FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO: 0716376 FILING DATE/TIME: Jun 05, 2007at 01:12:00 PM
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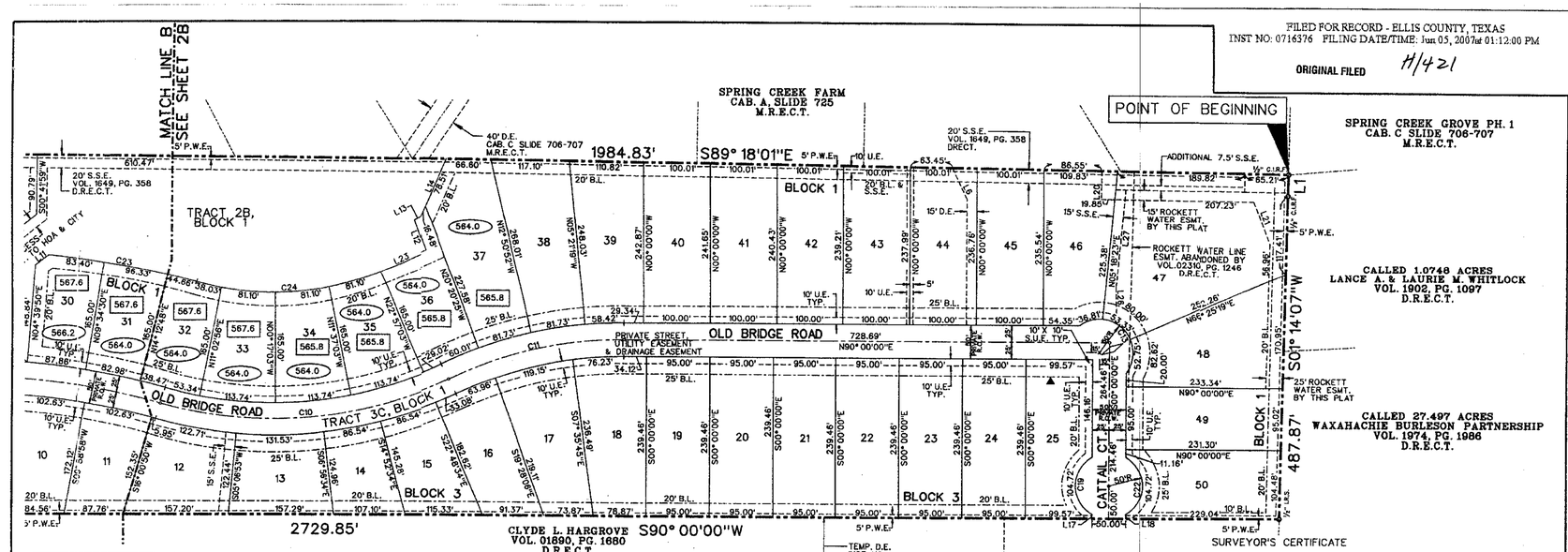


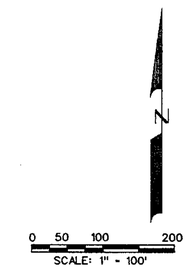
LOT AREA TABLE							
BLOCK 1		BLOCK 1		BLOCK 2		BLOCK 3	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	11,047.43	27	13,460.52	1	16,777.50	1	18,534.80
2	27,052.47	28	11,666.82	2	17,121.63	2	13,276.63
3	22,665.43	29	13,739.30	3	14,510.29	3	12,397.56
4	16,875.21	30	15,512.49	4	14,930.49	4	11,560.04
5	17,550.00	31	14,793.04	5	15,350.69	5	11,843.24
6	17,550.00	32	14,396.51	6	15,770.89	6	13,912.32
7	17,550.00	33	16,073.90	7	16,704.54	7	15,816.92
8	17,550.00	34	16,073.90	8	19,141.18	8	16,831.99
9	17,550.00	35	16,073.91	9	15,788.34	9	17,085.76
10	17,907.03	36	16,480.55	1A	44,949.61	10	16,601.30
11	18,154.66	37	26,510.56	2B	1,098.36	11	15,334.29
12	14,233.26	38	25,289.72			12	19,050.61
13	12,281.92	39	24,246.65			13	17,445.20
14	10,990.47	40	24,225.97			14	12,822.13
15	10,925.72	41	24,103.85			15	15,886.97
16	10,800.00	42	23,981.72			16	18,357.94
17	10,800.00	43	23,859.60			17	21,862.52
18	10,800.00	44	23,737.48			18	22,579.55
19	10,800.00	45	23,615.35			19	22,748.75
20	10,800.00	46	23,000.06			20	22,748.75
21	10,739.31	47	54,250.16			21	22,748.75
22	22,262.70	48	27,564.99			22	22,748.75
23	18,388.63	49	22,070.44			23	22,748.75
24	12,189.36	50	22,508.23			24	22,748.75
25	13,007.84	1A	25,891.04			25	22,306.44
26	13,501.12	2B	154,254.78				
		3C	268,437.74				

LINE NO.	BEARING	DISTANCE
1.	S 01°36'23" W	32.81'
2.	S 23°58'09" W	104.18'
3.	S 73°39'31" W	22.62'
4.	N 89°32'22" E	232.68'
5.	N 03°33'26" E	15.55'
6.	S 24°52'25" E	51.24'
7.	S 69°21'37" W	23.28'
8.	S 10°56'45" W	22.96'
9.	S 81°19'25" E	10.61'
10.	N 18°49'41" E	25.00'
11.	N 53°56'38" E	24.54'
12.	N 20°20'25" W	49.72'
13.	N 62°57'49" E	10.91'
14.	N 23°24'26" E	94.99'
15.	S 24°26'08" E	32.57'
16.	N 01°12'48" E	25.00'
17.	S 00°00'00" E	6.70'
18.	S 00°00'00" E	6.70'
19.	N 04°13'17" W	80.11'
20.	S 00°41'59" W	42.50'
21.	S 21°15'53" E	66.94'
22.	S 60°25'38" W	47.88'
23.	S 65°57'49" W	74.30'
24.	S 75°50'37" W	166.13'
25.	N 04°13'17" W	65.11'
26.	S 01°09'36" E	54.62'
27.	N 05°18'23" E	149.42'
28.	N 87°33'18" W	93.94'
29.	S 38°15'41" W	35.24'
30.	N 88°57'27" E	88.02'
31.	S 38°15'41" W	28.42'
32.	S 79°42'26" W	81.45'
33.	N 89°49'43" E	74.00'
34.	S 00°00'00" E	40.00'
35.	N 18°57'21" E	94.98'
36.	N 18°57'21" E	40.00'
37.	S 70°12'29" W	21.87'

ZONING PD SF-2 (50%)
PD SF-3 (50%)

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
1.	23°58'09"	760.00'	317.94'	161.33'	N78°00'55"W	315.63'
2.	12°45'54"	640.00'	142.59'	71.59'	N83°37'03"W	142.29'
3.	12°56'11"	560.00'	126.44'	63.49'	N83°42'12"W	126.17'
4.	24°03'33"	358.31'	150.46'	76.35'	N21°56'38"E	149.35'
5.	22°19'39"	500.00'	194.84'	98.67'		
6.	25°38'56"	500.00'	223.83'	113.82'		
7.	58°41'56"	250.00'	256.12'	140.58'		
8.	22°12'35"	600.00'	232.58'	117.77'		
9.	31°42'29"	1000.00'	553.41'	283.99'		
10.	42°12'20"	600.00'	441.98'	231.55'		
11.	25°50'31"	600.00'	270.62'	137.65'		
12.	08°17'27"	250.00'	36.18'	18.12'		
13.	163°44'23"	50.00'	142.89'	350.00'		
14.	270°00'00"	50.00'	235.62'			
15.	87°53'31"	30.00'	46.02'	28.92'		
16.	12°56'11"	600.00'	135.47'	68.02'		
17.	12°45'54"	600.00'	133.67'	67.11'		
18.	23°58'09"	800.00'	334.67'	169.82'		
19.	120°00'00"	50.00'	104.72'	86.60'		
20.	15°37'37"	450.00'	122.73'	61.75'		
21.	16°28'35"	490.00'	140.91'	70.94'		
22.	120°00'00"	50.00'	104.72'	86.60'		
23.	10°48'15"	1190.00'	224.39'	112.53'		
24.	39°18'52"	410.00'	281.33'	146.46'		
25.	04°46'34"	840.00'	70.02'	35.03'		



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 STATE OF TEXAS
COMMISSION EXPIRES:
SEPTEMBER 21, 2008

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

MAY 30, 2007 SCALE: 1"=100'
SHEET 3 OF 4

2C