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SERENITY RANCH ESTATES
PHASE 2
FINAL PLAT

DANIEL PERRY SURVEY, A-198, BURLESON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 78.92 ACRE TRACT OF LAND OUT A CALLED 311.33 ACRE TRACT OF LAND DESCRIBED TO CCC&S FAMILY LLC, RECORDED IN CLERK'S FILE NO. 2020-1911 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF BURLESON

I, CCC&S Family LLC (or assigns), owner of the property platted in the above foregoing map of the SERENITY RANCH ESTATES, SECTION TWO do hereby make plat of said property, according to lines, streets, alleys, parks, building lines, and easements thereto shown, and designate said subdivision as SERENITY RANCH ESTATES, SECTION TWO in the D. PERRY SURVEY, Abstract No. 198, Burleson County, Texas; and dedicate to public use, as such, the streets, alleys parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, CCC&S Family LLC (or assign), have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Burleson County.

WITNESS my hand in Bernalillo County, NM, this 31st day of July 2021.

D.A. McCall
D.A. McCALL
(Printed name of owner)

CCC&S Family LLC (or assigns)
703 Osuna Rd. NE Suite 6
Albuquerque, NM 87113

THE STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on the 31st day of July 2021
by D.A. McCALL

NOTARY PUBLIC, STATE OF NEW MEXICO

(Notary Signature)
Terri Youngblood (Notary Printed Name)
5/6/2024 (Notary Commission Expiration)

OFFICIAL SEAL
Terri Youngblood
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5/6/2024

APPROVED by the Commissioners Court of Burleson County, Texas, this 26th day of July 2021.

(County Judge)
(Commissioner, Precinct 1)
(Commissioner, Precinct 2)
(Commissioner, Precinct 3)
(Commissioner, Precinct 4)

THE STATE OF TEXAS
COUNTY OF BURLESON

I, Diana L. Schulak, Clerk of the County Court of Burleson County, Texas, do hereby certify that the within instrument, with its certificate of authentication, was filed for registration in my office on the 26th day of July 2021, at 9:50 o'clock A.M. and duly recorded on the 26th day of July 2021, at 10:15 o'clock A.M. in plat cabinet 2 sheet 62B of record in the Plat Records of Burleson County, Texas. Doc.# 2021-6504

WITNESS MY HAND AND SEAL OF OFFICE, at Caldwell, Burleson County, Texas, the day and date last above written

Diana L. Schulak, Clerk of the County Court, Burleson County, Texas

LEGEND

Some abbreviations may not appear in this drawing

- Found 5/8" iron rod
- Set 5/8" iron rod w/plastic cap stamped "TUMLINSON"
- Fence
- Gate
- Water line
- Electric line
- Gas line

The road, street or passageway set aside in this plat shall be maintained by Burleson County, Texas to the standard of all county roads of the Commissioners Court entered of record in the minutes of the Commissioners Court of Burleson County, Texas specifically accepting such road, street or passageway for county maintenance.

BUILDING LOCATION: No building shall be located on any lot nearer to County Road Number 130 or any other dedicated right-of-way than seventy five (75) feet. In any event, no building shall be located on any lot nearer than fifty (50) feet from any adjoining property line.

This is to certify that I, Tyler Tumlinson, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6410, have platted the above subdivision from an actual survey on the ground meeting all municipal standards as set forth by the TSPLS, and that all easements for repair of record in the office of the County Clerk of Burleson County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with capped iron rods of minimum 1/2 inch diameter and (18) inches long, and that this plat correctly represents that survey made by me.

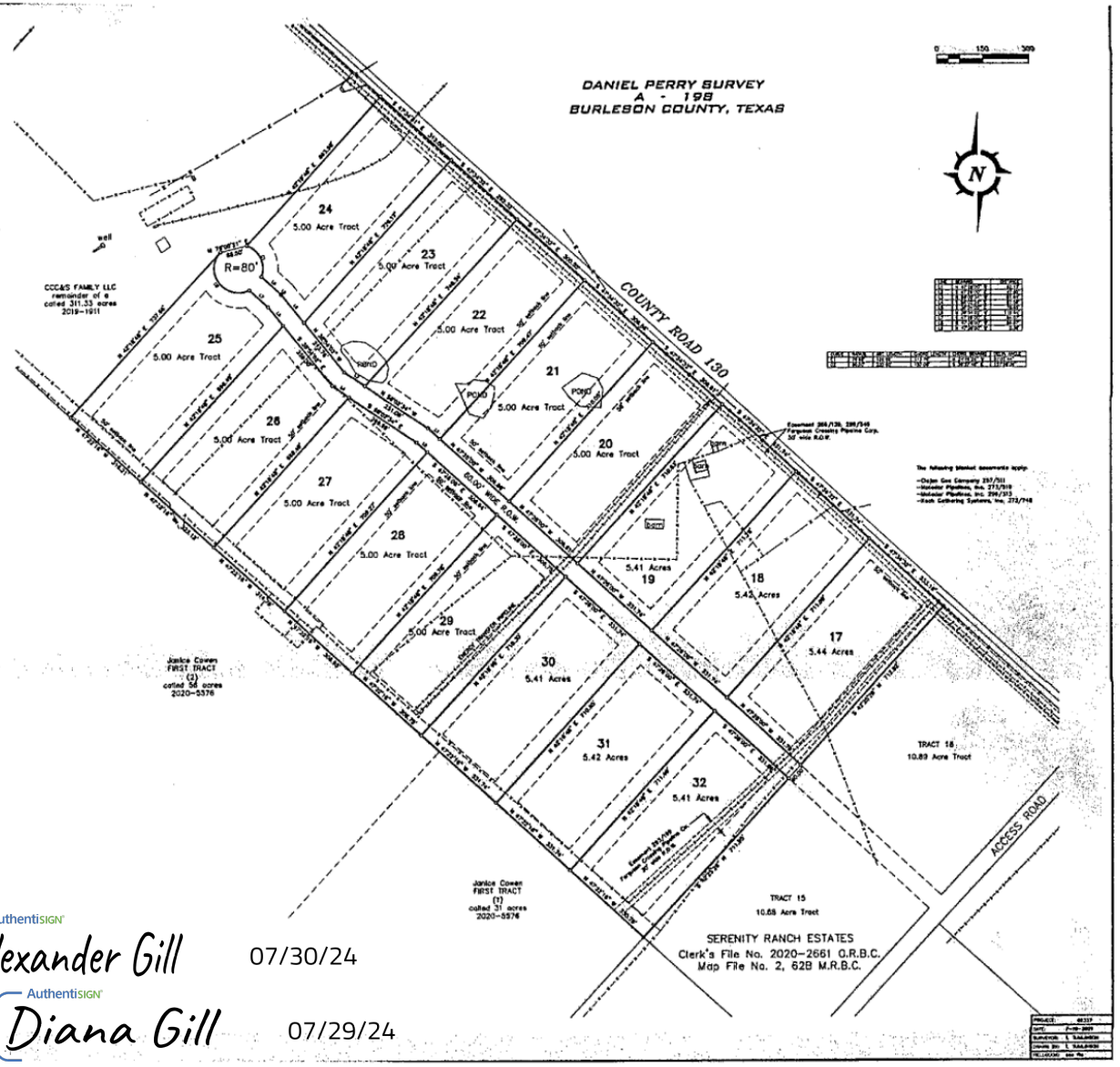
According to F.I.R.M. Map I.D. No. 48051C0420C, effective on 01/6/2011, this property is not located in any special flood hazard area.

All bearings and distances are based on Texas State Plane Coordinate System Nad 1983, Central Zone.

Tyler Tumlinson RPLS No. 6410

TYLER TUMLINSON 6410 REGISTERED PROFESSIONAL LAND SURVEYOR

TUMLINSON
LAND SURVEYING
1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858



AuthentiSIGN
Alexander Gill 07/30/24

AuthentiSIGN
Diana Gill 07/29/24