



Deanville Acres Subdivision
 A Subdivision of 10.90 Acres
 Containing 3 Lots

Stephen F. Austin Survey, Abstract No. 2
 Burleson County, Texas
 December 27, 2022



Showing a survey of 10.90 acres of land, situated in Burleson County, Texas, being part of the Stephen F. Austin Survey, Abstract No. 2, being all of a certain 12.80 acre tract, described in more detail as follows: December 22, 2021, from James H. White et al. to Roger Chambers et al., recorded in Instrument No. 2021-0737, Office Records of Burleson County, Texas.

ALL RIGHTS RESERVED
 THIS IS A LIMITED SURVEY OF THE
 SURFACE RIGHTS ONLY.

NOTE
 The tract shown herein may be subject to
 the following items:
 1. Right of way grant to Andrew Phelps, Inc.
 recorded in 2018-023, 023-01, the recorded description.

Reference should be made to the plat of the survey
 showing the full boundary line of the original
 12.80 acre tract, recorded in Instrument No.
 2021-0737 (2021).



WARRANTY OF ACCURACY AND ORIGINALITY
 We, Roger Chambers and Lee Ann Chambers, owners and developers of the land shown on this plat and designated herein as Deanville Acres Subdivision, a Subdivision in Burleson County, Texas, and whose names are subscribed herein, hereby declare to the use of the public power of right-of-way, easements, and other public rights reserved.

Roger Chambers
 Roger Chambers

Lee Ann Chambers
 Lee Ann Chambers

NOTICE PUBLIC ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF BURLESON

This instrument was acknowledged before me on this 29th day of January, 2022.

[Signature] S. Northrup
 Notary Public
 My Comm. Expires 01/01/2025
 My Commission No. 11252461

COUNTY CLERK PUBLIC ACKNOWLEDGMENT STATEMENT
 I, Anne L. Schaefer, County Clerk of Burleson County, Texas, do hereby certify that this instrument was filed for record on the 29th day of January, 2022, and duly recorded in volume Page 1217, Book 1217, Office Records of Burleson County, Texas.

Anne L. Schaefer
 County Clerk of Burleson County, Texas

[Signature]
 Anne L. Schaefer

MITES AND BOUNDS OF ORIGINAL GRANT 10.90 AC.

BEING all of a part of a certain, (and in the west half of County Road 127 (Public Right-of-Way), meeting the north corner of the original 10.90 acre tract (hereinafter referred to as "original tract"), also meeting the north corner of the tract described in 2021-0737 (2021) and the east corner of the tract described in 2021-0737 (2021) and the east corner of the original tract (a found 10.90 acre tract) in being 200 feet 0 inches 0 1/2 in. from the point of reference.

BEING with the southeast line of the original tract, the boundary with the third north of County Road 127 (Public Right-of-Way), 400 feet 0 inches 0 1/2 in. in a point in said road, (and in the presence of the southeast margin of County Road 127 with the southeast margin of County Road 127 (Public Right-of-Way), and meeting the East corner of the original tract (a found 10.90 acre tract) in being 200 feet 0 inches 0 1/2 in. from the point of reference.

BEING all of the southeast line of the original tract, the boundary with the third north of County Road 127 (Public Right-of-Way), 400 feet 0 inches 0 1/2 in. in a point in said road, (and in the presence of the southeast margin of County Road 127 with the southeast margin of County Road 127 (Public Right-of-Way), and meeting the East corner of the original tract (a found 10.90 acre tract) in being 200 feet 0 inches 0 1/2 in. from the point of reference.

BEING all of the southeast line of the original tract, the boundary with the third north of County Road 127 (Public Right-of-Way), 400 feet 0 inches 0 1/2 in. in a point in said road, (and in the presence of the southeast margin of County Road 127 with the southeast margin of County Road 127 (Public Right-of-Way), and meeting the East corner of the original tract (a found 10.90 acre tract) in being 200 feet 0 inches 0 1/2 in. from the point of reference.

BEING all of the southeast line of the original tract, the boundary with the third north of County Road 127 (Public Right-of-Way), 400 feet 0 inches 0 1/2 in. in a point in said road, (and in the presence of the southeast margin of County Road 127 with the southeast margin of County Road 127 (Public Right-of-Way), and meeting the East corner of the original tract (a found 10.90 acre tract) in being 200 feet 0 inches 0 1/2 in. from the point of reference.

NOTE
 Water service to individual lots will be by private water well in accordance with the current regulations of Burleson County, Texas. Sanitary sewer service for individual lots will be by On-site Sewage Facility (OSDF) in accordance with the current regulations of the Burleson County Rules for On-Site Sewage Facilities.

The subject tracts/lots shown herein do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Burleson County, Texas, Map Number 60301002700, effective date 1/8/2015, and Map Number 40011006000, effective date 1/8/2015.

I, Matthew J. Steinkamp, Registered Professional Land Surveyor (19152) in the State of Texas, hereby certify that this plat and survey were prepared from an actual survey of the property herein.

[Signature]
 Matthew J. Steinkamp
 Registered Professional Land Surveyor No. 19152

CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioner's Court of Burleson County, Texas, as the final plat of such Subdivision on the 29th day of January, 2022.

[Signature]
 Paul Schaefer
 County Judge of Burleson County, Texas

Blakey Surveying, LLC

APR 2022 APR 2022

TEXAS FIRM REGISTRATION NO. 10080000

4022 Wilshire Lane
 Dallas, Texas 75204 (214) 679-8048