

BURLESON COUNTY, TEXAS

JOSE MARIA SANCHEZ SURVEY
ABSTRACT NO. 55

ALEXANDER THOMPSON SURVEY
ABSTRACT NO. 61



WE, DAVID SKEAHAN AND MIKE E. ZIGAL, ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND DO ACCEPT THIS AS THE PLAN FOR SUBDIVIDING THE TRACT INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON.

DAVID SKEAHAN

MIKE E. ZIGAL

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR BURLESON COUNTY, STATE OF TEXAS, THIS THE ____ DAY OF _____, 2021

THIS IS TO CERTIFY THAT MICHAEL AND GINGER LINA, THE SUBDIVIDER, HAS COMPLIED WITH ALL CONDITIONS NECESSARY, AS PROVIDED BY LAW, IN SUBDIVIDING THE TRACT SHOWN HEREON.

CERTIFIED BY THE COMMISSIONERS COURT OF BURLESON COUNTY, TEXAS, THIS ____ DAY OF _____, 20__

KEITH SCHROEDER (COUNTY JUDGE)

COMMISSIONER, PRECINCT 1
DWAYNE FAUST

COMMISSIONER, PRECINCT 3
DAVID HILDEBRAND

COMMISSIONER, PRECINCT 2
VINCENT SVEC, JR

COMMISSIONER PRECINCT 4
CAROL HILL

ATTEST:

BY COUNTY CLERK
ANNA L. SCHELACK

APPROVED FOR FILING IN THE PLAT RECORDS OF BURLESON COUNTY, TEXAS, ON THIS ____ DAY OF _____, 20__

COUNTY JUDGE
KEITH SCHROEDER

ATTEST:
COUNTY CLERK
ANNA L. SCHELACK

NOTES:
1) THIS TRACT IS NOT WITHIN ZONE A OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP COMMUNITY NO. 481169 AS SHOWN ON PANELS 0025C & 0125C, BURLESON COUNTY, TEXAS, DATED JANUARY 6, 2011.

2) ANY AND ALL BUILDING SETBACKS ARE TO BE RECORDED BY SEPARATE INSTRUMENT IN THE BURLESON COUNTY OFFICIAL RECORDS.

3) TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN SCALED FROM A 1983 TOPOGRAPHIC MAP; THIS SURVEYOR ASSUMES NO RESPONSIBILITY OF ITS ACCURACY.

4) PIN OAK ESTATES IS A DIVISION OF ALL OF A 41.39 ACRE TRACT CONVEYED FROM SARAH K. BURRUS, TRUSTEE OF THE RUSSELL B. JONES AND OLIVE C. JONES REVOCABLE TRUST, DATED DECEMBER 9, 1984 TO DAVID SKEAHAN AND MIKE E. ZIGAL BY DEED DATED FEBRUARY 24, 2021 RECORDED IN DOC. # 2021-1210.

5) THERE IS HEREBY DEDICATED A 15' WIDE UTILITY EASEMENT ALONG ALL INTERIOR TRACT LINES AND A 30' WIDE UTILITY EASEMENT ALONG ALL ROADWAY AND OUTER SUBDIVISION LINES.

I, BRADLEY L. LIPSCOMB, REGISTERED PUBLIC LAND SURVEYOR NO. 5952, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND DURING THE MONTH OF _____, 20__.

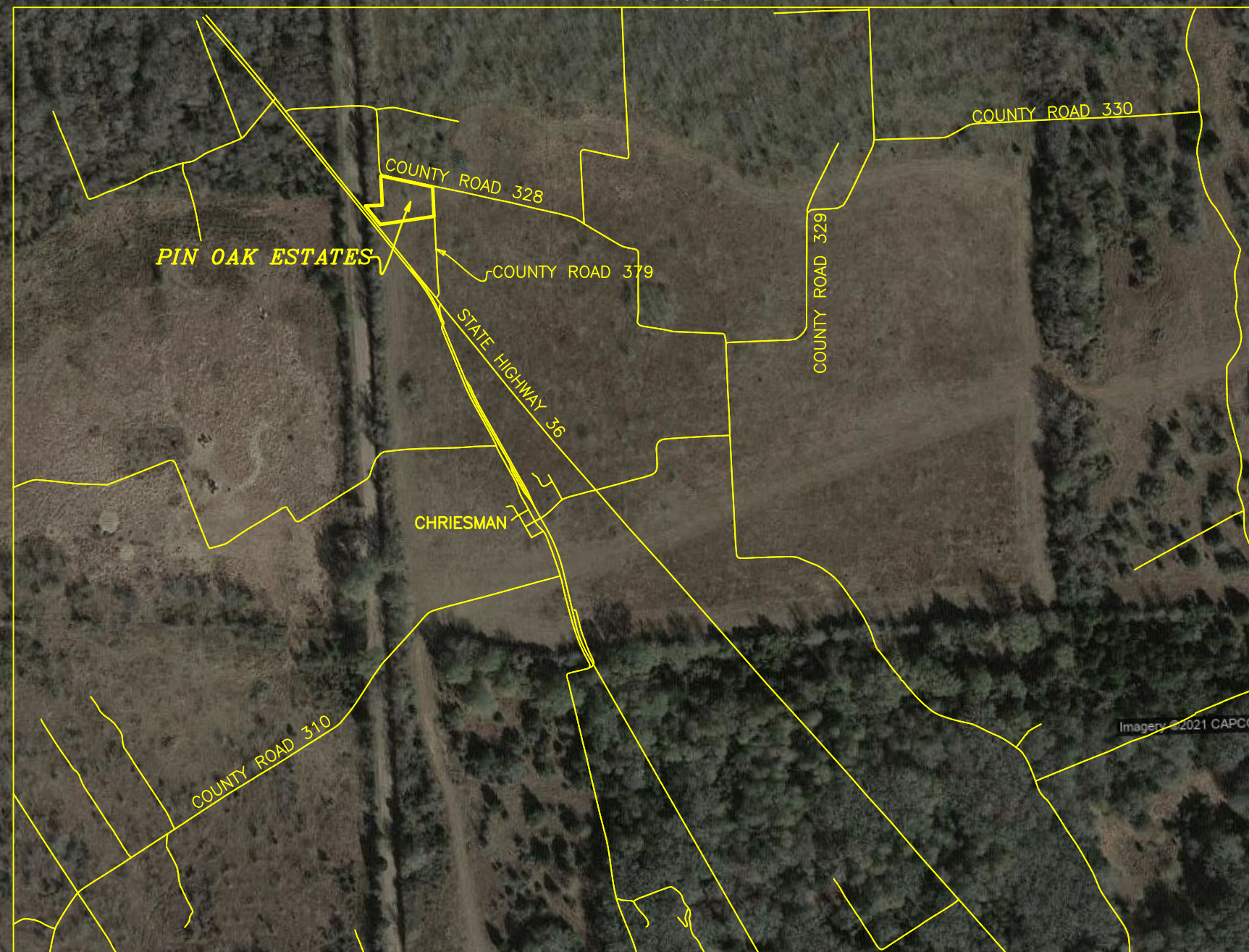
PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRADLEY L. LIPSCOMB

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR MILAM COUNTY, STATE OF TEXAS, THIS THE ____ DAY OF _____, 20__

LOCATION MAP
NOT TO SCALE



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

PIN OAK ESTATES
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

JOSE MARIA SANCHEZ SURVEY, A-55
ALEXANDER THOMPSON SURVEY, A-61
BURLESON COUNTY, TEXAS

Completion Date: 3/22/21 Drawn by: BL
Scale: 1" = 200' Surveyed by: KM/HR
PROJECT NO. S20-371 Checked by: BL