

THE STATE OF TEXAS
COUNTY OF BURLESON

I, CCC&S Family LLC (or assigns), owner of the property plotted in the above foregoing map of the SERENITY ESTATES, do hereby make plat of said property according to lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as SERENITY ESTATES 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 and will comply with all regulations heretofore on file with the County and adapted by the Commissioners Court of Burleson County.

WITNESS my hand in _____, Bernalillo County, NM, this ____ day of _____, 2020.

CCC&S Family LLC (or assigns) (Printed name of owner)
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 ____ day of _____, 2020

NOTARY PUBLIC, STATE OF NEW MEXICO

(Notary Signature)

(Notary Printed Name)

(Notary Commission Expiration)

APPROVED by the Commissioners Court of Burleson County, Texas,
this ____ day of _____, 2020.

(County Judge)

(Commissioner, Precinct 1) _____ (Commissioner, Precinct 2)

(Commissioner, Precinct 3) _____ (Commissioner, Precinct 4)

THE STATE OF TEXAS
COUNTY OF BURLESON

I, _____ 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 ____ day of _____, 2020, at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 2020, at ____ o'clock ____ M. in plat cabinet ____ sheet of record in the Plat Records of Burleson County, Texas.

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

Clerk of the County Court, Burleson County, Texas

DANIEL PERRY SURVEY
A - 198
BURLESON COUNTY, TEXAS

SERENITY ESTATES
FINAL PLAT

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

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 191.87 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.

"No road, street or passageway set aside in this plat shall be maintained by Burleson County, Texas in the absence of an express order of the Commissioners Court entered or recorded 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 County Road No. 132 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 plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the RP&LS; and that all easements as appear 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 (16) inches long, and that this plat correctly represents that survey made by me.

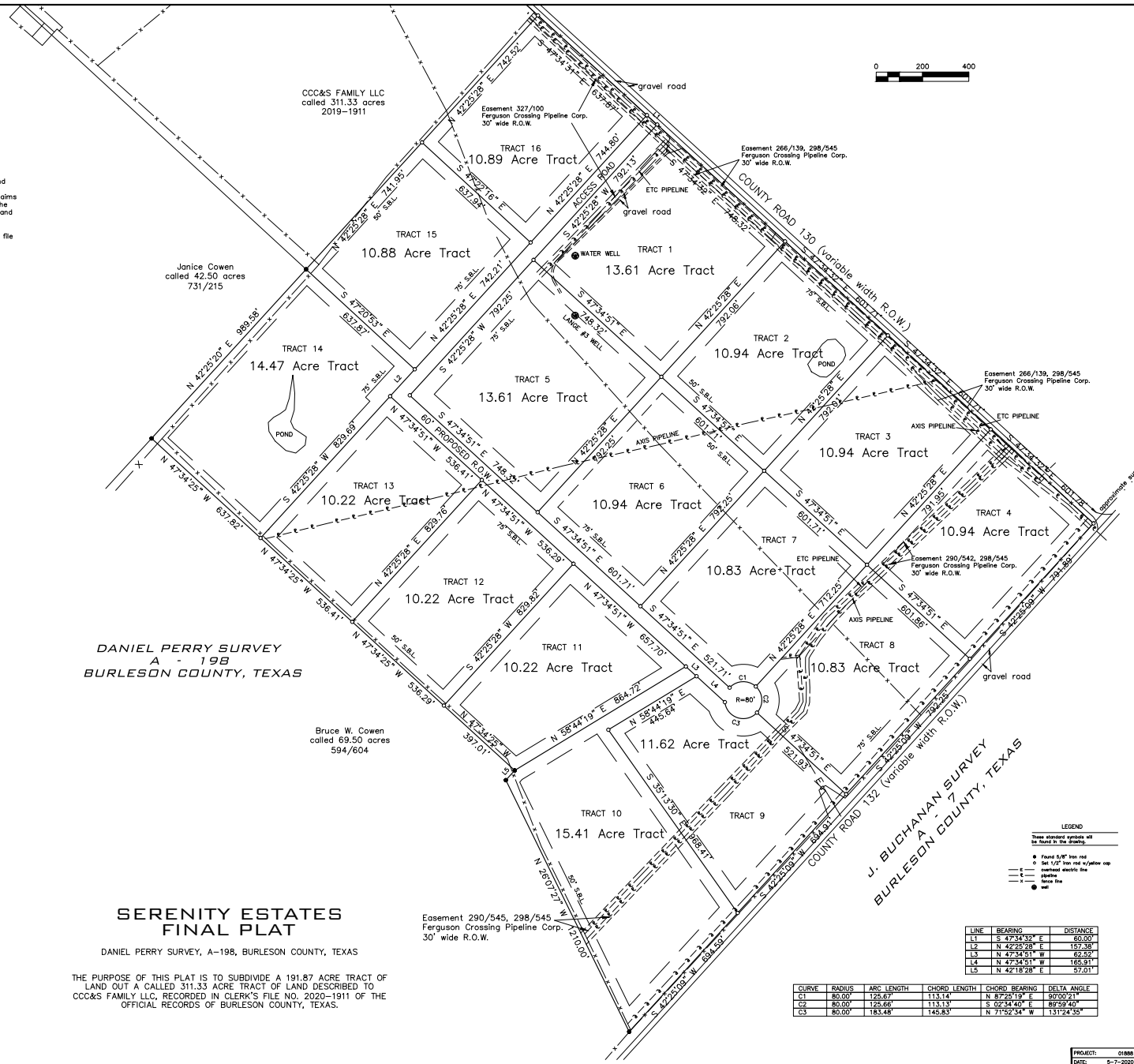
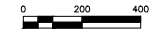
According to F.I.R.M. Map LD, No. 4805100425C, effective on 01/6/2011, this property is not located in any special flood hazard area.
All bearings and distances are based on Texas State Plane Coordinate System NAD 1983, Central Zone.

Tyler Tumlinson RPLS No. 6410



TUMLINSON
LAND SURVEYING

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193656



LEGEND
Three standard symbols will be found in the drawing:
● Faint 3/8" iron rod
○ Set 1/2" iron rod or pipeline on
--- overhead electric line
--- electric line
--- fence line
● well

LINE	BEARING	DISTANCE
L1	S 47°34'30" E	60.00'
L2	N 42°28'28" E	157.38'
L3	N 47°34'51" W	62.52'
L4	N 47°34'51" W	165.91'
L5	N 42°18'28" E	57.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	125.67'	113.14'	N 87°25'19" E	90°00'21"
C2	80.00'	125.66'	113.13'	S 02°54'40" E	89°59'40"
C3	80.00'	183.48'	145.83'	N 71°52'54" W	131°24'55"

PROJECT: 01888
DATE: 5-7-2020
SURVIVOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDWORK: see file

**SERENITY RANCH ESTATES
PHASE 2
FINAL PLAT**

DANIEL PERRY SURVEY, A-198, BURLERSON 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 CCCAS FAMILY LLC, RECORDED IN CLERK'S FILE NO. 2020-1911 OF THE OFFICIAL RECORDS OF BURLERSON COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF BURLERSON

I, CCCAS Family LLC (or assign), owner of the property plotted in the above foregoing map of the SERENITY RANCH ESTATES, SECTION TWO do hereby make plat of said property, according to laws, streets, alleys, ponds, bridges, levees, and easements No. 198, BurlerSON County, Texas, and dedicate to public use, as such, the streets, alleys and easements shown hereon (herein 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 establishment 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, CCCAS 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 BurlerSON County.

WITNESS my hand in Abilene, BurlerSON County, TX, this 15th day of July, 2021.

CCCAS Family LLC (Printed name of owner)
701 Duane Rd. No. 200
Abilene, TX 77113

THE STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on the 15th day of July, 2021

NOTARY PUBLIC, STATE OF NEW MEXICO
[Signature] (Notary Signature)
[Signature] (Notary Printed Name)
[Signature] (Notary Commission Expiration)



APPROVED BY THE Commissioners Court of BurlerSON County, Texas,
this 15th day of July, 2021.

[Signature] (Commissioner, Precinct 1) [Signature] (Commissioner, Precinct 2)
[Signature] (Commissioner, Precinct 3) [Signature] (Commissioner, Precinct 4)

THE STATE OF TEXAS
COUNTY OF BURLERSON

I, Anna Scholack, Clerk of the County Court of BurlerSON County, Texas, do hereby certify that the within instrument was recorded in my office on the 15th day of July, 2021, at 9:30 A.M. and duly recorded on the 15th day of July, 2021, at 10:15 A.M. in plat called 2 sheet 62B of record in the Plat Records of BurlerSON County, Texas. (Clerk Seal - 62B)

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

[Signature] Clerk of the County Court, BurlerSON County, Texas



LEGEND
--- 1/4 Section Boundary
--- 1/2 Section Boundary
--- 3/4 Section Boundary
--- Section Boundary
--- Road Right-of-Way
--- 1/2" for 1/2" or less
--- 1/4" for 1/4" or less
--- 1/8" for 1/8" or less
--- 1/16" for 1/16" or less
--- 1/32" for 1/32" or less
--- 1/64" for 1/64" or less
--- 1/128" for 1/128" or less
--- 1/256" for 1/256" or less
--- 1/512" for 1/512" or less
--- 1/1024" for 1/1024" or less
--- 1/2048" for 1/2048" or less
--- 1/4096" for 1/4096" or less
--- 1/8192" for 1/8192" or less
--- 1/16384" for 1/16384" or less
--- 1/32768" for 1/32768" or less
--- 1/65536" for 1/65536" or less
--- 1/131072" for 1/131072" or less
--- 1/262144" for 1/262144" or less
--- 1/524288" for 1/524288" or less
--- 1/1048576" for 1/1048576" or less
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