SEPTEMBER 13, 2019

FINAL PLAT

CR 201 RANCH ESTATES SUBDIVISION

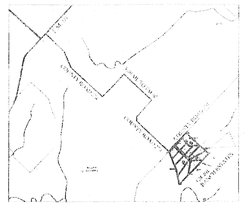
LOTS 1 - 10

ALFRED R. GUILD SURVEY, A-27

BURLESON COUNTY, TEXAS

A SUBDIVISION OF
A 139.00 ACRE TRACT
DESCRIBED IN THE DEED TO BYRON JAMES, LLC.
RECORDED IN DOCUMENT 2920
OF THE REAL PROPERTY RECORDS OF
BURLESON COUNTY, TEXAS

VICINITY MAP



PROJECT LOCATION

1" = 200'

OWNER'S STATEMENT

I (WE) Byron James, LLC

AM (ARE) THE OWNER(S) of the tract of land shown hereon and do accept this as the Plan for subdividing the tract into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown hereon.

Signature and Title

Signatory and Title

SUBSCRIBED AND SWORN BEFORE ME, A Notary Public in and for

Brazos County, State of Texas, this the

19th day of September 2019

(Seal)

Signature

SURVEYOR'S STATEMENT

I, R.H. Bonds, Registered Public Land Surveyor No. 5559, do hereby certify that the above plat was prepared from an actual survey made by me or under my supervision on the ground during the month of April 2019

GIVEN UNDER MY HAND AND SEAL this the 17 day of September 2019

(Seal)

Signature

SUBSCRIBED AND SWORN BEFORE ME, A Notary Public in and for

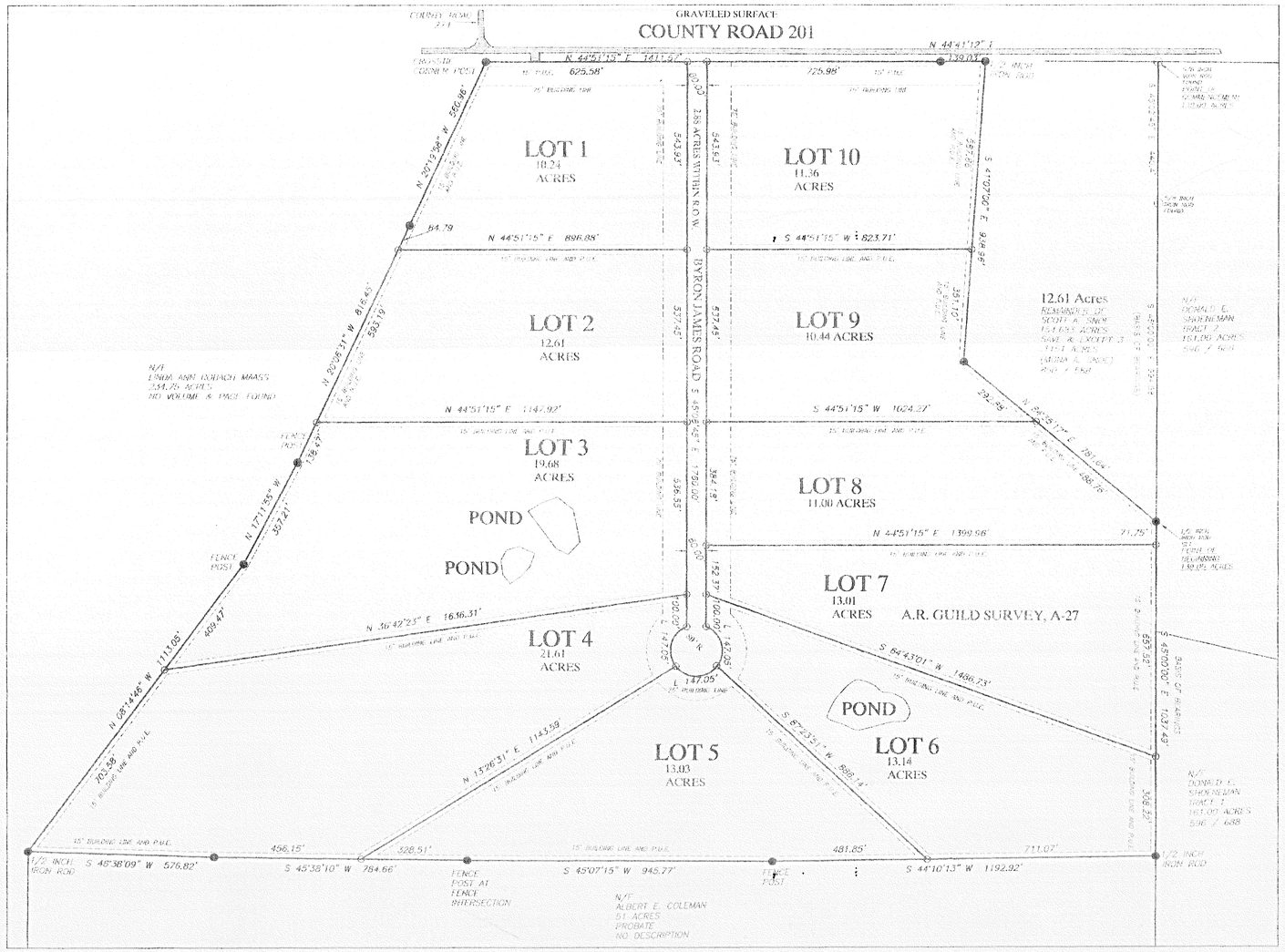
Brazos County, State of Texas, this the

19th day of September 2019

(Seal)

Signature

STATE OF TEXAS REGISTERED R.H. BONDS 5559 PROFESSIONAL LAND SURVEYOR



APPROVED FOR FILING in the Plat Records

Of Burleson County, Texas on this 23 day

September 2019

COUNTY JUDGE

(Seal)

ATTEST

BY Emmett Schedak

COUNTY CLERK

COMMISSIONERS COURT APPROVAL

This is to certify that Byron James, LLC, the subdivider, has complied with all conditions necessary, as provided by law, in subdividing the tract shown hereon.

Certified by the Commissioners Court of Burleson County, Texas

this 23 day of September 20

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

ATTEST:

By

County Clerk

METES AND BOUNDS DESCRIPTION OF 139.00 ACRE TRACT

Vol. 2 Pg. 57A

Document #2019-5625

Plat Records

SEPTEMBER 5, 2019

METES AND BOUNDS DESCRIPTION
OF A 139.00 ACRE TRACT IN THE
A.R. GUILD SURVEY, A-27,
BURLESON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 139.00 ACRES IN THE A.R. GUILD SURVEY, A-27, BURLESON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO BYRON JAMES, LLC, RECORDED IN DOCUMENT NUMBER 2920 OF THE REAL PROPERTY RECORDS OF BURLESON COUNTY, TEXAS:

COMMENCING AT A ½ INCH IRON ROD FOUND ON THE OCCUPIED SOUTH RIGHT OF WAY, ON OUR 14 INCH OF COUNTY ROAD 201, MARKING THE WEST CORNER OF A 2.88 ACRE TRACT, BEING TRACT 1 OF 3, DESCRIBED IN A DEED TO DUNBURY SHOENEMAN RECORDED IN VOLUME 596, PAGE 688 OF THE D.R.B.C.T. AND THE NORTH CORNER OF SAID 596 AND EXCEPT 2.1184 ACRE TRACT;

THENCE: S 45°07'05" E, ALONG THE SOUTHWEST LINE OF SAID SHOENEMAN TRACT 2 FOR A DISTANCE OF 446.49 FEET TO A ½ INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 2.1151 ACRE 596/688 AND EXCEPT TRACT AND AN ANGLE POINT IN THE EAST LINE OF SAID 154.563 ACRE TRACT;

THENCE: S 45°00'00" E, ALONG THE SOUTHWEST LINE OF SAID SHOENEMAN TRACT 2 WITH THE NORTHEAST LINE OF SAID TRACT FOR A DISTANCE OF 1010.08 FEET TO A ½ INCH IRON ROD SET MARKING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE: S 45°00'00" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID SCHOENEMAN TRACT 2 AND SOUTHWEST LINE OF SCHOENEMAN 151.00 ACRE TRACT 1, ALSO DESCRIBED IN VOLUME 596, PAGE 688 OF THE D.R.B.C.T. FOR A TOTAL DISTANCE OF 1005.41 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A 51.00 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY ALBERT E. COLEMAN, ACCORDING TO THE DEED RECORDED IN BURLESON COUNTY, AND THE EAST CORNER OF THE TRACT DESCRIBED TRACT;

THENCE: ALONG THE NORTHWEST LINE OF SAID COLEMAN TRACT WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING CALLS:

- S 45°00'00" W, FOR A DISTANCE OF 1192.92 FEET TO A FENCE POST;
- S 45°06'15" W, FOR A DISTANCE OF 945.77 FEET TO A FENCE POST;
- S 45°07'15" W, FOR A DISTANCE OF 784.66 FEET TO A ½ INCH IRON ROD SET;
- S 48°38'09" W, FOR A DISTANCE OF 576.82 FEET TO A ½ INCH IRON ROD SET AT AN ANGLE POINT ON THE NORTHEAST LINE OF A 234.75 ACRE TRACT OF LAND THE ROD SET OF TRACT IS VESTED IN LINDA ANN HORSCH MAASS ACCORDING TO THE BURLESON COUNTY DEED RECORDS AND MARKING THE WEST CORNER OF THE ALBERT DESCRIBED 51 ACRE COLEMAN TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: GENERALLY FOLLOWING THE FENCE ALONG THE NORTHEAST LINE OF SAID MAASS TRACT AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS:

- N 82°14'04" W, FOR A DISTANCE OF 1113.65 FEET TO A FENCE POST;
- N 17°11'55" W, FOR A DISTANCE OF 357.21 FEET TO A FENCE POST;
- N 20°06'31" W, FOR A DISTANCE OF 816.43 FEET TO A FENCE POST;
- N 20°13'08" W, FOR A DISTANCE OF 898.09 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTH LINE OF THE WOOD UNNOMED COUNTY ROAD 381, MARKING THE NORTH CORNER OF SAID MAASS TRACT AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG SAID SOUTH ROW LINE OF CR 201 FOR THE FOLLOWING CALLS:

- N 44°51'15" E, FOR A DISTANCE OF 1411.92 FEET TO A ½ INCH IRON ROD SET;
- N 44°41'12" E, FOR A DISTANCE OF 139.03 FEET TO A ½ INCH IRON ROD SET MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ACROSS AND THROUGH SAID 154.563 ACRE PARENT TRACT FOR THE FOLLOWING CALLS:

- S 41°07'00" E, FOR A DISTANCE OF 306.06 FEET TO A ½ INCH IRON ROD SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- N 84°35'11" E, FOR A DISTANCE OF 781.64 FEET TO THE **POINT OF BEGINNING**, CONTAINING IN ALL 139.00 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2019

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

R.H. BONDS
SURVEYING COMPANY, PLLC

Phone: 936-873-2800
Fax: 936-873-2803
Email: rhbsurveying@gmail.com

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

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING DEED CALLED BEARING AS DESCRIBED IN DOCUMENT NUMBER 2920 OF THE REAL PROPERTY RECORDS OF BURLESON COUNTY, TEXAS.

2. SETBACK LINES WILL COMPLY WITH ALL BURLESON COUNTY SUBDIVISION RULES.
   A. 15 FT SET BACK / BUILDING LINE AND PUBLIC UTILITIES EASEMENT ON THE BACK AND SIDE LINES OF ALL TRACTS;
   B. 75 FT. BUILDING LINES ALONG ALL ROADS AND THE FRONT OF ALL TRACTS;

3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.R.M. MAPS, COMMUNITY PANEL NO. 48051C0350 C ;