

STATE OF TEXAS
COUNTY OF VAN ZANDT

FROM ALL MEMORY THESE PRECISELY THE, THE RANCH PARTNERS, LLC, being the owners of the real property described herein, do hereby divide the same into lots and sections as shown on the plat of the SUNSET RANCH ESTATES, described as follows and do hereby dedicate to the public use of the public road shown thereon and maintain as shown herein.

The plat is a part, within County Road No. 3417, for the most southerly corner of said block, containing 200.00 acres, more or less, which is the same as the land described in the plat of the SUNSET RANCH ESTATES, described as follows and do hereby dedicate to the public use of the public road shown thereon and maintain as shown herein.

NOTARY PUBLIC

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day, personally appeared, the above named parties, who are known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME

1. Bearings based on GPS observations (NAD 83).
2. The accuracy of the bearings is not within a 100 year flood plain as shown on F2003 (No. 448870318C).
3. The survey was made by a licensed land surveyor.
4. The survey was made by a licensed land surveyor.
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20. The survey was made by a licensed land surveyor.



Block Lot 200.00 (No. 141)
Reference to the plat of the SUNSET RANCH ESTATES, described as follows and do hereby dedicate to the public use of the public road shown thereon and maintain as shown herein.



I, Don Carpenter, County Judge of Van Zandt County, Texas, do hereby certify that the foregoing plat was prepared by a licensed land surveyor and that the same is a true and correct copy of the original as recorded in the minutes of said Court, on this day of _____, 2021.

WITNESSED BY MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

COUNTY JUDGE

COUNTY CLERK

DELIVERED BY
THE RANCH PARTNERS, LLC
2000 Pine Street
Pecos, Texas 79627

I, James W. McCall, Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat was prepared from an actual survey made by me or under my supervision and that the same is a true and correct copy of the original as recorded in the minutes of said Court, on this day of September, 2021.

James W. McCall, P.L.S., S.L.S.
2000 Pine Street
Pecos, Texas 79627
(803) 885-1044
jwmc@jwmc.com

SUNSET RANCH ESTATES
OUT OF THE
JAMES HAMILTON SURVEY, ABSTRACT NO. 403
VAN ZANDT COUNTY, TEXAS

Recorded in _____, Plat Records of Van Zandt County, Texas.