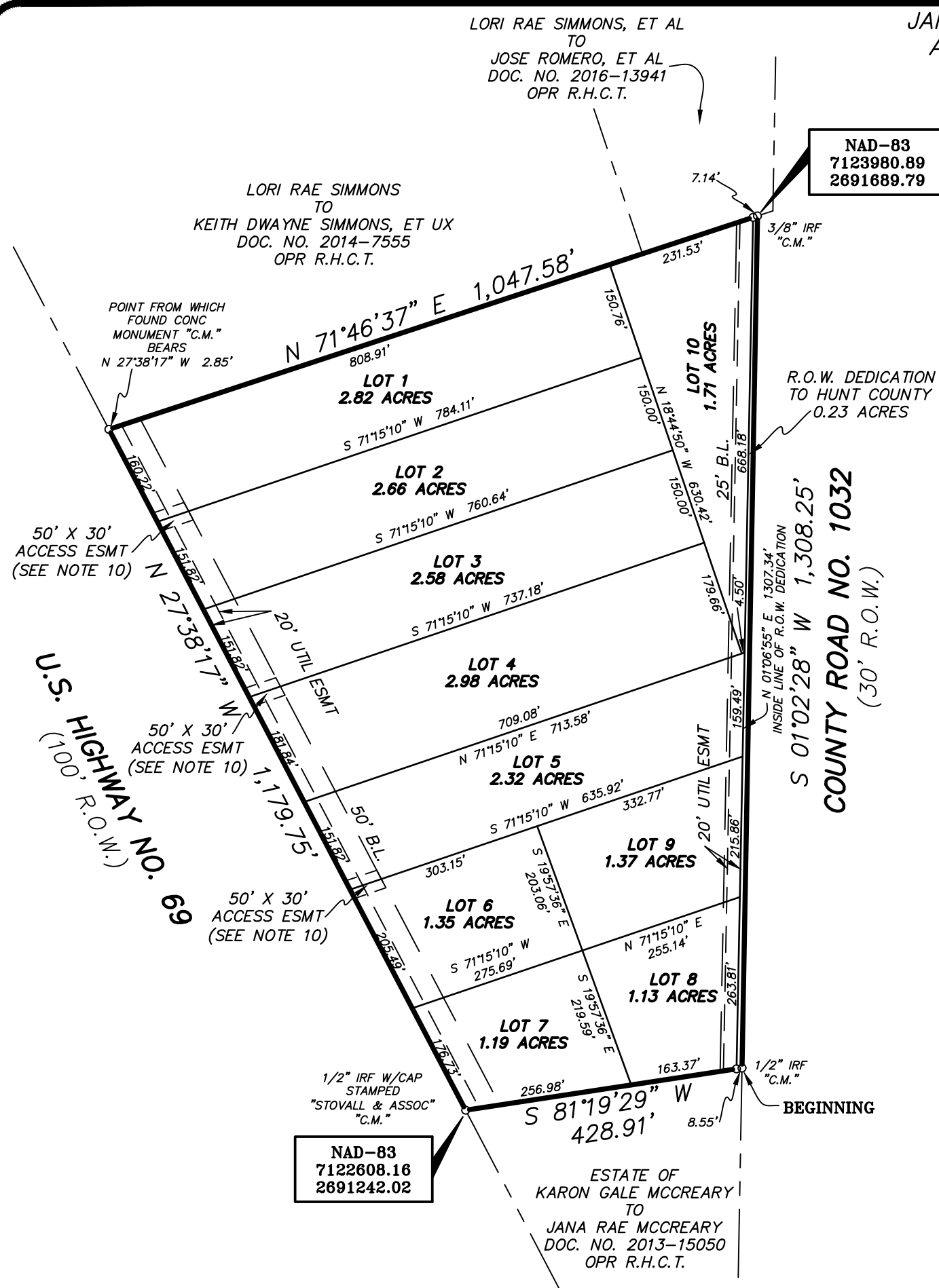


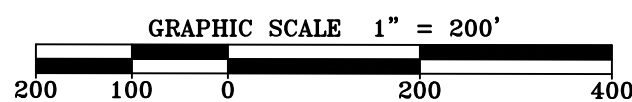
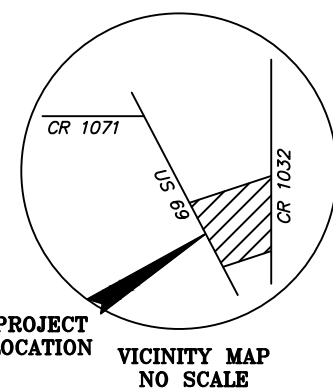
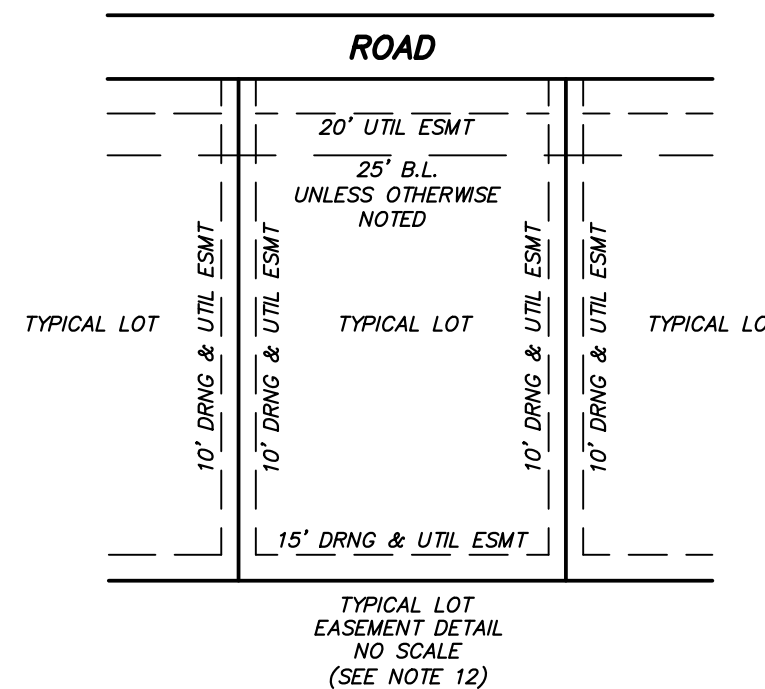
JAMES MOORE SURVEY
ABSTRACT NO. 655

OWNERS CERTIFICATE



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480363 0245 G, and 480363 0250 G, dated Jan. 6, 2012, this property lies in Zone X, this property does not appear to lie within a 100-year flood plain.
- 2) BEARING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC".
- 4) "C.M." = CONTROL MONUMENT
- 5) SEPTIC SYSTEMS - INDIVIDUAL FACILITIES LICENSED BY HUNT COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 6) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 7) AN ADEQUATE POTABLE WATER SUPPLY (CADDO BASIN SUD) WILL BE IMMEDIATELY AVAILABLE TO EACH TRACT IN SUBDIVISION.
- 8) WATER SERVICE PROVIDER: CADDO BASIN SUD. ELECTRIC SERVICE: GEUS.
- 9) THERE SHALL BE A 20' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 15' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS.
- 10) 50' X 30' ACCESS EASEMENTS ARE CENTERED ON LOT LINES.



CERTIFICATE OF APPROVAL

As Public Works Director for the City of Greenville, Texas, I hereby certify that the Plat hereon conforms to all of the requirements of the subdivision regulations requiring my approval, this _____ day of _____, 20__.

Director of Public Works

APPROVAL CERTIFICATE

APPROVED, This _____ day of _____, 20__, by the Director of Community Development of the City of Greenville, Hunt County, Texas.

Director of Community Development

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

WHEREAS Burnside Organization, LLC, is the owner of a tract of land situated in the James Moore Survey, Abstract No. 655, Hunt County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the James Moore Survey, Abstract No. 655, Hunt County, Texas, being all of that certain tract of land described in the deed from Luanne Waters to Burnside Organization, LLC, as recorded in Document Number 2021-13151 of the Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner at the base of a 24 inch bois d'arc tree lying in the West line of County Road No. 1032, the Southeast corner of the said Subject Tract and the Northeast corner of that certain tract of land described in the deed from the Estate of Karon Gale McCreary to Jana Rae McCreary, as recorded in Document Number 2013-15050 of the OPR Records of Hunt County, Texas;

THENCE S. 81 deg. 19 min. 29 sec. W. a distance of 428.91 feet along the South line of the said Subject Tract, the North line of the said McCreary tract and generally along a fence to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for a corner lying in the East right-of-way line of US Highway 69, the Southwest corner of the said Subject Tract and the Northwest corner of the said McCreary tract;

THENCE N. 27 deg. 38 min. 17 sec. W. a distance of 1179.75 feet along the East right-of-way line of the said US Highway 69, the West line of the said Subject Tract and generally along a fence to a point for a corner at which a concrete right-of-way monument bears N. 27 deg. 38 min. 17 sec. W. a distance of 2.55 feet, the Northwest corner of the said Subject Tract and the Southwest corner of that certain tract of land described in the deed from Lori Rae Simmons to Keith Dwayne Simmons, et ux, as recorded in Document Number 2014-7555 of the OPR Records of Hunt County, Texas;

THENCE N. 71 deg. 46 min. 37 sec. E. at a distance of 0.93 feet passing a 3/8" iron rod found for a reference and continuing in all a distance of 1047.58 feet along the North line of the said Subject Tract, the South line of the said Simmons tract, the South line of that certain tract of land described in the deed from Lori Rae Simmons to Jose Romero, et al, as recorded in Document Number 2016-13941 of the OPR Records of Hunt County, Texas, and generally along a fence to a 3/8" iron rod found for a corner lying in the West line of the said County Road No. 1032, the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 02 min. 28 sec. W. a distance of 1308.25 feet along the West line of the said County Road No. 1032, the East line of the said Subject Tract, partially and generally along a fence to the POINT OF BEGINNING and containing 20.34 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Burnside Organization, LLC, does hereby adopt this plat as HICKORY CREEK ESTATES, an addition to Hunt County Texas, within the ETJ of the City of Greenville, 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 Greenville's; 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 the performance of same. The Owner(s) further acknowledge that the public infrastructure improvements imposed by the City of Greenville 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 _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ 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 of _____, 20__

Notary Public

FINAL PLAT
HICKORY CREEK ESTATES

AN ADDITION TO HUNT COUNTY, TEXAS
WITHIN THE ETJ OF THE CITY OF GREENVILLE
20.34 ACRES
JAMES MOORE SURVEY, ABST. NO. 655

OWNERS: BURNSIDE ORGANIZATION, LLC 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 © MTG 2021 DATE: DEC. 22, 2021 JOB NO. 210278-PLAT SHEET #: 1 OF 1