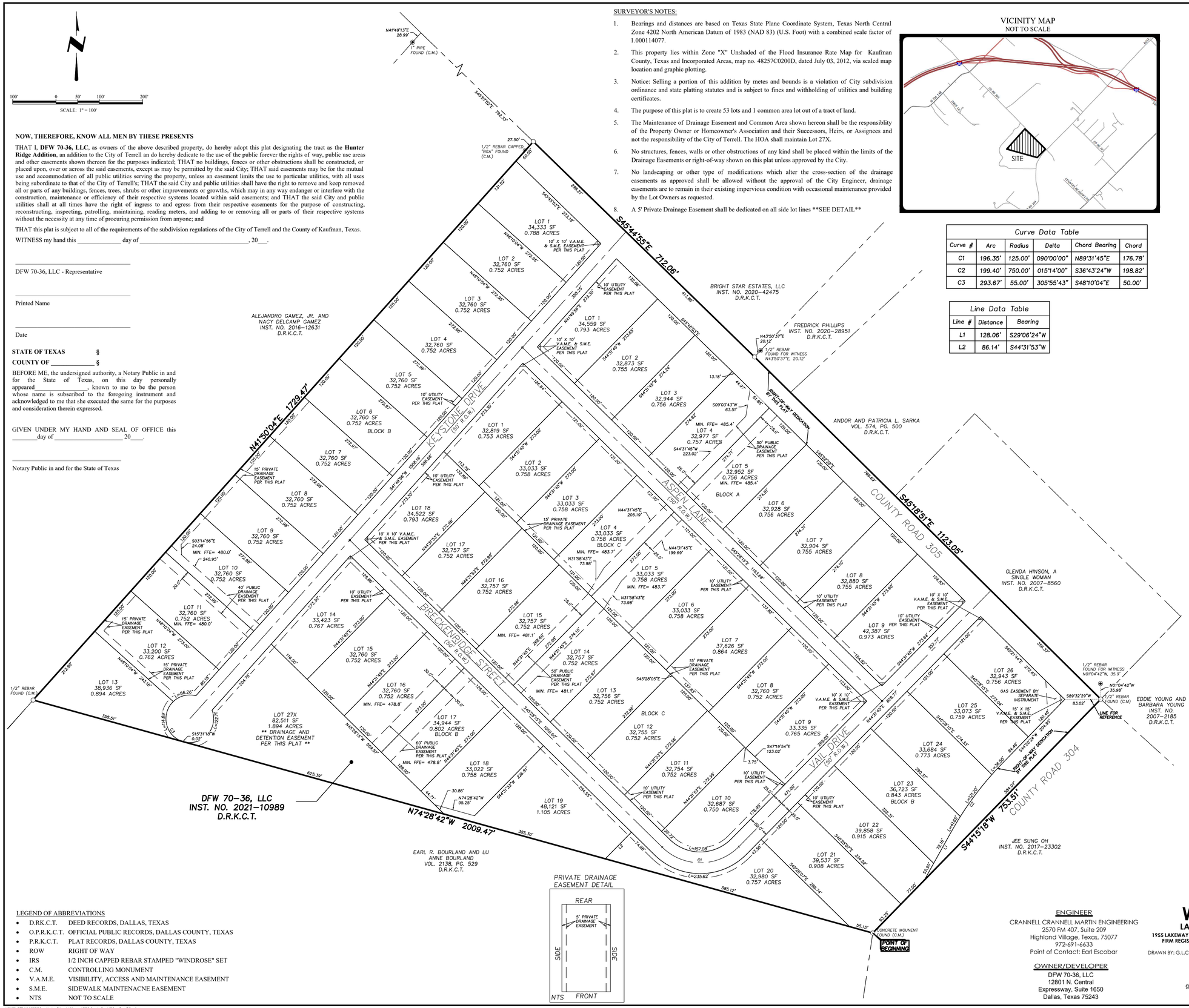

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT I, **DFW 70-36, LLC**, as owners of the above described property, do hereby adopt this plat designating the tract as the **Hunter Ridge Addition**, an addition to the City of Terrell an do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed, or placed upon, over or across the said easements, except as may be permitted by the said City; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Terrell's; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and

THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Terrell and the County of Kaufman, Texas.

WITNESS my hand this _____ day of _____, 20___.

_____

DFW 70-36, LLC - Representative

_____

Printed Name

_____

Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20____.

_____

Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000114077.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, map no. 48257C0200D, dated July 03, 2012, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create 53 lots and 1 common area lot out of a tract of land.
5. The Maintenance of Drainage Easement and Common Area shown hereon shall be the responsiblity of the Property Owner or Homeowner's Association and their Successors, Heirs, or Assignees and not the responsibility of the City of Terrell. The HOA shall maintain Lot 27X.
6. No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the Drainage Easements or right-of-way shown on this plat unless approved by the City.
7. No landscaping or other type of modifications which alter the cross-section of the drainage easements as approved shall be allowed without the approval of the City Engineer, drainage easements are to remain in their existing impervious condition with occasional maintenance provided by the Lot Owners as requested.
8. A 5' Private Drainage Easement shall be dedicated on all side lot lines **SEE DETAIL**

VICINITY MAP
NOT TO SCALE

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	196.35'	125.00'	090°00'00"	N89°31'45"E	176.78'
C2	199.40'	750.00'	015°14'00"	S36°43'24"W	198.82'
C3	293.67'	55.00'	305°55'43"	S48°10'04"E	50.00'

Line Data Table		
Line #	Distance	Bearing
L1	128.06'	S29°06'24"W
L2	86.14'	S44°31'53"W

STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS DFW 70-36, LLC are the owners of a 51.699 acre tract of land situated in the David Mciver Survey, Abstract Number 331, being a tract of land described in General Warranty Deed to DFW 70-36, LLC as recorded in Instrument Number 2021-10898, Deed Records, Kaufman County, Texas and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot), with a combined scale factor of 1.000114077)

BEGINNING at a concrete monument found for the southernmost corner of said DFW tract, same being the easternmost corner of a tract of land described to Earl R. Bourland and Lu Anne Bourland by Warranty Deed recorded in Volume 2138, Page 529, Deed Records, Kaufman County, Texas and being a westerly corner of a tract of land described to Jee Sung Oh by General Warranty Deed recorded in Instrument Number 2017-23302, Deed Records, Kaufman County, Texas;

THENCE North 74 degrees 28 minutes 42 seconds West, departing the west line of said Oh tract, with a north line of said Bourland tract, a distance of 2009.47 feet to a 1/2 inch rebar found for the northernmost corner of said Bourland tract, same being a point on the southeast line of a tract of land described to Alejandro Gamez, Jr. and Nancy Delcamp Gamez by Warranty Deed recorded in Instrument Number 2016-12631, Deed Records, Kaufman County, Texas;

THENCE North 41 degrees 50 minutes 04 seconds East, with the southeast line of said Gamez tract, passing a 1/2 inch rebar capped "BGA" found on line at a distance of 1701.97 feet and continuing with the southeast line of said Gamez tract, a total distance of 1701.97 feet to a Mag nail set for the northeast corner of said Gamez tract, same being a point on the southwest line of a tract of land described in General Warranty Deed to Bright Star Estates, LLC, as recorded in Instument Number 2020-42475, Deed Records, Kaufman County, Texas;

THENCE South 45 degrees 44 minutes 55 seconds East, with the southwest line of said Bright Star tract, a distance of 712.06 feet to a Mag Nail set for the southernmost corner of said Bright Star tract, same being the westernmost corner of a tract of land described to Fredrick Phillips by deed recorded in Instrument Number 2020-28951, Deed Records, Kaufman County, Texas from which a 1/2 inch rebar found bears North 43 degrees 50 minutes 37 seconds East, a distance of 20.12 feet;

THENCE South 45 degrees 18 minutes 51 seconds East, with the southwestern line of said Phillips tract, continuing with the southwestern line of a tract of land described to Andor and Patricia L. Sarka by deed recorded in Volume 574, Page 500, Deed Records, Kaufman County, Texas and continuing with the southwestern line of a tract of land described to Glenda Hinson, a single woman by deed recorded in Instrument Number 2007-8560, Deed Records, Kaufman County, Texas, a total distance of 1123.05 feet to a 1/2 inch rebar found for the southernmost corner of said Hinson tract, same being the northernmost corner of said Oh tract, and being the westernmost corner of a tract of land described to Eddie Young and Barbara Young by deed recorded in Instrument Number 2007-2185, Deed Records, Kaufman County, Texas;

THENCE South 44 degrees 15 minutes 18 seconds West, with the northwest line of said Oh tract, a distance of 753.51 feet to THE POINT OF BEGINNING and containing 2,252,023 square feet or 51.699 acres of land, more or less.

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20____.

_____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

P&Z Commission Recommendation
(Approval / Denial)

_____ _____
Signature of Chairperson Date

APPROVED FOR CONSTRUCTION BY CITY COUNCIL:

_____ _____
Signature of Mayor Date

ATTEST:

_____ _____
Signature of Chairperson Date

REVIEWED FOR TECHNICAL CORRECTNESS BY:

_____ _____
City Engineer Date

LEGEND OF ABBREVIATIONS

- D.RK.C.T. DEED RECORDS, DALLAS, TEXAS
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.K.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- V.A.M.E. VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
- S.M.E. SIDEWALK MAINTENACNE EASEMENT
- NTS NOT TO SCALE

PRIVATE DRAINAGE EASEMENT DETAIL

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633
Point of Contact: Earl Escobar

OWNER/DEVELOPER
DFW 70-36, LLC
12801 N. Central
Expressway, Suite 1650
Dallas, Texas 75243

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 07/14/2021 CHECKED BY: M.P. JOB NO.: DS6990

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 10/11/2021

CONSTRUCTION PLAT
HUNTER RIDGE ADDITION
Being a 51.699 Acre
tract of land situated in the
David Mciver Survey,
Abstract No. 331
City of Terrell, Kaufman County, Texas
-- 2021 --

V:\MFD SITE M&W\DS6990 - Hunter Ridge Addition - 10250 County Road 305 - Terrell\Drawings