

Tract Two
0.400 Ac.
Vol. 4115 pg. 398

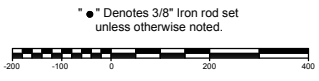
| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|-------|-------------|---------|--------|---------|--------|-----------------|
| 1 | 1°29'34" | 1969.86 | 51.32 | 25.66 | 51.32 | S 2°30'50.1" E |
| 2 | 32°15'55" | 1372.40 | 772.85 | 396.97 | 762.68 | S 12°52'20.7" W |
| 3 | 0°55'20" | 1372.40 | 22.99 | 11.05 | 22.99 | S 2°47'56.7" E |
| 4 | 13°36'00" | 1372.40 | 328.76 | 163.65 | 324.99 | S 4°27'43.3" W |
| 5 | 17°44'35" | 1372.40 | 428.00 | 214.22 | 423.30 | S 20°08'00.7" W |

- 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.

| Line | Bearing | Distance |
|------|--------------|----------|
| 1 | S 3°15'37"E | 86.09' |
| 2 | N 86°44'23"E | 107.90' |

NOTE: THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48257C0125D, ZONE X, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: JULY 3, 2012.

Note: Except as shown, this subdivision has a front building set-back line of 100 ft, as indicated. In addition, all lots have side building set-back lines of 25 ft. and a rear set-back line of 25 ft.



STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the J. McCarty Survey, Abstract No. 333, Kaufman County, Texas, all of that certain Tract No. 1, called 25,500 acres, all of that certain Tract No. 2, called 1,492 acres and all of that certain Tract No. 3, called 15,381 acres, conveyed to LR Land Co., LLC, by Sylvia Lorraine Swords, now known as Sylvia S. Gleaton and Logan H. Swords, II on February 13, 2013, recorded in Vol. 4294 page 59 of the Deed Records of Kaufman County, Texas and part of that certain called 8.05 acre tract conveyed to the City of Dallas, Texas by Claude E. Swords, et al on January 4, 1961, recorded in Vol. 437 page 525 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron rod found at the Southwest corner of the above mentioned 25,500 acre tract, at the Northwest corner of the Texas Power & Light Company 0.76 acre tract, recorded in Vol. 553 page 398 of the Deed Records of Kaufman County, Texas and being in the East line of the Mary Wallace 50 acre tract, recorded in Vol. 1053 page 933 of the Deed Records of Kaufman County, Texas.

THENCE N 4 deg. 29 min. 04 sec. W, a distance of 2715.13 ft. to a 3/8" Iron rod set for corner.
THENCE N 3 deg. 22 min. 54 sec. W, a distance of 1319.41 ft. to a 1/2" Iron rod found at the Southwest corner of the Harold Hall, et ux 5.04 acre Tract One, recorded in Vol. 4115 page 398 of the Deed Records of Kaufman County, Texas.

THENCE N 88 deg. 40 min. 32 sec. E, a distance of 492.96 ft. to a 1/2" Iron rod found at the Southeast corner of a certain 0.400 acre Tract Two, recorded in said Vol. 4115 page 398 of the Deed Records of Kaufman County, Texas, in the West Right of Way line of Farm to Market Road No. 429 and being in a curve to the left, the radius point of which bears N 88 deg. 13 min. 57 sec. E-1969.86 ft.

THENCE, in a Southerly direction with said Right of Way line and with said curve to the left, the angle of which is 1 deg. 29 min. 34 sec., the radius is 1969.86 ft. and the tangent is 25.66 ft., a distance of 51.32 ft. to a Concrete monument found at the P.T. of said curve to the left.

THENCE S 3 deg. 15 min. 37 sec. E, continuing with the West Right of Way line of Farm to Market Road No. 429, a distance of 3243.69 ft. to a 3/8" Iron rod set at the P.C. of a curve to the right, the radius point of which bears S 86 deg. 44 min. 23 sec. W-1372.40 ft.

THENCE, continuing with said Right of Way line and with said curve to the right, the angle of which is 32 deg. 15 min. 55 sec., the radius is 1372.40 ft. and the tangent is 396.97 ft., a distance of 772.85 ft. to a 3/8" Iron rod set at the Northeast corner of the above mentioned 0.76 acre tract.

THENCE S 89 deg. 27 min. 06 sec. W, with the North line of said 0.76 acre tract, a distance of 219.53 ft. to the point of beginning, containing 42.373 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 April, 2013.

GIVEN UNDER MY HAND AND SEAL this the 9th day of April, 2013.

FILE COPY

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

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 ___, 2013, 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 ___, 2013.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Attest:

COUNTY CLERK,
KAUFMAN COUNTY, TEXAS

"FINAL PLAT"
SOUTHLAKE RANCH
PART OF THE
J. MC CARTY SUR. A - 333
KAUFMAN COUNTY, TEXAS

Prepared For:
LR Land Co., LLC
2121 Royal Dominion Ct.
Arlington, Tx. 76006

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.

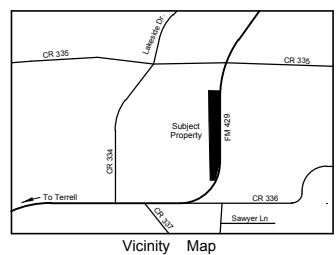
OWNER OR AGENT

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.

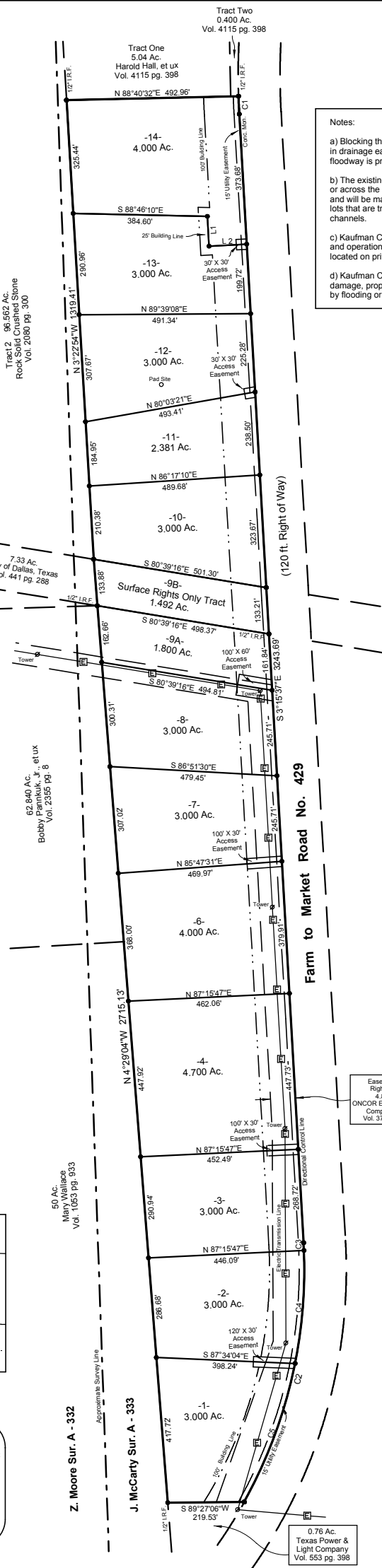
GIVEN UNDER MY HAND AND SEAL, this the ___ day of ___, 2013.

NOTARY PUBLIC, KAUFMAN COUNTY, TEXAS



Statewide Surveying Service

208 N. Washington St.
Kaufman, Tx. 75142
972-962-6481



Easement and Right of Way
4.879 Ac.
ONCOR Electric Delivery
Company, LLC
Vol. 3710 pg. 536

0.76 Ac.
Texas Power &
Light Company
Vol. 553 pg. 398

50 Ac.
Mary Wallace
Vol. 1053 pg. 933

Z. Moore Sur. A - 332

J. McCarty Sur. A - 333

Tract 1 15.436 Ac.
Vol. 2080 pg. 300

Tract 12 96.562 Ac.
Rock Solid Crushed Stone
Vol. 2080 pg. 300

Tract One
5.04 Ac.
Harold Hall, et ux
Vol. 4115 pg. 398

-14-
4.000 Ac.

-13-
3.000 Ac.

-12-
3.000 Ac.

-11-
2.381 Ac.

-10-
3.000 Ac.

-9B-
Surface Rights Only Tract
1.492 Ac.

-9A-
1.800 Ac.

-8-
3.000 Ac.

-7-
3.000 Ac.

-6-
4.000 Ac.

-4-
4.700 Ac.

-3-
3.000 Ac.

-2-
3.000 Ac.

-1-
3.000 Ac.