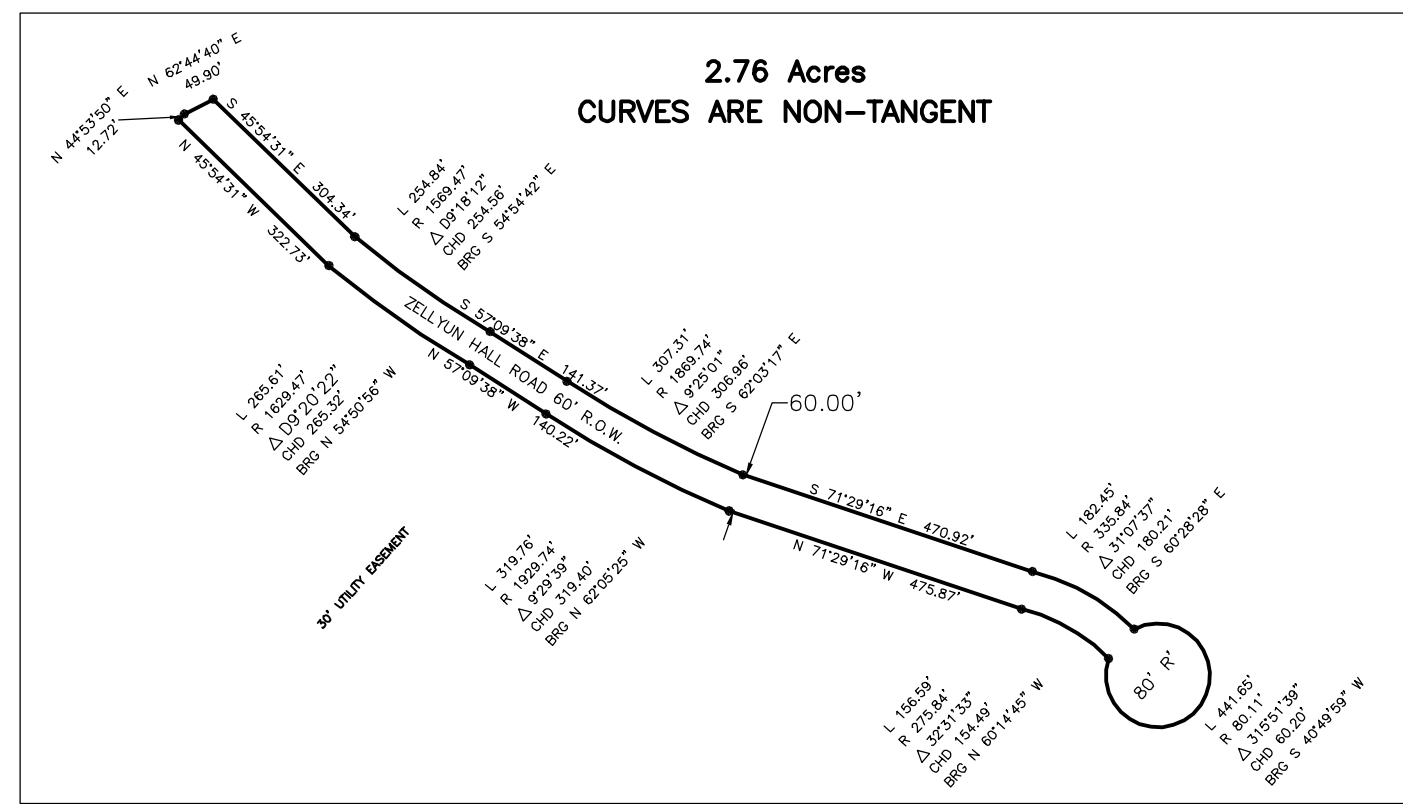


SCALE 1" = 200'



*R.H. Bonds*

ZELLYUN HALL ROAD  
60 FT. R.O.W.

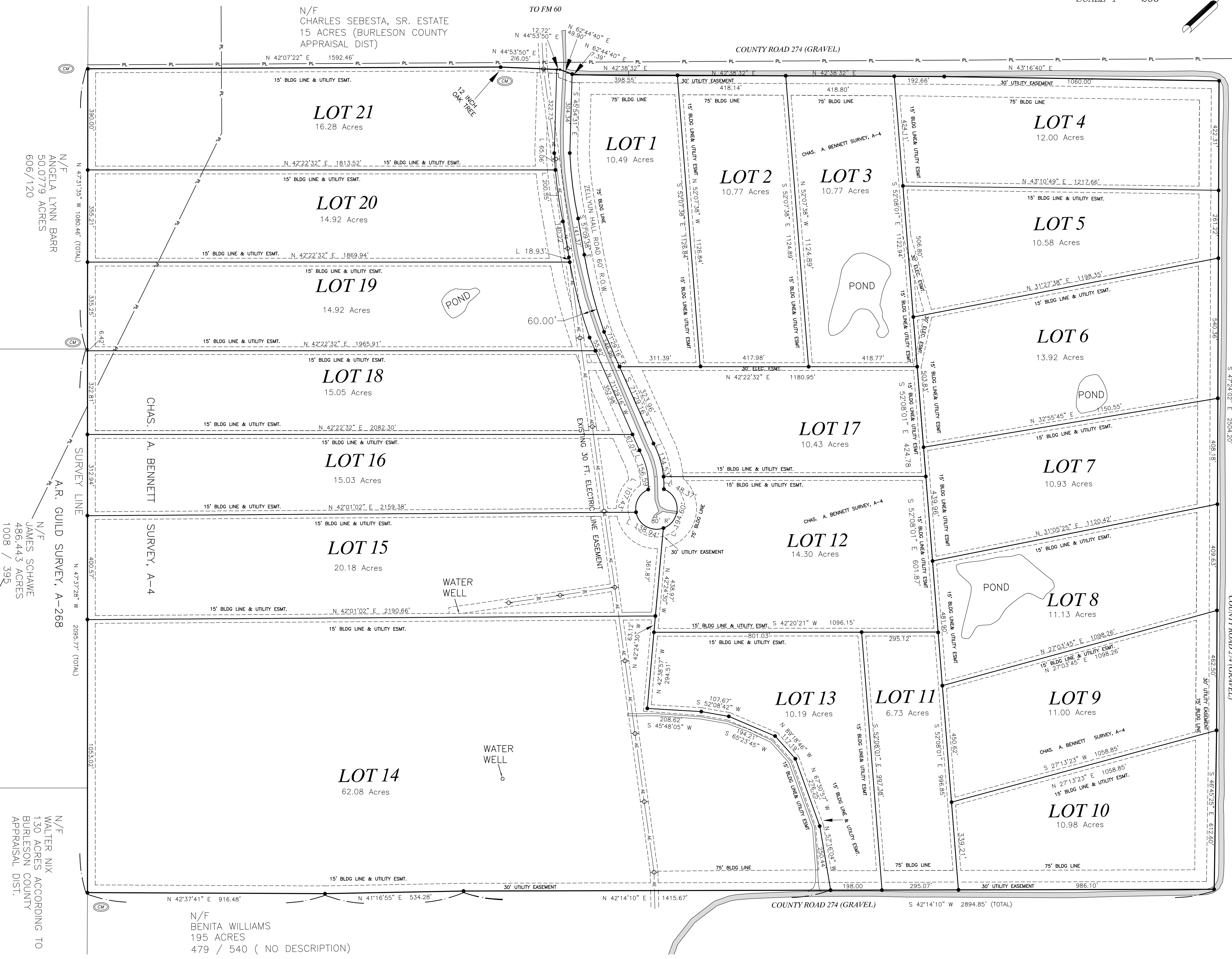


**GENERAL NOTES:**

1. SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 1170, PAGE 472 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS;
2. 75' BUILDING SETBACK LINE ON ALL LOTS FRONTING ON PUBLIC ROADS;
3. 30' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE;
4. 15' SETBACK ALONG ALL LOT LINES NOT TOUCHING ROADS;
5. ROADWAYS TO BE DEDICATED TO BURLESON COUNTY, AND TO BE MAINTAINED AS COUNTY ROADS;
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS COMMUNITY PANEL NUMBERS 48051C0325 C & 48051C0350 C, THIS AREA IS ZONED ZONE X (UNSHADED) AND DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN;

**LEGEND**

- UTILITY POLE
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- OIL OR GAS PIPELINE
- 1/2 INCH IRON ROD FOUND OR SET UNLESS OTHERWISE NOTED
- L XXX.XX' = ARC LENGTH ALONG CURVE
- ⊙ CONTROLLING MONUMENT - PROPERTY CORNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES



N/F ANGELA LYNN BARR  
50.0779 ACRES  
606/120

N/F JAMES SCHAWNE  
488.443 ACRES  
1008 / 395

N/F WALTER NIX  
130 ACRES  
ACCORDING TO  
BURLESON COUNTY  
APPRAISAL DIST.

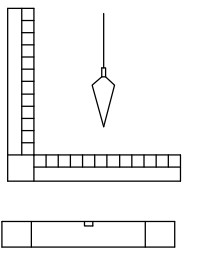
N/F BENITA WILLIAMS  
195 ACRES  
479 / 540 ( NO DESCRIPTION)

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

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

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

JOB NUMBER: 18-0092  
SCALE: 1 INCH = 200'



SHEET 2 OF 2

**CR 274 RANCH ESTATES**  
A SUBDIVISION CONTAINING 21 LOTS  
OUT OF A 315.46 ACRE TRACT  
IN THE CHAS. A BENNETT SURVEY, A-4  
BURLESON COUNTY, TEXAS

SURVEY DATE: DEC 2018  
PLAT DATE: 12/13/2018