Commissioners Court

DEC 10 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 12/03/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 12/10/2018

SPECIFIC AGENDA WORDING: Consideration of Final Plat for The Ranches at Eagle Ridge, Lots 1-58, in Precinct 1– Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X
WORKSHOP ____
CONSENT: ____
EXECUTIVE: ____

STAFF NOTICE:

COUNTY ATTORNEY: _____ IT DEPARTMENT: _____
AUDITOR: _____ PURCHASING DEPARTMENT: _____
PERSONNEL: _____ PUBLIC WORKS: X
BUDGET COORDINATOR: OTHER: _____

**********This Section to be Completed by County Judge's Office**********

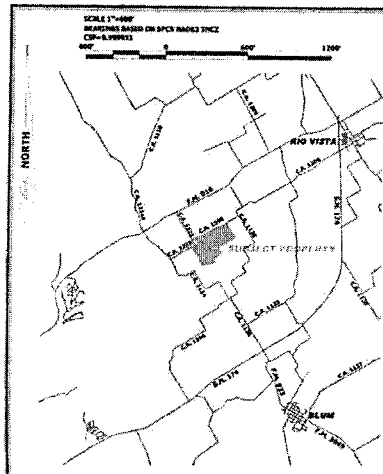
ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

S

SCALE 1"=400'
BEARINGS BASED ON SPCS NAD83 TNCZ
CSF=0.999851



LOCATION PLAN
NOT TO SCALE

320.86 ACRES

A tract of land containing 320.86 acres within the W. Gatewood Survey, Abstract No. 321, the C.S. Price Survey, Abstract No. 1082, the J.J. Jenkins Survey, Abstract No. 1225, and the M. Langford Survey, Abstract No. 524, in Johnson County, Texas, being the same tract described as 320.86 acres in the deed to The Ranches at Eagle Ridge, LLC, recorded in Instrument No. 2018-13274, Official Public Records of Johnson County, Texas, and being more particularly described as follows. All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1983 Datum and all 5/8 inch iron rods set have a plastic cap stamped "CLEAR FORK RPLS 5649".

Beginning at a 1/2 inch iron rod found in Johnson County Road 1106 and in the north line of said Jenkins Survey, for the northerly northwest corner of said 320.86 acre tract and the northeast corner of the called 5.02 acre tract described in the deed to Darwin Everage, et ux, recorded in Volume 3290, Page 354, Official Public Records of Johnson County, Texas;

Thence North 62 degrees 22 minutes 45 seconds East with said county road and the common line of said Jenkins and the T. Spears Surveys, Abstract No. 774, for a distance of 1965.68 feet to a 60D nail found in asphalt in the approximate center of said county road for an angle point in the north line of said 320.86 acre tract;

Thence North 62 degrees 46 minutes 29 seconds East along said county road and said north line for a distance of 1019.42 feet to a cotton spindle found for a corner;

Thence North 70 degrees 32 minutes 23 seconds East along said county road and said north line for a distance of 644.95 feet to a cotton spindle found for a corner;

Thence North 59 degrees 46 minutes 49 seconds East along said county road and said north line for a distance of 652.70 feet to a cotton spindle found for the northeast corner of said 320.86 acre tract, same being the northwest corner of the called 69 acre tract described in the deed to Jack Cobb, recorded in Volume 494, Page 872, Deed Records of Johnson County, Texas;

Thence South 30 degrees 23 minutes 33 seconds East with the east line of said 320.86 acre tract, partially along the west line of said 69 acre tract and partially along the west line of the called 52.92 acre tract described in the deed to Lore Devin Lewis, recorded in Volume 3185, Page 682, Official Public Records of Johnson County, Texas, at a distance of 20.00 feet passing a 2.5 inch steel pipe fence corner post found for reference, continuing in all for a distance of 2006.98 feet to a 1/2 inch iron rod found in the west line of said 52.92 acre tract for the southeast corner of said 320.86 acre tract and the northeast corner of the called 149.05 acre tract described in the deed to Lore Devin Lewis, recorded in Volume 2565, Page 203, Official Public Records of Johnson County, Texas;

Thence South 59 degrees 27 minutes 53 seconds West with the common line of said 320.86 acre tract and said 149.05 acre tract for a distance of 2365.54 feet to a 1/2 inch iron rod found for the northerly northwest corner of said 149.05 acre tract and a reentrant corner of said 320.86 acre tract;

Thence South 29 degrees 58 minutes 30 seconds East with the east line of said Gatewood survey, same being the west line of said 149.05 acre tract and said Langford Survey, for a distance of 315.88 feet to a 5/8 inch iron rod found for the southeast corner of said Gatewood Survey, a reentrant corner of said 149.05 acre tract, and the northeast corner of the H.L. Pyeatt Survey, Abstract No. 1235;

Thence South 58 degrees 52 minutes 54 seconds West with the common line of said 149.05 acre and 320.86 acre tracts, same being the common line of said Gatewood and Pyeatt Surveys, for a distance of 1276.13 feet to an 8 inch cedar fence corner post found for the northeast corner of the C.S. Price Survey, Abstract No. 1082, and a reentrant corner of said 320.86 acre tract, the northwest corner of said Pyeatt Survey and westerly northwest corner of said 149.05 acre tract;

Thence South 30 degrees 09 minutes 30 seconds East with the common line of said Price and Pyeatt Surveys for a distance of 405.91 feet to a 5/8 inch iron rod found for a corner in the approximate north line of Hill County and south line of Johnson County, for the southerly southeast corner of said 320.86 acre tract;

Thence South 75 degrees 03 minutes 44 seconds West with said approximate county line for a distance of 1535.30 feet to a 5/8 inch iron rod found for a corner in the west line of said Gatewood Survey and east line of the A. Jackson Survey, Abstract No. 1075 and east line of the called 180.606 acre tract described in the deed to the 4 H Ranch, LTD., recorded in Instrument No. 2012-30530, Official Public Records of Johnson County, Texas, and in the center of abandoned Johnson County Road 1223, for the southwest corner of said 320.86 acre tract;

Thence North 30 degrees 45 minutes 20 seconds West with the center of said abandoned road and the common line of said 320.86 acre tract and 180.606 acre tract and common line of said Gatewood and Jackson Surveys for a distance of 2634.84 feet to a cotton spindle found in Johnson County Road 1106 for the common north corner of said 320.86 acre and 180.606 acre tracts and said Jackson and Gatewood Surveys, in the south line of the C.H. Alford Survey, Abstract No. 17;

Thence North 59 degrees 29 minutes 58 seconds East with said county road, the north line of said 320.86 acre tract, and the common line of said Alford and Gatewood Surveys for a distance of 412.58 feet to a 1/2 inch iron rod found for the southeast corner of said Alford Survey, in the west line of the called 1.643 acre tract described in the deed to Darwin Everage, et ux, recorded in Volume 3447, Page 138, Official Public Records of Johnson County, Texas;

Thence South 30 degrees 42 minutes 58 seconds East with said west line for a distance of 22.17 feet to a 1/2 inch iron rod found for the southwest corner of said 1.643 acre tract;

Thence North 59 degrees 37 minutes 54 seconds East for a distance of 309.77 feet to a 5/8 inch iron rod found for the southeast corner of said 1.643 acre tract;

Thence North 27 degrees 17 minutes 18 seconds West with the east line of said 1.643 acre tract and said 5.02 acre tract for a distance of 666.60 feet to the point of beginning.

NOW, THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That The Ranches at Eagle Ridge, LLC, owner of the above described tract of land, acting through American Land Partners, Inc., Manager, Monte Magness, Authorized Agent, do hereby adopt this plat designating the herein described property as Lots 1-58, The Ranches at Eagle Ridge, an addition to Johnson County, Texas, and hereby dedicate to the public use without reservation the streets, easements, right-of-ways, and any other public area shown hereon.

Executed this the *29* day of *November*, 2018.

[signature]

Monte Magness, Authorized Agent of
American Land Partners, Inc.
Manager of The Ranches at Eagle Ridge, LLC

MICHELLE A. SOULES
Notary Public, State of Texas
Comm. Expires 03-03-2020
Notary ID 126416047

SWORN AND SUBSCRIBED BEFORE ME BY
Michelle A. Soules

THIS THE *29* day of *November* 20 *18*.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: *03-03-2020*

FILING A PLAT:
It is a Criminal Offense punishable by a fine of up to $1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy the property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of and express Order of the of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

CLEAR FORK SURVEYING & MAPPING CO., INC.
"Can what the know the Degree"
Lessond, Dod. 1924
P.O. BOX 249
GLEN ROSE, TX 76043
254.897.3910

Approved by Johnson County Commissioners Court on the ______ Day of ______ 2018.

______ County Judge

FLOODPLAIN:
The subject property is partially located in Flood Zone "A", subject to inundation by the 1% annual chance flood, per FIRM, Flood Insurance Rate Map, Johnson County, Texas, Map Number 48251C0425J, effective date, December 4th, 2012.

The above referenced FEMA flood insurance rate map is for use in administering the National Flood Insurance Program (NFIP). It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studies or addressed as part of the NFIP.

DRAINAGE EASEMENT:
A drainage easement exists along creeks, sloughs, ravines, draws, gullies, or other natural and/or developer manmade drainage pathways. The width of said drainage easement is that required to carry the flow of water during a rain event and/or run off from a rain event. No construction of the buildings, outbuildings, sheds, corrals, or other manmade structures, blockage, filling or alterations of said natural or manmade drainage pathways will be allowed. No obstruction of the flow of water shall occur without the written approval of the Architectural Control Committee, (ACC). In no case shall the impoundment or alteration of drainage pathways adversely affect adjacent lots or properties.

FLOOD NOTES:
(1) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the flood plain is prohibited.
(2) The existing creeks or drainage channels traversing along or across this addition shall remain as open channels and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
(3) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
(4) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
(5) Johnson County has a right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

SEWAGE DISPOSAL:
Private Individual Septic Systems

PRIVATE SEWAGE FACILITY:
On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal Regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

ELECTRIC COMPANY:
HILCO Electric Cooperative
(800)338-6425

WATER SUPPLY:
Private Water Wells to be installed by individual lot owners in accordance with the requirement outlined by State Law.

LAND USE: SINGLE FAMILY RESIDENTIAL

SCHOOL DISTRICT: RIO VISTA I.S.D.

PROJECTED POPULATION: 174

THE LINEAR FOOTAGE OF THE CENTERLINE OF ALL RIGHT-OF-WAYS DEDICATED FOR THE PURPOSE OF ROADS TO BE BUILT WITHIN THE SUBDIVISION TOTAL 11,120.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

DUTIES OF DEVELOPER/PROPERTY OWNER
The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon or actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

INDEMNITY
The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

SURVEYORS NOTES:
UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

ALL CORNERS ARE 5/8 INCH IRON RODS SET UNLESS OTHERWISE NOTED.

UTILITY EASEMENT:
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficacy of its respective systems in any of the easements shown on the plat or designated by note; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

A fifteen (15) foot wide utility easement exists along all subdivision perimeter tract lines.

A fifteen (15) foot wide utility easement exists along all rear lot lines.

A ten (10) foot wide utility easement exists along all side lot lines.

A twenty-five (25) foot wide utility, road and drainage easement exists adjacent to all road right-of-way lines.

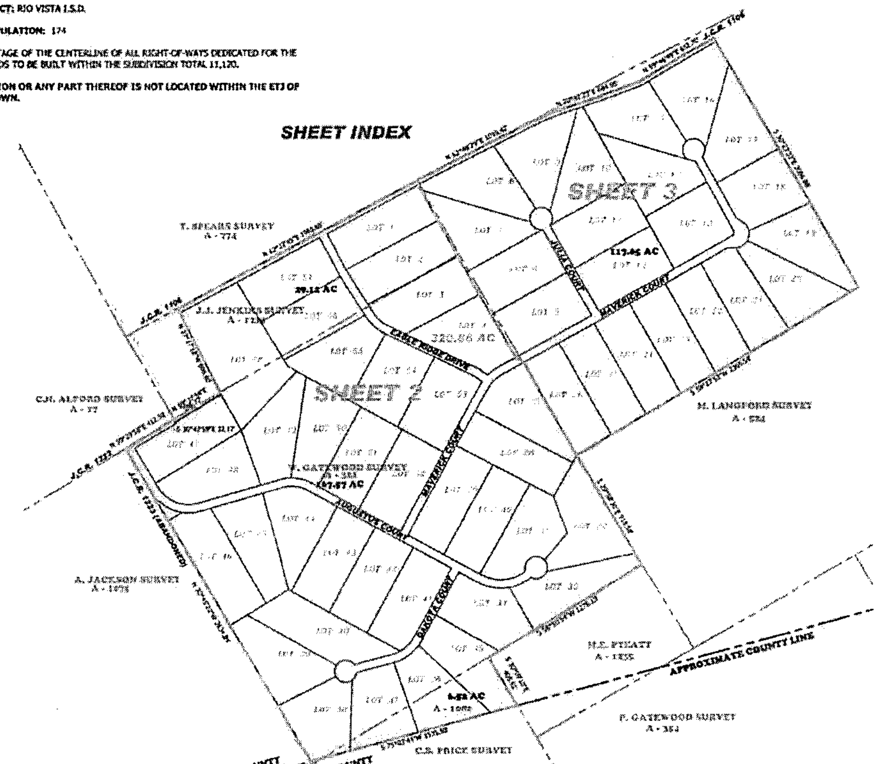
RIGHT OF WAY DEDICATION:
40' R.O.W. FROM CENTER OF ROAD ON F.M. OR STATE
30' R.O.W. FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

SET BACK REQUIREMENTS:
A fifty (50) foot wide building setback line exists adjacent to all road right-of-way lines.

A ten (10) foot wide building setback line exists on all side lot lines unless otherwise noted.

A fifteen (15) foot wide building setback line exists on all rear lot lines unless otherwise noted.

SHEET INDEX



OWNER:
The Ranches at Eagle Ridge, LLC
3502 E Hwy 377, Suite 102,
Granbury, TX 76049
800-710-0977

ENGINEER:
Baird, Hampton & Brown, Inc.
6300 Ridglea Place, Ste. 700, Ft. Worth,
Texas 76116
(817)338-1277

SURVEYOR:
Clear Fork Surveying & Mapping Co., Inc.
P.O. Box 249, Glen Rose, TX 76043
(254)897-3910

THE STATE OF TEXAS:
COUNTY OF JOHNSON:
I hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground under my supervision.

[signature]
David F. Lyons, Jr.
Registered Professional Land Surveyor No. 5649
T.B.P.L.S. FIRM NO. 10083201

Dated this the *29th* day of *Nov.*, 2018.

STATE OF TEXAS
REGISTERED
DAVID F. LYONS JR.
5649
PROFESSIONAL
LAND SURVEYOR

Plat recorded in
Volume ______ Page ______ Slide ______

Date ______

______ County Clerk, Johnson County, Texas

______ Deputy

JOHNSON COUNTY, TEXAS
C.S. PRICE SURVEY, ABSTRACT NO.1082
W. GATEWOOD SURVEY, ABSTRACT NO. 321
M. LANGFORD SURVEY, ABSTRACT NO. 524 & THE
J.J. JENKINS SURVEY, ABSTRACT NO. 1225
a Final Plat of
320.86 ACRES
THE RANCHES AT EAGLE RIDGE
LOTS 1 THROUGH 58
for
The Ranches at Eagle Ridge, LLC
SHEET 1 OF 3

ALL CORNERS ARE 5/8 INCH IRON RODS SET UNLESS OTHERWISE NOTED.

MFF = MINIMUM FINISH FLOOR ELEVATION

POINT OF BEGINNING

T. SPEARS SURVEY
A - 774

J.J. JENKINS SURVEY
A - 1225

C.N. ALFORD SURVEY
A - 17

A. JACKSON SURVEY
A - 575

W. GATEWOOD SURVEY
A - 321

C.S. PRICE SURVEY
A - 1082

M.E. PYEATT
A - 1235

C.S. PRICE SURVEY
A - 745

EAGLE RIDGE DRIVE (60' R.O.W.)

AUGUSTUS COURT (60' R.O.W.)

MAVERICK COURT (60' R.O.W.)

DAKOTA COURT (60' R.O.W.)

DRAINAGE EASEMENT

ZONE "A"

COMMON AREA
HERITAGE GARDEN
0.21 ACRES

LOT 47 5.01 ACRES
LOT 48 5.04 ACRES
LOT 49 5.05 ACRES
LOT 50 5.05 ACRES
LOT 51 5.05 ACRES MFF=756.3
LOT 52 5.05 ACRES MFF=756.3
LOT 53 5.05 ACRES MFF=749.6
LOT 54 5.05 ACRES MFF=749.6
LOT 55 5.01 ACRES MFF=737.1
LOT 56 5.01 ACRES MFF=737.1
LOT 57 5.02 ACRES
LOT 58 10.13 ACRES
LOT 1 5.01 ACRES MFF=732.2
LOT 2 5.01 ACRES MFF=733.4
LOT 3 5.01 ACRES
LOT 4 5.01 ACRES
LOT 5 5.01 ACRES
LOT 6 5.01 ACRES
LOT 7 5.01 ACRES
LOT 8 5.01 ACRES
LOT 9 5.01 ACRES
LOT 10 5.01 ACRES
LOT 11 5.01 ACRES
LOT 12 6.02 ACRES
LOT 13 5.01 ACRES MFF=760.3
LOT 14 5.01 ACRES
LOT 15 5.01 ACRES
LOT 16 5.01 ACRES
LOT 17 5.01 ACRES
LOT 18 5.01 ACRES
LOT 19 5.01 ACRES
LOT 20 5.04 ACRES
LOT 21 5.01 ACRES
LOT 22 5.01 ACRES
LOT 23 5.01 ACRES
LOT 24 5.01 ACRES
LOT 25 5.01 ACRES
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LOT 31 5.01 ACRES
LOT 32 5.01 ACRES
LOT 33 5.01 ACRES
LOT 34 5.01 ACRES
LOT 35 5.01 ACRES
LOT 36 5.02 ACRES
LOT 37 5.01 ACRES
LOT 38 5.01 ACRES
LOT 39 5.51 ACRES
LOT 40 6.01 ACRES
LOT 41 6.08 ACRES
LOT 42 6.02 ACRES
LOT 43 5.01 ACRES

THE RANCHES AT BOBCAT RIDGE, SLIDE 332A, P.R.H.C.T.

APPROXIMATE COUNTY LINE

JOHNSON COUNTY
HILL COUNTY

CONTINUED ON SHEET 3

JOHNSON COUNTY, TEXAS
C.S. PRICE SURVEY, ABSTRACT NO.1082
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LOTS 1 THROUGH 58

for

The Ranches at Eagle Ridge, LLC

SHEET 2 OF 3

Plat recorded in
Volume _____, Page _____, Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy

CLEAR VOICE SURVEYING & MAPPING CO., INC.
P.O. BOX 260
BLUE RIDGE, TX 75424
214.897.3018

ALL CORNERS ARE 5/8 INCH IRON RODS SET UNLESS OTHERWISE NOTED.

MFF = MINIMUM FINISH FLOOR ELEVATION

NORTH

ZONE "A"

DRAINAGE EASEMENT

LOT 8 5.01 ACRES MFF=728.5

LOT 9 5.01 ACRES MFF=720.0

LOT 10 5.01 ACRES MFF=714.4

LOT 11 5.01 ACRES MFF=711.6

LOT 12 5.51 ACRES MFF=706.1

LOT 13 5.01 ACRES MFF=712.3

LOT 14 5.31 ACRES MFF=704.3

LOT 7 5.01 ACRES MFF=732.2

LOT 6 5.01 ACRES

LOT 5 5.01 ACRES

LOT 4 5.01 ACRES

LOT 3 5.01 ACRES

LOT 2 5.01 ACRES

LOT 1 5.01 ACRES

LOT 15 5.01 ACRES

LOT 16 5.01 ACRES

LOT 17 5.01 ACRES

LOT 18 5.01 ACRES

LOT 19 5.11 ACRES

LOT 20 5.01 ACRES

LOT 21 5.01 ACRES

LOT 22 5.01 ACRES

LOT 23 5.01 ACRES

LOT 24 5.01 ACRES

LOT 25 5.01 ACRES

LOT 26 5.01 ACRES

50' BUILDING SET-BACK LINE

15' UTILITY EASEMENT & BUILDING LINE

25' UTILITY, ROAD & DRAINAGE EASEMENT

JULIA COURT (60' R.O.W.)

MAVERICK COURT (60' R.O.W.)

4053 LF

CONTINUED ON SHEET 2

M. LANGFORD SURVEY

A - 524

STREET (60' R.O.W.)

TYPICAL LOT

C11	Radius: 60.00' Tangent: 86.40' Chord: N 80°44'48" W	Arc: 110.28' CA: 78°68'21" 101.76'
C12	Radius: 60.00' Tangent: 86.86' Chord: N 80°44'13" W	Arc: 112.37' CA: 78°00'01" 101.77'
C13	Radius: 60.00' Tangent: 86.68' Chord: N 81°18'12" W	Arc: 110.26' CA: 78°58'01" 101.75'
C14	Radius: 60.00' Tangent: 86.87' Chord: S 83°46'48" E	Arc: 110.28' CA: 78°58'01" 101.75'
C15	Radius: 1470.37' Tangent: 108.84' Chord: N 84°02'44" E	Arc: 217.90' CA: 8°17'42" 217.72'
C16	Radius: 35.00' Tangent: 35.00' Chord: S 13°42'12" W	Arc: 39.27' CA: 90°00'00" 35.36'
C17	Radius: 100.00' Tangent: 87.49' Chord: N 88°27'51" E	Arc: 158.55' CA: 90°46'58" 142.57'
C18	Radius: 100.00' Tangent: 38.79' Chord: N 87°51'45" E	Arc: 74.00' CA: 42°23'47" 72.32'
C19	Radius: 100.00' Tangent: 40.38' Chord: S 80°14'37" W	Arc: 78.78' CA: 43°38'46" 76.88'
C20	Radius: 80.00' Tangent: 18.46' Chord: N 87°07'18" E	Arc: 33.46' CA: 23°14'54" 33.24'
C21	Radius: 80.00' Tangent: 275.13' Chord: N 38°33'49" W	Arc: 206.73' CA: 147°21'19" 153.43'
C22	Radius: 80.00' Tangent: 140.00' Chord: S 13°08'05" E	Arc: 166.29' CA: 121°19'15" 138.41'
C23	Radius: 80.00' Tangent: 17.10' Chord: S 80°08'06" E	Arc: 33.68' CA: 24°07'42" 33.44'
C24	Radius: 390.00' Tangent: 84.40' Chord: N 87°42'33" E	Arc: 88.74' CA: 13°04'04" 88.52'

JOHNSON COUNTY, TEXAS
C.S. PRICE SURVEY, ABSTRACT NO.1082
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The Ranches at Eagle Ridge, LLC

SHEET 3 OF 3

Plat recorded in
Volume _____ Page _____ Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy

CEDAR CORE SURVEYING & MAPPING CO., INC.
"Time Must Be Know By Engineer's Licensed" Date 1994
P.O. BOX 248
GLEN ROSE, TX 76043
254.897.3950