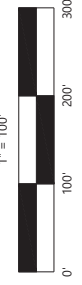
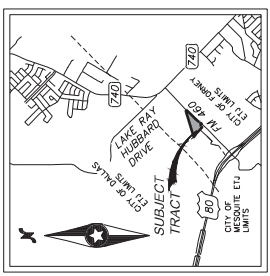
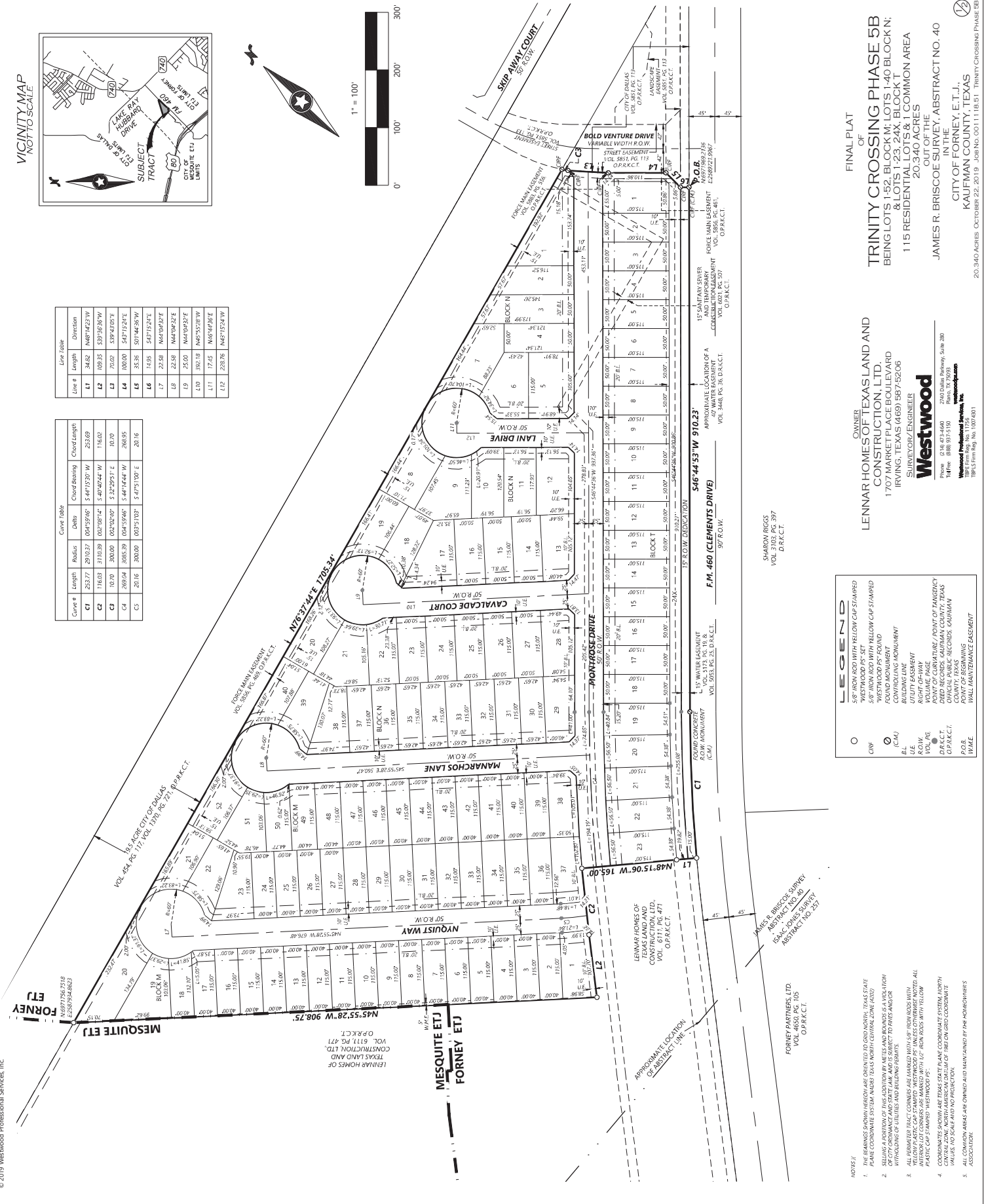


VICINITY MAP
NOT TO SCALE



| Line # | Length | Direction |
|--------|--------|-------------|
| L1 | 34.82 | N48°42'23"W |
| L2 | 109.35 | S39°26'38"W |
| L3 | 70.02 | S39°42'02"E |
| L4 | 100.00 | S43°15'29"E |
| L5 | 35.38 | S01°44'48"W |
| L6 | 14.95 | S87°15'29"E |
| L7 | 23.58 | N46°04'32"E |
| L8 | 22.58 | N46°04'32"E |
| L9 | 25.00 | N46°04'32"E |
| L10 | 392.18 | N45°55'28"W |
| L11 | 17.45 | N65°04'58"E |
| L12 | 228.76 | N48°15'24"W |

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|--------|---------|-------------|---------------|--------------|
| C1 | 263.77 | 2103.37 | 0°45'59.60" | S 44°13'30" W | 233.69 |
| C2 | 176.03 | 3113.39 | 0°22'09.42" | S 49°46'44" W | 162.02 |
| C3 | 107.00 | 300.00 | 0°27'02.90" | S 32°29'51" E | 107.00 |
| C4 | 269.04 | 2005.39 | 0°45'59.60" | S 44°14'44" W | 268.95 |
| C5 | 201.16 | 2000.00 | 0°37'10.37" | S 47°15'10" E | 201.16 |



LEGEND

- CURVING (50' WITH YELLOW CAP STAMPED WESTWOOD'S SET)
- 50' FROM ROAD WITH YELLOW CAP STAMPED WESTWOOD'S FOUND
- FOUND MONUMENT
- BUILDING MONUMENT
- UTILITY EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- POINT OF CURVATURE / POINT OF TANGENCY
- DEED RECORDS, KAUFMAN COUNTY, TEXAS
- D.P.R.C.T.
- O.P.R.C.T.
- P.O.E.
- TRAIL MAINTENANCE EASEMENT
- TRAIL

OWNER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD
IRVING, TEXAS 75038-5206

SURVEYOR/ENGINEER
Westwood
Phone: (214) 473-4400
Fax: (988) 9375150
www.westwood.com
Westwood Professional Services, Inc.
TR15 Firm Reg. No. 1071801

FINAL PLAT
OF
TRINITY CROSSING PHASE 5B
BEING LOTS 1-52, BLOCK M, LOTS 1-40, BLOCK N,
8 LOTS 1-23, 24X, BLOCK T,
115 RESIDENTIAL LOTS, COMMON AREA
20,340 ACRES
OUT OF THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40
IN THE
CITY OF FORNEY, E.T.J.,
KAUFMAN COUNTY, TEXAS

20,340 ACRES OCTOBER 22, 2019 - JOB NO. 001118.51 - TRINITY CROSSING PHASE 5B

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N8971526.7518
VOL. 2507934.8623

MESQUITE ETJ
FORNEY ETJ

M45°55'28" W 908.75'
VOL. 6111, PG. 471
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

M48°15'06" W 165.00'
VOL. 5083, PG. 25, D.P.R.C.T.

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M48°15'06" W 165.00'
VOL. 5083, PG. 25, D.P.R.C.T.

NOTES:

- ALL DIMENSIONS SHOWN HEREON ARE PROVIDED FOR INFORMATION ONLY. THE FINAL PLAT SHALL BE THE AUTHORITY FOR THE RECORDING OF THIS PLAT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS AS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHDRAWAL OF UTILITIES AND BIDDING PERMITS.
- ALL DIMENSIONS SHOWN HEREON ARE MARKED WITH YELLOW CAPS. ALL DIMENSIONS SHOWN HEREON ARE MARKED WITH YELLOW CAPS. ALL DIMENSIONS SHOWN HEREON ARE MARKED WITH YELLOW CAPS. ALL DIMENSIONS SHOWN HEREON ARE MARKED WITH YELLOW CAPS.
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- ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NW001181151 PROJECT DATA\DWG\SURVEY\FINAL PLAT\518151 PHASE 5B FORNEY FINAL PLAT.DWG

OWNER'S CERTIFICATE
COUNTY OF KAUFMAN

BEING a 20.340 acre tract of land situated in the James B. Briscoe Survey, Abstract No. 40, Kaufman County, Texas, and being part of a 81.896-acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., by deed of record in Volume 6111, Page 471, of the Official Public Records of Kaufman County, Texas, said 20.340-acre tract being more particularly described as follows:

BEGINNING at a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" in the northwest right-of-way line of F.M. 460 (Clements Drive), a 96-foot right-of-way, at the intersection of the southwest right-of-way line of Bold Venture Drive, a variable width right-of-way, and the said northwest right-of-way line of F.M. 460 (Clements Drive), a 96-foot right-of-way, at the east corner of said 81.896-acre tract;

THENCE South 46 degrees 44 minutes 53 seconds West, along the said northwest line of F.M. 460, a distance of 910.23 feet to a 6-inch concrete right-of-way monument at the beginning of said tangent curve to the left;

THENCE said said said tangent curve to the left, an arc length of 2,910.37 feet, and an arc length of 233.77 feet chord bearing North 71 degrees 02 minutes 42 seconds East, to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5";

THENCE departing the said northwest line of F.M. 460, over and across said 81.896-acre tract, the following courses and distances:

North 48 degrees 14 minutes 23 seconds West, a distance of 34.82 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at an angle point;

North 48 degrees 15 minutes 06 seconds West, a distance of 165.00 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner in a non-tangent curve to the left;

Along said non-tangent curve to the left having a radius of 3,110.39 feet, and an arc length of 116.03 feet chord bearing South 40 degrees 40 minutes 44 seconds West, 116.02 feet set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner;

South 39 degrees 36 minutes 36 seconds West, a distance of 109.35 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner;

North 45 degrees 55 minutes 28 seconds West, a distance of 808.75 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" for corner in the southerly line of a 79.5-acre tract of land conveyed to the City of Dallas, by deed of record in Volume 1370, Page 727, of said Official Public Records;

THENCE North 76 degrees 37 minutes 44 seconds East, a distance of 1,705.24 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5", for corner in the said southwest line of Bold Venture Drive, and being in a non-tangent curve to the left;

THENCE along said southwest line of Bold Venture Drive, and said non-tangent curve to the left having a radius of 1,705.24 feet, an arc length of 1,070.64 feet, and an arc length of 107.06 feet chord bearing South 29 degrees 29 minutes 29 seconds East, to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at the end of said curve;

THENCE continuing along the said southwest line of Bold Venture Drive, the following courses and distances:

THENCE South 26 degrees 42 minutes 05 seconds East, along the said southwest line of Bold Venture Drive, a distance of 100.00 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at an angle point;

THENCE South 43 degrees 15 minutes 24 seconds East, a distance of 70.02 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5";

THENCE South 01 degrees 44 minutes 36 seconds West, continuing along the said southwest line of Bold Venture Drive, a distance of 25.16 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD P5" at an angle point;

THENCE South 43 degrees 15 minutes 24 seconds East, continuing along the said southwest line of Bold Venture Drive, a distance of 14.95 feet to the POINT-OF-BEGINNING, containing 885.995 square feet or 20.340 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat from an actual and accurate survey of the lands and blocks hereinafter described and thereupon properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

Jason B. Armstrong
Signature of Registered Public Land Surveyor
Registration No. 5557

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, Land Surveyor, known 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: _____

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its/its duly authorized officers, hereby adopt this plat designating the herein above described property as TRINITY CROSSING PHASE 5B.

simple to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape easements may be placed in landscape easements. It approved by the City of Forney, Texas, in accordance with the provisions of the Subdivision Ordinance of the City of Forney, Texas, and the public utility being subordinate to the public's and City of Forney's use thereof. The City of Forney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Forney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, or otherwise using the same, including at all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas.

WITNESS, my hand, this ___ day of _____, 2019.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

JENNIFER ELLER
DIVISION CONTROLLER

STATE OF TEXAS
COUNTY OF TEXAS

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Jennifer Eller, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT

Approved by the City of Forney for filing at the office of the County Clerk of Kaufman County, Texas.

APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

Signature of Chairman

APPROVED BY: City Council
City of Forney, Texas

Signature of Mayor

City Secretary

Table with 4 columns: Lot #, SF, Acre, Lot Table. Lists lots 1 through 19 with their respective areas.

Table with 4 columns: Lot #, SF, Acre, Lot Table. Lists lots 20 through 39 with their respective areas.

Table with 4 columns: Lot #, SF, Acre, Lot Table. Lists lots 40 through 59 with their respective areas.

Table with 4 columns: Lot #, SF, Acre, Lot Table. Lists lots 60 through 79 with their respective areas.

Table with 4 columns: Lot #, SF, Acre, Lot Table. Lists lots 80 through 99 with their respective areas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD
IRVING, TEXAS (469) 587-5206

TRINITY CROSSING PHASE 5B
BEING LOTS 1-52, BLOCK M; LOTS 1-40 BLOCK N; & LOTS 1-23, 24X, BLOCK T
115 RESIDENTIAL LOTS & 1 COMMON AREA
20.340 ACRES
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40
IN THE
CITY OF FORNEY, E.T.J.,
KAUFMAN COUNTY, TEXAS

Westwood
SURVEYOR/ENGINEER
Phone: 214.473.4400
Fax: 888.997.5150
1891 Elm Way, No. 11755
Spring, Texas, 75781