IRS;
North 87°55'24" West, a distance of 716.46 feet to an IRS;
North 81°07'40" West, a distance of 991.34 feet to an IRS;
North 57°16'20" West, a distance of 973.58 feet to an IRS;

North 22°48'20" East, a distance of 475.28 feet to an IRS;

North 67°11'40" West, a distance of 367.65 feet to an IRS;

North 68°12'16" West, a distance of 206.95 feet to a point from which a found 1/2-inch iron rod bears North 74°32'21" West, a distance of 1.06 feet, said point being an ell corner of the said Star Mountain Ranch tract, same being the southeast corner of the aforementioned Arlo Vance Cline tract;

THENCE North 01°53'36" West, with the common line between the said Star Mountain Ranch tract and the said Arlo Vance Cline tract, a distance of 1270.61 feet to the POINT OF BEGINNING and containing 18,843,177 square feet or 432.580 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Star Mountain Ranch, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 1-108, STAR MOUNTAIN RANCH PHASE 1, an addition to Smith County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the Homeowners Association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for 'Star Mountain Ranch'", dated 11-22-22, recorded in County Clerk Document Number: 20220104377 for the Land Records of Smith County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnitees") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnitees. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnitees.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnitees from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitees and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnitees or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnitees from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitees and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future become a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Smith County, Texas.

WITNESS, my hand, this 15th day of November, 2022.

BY:


Star Mountain Ranch, LLC


Monte Magness,
Authorized Agent

THE STATE OF TEXAS §
COUNTY OF SMITH §

APPROVED by the Commissioners Court of Smith County, Texas, on this

the 22 day of November, 2022.


Nathaniel Moore, County Judge
Neal Franklin
Frederick
Neal Franklin, Pam Frederick
Commissioner Precinct #1


Terry Lee Phillips
Commissioner Precinct #3

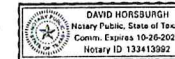

John Hampton
Commissioner Precinct #4

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of November, 2022.


Notary Public



SURVEYOR'S CERTIFICATION

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Smith County, Texas.


John G. Margotta

State of Texas Registered
Professional Land Surveyor
No. 5956
Date: November 15, 2022

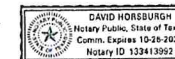


STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of November, 2022.


Notary Public



Filed for Record 11-22-22
Cab F 359c

Filed for Record
in the Official Records Of:
Smith County
On: 11/22/2022 10:46:27 AM
in the PLAT Records

Doc Number: 202201043701
Number of Pages: 5
Amount: 101.00
By: Whitlaker, Suni


Karan Shipos
Smith County Clerk



FINAL PLAT
LOTS 1-108

STAR MOUNTAIN RANCH
PHASE 1

(108 LOTS)

BEING A 432.580 ACRE TRACT OF LAND SITUATED WITHIN
JOHN WATERHOUSE SURVEY, SEC. NO. 319, ABST. NO. 1042,
CHARLES GILLEY SURVEY, SEC. NO. 457, ABST. NO. 374, ISAAC W. HALL SURVEY,
ABST. NO. 428, A.J. LAGRONE SURVEY, SEC. NO. 323, ABST. NO. 571 &
MATTHEW MAIZE SURVEY, SEC. NO. 321, ABST. NO. 708

SMITH COUNTY, TEXAS

NOVEMBER 2022

SHEET 5 OF 5


BAIRD, HAMPTON & BROWN
engineering and surveying

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mail@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300

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