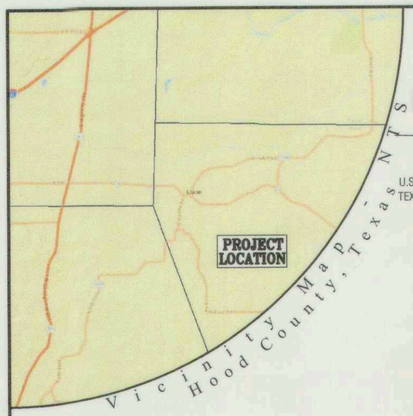


POB
CAR AXLE
N: 6,852,668.39
E: 2,107,188.29
U.S. STATE PLANE 1983
TEXAS NORTH CENTRAL
(ZONE 4202) GRID

J.A. SCHELL SURVEY
ABSTRACT No. 726

BILLY JOE FOX AND C.C. LARY
TRACT TWO
VOL. 1006, PG. 483
D.R.H.C.T.

J.A. SCHELL SURVEY
ABSTRACT No. 534

FD 3/8" IR

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

WIRE FENCE

S89°34'41"E

471.13' | 359.24' | 226.59' | 226.59' | 226.59' | 226.59' | 231.31' | 231.31' | 231.31' | 231.31'

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

TOLAR I.S.D.

TOLAR I.S.D. / LIPAN I.S.D.

MATCH LINE

N01°33'12"W 1533.55'

895.76'

ERIC BURROW AND T.M. BURROW
VOL. 878, PG. 157
D.R.E.C.T.

CAR AXLE

G. VAIL SURVEY
ABSTRACT No. 798
(SEC 38)

REMAINDER
TOMMY HOUSTON
DOC. NO. 2020-07481
D.R.E.C.T.

LOT 30
162161 Sq.Ft.
3.723 Ac
MINIMUM FF = 1053.0'

LOT 31
144726 Sq.Ft.
3.322 Ac
MINIMUM FF = 1053.0'

LOT 32
131533 Sq.Ft.
3.020 Ac

LOT 33
130680 Sq.Ft.
3.000 Ac

LOT 34
130680 Sq.Ft.
3.000 Ac

LOT 35
130680 Sq.Ft.
3.000 Ac

LOT 36
130680 Sq.Ft.
3.000 Ac

LOT 37
133402 Sq.Ft.
3.062 Ac

LOT 38
133402 Sq.Ft.
3.062 Ac

LOT 39
133402 Sq.Ft.
3.062 Ac

LOT 40
133402 Sq.Ft.
3.062 Ac

LOT 1X, BLOCK 1
648534 Sq.Ft.
14.888 AC

LOT 29
206487 Sq.Ft.
4.740 Ac
MINIMUM FF = 1064.5'

LOT 28
200003 Sq.Ft.
4.591 Ac

LOT 27
175270 Sq.Ft.
4.024 Ac
MINIMUM FF = 1080.5'

LOT 26
111946 Sq.Ft.
2.570 Ac
MINIMUM FF = 1084.5'

LOT 25
112523 Sq.Ft.
2.583 Ac
MINIMUM FF = 1084.5'

LOT 24
108903 Sq.Ft.
2.500 Ac
MINIMUM FF = 1084.5'

LOT 23
108903 Sq.Ft.
2.500 Ac
MINIMUM FF = 1088.5'

LOT 22
217800 Sq.Ft.
5.000 Ac
MINIMUM FF = 1088.5'

LOT 21
246487 Sq.Ft.
5.659 Ac
MINIMUM FF = 1075.5'

LOT 20
217800 Sq.Ft.
5.000 Ac
MINIMUM FF = 1082.5'

LOT 19
217800 Sq.Ft.
5.000 Ac
MINIMUM FF = 1087.5'

LOT 18
217800 Sq.Ft.
5.000 Ac
MINIMUM FF = 1093.0'

LOT 17
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1099.0'

LOT 16
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1109.0'

LOT 15
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1114.0'

LOT 14
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1116.0'

LOT 13
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1116.0'

LOT 12
137134 Sq.Ft.
3.148 Ac

LOT 11
137134 Sq.Ft.
3.148 Ac
MINIMUM FF = 1130.0'

LOT 1X, BLOCK 1
648534 Sq.Ft.
14.888 Ac

LOT 22
108901 Sq.Ft.
2.500 Ac
MINIMUM FF = 1095.25'

LOT 21
90748 Sq.Ft.
2.083 Ac
MINIMUM FF = 1098.5'

LOT 20
90748 Sq.Ft.
2.083 Ac
MINIMUM FF = 1098.5'

LOT 19
90748 Sq.Ft.
2.083 Ac
MINIMUM FF = 1098.5'

LOT 18
90748 Sq.Ft.
2.083 Ac

LOT 17
90748 Sq.Ft.
2.083 Ac

LOT 16
90748 Sq.Ft.
2.083 Ac

LOT 23
108901 Sq.Ft.
2.500 Ac
MINIMUM FF = 1095.25'

LOT 24
108901 Sq.Ft.
2.500 Ac
MINIMUM FF = 1095.25

LOT 25
108901 Sq.Ft.
2.500 Ac

LOT 26
90748 Sq.Ft.
2.083 Ac
MINIMUM FF = 1098.5'

LOT 27
90748 Sq.Ft.
2.083 Ac

LOT 28
90748 Sq.Ft.
2.083 Ac

LOT 29
90748 Sq.Ft.
2.083 Ac

LOT 30
90748 Sq.Ft.
2.083 Ac

LOT 31
90747 Sq.Ft.
2.083 Ac

HOLLOW DRIVE
(A 60' PRIVATE STREET, COUNTY ACCESS AND UTILITY EASEMENT) 4696.56'

GILMORE COURT
(A 60' PRIVATE STREET, COUNTY ACCESS AND UTILITY EASEMENT) 4697.02'

RORY CROSSING
(A 60' PRIVATE STREET, COUNTY ACCESS AND UTILITY EASEMENT)

DRAINAGE EASEMENT BY THIS PLAT

N89°34'41"W 599.48'

CIRF(BB)

N89°34'41"W

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE ALSO THE HOOD AND ERATH COUNTY LINE

REMAINDER
TOMMY HOUSTON
DOC. NO. 2020-07481
D.R.E.C.T.

N

W E

S

200 100 0 200 400

GRAPHIC SCALE: 1"= 200 Feet

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - 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.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Erath County and Hood County Clerk's Offices.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Erath County and Hood County Clerk's Offices.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Hood and Erath County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: Private Water Wells on each Lot.
9. Sewer Disposal: Private On-site septic.
10. Electric Provider: United Cooperative Services
11. Subject property is not within any ETJ Jurisdiction.
12. No construction or development within this subdivision may begin until all Hood County development permit requirements have been satisfied and the construction plans have been approved by the Director of Development.
13. Maintenance of drainage facilities shall be the responsibility of the property owner or property owners' association.
14. Lot 1X, Block 1 is a 60-foot private Street, County Access and Utility Easement to be granted to the County providing unrestricted access to and use of the property for any purpose deemed necessary by the County. This right shall also extend to all utility providers operating within the County. The easement shall also permit the County to remove any vehicle or obstacle within the street lot that may impair emergency access.

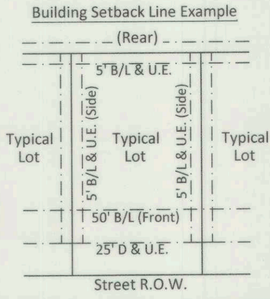
VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur. Culverts and Driveway Crossings are permitted.

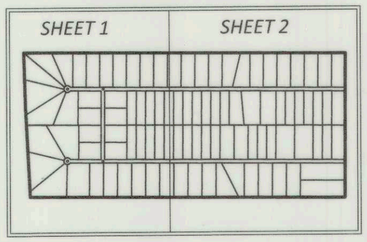
OWNER:
The Ranches at Star Hollow, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

Building Setback Line Example



KEY MAP



LEGEND

BL.....Building Line
CIRF(BB).....Found 5/8" Capped Iron Rod Marked "BROOKES BAKER SURVEYORS"
CP.....Cedar Post
D.R.E.C.T.....Deed Records, Erath County, Texas
D.R.H.C.T.....Deed Records, Hood County, Texas
D & UE.....Drainage and Utility Easement
FD.....Found
F.S.P.....Fire Suppression Pond
IRF.....1/2" Iron Rod Found
IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
P.R.E.C.T.....Plat Records, Erath county, Texas
P.R.H.C.T.....Plat Records, Hood county, Texas
MP.....Metal Post

LOT TABLE

Average Lot size is 3.370 ACRES

TOTAL ROAD LF	10,606.7'
TOTAL # OF LOTS	97
SMALLEST LOT (AC)	2.0
LOTS > 10 AC.	0
LOTS >5 AC. <10 AC.	7
LOTS >2 AC. <5 AC.	90

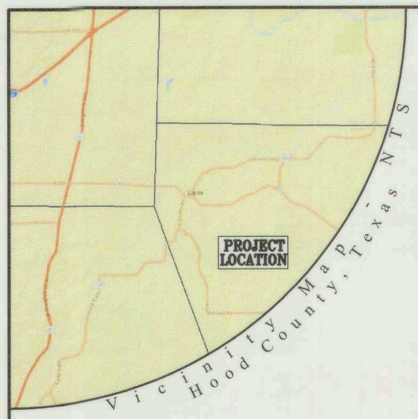
FLOOD ZONE NOTE

By scaled location the subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48221C0150D, Map Revised August 16, 2012.

FILED
AUG 09 2023
County Clerk, Hood County, TX
P-939

FINAL PLAT
LOTS 1-52 & LOT 1X, BLOCK1
AND LOTS 1-45, BLOCK 2
THE RANCHES AT STAR HOLLOW
(97 RESIDENTIAL LOTS)
BEING A 300.006 ACRE TRACT OF LAND SITUATED WITHIN
G. VAIL SURVEY, ABST. NO. 798 & 572
H. KESSLER SURVEY, ABST. NO. 315
HOOD & ERATH COUNTIES, TEXAS
AUGUST 2023 **SHEET 1 OF 5**

Drawing: E:\Survey22\145 Star Hollow\000\Dwg\Final Plat\FINAL PLAT.dwg



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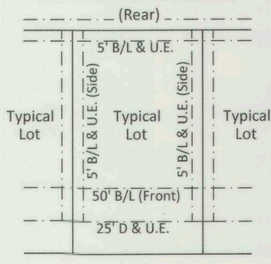
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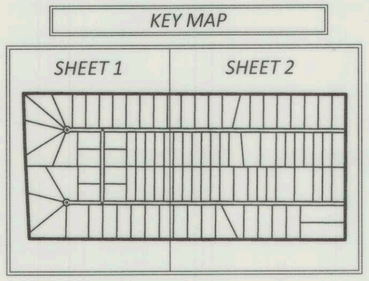
LAND SURVEYOR:

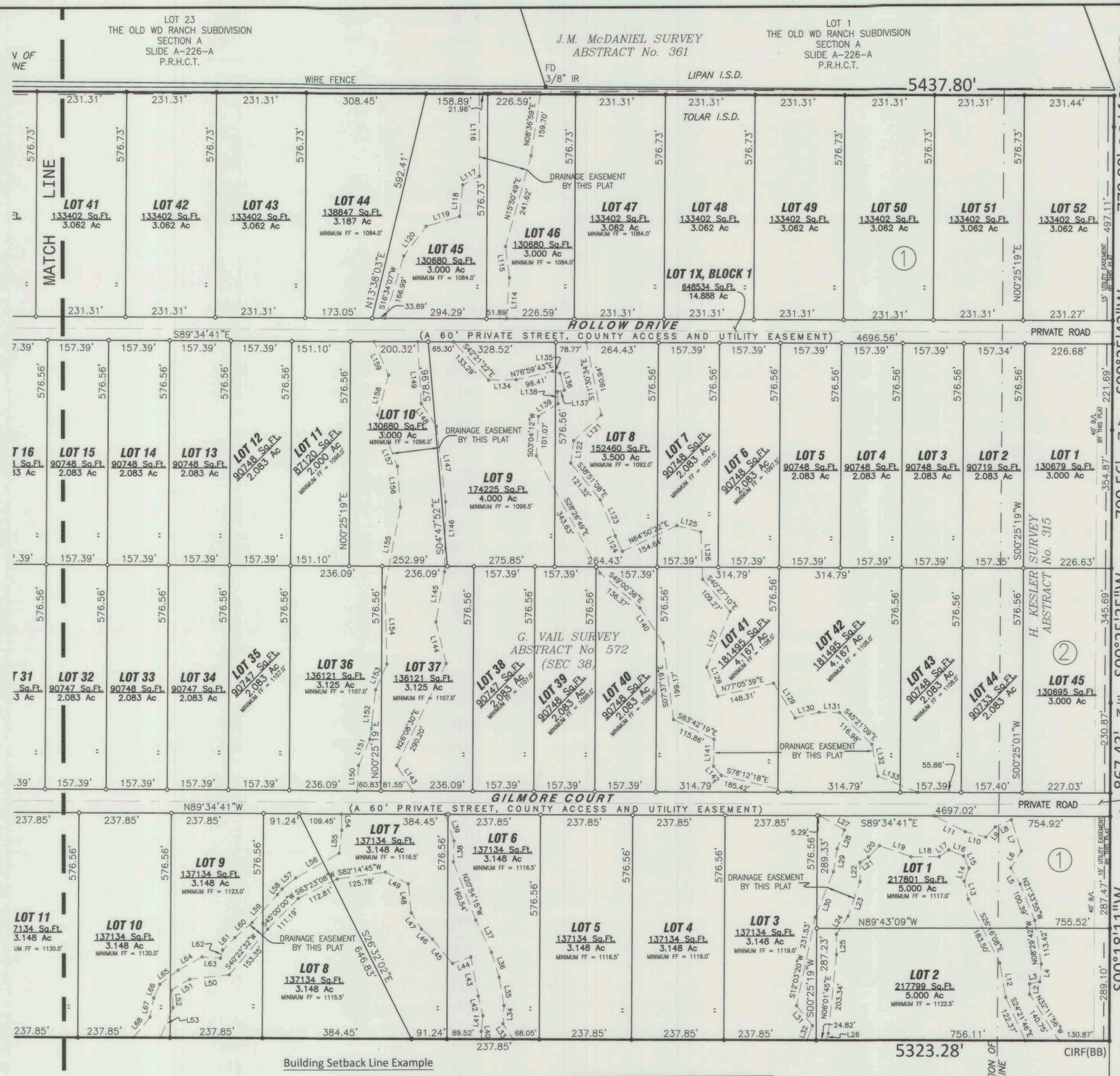
BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
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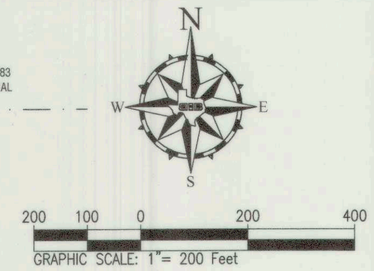
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LEGEND

BL.....Building Line
CIRF(BB).....Found 5/8" Capped Iron Rod Marked "BROOKES BAKER SURVEYORS"
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D.R.E.C.T.....Deed Records, Erath County, Texas
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FILED
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HOOD & ERATH COUNTIES, TEXAS
AUGUST 2023 SHEET 2 OF 5

Drawing: E:\Survey22\145 Star Hollow\000\Dwg\Final Plat\FINAL PLAT.dwg

Line Table		
Line #	Direction	Length
L1	S0°30'27"W	79.62
L2	N0°00'00"E	27.10
L3	N78°47'19"E	26.94
L4	N4°34'51"E	45.61
L5	N30°13'31"W	48.34
L6	N32°30'28"E	51.24
L7	N17°41'35"W	84.76
L8	S66°22'14"W	45.43
L9	S43°18'11"W	35.91
L10	N75°13'05"W	54.36
L11	N62°39'46"W	89.79
L12	S9°40'15"E	88.87
L13	S12°55'23"E	47.48
L14	S20°56'27"W	36.01
L15	S24°23'20"E	34.45
L16	S67°33'28"E	40.80
L17	N54°33'36"E	29.93
L18	N90°00'00"E	73.09
L19	S70°17'29"E	85.98
L20	N45°00'00"E	40.29
L21	N56°45'27"E	26.06
L22	N0°00'00"E	48.82
L23	N19°25'49"E	93.72
L24	N33°01'59"E	55.23
L25	N0°00'00"E	51.80
L26	N20°06'44"E	19.24
L27	S60°05'52"E	74.24
L28	S21°14'44"W	51.87
L29	S9°34'33"W	59.49
L30	S22°01'09"W	126.27
L31	S38°29'49"E	65.64
L32	S20°36'17"W	40.02
L33	N32°38'05"W	47.08

Line Table		
Line #	Direction	Length
L34	N3°26'52"E	46.75
L35	N9°31'38"W	74.19
L36	N17°23'28"W	67.04
L37	N25°56'00"W	91.58
L38	N1°49'02"E	53.90
L39	N18°27'58"W	71.90
L40	N3°55'10"W	20.14
L41	N6°31'05"E	40.26
L42	N13°13'24"W	51.65
L43	N10°44'52"W	102.57
L44	S70°43'24"W	49.27
L45	N39°04'41"W	70.43
L46	N48°02'44"W	38.25
L47	N31°50'53"W	49.60
L48	N5°48'50"W	74.51
L49	N62°26'00"W	65.93
L50	S83°46'21"W	102.09
L51	S59°22'44"W	55.55
L52	S5°40'49"E	44.87
L53	S23°31'06"W	83.40
L54	S1°05'37"E	41.45
L55	S6°39'50"W	59.44
L56	S60°22'39"W	129.37
L57	S50°50'41"W	44.69
L58	S39°49'53"W	18.91
L59	S42°30'38"W	96.95
L60	S48°55'08"W	58.46
L61	S45°00'00"W	45.12
L62	S14°15'16"W	21.98
L63	N85°44'17"W	47.51
L64	S61°15'13"W	70.67
L65	S53°15'25"W	59.43
L66	S23°26'21"W	38.69

Line Table		
Line #	Direction	Length
L67	S11°07'43"W	49.62
L68	S39°33'02"W	67.65
L69	N42°37'07"W	84.88
L70	N56°12'17"W	81.18
L71	N89°10'43"W	56.52
L72	N66°55'13"W	55.67
L73	S58°58'20"E	131.62
L74	N85°58'36"E	123.13
L75	S67°17'24"E	69.87
L76	S84°48'26"E	71.60
L77	S54°14'50"E	85.65
L78	S58°18'31"E	110.48
L79	S36°29'09"E	81.29
L80	S48°17'46"E	137.64
L81	S21°35'14"E	118.68
L82	S25°33'02"E	126.72
L83	S76°23'15"W	104.53
L84	S0°00'00"E	46.68
L85	S33°20'07"E	66.93
L86	N54°12'22"W	90.09
L87	N44°07'52"W	70.83
L88	N7°50'09"W	91.06
L89	N89°56'08"W	45.45
L90	N69°58'11"E	91.09
L91	N35°05'06"E	92.44
L92	N81°17'58"E	85.40
L93	S66°21'52"E	52.93
L94	N48°06'47"E	116.85
L95	N86°59'31"E	103.10
L96	S79°16'21"E	89.78
L97	N1°29'44"E	109.00
L98	S66°46'43"W	52.49
L99	S41°12'41"W	68.50

Line Table		
Line #	Direction	Length
L100	N62°58'49"W	25.91
L101	S47°42'55"W	48.69
L102	S78°26'02"W	76.07
L103	N75°46'28"W	54.84
L104	S59°38'04"W	94.60
L105	N88°23'18"W	108.88
L106	N59°02'17"W	92.07
L107	N20°51'23"W	20.10
L108	S80°12'38"E	117.56
L109	N82°07'04"E	59.05
L110	N60°00'00"E	142.59
L111	S80°12'38"E	133.84
L112	N82°07'04"E	47.19
L113	N60°00'00"E	138.76
L114	N4°02'48"E	105.33
L115	N6°59'00"W	81.31
L116	S0°01'27"E	210.93
L117	S62°17'40"W	48.26
L118	S5°59'31"W	81.46
L119	S74°07'57"W	89.33
L120	S37°24'30"W	95.80
L121	S47°26'03"W	96.84
L122	S7°29'34"W	57.59
L123	S22°24'43"E	101.20
L124	S24°35'51"E	43.56
L125	S75°11'31"E	64.61
L126	S1°55'52"E	121.78
L127	S22°58'47"W	154.61
L128	S19°55'41"E	79.82
L129	S31°47'26"E	105.18
L130	N76°56'01"E	63.44
L131	S88°53'25"E	52.93
L132	S10°26'49"E	83.59

Line Table		
Line #	Direction	Length
L133	S67°55'19"E	110.96
L134	N89°28'10"E	71.16
L135	S73°30'07"E	20.01
L136	S14°08'28"E	44.98
L137	S78°41'37"W	18.20
L138	S2°59'53"E	31.02
L139	S57°35'08"W	60.37
L140	S33°40'37"E	107.49
L141	S1°09'45"W	68.72
L142	S40°04'27"E	30.81
L143	N31°56'17"W	77.44
L144	N13°42'04"W	110.25
L145	N9°56'30"E	130.66
L146	N0°58'46"E	179.87
L147	N6°53'21"W	195.04
L148	N33°44'22"W	70.48
L149	N3°07'02"W	159.14
L150	N2°54'45"E	65.54
L151	N23°34'45"E	72.56
L152	N6°50'49"E	127.74
L153	N23°48'57"E	72.12
L154	N1°22'52"W	197.43
L155	N11°11'56"E	209.16
L156	N4°17'38"W	105.40
L157	N21°08'29"W	141.14
L158	N15°41'09"E	106.19
L159	N23°19'01"W	94.28
L160	S0°25'19"W	105.81
L161	S0°25'19"W	71.03

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	60°57'07"	60.00'	63.83'	N60°53'52"E	60.86'
C2	50°15'45"	60.00'	52.63'	S63°29'42"E	50.96'
C3	52°13'25"	60.00'	54.69'	S12°15'06"E	52.81'
C4	45°50'12"	60.00'	48.00'	S36°46'42"W	46.73'
C5	90°43'31"	60.00'	95.01'	N74°56'27"W	85.39'
C6	81°41'41"	60.00'	85.55'	N71°16'09"E	78.49'
C7	39°45'43"	60.00'	41.64'	S48°00'08"E	40.81'
C9	34°44'32"	60.00'	36.38'	S16°44'00"W	35.83'
C10	32°20'01"	60.00'	33.86'	S50°16'16"W	33.41'
C11	83°59'02"	60.00'	87.95'	N71°34'12"W	80.28'

Roadway Culvert Table	
Lots	Size
Block 1 - Lots 23 & 17	48"
Block 1 - Lot 25; Block 2 - Lot 23	60"
Block 1 - Lot 1; Block 2 - Lot 42	36"
Block 1 - Lot 7; Block 2 - Lots 36 & 37	36"
Block 1 - Lot 46; Block 2 - Lot 9	60"
Block 1 - Lot 45; Block 2 - Lot 10	60"

Driveway Culvert Table	
Lots	Size
Block 1 - Lots 16 & 17	48"
Block 1 - Lots 1 - 15 and Lots 18 - 52; Block 2 Lots 1 - 45	24"

OWNER:
The Ranches at Star Hollow, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
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TBPELS Firm #44, #10011300

FILED
AUG 09 2023
County Clerk, Hood County, TX
P-939

FINAL PLAT
LOTS 1-52 & LOT 1X, BLOCK 1
AND LOTS1-45, BLOCK 2
THE RANCHES AT STAR HOLLOW
(97 RESIDENTIAL LOTS)
BEING A 300.006 ACRE TRACT OF LAND SITUATED WITHIN
G. VAIL SURVEY, ABST. NO. 798 & 572
H. KESSLER SURVEY, ABST. NO. 315
HOOD & ERATH COUNTIES, TEXAS
AUGUST 2023

Drawing: E:\Survey22\145 Star Hollow\000\Dwg\Final Plat\FINAL PLAT.dwg

PLAT NOTES

1. If sewage disposal is by means on-site sewage facilities, on-site sewage facilities must be designed and built in accordance with the Texas Commission on Environmental Quality (TCEQ's), "Construction standards for private sewage facilities" and "Rules for private sewage facilities Lake Granbury," as may be amended from time to time. Design shall be based on the results of a site evaluation performed on each lot at the time the permit for the on-site sewage facility is applied for through Hood County Environmental Health.
2. On-site sewage facility performance cannot be guaranteed, even though all provisions of the Hood County rules for private sewage facilities are complied with.
3. Inspection and/or acceptance of a private sewage facility by Hood County shall indicate only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with County, State and Federal regulations.
4. On-site sewage facilities, although approved of meeting minimum standards, must be upgraded by the property owner at the property owner's expense if the normal operation of the facility results in objectionable odors, if unsanitary condition are created or if the facility, at any time, does not comply with governmental regulations.
5. A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled. Therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
6. Only one single-family residence shall be located on a lot when an on-site sewage facility is used and only one residence shall be connected to said facility, unless the area is large enough to be subdivided into a new independent lot that meets the current density requirements of Hood County and is able to have its own separate on-site sewage facility system and shall be laid out in such a way to achieve the minimum lot size required.
7. Buildings to be built on lots which are lower than the road or roads on which they front and/or abut are recommended to be built in such way that the minimum finished floor elevation is at least 1-foot above the proposed grade of the yard adjacent to the building. This is to reduce the risk of damage to building that may be caused by storm water drainage.
8. Any encroachment, filling or obstruction of the floodway or drainage easements is prohibited. Culverts and Driveway Crossings are permitted.
9. Hood County will not accept private roads for maintenance under the County Road system unless they meet county standards in effect on the date that acceptance is requested.
10. Hood County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data; in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said street infrastructure in the subdivision have been accepted for county maintenance.
11. In approving this plat by the Commissioners Court of Hood County, Texas, it is understood that the building of all roads, and other public thoroughfares, and any bridges or culverts necessary to be constructed or placed is the responsibility of the Owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners Court of Hood County, Texas. Said Commissioners Court assumes no obligation to build or maintain any of the roads, or other existing public thoroughfares shown on this plat, or of constructing therewith. Hood County will assume no responsibility for drainage ways, stormwater management controls, or easements in the subdivision, other than those within the dedicated right-of-way at such time, if any, the roads are accepted for county maintenance.
12. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots or by homeowner's association. Hood County or its officers will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
13. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

GROUNDWATER CERTIFICATION

1. This development lies within the Upper Trinity Groundwater Conservation District and al registration and permitting requirements must be adhered to. All lots served by the individual water wells must meet the requirements set forth in TCEQ (Texas Commission of Environmental Quality) Title 30 TAC (Texas Administrative Code) Chapter 285 fir Onsite Sewage Facilities.
2. A soil evaluation for each lot must be made by a qualified registered sanitarian or professional engineer. All facilities mist be permitted, inspected, and approved by the Hood County Environmental Health Department. All sewage disposal systems must be built in accordance with the TCEQ " Construction Standards for Private Sewage Facilities " and "Rules for Private Sewage Facilities Lake Granbury," as may be amended from time to time.
3. ALL LOTS SMALLER THAN 210' IN WIDTH WILL REQUIRE WELLS TO BE CEMENT PRESSURIZED.
4. No structure within this subdivision shall be occupied until it is connected to an individual water supply or to a State-approved community water system, and until it is connected to a public sewer system or to an on-site wastewater system that has been approved, permitted and inspected by the Hood County Environmental Health Department. Due to fluctuating ground water supply, prospective property owners are cautioned and advised by Hood County to question the seller of any lot whether the water provider has adequate water sources to meeting TCEQ requirements.

DRAINAGE AND FLOODWAY

This plat is hereby adopted by the Owners and approved by Hood County, Texas (called "County"), subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns. The Drainage Easement is hereby dedicated to the public's use but including the following covenants with regard to maintenance responsibility. The existing creek or creeks traversing the Drainage Easement shall remain as open channels at all times and shall be maintained by all of the owners of lots in the Subdivision (called "Owners"). The owners covenant and agree that such a Home Owners Association (called "Association") shall be created prior to the final acceptance of the County. All Association documents shall specifically contain covenants binding the Association to continuously maintain the Drainage Easement. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easement should. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage and Flood Way Easement maintenance responsibilities without the approval of the County. The County will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage Easement. Provided, however, it is understood that in the event it becomes necessary for the County to consider channelizing or erecting any type of drainage structure in order to improve the storm drainage, then in such event, the County shall have the right, but not the obligation, to enter upon the Drainage Easement at any point, or points, with all rights of ingress and egress to investigate, survey, or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Owners and the Association shall keep the natural drainage channels within the Drainage Easement free of debris, silt, or any substance which would result in unsanitary conditions or obstruct the flow of water, and the County shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the owners and the Association to alleviate any undesirable conditions which may occur. The creeks and natural drainage channels through the Drainage Easement as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The County shall not be liable for any damages and injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage Easement, and the owners hereby agree to indemnify and hold harmless the County from any such damages and injuries. Building areas outside the Drainage Easement shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

WITNESS, my hand, this the 8th day of August, 2023.

BY:

The Ranches at Star Hollow, LLC

Monte Magness,
Authorized Agent

Monte Magness
Printed Name and Title

STATE OF TEXAS §

COUNTY OF HOOD §

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 the 8th day of August, 2023.

Notary Public

DAVID HORSBURGH
Notary Public, State of Texas
Comm. Expires 10-26-2025
Notary ID 133413992

FILED
AUG 09 2023
County Clerk, Hood County, TX

P-939

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
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TBPELS Firm #44, #10011300

OWNER:
The Ranches at Star Hollow, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

FINAL PLAT

LOTS 1-52 & LOT 1X, BLOCK 1
AND LOTS 1-45, BLOCK 2

THE RANCHES AT STAR HOLLOW

(97 RESIDENTIAL LOTS)

BEING A 300.006 ACRE TRACT OF LAND SITUATED WITHIN
G. VAIL SURVEY, ABST. NO. 798 & 572
H. KESSLER SURVEY, ABST. NO. 315
HOOD & ERATH COUNTIES, TEXAS

JULY 2023 **SHEET 4 OF 5**

Drawing: E:\Survey22\145 Star Hollow\000\Dwg\Final Plat\FINAL PLAT.dwg

STATE OF TEXAS §

COUNTY OF HOOD §

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

BEING a tract of land situated within the G. Vail Survey Abstract Number 572, Section 38, the J.A. Schell Survey Abstract Number 534, the J.M. McDaniel Survey, Abstract Number. 361, and the H. Kesler Survey, Abstract Number 315, Hood County, Texas, and the G. Vail Survey Abstract Number 798, Section 38, the J.A. Schell Survey Abstract Number 726, Erath County, Texas, same being a portion of a tract of land as described by deed to THE RANCHES AT STAR HOLLOW , LLC as recorded in Document Number 2022-0011657, Deed Records, Hood County, Texas (D.R.H.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 car axle having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6852668.39, Easting 2107188.29, for the northwest corner of the said THE RANCHES AT STAR HOLLOW, LLC tract, same being in the east line of a tract of land as described by deed to Eric Burrow and T.M. Burrow as recorded in Volume 878, Page 157, Deed Records, Erath County, Texas (D.R.E.C.T.);

THENCE South 89°34'41" East, with the north line of the said THE RANCHES AT STAR HOLLOW , LLC tract and being south of a wire fence, a distance of 5437.80 feet to a found 5/8-inch iron rod with cap marked "Brookes Baker Surveyors" (CIRF (BB)) having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6852628.32, Easting 2112625.43, for the northeast corner of the hereon described tract same being in a wire fence line at the apparent west line of Star Hollow Road (a variable width right-of-way);

THENCE with the said apparent west line of Star Hollow Road and generally along the said wire fence line the following courses and distances:

South 00°30'27" West, a distance of 79.62 feet to a found 6-1/2-inch cedar post;

South 00°25'42" West, a distance of 778.80 feet to a found 4-1/2-inch metal post;

South 00°25'35" West, a distance of 700.56 feet to a found 3-1/2-inch metal post;

South 00°18'11" West, a distance of 867.43 feet to a found CIRF (BB) for the southeast corner of the hereon described tract, same being the easternmost northeast corner of a remainder tract of land described by deed to Tommy Houston as recorded in Document Number. 2020-07481, D.R.E.C.T.;

THENCE North 89°34'41" West departing the said apparent west line of Star Hollow Road and with the common line between the aforementioned THE RANCHES AT STAR HOLLOW, LLC tract and the said Houston remainder tract, a distance of 5323.28 feet to a found CIRF (BB) for the southwest corner of the hereon described tract, same being a re-entrant corner of the said Houston remainder tract;

THENCE North 02°45'45" West, continuing with the said common line, a distance of 1533.55 feet to a found car axle for the northernmost northeast corner of the said Houston tract, same being the southeast corner of the aforementioned Burrow tract;

THENCE North 01°33'12" West, with the common line between the aforesaid THE RANCHES AT STAR HOLLOW, LLC tract and the said Burrow tract, a distance of 895.76 feet to the **POINT OF BEGINNING** and containing 13,068,278 square feet or 300.006 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, **The Ranches at Star Hollow, LLC**, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as **LOTS 1-52 & LOT 1X, BLOCK 1 AND LOTS 1-45, BLOCK 2, THE RANCHES AT STAR HOLLOW**, an addition to Hood County, Texas, 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 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 homeowner's association (the "Association ") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "The Ranches at Star Hollow", dated _____ recorded in County Clerk Document Number: _____ of the Land Records of Hood 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 "Indemnities") 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 Indemnities. 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 Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities 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 Indemnities 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 Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities 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 Private Streets, County Access and Utility Easements, in the future become public, the owner(s) dedicate to the county a sidewalk easement on the portions of the 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 Hood County, Texas.

WITNESS, my hand, this the 8th day of August, 2023.

BY:

The Ranches at Star Hollow, LLC

Monte Magness,
Authorized Agent

Monte Magness
Printed Name and Title

STATE OF TEXAS §

COUNTY OF HOOD §

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 the 8th day of August, 2023.

Notary Public

DAVID HORSBURGH
Notary Public, State of Texas
Comm. Expires 10-26-2025
Notary ID 133413992

SURVEYOR'S CERTIFICATATION

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 Hood County, Texas.

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: August 08, 2023

STATE OF TEXAS REGISTERED
JOHN G. MARGOTTA
5956
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF HOOD §

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 the 8th day of August, 2023.

Notary Public

DAVID HORSBURGH
Notary Public, State of Texas
Comm. Expires 10-26-2025
Notary ID 133413992

DEVELOPER:

BY: _____

HONORABLE JUDGE PRESIDING
Judge

ATTEST: _____

FILED
AUG 09 2023
County Clerk, Hood County, TX

P-939

FINAL PLAT

LOTS 1-52 & LOT 1X, BLOCK 1 AND LOTS1-45, BLOCK 2

THE RANCHES AT STAR HOLLOW

(97 RESIDENTIAL LOTS)

BEING A 300.006 ACRE TRACT OF LAND SITUATED WITHIN G. VAIL SURVEY, ABST. NO. 798 & 572 H. KESSLER SURVEY, ABST. NO. 315 HOOD & ERATH COUNTIES, TEXAS

AUGUST 2023 **SHEET 5 OF 5**

OWNER:
The Ranches at Star Hollow, LLC
665 Simonds Road
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LAND SURVEYOR:

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