

OWNERS CERTIFICATE

WHEREAS Burnside Organization, LLC, is the owner of that certain tract of land situated in the Robert McKinney Survey, Abstract No. 855, Grayson County, Texas and being more particularly described as follows:

All that certain lot, tract or parcel of that certain tract of land situated in the Robert McKinney Survey, Abstract No. 855, Grayson County, Texas, being a part of that certain tract of land described in the deed from Eric F. Mandi to Burnside Organization, LLC, as recorded in Document Number 2021-18984 of the Real Property Records of Grayson County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a mag spike found for a corner lying in E. Ball Street, said corner being the Northeast corner of the said Subject Tract and the Northwest corner of that certain tract of land described in the deed from Phillip E. Kennedy, et al to Shawna K. King, as recorded in Volume 5202, Page 872 of the Official Records of Grayson County, Texas;

THENCE S. 00 deg. 14 min. 39 sec. W. at a distance of 30.01 feet passing a 1/2" iron rod with plastic cap stamped "MTG SOVALL" set for a reference and continuing in all a distance of 118.16 feet along the East line of the said Subject Tract and the West line of the said King tract to a 1/2" iron rod with plastic cap stamped "MTG SOVALL" found (hereinafter called 1/2" iron rod found) for a corner at an angle point;

THENCE S. 00 deg. 28 min. 46 sec. E. a distance of 176.80 feet along the East line of the said Subject Tract and the West line of the said King tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 00 deg. 59 min. 46 sec. E. a distance of 140.80 feet along the East line of the said Subject Tract and the West line of the said King tract to a 1/2" square tube found for a corner at an angle point;

THENCE S. 00 deg. 23 min. 34 sec. E. a distance of 136.73 feet along the East line of the said Subject Tract and the West line of the said King tract to a 1/2" square tube found for a corner at an angle point;

THENCE S. 00 deg. 31 min. 09 sec. E. a distance of 109.52 feet along the East line of the said Subject Tract and the West line of the said King tract to a 1/2" iron rod found for a corner;

THENCE N. 88 deg. 16 min. 45 sec. W. a distance of 342.36 feet along the North line of those certain tract of land as shown in the Development Agreement and subsequent deed from Burnside Organization LLC to the City of Tom Bean, as recorded in Document Number 2023-10126 of the Official Public Records of Grayson County, Texas to a 1/2" iron rod found for a corner lying in the Southwest line of the said Subject Tract and the Northeast line of that certain tract of land described in the deed from H. B. Stephens to the Town of Tom Bean, as recorded Volume 851, Page 589 the Deed Records of Grayson County, Texas (collectively called City Tract hereafter);

THENCE N. 29 deg. 23 min. 57 sec. W. a distance of 244.84 feet along the Southwest line of the said Subject Tract and the Northeast line of the said City Tract to a 3" metal fence corner post found for a corner, said corner being the Northeast corner of the said Tom Bean tract;

THENCE S. 60 deg. 11 min. 31 sec. W. a distance of 42.51 feet along the Southeast line of the said Subject Tract and the Northwest line of the said Tom Bean tract to a 1/2" iron rod found for a corner;

THENCE N. 28 deg. 43 min. 20 sec. W. a distance of 36.50 feet along the East line of the said City Tract to a 1/2" iron rod found for a corner;

THENCE N. 01 deg. 43 min. 15 sec. W. a distance of 432.65 feet along the East line of the said City Tract to a 1/2" iron rod found for a corner;

THENCE N. 88 deg. 16 min. 45 sec. W. a distance of 40.00 feet along the North line of the said City Tract to a 1/2" iron rod found for a corner;

THENCE S. 01 deg. 43 min. 15 sec. W. a distance of 500.00 feet along the West line of the said City Tract to a 1/2" iron rod found for a corner lying in the Southeast line of the said Subject Tract and the Northwest line of the said Tom Bean tract;

THENCE S. 60 deg. 11 min. 31 sec. W. a distance of 289.70 feet along the Southeast line of the said Subject Tract and the Northwest line of the said Tom Bean tract to a 3" metal fence corner post found for a corner, said corner being the Northwest corner of the said Tom Bean tract;

THENCE N. 88 deg. 16 min. 45 sec. W. a distance of 287.07 feet along the North line of the said City Tract to a 1/2" iron rod found for a corner lying in the West line of the said Subject Tract and the East line of that certain tract of land described in the deed from John P. McGraw, et ux, to First National Bank of Whitewright, as recorded in Volume 2752, Page 236 of the Official Public Records of Grayson County, Texas;

THENCE N. 00 deg. 02 min. 18 sec. E. a distance of 456.69 feet along the West line of the said Subject Tract and the East line of the said Whitewright tract to a 1/2" square tube found for a corner at an angle point, said corner being the Northeast corner of the said Whitewright tract and the Southeast corner of that certain tract of land described in the deed from Judy E. Bobbins Conner to Eric Popp, et al, as recorded in Document Number 2018-910 of the Real Property Records of Grayson County, Texas;

THENCE N. 00 deg. 46 min. 11 sec. W. at a distance of 195.19 feet passing a 1/2" iron rod with plastic cap stamped "MTG SOVALL" set for a reference and continuing in all a distance of 225.21 feet to a mag spike found for a corner lying in the said E. Ball Street, said corner being the Northwest corner of the said Subject Tract;

THENCE S. 88 deg. 16 min. 45 sec. E. a distance of 1094.99 feet along the said E. Ball Street and the North line of the said Subject Tract to the POINT OF BEGINNING and containing 15.54 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Burnside Organization does hereby adopt this plat as MITCHELL ESTATES, in addition to the City of Tom Bean, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon for the purposes indicated; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Tom Bean; THAT the said City and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements; THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and further, THAT the Owner(s) do hereby acknowledge the requirement of completion of all water and sewage collection systems (if any) and all street, curb and gutter and drainage improvements (if any) at the expense of the Owner(s) and guarantee(s) the performance of same. The Owner(s) further acknowledge that the public infrastructure improvements imposed by the City of Tom Bean as a condition of plat approval are roughly proportionate to the demand created by the development on the public facilities systems, and that the public infrastructure improvement requirements do not impose costs on the developer for such improvements that exceed those roughly proportionate to those incurred by the City in providing public facilities to serve the development.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

Name _____ Title _____

FINAL PLAT
MITCHELL ESTATES

AN ADDITION TO THE CITY OF TOM BEAN
ROBERT MCKINNEY SURVEY, ABST. NO. 855
GRAYSON COUNTY, TEXAS
15.54 ACRES

OWNERS:
BURNSIDE ORGANIZATION

OWNERS ADDRESS
P.O. BOX 368
TRENTON, TX. 75490

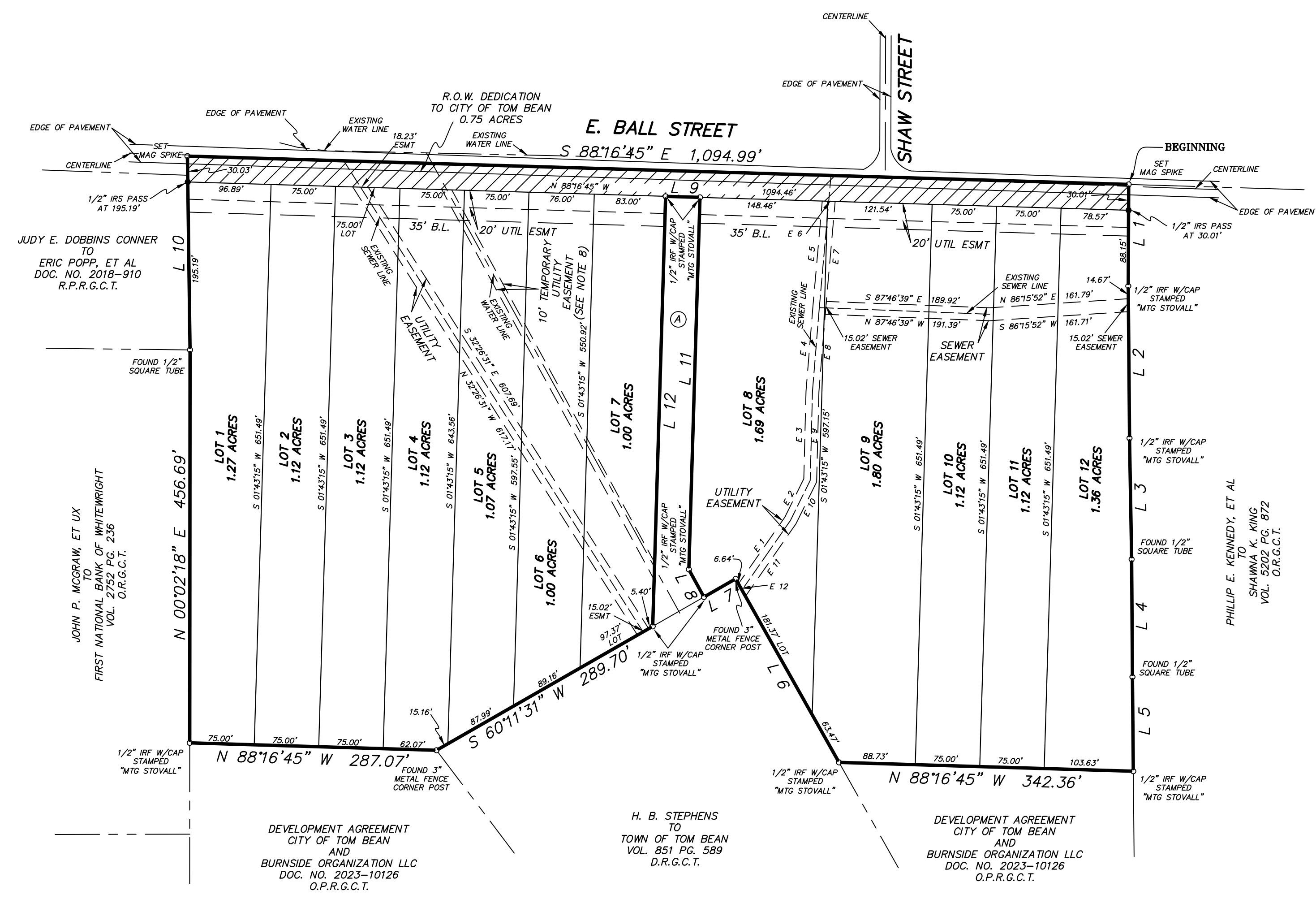
MTG | STOVALL
ENGINEERS & SURVEYORS

6417 WESLEY STREET
GREENVILLE, TX
PH 903-450-1120
www.stovallassociates.com
FIRM LICENSE NO.101011-00
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DATE: AUG. 31, 2023
JOB NO. 216226-PLAT
SHEET # 1 OF 1

| BOUNDARY | | |
|----------|---------------|----------|
| Course | Bearing | Distance |
| L 1 | S 00°14'39" W | 118.16' |
| L 2 | S 00°28'46" E | 176.80' |
| L 3 | S 00°59'46" E | 140.80' |
| L 4 | S 00°23'34" E | 136.73' |
| L 5 | S 00°31'09" E | 109.52' |
| L 6 | N 29°23'57" W | 244.84' |
| L 7 | S 60°11'31" W | 42.51' |
| L 8 | N 28°43'20" W | 36.50' |
| L 9 | N 88°16'45" W | 40.00' |
| L 10 | N 00°46'11" W | 225.21' |
| L 11 | N 01°43'15" E | 432.65' |
| L 12 | S 01°43'15" W | 500.00' |

| UTILITY EASEMENT | | |
|------------------|---------------|----------|
| Course | Bearing | Distance |
| E 1 | N 34°51'53" E | 94.41' |
| E 2 | N 26°16'06" E | 49.74' |
| E 3 | N 01°27'16" E | 102.04' |
| E 4 | N 04°40'17" E | 97.85' |
| E 5 | N 05°03'26" E | 123.72' |
| E 6 | S 88°16'45" E | 15.03' |
| E 7 | S 05°03'26" W | 124.55' |
| E 8 | S 04°40'17" W | 97.38' |
| E 9 | S 01°27'16" W | 104.92' |
| E 10 | S 26°16'06" W | 54.17' |
| E 11 | S 34°51'53" W | 102.77' |
| E 12 | N 29°23'57" W | 16.65' |



CERTIFICATE OF APPROVAL

APPROVED BY: Mayor, City of Tom Bean, Texas.

Mayor _____ Date _____

Attest: City Secretary, City of Tom Bean, Texas

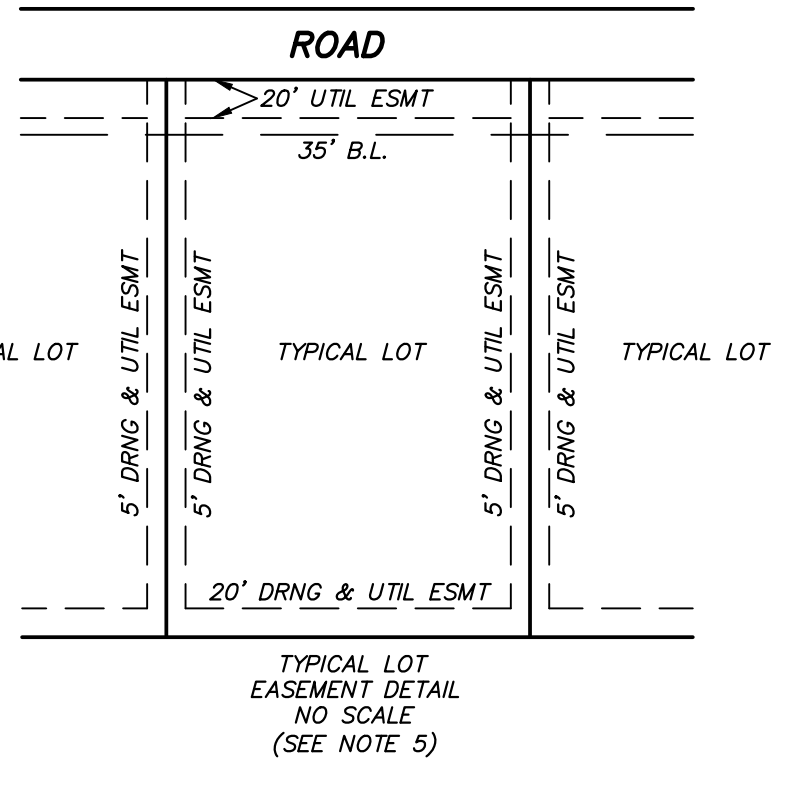
City Secretary _____ Date _____

SURVEYOR'S CERTIFICATE

I, Jeffrey A. Wood, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
Jeffrey A. Wood, R.P.L.S. No. 6220

- NOTES
- 1) BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
 - 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG SOVALL"
 - 3) "C.M." = CONTROL MONUMENT
 - 4) PLAT PREPARED ON JUNE 29, 2023
 - 5) THERE SHALL BE A 20' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 20' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS, SEE DETAIL.
 - 6) DRAINAGE EASEMENT RESTRICTIONS (DER) - NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TOM BEAN, GRAYSON COUNTY, TEXAS SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION OF THE NATURAL FLOW OF WATER SHALL OCCUR. ALL OWNERS OF PROPERTY AFFECTED BY SUCH CONSTRUCTION OR FILLING SHALL BE A PARTY TO THE REQUEST.
 - 7) BUILDING LINES = 35' FRONT, 50' REAR, 10' SIDE
 - 8) 10' WATERLINE EASEMENT AS SHOWN SHALL BE TERMINATED UPON COMPLETION OF THE RELOCATED WATER MAIN SERVICING THE TOWN OF TOM BEAN PROPERTY. NO INTERRUPTION IN SERVICE SHALL OCCUR. ALL RELOCATION EXPENSES SHALL BE AN OWNER/DEVELOPER COST AND COMPLETED PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER.



STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day _____, 20____.

Notary Public _____

