SURVEYOR'S CERTIFICATE:

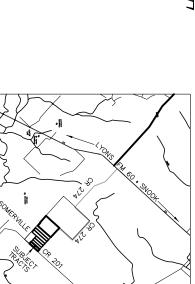
1, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THA THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

17HIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48051C0350 C.

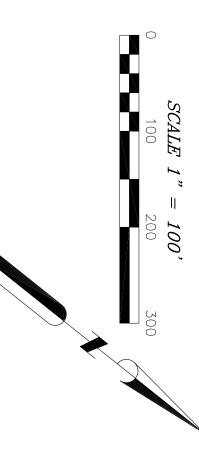
R. H. BONDS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5559



SIMPLIFIE SUBDIVISNOICRES



VICINITY MAP



FINAL PLAT CERTIFICATION

CERTIFICATION OF OWNERSHIP AND DEDICATION AS FOLLOWS:

OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS _____, A SUBDIVISION IN BURLESON COUNTY, TEXAS, WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS- OF- WAY, EASEMENT AND OTHER PUBLIC PLACES SHOWN HEREIN.

CERTIFICATE OF LIENHOLDER;

THE UNDERSIGNED, HOLDER OF A DEED OF TRUST LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY SUBDIVIDED HEREIN, HEREBY JOINS IN THE DEDICATION OF ALL STREET, ALLEYS, PARKS AND UTILITY EASEMENTS TO THE PUBLIC AS SET FORTH IN THE OWNER'S CERTIFICATE

DATED THIS DAYOF

SIGNATURE | MORTGAGEE

M "72'80'84 N

THE APPROXIMATE
SOUTHWEST CORNER
OF THE A.R. GUILD SURVEY A-27
BEARS: S42°42'W, 778.9' AND S46°18' E, 70.3'

1/2 INCH IRON ROD FOUND

41°55'49" W _504.57'

5/8 INCH IRON ROD SET

COUNTY ROAD 201 (GRAVEL)

A.R. GUILD SURVEY, A-27

BURLESON COUNTY ID#138836

COUNTY ROAD 201 (GRAVEL)

S_41.55.49.W

-15' WIDE UTILITY EASEMENT

 $\frac{POINT\ OF}{BEGINNING}$

5.00 ACRES

,Σε˙GlΣ Μ 21Ε˙32,

5.00 ACRES

,6ζ.31δ 2 47.17,29" E

CONNLK BOYD 514 (CBYNET)

OUT OF WILKERSON 10.00 ACRES DOC. # 2022-6587

TRACT 2

1/2 INCH IRON ROD FOUND

Z

41°53'33"

Ш

693.83

5/8 INCH IRON ROD SET

Z

41°53'33"

Ш

690.27

CHAS H. BENNETT SURVEY, A-4

METES & BOUNDS TRACT Ω AC.

i	
	TRACT 1 METES AND BOUNDS DESCRIPTION
	OF A 5.00 ACRE TRACT IN THE
	CHAS.H. BENNETT SURVEY, A-4
	BURLESON COUNTY, TEXAS
	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES IN THE CHAS H. BENNETT SURVEY, A-4, BURLESON COUNTY, TEXAS, BEING DESIGNATED AS TRACT 1 OF 2, OUT OF A CALLED
	10.00 ACRE TRACT DESCRIBED IN A DEED TO VERNON WILKERSON AND JESSICA WILKERSON, RECORDED IN DOCUMENT # 2022-6587 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS,
	(D.R.B.C.T.), AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
	BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE OCCUPIED NORTHWEST RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 201, (GRAVEL), MARKING THE SOUTH CORNER OF A 20,255 ACRE TRACT OF
	LAND DESCRIBED IN A DEED TO ADAM ESQUIVEL, RECORDED IN DOC. # 2020-3048 OF THE D.R.B.C.T. AND THE SOUTH CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 1;
	THENCE: N 48"06'27" W, ALONG THE NORTHEAST LINE OF SAID ESQUIVEL TRACT FOR A DISTANCE OF 313.75 FEET TO A 5/8 NICH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE REMAINDER

THENCE: N 41°53'33" E. ALONG THE SOUTH LINE OF SAID BYRON RIVER, LLC. TRACT FOR A DISTANCE OF 683.83 FEET TO A 5.08 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A 5.00 ACRE TRACT DESIGNATED AS TRACT 2 HEREON AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. OF A CALLED 196.912 AGRE TRACT, DESCRIBED IN A DEED TO BYRON RIVER, LLC. RECORDED IN DOC # 2020-3048 OF THE D.R.B.C.T., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. HENCE: ALONG THE SAID NORTH R.O.W. OF SAID COUNTY ROAD 201 IEREIN DESCRIBED TRACT 1 FOR THE FOLLOWING CALLS; IENCE: S. 47"1729" E, ACROSS AND THROUGH SAID 10 ACRE PARENT TRACT, WITH THE COMMON NES OF SAID TRACT 1.8.2 FOR A DISTANCE OF 315.33 FEET TO A, 5/8 INCH IRON ROD SET ON THE 30VE MENTIONED OCCUPIED NORTHWEST RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 201, RAVEL), MARRING THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE SOUTHEAST CORNER OF HE HEREIN DESCRIBED TRACT 1; \$ 42°16'11" W, FOR A DISTANCE OF 184.77 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.00 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JANUARY OF 2023. S 41°55'49" W, FOR A DISTANCE OF 504.57 FEET TO A ½ INCH IRON ROD FOUND:

WITH THE SOUTH LINE OF THE

ARING ORIENTATION: GRID SERVATION

R.H. BONDS R.P.L.S. 5559 ANDERSON, TEXAS

METES & BOUNDS TRACT ω Ω AC.

I. THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES IN THE CHAS H. BENNETT RRYF, A4, BURLESON COUNTY, TEXAS, BEING DESIGNATED AS TRACT; 26 PC 2, OUT OF A CALLED 10.00 PRE TRACT DESCRIBED IN A DEED TO VERNON WILKERSON AND JESSICA WILKERSON, RECORDED IN DCUMENT # 2022-887 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, (D.R.B.C.T.), AND RTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS; TRACT 2

METES AND BOUNDS DESCRIPTION
OF A 5.00 AGRE TRACT IN THE
CHASH BENNETT SURVEY, A4
BURLESON COUNTY, TEXAS

GINNING AT 1/2 INCH IRON ROD FOUND ON THE OCCUPIED NORTHWEST RIGHT OF WAY, (R.O.W.) LINE COUNTY ROAD 201, AT IT'S INTERSECTION OF THE OCCUPIED WEST R.O.W. OF COUNTY ROAD 274 RKING THE SOUTHEAST CORNER OF SAID PARENT TRACT AND POINT OF BEGINNING OF THE HEREIN OCCUPIES TRACTS.

HENCE: N 47"1729" W, ACROSS AND THROUGH SAID PARENT TRACT WITH THE EAST LIE=NE OF TRACT 1 OR A DISTANCE OF 315.33 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF A CALLED 196.912 ORE TRACT, DESCRIBED IN A DEED TO BYRON RIVER, LLC, RECORDED IN DOC, # 2020-3048 OF THE R.B.C.T. MARKING THE NORTHEAST CORNER OF TRACT 1 AND THE NORTHWEST CORNER OF THE IEREIN DESCRIBED TRACT 2: IENCE: \$ 41°5549" W, ALONG THE NORTH R.O.W. OF SAID CR 201 FOR A DISTANCE OF 690.27 FEET TO A 3 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE 5.00 AGRE TRACT DESIGNATED AS VACT 1 HEREON AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2;

THENCE: N 41°53'33" E. ALONG THE SOUTH LINE OF SAID BYRON RIVER TRACT FOR A DISTANCE OF 690.27 FEET TO A. 5/8 INCH IRON ROD FOUND OF THE OCCUPIED WEST R.O.W. OF THE ABOVE MENTIONED CR 274, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE: S 47*17'29" E, ALONG SAID WEST R.O.W. OF SAID CR 274 FOR A DISTANCE OF 315.79 FEET TO ITHE POINT OF BEGINNING CONTAINING IN ALL 5.00 ACRES OF LAND AS SURVEYED ON THE GROUND INDER MY SUPERVISION IN JANUARY OF 2023.

SIMPLIFIED SURVEY of _____ PLAT

SURVEYING COMPANY, PLLC H. BONDS

:31AQ TAJ9

SURVEY DATE:

3. RICHT OF WAY EASEMENT TO WALTER NIX AND JOHN NIX, RECORDED IN VOLUME 348, PAGE 482438 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS. (NORTHWEST BOUNDARY LINE OF 196.912 ACRE PARENT TRACT)

.. RURAL MAIL BOXES TO BE SET 5 FT FROM EDGE OF PAVEMENT OR CURBS, ALL MAIL BOXES MUST MEET THE CURRENT XOOT STANDARDS, ANY MAILBOX THAT DOES NOT MEET THESE PEQUIREMENTS WILL BE REMOVED;

ATTEST: ВУ

(Seal)

COUNTY CLERK

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER - LOCATED OR ALTERED WITHOUT A DEVELOPMENT PERMIT FROM E BURLESON COUNTY FLOODPLAIN ADMINISTRATOR;

2. RIGHT OF MAY AGREEMENT TO FERGUSON—BURLESON COUNTY GAS GATHERING SYSTEM RECORDED IN VOLUME 421, PAGE 625 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS. (NORTH OF THE SUBJECT PROPERTY)

1. PPELINE RIGHT OF WAY TO WESTERN CRUDE OIL RECORDED IN VOLUME 292, PAGE 156 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS: (NORTH OF THE SUBJECT PROPERTY)

COUNTY JUDGE

THE FOLLOWING EASEMENTS <u>DO NOT APPLY</u> TO THIS TRACT:

1. RICHT OF WAY AGREEMENT TO FERGUSON CROSSING PIPELINE. RECORDED IN VOLUME 296, PAGE 482 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS. (BLANKET EASEMENT)

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

BEARINGS SHOWN HEREON ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

GENERAL NOTES:

APPROVED FOR FILING in the Plat Records

Phone: 936-873-2800 Fax: 936-873-2803 Email: rhbonds@embarmail.com

138 WEST APALONIA AVENUE P.O. BOX 404 ANDERSON, TEXAS 77830

2CYTE: 1 INCH = 100 FT 10B NUMBER: 22-0207 **→**

WILKERSON VERNON AND OWNERS **JESSICA**

A 5.00 ACRE TRACI — TRACI 1, & A 5.00 ACRE TRACI — TRACI 2, IN THE CHAS H. BENNETT A-4, BURLESON COUNTY, TEXAS, OUT OF A CALLED 10.00 ACRE TRACI DESCRIBED IN A DEED TO MILKERSON AND JESSICA WILKERSON RECORDED IN DOC.# 2022—6587 OF THE DEED RECORDS COUNTY, TEXAS ESCRIBED IN A DEED TO VERNON THE DEED RECORDS OF SURVEY,