



**LEGEND**

BLDG. - Building Line  
 CEM. - Cemetery  
 C.O. - Contour Line  
 C.P. - Corner Point  
 C.S. - Center of Survey  
 D.C. - Drainage Channel  
 D.P. - Drainage Point  
 D.R. - Drainage Right-of-Way  
 D.S. - Drainage Structure  
 E.C. - Easement  
 E.P. - Easement Point  
 E.S. - Easement Structure  
 E.W. - Easement Width  
 F.Z. - Flood Zone  
 G.C. - Gas Company  
 G.L. - Gas Line  
 G.P. - Gas Pressure  
 H.C. - Highway  
 H.P. - Highway Point  
 H.R. - Highway Right-of-Way  
 H.S. - Highway Structure  
 H.W. - Highway Width  
 I.C. - Irrigation Channel  
 I.P. - Irrigation Point  
 I.R. - Irrigation Right-of-Way  
 I.S. - Irrigation Structure  
 I.W. - Irrigation Width  
 L.C. - Lot  
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 X.C. - X-Section  
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**GENERAL NOTES**

1. This plat is being filed in accordance with the provisions of the Texas Property Code (Title 53, Subchapter C, Chapter 53.051, Section 53.051-10) and the provisions of the Texas Civil Practice and Remedies Code (Title 5, Subchapter C, Chapter 5.051, Section 5.051-10).
2. The plat is subject to any and all existing liens, mortgages, judgments, and other encumbrances of record.
3. The plat is subject to any and all existing easements, rights-of-way, and other interests of record.
4. The plat is subject to any and all existing covenants, conditions, and restrictions of record.
5. The plat is subject to any and all existing zoning ordinances and other laws of the State of Texas.
6. The plat is subject to any and all existing rules and regulations of the State of Texas.
7. The plat is subject to any and all existing orders and decrees of the courts of the State of Texas.
8. The plat is subject to any and all existing orders and decrees of the courts of any other state or country.
9. The plat is subject to any and all existing orders and decrees of the courts of any other jurisdiction.
10. The plat is subject to any and all existing orders and decrees of the courts of any other authority.

**VARIABLE DRAINAGE EASEMENT**

A variable-width drainage easement encompasses any and all existing ditches, canals, drains, culverts, or other drainage structures and any and all existing easements, rights-of-way, and other interests of record.

**PRIVATE ROAD STATEMENT**

ALL ROADS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.

**FLOOD ZONE NOTE**

The owner is advised that the plat is subject to any and all existing flood zone designations and that the plat is subject to any and all existing flood zone regulations and other laws of the State of Texas.

**BIB BAIRD, HAMPTON & BROWN**  
 engineering and surveying

8300 Regatta Place, Suite 700 Fort Worth, TX 76116  
 817.338.1277 • 120004401  
 TPELS Form 44, 4/00/1300

OWNER:  
 Star Mountain Ranch, LLC  
 665 Semmonds Road  
 Wrentham, Massachusetts 01975

DATE:  
 NOVEMBER 2022

SHEET 3 OF 5

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**FINAL PLAT**  
**LOTS 1-108**  
**STAR MOUNTAIN RANCH**  
**PHASE 1**  
 (108 LOTS)

BEING A 432.680 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. LABRONE SURVEY, SEC. NO. 323, ABST. NO. 571 & MATTHEW MAISE SURVEY, SEC. NO. 321, ABST. NO. 708 SMITH COUNTY, TEXAS

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