

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF HAMILTON

WHEREAS PIONEER PASS TX, LLC, is the record owner of a 293.30 acre tract of land out of and part of the L. W. Dickerson Survey, Abstract No. 209, the L. W. Dickerson Survey, Abstract No. 221 and the William R. Barnes Survey, Abstract No. 52, Hamilton County, Texas, said 293.30 acre tract being that same tract of land described in deed to Pioneer Pass TX, LLC, recorded by Instrument Number 20240073, Official Public Records, Hamilton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Leonard Simmons, being the owner/agent for the land shown on this plot designated as THE RANCHES AT PIONEER PASS, an Addition to Hamilton County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, easements and the like shown hereon.

WITNESS my hand at Hamilton County, Texas, this

9TH day of FEBRUARY 2024.

Leonard Simmons
By: Leonard Simmons, OWNER/AGENT

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner/agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

9TH day of February 2024.

Terry Short
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



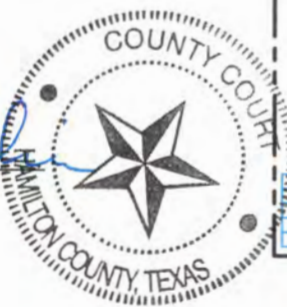
CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of THE RANCHES AT PIONEER PASS, was approved by proper action of the Commissioners Court of Hamilton County, Texas on this

9TH day of February 2024.

James Yates
COUNTY JUDGE JAMES YATES

Rachel L. Geeslin
WITNESS, COUNTY CLERK RACHEL LAMB GEESLIN



PROPERTY OWNER INFORMATION:
PIONEER PASS TX, LLC
OWNER/AGENT: LEONARD SIMMONS
1150 EMPIRE CENTRAL PL. STE. 120
DALLAS, TX. 75247

LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
- FOUND 2" PIPE POST (CONTROL MONUMENT)
- FOUND 3" PIPE POST (CONTROL MONUMENT)
- FOUND 3/8" REBAR ROD WITH SURVEY CAP STAMPED SHOCKLEY (CONTROL MONUMENT)
- FOUND RR TIE POST (CONTROL MONUMENT)
- FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
- FENCE LINE
- EASEMENT LINE
- BUILDING LINE
- DEED LINE
- SURVEY LINE
- PAGE LINE
- PARENT TRACT
- LOT LINE



OFFICE: (254) 629-6550 FAX: (254) 629-8524
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TBPPLS FIRM NO. 101886-00

JDH GF# GF2023272 JOB# 2024-023

THE RANCHES AT PIONEER PASS Plat 3.79

293.30 ACRES OF LAND OUT OF AND PART OF THE L. W. DICKERSON SURVEY, ABSTRACT NO. 209, OUT OF AND PART OF THE L. W. DICKERSON SURVEY, ABSTRACT NO. 221 AND OUT OF AND PART OF THE WILLIAM R. BARNES SURVEY, ABSTRACT NO. 52, HAMILTON COUNTY, TEXAS, SAID 293.30 ACRE TRACT BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO PIONEER PASS TX, LLC, RECORDED BY INSTRUMENT NUMBER 20240073 OFFICIAL PUBLIC RECORDS, HAMILTON COUNTY, TEXAS.

20240314 B: RP V: 638 P: 444 PLAT
02/27/2024 09:55 AM Total Pages: 2 Fee: 49.00
Rachel Lamb Geeslin, County Clerk - Hamilton County, Texas

20240315 B: RP V: 638 P: 446 FN
02/27/2024 09:55 AM Total Pages: 7 Fee: 45.00
Rachel Lamb Geeslin, County Clerk - Hamilton County, Texas



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS CENTRAL 4203 (EPOCH 2011).

EASEMENT/BUILDING SET-BACK NOTES:

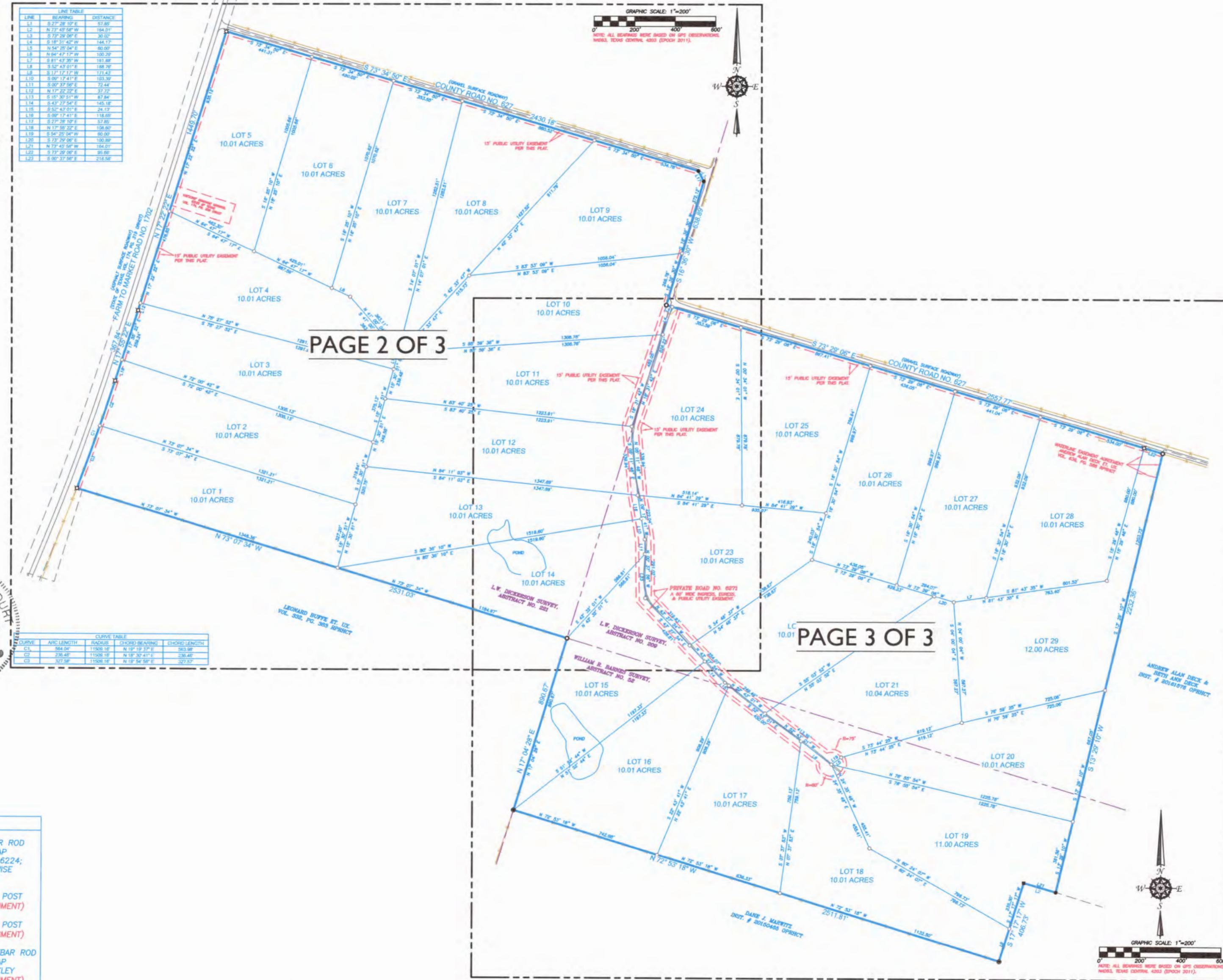
- 15' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE SIDE LINES OF ALL LOTS.
- 15' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE REAR LINES OF ALL LOTS.
- 100' BUILDING SET-BACK LINE ALONG THE FRONT LINE OF ALL LOTS.
- 15' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE BOUNDARY OF ANY PUBLIC OR PRIVATE ROADWAY.
- 50' WATER WELL & SEPTIC SYSTEM SET-BACK LINE ALONG THE FRONT LINE, SIDE LINES AND REAR LINES OF ALL LOTS.

NOTE: 1/2" rebar rods set with survey caps stamped RPLS 6224 were set at the intersection of every tract line with boundary of the 60' wide ingress, egress and public utility easements (not dimensioned hereon plot to retain clarity).

WATER SOURCE NOTE: All tracts shown hereon will be serviced by private water wells.

Flood Zone Information Note:

A Flood Insurance Rate Map for Hamilton County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.



Schedule B Notes: Property shown hereon sketch may be subject to the following items:

- 10m. Easement to Ensearch Corp. recorded in Vol. 253, Pg. 689 DRHCT (50' X 50' easement; no further description given; may apply).
- 10n. Right of way recorded in Vol. 174, Pg. 320 DRHCT (100' X 300' easement for drainage channel; shown hereon).
- 10o. Water line easement agreement recorded in Vol. 636, Pg. 588 RPRHCT (Shown hereon).

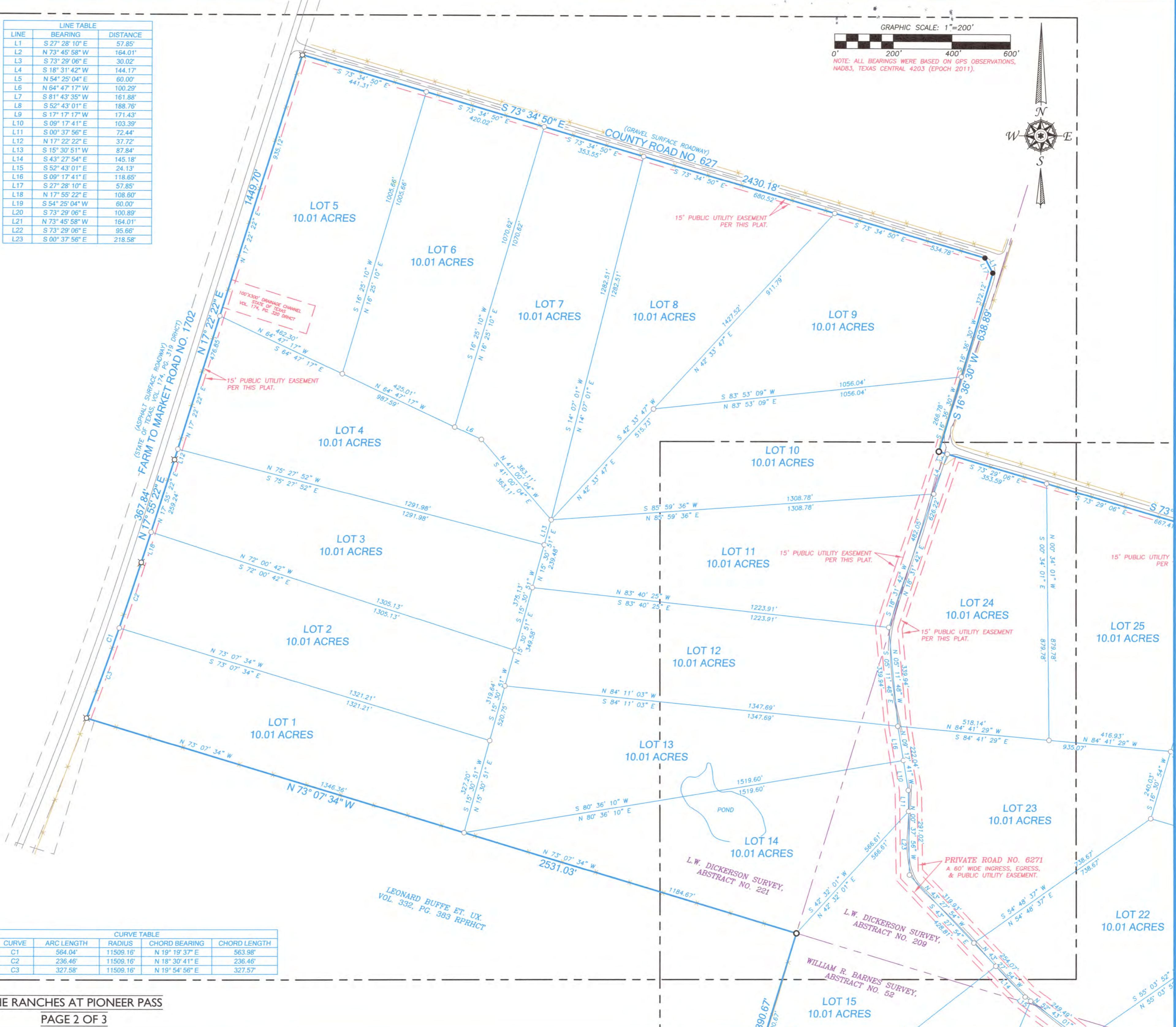
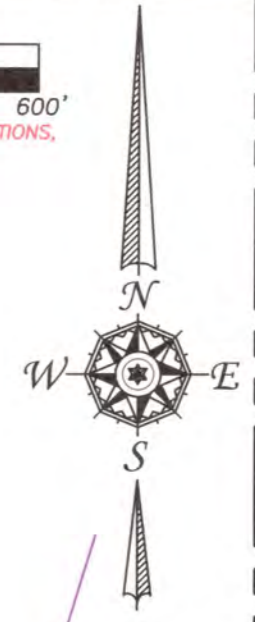
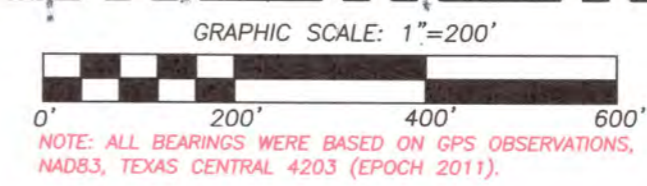
PRIVATE ROADWAY NOTE:

In approving this plat by the Commissioners Court of Hamilton County, Texas, it is understood that the private road shown hereon designated as PRIVATE ROAD NO. 6271 is a private road and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property. The construction, repair and maintenance of this road and any associated drainage improvements will be the responsibility of the Owner/subdivider/developer and/or subsequent owners of the subdivision and will not be the responsibility of Hamilton County.



Barney Dan Arnold
01-26-2024

LINE	BEARING	DISTANCE
L1	S 27° 28' 10" E	57.85'
L2	N 73° 45' 58" W	164.01'
L3	S 73° 29' 06" E	30.02'
L4	S 18° 31' 42" W	144.17'
L5	N 54° 25' 04" E	60.00'
L6	N 64° 47' 17" W	100.29'
L7	S 81° 43' 35" W	161.88'
L8	S 52° 43' 01" E	188.76'
L9	S 17° 17' 17" W	171.43'
L10	S 09° 17' 41" E	103.39'
L11	S 00° 37' 56" E	72.44'
L12	N 17° 22' 22" E	37.72'
L13	S 15° 30' 51" W	87.84'
L14	S 43° 27' 54" E	145.18'
L15	S 52° 43' 01" E	24.13'
L16	S 09° 17' 41" E	118.65'
L17	S 27° 28' 10" E	57.85'
L18	N 17° 55' 22" E	108.60'
L19	S 54° 25' 04" W	60.00'
L20	S 73° 29' 06" E	100.89'
L21	N 73° 45' 58" W	164.01'
L22	S 73° 29' 06" E	95.66'
L23	S 00° 37' 56" E	218.58'

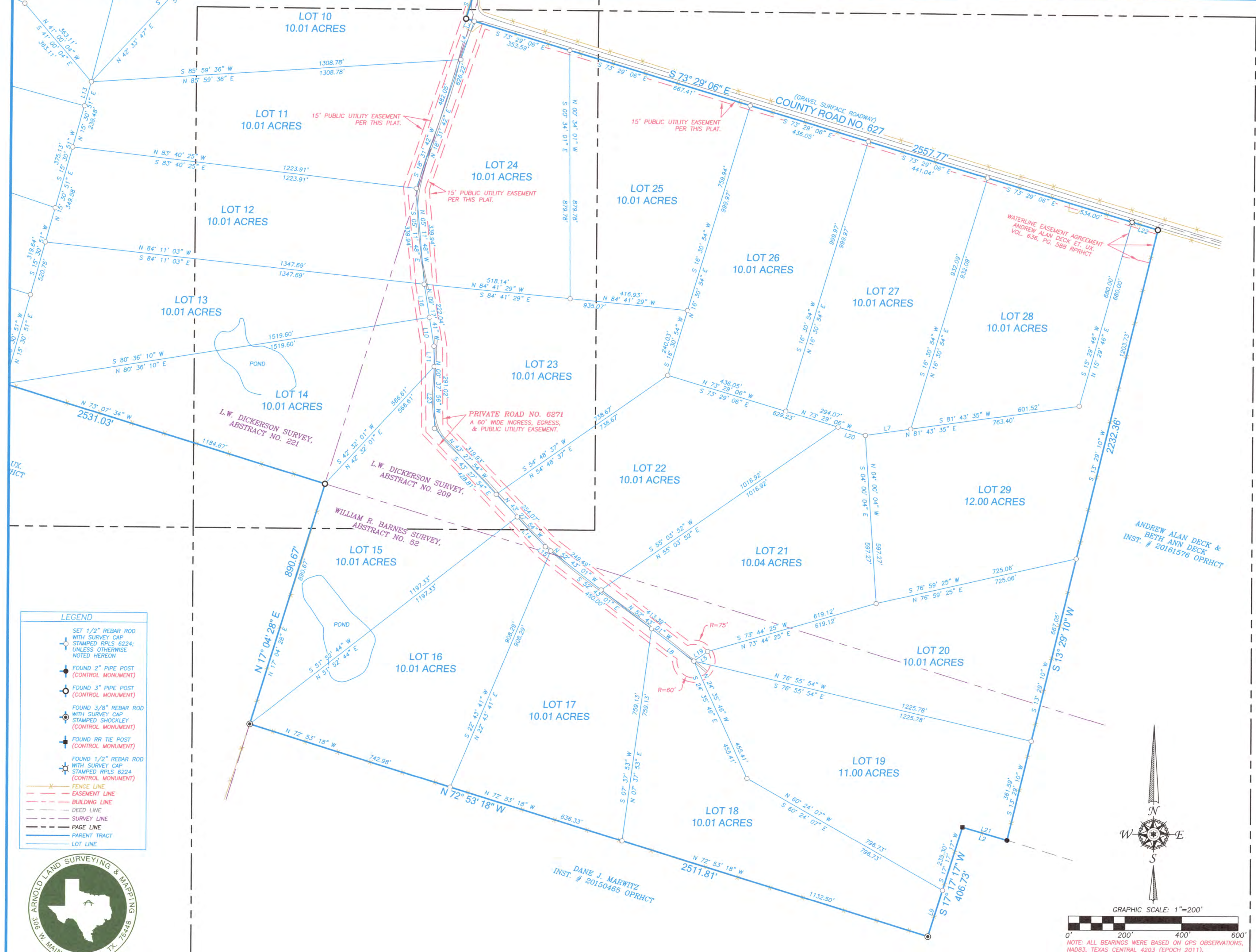


LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
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	FOUND RR TIE POST (CONTROL MONUMENT)
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	FENCE LINE
	EASEMENT LINE
	BUILDING LINE
	DEED LINE
	SURVEY LINE
	PAGE LINE
	PARENT TRACT
	LOT LINE

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C1	564.04'	11509.16'	N 19° 19' 37" E
C2	236.46'	11509.16'	N 18° 30' 41" E
C3	327.58'	11509.16'	N 19° 54' 56" E



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 TSP#S FIRM NO. 101895-00
 BDA GF# GF2023272 JOB# 2024-023



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 TEMPLS FROM NO. 101866-00

BDA GF# GF2023272 JOB# 2024-023