



LOCATION MAP SCALE : 1" = 2000'

CURVE DATA			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
31	430.00'	15.00'	N 00°10'12" E, 15.00'
32	430.00'	153.15'	N 11°22'21" E, 152.34'
33	430.00'	94.52'	N 27°52'23" E, 94.33'
34	370.00'	172.33'	N 20°49'39" E, 170.78'
35	370.00'	53.69'	S 03°19'39" W, 53.64'
36	170.00'	267.04'	N 45°50'00" W, 240.42'
37	60.00'	97.26'	S 14°23'49" E, 86.95'
38	60.00'	68.69'	S 64°50'12" W, 65.00'
39	60.00'	65.69'	N 51°00'06" W, 62.46'
40	60.00'	82.52'	N 19°45'53" E, 76.17'

SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

STATE OF TEXAS:
 COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas. Approved this date, the 24th day of August, 2015.

[Signature]
 County Judge, Carol Bush

[Signature]
 Lane Grayson
 Commissioner Precinct # 2

[Signature]
 Paul Perry
 Commissioner Precinct # 3

[Signature]
 Kyle Butler
 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 August, 2015, by the Planning and Zoning Commission of the City of Red Oak, Texas.

[Signature]
 Chairman

[Signature]
 Secretary

This plat has been Preliminary/Final approved by the Department of Development for an on-site sewage facility system pending any and all information as may be required by the Ellis County Department of Development.

[Signature]
 DIRECTOR OF DEPARTMENT OF DEVELOPMENT

August 24, 2015
 Date

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
 84.005 Acres

BEING all that certain lot, tract or parcel of land situated in the John Lawrence Survey, Abstract No. 655, in the ETJ of the City of Red Oak, in Ellis County, Texas, and being a part of a called 165,114 acres tract of land conveyed to WP LEGACY, LTD., by deed recorded in Volume 2454, Page 1804, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for a northeast corner of the WP LEGACY tract, and being the same for this tract, and also being the southeast corner of Lot 16 in Block A of Springfield Farms, an addition to the City of Red Oak, in Ellis County, Texas, according to the plat thereof as recorded in Cabinet F, Slides 170 - 172, Plat Records, Ellis County, Texas, and said point also being in the west line of Lot 17, Block B, Tecumseh Park Estates, Phase 2, an addition to the City of Red Oak, in Ellis County, Texas, according to the plat thereof as recorded in Cabinet B, Slide 413, (PRECT), with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, with a beginning co-ordinate of: Northing = 6861947.689, Easting = 2487260.119;

THENCE South 01°08'45" East, 231.00 feet (Deed - S 00°18'59" E, same distance) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2, to a 1/2" steel pipe found for an interior corner of the WP LEGACY tract, and being the same for this tract, and also being a southwest corner of said Tecumseh Park Estates, Phase 2;

THENCE North 89°11'59" East, 334.94 feet (Deed - S 89°58'15" E, same distance) along a north line of the WP LEGACY tract and this tract, and along the south line of said Tecumseh Park Estates, Phase 2, to a 1/2" steel pipe found for a northeast corner of the WP LEGACY tract, and being the same for this tract, and being an interior corner of said Tecumseh Park Estates, Phase 2;

THENCE South 01°14'08" East, 646.82 feet (Deed - S 00°24'22" E) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2, to a 5/8" steel rod found at a slight bend in the east line of the WP LEGACY tract and this tract, and in the west line of said Tecumseh Park Estates, Phase 2;

THENCE South 00°31'43" East, 217.88 feet (Deed - S 00°31'43" E) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2, to a 1/2" steel rod found at a slight bend in the east line of the WP LEGACY tract and this tract, and in the west line of said Tecumseh Park Estates, Phase 2;

THENCE South 00°12'57" East, 218.10 feet (Deed - S 00°23'11" E, Same distance) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2, to a 5/8" steel rod found at a slight bend in the east line of the WP LEGACY tract and this tract, and in the west line of said Tecumseh Park Estates, Phase 2;

THENCE South 01°18'21" East, 653.59 feet (Deed - S 00°28'35" E, Same distance) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2, to a 5/8" steel rod found at a slight bend in the east line of the WP LEGACY tract and this tract, and in the west line of said Tecumseh Park Estates, Phase 2;

THENCE South 01°21'22" East, 543.06 feet (Deed - S 00°31'36" E, Same distance) along the east line of the WP LEGACY tract and this tract, and along the west line of Tecumseh Park Estates, Phase 2 to a 1/2" steel rod set for the southeast corner of the WP LEGACY tract, and being the same for this tract, and also being the southwest corner of Tecumseh Park Estates, Phase 2, and said point also being in the north line of North Acres, an addition to the city of Red Oak in Ellis County, Texas, according to the plat thereof as recorded in Cabinet C, Slide 170 (PRECT);

THENCE South 89°40'58" West (Deed - N 89°29'19" W, same distance) along the south line of the WP LEGACY tract and this tract, and along the north line of said North Acres addition, at approximately 140.37 feet passing a 1/2" steel rod found for the northwest corner of the North Acres addition, and being the northeast corner of the Replat of North Acres, an addition to the city of Red Oak, in Ellis County, Texas, according to the plat thereof recorded in Cabinet G, Slide 363, (PRECT), and continuing a total distance of 444.64 feet to a 1/2" steel rod found in the south line of the WP LEGACY tract and this tract, and in the north line of said North Acres Replat;

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 TWO, an Addition to the ETJ of 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.

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.

[Signature]
 Walter Keven Davis
 Registered Professional Land Surveyor No. 4466

I hereby certify that
 Keven Davis signed
 as
 Plat.
 8/7/2015

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

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

THENCE South 89°46'58" West, 151.93 feet (Deed - N 89°23'16" W, same distance) along the south line of said WP LEGACY tract and this tract, and along the north line of said North Acres Replat to a 1/2" steel rod found in the south line of said WP LEGACY tract and this tract, for the northwest corner of said North Acres Replat, and also being the northeast corner of Woodland Creek Estates, an addition to the city of Red Oak, in Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 282, (PRECT);

THENCE North 89°55'32" West, 166.21 feet (Deed - N 89°05'46" W, same distance) along the south line of said WP LEGACY tract and this tract, and along the north line of said Woodland Creek Estates addition to a 1/2" steel rod found in the south line of the WP LEGACY tract and this tract and in the north line of said Woodland Creek Estates addition;

THENCE South 89°12'24" West, 167.01 feet (Deed - N 89°57'50" W, same distance) along the south line of said WP LEGACY tract and this tract, and along the north line of said Woodland Creek Estates addition to a 1/2" steel rod found in the south line of the WP LEGACY tract and this tract and in the north line of said Woodland Creek Estates addition;

THENCE South 89°47'49" West, 795.57 feet (Deed - N 89°22'25" W, same distance) along the south line of said WP LEGACY tract and this tract, and along the north line of said Woodland Creek Estates addition to a 1/2" steel rod found in the south line of said WP LEGACY tract for the southwest corner of this tract, and also being in the north line of said Woodland Creek Estates addition, and also being the southeast corner of Springfield Lakes, Phase one, an addition to the city of Red Oak, in Ellis County, Texas, according to the plat thereof recorded in Cabinet I, Slides 251-253 (PRECT);

THENCE North 00°50'00" West, 212.85 feet entering said WP LEGACY tract along a west line of this tract and along an east line of said Springfield Lakes addition to a 1/2" steel rod set for a northwest corner of this tract;

THENCE West, 39.09 feet along a north line of this tract and a south line of said Springfield Lakes addition, to a 1/2" steel rod set for an interior corner of this tract, and a southeast corner of said Springfield Lakes addition;

THENCE North 49°13'49" East, 209.86 feet along a northwest line of this tract and a southeast line of said Springfield Lakes addition to a 1/2" steel rod set for an interior corner of this tract, and also being a southeast corner of said Springfield Lakes addition;

THENCE North 00°50'00" West, 356.63 feet along the west line of this tract and the east line of said Springfield Lakes addition to a 1/2" steel rod set for a northwest corner of this tract, and being an interior corner of said Springfield Lakes addition;

THENCE North 89°10'00" West, 28.10 feet along the north line of this tract and along the south line of said Springfield Lakes addition to a 1/2" steel rod set at the beginning of a curve oriented clockwise;

THENCE along the arc of said curve (Radius = 430.00'; LC = S 86°25'00" E, 66.23') an arc length of 66.29 feet along a north line of this tract and along a south line of said Springfield Lakes addition to a 1/2" steel rod set for an interior corner of this tract, and being a southeast corner of said Springfield Lakes addition;

THENCE North 01°09'32" West, 218.62 feet along a west line of this tract and along the east line of said Springfield Lakes addition to a 1/2" steel rod set in the west line of this tract and the east line of said Springfield Lakes addition;

THENCE North 00°50'00" West, 1221.57 feet along a west line of this tract and along the east line of said Springfield Lakes addition to a 1/2" steel rod set for an interior corner of this tract, and being a northeast corner of said Springfield Lakes addition;

THENCE South 89°10'00" West, 155.00 feet along a south line of this tract and along the north line of said Springfield Lakes addition to a 1/2" steel rod set for a southwest corner of this tract, and being an interior corner of said Springfield Lakes addition;

THENCE North 00°50'00" West, 359.22 feet along the west line of this tract and along the east line of said Springfield Lakes addition to a 1/2" steel rod set in the north line of the aforesaid WP LEGACY tract for the northwest corner of this tract, and the northeast corner of said Springfield Lakes addition, and also being in the south line of the aforesaid Springfield Farms addition;

THENCE North 89°22'37" East, 1232.85 feet along the north line of the WP LEGACY tract and this tract, and along the south line of said Springfield Farms addition to the POINT OF BEGINNING and containing approximately 84.005 acres of land.

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 7 DAY OF Aug, 2015.

[Signature]
 Clyde Hargrove, Manager
 BETHANY SPRINGFIELD, LTD.

[Signature]
 JAMES H MCDILL
 My Commission Expires
 January 3, 2019

**FINAL PLAT
 SPRINGFIELD LAKES
 PHASE TWO**

Being a 84.005 Acre Addition in the
 W. W. Foreman Survey, Abst. 363
 William B. Haynes Survey, Abst. 486 and
 the John Lowrance Survey, Abst. 655
 in the ETJ of the City of Red Oak,
 Ellis County, Texas
 June 2015
 51 Residential Lots

REVISIONS BY

DAVIS & MCDILL, Inc.
 (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: 07-27-15
 Drawn: jhm
 Job: 215-0226
 Sheet: 3
 of 3 sheets.

STATE OF TEXAS
 WALTER KEVEN DAVIS
 4466
 PROFESSIONAL LAND SURVEYOR

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