

COUNTY ROAD 126
(A COUNTY-MAINTAINED PUBLIC ROAD;
APPEARS TO BE PRESCRIPTIVE IN NATURE)

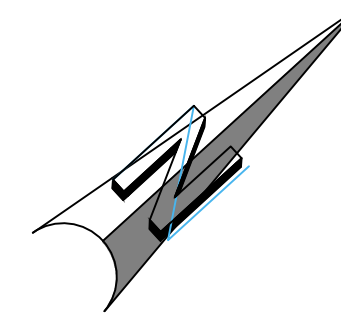
POINT OF
BEGINNING
5/8 INCH IRON
ROD FOUND (CM)
N030° 25' 55.70"
W096° 41' 42.11"
NAD 83

N/F
PETER LORNE
GRANDJEAN
CALLED 60.4
ACRES
(246/738
DRBCT)

(MEASURED AND RECORD CALL)
N 41°57'27" E 1,640.73'

SCALE 1"=100'

0 100' 200'



FIELD NOTES DESCRIPTION
OF A
43.65 ACRE TRACT (TRACT 1)
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 64
BURLESON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 43.65 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 64, IN BURLESON COUNTY, TEXAS, BEING "TRACT 1" OF A PARTITION OF A 130.65 ACRE TRACT OF LAND CONVEYED TO RICKIE DOWLING AND MARY DOWLING IN DOCUMENT 2021-3304 OF THE OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS (OPRBCT), SAID 130.65 ACRE TRACT BEING PREVIOUSLY DESCRIBED AS A 128.258 ACRE TRACT OF LAND CONVEYED TO GEORGE P. COLLINS AND MARY E. COLLINS, A MARRIED COUPLE, IN VOLUME 861, PAGE 453 (OPRBCT); SAID 43.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST SIDE OF COUNTY ROAD 126 (A COUNTY-MAINTAINED PUBLIC ROAD; APPEARS TO BE PRESCRIPTIVE IN NATURE) AT THE SOUTH CORNER OF A CALLED 60.4 ACRE TRACT CONVEYED TO PETER LORNE GRANDJEAN IN VOLUME 246, PAGE 738 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS (DRBCT), THE WEST CORNER OF SAID 130.65 ACRE TRACT, AND THE WEST CORNER OF THIS HEREIN DESCRIBED 43.65 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID 130.65 ACRE TRACT AND SAID 60.4 ACRE TRACT, N 41° 57' 27" E, FOR A DISTANCE OF 1,640.73 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF CALLED 70.0 ACRE TRACT CONVEYED TO MARK E. HEBRON, LUCY HEBRON, FORREST HEBRON, AND ALEXANDRA HEBRON IN VOLUME 618, PAGE 658 (OPRBCT), AT THE NORTHEAST COMMON CORNER OF SAID 130.65 ACRE TRACT AND SAID 60.4 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID 130.65 ACRE TRACT AND SAID 70.0 ACRE TRACT, S 47° 37' 50" E, FOR A DISTANCE OF 1,298.40 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE EAST CORNER HEREOF AND THE NORTH CORNER OF AN 18.00 ACRE PORTION OF SAID 130.65 ACRE TRACT, BEING "TRACT 2" OF SAID PARTITION SURVEYED BY "KERR SURVEYING" IN JULY, 2021;

THENCE, WITH THE NORTHWEST LINE OF SAID "TRACT 2", S 42° 22' 10" W, FOR A DISTANCE OF 651.82 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE SOUTHWEST LINE OF SAID 130.65 ACRE TRACT, BEING "TRACT 5" OF SAID PARTITION, FOR THE WEST CORNER OF SAID "TRACT 2" AND THE MOST EASTERLY SOUTH CORNER OF HEREOF;

THENCE, WITH THE COMMON LINES OF SAID "TRACT 5" AND THIS HEREIN DESCRIBED 43.65 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 47° 37' 50" W, FOR A DISTANCE OF 220.64 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND FOR THE NORTH CORNER OF SAID "TRACT 5" AND AN ELL CORNER HEREOF;
- 2) S 42° 22' 10" W, FOR A DISTANCE OF 987.30 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE SOUTHWEST LINE OF SAID 130.65 ACRE TRACT (DOCUMENT 2021-3304 OPRBCT) ON THE NORTHEAST SIDE OF COUNTY ROAD 126 COUNTY ROAD 127 (A COUNTY-MAINTAINED PUBLIC ROAD; APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE WEST CORNER OF SAID "TRACT 5" AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID 130.65 ACRE TRACT AND ALONG THE NORTHEAST SIDE OF COUNTY ROAD 126, N 47° 42' 54" W, FOR A DISTANCE OF 1,065.96 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 43.65 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND MARCH 2022 UNDER MY SUPERVISION. SEE PLAT PREPARED APRIL 2022 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00008074922142 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 22-130.

FINAL PLAT OF GUARDIAN FOREST

A PRIVATE SUBDIVISION

BLOCK 1

LOT 1-6

43.65 ACRES

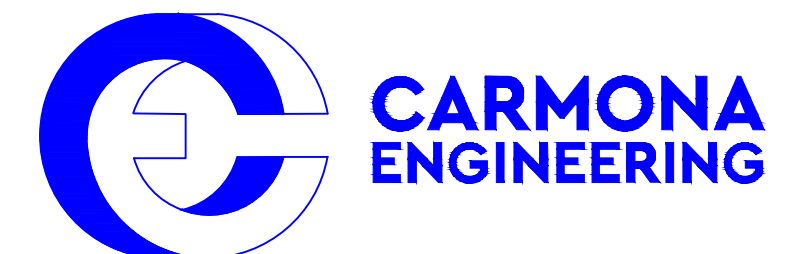
BEING A FINAL PLAT OF AN
43.65 ACRE "TRACT 1" OUT A CALLED 130.65 ACRE TRACT
DOCUMENT 2021-3304 OPRBCT
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 64
BURLESON COUNTY, TEXAS

MAY 2023
SCALE 1"=100'



SURVEYOR:

KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM
JOB NUMBER: 22-130



ENGINEER:

4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905
WWW.CARMONAENGINEERING.COM

LEGEND:

DRBCT = DEED RECORDS OF BURLESON COUNTY, TEXAS
OPRBCT = OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F = NOW OR FORMERLY
() = RECORD INFORMATION

ZONE X PER 480051C0300C EFFECTIVE DATE 01/05/2011

SUBDIVISION PLAT.dwg

5/25/2023

FINAL PLAT CERTIFICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

SIGNATURE

WITH APPROPRIATE ACKNOWLEDGEMENT(S).

CERTIFICATE OF MORTGAGEE

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

DATED THIS _____ DAY OF _____, 20_____."

MORTGAGEE

CERTIFICATE OF SURVEYOR

I, MICHAEL KONETSKI, 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.

MICHAEL KONETSKI R.P.L.S. NO. 6531

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 _____ DAY OF _____,
20_____.

SIGNED THIS THE _____ DAY OF _____, 20_____."

COUNTY JUDGE
BURLESON COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK

I, _____, COUNTY CLERK OF BURLESON COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED
FOR RECORD ON THE _____ DAY OF _____, 20_____, AND DULY RECORDED IN
VOLUME _____, PAGE _____, OFFICIAL RECORDS OF BURLESON COUNTY,
TEXAS.

COUNTY CLERK
BURLESON COUNTY, TEXAS

PRELIMINARY PLAN CERTIFICATION

PRELIMINARY PLAN COMMISSIONER'S COURT APPROVAL:

THE COMMISSIONER'S COURT OF BURLESON COUNTY, TEXAS VOTED AFFIRMATIVELY TO
RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAN, SUBJECT TO CONDITIONS
ENUMERATED IN MINUTES OF THIS DATE.

DATED THIS _____ DAY OF _____, 20_____."

COUNTY JUDGE
BURLESON COUNTY, TEXAS

F.1DEVELOPMENT NOTE

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.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE
HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF
THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS
HIGHER.

F.2 MAILBOXES

RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR
BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL
MEET THE CURRENT TXDOT 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, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS
("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX
UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE
PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

F.3 ROADWAY CONSTRUCTION

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BURLESON COUNTY, TEXAS, IT IS
UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND
ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE
RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN
ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S
COURT OF BURLESON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION
TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR
OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION
THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR
EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD
SYSTEM.

IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF
BURLESON COUNTY, TEXAS, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC
THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AS PRIVATELY MAINTAINED, AND ALL
BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS,
ROADS OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE
RESPONSIBILITY OF THE OWNER, HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION,
OR OTHER MAINTENANCE ENTITY AND/OR APPLICANT OF THE TRACT OF LAND COVERED BY
THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE
COMMISSIONER'S COURT OF BURLESON COUNTY, TEXAS. THE COMMISSIONER'S COURT ASSUMES
NO OBLIGATION TO BUILD THE STREETS, BURLESON COUNTY SUBDIVISION REGULATIONS PAGE
47 ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING
ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

F.4 OWNER'S RESPONSIBILITIES

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 PLATTING 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.

PRIVATE STREET NOTES

IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF
BURLESON COUNTY, TEXAS, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC
THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AS PRIVATELY MAINTAINED, AND ALL
BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS,
ROADS OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE
RESPONSIBILITY OF THE OWNER, HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION,
OR OTHER MAINTENANCE ENTITY AND/OR APPLICANT OF THE TRACT OF LAND COVERED BY
THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE
COMMISSIONER'S COURT OF BURLESON COUNTY, TEXAS. THE COMMISSIONER'S COURT ASSUMES
NO OBLIGATION TO BUILD THE STREETS, BURLESON COUNTY SUBDIVISION REGULATIONS PAGE
47 ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING
ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STREETS SHALL BE MAINTAINED TO SUCH A STANDARD WHICH WILL ALLOW EMERGENCY
VEHICLES ACCESS FOR THE ROAD DESIGN SPEED IN PERPETUITY BY THE OWNER AND ALL
FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.

CERTAIN COUNTY SERVICES MAY NOT BE PROVIDED FOR PRIVATELY MAINTAINED STREETS,
INCLUDING ROUTINE LAW ENFORCEMENT PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING
REGULATIONS, AND PREPARATION OF ACCIDENT REPORTS.

THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION OR DISTRICT, AS OWNER OF
THE PRIVATELY MAINTAINED STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY,
DEFEND AND HOLD HARMLESS THE COUNTY, ANY OTHER GOVERNMENTAL ENTITY, AND ANY
PUBLIC UTILITY ENTITY FOR DAMAGES TO PRIVATELY MAINTAINED STREETS BY SAME, OR FOR
DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE CONDITION OF THE PRIVATELY
MAINTAINED STREETS, USE OF ACCESS GATES OR CROSS-ARMS, OR USE OF THE SUBDIVISION
BY THE COUNTY OR ANY OTHER GOVERNMENTAL OR UTILITY ENTITY.

EVERY DEED SHALL CONTAIN A NOTICE TO THE GRANTEE THAT ALL DESIGNATED STREETS ARE
PRIVATELY MAINTAINED, THAT THE PROPERTY OWNERS SHALL BE PERPETUALLY LIABLE FOR
MAINTENANCE, AND THAT THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT
AFFECT ACCESS BY PUBLIC SERVICE AGENTS SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL
SERVICES.

WATER NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE OF THE LATEST
EDITION OF BURLESON COUNTY SUBDIVISION REGULATIONS.

HOME OWNERS TO GET APPROVAL FOR ON-SITE WATER WELL PER
BURLESON COUNTY REGULATIONS.

NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF
ENCASED) OF AN ON-SITE SEWAGE FACILITY.

EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO
PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL
INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS.

SANITARY SEWER NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE OF THE LATEST
EDITION OF BURLESON COUNTY SUBDIVISION REGULATIONS.

HOME OWNERS TO GET APPROVAL FOR SINGLE-FAMILY ON-SITE
SEWAGE FACILITY (OSSF) PER BURLESON COUNTY REGULATIONS.

OSSF SETBACK ARE REQUIRED BY THE BURLESON RULES FOR ON-SITE
SEWAGE FACILITIES AND AS PUBLISHED BY THE TEXAS COMMISSION OF
ENVIRONMENTAL QUALITY (TCEQ).

DRAINAGE CERTIFICATION

"I HAVE CONDUCTED A TOPOGRAPHIC REVIEW AND FIELD
INVESTIGATION OF THE EXISTING AND PROPOSED FLOW PATTERNS
FOR STORMWATER RUNOFF FROM GUARDIAN FOREST TO THE MAIN
STEM OF BRUSHY CREEK. AT BUILD-OUT CONDITIONS ALLOWABLE BY
ZONING, RESTRICTIVE COVENANT, OR PLAT NOTE/INTENDED USE, THE
STORMWATER FLOWS FROM THE SUBJECT SUBDIVISION OR SITE
PROJECT WILL NOT CAUSE ANY INCREASE IN FLOODING CONDITIONS
TO THE INTERIOR OF EXISTING BUILDING STRUCTURES, INCLUDING
BASEMENT AREAS, FOR STORMS OF MAGNITUDE UP THROUGH THE
100-YEAR EVENT."

JOSE H. CARMONA, JR., P.E. 126686

FINAL PLAT OF GUARDIAN FOREST
A PRIVATE SUBDIVISION
BLOCK 1
LOT 1-6
43.65 ACRES

BEING A FINAL PLAT OF AN
43.65 ACRE "TRACT 1" OUT A CALLED 130.65 ACRE TRACT
DOCUMENT 2021-3304 OPRBCT
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 64
BURLESON COUNTY, TEXAS

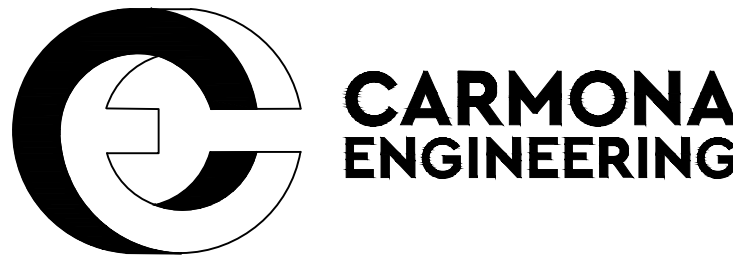
MAY 2023
SCALE 1"=100'

OWNER INFORMATION
GUARDIAN REAL ESTATE HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



SURVEYOR:

KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET |
KERRLANDSURVEYING.COM
PROJECT No. 22-130



ENGINEER:

4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905
WWW.CARMONAENGINEERING.COM