



Final Plat
9-0 Ranch
 (DATE: JULY 21, 2014)
 PART OF THE
W. QUINN SUR. A - 409
KAUFMAN COUNTY, TEXAS

State of Texas
 County of Kaufman

All that certain lot, tract or parcel of land, part of the W. Quinn Survey, Abstract No. 409, Kaufman County, Texas, part of that certain called 89,903 acre tract conveyed to L. R. Land Co., Ltd. by Patricia Ann Copeland, et al on June 25, 2014, recorded in Vol. 4592 page 70 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod with orange cap stamped "5244" at the West corner of the above mentioned 89,903 acre tract, at the North corner of the Francisco Pesina-Sosa 4.97 acre tract, recorded in Vol. 3496 page 121 of the Deed Records of Kaufman County, Texas, in the Southeast Right of Way line of Farm to Market Road No. 1392 and being Southwesterly approximately 1425 and Southeasterly approximately 45 ft. from the North corner of the above mentioned Quinn Survey.

THENCE N 44 deg. 22 min. 11 sec. E, with said Right of Way line, a distance of 1262.86 ft. to a Highway Monument found at the intersection of same with the Southwest Right of Way line of Farm to Market Road No. 598.

THENCE N 82 deg. 04 min. 56 sec. E, with the Southwest Right of Way line of Farm to Market Road No. 598, a distance of 163.09 ft. to a Highway Monument found for corner.

THENCE S 40 deg. 06 min. 58 sec. E, continuing with said Right of Way line, a distance of 67.54 ft. to a Highway Monument found for corner.

THENCE S 41 deg. 05 min. 44 sec. E, continuing with said Right of Way line, a distance of 100.00 ft. to a Highway Monument found for corner.

THENCE S 44 deg. 03 min. 17 sec. E, continuing with said Right of Way line, a distance of 100.00 ft. to a Highway Monument found for corner.

THENCE S 44 deg. 36 min. 37 sec. E, continuing with said Right of Way line, a distance of 58.80 ft. to a Highway Monument found for corner.

THENCE S 45 deg. 11 min. 10 sec. E, continuing with the Southwest Right of Way line of Farm to Market Road No. 598, a distance of 2077.57 ft. to a 3/8" iron rod with said orange cap set at an ell corner of same.

THENCE S 44 deg. 48 min. 50 sec. W, continuing with said Right of Way line, a distance of 175.00 ft. to a Highway Monument found at an ell corner of same.

THENCE S 45 deg. 11 min. 10 sec. E, continuing with said Right of Way line, a distance of 300.00 ft. to a 3/8" iron rod with said orange cap set at an ell corner of same.

THENCE N 44 deg. 48 min. 50 sec. E, continuing with said Right of Way line a distance of 175.00 ft. to a 3/8" iron rod with said orange cap set at an ell corner of same.

THENCE S 45 deg. 11 min. 10 sec. E, continuing with the Southeast Right of Way line of Farm to Market Road No. 598, a distance of 110.12 ft. to a 3/8" iron rod with said orange cap set at the intersection of same with the Northwest line of Quail Lane.

THENCE S 44 deg. 36 min. 13 sec. W, with the Northwest line of Quail Lane, a distance of 1359.61 ft. to a 1/2" iron rod found at the intersection of same with the Northeast line of the Larry T. Gatsley 30.677 acre tract, recorded in Vol. 1129 page 850 of the Deed Records of Kaufman County, Texas.

THENCE N 45 deg. 17 min. 48 sec. W, with the Northeast line of said 30.677 acre tract, a distance of 643.60 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 44 deg. 12 min. 53 sec. E, a distance of 809.39 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 45 deg. 11 min. 10 sec. W, a distance of 473.91 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 44 deg. 48 min. 50 sec. E, a distance of 521.50 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 45 deg. 11 min. 10 sec. W, a distance of 65.54 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE S 44 deg. 48 min. 50 sec. W, a distance of 521.50 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 45 deg. 11 min. 10 sec. W, a distance of 1184.77 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE S 44 deg. 48 min. 50 sec. W, a distance of 59.19 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE N 45 deg. 11 min. 10 sec. E, a distance of 492.05 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE S 44 deg. 22 min. 11 sec. W, a distance of 30.00 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE S 45 deg. 11 min. 10 sec. E, a distance of 677.16 ft. to a 3/8" iron rod with said orange cap set for corner.

THENCE S 44 deg. 22 min. 11 sec. W, a distance of 723.15 ft. to a 3/8" iron rod with said orange cap set in the Northeast line of the above mentioned 4.97 acre tract.

THENCE N 45 deg. 17 min. 48 sec. W, with the Northeast line of said 4.97 acre tract, a distance of 722.16 ft. to the point of beginning, containing 59.576 acres of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of July, 2014.

GIVEN UNDER MY HAND AND SEAL this the 21st day of July, 2014.

GREG SJERVEN, R.P.L.S. NO. 5244

State of Texas
 County of Kaufman

OWNER OR AGENT
 "STATE OF TEXAS
 COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Kenneth Lane, 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, this the ___ day of _____, 2014.

NOTARY PUBLIC, KAUFMAN COUNTY, TEXAS

"STATE OF TEXAS
 COUNTY OF KAUFMAN

I, Bruce Wood, County Judge of Kaufman County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the ___ day of _____, 2014, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS, this the ___ day of _____, 2014.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

COUNTY CLERK,
 KAUFMAN COUNTY, TEXAS

Notes:
 a) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway is prohibited.
 b) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.
 c) Kaufman County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
 d) Kaufman County will not be responsible for any property damage, property loss, personal injury or loss of life caused by flooding or flooding conditions.

NOTE: THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4822X0070D, ZONE X, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: JULY 3, 2012.

Note: The Kaufman County Thoroughfare Plan adopted on February 24, 2003 indicates the future Right of Way of FM 1392 and FM 598 will be 120 ft.

Note: Unless otherwise indicated, the location and size of all culverts will be determined by the Texas Department of Transportation and the County of Kaufman at the time of construction.

Final Plat
9-0 Ranch
 (DATE: JULY 21, 2014)
 PART OF THE
W. QUINN SUR. A - 409
KAUFMAN COUNTY, TEXAS