

LOCATION MAP SCALE : 1" = 2000'

STATE OF TEXAS:
 COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas. Approved this date, the 12th day of November, 2013.

Carol Bush
 County Judge, Carol Bush

Dennis Robinson
 Dennis Robinson
 Commissioner Precinct # 1

Bill Dodson
 Bill Dodson
 Commissioner Precinct # 2

Paul Perry
 Paul Perry
 Commissioner Precinct # 3

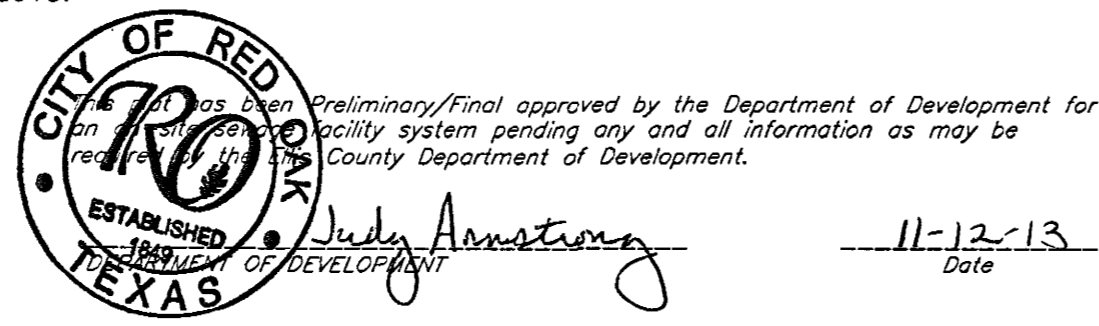
Ron Brown
 Ron Brown
 Commissioner Precinct # 4

I hereby certify that the above and foregoing Final Plat of SPRINGFIELD LAKES, an addition to the City of Red Oak, was approved this 3rd day of September, 2013, by the Planning and Zoning Commission of the City of Red Oak, Texas.

Chairman
 Chairman
Secretary
 Secretary

Code of the City of Red Oak.
 Witness my hand this 21st day of October, 2013.

N/A
 Mayor
N/A
 Date
Dana Angerman
 City Secretary
10-21-13
 Date



NOTE:
 NO 100 YEAR FLOODPLAIN
 PER FIRM MAP NO. 48139C0200 F
 dated June 3, 2013
 FOR ELLIS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Walter Keven Davis, do hereby certify that I have prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Red Oak, Texas.

Walter Keven Davis
 Walter Keven Davis
 Registered Professional Land Surveyor No. 4466

Owner / Developer:
 BETHANY/SPRINGFIELD, Ltd.
 101 Valley Ridge Drive
 Red Oak, TX 75154-4736
 Clyde L. Hargrove
 Phone: 972-617-1100

STATE OF TEXAS:
 COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:
 That We, BETHANY/SPRINGFIELD, LTD., are the owners of that certain tract of land hereinafter described as follows:

Field Notes ~ 81.110 Acres

BEING all that certain lot, tract or parcel of land situated in the W. W. FOREMAN SURVEY, ABSTRACT NO. 363, the WILLIAM B. HAYNES SURVEY, ABSTRACT NO. 486, and the JOHN LOWRANCE SURVEY, ABSTRACT NO. 655, partially in the City of Red Oak, Ellis County, Texas, and being part of a called 165.114 acre tract of land described in Volume 2454, Page 1804 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 10' post in the west line of SHAWNEE ROAD for the northwest corner of the aforesaid 165.114 acre tract and same for this tract and the southwest corner of a called 1.0126 acre tract and the southwest corner of SPRINGFIELD FARMS, on addition to the City of Red Oak as recorded in Cabinet F, Slides 170 to 172 of the Plat Records of Ellis County, Texas (PRECT) in said SHAWNEE ROAD, passing at approximately 734.64 feet the east line of said HAYNES SURVEY and the west line of said LOWRANCE SURVEY, passing at approximately 1287.65 the west line of said FOREMAN SURVEY, in all 1468.60 feet to a 1/2" steel rod set for the northeast corner of PHASE ONE of the SPRINGFIELD LAKES addition;

THENCE N 89°22'37" E (Deed S 89°47'37" E) along the upper north line of the aforesaid 165.114 acre tract, passing at 32.13 feet a point for the southeast corner of said 1.0126 acre tract and the southwest corner of SPRINGFIELD FARMS, on addition to the City of Red Oak as recorded in Cabinet F, Slides 170 to 172 of the Plat Records of Ellis County, Texas (PRECT) in said SHAWNEE ROAD, passing at approximately 734.64 feet the east line of said HAYNES SURVEY and the west line of said LOWRANCE SURVEY, passing at approximately 1287.65 the west line of said FOREMAN SURVEY, in all 1468.60 feet to a 1/2" steel rod set for the northeast corner of PHASE ONE of the SPRINGFIELD LAKES addition;

THENCE into the aforesaid 165.114 acre and along the east line of said PHASE ONE of SPRINGFIELD LAKES as follows:
 S 00°50'00" E, 359.22 feet to a 1/2" steel rod set for corner;
 N 89°10'00" E, 155.00 feet to a 1/2" steel rod set for corner;
 S 00°50'00" E, 1221.57 feet to a 1/2" steel rod set for corner at the beginning of a curve to the left;
 66.29 feet along the arc of said curve with a radius of 430.00 feet and a long chord of N 86°25'00" W,
 66.23 feet to a 1/2" steel rod set for corner;
 S 89°10'00" W, 28.10 feet to a 1/2" steel rod set for corner;
 S 00°50'00" E, 356.63 feet to a 1/2" steel rod set for corner;
 S 49°13'49" W, 209.86 feet to a point for corner;
 WEST, 39.09 feet to a point for corner;
 and S 00°50'00" E, 212.85 feet to a 1/2" steel rod set in the south line of the aforesaid 165.114 acre tract;

THENCE N 89°47'49" W, 41.11 feet (Deed N 89°55'25" W) to a 60-D nail set at a fence corner for an inner ell corner of said 165.114 acre tract and same for this tract at the northwest corner of Lot 1 of said WOODLAND CREEK ESTATES in the west line of said FOREMAN SURVEY and the east line of said LOWRANCE SURVEY;

THENCE S 02°03'18" E, 9.09 feet (Deed S 01°13'32" E, same distance) along said survey line to a 1/2" steel rod found for the lower southeast corner of said 165.114 acre tract and same for this tract and the northeast corner of Lot 10A in Block 1 of HILLVIEW ESTATES, an addition to Ellis County, Texas, as recorded in Cabinet A, Slides 793 through 795 PRECT in the west line of said Lot 1 of WOODLAND CREEK ESTATES, said rod bears approximately 10 feet north of the called southwest corner of said FOREMAN SURVEY and the called southeast corner of said LOWRANCE SURVEY;

THENCE S 89°24'52" W, 726.13 feet (Deed N 89°45'22" W, same distance) along a south line of said 165.114 acre tract and same for this tract and the north line of said HILLVIEW ESTATES to a 1/2" steel rod set for the lower southwest corner of this tract and the southeast corner of a called 8.000 acre tract of land conveyed to Alvaro Sanchez, Sr., et ux by deed as recorded in Volume 2192, Page 1929 OPRECT in the south line of said 173.57 acre tract and in the north line of Lot 8A of said HILLVIEW ESTATES;

THENCE along the southwest line of said 165.114 acre tract and along the east and northeast line of said 8.000 acre tract as follows:
 N 17°30'05" W, 664.31 feet (Deed N 16°40'19" W, same distance) crossing the lower north line of said LOWRANCE SURVEY and the south line of said HAYNES SURVEY to a 1/2" steel rod with cap #4466 found for a bend point;
 N 51°18'38" W, passing at 423.58 feet a 1/2" steel rod with cap #4466 found for witness corner, in all, 475.35 feet (Deed N 50°28'52" W, same distance) to a PK nail found for the upper southwest corner of said 165.114 acre tract and same for this tract and the north corner of said 8.000 acre tract in SHAWNEE ROAD, a public road;

THENCE N 01°04'08" W, 1569.94 feet (Deed N 00°14'22" W, same distance) along the west line of said 165.114 acre tract and with said SHAWNEE ROAD to the POINT OF BEGINNING and containing approximately 81.110 acres of land.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, We, BETHANY/SPRINGFIELD, LTD., are the Owners of the above described tract and hereby adopt this plat of said tract designated as the Final Plat of SPRINGFIELD LAKES, PHASE ONE, an Addition to the City of Red Oak, and Ellis County, Texas, and do hereby dedicate to the public use and benefit forever, the streets, alleys, and easements shown hereon. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer and/or owner has complied with all requirements of the Development Code of the City of Red Oak, Texas, regarding improvements within the area as platted have been met, including the actual installation of streets, with the required base and paving, curb and gutter, drainage structures, storm sewers, alleys, and water and sewer utilities, all according to specifications of the City of Red Oak. A waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

STATE OF TEXAS:
 Before me the undersigned authority, a notary public in and for said state on this day personally appeared Clyde Hargrove, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF October, 2013.

Clyde Hargrove
 Clyde Hargrove, Manager
 BETHANY SPRINGFIELD, LTD.



Deanne Blake
 Deanne Blake
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
SPRINGFIELD LAKES
 PHASE ONE
 Being a 81.110 Acre Addition in the
 W. W. Foreman Survey, Abst. 363
 William B. Haynes Survey, Abst. 486 and
 the John Lowrance Survey, Abst. 655
 Partially in the City of Red Oak,
 Ellis County, Texas
 October 2013
 54 Residential Lots

REVISIONS	BY

ENGINEERS
D&M
 SURVEYORS
 (A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)
 CONSULTING ENGINEERS - LAND SURVEYORS
 P.O. BOX 428, WAXAHACHIE, TEXAS 75168
 PHONE: 972-938-1185 FAX: 972-937-0307

Date: 10-14-13
 Drawn: jhm
 Job: 213-0131
 Sheet 3
 of 3 sheets.

