

LEGAL DESCRIPTION

BEING a 257.540 acre tract of land situated in the City of Dallas, Extra Territorial Jurisdiction, Kaufman County, Texas, being a part of the John R. Conner Survey, Abstract No. 100, the William Conner Survey, Abstract No. 92 and the Solomon Woods Survey, Abstract No. 574, being the same tract of land called 257.535 acre tract of land conveyed to CADG Travis Ranch 257, LLC, by deed of record in Volume 4819, Page 464, Deed Records, Kaufman County, Texas, said 257.540 acre tract being more particularly described as follows:

BEGINNING at a PK nail set in Lake Ray Hubbard Drive (public) for the southeast corner of said called 257.535 acre tract, said nail being in the northerly line of the 489.456 acre tract of land conveyed to Travis Ranch, LLC, by deed of record in Volume 3481, Page 101, of said Deed Records;

THENCE in a northwesterly direction with said Lake Ray Hubbard Drive and the northerly line of said 489.456 acre tract the following calls and distances:

North 43 degrees 12 minutes 55 seconds West a distance of 190.86 feet;

North 46 degrees 18 minutes 13 seconds West a distance of 100.45 feet;

Along a curve to the left having a radius of 752.63 feet and an arc length of 500.68 feet (chord bears North 65 degrees 21 minutes 41 seconds West, 491.50 feet);

North 84 degrees 25 minutes 15 seconds West, a distance of 102.69 feet;

North 87 degrees 08 minutes 19 seconds West, a distance of 101.91 feet;

North 89 degrees 49 minutes 18 seconds West, a distance of 199.30 feet;

South 89 degrees 19 minutes 44 seconds West, a distance of 200.60 feet;

North 89 degrees 35 minutes 32 seconds West, a distance of 179.93 feet;

North 88 degrees 58 minutes 17 seconds West, a distance of 73.77 feet;

North 84 degrees 49 minutes 51 seconds West, a distance of 73.00 feet;

Along a curve to the right having a radius of 255.32 feet and an arc length of 160.49 feet (chord bears North 66 degrees 49 minutes 23 seconds West, 157.86 feet);

North 48 degrees 48 minutes 52 seconds West, a distance of 48.28 feet;

North 44 degrees 52 minutes 57 seconds West, a distance of 190.00 feet;

North 45 degrees 08 minutes 09 seconds West, a distance of 354.80 feet;

North 45 degrees 18 minutes 51 seconds West, a distance of 146.93 feet;

North 42 degrees 53 minutes 16 seconds West, a distance of 37.53 feet;

Along a curve to the right having a radius of 418.75 feet and an arc length of 368.92 feet (chord bears North 17 degrees 38 minutes 56 seconds West, 357.10 feet);

North 07 degrees 35 minutes 24 seconds East, a distance of 180.68 feet;

North 07 degrees 03 minutes 51 seconds East, a distance of 163.18 feet;

North 04 degrees 48 minutes 02 seconds East, a distance of 28.22 feet;

North 12 degrees 21 minutes 58 seconds East, a distance of 132.28 feet;

North 17 degrees 32 minutes 19 seconds East, a distance of 82.78 feet;

North 18 degrees 40 minutes 21 seconds East, a distance of 94.60 feet;

Along a curve to the right having a radius of 700.33 feet and an arc length of 208.92 feet (chord bears North 27 degrees 13 minutes 07 seconds East, 208.15 feet);

North 35 degrees 45 minutes 54 seconds East, a distance of 64.83 feet;

North 37 degrees 29 minutes 47 seconds East, a distance of 261.43 feet;

North 36 degrees 20 minutes 07 seconds East, a distance of 55.31 feet;

North 43 degrees 36 minutes 24 seconds East, leaving said Lake Ray Hubbard Drive a distance of 140.80 feet to a 1/2" iron rod found for an angle point in the west line of said called 257.535 acre tract;

THENCE North 00 degrees 09 minutes 44 seconds West, re-entering said Lake Ray Hubbard Drive and continuing along the general course thereof a total distance of 999.96 feet to a PK nail set for an angle point in the west line of said called 257.535 acre tract;

THENCE North 01 degrees 08 minutes 00 seconds West, a distance of 677.06 feet to a PK nail found for the northwest corner of said called 257.535 acre tract;

THENCE South 89 degrees 57 minutes 41 seconds East with the north line of said 257.535 acre tract, a distance of 2,121.38 feet to a found 1/2" iron rod;

THENCE South 52 degrees 55 minutes 23 seconds East continuing with said north line, a distance of 943.70 feet to a 1/2" iron rod with yellow plastic cap stamped "CARTER BURGESS" found at the most southerly corner of Lot 10, Block F of Travis Ranch, Phase 2A, an addition to Kaufman County as shown by plat of record in Volume 2584, Page 385 of the Plat Records, Kaufman County, Texas ; said rod marking the northwest corner of the 14.719 acre tract of land conveyed to Forney Independent School District by deed of record in Volume 2778, Page 396 of the Deed Records, Kaufman County, Texas;

THENCE South 52 degrees 52 minutes 34 seconds East with the west line of said 14.719 acre tract, a distance of 507.07 feet to a 1/2" iron rod found marking an angle point in said west line, said rod being the most easterly northeast corner of said called 257.535 acre tract;

THENCE South 50 degrees 18 minutes 20 seconds West, a distance of 816.83 feet to a 1/2" iron rod found at an angle point in the west line of Lot 20, Block P, of Travis Ranch, Phase 2B, an addition to Kaufman County as shown by plat of record in Cabinet 2, Page 749, of said Plat Records;

THENCE South 06 degrees 03 minutes 19 seconds West, a distance of 139.65 feet to a 5/8" iron rod with yellow plastic cap stamped "CARTER BURGESS" found for the southwest corner of Lot 21, of said Block P and the northwest corner of the 13.490 acre tract of land conveyed to CADG Travis Ranch, LLC, by deed of record in Volume 4824, Page 276, of said Deed Records;

THENCE South 05 degrees 51 minutes 04 seconds West, a distance of 1,119.86 feet to a 1/2" iron rod found for the southwest corner of said 13.490 acre tract;

THENCE South 80 degrees 22 minutes 19 seconds East, with the south line of said 13.490 acre tract, a distance of 280.33 feet to an iron rod found marking an angle point in the east line, said called 257.535 acre tract, said rod being the most westerly northwest corner of the 43.177 acre tract of land conveyed to CADG Travis Ranch LLC by deed of record in Volume 4824, Page 282, of said Deed Records;

THENCE along the east line of said called 257.535 acre tract the following calls and distances:

South 15 degrees 15 minutes 26 seconds West, a distance of 837.59 feet to an iron rod found at an angle point in the west line of said 43.177 acre tract;

South 45 degrees 15 minutes 58 seconds West, passing the southwest corner of said 43.177 acre tract and continuing along the west line of the 92.332 acre tract of land described as Exhibit "C" - Tract 1 in deed to CIMGT Travis Ranch LLC of record in Volume 3447, Page 61 of said Deed Records, for a total distance of 871.04 feet to an iron rod found marking an angle point in the east line said called 257.535 acre tract;

South 07 degrees 30 feet 54 seconds West, a distance of 78.82 feet to an iron rod found marking an angle point in the east line said called 257.535 acre tract;

South 36 degrees 58 minutes 50 seconds West, a distance of 133.66 feet to an iron rod found marking an angle point in the east line said called 257.535 acre tract;

South 46 degrees 48 minutes 08 seconds West, a distance of 25.24 feet to the POINT-OF-BEGINNING and containing 257.540 acres or 11,218,433 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CLEMENTS RANCH, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CLEMENTS RANCH, AN ADDITION TO KAUFMAN COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULARLY USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2016

BY: _____

AUTHORIZED SIGNATURE

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND THE ACT AND DEED OF SAID CORPORATION (PARTNERSHIP).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS.

DATED _____

RELEASED FOR REVIEW ONLY. 04--09--2014 IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(C). 29 T.A.C. 663.18 (C) THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED. *PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.*

JASON B. ARMSTRONG
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 5557
WESTWOOD PROFESSIONAL SERVICES

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

Table with 3 columns: LINE TABLE (LINE #, LENGTH, BEARING) and CURVE TABLE (CURVE #, DELTA, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH). Contains survey data for lines L1-L64 and curves C1-C50.

Table with 3 columns: CURVE TABLE (CURVE #, DELTA, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH). Contains survey data for curves C1-C50.

Table with 3 columns: CURVE TABLE (CURVE #, DELTA, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH). Contains survey data for curves C51-C97.

CITY FILE # S156-059

"PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

OF

CLEMENTS RANCH

950 RESIDENTIAL -14 OPEN SPACE/HOA LOTS
257.546 ACRES

OUT OF THE

JOHN R. CONNER SURVEY, ABSTRACT No. 100,
WILLIAM R. CONNER SURVEY, ABSTRACT No. 92,
SOLOMON WOODS SURVEY, ABSTRACT No. 574
J.R. BRISCOE SURVEY, ABSTRACT No. 40

IN THE

CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS

OWNER
CLEMENTS RANCH, LLC.
5956 SHERRY LANE, SUITE 1000
DALLAS, TEXAS 75225 (214) 546-5400



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Westwood Professional Services, Inc.
Survey Firm Number: 1074301

