

LEGEND	
CIRF	IRON ROD FOUND
CIRS	SET IRON ROD W/CAP STAMPED "WESTWOOD PS"
—	STREET NAME CHANGE
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS

NOTES:

- 1) THE BEARING SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE(4202).
- 2) ALL SET EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH A 3" ALUMINUM DISK(CITY OF DALLAS STANDARDS).
- 3) ALL INTERIOR BLOCK CORNERS ARE MONUMENTED WITH A 2" ALUMINUM DISK(CITY OF DALLAS).
- 4) ALL SET INTERIOR CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED "WESTWOOD PS" UNLESS OTHERWISE NOTED.

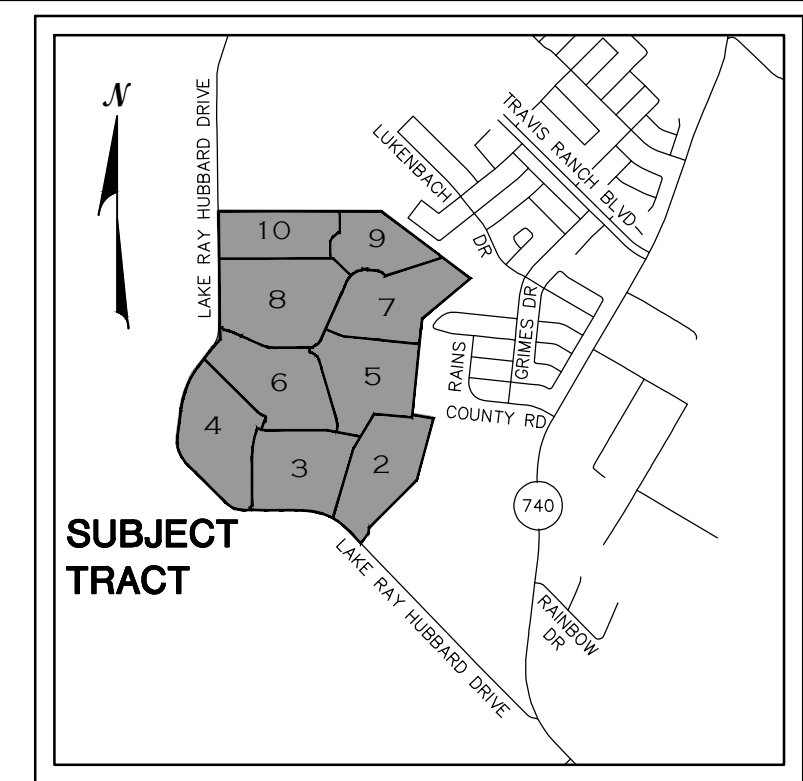
GENERAL NOTES

- 1) NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

**SHEET 3**

**SHEET 5**

LOT 13, BLOCK 'XX'  
OPEN SPACE, UTILITY,  
& DRAINAGE EASEMENT  
to be owned and  
maintained by the HOA



VICINITY MAP  
NOT TO SCALE



J.R. BRISCOE SURVEY  
ABSTRACT NO. 40  
 $\Delta = 38^{\circ}06'56''$   
 $R = 752.63'$   
 $CB = N65^{\circ}21'41''W$   
 $CH = 491.50'$   
 $L = 500.68'$

S. WOODS SURVEY  
ABSTRACT NO. 574

489.456 AC.  
TRACT 2  
TRAVIS RANCH, LLC  
VOL. 3481, PG. 101  
R.P.R.K.C.T.

REM. 92.332 AC.  
CTMGT. TRAVIS RANCH, LLC  
FUTURE TRAVIS RANCH  
2008-00015702  
R.P.R.K.C.T.

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

**Westwood**  
Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
TollFree (888) 937-6150 Plano, TX 75093  
westwoodps.com  
Westwood Professional Services, Inc.  
Survey Firm Number: 10074301

CLEMENTS RANCH