

PLAT & LOCATION MAP

± 3.04 ACRES COMBINED · ≈ 565' ON CEDAR CREEK LAKE · J.J. BECK SURVEY, A-89 ·
HENDERSON COUNTY

**6851 DOUBLE BRIDGE ROAD
RESIDENCE TRACT
1.611 ACRES**

LOT ONE
0.793 AC. ≈105' SHORE

LOT TWO
±0.29 AC. ≈75' SHORE

LOT THREE
±0.35 AC. ≈75' SHORE

— PLATTED 32' S CONTOUR —

GLENN ROAD
N 44° 59' 55" E — 166.20'

DOUBLE BRIDGE ROAD
S 41° 00' 41" E — 211.54'

223.58' / 223.88' — COMMON LINE

379.3' SHORE

56° 14' 15" N 00° 58' 00" W — 47.15'

50° 24' 25" W — 145.33'

49.12' 31.20' 71.53'

30.45' 73.90' 75.00'

34.32' 75.00'

55° 07' 47" W — 110.00'

TRUE NORTH

100 FEET

CEDAR CREEK LAKE

A map of the study area in Texas. A yellow line represents the highway route from Dallas (marked with a yellow dot) to Gun Barrel City (marked with a white dot). The route is labeled "1 hour northwest" and "US 175". A blue area represents Cedar Creek Lake, with the label "CEDAR CREEK LAKE" written vertically. A yellow star marks the location of "THE PROPERTIES". Other labels include "MABANK", "GUN BARREL CITY", "TEXAS", and "TOOL - west shore". A scale bar at the bottom indicates distances from 0 to 10 miles.

GPS	32.24564° N, 96.09759° W
From Dallas	US-175 East to Mabank, TX-198 South through Gun Barrel City, then Double Bridge Road to the waterfront — about an hour southeast.
Residence	6851 Double Bridge Rd — 1.611 acres at the corner of Double Bridge & Glenn Road, ≈275' of shoreline
Three lots	0.793-ac tract, Lot 62 & part of Lot 63, Woodcanyon Waters No. 1 — ±1.42 acres, ≈290' of shoreline
Plat of record	Vol. 3, Pg. 94 — now Cabinet A, Slide 252, Plat Records, Henderson County
Combined	±3.04 acres · ≈565' along the platted 325' contour · both tracts FEMA Flood Zone X

Note: Boundary drawn to scale from the record legal description (metes & bounds per surveys by Mobly & Associates, LLC, RPLS 4128 — residence tract 2-26-2018, lots tract 3-25-2022 — and title commitment GF 2754884-F1257; traverse closures verified <1.1 ft). This exhibit is for marketing reference only and is not a survey. The area locator is schematic. Record bearings along the common line differ slightly between the two descriptions (223.58' vs