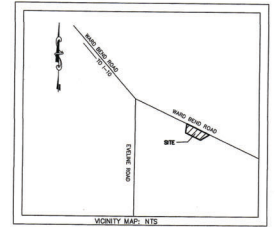


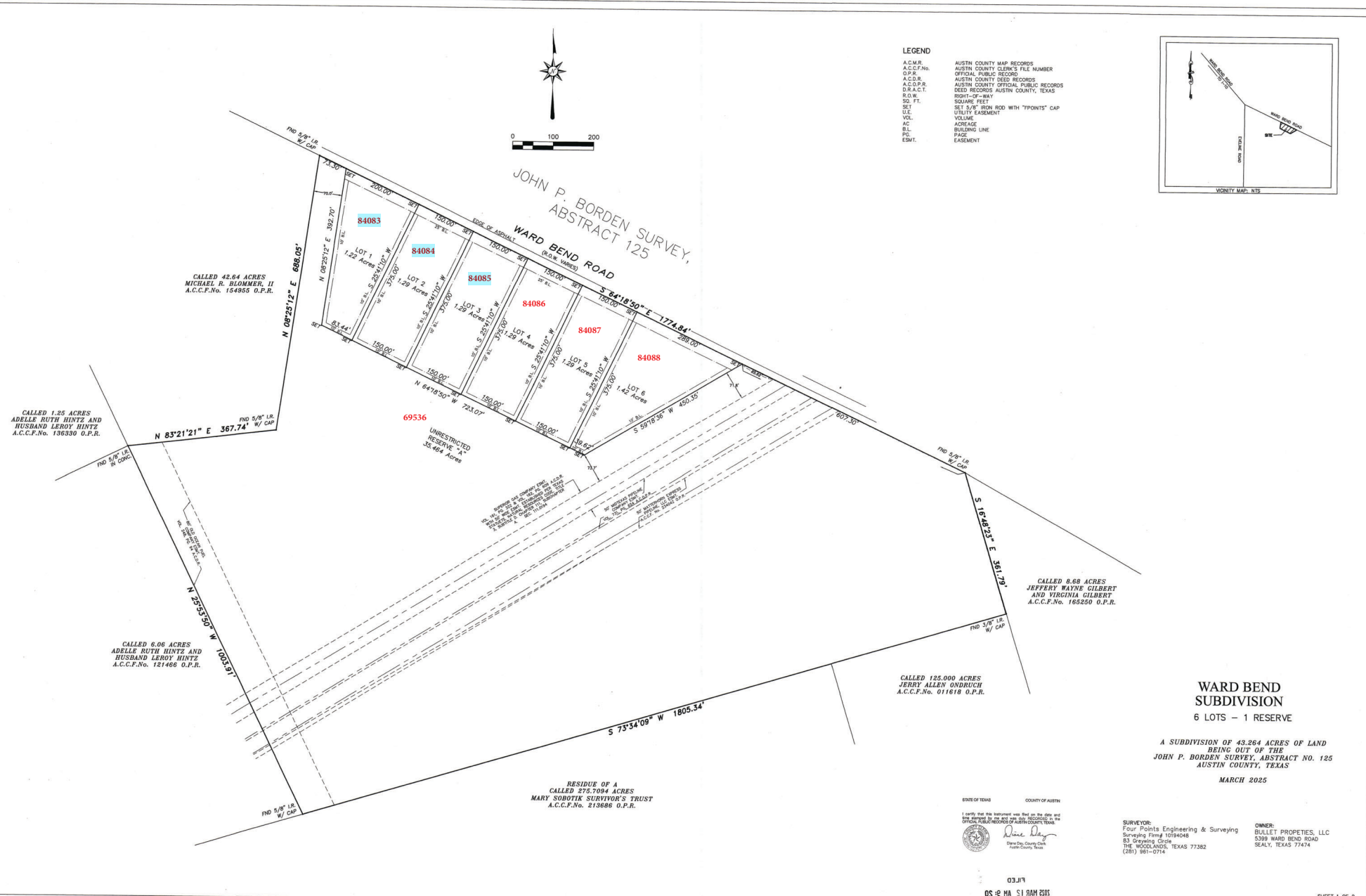


- LEGEND**
- A.C.M.R. AUSTIN COUNTY MAP RECORDS
  - A.C.C.F.No. AUSTIN COUNTY CLERK'S FILE NUMBER
  - O.P.R. OFFICIAL PUBLIC RECORD
  - A.C.D.R. AUSTIN COUNTY DEED RECORDS
  - D.A.C.T. AUSTIN COUNTY OFFICIAL PUBLIC RECORDS
  - R.O.W. DEED RECORDS AUSTIN COUNTY, TEXAS
  - RIGHT-OF-WAY
  - SQ. FT. SQUARE FEET
  - SET. SET 3/4" BORN ROD WITH "POINTS" CAP
  - UTL. UTILITY EASEMENT
  - VOL. VOLUME
  - AC. ACREAGE
  - B.L. BUILDING LINE
  - PC. PAGE
  - ESMT. EASEMENT



JOHN P. BORDEN SURVEY,  
ABSTRACT 125

WARD BEND ROAD



**WARD BEND SUBDIVISION**  
6 LOTS - 1 RESERVE

A SUBDIVISION OF 43.264 ACRES OF LAND BEING OUT OF THE JOHN P. BORDEN SURVEY, ABSTRACT NO. 125 AUSTIN COUNTY, TEXAS  
MARCH 2025

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that this instrument was filed on the date and time stamped by me and was duly recorded in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS  
*Wade Day*  
Surveyor  
State of Texas

**SURVEYOR:** Four Points Engineering & Surveying  
Surveying Firm 10194048  
83 Graystone Circle  
THE WOODLANDS, TEXAS 77382  
(281) 981-0714

**OWNER:** BULLET PROPERTIES, LLC  
5309 WARD BEND ROAD  
SEALY, TEXAS 77474

FILED  
OS 22 MA 11 AM 2025

INDIVIDUAL PROPERTY OWNERS CERTIFICATION

THE STATE OF TEXAS
COUNTY OF AUSTIN

THAT I, WE, JEFFERY GILBERT AND VIRGINIA GILBERT BEING THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCKS, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND FILED "WARD BEND SUBDIVISION" TO AUSTIN COUNTY, TEXAS AS MY (OUR) LEGAL SUBDIVISION OF SAME AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCKS...

BY: JEFFERY GILBERT, OWNER
BULLET PROPERTIES, LLC
5366 WARD BEND RD.
SEALY, TEXAS 77474
BY: VIRGINIA GILBERT, OWNER
BULLET PROPERTIES, LLC
5366 WARD BEND RD.
SEALY, TEXAS 77474

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY GILBERT AND VIRGINIA GILBERT, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF March, 2025.

Viola Sebesta
NOTARY PUBLIC
IN AND FOR AUSTIN COUNTY, TEXAS



CORPORATION OR PARTNERSHIP CERTIFICATION (EXCEPT PLATS FOR PRIVATE STREET SUBDIVISIONS)

THE STATE OF TEXAS
COUNTY OF AUSTIN

THAT I, WE JEFFERY GILBERT AND VIRGINIA GILBERT OF BULLET PROPERTIES, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS AND BEING THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCKS, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND FILED "WARD BEND SUBDIVISION" TO AUSTIN COUNTY, TEXAS AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS OF WAY AND/OR EASEMENTS SHOWN HERETO TO THE USE OF THE PUBLIC THEREBY...

BY: JEFFERY GILBERT, OWNER
BULLET PROPERTIES, LLC
5366 WARD BEND RD.
SEALY, TEXAS 77474
BY: VIRGINIA GILBERT, OWNER
BULLET PROPERTIES, LLC
5366 WARD BEND RD.
SEALY, TEXAS 77474

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, THE UNDER SIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY AS MANAGER OF BULLET PROPERTIES, LLC, A TEXAS CORPORATION (LIMITED PARTNERSHIP), ON BEHALF OF SAID CORPORATION (PARTNERSHIP).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF March, 2025.

MY COMMISSION EXPIRES ON:
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY GILBERT AND VIRGINIA GILBERT, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF March, 2025.

Viola Sebesta
NOTARY PUBLIC
IN AND FOR AUSTIN COUNTY, TEXAS



SEAL OF TEXAS
COUNTY OF AUSTIN



FILED
2025 MAR 12 AM 9:21

Notary Public
AUSTIN COUNTY, TEXAS

DEED OF TRUST (LIEN) HOLDER ACKNOWLEDGEMENT

THE DEED OF TRUST (LIEN) HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE DEED OF TRUST (LIEN) HOLDER SIGNED BELOW HEREBY AND ARE FAMILIAR WITH THE EFFECT OF THIS SUBDIVISION ON PROPERTY ON WHICH THEY HOLD A DEED OF TRUST (LIEN). THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST (LIEN) HOLDER:
5730 Bullock Rd
Pattison, TX 77423

Philip Farkisch

Viola Sebesta

Doyleen Farkisch

MAILING ADDRESS:
5730 Bullock Rd
Pattison, TX 77423

CITY, STATE AND ZIP CODE

BY: Viola Sebesta

PRINTED NAME OF AUTHORIZED OFFICIAL

TITLE: Notary

Viola Sebesta

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST (LIEN):
"WARD BEND SUBDIVISION TO AUSTIN COUNTY, TEXAS"

STATE OF

COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Philip Farkisch, Doyleen Farkisch, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF March, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ON-SITE SEWAGE FACILITY (OSSF) CERTIFICATION

INDIVIDUAL OR SITE SEWAGE FACILITY DESIGNER MUST BE LICENSED UNDER THE AUSTIN COUNTY ON-SITE SEWAGE FACILITY (OSSF) REGULATIONS PRIOR TO OCCUPATION OF THE RESIDENCE. THIS PLAT IS IN GENERAL CONFORMANCE WITH THE AUSTIN COUNTY OSSF REGULATIONS AND CURRENT T.C.E.C. REGULATIONS.

DATE: 2-10-25

3-10-25

Robert Rinn

County Engineer

AUSTIN COUNTY COMMISSIONERS COURT CERTIFICATION

THE AUSTIN COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THIS PLAT WAS APPROVED BY THE AUSTIN COUNTY COMMISSIONERS COURT ON THIS 10th DAY OF March, 2025. APPROVAL IS NOT TO BE CONSTRUED AS AN OBLIGATION ON THE PART OF THE COUNTY COMMISSIONERS COURT FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROAD(S) OR OTHER IMPROVEMENTS SHOWN THEREON.

AUSTIN COUNTY COMMISSIONERS COURT

TIM LUPHAM

COUNTY JUDGE

Robert Rinn

PCT 1 COMMISSIONER GREG MAREL

PCT 2 COMMISSIONER ROBERT JURN

PCT 3 COMMISSIONER LEROY CERNY

PCT 4 COMMISSIONER CHIP REED

AUSTIN COUNTY CLERK CERTIFICATION

I, DANA DAY, COUNTY CLERK OF AUSTIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON March 11, 2025, AT 9:21 O'CLOCK A.M. AND IN VOLUME 25 PAGE 3 OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Dana Day

DEPUTY CLERK

Debbie Jones

DEPUTY

APPROVAL BY PLAT ROOM RECORDER:

Naren B. 2025

DATE

COUNTY CLERK'S FILE NO. 251155

PLAT CABINET NO. 3

PAGE NO. 77478

SURVEYOR NOTES:

- 1. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, HADES, SOUTH CENTRAL ZONE (TXS 4204) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION; BASED ON GPS MEASUREMENTS.
2. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE 4204 AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING AVERAGED COMBINED SCALE FACTOR 0.999881987884.
3. ACCORDING TO FEMA F.I.R.M. MAP PANEL NUMBER 48015-C-0400F WITH AN EFFECTIVE DATE OF OCTOBER 18, 2019, THE MAP INDICATES THIS TRACT TO BE ENTIRELY WITHIN UN-SHADED ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAN.

SUBDIVISION NOTES:

- 1. THE PROPOSED USE OF THESE LOTS WILL BE SINGLE HOME RESIDENTIAL, NO MOBILE HOMES, MANUFACTURED HOMES OR COMMERCIAL ACTIVITY WILL BE PERMITTED WITHIN THIS SUBDIVISION. ADDITIONAL RESTRICTIONS WILL BE RECORDED WITH THE SUBDIVISION RESTRICTIONS.
2. THESE LOTS WILL HAVE PRIVATE WATER WELLS AND ON-SITE SEPTIC SYSTEMS. GENERALLY, THE WATER WELLS WILL BE IN THE FRONT AND THE SEPTIC SYSTEMS WILL BE IN THE BACK. EACH PRIVATE SYSTEM WILL NEED TO BE SIZED FOR INDIVIDUAL CONSTRUCTION.
3. OPERATION AND MAINTENANCE OF DETENTION FACILITIES, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS, ASSOCIATION OR EQUIVALENT, WITH THE AUTHORITY TO LEVY FEES FOR SUCH MAINTENANCE AND OPERATION.
4. PIPELINES LOCATION ARE BASED ON FOUND PIPELINE MARKERS ON THE GROUND, BOUNDARY SURVEY OF 43.264 ACRE TRACT AND THE CITY PLANNING LETTER.
5. SUBDIVISION LIES WITHIN THE CITY OF SEALY, ET AL.
6. PROPERTY IS SUBJECT TO RAINWATER RUNOFF AND/OR SHEETFLOWS; THE PROPERTY OWNER SHALL NOT OVERTOP OR BLOCK SHEET FLOWS.
ROADWAY MAINTENANCE:
ALL ROADWAYS SHOWN ON THIS PLAT ARE PRIVATELY MAINTAINED ROADWAYS. ROADWAYS WILL BE MAINTAINED BY THE LOT OWNERS OF THE SUBDIVISION THROUGH THE SUBDIVISION HOME OWNERS ASSOCIATION, UNITS FORMATION AND TURNING OVER OF CONTROL TO THE HOA. THE DEVELOPER SHALL BEAR THE FULL RESPONSIBILITY OF THE MAINTENANCE OF THE ROADWAYS.
THE AUSTIN COUNTY COMMISSIONERS COURT IS NOT REQUIRED TO, BUT MAY VOTE TO ACCEPT MAINTENANCE OF THE ROADWAYS IF THE ROADWAYS ARE BROUGHT UP TO THE CURRENT COUNTY STANDARD AND THE SUBDIVISION MEETS THE CRITERIA OUTLINED IN THE COUNTY ROADWAY ACCEPTANCE POLICY.

PLAT SURVEYOR'S CERTIFICATIONS:

I DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY OR THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION DURING THE MONTH OF March, 2025, AND THAT ALL MARKERS OR MONUMENTS ARE CORRECTLY SHOWN.

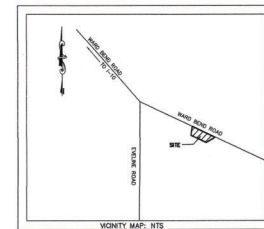


NAME OF SURVEYING COMPANY: FOUR POINTS LLC

FIRM # 10335048

BY: Mark E. Shuler

RLS# 1532



WARD BEND SUBDIVISION

6 LOTS - 1 Reserve

A SUBDIVISION OF 43.264 ACRES OF LAND BEING OUT OF THE JOHN P. BORDEN SURVEY, ABSTRACT NO. 125 AUSTIN COUNTY, TEXAS

JANUARY 2025

SURVEYOR: Four Points Engineering & Surveying
Surveying Firm 10194048
83 Greening Circle
THE WOODLANDS, TEXAS 77382
(281) 988-0774

OWNER: BULLET PROPERTIES, LLC
5366 WARD BEND ROAD
SEALY, TEXAS 77474