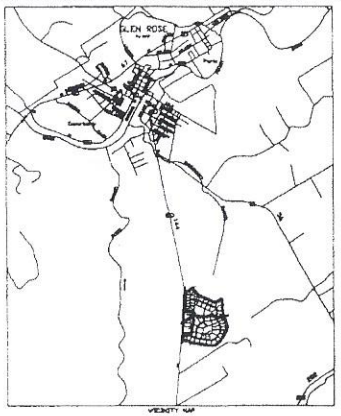
PLAT 20081267
3 PGS

PLAT 20081267
3 PGS

LEGEND

- CONTROLLING MONUMENT
- 1/2" STEEL PIN SET WITH ORANGE PLASTIC CAP STAMPED "RECER FOX"
- 1/2" STEEL PIN FOUND
- 6" PIPE FOUND
- PENCIL CORNER POST FOUND
- TXDOT

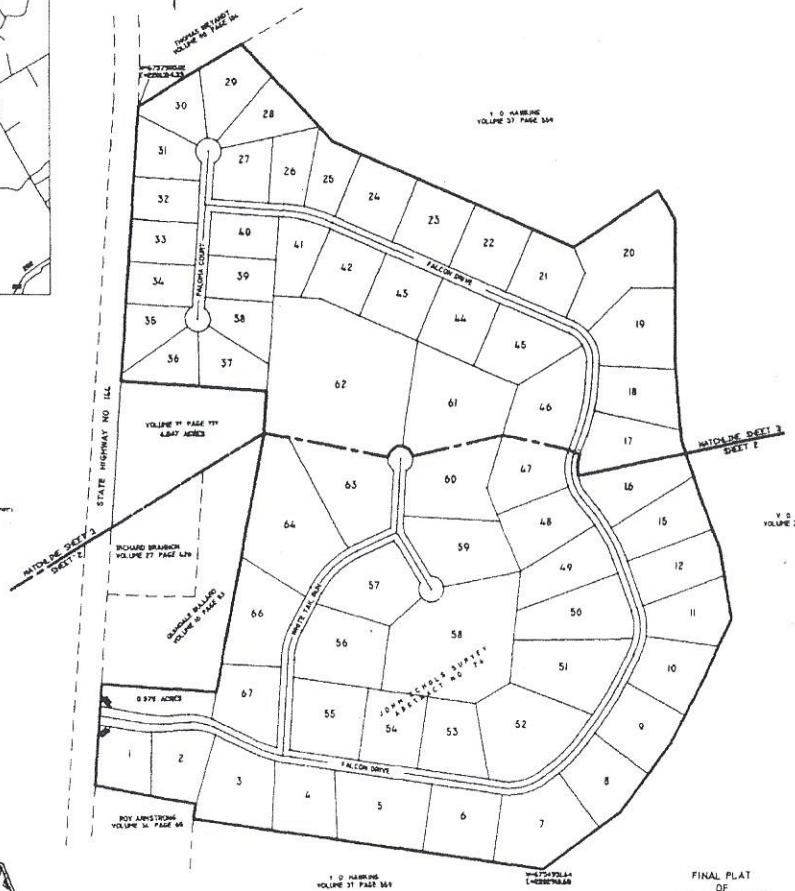


BEARINGS AND COORDINATES ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE NAD 83 DATUM

15' REAR LOT LINE & UTILITY EASEMENT
8' SIDE LOT LINE & UTILITY EASEMENT

20' UTILITY EASEMENT ALONG ALL ROADS UNLESS OTHERWISE NOTED

LOTS 25 THROUGH 41 ARE THE LOTS WHICH HAVE BEEN REFORMED TO AS THE "VILLAGE OF FALCON RIDGE ESTATES" IN THE RESTRICTIONS AS RECORDED IN CLERK'S FILE NO. 20080307. THESE LOTS, HOWEVER, WILL REFLECT THE NAME OF THE SUBDIVISION "FALCON RIDGE ESTATES"



FIELD NOTES
120.536 Acres

BEING a tract of land in the John Echols Survey, Abstract No. 24, Somervell County Texas and being all of a 4.099 acre tract conveyed to Hall-Thompson Investments Inc as recorded in Clerk's File No. 47979 and part of a 120.188 acre tract conveyed to Hall-Thompson Investments, Inc. as recorded in Clerk's File No. 60836, both Official Public Records Somervell County, Texas. Bearings are correlated to the Texas State Plane Coordinate System, North Central Zone, NAD 83 DATUM.

BEGINNING at a 1/2 inch steel pin found in the east line of State Highway No. 144 being the northwest corner of said 120.188 acre tract having a coordinate value of n=6,737,955.02, e=2,858,314.33;

THENCE, North 39 degrees 17 minutes 46 seconds East, 476.48 feet to a 1/2 inch steel pin found for a corner having a coordinate value of n=6,738,145.29 e=2,858,753.10, being the north corner of said 120.188 acre tract;

THENCE, along the Northeasterly and Easterly lines of said 120.188 acre tract as follows:
South 52 degrees 33 minutes 21 seconds East, 78.86 feet to a fence corner post found;
South 66 degrees 28 minutes 30 seconds East, 1640.82 feet to a 6 inch pipe found for a corner;
North 36 degrees 31 minutes 13 seconds East, 299.4 Feet to a 1/2 inch steel pin found for a corner;
South 29 degrees 38 minutes 17 seconds East, 1332.67 feet to a 1/2 inch steel pin found;
South 60 degrees 0 minutes 43 seconds East, 1317.20 feet to a 24 inch Bread Box Tree found;
South 24 degrees 34 minutes 29 seconds East, 302.69 feet to a fence corner post found;
South 01 degrees 41 minutes 00 seconds East, 1594.03 feet to a 6 inch Cedar Tree Pounds;
South 01 degrees 16 minutes 37 seconds East, 887.76 feet to a fence corner post found;
South 03 degrees 33 minutes 26 seconds East, 676.77 feet to a fence corner post found;
South 03 degrees 18 minutes 47 seconds West, 572.76 feet to a 1/2 inch steel pin found;
South 29 degrees 18 minutes 47 seconds West, 239.17 feet to a 1/2 inch steel pin found;
South 37 degrees 18 minutes 00 seconds West, 358.26 feet to a 1/2 inch steel pin found;
South 37 degrees 18 minutes 43 seconds West, 265.89 feet to a 1/2 inch steel pin found for a corner being the Southeast corner of said 120.188 acre tract having a coordinate value of n=6,734,921.44 (-0.0007144);

THENCE, North 89 degrees 35 minutes 08 seconds West, 1298.68 feet to a 1/2 inch steel pin found for the Southwest corner of said 120.188 acre tracts;

THENCE, North 18 degrees 46 minutes 13 seconds East, 66.26 feet to a 1/2 inch steel pin found for a corner being the Southeast corner of said 4.099 acre tract;

THENCE, North 79 degrees 25 minutes 29 seconds West, 405.28 feet to a 1/2 inch steel pin found for a corner in the East line of State Highway No. 144 being the Southwest corner of said 4.099 acre tract;

THENCE, North 03 degrees 20 minutes 41 seconds East, along said Highway, 389.34 feet to a 1/2 inch steel pin found for a corner being the Northwest corner of said 4.099 acre tract;

THENCE, South 86 degrees 24 minutes 19 seconds East, 408.28 feet to a 1/2 inch steel pin found for a corner being the Northeast corner of said 4.099 acre tract in the Southernmost West line of said 120.188 acre tract;

THENCE, North 18 degrees 46 minutes 13 seconds East, 856.77 feet to a fence corner post found for a corner;

THENCE, North 03 degrees 25 minutes 41 seconds East, 164.68 feet to a 1/2 inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner;

THENCE, North 86 degrees 34 minutes 19 seconds West, 577.39 feet to a 1/2 inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner in the East line of State Highway No. 144;

THENCE, North 03 degrees 25 minutes 41 seconds East, along the East line of State Highway No. 144, 1145.34 feet to the PLACE OF BEGINNING and CONTAINING 120.536 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Jerry F. Fox Registered Professional Land Surveyor no. 4009 hereby certify that this correctly represents a survey made under my supervision during December 2008 and January 2009

The subdivision boundary corners are marked with steel pins.

Jerry F. Fox
Jerry F. Fox
Registered Professional Land Surveyor
No. 4009

STATE OF TEXAS
REGISTERED
JERRY F FOX
4009
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
OF
LOTS 1 THROUGH 67
FALCON RIDGE ESTATES.
SOMERVELL COUNTY TEXAS BEING IN THE JOHN ECHOLS SURVEY ABSTRACT NO 24 SOMERVELL COUNTY TEXAS BEING AN AMENDED PLAT OF FALCON RIDGE AS RECORDED IN INSTRUMENT NUMBER 20080306 PLAT RECORDS SOMERVELL COUNTY TEXAS

SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF SOMERVELL:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

John Hall - President — Date 05-14-08

STATE OF TEXAS
COUNTY OF SOMERVELL:

Before me, the undersigned authority, on this day personally appeared John Hall, president known to me to be the persons whose names are subscribed to the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 14 day of May 2008.

Notary Public - Somervell County Texas
My Commission Expires 4-16-10

KAREN MCPHERSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/16/2010

STATE OF TEXAS
COUNTY OF SOMERVELL:

Approved by the Commissioners Court of Somervell County Texas this the 12 day of May 2008.

County Judge

Absent
Commissioner, Precinct No. 1

Commissioner, Precinct No. 2

Commissioner, Precinct No. 3

Commissioner, Precinct No. 4

CERTIFICATE OF RECORD
THE STATE OF TEXAS
COUNTY OF SOMERVELL:

I, Candace Garrett, County Clerk of Somervell County, do hereby certify that the foregoing Plat with its certificate of authentication was filed for record in my office on the 14 day of May 2008 at 4:04 o'clock P.M. in the Deed Records of said County & Plat Cabinet 2 A&B Slide 160 In testimony whereof witness my hand and official seal of office this the 14 day of May 2008.

Candace Garrett
Candace Garrett
Clerk, County Court
Somervell County Texas

By: Ann Baker, Deputy

Recer & Fox Inc.
LSF & TBPE
108 S. Ridgeway Drive
Cleburne, Texas 76033
(817) 645-8091
(817) 645-0028
Professional Surveyors Land Planners
V:\LAND\FALCON\RIDGE\Dc