

STATE OF TEXAS
COUNTY OF COOKE

WHEREAS BAILEY RANCH DEVELOPMENT, LLC AS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. WILKEY SURVEY, ABSTRACT NO. 1090, COOKE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 17.017 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO STANLEY HESS, AS RECORDED IN VOLUME 1720, PAGE 583, AND BEING THE SAME CALLED 15.977 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BAILEY RANCH DEVELOPMENT, LLC, AS RECORDED IN VOLUME 2316, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 82, AT THE SOUTHEAST CORNER OF SAID 15.977 ACRE TRACT AND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT FUHRMANN, AS RECORDED IN VOLUME 1377, PAGE 825 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHERNMOST SOUTHEAST CORNER THEREOF BEARS SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 209.24 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 16 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 82 AND THE SOUTH LINE OF SAID 15.977 ACRE TRACT, ALONG OR NEAR A FENCE, A DISTANCE OF 579.37 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 15.977 ACRE TRACT;

THENCE NORTH 00 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 462.66 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 288.70 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO MARY ANN VOTH FRIDDELL, ET AL, AS RECORDED IN VOLUME 1198, PAGE 899, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STANLEY HESS, AS RECORDED IN VOLUME 1711, PAGE 751, OF SAID OFFICIAL PUBLIC RECORDS, BEARS SOUTH 00 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 16 SECONDS EAST, WITH THE EAST LINE OF SAID VOTH TRACT, ALONG OR NEAR A FENCE, A DISTANCE OF 488.55 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 15.977 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 10 OF KUPPER-FUHRMANN ESTATES, AN ADDITION IN COOKE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 80, OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST, WITH THE NORTH LINE OF SAID 15.977 ACRE TRACT, AND THE SOUTH LINE OF SAID KUPPER-FUHRMANN ESTATES, A DISTANCE OF 867.99 FEET TO A 3" METAL FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.977 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 6 AND IN THE WEST LINE OF LOT 5 OF SAID KUPPER-FUHRMANN ESTATES;

THENCE SOUTH 00 DEGREES 31 MINUTES 09 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 5, PASSING EN ROUTE AT A DISTANCE OF 85.88 FEET, A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO SCOTT FUHRMANN, AS RECORDED IN VOLUME 984, PAGE 153, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ON SAID COURSE WITH THE WEST LINE THEREOF, PASSING EN ROUTE AT A DISTANCE OF 256.54 FEET, A 3" METAL FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID VOLUME 984, PAGE 153, AND THE NORTHWEST CORNER OF SAID VOLUME 1377, PAGE 825, CONTINUING ON SAID COURSE WITH THE WEST LINE THEREOF ALONG OR NEAR A FENCE, A TOTAL DISTANCE OF 862.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.977 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

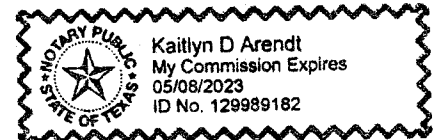
THAT BAILEY RANCH DEVELOPMENT, LLC, DO ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-11, AND BLOCK C, LOTS 1-13 AND BLOCK D, LOTS 1-14 OF BAILEY RANCH ESTATES, CITY OF LINDSAY, COOKE COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Brandon Miller
BRANDON MILLER
REPRESENTATIVE OF
BAILEY RANCH DEVELOPMENT, LLC

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILIP REITER, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 3 DAY OF June, 2020.

Kathryn D. Arendt
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES 05/09/2023



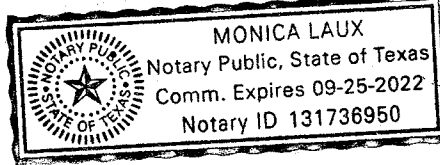
CERTIFICATION OF APPROVAL OF THE LINDSAY CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF LINDSAY, TEXAS, ON THE 7 DAY OF July, 2020.

Monica Laux
MAYOR

ATTEST:

Monica Laux
CITY SECRETARY



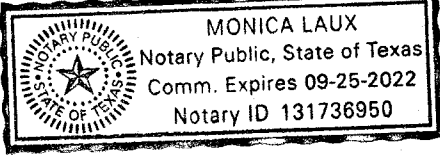
CERTIFICATION OF APPROVAL OF THE LINDSAY PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LINDSAY, COOKE COUNTY, TEXAS.

Day Nantz 9/10/20
CHAIRMAN

ATTEST:

Monica Laux
CITY SECRETARY



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 02/09/2016 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

J.E. Thompson

KUPPER-FUHRMANN ESTATES
CABINET A, SLIDE 80
P.R.C.C.T.

LOT 8

N 89°48'26" E 867.99'

LOT 8

8400.0 Sq. Ft.
0.19 Acres

LOT 7

8400.0 Sq. Ft.
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8144.6 Sq. Ft.
0.19 Acres

LOT 1

11729.9 Sq. Ft.
0.27 Acres

LOT 9

11188.64 Sq. Ft.
0.26 Acres

LOT 8

8029.47 Sq. Ft.
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