FILED FOR RECORD - ELLIS COUNTY
D. 1612042
INST N at 09:57:00 AM
on May 04, 201 ORIGINAL FILED

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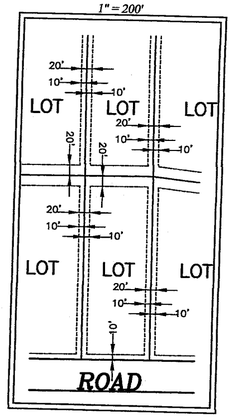
SCALE IN FEET

LEGEND:
C.M. = CONTROL MONUMENT
IRS = IRON ROD SET
IRF = IRON ROD FOUND
D.R.E.C.T. = DEED RECORDS ELLIS COUNTY, TEXAS
AC = ACRES
B.L. = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT

TYPICAL UTILITY/DRAINAGE EASEMENT DETAIL
(SEE NOTE 4)
1" = 200'



NORTH WALNUT GROVE ROAD
(VARIABLE WIDTH R.O.W.)

LOT 18
LOT 17
LOT 16
ASHFORD PRAIRIE ESTATES
SECTION 2 CAB. G,
PAGE 373

ASHFORD PRAIRIE ESTATES
SECTION ONE CAB. E,
PAGE 120
LOT 3
LOT 2
LOT 1
R.O.W. DEDICATION (BY FUTURE REPLAT OF LOT 1 ASHFORD PRAIRIE ESTATES SECTION ONE)

SHILOH ROAD

LIZZY LANE

SHARP COURT

3711	1	1.803 AC	78,526 SF
3721	2	1.045 AC	45,512 SF
3731	3	1.045 AC	45,500 SF
3741	4	1.023 AC	44,572 SF
3751	5	1.166 AC	50,782 SF
3771	6	1.048 AC	45,632 SF
16		0.530 AC	23,077 SF
3770	20	1.037 AC	45,169 SF
3760	21	1.060 AC	46,180 SF
3750	22	1.710 AC	74,467 SF
3740	23	1.884 AC	82,073 SF
3560	24	1.192 AC	51,924 SF
3550	25	1.025 AC	44,651 SF
3510	26	1.985 AC	86,463 SF
3511	27	1.388 AC	60,461 SF
3521	28	0.896 AC	39,047 SF
3531	29	1.001 AC	43,589 SF
3541	30	1.300 AC	56,620 SF
3551	31	1.000 AC	43,577 SF
3561	32	1.016 AC	44,267 SF
33		0.895 AC	38,984 SF

50' GAS EASEMENT (BY THIS PLAT)
EASEMENT TO TEXAS PIPELINE CO. VOLUME 386, PAGE 33 (NO WIDTH STATED)
DRAINAGE EASEMENT
10' UE/DE
50' B.L.
30' B.L.
60' B.L.
97' B.L.
VARIABLE B.L.

S 01°16'17" E 1276.43'

BOBBY COCHRAN
VOLUME 1461, PAGE 265
D.R.E.C.T.

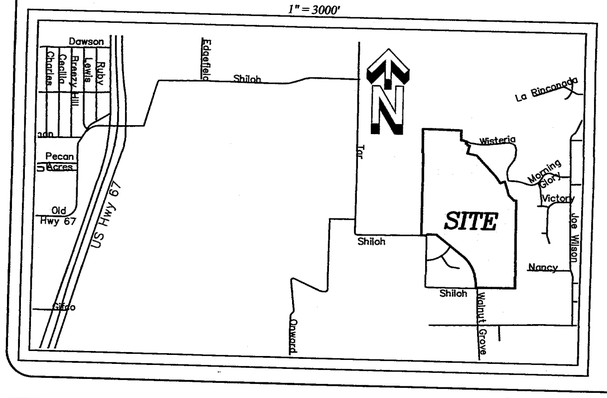
KENNERK THOMAS P & TANYA K
VOLUME 1789, PAGE 1662
D.R.E.C.T.

PK NAIL L2 PK NAIL
3/8" IRF
P.O.B.
S 89°27'33" W 1076.76'

S. FREDRICK SURVEY, ABSTRACT NO. 357
JOHN CRANE SURVEY, ABSTRACT NO. 246

SHEPPARD ESTATES
CAB. B, PG. 591
D.R.E.C.T.

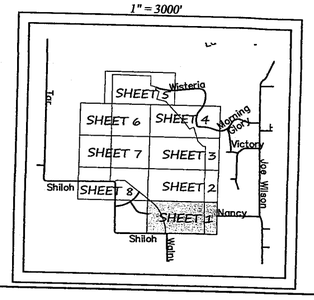
VICINITY MAP
1" = 3000'



NOTES

1. ACCORDING TO MAP NO. 48139C0050 F, DATED JUNE 3, 2013, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL LOTS ARE SUBJECT TO AN **INTERNAL** 10' UTILITY AND DRAINAGE EASEMENT ALONG FRONT PROPERTY LINE, 20' UTILITY AND DRAINAGE EASEMENTS ON THE REAR PROPERTY LINE AND 10' UTILITY AND DRAINAGE EASEMENTS ON THE SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED AND DIMENSIONED..
5. DEVELOPMENT SUBJECT TO MANDATORY HOMEOWNERS ASSOCIATION (H.O.A.). ALL COMMON AREA LOTS WILL BE MAINTAINED BY SAID (H.O.A.)
6. THE CITY GRANTS A VARIANCE IN REGARDS TO MINIMUM LOT SIZE AS IT PERTAINS TO ZONING AND SEPTIC SYSTEMS.
7. LOT 7, BLOCK A, LOT 33, BLOCK D, LOT 16, BLOCK E, AND LOT 49, BLOCK G ARE BLANKET DRAINAGE/UTILITY/LANDSCPE EASEMENTS.

SHEET KEY
1" = 3000'



FINAL PLAT OF FOUR TREES ADDITION

LOTS 1-6 & CA-1, BLOCK A, LOTS 1-10, BLOCK B, LOTS 1-8, BLOCK C, LOTS 1-32 & CA-4, BLOCK D, LOTS 1-15 & CA-3, BLOCK E, LOTS 1-19, BLOCK F, LOTS 1-48 & CA-2, BLOCK G, AND LOT 1, BLOCK H

AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, SITUATED IN S. FREDRICK SURVEY, ABSTRACT NO. 357, E. BRYSON SURVEY, ABSTRACT NO. 117, & JOHN CRANE SURVEY, ABSTRACT NO. 246 ELLIS COUNTY, TEXAS CONTAINING 195.585 ACRES TOTAL

ENGINEER:
ATLAS ASSOCIATES, INC.
P.O. Box 185
Milford, Texas 76670
(972) 921-4206

OWNER:
JT EXECUTIVE PROPERTIES, LLC,
P.O. Box 886
Italy, Texas 76651
(972) 923-2250

SURVEYOR:
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
FIRM REG NO. 10013200

March 28, 2016 1"=100'

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 1612042 FILING DATE/TIME: May 04, 2016 at 09:57:00 AM

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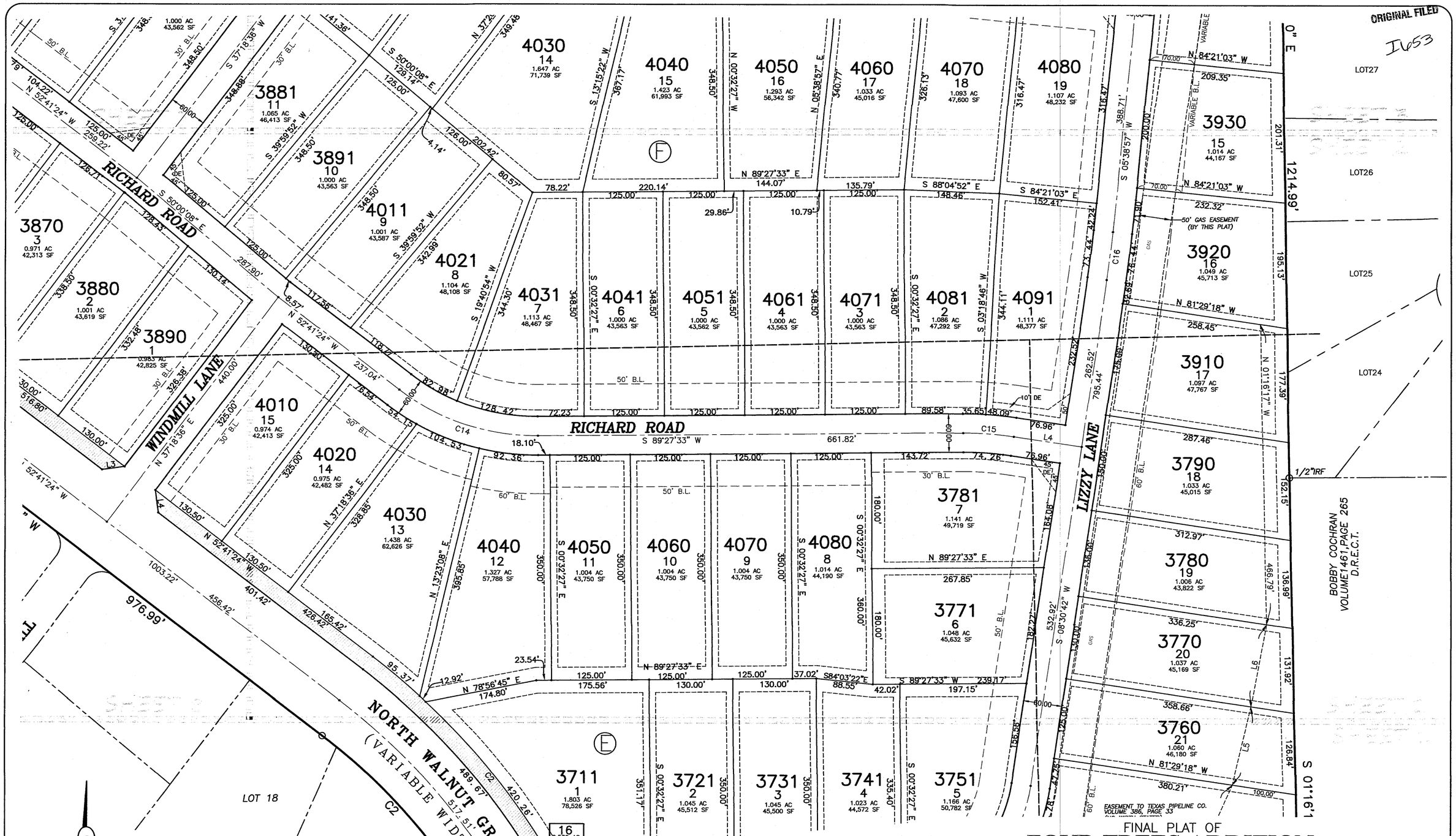

FINAL PLAT OF
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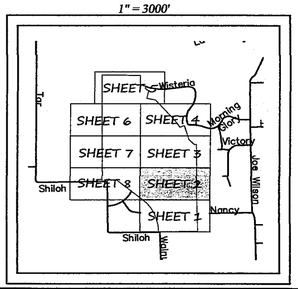

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March 28, 2016 1"=100' Sheet 2 of 9

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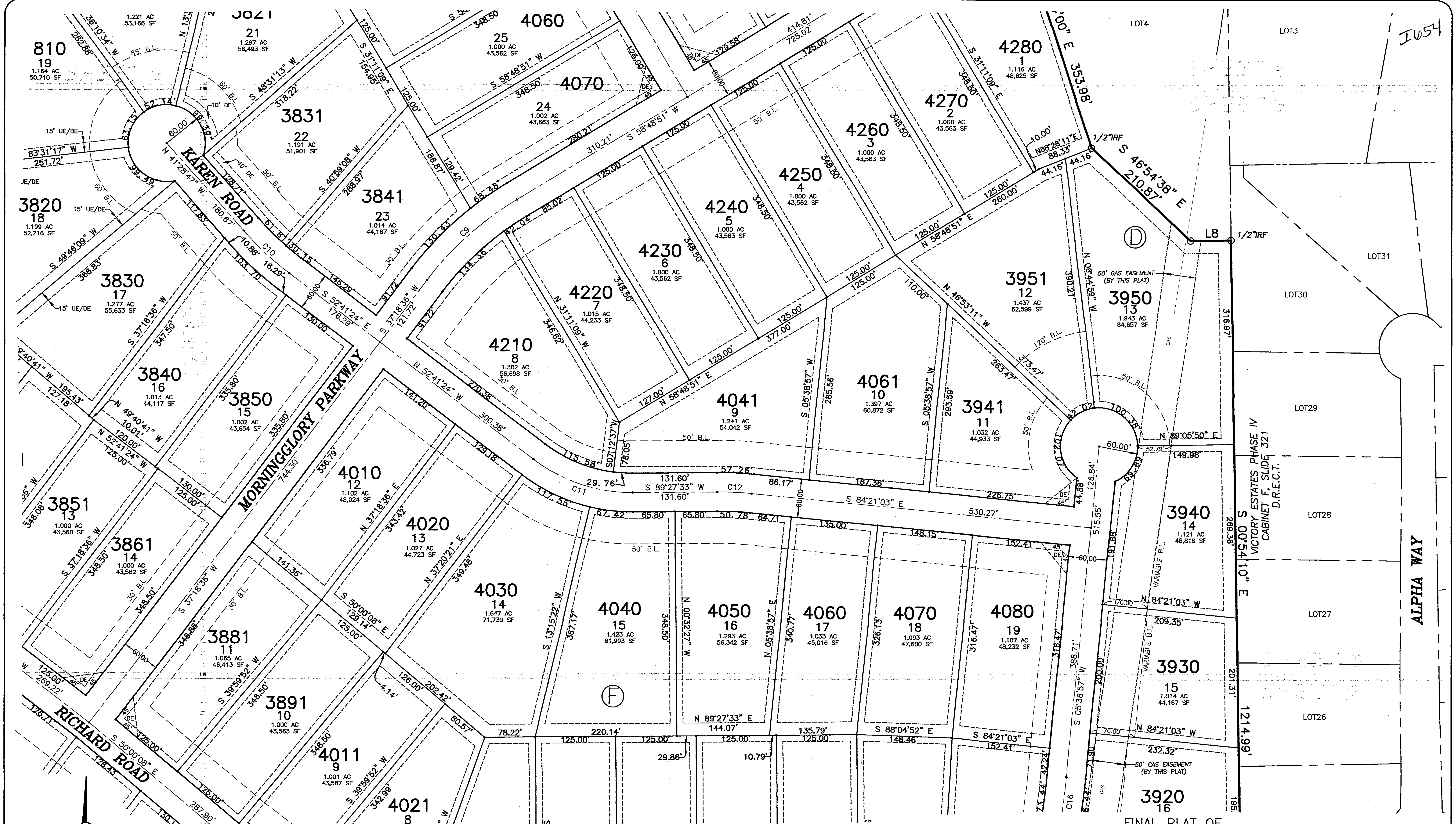

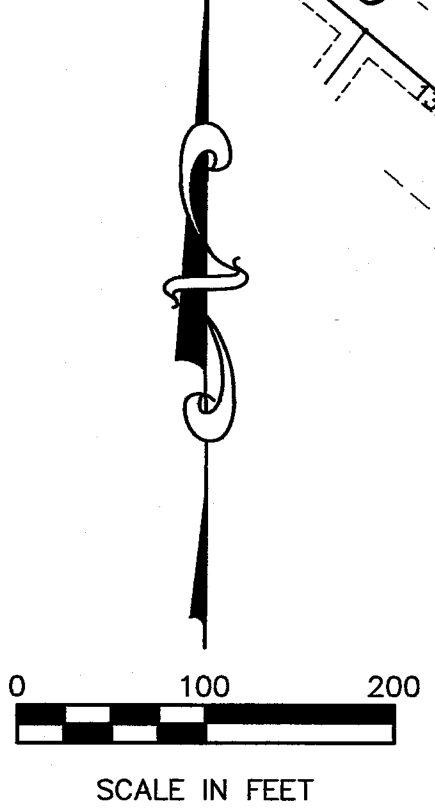

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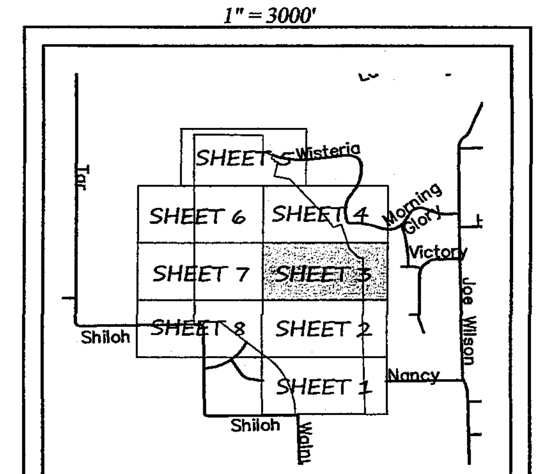

FINAL PLAT OF

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March 28, 2016 | 1"=100' |

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SHEET KEY

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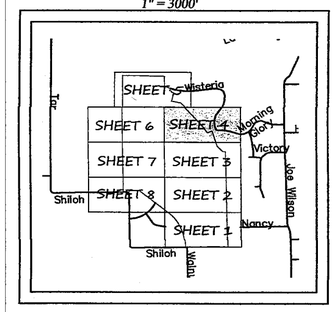

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March 28, 2016 | 1"=100' | Sheet 4 of 9

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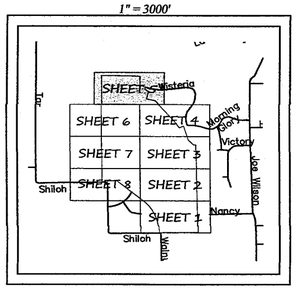

LOT17

1654

0 100 200

SCALE IN FEET

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HOLCIM (US) INC
VOLUME 1523, PAGE 323
D.R.E.C.T.

LEON THOMPSON
VOLUME 685, PAGE 978
D.R.E.C.T.

'IRF BEARS
'02" E 2.77'

S 89°22'56" E
472.54'

1/2"IRF

S 88°46'46" E 623.23'

S 00°27'47" E
277.70'

LOT 18RR BLOCK 2
CABINET I, PAGE 622
P.R.E.C.T.

OLD FARMHOUSE ESTATES
SECTION TWO
CABINET E, PAGE 130
P.R.E.C.T.

GLOBAL SIGNAL SERVICES LLC
VOLUME 1611, PAGE 441
D.R.E.C.T.

334.08'

WISTERIA TRAIL

S 89°32'13" W
453.50'
1050.46'
596.96'

WISTERIA TR.

RUSH ROAD

ROBERTS LANE

UNDERWOOD LANE

S 89°32'13" W
680.22'
805.70'

N 00°27'47" W
757.00'
1190.67'
1815.33'
1760.33'

7	3681	1	0.968 AC	42,161 SF		
	3691	2	1.096 AC	47,732 SF		
	3811	3	1.049 AC	45,713 SF		
A	3821	4	1.100 AC	47,896 SF		
	3831	5	1.081 AC	47,096 SF		
	3841	6	1.161 AC	50,593 SF		
G	4361	48	1.105 AC	48,152 SF		
49	4351	47	0.995 AC	43,328 SF	1.792 AC	78,064 SF
	4341	46	0.995 AC	43,328 SF		
	4331	45	0.995 AC	43,328 SF		
	4321	44	0.995 AC	43,328 SF		
	4311	43	0.995 AC	43,328 SF		
	4151	42	0.995 AC	43,328 SF		
B	3810	1	1.080 AC	47,048 SF		
	3820	2	1.120 AC	48,790 SF		
	3830	3	1.120 AC	48,790 SF		
	4341	4	1.298 AC	56,561 SF		
	4331	5	1.099 AC	47,867 SF		
	3811	10	1.000 AC	43,563 SF		
	3821	9	1.000 AC	43,563 SF		
	3831	8	1.000 AC	43,562 SF		
	3841	7	1.000 AC	43,563 SF		
	3851	6	1.249 AC	54,426 SF		
	4320	1	1.141 AC	49,689 SF		
	4310	2	1.126 AC	49,051 SF		
C	4021	3	1.398 AC	60,898 SF		
	3810	33	1.004 AC	43,750 SF		
	3830	32	1.004 AC	43,750 SF		
	3840	31	1.076 AC	46,875 SF		
	3850	30	1.076 AC	46,875 SF		

LOT15

LOT14

OLD FARMHOUSE ESTATES
HOMEOWNERS ASSOCIATION
VOLUME 2414, PAGE 1125

S 43°53'04" E 794.70'

FINAL PLAT OF
FOUR TREES ADDITION

LOTS 1-6 & CA-1, BLOCK A, LOTS 1-10, BLOCK B, LOTS 1-8, BLOCK C, LOTS 1-32 & CA-4, BLOCK D, LOTS 1-15 & CA-3, BLOCK E, LOTS 1-19, BLOCK F, LOTS 1-48 & CA-2, BLOCK G, AND LOT 1, BLOCK H

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SURVEYOR:
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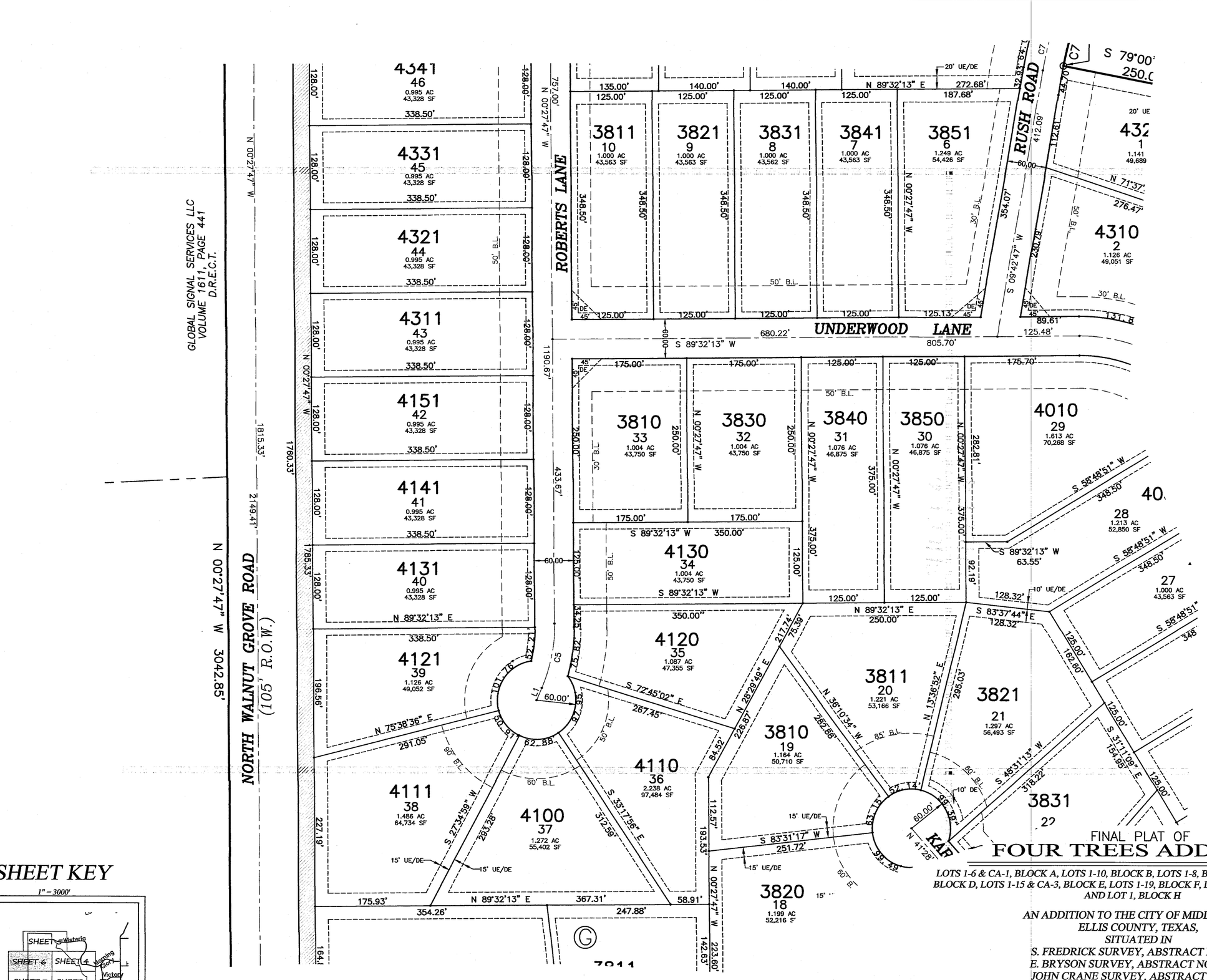

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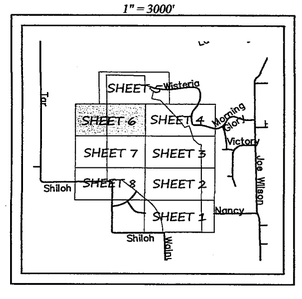

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March 28, 2016 | 1"=100' | Sheet 6 of 9

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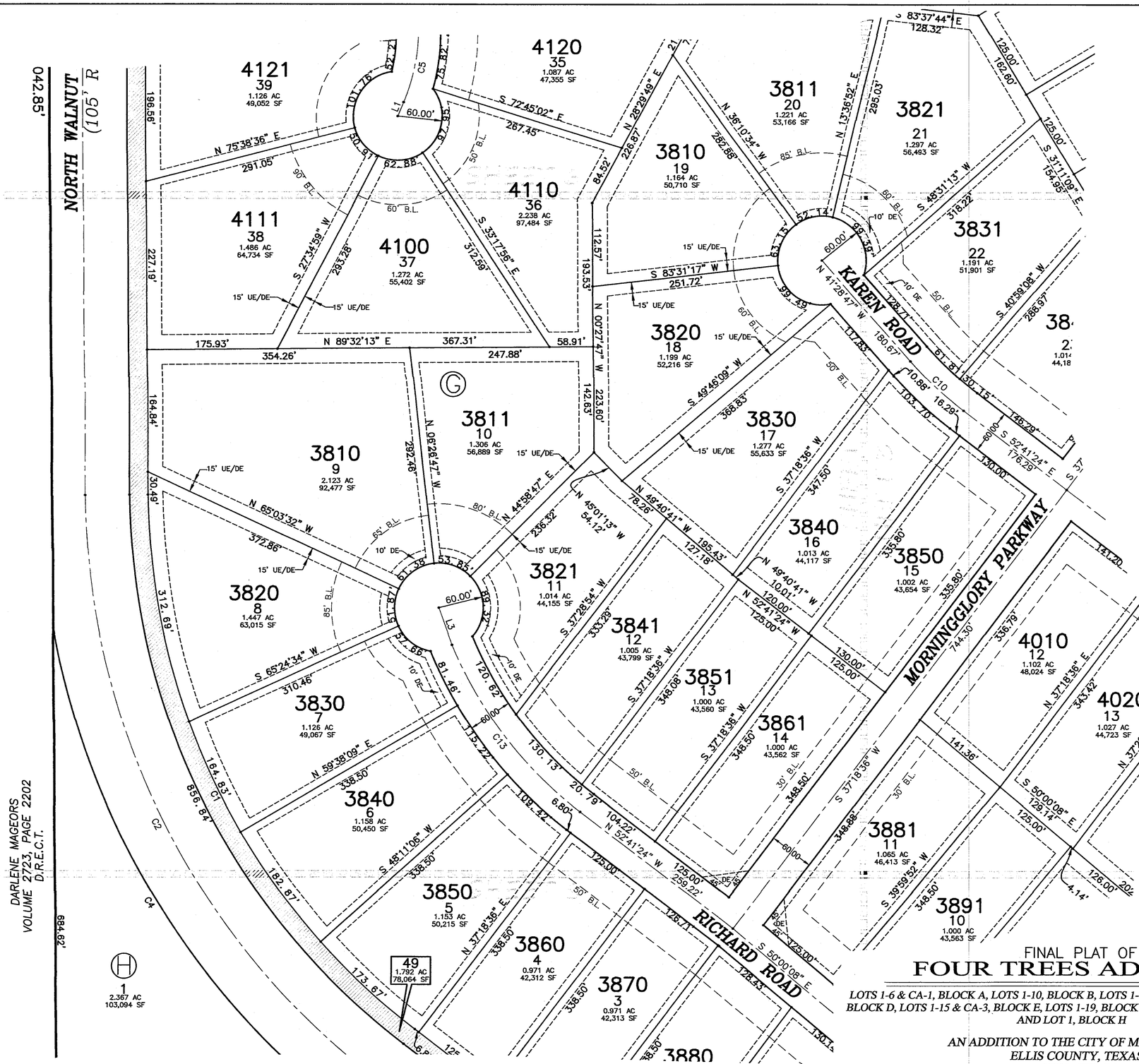

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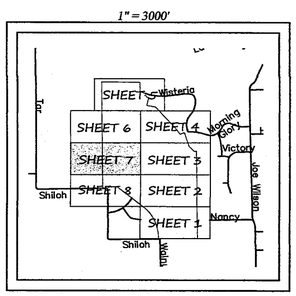

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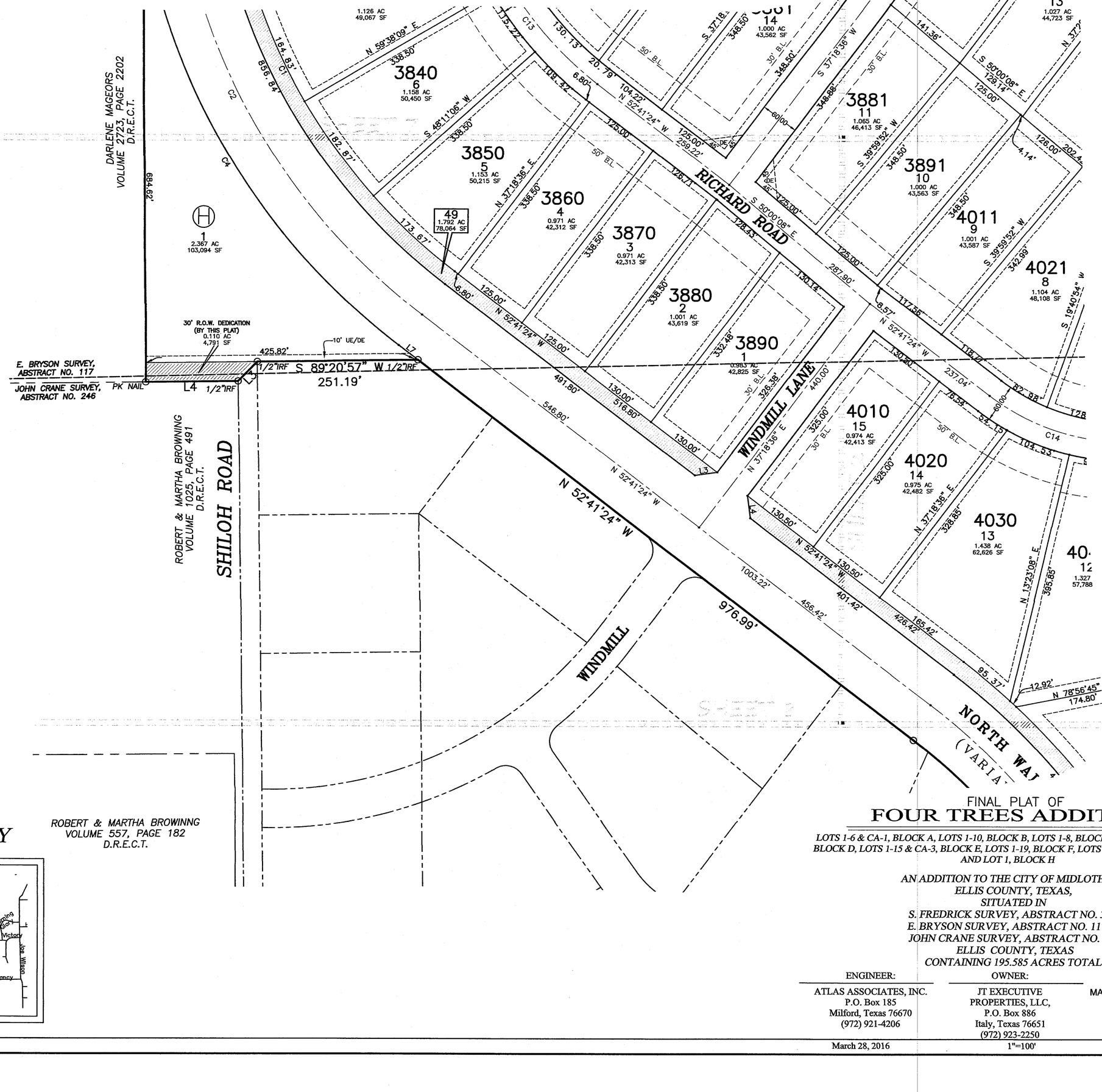

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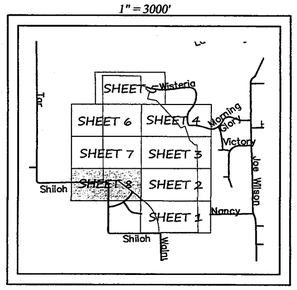
AC = ACRES
B.L. = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT

SHEET KEY

1" = 3000'



FINAL PLAT OF FOUR TREES ADDITION

LOTS 1-6 & CA-1, BLOCK A, LOTS 1-10, BLOCK B, LOTS 1-8, BLOCK C, LOTS 1-32 & CA-4, BLOCK D, LOTS 1-15 & CA-3, BLOCK E, LOTS 1-19, BLOCK F, LOTS 1-48 & CA-2, BLOCK G, AND LOT 1, BLOCK H

AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, SITUATED IN S. FREDRICK SURVEY, ABSTRACT NO. 357, E. BRYSON SURVEY, ABSTRACT NO. 117, & JOHN CRANE SURVEY, ABSTRACT NO. 246 ELLIS COUNTY, TEXAS CONTAINING 195.585 ACRES TOTAL

ENGINEER:
ATLAS ASSOCIATES, INC.
P.O. Box 185
Milford, Texas 76670
(972) 921-4206

OWNER:
JT EXECUTIVE PROPERTIES, LLC,
P.O. Box 886
Italy, Texas 76651
(972) 923-2250

SURVEYOR:
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
FIRM REG NO. 10013200

March 28, 2016 | 1"=100' | Sheet 8 of 9

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 1612042
on May 04, 2016 at 09:57:00 AM

ORIGINAL FILED

I loop

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

Being a tract of land situated in the E. Bryson Survey, Abstract No. 117, the John Crane Survey, Abstract No. 246, and the S. Fredrick Survey, Abstract No. 357, being all of a tract of land to JT Executive Properties, LLC recorded in Instrument Number 201526900 the Official Public Records of Ellis County, Texas, and being a portion of a tract of land described in the deed to JT Executive Properties, LLC recorded in Instrument Number 1514636 of the Official Public Records of Ellis County, Texas, (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of the herein described tract;

THENCE South 89 degrees 27 minutes 33 seconds West a distance of 1076.76 feet to a 5/8 inch iron rod found for corner;

THENCE South 01 degrees 43 minutes 44 seconds East a distance of 15.00 feet to a PK Nail found for corner;

THENCE South 89 degrees 41 minutes 19 seconds West a distance of 41.91 feet to a PK Nail found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 1195.00 feet, a central angle of 33 degrees 58 minutes 27 seconds, an arc length of 708.59 feet, a chord bearing of North 16 degrees 36 minutes 19 seconds West a distance of 698.25 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve continuing to the left having a radius of 945.00 feet, a central angle of 19 degrees 05 minutes 52 seconds, an arc length of 314.99 feet, a chord bearing of North 43 degrees 08 minutes 28 seconds West a distance of 313.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 52 degrees 41 minutes 24 seconds West a distance of 976.99 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 20 minutes 57 seconds West a distance of 251.19 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 19 minutes 38 seconds West a distance of 42.41 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 20 minutes 57 seconds West a distance of 144.75 feet to a PK Nail found for corner;

THENCE North 00 degrees 27 minutes 47 seconds West a distance of 3042.85 feet to a point form which a 1/2 inch iron rod found bears North 42 degrees 00 minutes 02 seconds East a distance of 2.77 feet;

THENCE South 89 degrees 22 minutes 56 seconds East a distance of 472.54 feet to a 1/2 inch iron rod found for corner;

THENCE South 88 degrees 46 minutes 46 seconds East a distance of 623.23 feet to a to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 00 degrees 27 minutes 47 seconds East a distance of 277.70 feet to a to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 280.00 feet, a central angle of 20 degrees 23 minutes 39 seconds, an arc length of 99.66 feet, a chord bearing of South 80 degrees 15 minutes 57 seconds East a distance of 99.14 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 1421.85 feet, a central angle of 02 degrees 29 minutes 22 seconds, an arc length of 61.78 feet, a chord bearing of South 71 degrees 20 minutes 32 seconds East a distance of 61.77 feet to a 1/2 inch iron rod found for corner;

THENCE South 17 degrees 24 minutes 12 seconds West a distance of 60.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to left from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" bears North 63 degrees 39 minutes 38 seconds West a distances of 0.91 feet, ;

THENCE with said curve to the left having a radius of 1460.00 feet, a central angle of 01 degrees 06 minutes 47 seconds, an arc length of 28.36 feet, a chord bearing of South 73 degrees 09 minutes 11 seconds East a distance of 28.36 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 30.00 feet, a central angle of 87 degrees 41 minutes 32 seconds, an arc length of 45.92 feet, a chord bearing of South 29 degrees 51 minutes 49 seconds East a distance of 41.56 feet to a 1/2 inch iron rod with an illegible yellow cap;

THENCE South 76 degrees 01 minutes 03 seconds East a distance of 60.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 13 degrees 58 minutes 57 seconds West a distance of 185.67 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 800.00 feet, a central angle of 02 degrees 59 minutes 17 seconds, an arc length of 41.72 feet, a chord bearing of South 12 degrees 29 minutes 19 seconds West a distance of 41.72 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 00 minutes 20 seconds East a distance of 250.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 43 degrees 53 minutes 04 seconds East a distance of 794.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" found for corner;

THENCE South 37 degrees 46 minutes 38 seconds East a distance of 261.62 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 780.00 feet, a central angle of 09 degrees 28 minutes 52 seconds, an arc length of 129.07 feet, a chord bearing of North 66 degrees 51 minutes 59 seconds East a distance of 128.92 feet to a 1/2 inch iron rod found for corner;

THENCE South 20 degrees 18 minutes 37 seconds East a distance of 60.04 feet to a 1/2 inch iron rod with an illegible yellow cap found for corner;

THENCE South 18 degrees 14 minutes 00 seconds East a distance of 353.98 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" found for corner;

THENCE South 46 degrees 54 minutes 38 seconds East a distance of 210.87 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" found for corner;

THENCE North 89 degrees 05 minutes 50 seconds East a distance of 62.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 4613" found for corner;

THENCE South 00 degrees 54 minutes 10 seconds East a distance of 1214.99 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 16 minutes 17 seconds East a distance of 1276.43 feet to the POINT OF BEGINNING containing 8,519,699 square Feet, or 195.585 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, Joshua Trees acting by and through *JT Executive Properties, LLC* duly authorized so to act, does hereby adopt this plat designating the herein above described property as the FOUR TREES ADDITION, an addition to the City of Midlothian, Ellis County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes as indicated. No permanent structures (buildings,fences, trees, shrubs, or paving) shall be constructed or placed upon, over, or across said easements as shown, except with the written permission of the City of Midlothian, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective utility system located within the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall incur no responsibility or liability to the City of Midlothian, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) there will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain, designated as Floodway Easement. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

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

WITNESS my hand at Waxahachie, Texas, this the 15th day of April, 2016.

Joshua Trees
Owner

STATE OF TEXAS
COUNTY OF Ellis

Before me, the undersigned authority, on this day personally appeared Joshua Trees, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 15th day of April 2016.

Jeannie Lazarus
Notary Public in and for the State of Texas

11-4-2017
My Commission Expires:

JEANNIE LAZARUS
My Commission Expires
November 4, 2017

LIEN–HOLDER CONCURRENCE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, Interbank being the Lien Holder of the above described property, acting by and through Pam Underwood, EVP duly authorized so to act, do hereby concur with the provisions of the Owner's Certificate.

WITNESS my hand at Waxahachie, this the 25th day of April, 2016.

Pam Underwood
Name Pam Underwood
Title EVP

STATE OF TEXAS
COUNTY OF Ellis

Before me, the undersigned authority, on this day personally appeared Pam Underwood 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 25 day of April, 2016.

Sharon L Mann
Notary Public in and for the State of Texas

6-4-19
My Commission Expires:

SHARON L. MANN
MY COMMISSION EXPIRES
June 4, 2019

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1195.00'	33°58'27"	708.59'	N 16°36'19" W	698.25'
C2	945.00'	19°05'52"	314.99'	N 43°08'28" W	313.53'
C3	280.00'	20°23'39"	99.66'	S 80°15'57" E	99.14'
C4	1421.85'	2°29'22"	61.78'	S 71°20'32" E	61.77'
C5	1460.00'	1°06'47"	28.36'	S 73°09'11" E	28.36'
C6	30.00'	87°41'32"	45.92'	S 29°51'49" E	41.56'
C7	800.00'	2°59'17"	41.72'	S 12°29'19" W	41.72'
C8	780.00'	9°28'52"	129.07'	N 66°51'59" E	128.92'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	915.00'	52°13'37"	834.05'	S 26°34'35" E	805.48'
C2	1085.00'	27°54'41"	528.56'	N 38°44'02" W	523.34'
C3	1085.00'	21°17'23"	403.16'	N 10°57'20" W	400.85'
C4	1060.00'	42°33'41"	787.41'	S 31°24'33" E	769.43'

STREET ℄ CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00'	52°22'45"	914.19'	N 26°30'01" W	882.69'
C2	1000.00'	52°13'37"	911.53'	S 26°34'35" E	880.30'
C3	250.00'	20°24'07"	89.02'	N 80°15'43" W	88.55'
C4	1451.85'	2°29'20"	63.07'	S 71°20'33" E	63.06'
C5	250.00'	23°06'19"	100.82'	N 11°05'23" E	100.13'
C6	250.00'	59°16'37"	258.64'	N 60°49'28" W	247.26'
C7	830.00'	4°16'10"	61.85'	S 11°50'52" W	61.83'
C8	750.00'	9°33'35"	125.14'	S 66°54'13" W	124.99'
C9	500.00'	21°30'14"	187.66'	S 48°03'43" W	186.56'
C10	500.00'	11°12'37"	97.83'	S 47°05'05" E	97.67'
C11	250.00'	37°51'03"	165.16'	S 71°36'55" E	162.17'
C12	500.00'	6°11'24"	54.02'	N 87°26'45" W	53.99'
C13	546.50'	30°07'18"	287.31'	S 37°37'45" E	284.01'
C14	350.00'	37°51'03"	231.22'	S 71°36'55" E	227.04'
C15	500.00'	9°03'08"	79.00'	N 86°00'52" W	78.91'
C16	1500.00'	2°51'45"	74.94'	N 07°04'49" E	74.93'
C17	250.00'	80°56'52"	353.20'	N 48°59'08" E	324.55'
C18	400.00'	30°30'21"	212.97'	S 74°12'23" W	210.46'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°43'44" E	15.00'
L2	S 89°41'19" W	41.91'
L3	S 44°19'38" W	42.41'
L4	S 89°20'57" W	144.75'
L5	S 17°24'12" W	60.00'
L6	S 76°01'03" E	60.00'
L7	S 20°18'37" E	60.04'
L8	N 89°05'50" E	62.81'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°27'47" E	35.36'
L2	S 44°32'13" W	35.36'
L3	S 82°18'36" W	35.36'
L4	S 07°41'24" E	35.36'
L5	S 68°16'18" E	36.81'
L6	S 24°17'06" W	35.22'
L7	S 52°43'48" E	38.12'

STREET ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°38'33" W	20.26'
L2	N 60°29'41" E	43.35'
L3	N 19°45'55" W	53.45'
L4	S 81°29'18" E	106.96'
L5	S 38°58'20" W	25.00'
L6	S 00°32'27" E	30.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°46'28" W	115.71'
L2	N 24°03'46" W	152.39'
L3	N 02°38'09" E	114.29'
L4	N 24°18'49" E	199.55'
L5	N 13°29'59" E	125.48'
L6	N 10°30'30" E	130.08'

SURVEYOR'S CERTIFICATE

This is to certify that I, Brian Jay Maddox, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

4-12-16
Brian Jay Maddox
Texas Registration No. 5430

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF Kaufman

Before me, the undersigned authority, on this day personally appeared Brian Maddox, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 12th day of April, 2016.

Allison M. Stewart
Notary Public in and for the State of Texas

04/01/2020
My Commission Expires:

ALLISON M. STEWART
Notary Public, State of Texas
Comm. Expires 04-01-2020
Notary ID 124834849

PLANNING AND ZONING COMMISSION APPROVAL

Approved: 4/21, 2016.

CITY OF MIDLOTHIAN
ELLIS COUNTY, TEXAS

By: for Kevin Lasher, Planning and Zoning Commission Chairman

Attest: Leslie Regan, Planning Assistant

Approved: 4/21, 2016.

CITY OF MIDLOTHIAN, TEXAS

FINAL PLAT OF
FOUR TREES ADDITION

LOTS 1-6 & CA-1, BLOCK A, LOTS 1-10, BLOCK B, LOTS 1-8, BLOCK C, LOTS 1-32 & CA-4, BLOCK D, LOTS 1-15 & CA-3, BLOCK E, LOTS 1-19, BLOCK F, LOTS 1-48 & CA-2, BLOCK G, AND LOT 1, BLOCK H

AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, SITUATED IN S. FREDRICK SURVEY, ABSTRACT NO. 357, E. BRYSON SURVEY, ABSTRACT NO. 117, & JOHN CRANE SURVEY, ABSTRACT NO. 246 ELLIS COUNTY, TEXAS CONTAINING 195.585 ACRES TOTAL

ENGINEER:	OWNER:	SURVEYOR:
ATLAS ASSOCIATES, INC. P.O. Box 185 Milford, Texas 76670 (972) 921-4206	JT EXECUTIVE PROPERTIES, LLC, P.O. Box 886 Italy, Texas 76651 (972) 923-2250	MADDOX SURVEYING & MAPPING, INC. P.O. Box 2109 Forney, Texas 75126 Phone: (972) 564-4416 FIRM REG NO. 10013200

March 28, 2016 | 1"=100' | Sheet 9 of 9