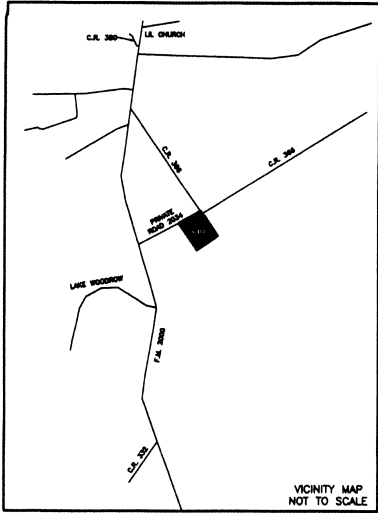


MARY CARNAGHAN SURVEY
 ABSTRACT NO. 8
 BURLESON COUNTY, TEXAS



LARRY E. BLUM, ET UX
 15 ACRES
 VOL. 483, PG. 847

ANNE SCALAN, ET VR
 8.27 ACRES
 VOL. 516, PG. 843

SUSANNE VOLLENSTEIN
 1.26 ACRES
 DOCUMENT NUMBER
 2022-8010

CHARLES L. EUBANKS, ET UX
 4.18 ACRES
 VOL. 615, PG. 108

CHARLES EUBANKS, ET UX
 20.00 ACRES
 VOL. 63, PG. 184

PLAT NOTES:

- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BURLESON COUNTY FLOODPLAIN ADMINISTRATOR.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BOUND CURBS, WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL, RIGHT-OF-WAY SHALL MEET THE CURRENT TODAY STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BURLESON COUNTY.
- FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, REDUNDANT DELIVERY AND COLLECTION BOX UNITS (MISCUT) OR COMBINATION MAILBOXES, SHALL BE REQUIRED, IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE MAILBOXES SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

- ALL LOTS SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH ALL COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT (ATC) PERMIT ISSUED BY THE BURLESON COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BURLESON COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 81.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES (OSSF) AREAS SHALL NOT EXCEED THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WATER WELL, RESPECTIVELY.
- NO ON-SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT PERMIT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR AND INCLUDE A SOIL SURVEY.
- THIS SUBDIVISION DOES NOT APPEAR TO BE ENCOMPASSED BY THE 100 YEAR FLOOD PLAN (OR ANY OTHER SPECIAL FLOOD HAZARD AREA) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL 480510180C, EFFECTIVE DATE JANUARY 8, 2011.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BURLESON

WE, GARY WAYNE STAUTZENBERGER AND DEBORAH STAUTZENBERGER, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STAUTZENBERGER SUBDIVISION, A SUBDIVISION IN BURLESON COUNTY, TEXAS, AND WHOSE NAME IS SUBMITTED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREIN.

Gary Wayne Stautzenberger
 GARY WAYNE STAUTZENBERGER

Deborah Stautzenberger
 DEBORAH STAUTZENBERGER

STATE OF TEXAS
 COUNTY OF BURLESON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY WAYNE STAUTZENBERGER AND DEBORAH STAUTZENBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 17th DAY OF May 2022.

Bradley L. Lipscomb
 BRADLEY L. LIPSCOMB, RPLS
 NOTARY PUBLIC, BURLESON COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS), IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Bradley L. Lipscomb
 BRADLEY L. LIPSCOMB, RPLS



CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BURLESON COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE 22nd DAY OF May 2022.

SIGNED THIS 22nd DAY OF May 2022.

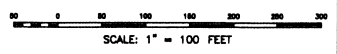
Anna L. Schielack
 COUNTY CLERK BURLESON COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK

I, Anna L. Schielack, COUNTY CLERK OF BURLESON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATES OF AUTHORIZATION HAS FILED FOR RECORD ON THE 22nd DAY OF May 2022, IN OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.

Anna L. Schielack
 COUNTY CLERK BURLESON COUNTY, TEXAS

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE.



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- OVERHEAD POWERLINE
- BARS WIRE FENCE
- 1/2" HIGH ROD SET WITH RED CAP MARKED "TRIAL RPLS 5952" (AS NOTED)

STAUTZENBERGER SUBDIVISION
 2.030 ACRES - LOT 1
 2.988 ACRES - LOT 2
 MARY CARNAGHAN SURVEY, A-8
 BURLESON COUNTY, TEXAS

Completion Date: 3/24/22 Drawn by: MGG
 Scale: 1"=100' Surveyed by: RP/LR
 PROJECT NO. S23-09 Checked by: BL

MEETS & BOUNDS DESCRIPTION
 5.019 ACRES

All the certain tract or parcel of land situated in Burleson County, Texas, being a part of the Mary Carnaghan Survey, Abstract No. 8, a total of 5.019 Acres tract conveyed from Alphonse B. Blum to Gary Stautzenberger, et ux by Contract for Deed dated November 13, 1992 recorded in Volume 427, Page 441 of the Official Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to-wit:

COMMENCING at a found 1/2" iron rod at the northeast intersection of the east Right-of-Way line of Farm-to-Market Road 2002 and the north Right-of-Way line of Private Road 2034, at the southeast corner of a called "TRIAL RPLS 5952" at the northeast corner of the said 8.37 Acres tract, for the POINT OF BEGINNING and the northern corner of this tract, from which a found 3/8" iron rod for reference bears S 34°14'4" E - 20.10'.

TRUNCED N 61°09'04" E - 418.20' along the south line of the said 10 Acres tract to a set 1/2" iron rod with red plastic cap marked "TRIAL RPLS 5952" at the northeast corner of the said 10 Acres tract;

TRUNCED along the said west and south Right-of-Way lines of County Road 366, for the following courses and distances:

S 37°27'41" E - 104.00' to a set 1/2" iron rod with red plastic cap marked "TRIAL RPLS 5952" for an interior all corner of this tract;

N 56°09'22" E - 13.18' to a set 1/2" iron rod with red plastic cap marked "TRIAL RPLS 5952" at the northeast corner of a called 1.85 Acres tract conveyed to Susanna Volleinstein in Document Number 2022-8010, for an exterior all corner of this tract, from which a found 1/2" iron rod with orange plastic cap marked "AT" for reference bears S 37°27'22" E - 11.87'.

TRUNCED S 37°27'22" E - 400.99' along the west line of the said 1.85 Acres tract and a called 4.18 Acres tract conveyed to Charles L. Eubanks, et ux in Volume 615, Page 108 to a found 1/2" iron rod at the northeast corner of a called 20.00 Acres tract conveyed to Charles Eubanks, et ux in Volume 63, Page 184, for the southeast corner of this tract;

TRUNCED S 55°28'29" W - 414.42' along the north line of the said 20.00 Acres tract to a found 3/8" iron rod at the southeast corner of the said 8.37 Acres tract, for the southeast corner of this tract;

TRUNCED N 34°14'4" W - 543.28' along the east line of the said 8.37 Acres tract to the POINT OF BEGINNING enclosing within these metes and bounds 5.019 Acres of land.