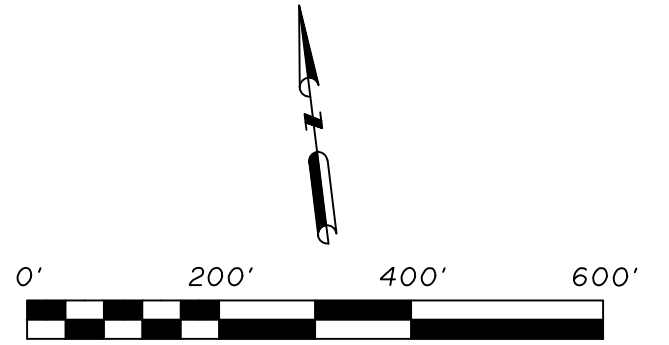


NOTES:
Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

A portion of Tracts 8, 13, and 14 are within a flood hazard area according to the drainage analysis prepared by McManus & Johnson, dated October 13, 2021.

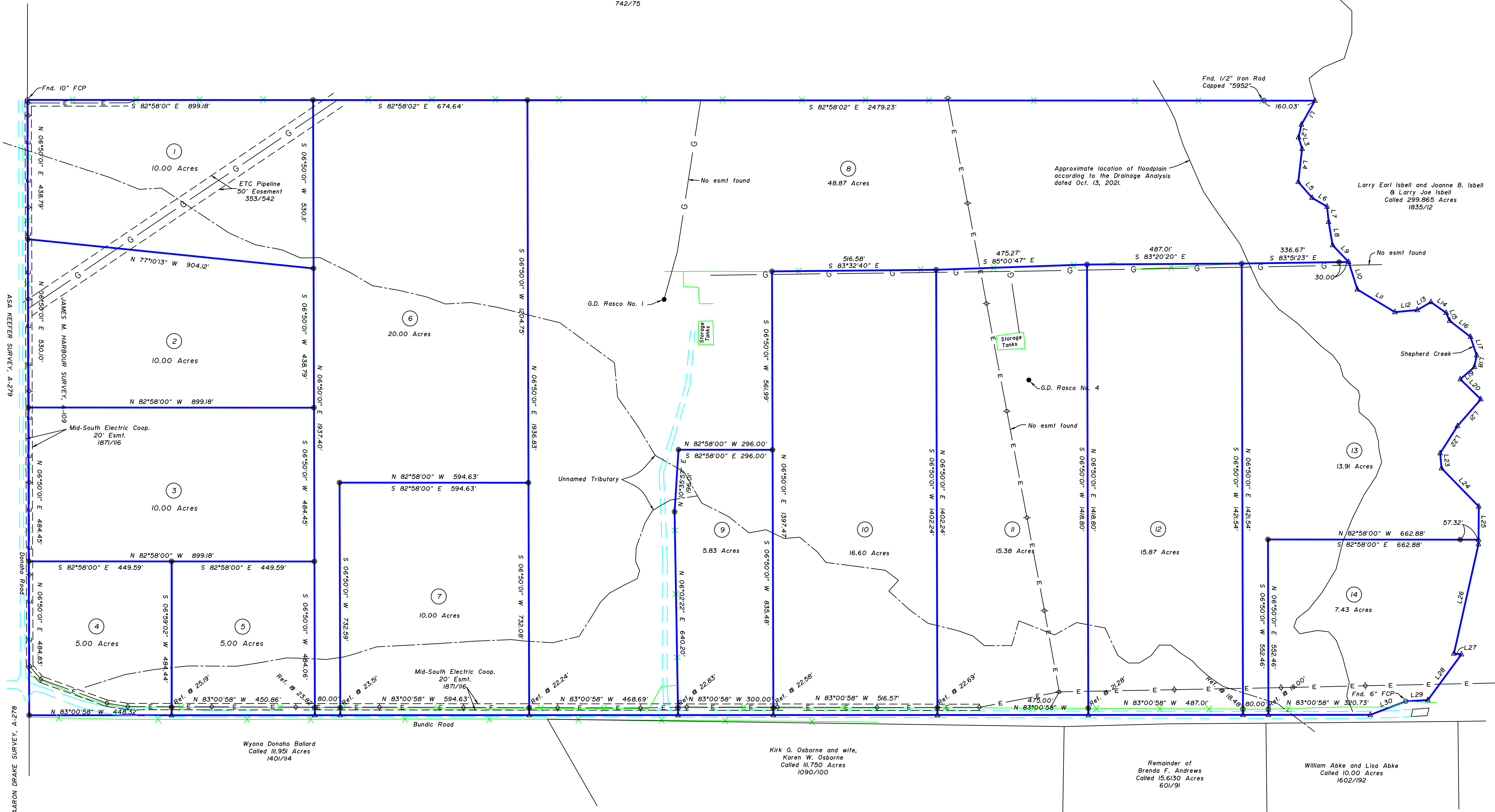
Metal Iposts painted white are line markers and NOT corners.

- LEGEND:
- Power Pole
 - Wire Fence
 - Electric Line
 - Gas Pipeline
 - Calculated corner, no monument set
 - Set 1/2" Iron Rod Capped "Isbell 6117"



David Randall Havarak
Called 68.32 Acres
742/75

Larry Earl Isbell and Joanne B. Isbell
& Larry Joe Isbell
Called 299.865 Acres
1835/12



ASA KEETER SURVEY, A-279

AARON DRAKE SURVEY, A-278

Wyona Donaha Ballard
Called 11.951 Acres
1401/114

Kirk G. Osborne and wife,
Karen W. Osborne
Called 11.750 Acres
1090/100

Remainder of
Brenda F. Andrews
Called 15.6130 Acres
601/91

William Abke and Lisa Abke
Called 10.00 Acres
1602/192

FINAL PLAT
WILLOW BRANCH ESTATES
193.89 ACRES
JAMES M. HARBOUR SURVEY, A - 109
MADISON COUNTY, TEXAS
OCTOBER 4, 2022

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 22053

DEED RESTRICTIONS FOR WILLOW BRANCH ESTATES

The property shall only be used for single family residential dwellings and complimentary offices, barns, garages, and other service buildings for livestock, agricultural, and related purposes. Only site-built residences with a minimum of 1,200 square feet of living area shall be permitted. No mobile homes shall be permitted.

No temporary structure, including but not limited to an RV, horse trailer, camper, tent, shack, or other temporary dwelling, shall be used on any part of the property as a permanent residence. If used temporarily for camping, the period used cannot exceed two weeks. An owner may occupy a temporary dwelling during the construction of their permanent residence for no more than twelve months or until the home being built is completed and occupied, whichever comes first. The temporary structure must be located on the side of the residence being built that is opposite the public road fronting the property.

No commercial activity shall be allowed with the exception of home business, farming, ranching, horse operations, and game ranching operations. No more than one sign advertising or identifying the business is allowed, and the sign must not be larger than three (3) feet by five (5) feet. All signs must be professionally designed, lettered and mounted. All signs must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded. If a home business does any manufacturing, it must be adequately housed in such a way as to not cause a nuisance to the neighborhood in the form of odors, noise, or unsightly materials.

The property or any part thereof shall not be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junk cars, junk tractors or other such vehicles are permitted on the property or any part thereof.

No part of the property may be used as a dump or landfill or for the storage of garbage, refuse, trash, or hazardous waste.

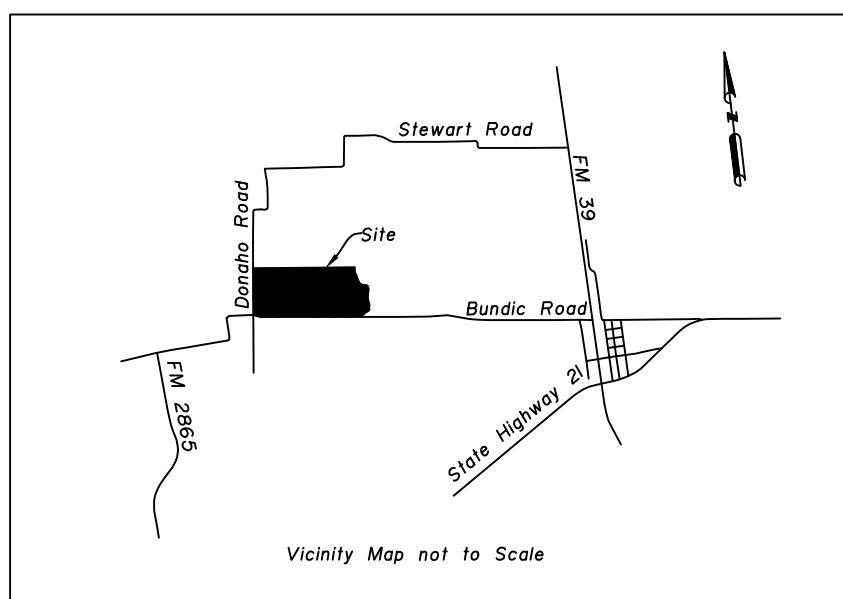
No structures can be located within 10 feet of any property line. In the event of one owner with multiple adjacent properties, the 10-foot setback requirement shall only apply to the exterior property boundary.

The property may not be further subdivided into smaller tracts of land.

No residential development may be constructed within the Shepherd Creek floodplain area or within 50 feet of either side of the unnamed tributary per the drainage analysis performed on October 13, 2021 by McManus & Johnson Consulting, LLC.

Shepherd Creek Calls:

LINE	BEARING	DISTANCE
L1	S 36°20'02" W	86.71'
L2	S 19°46'15" W	40.86'
L3	S 10°04'15" E	38.32'
L4	S 13°43'16" W	104.91'
L5	S 34°09'59" E	66.42'
L6	S 52°33'18" E	54.44'
L7	S 00°55'33" W	48.03'
L8	S 02°38'48" E	74.56'
L9	S 36°34'19" E	73.26'
L10	S 10°31'34" E	90.69'
L11	S 51°52'31" E	138.21'
L12	S 88°30'57" E	70.69'
L13	N 66°45'43" E	49.67'
L14	S 47°39'34" E	59.04'
L15	S 16°41'40" E	26.95'
L16	S 45°18'33" E	82.98'
L17	S 11°21'33" E	61.54'
L18	S 18°05'12" W	37.31'
L19	S 55°53'24" W	58.86'
L20	S 38°41'43" E	90.15'
L21	S 48°03'37" W	111.63'
L22	S 39°29'50" W	101.79'
L23	S 01°25'34" W	47.49'
L24	S 37°12'25" E	167.89'
L25	S 07°27'03" W	118.64'
L26	S 19°39'45" W	353.15'
L27	S 77°14'50" E	23.91'
L28	S 43°15'22" W	178.58'
L29	N 86°15'59" W	69.47'
L30	S 76°00'52" W	119.79'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF MADISON

I, Doak C. Dunkin, managing member of Pacer, LLC., owner and developer of the land shown on this plat, being the tract of land as conveyed to Pacer, LLC. in Volume 1816, Page 107 of the Official Records of Madison County, Texas, do hereby dedicate to the use of the public all streets and easements as shown.

Doak C. Dunkin, Managing Member

THE STATE OF TEXAS
COUNTY OF MADISON

Before me, the undersigned authority, on this day personally appeared Doak C. Dunkin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public, Madison County, Texas

FIELD NOTES
193.89 ACRES
JAMES M. HARBOUR SURVEY, A-109
MADISON COUNTY, TEXAS

All that certain lot, tract or parcel of land being 193.89 acres in the James M. Harbour Survey, Abstract No. 109, Madison County, Texas, and being all of the Called 193.89 acre tract described in the deed from Carl Herrmann to Pacer, LLC. in Volume 1816, Page 107, of the Official Records of Madison County, Texas, said 193.89 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 10" Fence Corner Post found for the northwest corner, being the southwest corner of the Called 68.32 acre tract in Volume 742, Page 75 and being in the east right-of-way line of Donaho Road;

THENCE S 82°58'02" E, along the north line of the Called 193.89 acre tract and the south line of the Called 68.32 acre tract for a distance of 4053.05 feet to a point in the centerline of Shepherd Creek for the northeast corner, being the southeast corner of the Called 68.32 acre tract and being in the east line of the Called 299.865 acre tract in Volume 1835, Page 12, a 1/2" Iron Rod Capped "Triad RPLS 5952" found for reference bears N 82°58'02" W a distance of 160.03 feet;

THENCE along the centerline of Shepherd Creek and the common line between the Called 193.89 acre tract and the Called 299.865 acre tract for the following calls:

S 36°20'02" W, a distance of 86.72 feet to a calculated point for corner;
S 19°46'15" W, a distance of 40.86 feet to a calculated point for corner;
S 10°04'15" E, a distance of 38.32 feet to a calculated point for corner;
S 13°43'16" W, a distance of 104.91 feet to a calculated point for corner;
S 34°09'59" E, a distance of 66.42 feet to a calculated point for corner;
S 52°33'18" E, a distance of 54.44 feet to a calculated point for corner;
S 00°55'33" W, a distance of 48.03 feet to a calculated point for corner;
S 02°38'48" E, a distance of 74.56 feet to a calculated point for corner;
S 36°34'19" E, a distance of 73.26 feet to a calculated point for corner;
S 10°31'34" E, a distance of 90.69 feet to a calculated point for corner;
S 51°52'31" E, a distance of 138.21 feet to a calculated point for corner;
S 88°30'57" E, a distance of 70.69 feet to a calculated point for corner;
N 66°45'43" E, a distance of 49.67 feet to a calculated point for corner;
S 47°39'34" E, a distance of 59.04 feet to a calculated point for corner;
S 16°41'40" E, a distance of 26.95 feet to a calculated point for corner;
S 45°18'33" E, a distance of 82.98 feet to a calculated point for corner;
S 11°21'33" E, a distance of 61.54 feet to a calculated point for corner;
S 18°05'12" W, a distance of 37.31 feet to a calculated point for corner;
S 18°05'12" W, a distance of 37.31 feet to a calculated point for corner;
S 55°53'24" W, a distance of 58.86 feet to a calculated point for corner;
S 38°41'43" E, a distance of 90.15 feet to a calculated point for corner;
S 48°03'37" W, a distance of 111.63 feet to a calculated point for corner;
S 39°29'50" W, a distance of 101.79 feet to a calculated point for corner;
S 01°25'34" W, a distance of 47.49 feet to a calculated point for corner;
S 37°12'25" E, a distance of 167.89 feet to a calculated point for corner;
S 07°27'03" W, a distance of 118.64 feet to a calculated point for corner;
S 19°39'45" W, a distance of 353.15 feet to a calculated point for corner;
S 77°14'50" E, a distance of 23.91 feet to a calculated point for corner;
S 43°15'22" W, a distance of 178.58 feet to a calculated point for corner, being in the north line of the Madison County Called 0.065 acre tract in Volume 1563, Page 81;

THENCE N 86°15'59" W, along the north line of the Called 0.065 acre tract for a distance of 69.47 feet to a 6" fence corner post found for corner;

THENCE S 76°00'52" W, a distance of 119.79 feet to a calculated point in Bundic Road for a southeasterly corner, being in the south line of the Called 193.89 acre tract;

THENCE N 83°00'58" W, along the south line of the Called 193.89 acre tract, being along or near the centerline of said Bundic Road for a distance of 4221.81 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the southwest corner, being the calculated northwest corner of the Called 111.951 acre tract in Volume 1401, Page 114;

THENCE N 06°50'01" E, along the west line of the Called 193.89 acre tract, crossing the centerline of Bundic Road at 87.50 feet, and continuing along the east right-of-way line of Donaho Road for a total distance of 1938.17 feet to THE POINT OF BEGINNING AND CONTAINING AN AREA OF 193.89 ACRES OF LAND, MORE OR LESS.

APPROVAL BY MADISON COUNTY COMMISSIONER'S COURT

STATE OF TEXAS
COUNTY OF MADISON

Approved by the Commissioner's Court of Madison County, Texas,

this _____ day of _____, 2022.

County Judge

Commissioner

Commissioner

Commissioner

Commissioner

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF MADISON

I, Susanne Morris, County Clerk, in and for said County, do hereby certify that this plat was filed for record in Volume _____, Page _____, Plat Records of Madison County, Texas, this _____ day of _____, 2022.

County Clerk Madison County, Texas

I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground.

Registered Professional Land Surveyor No. 6117



FINAL PLAT
WILLOW BRANCH ESTATES
193.89 ACRES
JAMES M. HARBOUR SURVEY, A - 109
MADISON COUNTY, TEXAS
OCTOBER 4, 2022

PREPARED BY:
ISELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 22053