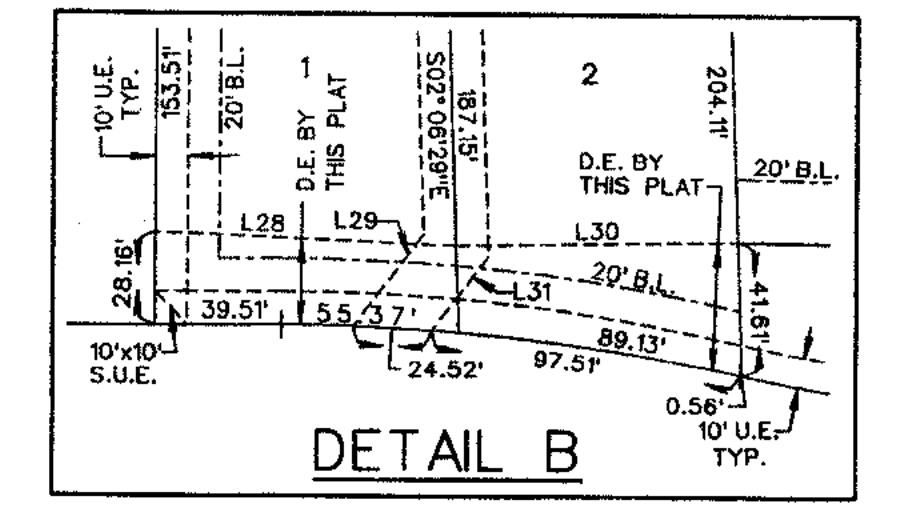
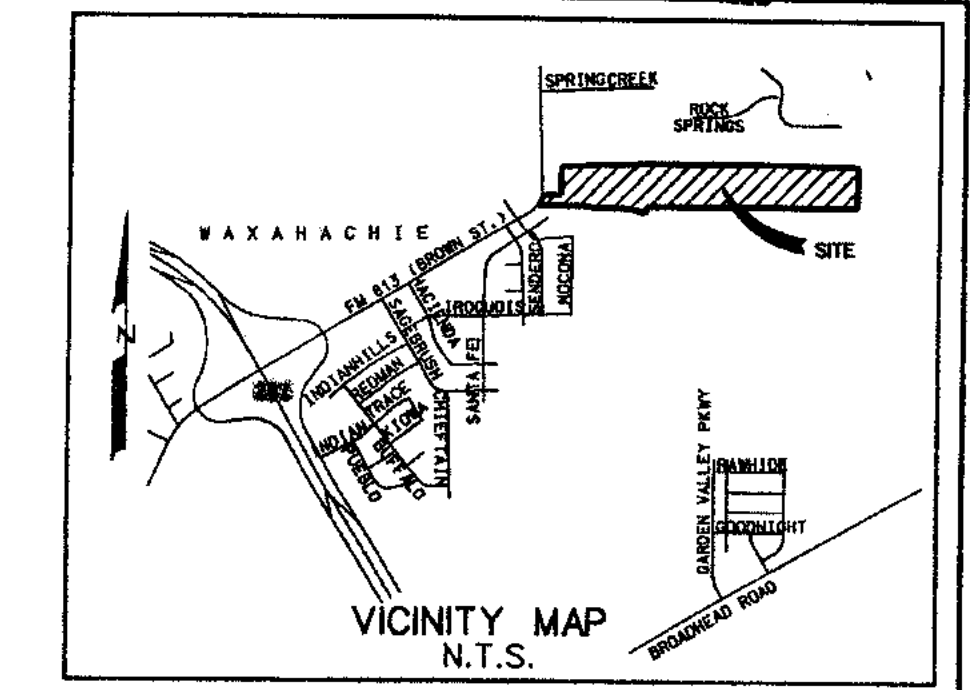
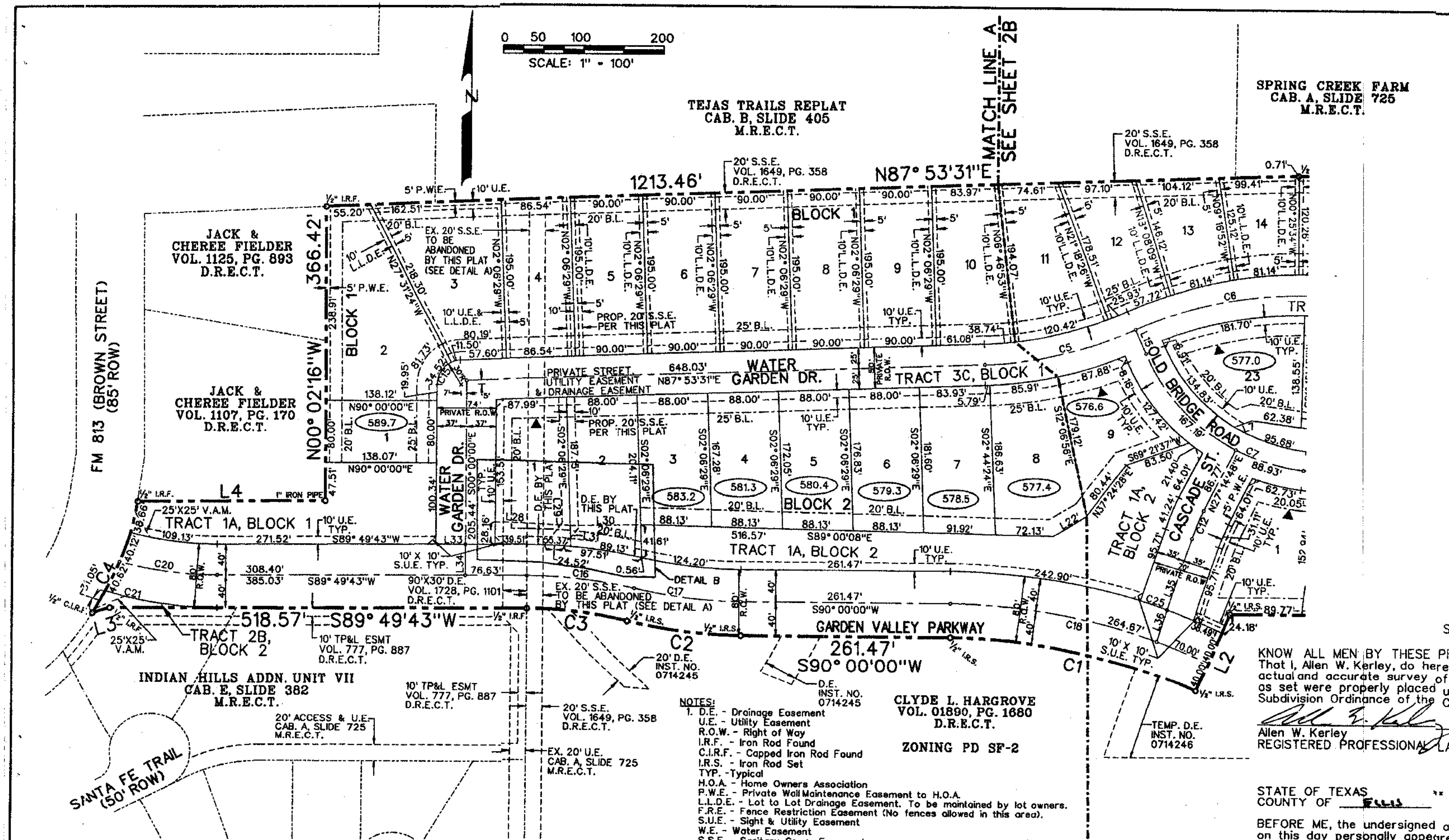


H/419

ORIGINAL FILED



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 That I, Allen W. Kerley, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Allen W. Kerley
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5427



STATE OF TEXAS
 COUNTY OF ELLIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Allen W. Kerley, know 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 purposes and considerations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of MAY, 2007



Andres E. Casco
 Notary Public in and for the State of Texas

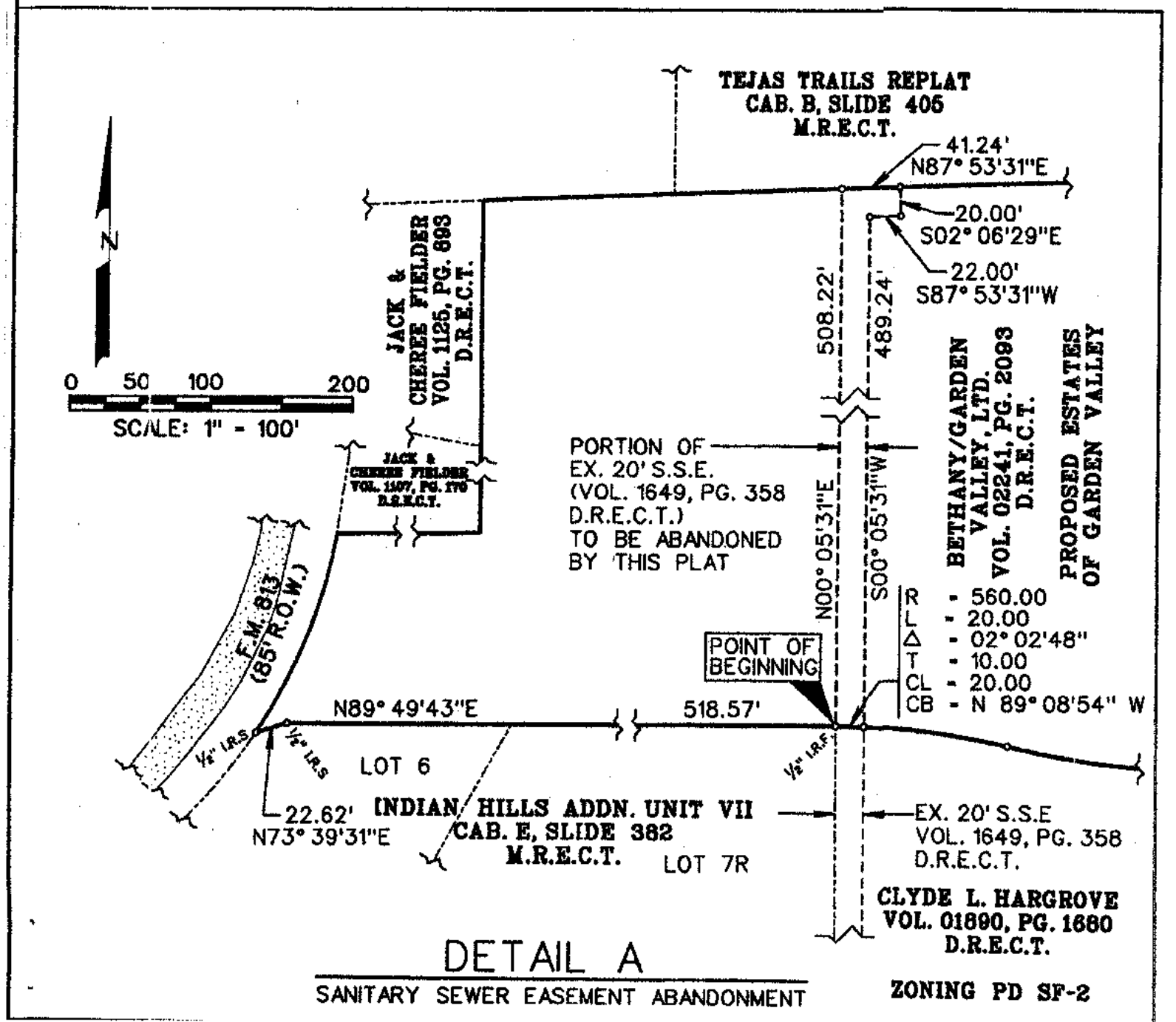
FINAL PLAT
 OF
THE ESTATES OF GARDEN VALLEY

48.478 ACRES (84 LOTS)
 OUT OF THE
J.B. & ANN ADAMS SURVEY
ABSTRACT 5
 IN THE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

ZONING PD SF-1
 ORDINANCE 2137
 OWNER
BETHANY/GARDEN VALLEY, LTD.
 101 VALLEY RIDGE DRIVE
 RED OAK, TX 75154
 (972) 617-1100 FAX (972) 617-1104

ENGINEER
HARRINGTON ENGINEERING, INC.
 P.O. BOX 140447
 DALLAS, TX 75214
 (214) 824-9324 FAX (214) 824-9325

SURVEYOR
ADVANCED LAND SURVEYING, INC.
 P.O. BOX 516
 PALMER, TX 75152
 (972) 845-2452 FAX (972) 845-2461



- NOTES:
1. D.E. - Drainage Easement
 2. U.E. - Utility Easement
 3. R.O.W. - Right of Way
 4. I.R.F. - Iron Rod Found
 5. C.I.R.F. - Capped Iron Rod Found
 6. I.R.S. - Iron Rod Set
 7. TYP. - Typical
 8. H.O.A. - Home Owners Association
 9. P.W.E. - Private Wall Maintenance Easement to H.O.A.
 10. L.L.D.E. - Lot to Lot Drainage Easement. To be maintained by lot owners.
 11. F.R.E. - Fence Restriction Easement (no fences allowed in this area).
 12. S.U.E. - Sight & Utility Easement
 13. W.E. - Water Easement
 14. S.S.E. - Sanitary Sewer Easement
 15. U.E. - Utility Easement
 16. B.L. - Building Line
 17. V.A.M. - Visibility, Access & Maintenance Easement
 18. 84 Residential Lots
 19. Street Name Change Indicator.
 20. House to front on this street.
 21. 10' S.U.E. - Sidewalk and Utility Easements
 22. 1/2 inch iron rods set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way lines, and lot corners unless otherwise noted.
 23. "Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits."
 24. Existing Zoning PD SF-1 per Ordinance No. 2137.
 25. Tract 1A, 2B & 3C Block 1 and Tract 1A & 2B, Block 2 shall be dedicated to and maintained by the H.O.A. Tracts shall also be dedicated as drainage easments.
 26. All Street Right-Of-Way within this development are private street, utility, and drainage easements (Tract 3C, Block 1) and are to be deeded, in fee simple, to the Homeowner's Association (HOA) except for Garden Valley Parkway. Garden Valley Parkway is a public Street.
 27. Water Garden Drive and Cascade Street shall both be gated entries. Gates shall have a Knox Electronic Gate entry system for Fire Department access.
 28. The minimum lot size for SF-1 is 7,500 sq. ft.
 29. The minimum dwelling (living area) for SF-1 is 2,000 sq. ft.
 30. The subject property does not lie within a flood plain according to Flood Insurance Rate Map, City of Waxahachie, Ellis County, Texas, Map #4813900095D, Published January 20, 1999 by Federal Emergency Management Agency.
 31. All phases of this development will be part of a common H.O.A. to maintain all open spaces and landscape areas that are not dedicated to the City, unless an alternate agreement is completed in the future.
 32. Denotes Minimum Finished Floor, based upon 100 Year Watersurface Elevation.
 33. Provisions will have to be made for police, fire and trash access through gated entries.
 34. Denotes Minimum Finished Floor, based upon Sanitary Sewer Elevations
 35. Lots 1 & 2 Block 2 shall not have direct access to Garden Valley Pkwy.