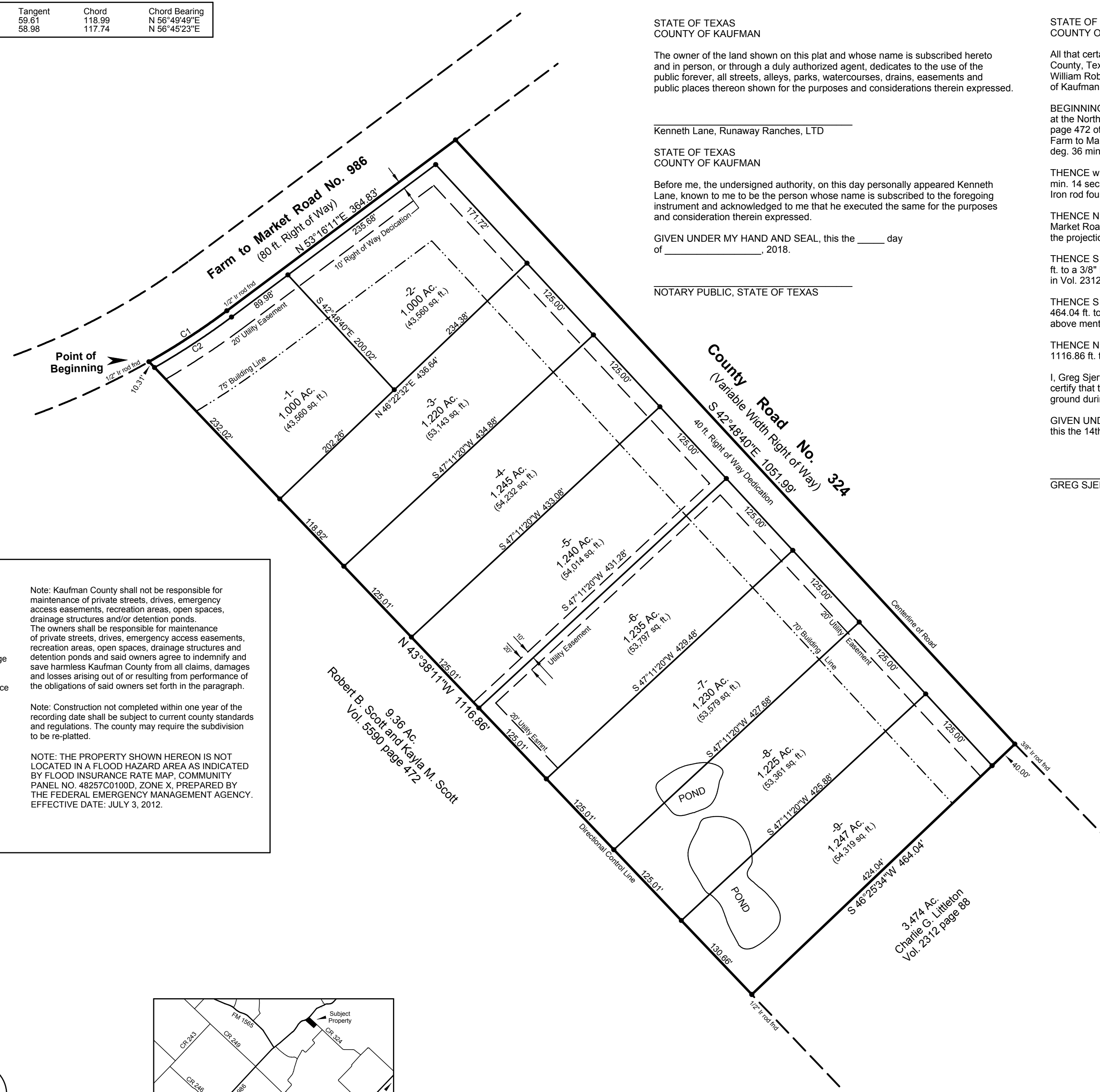
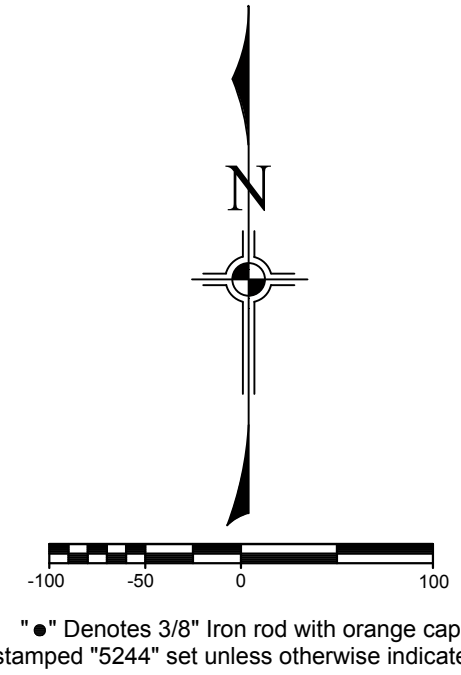


Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	7°07'14"	958.03	119.06	59.61	118.99	N 56°49'49"E
2	6°58'23"	968.03	117.81	58.98	117.74	N 56°45'23"E



STATE OF TEXAS
COUNTY OF KAUFMAN

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.

Kenneth Lane, Runaway Ranches, LTD

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 _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the E. Turner Survey, Abstract No. 529, Kaufman, County, Texas, all of that certain called 11.500 acre tract conveyed to Runaway Ranches LTD by William Robin Coley, Trustee on April 25, 2018, recorded in Vol. 5657 page 101 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron rod found at the West corner of the above mentioned 11.500 acre tract, at the North corner of the Robert B. Scott and Kayla M. Scott 9.36 acre tract, recorded in Vol. 5590 page 472 of the Deed Records of Kaufman County, Texas, in the Southeast Right of Way line of Farm to Market Road No. 986 and being in a curve to the left, the radius point of which bears N 29 deg. 36 min. 34 sec. W-958.03 ft.

THENCE with said Right of Way line and with said curve to the left, the angle of which is 7 deg. 07 min. 14 sec., the radius is 958.03 ft. and the tangent is 59.61 ft., a distance of 119.06 ft. to a 1/2" Iron rod found at the P.T. of said curve to the left.

THENCE N 53 deg. 16 min. 11 sec. E, continuing with the Southeast Right of Way line of Farm to Market Road No. 986, a distance of 364.83 ft. to a 3/8" Iron rod set at the intersection of same with the projection of the centerline of County Road No. 324.

THENCE S 42 deg. 48 min. 40 sec. E, with the centerline of County Road No. 324, a distance of 1051.99 ft. to a 3/8" Iron rod found at the North corner of the Charlie G. Littleton 3.474 acre tract, recorded in Vol. 2312 page 88 of the Deed Records of Kaufman County, Texas.

THENCE S 46 deg. 25 min. 34 sec. W, with the Northwest line of said 3.474 acre tract, a distance of 464.04 ft. to a 1/2" Iron rod found at the West corner of same and being in the Northeast line of the above mentioned 9.36 acre tract.

THENCE N 43 deg. 38 min. 11 sec. W, with the Northeast line of said 9.36 acre tract, a distance of 1116.86 ft. to the point of beginning, containing 11.712 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 June, 2018.

GIVEN UNDER MY HAND AND SEAL this the 14th day of August, 2018.

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

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 Kaufman County Thoroughfare Plan dated July 6, 2016, indicates FM 986 and CR 324 as future collector streets.

Note: All driveway culverts shall be sized and installed in accordance with the policies of Kaufman County. Minimum culvert size shall be 18".

Note: Kaufman County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures and/or detention ponds. The owners shall be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures and detention ponds and said owners agree to indemnify and save harmless Kaufman County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in the paragraph.

Note: Construction not completed within one year of the recording date shall be subject to current county standards and regulations. The county may require the subdivision to be re-platted.

NOTE: THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48257C0100D, ZONE X, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: JULY 3, 2012.

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 _____, 2018, as shown by Order of Records in the Minutes of said Court.

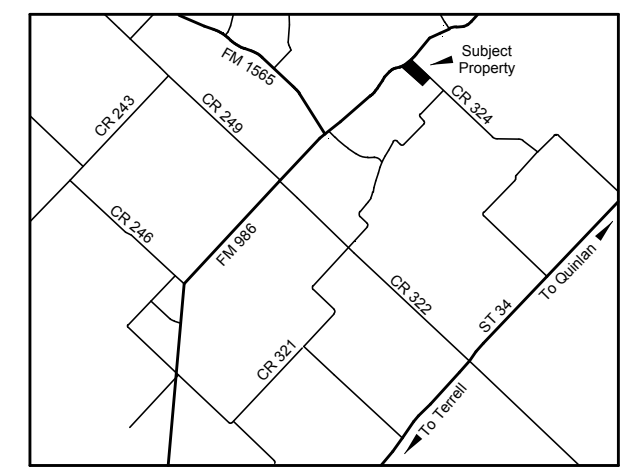
WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS, this the ____ day of _____, 2018.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Attest:

COUNTY CLERK, KAUFMAN COUNTY, TEXAS

Prepared for:
Runaway Ranches, LTD
P. O. Box 425
Terrell, Tx. 75160



Vicinity Map
(No Scale)

208 N. Washington St.
Kaufman, Tx. 75142
972-962-6481
Firm No. 10009100

"FINAL PLAT"

POETRY RANCH
(Lots 1 thru 9)

**PART OF THE
E. TURNER SURVEY, ABSTRACT NO. 529
KAUFMAN COUNTY, TEXAS**

(Date: August 14, 2018)