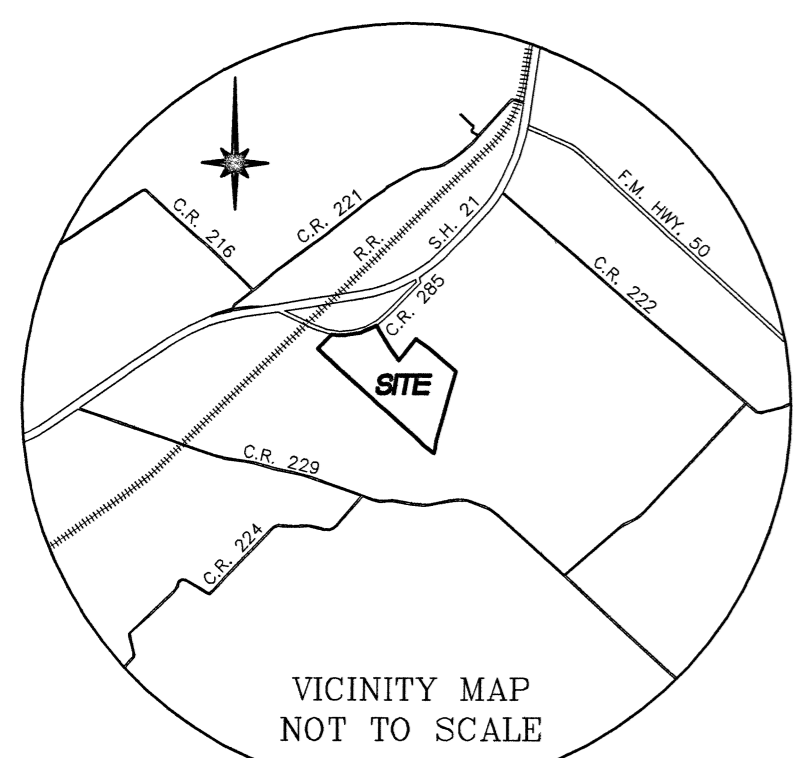


AMENDED PLAT OF BRAZOS RIVER RESERVE RURAL SUBDIVISION AMENDING LOTS 2A, 4, 5A, 6A, 30, AND 31A TO CREATE LOTS 2B, 4A, 5B, 6B, 30A, 31B AND 32

BEVERLY A. PORTER SURVEY, A-46
JAMES CURTIS, SR. SURVEY, A-17
BURLESON COUNTY, TEXAS



BEVERLY A. PORTER
SURVEY, A-46
BURLESON COUNTY, TEXAS

JAMES CURTIS, SR.
SURVEY, A-17
BURLESON COUNTY, TEXAS

LINE TABLE

Course	Bearing	Distance
L1	S01°54'43"E	330.47'
L2	S66°10'35"W	62.84'
L3	S19°08'14"W	150.91'
L4	S37°17'29"E	106.91'
L5	S23°05'12"W	286.77'
L6	N48°06'59"W	157.86'
L7	N45°57'02"W	118.57'
L8	N17°33'49"E	673.59'
L9	S21°18'51"E	117.83'
L10	S65°16'00"W	503.58'
L11	N19°02'30"E	288.59'
L12	N79°06'21"E	362.74'
L13	S21°18'51"E	255.43'
L14	S67°29'23"W	579.06'
L15	S54°40'04"W	215.19'
L16	N48°06'59"W	151.91'
L17	N23°05'12"E	268.77'
L18	N80°59'40"E	170.80'
L19	N65°16'00"E	503.58'
L20	S31°30'19"E	52.51'
L21	N61°16'00"E	674.91'
L22	S30°22'20"E	118.53'
L23	S64°06'54"W	392.99'
L24	N21°18'51"W	176.30'
L25	S01°54'43"E	334.84'
L26	N79°06'21"E	157.02'
L27	S13°02'30"W	258.58'
L28	S80°59'40"W	170.80'
L29	N37°17'29"W	106.01'
L30	N19°08'14"E	150.91'
L31	N66°10'35"E	62.84'
L32	N01°54'43"W	330.47'
L33	S30°22'20"E	54.63'
L34	S61°16'00"W	579.06'
L35	N31°30'19"W	52.51'
L36	S21°18'51"E	152.52'
L37	S79°06'21"W	519.78'
L38	N01°54'43"W	151.86'
L39	N79°06'21"E	468.46'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bearing
C1	1659.90'	135.85'	135.82'	S89°08'35"E
C2	1659.90'	30.00'	30.00'	N87°59'40"E
C3	1659.90'	297.21'	296.82'	N65°47'28"E
C4	1659.90'	98.93'	98.92'	N59°28'19"E

Building Setbacks
 Front TxDOT Road: 50'
 Front Arterial: 50'
 Front Other Roads: 25'
 Rear: 20'
 Side: 10'
 Side Street: 25'

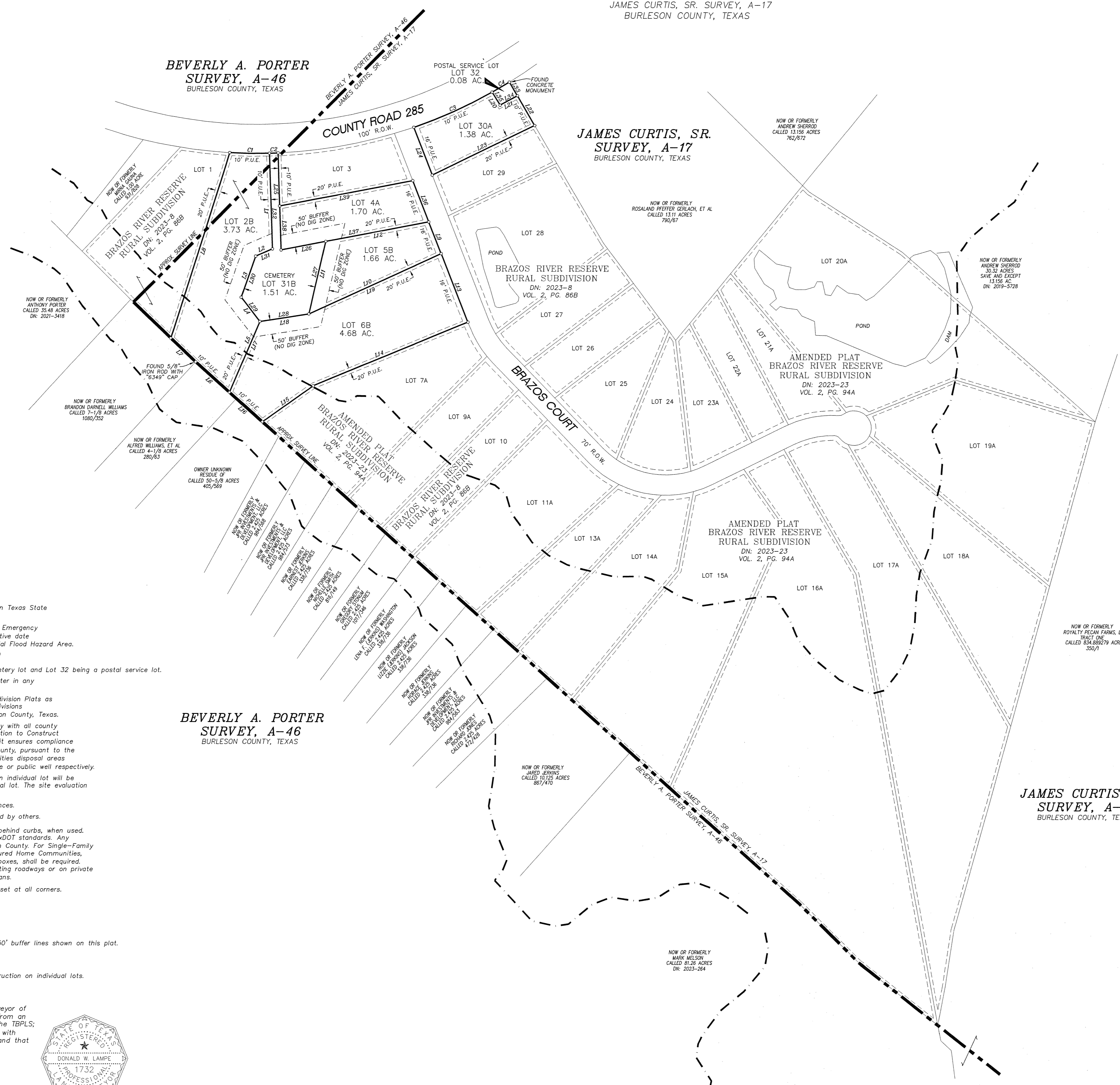
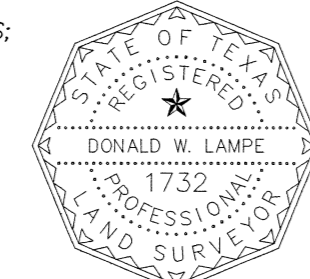
- NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on Texas State Plane Coordinate System (NAD83), Central Zone.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48051C0175C, Burleson County, Texas, effective date of January 6, 2011, a portion of the subject property lies within the Special Flood Hazard Area. = Approximate location of Flood Hazard Boundary (Zone A)
 - Land Use: All lots are single family lots, except for Lot 31B being a cemetery lot and Lot 32 being a postal service lot.
 - No construction or fencing shall impede, constrict or block the flow of water in any easement or natural drainage courses.
 - Front, Rear and Side Setbacks shall conform to the Specifications or Subdivision Plats as established by the Commissioner's Court, Burleson County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Burleson County, Texas.
 - All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Burleson County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Burleson County, pursuant to the provisions of section 21.084 if the Texas water code. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
 - No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator and include a soil survey.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - Private water wells will serve each lot and are to be designed and installed by others.
 - Rural mailboxes shall be set five (5) feet from the edge of 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 (NDCBU's), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or a private property. Locations for the NDCBUs shall be shown on the construction plans.
 - Unless otherwise indicated, 1/2" Iron Rods capped "Lampe Surveying" are set at all corners.
 - Abbreviations:
 P.U.E. = Public Utility Easement
 DN = Document Number
 867/470 = Volume/Page
 - There shall be no excavating within the areas of the tract lines and the 50' buffer lines shown on this plat.

Note to Developer:
 An Elevation Certificate is required to be approved by County prior to any construction on individual lots.

SURVEYOR CERTIFICATION
 This is to certify that I, Donald W. Lampe, a Registered Professional Land Surveyor of the State of Texas, Registration No. 1732 have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TPBLS, and that all lot corners, angle points and points of curve are properly marked with iron rods of 1/2 inch diameter and (24) inches long, unless otherwise noted, and that this plat correctly represents that survey made by me.

Dated this 20th day of February, 2024.

Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



DEDICATION
 STATE OF TEXAS
 COUNTY OF BURLESON

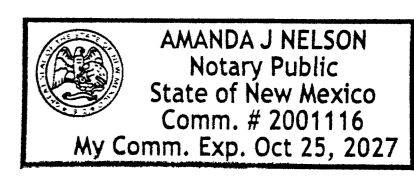
I/WE, CCC&S FAMILY, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF AMENDED PLAT OF BRAZOS RIVER RESERVE RURAL SUBDIVISION AMENDING LOTS 2A, 4, 5A, 6A, 30, AND 31A TO CREATE LOTS 2B, 4A, 5B, 6B, 30A, 31B AND 32, A SUBDIVISION IN BURLESON COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDINGS LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS AMENDED PLAT OF BRAZOS RIVER RESERVE RURAL SUBDIVISION AMENDING LOTS 2A, 4, 5A, 6A, 30, AND 31A TO CREATE LOTS 2B, 4A, 5B, 6B, 30A, 31B AND 32, AND DO HEREBY DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGE OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, EXECUTORS, AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

WITNESS MY HAND ON THIS DAY THE 5 DAY OF March, 2024.

D. McCall

ACKNOWLEDGEMENTS
 STATE OF New Mexico
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF March, 2024, BY D. McCall



Amanda J. Nelson
 NOTARY PUBLIC IN AND FOR BERNALILLO COUNTY, NEW MEXICO

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 10 DAY OF March, 2024.

COUNTY JUDGE
 BURLESON COUNTY, TEXAS

COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 3

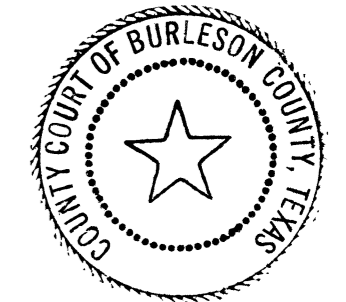
COMMISSIONER, PRECINCT 4

RECORDING CERTIFICATE
 STATE OF TEXAS
 COUNTY OF BURLESON

I, ANNA L. SCHELACK, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 10 DAY OF March, 2024 TOGETHER WITH ANY CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 10 DAY OF March, 2024 AT 11:11 A.M. IN THE OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, IN VOLUME 3, PAGE 3B, Doc. #2024-7

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF March, 2024.

CLERK, BURLESON COUNTY, TEXAS



BY:
 DEPUTY

PROPERTY OWNER: CCC&S Family, LLC 703 Osuna Road NE #6 Albuquerque, NM 87113 TEL: (505) 328-9558	SURVEYOR: LAMPE SURVEYING, INC PROFESSIONAL LAND SURVEYORS 1408 WEST MAIN STREET P.O. BOX 5039 BRENNAN, TEXAS 77834 (979) 656-6677 TPBLS FIRM NO. 10040700 W.G. 3390 3/30/02 DWS - 3000 BRP SUBD.CCC
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