1971-A

Andrew Coots A-119

Block A

Bayshore - Unit I

Barnett Hicklin A-277

Future Development

Future Development

Boat Ramp Area

Turnaround Area

Scrap Tract 1

Scrap Tract 2

Scrap Tract 3

Rising Star Road

North Rising Star Road

Rising Star Road

Rising Star Road

3.290 Acres

1.989 Acres

113.772 Acres

83.39 Acres

End of County Road and beginning of Private Road

Orint. Point "A" Found steel rod with cimlnum cap "(illegible)"

Orint. Point "B" Found steel rod with cimlnum cap "(illegible)"

TSR found at the southeast corner of the 54.369 acre tract bears N 48°34'07" W - 7.45 ft. of Road point

TSR

15 ft. wide Waterline Easement Vol. 1092, p. 220

15 ft. wide Waterline easement

Squaw Channel

East boundary line of 54.369 acre tract

West boundary line of 54.369 acre tract

Gregory J. Boles and Glen D. Vaughon Vol. 618, p. 140

David A. Lake and J. L. Nickerson, Jr. to Titus County Fresh Water Supply District No. 1 Vol. 396, p. 365 (Deed includes Flowage Easement conveyance)

Surveyor's Notes:

(1) A witness typical steel rod is set on the Lot line 50 ft. from each Lot corner which is in the Lake.

(2) That portion of Rising Star Road (3.290 Acres) laying east of curve 1 and including curve 1 is hereby dedicated as a Public Road.

(3) That portion of Rising Star Road (1.989 Acres) laying west of curve 1 and those parcels labeled hereon as Boat Ramp (0.300 Acre) and Turnaround (0.552 Acre) are reserved for the private use of lot owners in Grand Banks.

(4) Those three small tracts labeled "Scrap Tracts" were conveyed to Steelecreek Development, LP by Titus County Fresh Water Supply District No.1 (Vol. 1092, p. 109)

(5) No portion of this tract of land lays within a Flood Hazard Area as shown on Sheets 25 & 29, Flood Hazard Boundary Map H-01-32, effective date: June 3, 1977, Community No. 481023 A, Department of Housing and Urban Development.

Basis of Bearing

Match Deed of Record Vol. 1065, P. 35 at Orient Points "A" and "B" Shown Hereon

100 0

Bar Scale: 1" =

Sheet 1 of 3

GRAND BANKS –

A SUBDIVISION OF 21.759
113.772 ACRE TRACT CONVEYE
DEVELOPMENT (VOL
AND THOSE TRACTS
STEELE VELO
(VOL 2, p.
BARNET HICKLIN SUR
TITUS COUNTY,

SCALE: 1" = 10

DAN HAMPTON & ASSOC

Blodgett

FARM ROAD NO. 21

STATE PARK

BAYSHORE

GRAND BANKS

HOPE'S LANDING

Area Map

GRAND BANKS PHASE I