

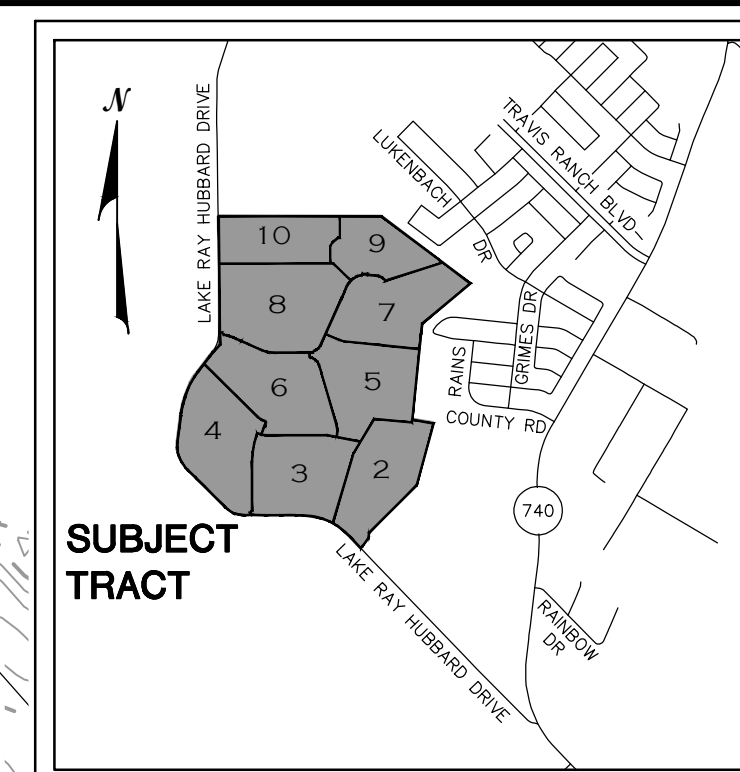
LEGEND	
CIRF	IRON ROD FOUND
CIRS	SET IRON ROD W/CAP STAMPED "WESTWOOD PS"
—	STREET NAME CHANGE
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS

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 AR 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.



$\Delta=36^{\circ}00'55''$
 $R=255.32'$
 $CB=N66^{\circ}49'23''W$
 $CH=157.86'$
 $L=160.49'$

$\Delta=50^{\circ}28'40''$
 $R=418.75'$
 $CB=N17^{\circ}38'56''W$
 $CH=357.10'$
 $L=368.92'$

$\Delta=17^{\circ}05'32''$
 $R=700.33'$
 $CB=N27^{\circ}13'07''E$
 $CH=208.15'$
 $L=208.92'$

LOT 10, BLOCK 'XX'
 OPEN SPACE, UTILITY,
 & DRAINAGE EASEMENT
 to be owned and
 maintained by the HOA

30' WIDE SANITARY
 SEWER EASEMENT
 VOL. 2073, PG. 534
 D.R.K.C.T.

SHEET 3

SHEET 6

CITY FILE # S156-059

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

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

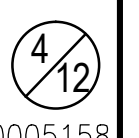
IN THE
CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS

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
westwoods.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301



CLEMENTS RANCH