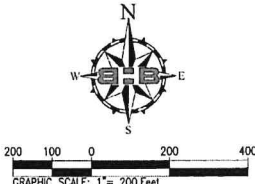
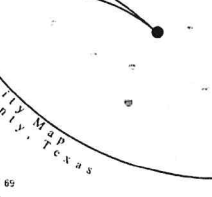


**LEGEND**

- B/L.....Building Line
- CIRP.....Found 5/8" Capped Iron Rod Marked "BHS INC"
- CIRFU.....Found 1/2" Capped Iron Rod Unreadable
- D.R.S.C.T.....Deed Records, Smith County, Texas
- D & U.E.....Drainage and Utility Easement
- FD.....Found
- IP.....Iron Pipe
- IPF.....Found 1/2" Iron Pipe
- IR.....Iron Rod
- IRI.....Found 3/8" Iron Rod
- IRI(A).....Found 3/8" Iron Rod
- IRI(B).....Found 3/8" Iron Rod
- WAT ESMT.....Water Easement



**PROJECT LOCATION**



Filed for Record in the Official Records Of: **SMITH COUNTY, TEXAS**  
 On: **04/20/2023** at **11:23:02 AM**  
 In the PLAT Record:  
 Doc Number: **20221012258**  
 Number of Pages: **3**  
 Amount: **101.00**  
 By: **Whitaker, Suni**

*Karen Sligh*  
 Smith County Clerk

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTNNet 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 RTNNet Cooperative Network. All elevations shown are NAVD83.
3. All property corners are set 5/8" inch capped iron rod marked "BHS INC" unless otherwise noted.
4. The property as plotted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Smith County Clerk's Office.
5. The property as plotted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Smith County Clerk's Office.
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 reties and bounds (or conveyed by other means) prior to the filing of this plat at Smith 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: Star Mountain Water Supply Corporation.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.
11. Unless otherwise noted all gas pipelines are within a 50' gas pipeline easement(s) and are based upon the centerline of the existing gas pipeline that was located by Texas811.
12. Unless otherwise noted all gas pipelines are within a 50' gas pipeline easement(s) and are based upon the centerline of the existing gas pipeline that was located by Texas811.
13. All roads are private and will be maintained by the POA.
14. COMMON AREA is not a developable lot and to be used as an emergency access to the subdivision.

**PRIVATE ROAD STATEMENT**

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

**Building Setback Line Example**

(Rear)

Typical Lot	Typical Lot	Typical Lot
5' B/L & U.E.	5' B/L & U.E. (5'-0")	5' B/L & U.E. (5'-0")
15' WAT. ESMT.	15' WAT. ESMT.	15' WAT. ESMT.
15' D' & U.E.	15' D' & U.E.	15' D' & U.E.

Street R.O.W.

**FINAL PLAT**

**LOTS 109-163, COMMON AREA, WELL SITES 1 & 2**  
**STAR MOUNTAIN RANCH**  
**PHASE 2**

(55 LOTS)

BEING A 159.851 ACRE TRACT OF LAND SITUATED WITHIN  
**CHARLES GILLEY SURVEY, SEC. NO. 457, ABST. NO. 374, JM HALL SURVEY, SEC. NO. 1009, ABST. NO. 464, & MATTHEW MAISE SURVEY, SEC. NO. 321, ABST. NO. 708**  
**SMITH COUNTY, TEXAS**

APRIL 2023

SHEET 1 OF 3

**VARIABLE DRAINAGE EASEMENT**

A variable width drainage easement encompasses any and all existing creeks, gulches, 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.

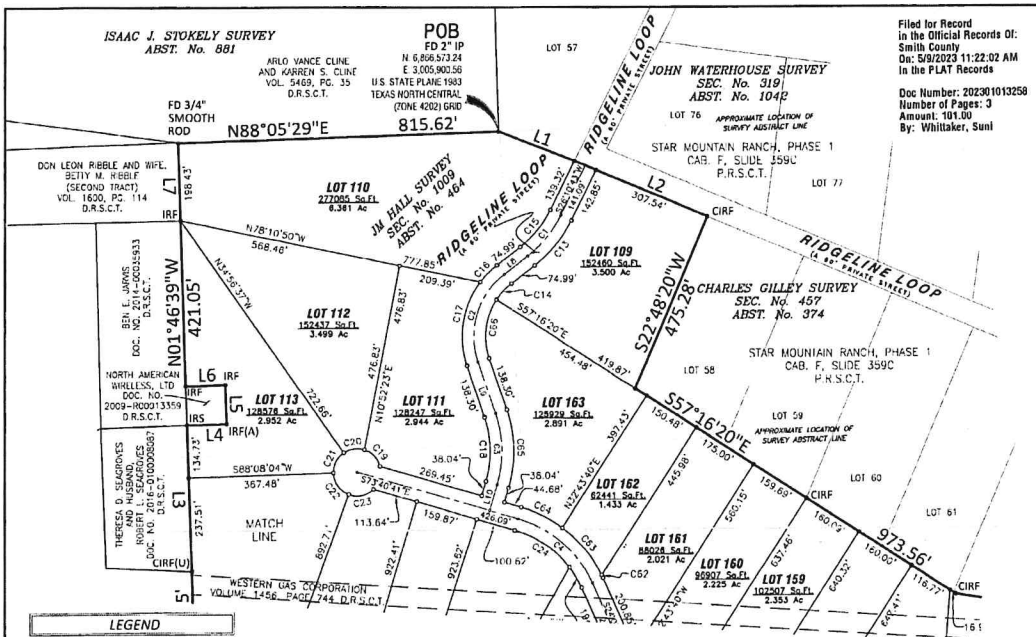
**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance Floodplain per FIRMA Flood Insurance Rate Map, Community Panel Number 484230075D, Map Revised April 16, 2014 and FIRMA Flood Insurance Rate Map, Community Panel Number 4842300300C, Map Revised September 26, 2008.

**OWNER:**  
 Star Mountain Ranch, LLC  
 665 Simmonds Road  
 Williamstown, Massachusetts 01267

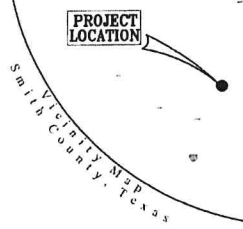
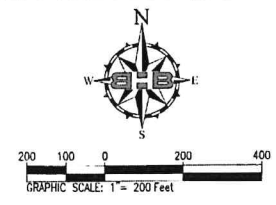


6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
 ma@bhinc.com • 817.338.1277 • bhinc.com  
 TBPELS Firm #44, #10011300



Filed for Record  
in the Official Records Of:  
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On: 5/9/2023 11:22:02 AM  
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Amount: 101.00  
By: Whitaker, Suni

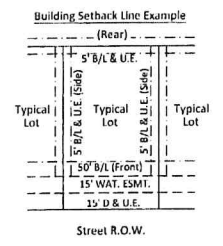


**LEGEND**

B/L.....Building Line  
CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"  
CIRF(U).....Found 1/2" Capped Iron Rod, Unreliable  
D.R.S.C.T.....Deed Records, Smith County, Texas  
D & U.E.....Drainage and Utility Easement  
FD.....Found  
IP.....Iron Pipe  
IP.....Found 1/2" Iron Pipe  
IR.....Iron Rod  
IRF.....Found 1/2" Iron Rod  
IRF(U).....Found 1/2" Iron Rod  
O.....Set 5/8" Capped Iron Rod Marked "BHB INC"  
WAT ESMT.....Water Easement

**PRIVATE ROAD STATEMENT**

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



**VARIABLE DRAINAGE EASEMENT**

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, ditches or other natural drainage courses and/or 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.

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% Annual Chance Floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48422C02750, Map Revised April 16, 2014 and FIRM, Flood Insurance Rate Map, Community Panel Number 48423C03000, Map Revised September 26, 2008.

**OWNER:**  
Star Mountain Ranch, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
mail@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #100113000

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Allterra RINEX Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Distances shown are U.S. Survey Feet displayed in surface values.
3. Vertical Datum established using the Allterra RINEX Cooperative Network. All elevations shown are NAVD83.
4. All property corners are set 5/8" inch capped iron rod marked "BHB INC" unless otherwise noted.
5. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Smith County Clerk's Office.
6. 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 Smith County Clerk's Office.
7. 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.
8. 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 Smith County, with said conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
9. Water Supply Source: Star Mountain Water Supply Corporation.
10. Sewer Disposal: On-site septic.
11. Subject property is not within any ETJ Jurisdiction.
12. Unless otherwise noted all gas pipelines are within a 50' gas pipeline easement(s) and are based upon the centerline of the existing gas pipeline that was located by Texas311, Baird, Hampton and Brown, Inc. makes no warranty of the accuracy of the location marked by Texas311.
13. All roads are private and will be maintained by the POA.
14. COMMON AREA is not a developable lot and to be used as emergency access to the subdivision.

**Line Table**

Line #	Direction	Length
L1	S68°12'16"E	206.95
L2	S07°11'40"E	367.65
L3	N1°51'50"W	372.24
L4	N88°11'30"E	100.58
L5	N1°54'28"W	99.90
L6	S88°23'29"W	100.49
L7	N1°48'18"W	198.43
L8	S52°10'24"W	74.92
L9	S16°21'32"E	138.30
L10	S16°19'19"W	68.04
L11	S2°20'54"E	125.97
L12	S81°22'59"E	100.50
L13	S75°41'12"W	87.39
L14	N03°17'37"W	80.73
L15	S88°20'59"W	244.54
L16	S05°58'11"E	148.97
L17	S87°37'16"W	95.00
L18	N82°05'48"W	82.26
L19	N1°52'31"E	117.53
L20	N82°08'29"W	60.00
L21	N82°05'48"W	56.90
L22	S24°23'08"W	113.21
L23	N82°05'48"W	30.41
L24	N1°07'52"W	279.14
L25	S1°07'50"E	250.28
L26	S5°43'19"E	205.04
L27	N2°43'15"W	109.60
L28	S3°39'10"E	144.70

**Curve Table**

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	25°59'41"	300.00	135.11	S39°10'33"W	134.94
C2	71°03'27"	200.00	248.07	S18°38'25"W	232.47
C3	35°12'52"	300.00	164.38	S11°07'07"E	181.49
C4	49°33'14"	300.00	258.48	S49°54'04"E	251.45
C5	33°32'44"	200.00	175.64	S40°53'49"E	173.15
C6	30°21'21"	200.00	105.86	S42°29'30"E	104.73
C7	54°16'58"	250.00	239.04	S54°42'19"E	230.03
C8	48°58'12"	350.00	261.73	N12°54'38"E	253.51
C9	40°48'32"	350.00	213.67	N68°19'16"E	209.19
C10	9°53'29"	300.00	51.79	S86°19'44"E	51.73
C11	8°02'20"	300.00	454.79	S49°25'22"W	297.72
C12	1°02'33"	300.00	69.23	S82°25'15"W	68.91
C13	25°59'41"	330.00	149.72	S39°10'33"W	148.44
C14	18°55'14"	170.00	56.14	S42°42'47"W	55.88
C15	25°59'41"	270.00	122.50	S39°10'33"W	121.45
C16	15°02'09"	230.00	60.38	S44°39'19"W	60.18
C17	58°31'48"	230.00	224.92	S90°21'21"W	216.05
C18	38°12'52"	270.00	165.94	S11°07'07"E	163.25
C19	58°22'15"	60.00	61.73	N42°51'49"W	58.52
C20	52°31'16"	60.00	55.00	S81°41'27"W	53.09
C21	57°17'45"	60.00	60.00	S26°46'56"W	57.53
C22	67°08'15"	60.00	70.31	S35°28'14"E	66.36
C23	64°40'09"	60.00	67.72	N78°39'24"E	64.18
C24	36°38'41"	270.00	172.68	S52°21'20"E	169.70
C25	12°54'32"	270.00	60.83	S10°34'43"E	60.70
C26	14°02'12"	330.00	80.84	S31°08'33"E	80.64
C27	19°30'32"	330.00	112.36	S47°54'55"E	111.82
C28	11°14'41"	280.00	5.84	S27°54'40"E	5.84
C29	53°35'18"	280.00	261.88	S55°18'09"E	252.44
C30	81°02'19"	270.00	391.31	S49°25'22"W	357.95
C31	12°42'51"	330.00	73.23	S84°35'06"W	73.08
C32	41°49'42"	330.00	24.93	S76°03'50"W	24.92
C33	54°19'48"	60.00	56.80	N23°15'56"W	54.73
C34	57°28'22"	60.00	60.19	S10°40'30"W	57.69
C35	36°11'50"	60.00	40.00	S29°53'17"W	39.26

**Curve Table**

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C36	56°47'45"	60.00	56.48	S44°29'54"E	57.07
C37	93°12'15"	60.00	97.60	N60°30'06"E	87.19
C38	10°35'59"	270.00	49.95	N78°11'58"E	49.88
C39	62°0'34"	270.00	30.36	N87°43'15"E	30.34
C40	24°42'07"	330.00	142.27	N78°35'28"E	141.17
C41	17°17'56"	330.00	69.63	N57°35'26"E	69.26
C42	16°36'52"	330.00	69.69	N37°48'21"E	69.26
C43	16°33'43"	330.00	95.39	N16°11'04"E	95.06
C44	44°46'15"	330.00	257.86	N70°18'07"E	251.35
C45	82°41'44"	240.00	36.60	N52°07'07"E	35.57
C46	32°24'18"	270.00	152.70	S72°31'22"W	150.68
C47	8°53'29"	270.00	46.81	S86°19'44"E	46.55
C48	44°44'01"	60.00	16.84	S43°45'00"E	16.66
C49	57°17'45"	60.00	60.00	N85°14'07"E	57.53
C50	57°17'45"	60.00	60.00	N27°52'12"W	57.53
C51	57°17'45"	60.00	60.00	N27°52'12"W	57.53
C52	83°22'45"	60.00	67.31	S87°18'23"W	78.81
C53	83°22'45"	330.00	58.97	N85°19'44"W	58.90
C54	37°23'31"	330.00	215.36	S70°21'46"W	211.56
C55	37°23'31"	330.00	16.88	S43°31'30"W	16.88
C56	49°59'12"	270.00	236.56	S72°54'36"W	228.18
C57	23°36'52"	220.00	90.67	N39°01'16"W	90.03
C58	15°00'52"	230.00	60.27	N34°49'15"W	60.10
C59	15°02'29"	230.00	61.50	N49°59'56"W	61.40
C60	9°50'58"	270.00	46.41	N52°44'42"E	46.36
C61	23°41'46"	270.00	111.86	S35°58'20"E	110.87
C62	12°42'22"	330.00	61.10	N24°49'56"W	61.10
C63	27°43'20"	330.00	159.67	N39°23'29"W	158.12
C64	20°25'32"	330.00	117.64	N82°27'55"W	117.62
C65	35°12'52"	330.00	302.82	N17°10'07"W	198.64
C66	52°08'43"	170.00	154.72	N17°10'45"E	149.43
C67	31°10'05"	220.00	119.68	N68°30'45"W	118.21
C68	30°21'21"	170.00	92.07	S42°29'30"E	89.02
C69	75°14'42"	330.00	45.28	N45°00'38"E	45.24

Filed for record on  
May 9, 2023 in  
Cabinet F Slide 390

**FINAL PLAT**  
**LOTS 109-163, COMMON AREA, WELL SITES 1 & 2**  
**STAR MOUNTAIN RANCH**  
**PHASE 2**  
(55 LOTS)

BEING A 159.851 ACRE TRACT OF LAND SITUATED WITHIN  
CHARLES GILLEY SURVEY, SEC. NO. 457, ABST. NO. 374, JM HALL SURVEY, SEC. NO.  
1009, ABST. NO. 464, & MATTHEW MAISE SURVEY, SEC. NO. 321, ABST. NO. 708  
SMITH COUNTY, TEXAS  
APRIL 2023 SHEET 2 OF 3

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 Number 457, Abstract Number 374, and the JM Hall Survey, Section Number 1009, Abstract Number 464, Smith County, Texas and being the remainder of a tract of land as described by deed to Star Mountain Ranch, LLC, as recorded in Document Number 202201040006, Dead Records, Smith County, Texas (DRSCT) and being more particularly described by metes and bounds as follows: (Bearing 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 2010.000. 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 6,866,273.24, Easting 3,005,900.56, for the southwest corner of Lot 57, Star Mountain Ranch Phase 1, an addition to Smith County, Texas as shown on plat recorded in Cabinet F, Slide 359C, Plat Records, Smith County, Texas (FRSCT), same being the southeast corner of a tract of land as described by deed to Arlo Vance Cline and Karen S. Cline as recorded in Volume 5469, Page 35, DRSCT;

THENCE with the southern line of the said Star Mountain Ranch the following courses and distances:

- South 66°12'16" East, a distance of 206.95 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);
- South 67°11'40" East, a distance of 367.55 feet to a CIRF;
- South 22°48'20" West, a distance of 475.28 feet to a CIRF;
- South 57°16'20" East, a distance of 973.56 feet to a CIRF;
- South 81°07'40" East, a distance of 991.34 feet to a CIRF;
- South 87°55'24" East, a distance of 716.46 feet to a CIRF having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (grid) of Northing 6,865,210.41, Easting 3,008,762.63;

THENCE South 02°14'04" East, departing the aforementioned southern line and continuing with the southernmost western line of the aforementioned Star Mountain Ranch, Phase 1, at a distance of 1239.48 feet passing a CIRF for the southwest corner of Lot 75 of the said Star Mountain Ranch, Phase 1, and now continuing for a total distance of 1249.47 feet to a CIRF in the north line of a tract of land as described by deed to Ronald E. Van Ness and Mary K. Van Ness as recorded in Document No. 20170100005118, DRSCT;

THENCE South 86°20'50" West, with the common line between the said Van Ness tract and the aforementioned remainder of the Star Mountain Ranch, LLC, tract, at a distance of 1783.62 feet passing the northwest corner of the said Van Ness tract, same being the northeast corner of a tract of land as described by deed to Equity Trust Company as recorded in Document No. 202201025925, and now continuing with the common line between the said remainder of the Star Mountain Ranch, LLC, tract and the said Equity Trust Company tract for a total distance of 1916.45 feet to a found 60D nail for an angle point in the said Star Mountain Ranch, LLC, Tract, same being an angle point in the said Equity Trust Company tract;

THENCE South 86°08'08" West, continuing with the said common line between the said remainder of the Star Mountain Ranch, LLC, tract and the said Equity Trust Company tract, passing at a distance of 1006.67 feet the northwest corner of the said Equity Trust Company tract, same being the northeast corner of a tract of land as described by deed to James M. Dazer (Tract 1) as recorded in Volume 2965, Page 317, DRSCT, and now continuing with the common line between the said remainder of the Star Mountain Ranch, LLC, tract and the said Dazer tract for a total distance of 1589.81 feet to a found 3/4-inch Sucker Rod for the northwest corner of the said Dazer tract, same being the southwest corner of the said remainder of the Star Mountain Ranch, LLC, tract and being in the east line of a tract of land as described by deed to ECAM Development, LLC, as recorded in Document No 202201041751, DRSCT;

THENCE North 16°55'23" West, with the common line between the said Star Mountain Ranch tract and the said ECAM Development tract, a distance of 495.18 feet to a CIRF for the northeast corner of the said ECAM Development tract, same being the southeast corner of a tract of land as described by deed to Royal E. Stearns, II and Ladonna R. Stearns as recorded in Document No. 2020-202001039657, DRSCT;

THENCE North 02°37'18" West, with the common line between the said Star Mountain Ranch tract and the said Stearns tract, a distance of 627.11 feet to a found 3/4-inch iron rod;

THENCE North 01°14'38" West, continuing with the common line between the said Star Mountain Ranch tract and the said Stearns tract, a distance of 621.95 feet to a found 5/8-inch capped iron rod (Unreadable) for the easternmost northeast corner of the said Stearns tract, same being the southeast corner of a tract of land as described by deed to Theresa D. Seagraves and Husband Robert L. Seagraves as recorded in Document No. 2016-0100008087, DRSCT;

THENCE North 01°51'56" West, with the common line between the said Star Mountain Ranch tract and the said Seagraves tract, a distance of 372.24 feet to a CIRF for the northeast corner of the said Seagraves tract, same being the southeast corner of a tract of land as described by deed to Ren F. Jarvis as recorded in Document No. 2014-00039333 and being the southwest corner of a tract of land as described by deed to North American Wireless, LTD as recorded in Document No. 2009-R00013359, DRSCT;

THENCE with the common line between the said Star Mountain Ranch tract and the said North American Wireless tract the following courses and distances:

- North 88°11'30" East, a distance of 100.56 feet to a found 3/8-inch smooth rod (spinner) for the southeast corner of the said North American Wireless tract;
- North 03°54'26" West, a distance of 99.90 feet to a found 1/2-inch smooth rod for the northeast corner of the said North American Wireless tract;
- South 88°23'29" West, a distance of 100.49 feet to a found 1/2-inch smooth rod for the northwest corner of the said North American Wireless tract and being in the east line of the aforementioned Jarvis tract;

THENCE North 01°46'39" West, with the common line between the said Star Mountain Ranch tract and the said Jarvis tract, a distance of 421.05 feet to a found 1/2 inch iron rod for the northeast corner of the said Jarvis tract, same being the southeast corner of a tract of land as described by deed to Don Leon Ribble and wife, Betty M. Ribble as recorded in

Volume 1600, Page 114, DRSCT;

THENCE North 01°48'18" West, with the common line between the said Star Mountain Ranch tract and the said Ribble tract, a distance of 198.43 feet to a found 3/4-inch smooth rod for the northeast corner of the said Ribble tract, same being the northwest corner of the said Star Mountain Ranch tract and being an angle point in the south line of the aforementioned Cline tract;

THENCE North 88°05'29" East, with the common line between the said Star Mountain Ranch tract and the said Cline tract, a distance of 815.62 feet to the POINT OF BEGINNING and containing 6,363,095 square feet or 159,851 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 109-163, COMMON AREA, WELL SITES 1 & 2, STAR MOUNTAIN RANCH PHASE 2, 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 Star Mountain Ranch 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 of 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 and recorded in County Clerk Document Number: \_\_\_\_\_ of 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 "Indemnitites") 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 Indemnitites. 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 Indemnitites.

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

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnitites from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitites 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 becomes 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 areas: (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 the 27<sup>th</sup> day of April, 2023.

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 9<sup>th</sup> day of May, 2023.

Neal Franklin, County Judge

Pam Frederick  
Commissioner Precinct #1

John Moore  
Commissioner Precinct #2

Terry Lee Phillips  
Commissioner Precinct #3

Ralph Caraway, Sr.  
Commissioner Precinct #4

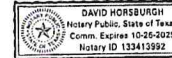
STATE OF TEXAS §

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 the 27<sup>th</sup> day of April, 2023.

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: April 19, 2023



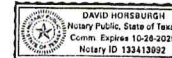
STATE OF TEXAS §

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 the 19th day of April, 2023.

Notary Public



Filed for Record  
In the Official Records Of:  
Smith County  
On: 5/9/2023 11:22:02 AM  
In the PLAT Records  
Doc Number: 202301013258  
Number of Pages: 3  
Amount: 101.00  
By: Whitaker, Suni

Karen Shipps  
Smith County Clerk



Filed for record on May 9, 2023  
in Cabinet F 390D

FINAL PLAT

LOTS 109-163, COMMON AREA, WELL SITES 1 & 2  
STAR MOUNTAIN RANCH  
PHASE 2  
(55 LOTS)

BEING A 159.851 ACRE TRACT OF LAND SITUATED WITHIN  
CHARLES GILLEY SURVEY, SEC. NO. 457, ABST. NO. 374, JM HALL SURVEY, SEC. NO.  
1009, ABST. NO. 464, & MATTHEW MAIZE SURVEY, SEC. NO. 321, ABST. NO. 708  
SMITH COUNTY, TEXAS

APRIL 2023

SHEET 3 OF 3



6300 Ridgley Place, Suite 700 Fort Worth, TX 76116  
mail@bhbinc.com • 817.338.1277 • bhbinc.com  
TBPELS Firm #44, #10011300

OWNER:  
Star Mountain Ranch, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267