

**NOTES:**

- D.E. - Drainage Easement  
U.E. - Utility Easement  
R.O.W. - Right of Way  
I.R.F. - Iron Rod Found  
I.R.S. - Iron Rod Set  
TYP. - Typical  
H.O.A. - Home Owners Association  
W.M.E. - Wall Maintenance Easement to City.  
L.L.D.E. - Lot to Lot Drainage Easement.  
To be maintained by lot owners.
- 9.0 Residential Lots
- Street Name Change Indicator.
- House to front on this street.
- 10' S.U.E. - Sidewalk and Utility Easements
- 1/2 inch iron rods set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way lines, and lot corners unless otherwise noted.
- "Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits."
- Existing Zoning PD SF-2 (50%) & PD SF-3 (50%) per Ordinance No. 2137. This plan has 90 SF-2 lots.
- The minimum lot size for SF-2 is 6,500 sf and the minimum lot size for SF-3 is 5,000 sf.
- The minimum dwelling (living area) for SF-2 is 1,450 sf and the minimum dwelling (living area) for SF-3 is 1,200 sf.
- Lot 1 Block 1 and Lots 1 & 31-32, Block 3 & Lot 1 Block 4 shall not have direct access to Garden Valley Parkway on the West side of the lots.
- A portion of the subject property does lie within a flood plain (Zone A) according to Flood Insurance Rate Map, City of Waxahachie, Ellis County Texas, Map # 48139C0200F, Published June 3, 2013 by Federal Emergency Management Agency.
- Approximate 100 Year Flood Plain with improvements.

F.R.E. - Fence Restriction Easement  
(No fences allowed in this area).  
S.U.E. - Sight & Utility Easement  
W.E. - Water Easement  
S.S.E. - Sanitary Sewer Easement  
C.W.U.E. - City of Waxahachie Utility Easement  
R.R. - Railroad Spike  
S.U.D. - Special Utility District  
B.L. - Building Line  
C.I.R.F. - Capped Iron Rod Found  
U.E. - Utility Easement  
P.W.E. - Private Wall Maintenance Easement to HOA.  
O.E.E. - ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

14. The following easement has been abandoned across this tract:

Easement Description	Original Doc. No.	Abandoned by Doc. No.
TEMPORARY DRAINAGE EASEMENT CITY OF WAXAHACHIE.	VOL. 2678, PG. 1335	VOL. 2824, PG. 0830

- Building permits shall not be issued for Lot 20 Block 1 and Lots 12 thru 21 Block 3, until a LOMR is obtained from FEMA which removes the flood plain designation from these lots.
- XXX.X Denotes minimum finished floor elevation based upon 100 year water surface elevation.
- Lot 20A-Block 1 & Lot 19A-Block 4 shall be dedicated to Garden Valley Ranch Homeowners Association as open space for maintenance.

I/503-504

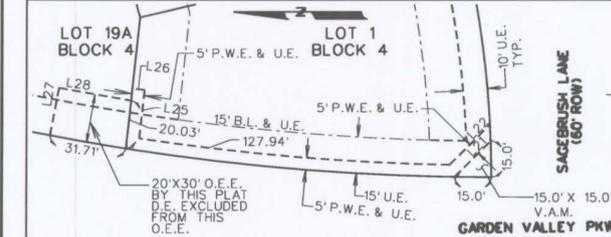
ORIGINAL FILED

BETHANY/GARDEN VALLEY, LTD.  
TRACT TWO - VOL. 2774, PG. 0181  
D.R.E.C.T.  
ZONING PD SF-2

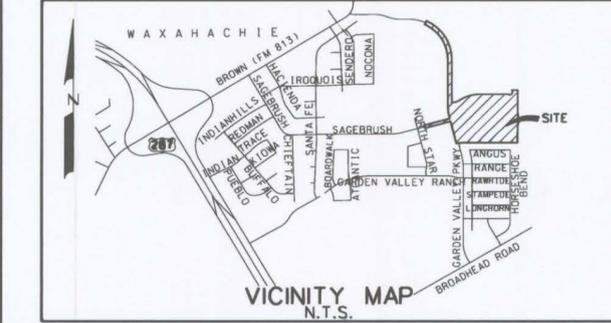
CURVE TABLE						
CURVE NO.	RADIUS (FT)	ARC LENGTH (FT)	DELTA	TANGENT (FT)	CHORD (FT)	CHORD BEARING
C1	1040.00	272.11	14°59'29"	136.84	271.34	N 7°29'44" W
C2	760.00	875.87	66°01'51"	493.84	828.19	N 33°00'55" W
C3	840.00	968.08	66°01'51"	545.82	915.37	S 33°00'55" E
C4	275.00	159.25	33°10'48"	81.93	157.04	N 72°53'27" E
C5	710.00	417.59	33°11'57"	215.03	411.60	N 73°09'02" E
C6	50.00	142.89	163°44'23"	350.00	98.99	N 45°00'00" E
C7	1000.00	261.80	15°00'00"	131.65	261.05	N 7°30'00" W
C8	800.00	1256.64	90°00'00"	800.00	1131.37	N 45°00'00" W
C9	450.00	224.20	28°32'48"	114.48	221.89	N 60°43'36" E
C10	450.00	342.01	43°32'48"	179.74	333.84	N 68°13'36" E
C11	250.00	65.45	15°00'00"	32.91	65.26	N 82°30'00" E
C12	250.00	392.70	90°00'00"	250.00	353.55	N 45°00'00" E
C13	50.00	142.89	163°44'23"	350.00	98.99	N 45°00'00" E
C14	595.00	359.25	34°35'40"	185.29	353.82	N 72°42'10" E
C15	305.00	231.81	43°32'48"	121.83	226.27	N 68°13'36" E
C16	595.00	296.45	28°32'48"	151.37	293.39	N 60°43'36" E

LINE NO.	LENGTH (FT)	BEARING
L1	459.34	N 15°00'00" W
L2	514.96	S 75°00'00" W
L3	60.00	N 15°00'00" W
L4	514.96	N 75°00'00" E
L5	910.77	N 0°00'00" E
L6	80.00	N 23°58'09" E
L7	861.24	S 0°00'00" W
L8	558.81	S 90°00'00" E
L9	11.37	N 0°00'00" E
L10	116.45	S 90°00'00" E
L11	1046.38	S 0°16'02" W
L12	1117.31	S 90°00'00" W
L13	80.00	S 75°00'00" W
L14	40.00	N 75°00'00" E
L15	40.00	N 75°00'00" E
L16	30.00	N 0°00'00" E
L17	29.84	N 15°00'00" W
L18	50.00	S 19°03'05" E
L19	65.41	S 46°25'40" E
L20	54.81	N 80°59'42" E

LINE NO.	LENGTH (FT)	BEARING
L21	20.94	S 60°16'55" E
L22	23.43	S 60°16'55" E
L23	21.38	S 29°33'04" W
L24	24.65	S 29°33'04" W
L25	20.27	S 80°59'42" W
L26	5.00	N 09°00'18" W
L27	20.00	N 85°53'06" E
L28	30.00	S 05°01'45" E
L29	21.50	S 59°12'55" E
L30	25.04	S 59°12'55" E
L31	20.85	N 30°56'58" E
L32	23.12	N 30°56'58" E
L33	15.00	S 75°00'00" W
L34	35.36	S 15°00'00" E
L35	20.00	N 75°00'00" E

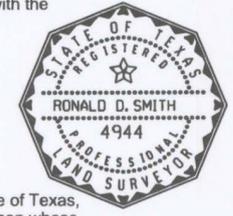


EASEMENT DETAILS  
LOT 1-BLK 3 & LOT 1-BLK 4  
1"=50'



KNOW ALL MEN BY THESE PRESENTS:  
That I, Ronald D. Smith, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Ronald D. Smith, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4944



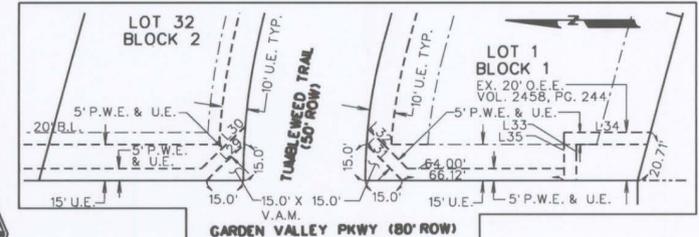
STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald D. Smith, know 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 considerations.

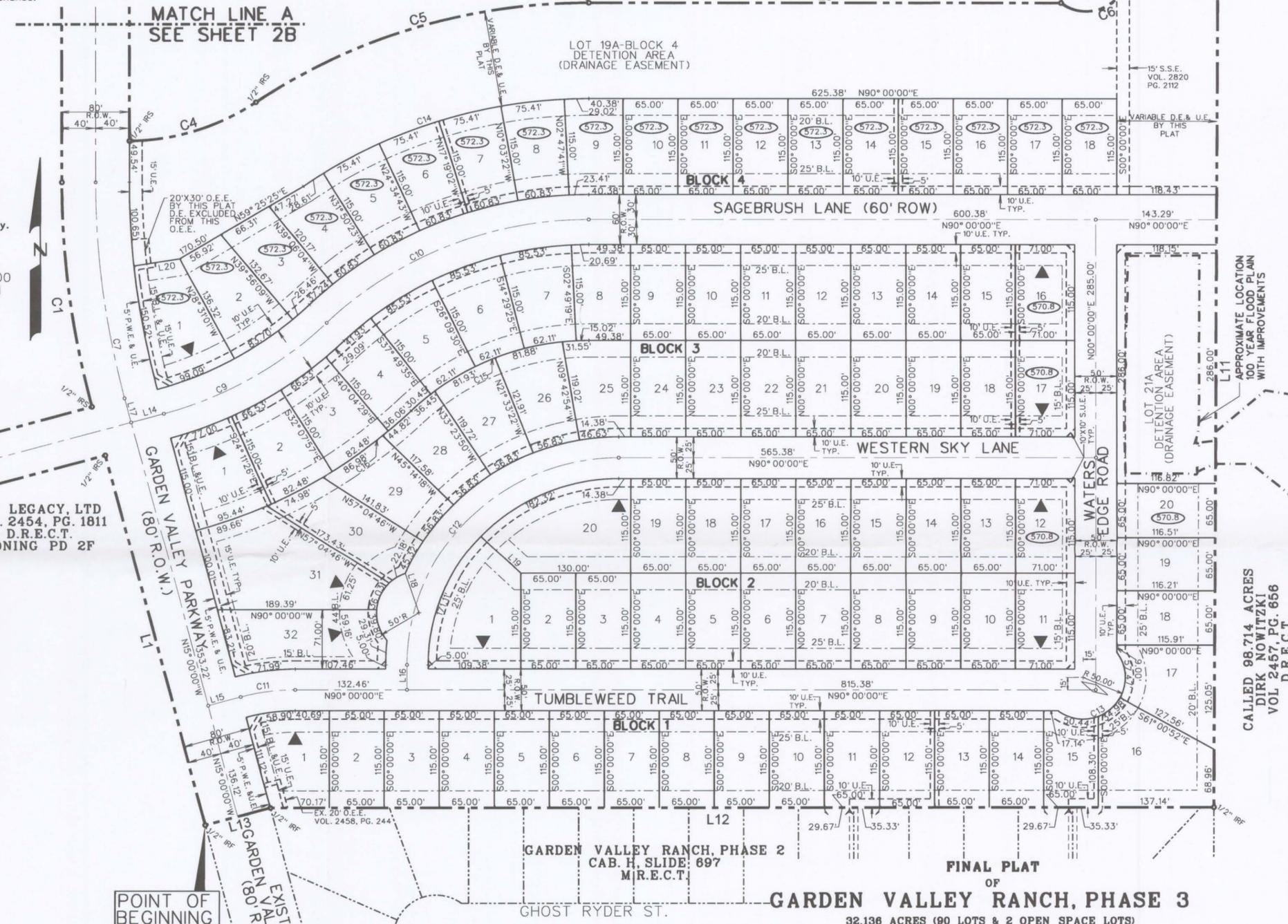
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of June, 2015

Notary Public in and for the State of Texas

JAMES E. HARRINGTON  
MY COMMISSION EXPIRES  
March 8, 2017



EASEMENT DETAILS  
LOT 1-BLK 1  
& LOT 32-BLK 2  
1"=50'



FINAL PLAT  
OF  
GARDEN VALLEY RANCH, PHASE 3  
32.136 ACRES (90 LOTS & 2 OPEN SPACE LOTS)

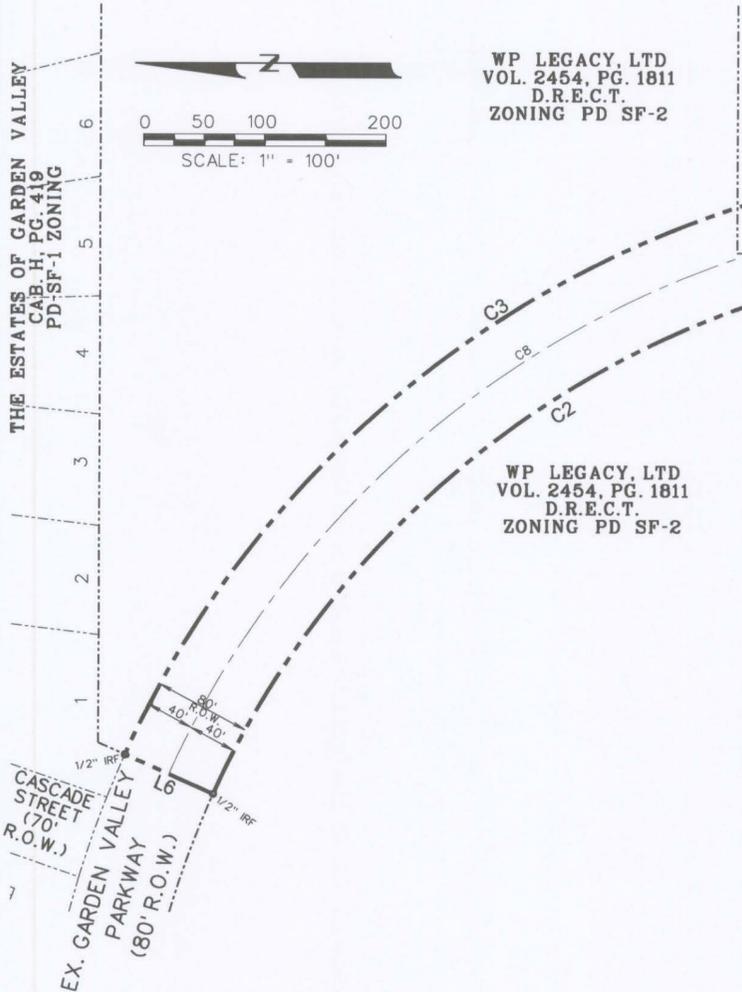
OUT OF THE  
J.B. & ANN ADAMS SURVEY  
ABSTRACT 6  
IN THE  
CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS  
ZONING PD SF-2 & SF-3  
PD-67 ORDINANCE 2137  
OWNER

BETHANY/GARDEN VALLEY, LTD.  
101 VALLEY RIDGE  
RED OAK, TX 75154  
(972) 227-4718 FAX (972) 227-3982

ENGINEER HARRINGTON ENGINEERING, INC. SURVEYOR RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 140447 DALLAS, TX 75214 (214) 824-9324 FAX (214) 824-9325 FIRM REGISTRATION NO. F-1224 APRIL 25, 2015  
P.O. BOX 1879 FORNEY, TX 75126 (972) 564-9840 FAX (972) 564-9857 FIRM REGISTRATION NO. 101023-00 SCALE: 1"=100' SHEET 1 OF 2

ORIGINAL FILED



WP LEGACY, LTD  
 VOL. 2454, PG. 1811  
 D.R.E.C.T.  
 ZONING PD SF-2

BETHANY/GARDEN VALLEY, LTD.  
 TRACT TWO - VOL. 2774, PG. 0161  
 D.R.E.C.T.  
 ZONING PD SF-2

WP LEGACY, LTD  
 VOL. 2454, PG. 1811  
 D.R.E.C.T.  
 ZONING PD SF-2

32.136 ACRE LEGAL DESCRIPTION

WHEREAS, Bethany/Garden Valley, Ltd. is the Owner of a 32.136 acre tract of land situated in the J.B. and Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas and being all of that certain 1,294.5 acre tract of land as conveyed to Bethany/Garden Valley, Ltd., as recorded in Volume 2820, Page 2108, Deed Records, Ellis County, Texas (from hereon called "D.R.E.C.T."), and being all of that certain 24.501 acre tract of land (TRACT ONE), and being a portion of that certain 35,500 acre tract of land (TRACT TWO) as conveyed to Bethany/Garden Valley, Ltd., as recorded in Volume 2774, Page 0161, D.R.E.C.T., Said 32.136 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with red plastic cap stamped "ADVANCED RPLS 5427" found for corner (from hereon called "1/2" C.I.R.F."), being the Northwest corner of Garden Valley Ranch, Phase 2, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet H, Slide 697, Plat Records, Ellis County, Texas (from hereon called "P.R.E.C.T.");

THENCE North 15 degrees 00 minutes 00 seconds West, a distance of 459.34 feet to a 1/2 inch iron rod set, with cap stamped RDS, INC., (from hereon called "1/2" C.I.R.S.");

THENCE South 75 degrees 00 minutes 00 seconds West, a distance of 514.96 feet to a 1/2" C.I.R.S., said point being on the easterly line of Park Place, Phase 2, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet T, Slide 194, P.R.E.C.T.;

THENCE North 15 degrees 00 minutes 00 seconds West, along the easterly line of the aforementioned Park Place, Phase 2, a distance of 60.00 feet to a 1/2" C.I.R.S.;

THENCE North 75 degrees 00 minutes 00 seconds East, departing the easterly line of the aforementioned Park Place, Phase 2, a distance of 514.96 feet to a 1/2" C.I.R.S., being the beginning of a non-tangent curve to the right having a radius of 1040.00 feet and a central angle of 14 degrees 59 minutes 29 seconds, a chord bearing of North 07 degrees 29 minutes 44 seconds West, and a chord distance of 271.34 feet;

THENCE Northerly along the arc of said curve a distance of 272.11 feet to the end of said curve, to a 1/2" C.I.R.S.;

THENCE North, a distance of 910.77 feet to a 1/2" C.I.R.S., being the beginning of a tangent curve to the left having a radius of 760.00 feet and a central angle of 66 degrees 01 minutes 51 seconds, a chord bearing of North 33 degrees 00 minutes 55 seconds West, and a chord distance of 828.19 feet;

THENCE Northerly along the arc of said curve a distance of 875.87 feet to the end of said curve, to a 1/2" C.I.R.F., said point being in the common northerly line of that certain 189.258 acre tract of land as conveyed to WP Legacy, Ltd., as recorded in Volume 2454, Page 1811, D.R.E.C.T., and southerly line of The Estates of Garden Valley, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet H, Slide 419, P.R.E.C.T.;

THENCE North 23 Degrees 58 Minutes 09 Seconds East, along the common northerly line of the aforementioned WP Legacy, Ltd. tract and southerly line of the aforementioned The Estates of Garden Valley, a distance of 60.00 feet to a 1/2" C.I.R.F., being the beginning of a non-tangent curve to the right having a radius of 840.00 feet, a central angle of 66 Degrees 01 Minutes 51 Seconds, a chord bearing of South 33 Degrees 00 Minutes 55 Seconds East, and a chord distance of 915.37 feet;

THENCE Southeasterly along the arc of said curve 968.06 feet to the end of said curve, to a 1/2" C.I.R.S.;

THENCE South, a distance of 861.24 feet to a 1/2" C.I.R.S., being the beginning of a non-tangent curve to the left having a radius of 275.00 feet, a central angle of 33 Degrees 10 Minutes 48 Seconds, a chord bearing of North 72 Degrees 53 Minutes 27 Seconds East, and a chord distance of 157.04 feet;

THENCE Northeasterly along the arc of said curve 159.25 feet to the end of said curve, to a 1/2" C.I.R.S., said point being the beginning of a reverse curve to the right having a radius of 710.00 feet, a central angle of 33 Degrees 41 Minutes 57 Seconds, a chord bearing of North 73 Degrees 09 Minutes 02 Seconds East, and a chord distance of 411.60 feet;

THENCE Northeasterly along the arc of said curve 417.59 feet to the end of said curve, to a 1/2" C.I.R.S.;

THENCE East, a distance of 559.81 feet to a 1/2" C.I.R.S., said point being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 163 Degrees 44 Minutes 23 Seconds, a chord bearing of North 45 Degrees 00 Minutes 00 Seconds East, and a chord distance of 98.99 feet;

THENCE Northeasterly along the arc of said curve 142.89 feet to the end of said curve, to a 1/2" C.I.R.S.;

THENCE North, a distance of 11.37 feet to a 1/2" C.I.R.S.;

THENCE East, a distance of 116.45 feet to a 1/2" C.I.R.S., said point being on the easterly line of the aforementioned WP LEGACY, LTD tract, and also being in the west line of that certain 98.714 acre tract of land as conveyed to Dirk Nowitzki as recorded in Volume 2457, Page 0656, D.R.E.C.T.;

THENCE South 00 degrees 16 minutes 02 seconds West, along the common easterly line of the aforementioned WP LEGACY, LTD tract and the west line of the aforementioned Dirk Nowitzki tract, a distance of 1,046.38 feet to a 1/2" C.I.R.F., said point being the northeast corner of the aforementioned Garden Valley Ranch, Phase 2;

THENCE departing the west line of said Dirk Nowitzki tract and along the northerly line of the aforementioned Garden Valley Ranch, Phase 2 the following:

West, a distance of a distance of 1,117.31 feet to a 1/2" C.I.R.F.;

South 75 degrees 00 minutes 00 seconds West, a distance of 80.00 feet to the POINT OF BEGINNING, contains 32.136 acres (1,399,831.66 sq. ft.) more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Ronald D. Smith, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

*Ronald D. Smith*  
 Ronald D. Smith, RPLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4944

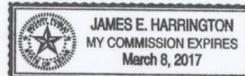


STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald D. Smith, know 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 considerations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5<sup>th</sup> day of June, 2015

*James E. Harrington*  
 Notary Public in and for the State of Texas



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BETHANY / GARDEN VALLEY, LTD., acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as GARDEN VALLEY RANCH, PHASE 3, an addition to the City of Waxahachie, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities 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 construction, maintenance or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or 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.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Lot 21A-Block 1 and Lot 19A-Block 4 are hereby dedicated in fee simple to Garden Valley Ranch Homeowners Association as common area for maintenance purposes.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Waxahachie, Texas.

WITNESS MY HAND, this the 5<sup>th</sup> day of June, 2015.

BETHANY / GARDEN VALLEY, LTD., a Texas limited partnership

By: *Clyde L. Hargrove*

Name: Clyde L. Hargrove  
 Title: Manager

STATE OF TEXAS §  
 COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clyde L. Hargrove, 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 considerations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5<sup>th</sup> day of June, 2015.

*James E. Harrington*  
 Notary Public in and for the State of Texas

FINAL PLAT  
 OF  
 GARDEN VALLEY RANCH, PHASE 3

32.136 ACRES (90 LOTS & 2 OPEN SPACE LOTS)

OUT OF THE  
 J.B. & ANN ADAMS SURVEY  
 ABSTRACT 5

IN THE  
 CITY OF WAXAHACHIE  
 ELLIS COUNTY, TEXAS

ZONING PD SF-2 & SF-3  
 PD-67 ORDINANCE 2137

OWNER  
 BETHANY/GARDEN VALLEY, LTD.

101 VALLEY RIDGE  
 RED OAK, TX 75154

(972) 227-4718 FAX (972) 227-3982

ENGINEER HARRINGTON ENGINEERING, INC. SURVEYOR RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 140447  
 DALLAS, TX 75214  
 (214) 824-9324 FAX (214) 824-9325  
 FIRM REGISTRATION NO. F-1224  
 APRIL 25, 2015

P.O. BOX 1879  
 FORNEY, TX 75126  
 (972) 564-9840 FAX (972) 564-9857  
 FIRM REGISTRATION NO. 101023-00  
 SCALE: 1"=100'