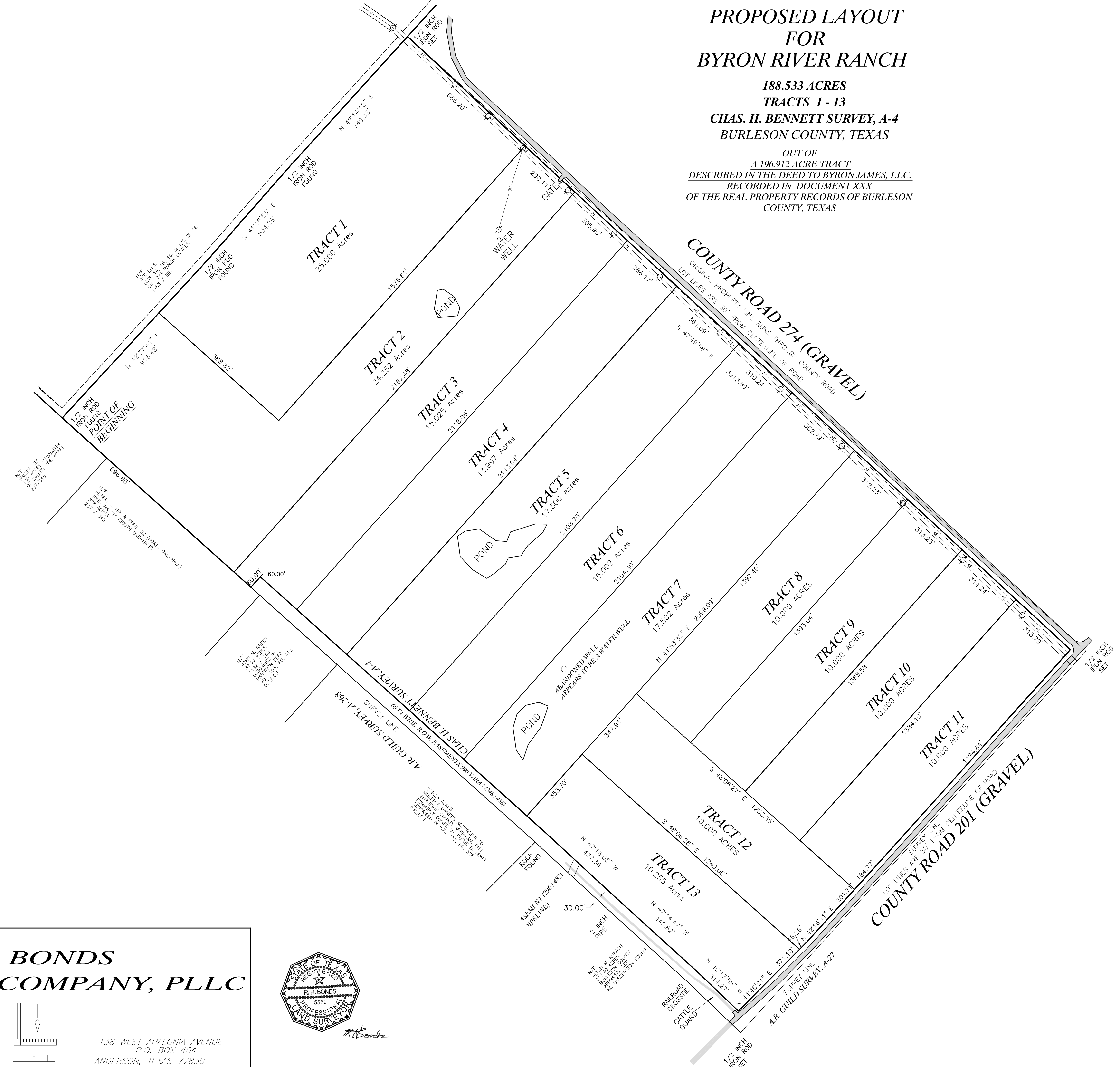
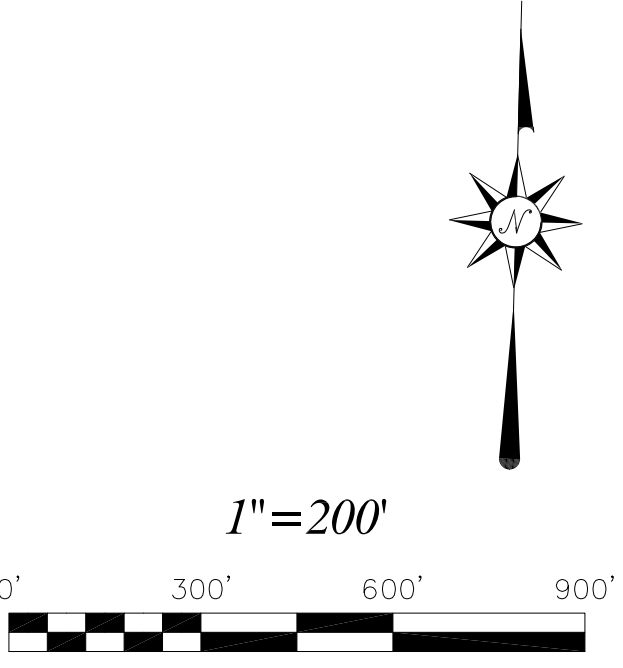


**PROPOSED LAYOUT
FOR
BYRON RIVER RANCH**

**188.533 ACRES
TRACTS 1 - 13**

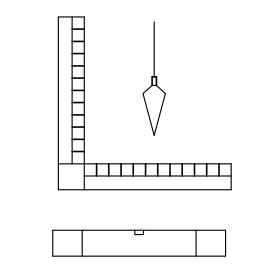
**CHAS. H. BENNETT SURVEY, A-4
BURLESON COUNTY, TEXAS**

OUT OF
A 196.912 ACRE TRACT
DESCRIBED IN THE DEED TO BYRON JAMES, LLC,
RECORDED IN DOCUMENT XXX
OF THE REAL PROPERTY RECORDS OF BURLESON
COUNTY, TEXAS



SURVEY DATE:
PLAT DATE:

**R.H. BONDS
SURVEYING COMPANY, PLLC**



138 WEST APALONIA AVENUE
P.O. BOX 404
ANDERSON, TEXAS 77830

Phone: 936-873-2800
Fax: 936-873-2803
Email: rhbsurveying@gmail.com

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE GRID NORTH 1983 TEXAS CENTRAL ZONE
- 2. SETBACK LINES WILL COMPLY WITH ALL BURLESON COUNTY SUBDIVISION RULES.
 - A. 15 FT SET BACK (BUILDING LINE AND PUBLIC UTILITIES EASEMENT ON THE BACK AND SIDE LINES OF ALL TRACTS;
 - B. 75 FT. BUILDING LINES ALONG ALL ROADS AND THE FRONT OF ALL TRACTS;
- 3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48051C0350 C;
- 4. THESE TRACTS ARE SUBJECT TO THE RESTRICTIOS RECORDED IN VOL. XXXX PAGE XXXX OF THE PROPERTY RECORDS OF BURLESON COUNTY, TEXAS