

OWNER'S STATEMENT:

I, TIM COFFEY, MANAGER OF COLD SPRINGS 23 LAND COMPANY, LLC, AM THE OWNER OF A CALLED 63.6 ACRES SHOWN HEREON AND DO ACCEPT THIS AS MY PLAN FOR THE SUBDIVIDING OF SAID 63.6 ACRES AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 3775, PAGE 246 OPRRC.

TIM COFFEY
MANAGER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____ 2023.

SIGNATURE _____

APPROVAL
STATE OF TEXAS
COUNTY OF RUSK

I, JOEL HALE, COUNTY JUDGE OF RUSK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE MAP OR PLAT OF THE DEVELOPMENT PLAN HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF RUSK COUNTY, TEXAS, AND BY THE SAID DULY CONSIDERED WERE ON THIS DAY APPROVED AND THIS PLAT IS AUTHORIZED TO BE REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF RUSK COUNTY, TEXAS.

JOEL HALE, COUNTY JUDGE
RUSK COUNTY, TEXAS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____ 2023.

SIGNATURE _____

TRUDY MCGILL, COUNTY CLERK
RUSK COUNTY, TEXAS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,

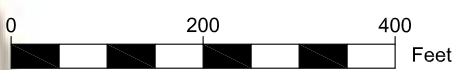
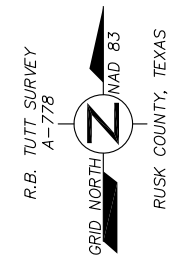
THIS _____ DAY OF _____ 2023.

SIGNATURE _____

SURVEYOR'S CERTIFICATION

I, Collin H. Miley, Registered Professional Land Surveyor, Rusk County, Texas, do hereby certify that this plat represents the results of a survey completed on the ground under my supervision in July 2023.

Collin H. Miley, R.P.L.S. No.6841



called 15.00 acres
(Tract One)
RLCH Holdings, LLC
Volume 3569, Page 668
OPRRC

called 25.869 acres
RLCH Holdings, LLC
Volume 3692, Page 142
OPRRC

called 12.718 acres
Paul Sebastian West and
Rebecca L. West
Volume 3774, Page 798
OPRRC

called 0.5 acre
Jacqueline Epps
Volume 2811, Page 400
OPRRC

LOT 1
11.807 AC.

called 63.6 acres
(First Tract)
William J. Graff and
Ruby Mae Brock Graff
to
William J. Graff or
Ruby Mae Brock Graff (trustees)
March 7, 1994
Volume 3775, Page 246
OPRRC

LOT 2
4.658 AC.

LOT 3
3.635 AC.

LOT 4
2.676 AC.

LOT 5
6.832 AC.

LOT 7
4.978 AC.

LOT 8
5.026 AC.

LOT 9
5.046 AC.

LOT 10
2.696 AC.

LOT 11
2.550 AC.

LOT 12
2.349 AC.

GENERAL NOTES

- VOLUME AND PAGE REFERENCES SHOWN HEREON ARE TO THE DEED RECORDS OF RUSK COUNTY, TEXAS (OPRRC), THE LAND RECORDS OF RUSK COUNTY, TEXAS (LRRRC), OR THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (OPPRC).
- DIRECTIONAL CONTROL BASED UPON GPS DATA CONVERTED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- DENOTES 1/2" IRON ROD, SET, (IRS) UNLESS OTHERWISE NOTED.
- DENOTES 1/2" IRON ROD, FOUND, (IRF) UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THESE PARCELS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATION GENERATED FROM PREVIOUS MAPS AND SURVEY DATA. NO GUARANTEE IS GIVEN OR IMPLIED BY DDM SURVEYING INC. AS TO THE EXACT LOCATION OR IF ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED.
- CONTOURS SHOWN FROM USGS, GUM SPRINGS QUADRANGLE, 2022.

FINAL PLAT SHOWING
COLD SPRINGS 23 LAND COMPANY, LLC
R.B. TUTT SURVEY A-778
RUSK COUNTY, TEXAS

Line #	Direction	Length
L1	N85°14'59"E	111.43'
L2	S85°48'29"W	71.07'
L3	S84°59'14"W	245.25'
L4	S85°48'29"W	53.15'
L5	S84°59'14"W	189.74'
L6	S84°59'14"W	189.74'
L7	S84°35'23"W	224.09'
L8	S84°35'23"W	294.45'
L9	S86°15'22"W	6.28'
L10	S86°15'22"W	306.99'

Line #	Direction	Length
L11	S86°15'22"W	25.90'
L12	S87°18'47"W	255.95'
L13	S01°27'31"E	213.85'
L14	S01°27'31"E	173.99'
L15	S01°04'52"E	65.97'
L16	S01°04'52"E	259.96'
L17	N87°30'40"E	277.37'
L18	N86°52'42"E	185.35'
L19	N86°27'22"E	228.26'
L20	N86°27'22"E	228.26'

LEGEND

DEED LINE	---
FENCE	-X-
ROADWAY	---
OVERHEAD WIRE	OW

DDM Surveying, Inc.
121 N Van Buren
Henderson, Tx 75653
903.657.6229 O
903.657.8117 F
www.DDMSurveying.com
FIRM# 10045900

A Survey For
Cold Springs 23 Land
Company, LLC

Project 20230604_B.DWG	Sheet 3 of 3
Date 7/25/2023	
Drawn CHM	