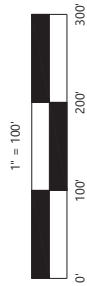
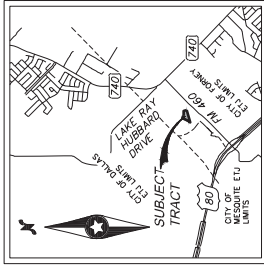


VICINITY MAP
NOT TO SCALE



Lot Table		
Lot #	SF	Acres
Lot 21 Block L	6,059	0.187
Lot 22 Block L	4,600	0.106
Lot 23 Block L	4,600	0.106
Lot 24 Block L	5,342	0.123
Lot 25 Block L	13,105	0.301
Lot 26 Block L	6,798	0.155
Lot 27 Block L	6,071	0.139

Lot Table		
Lot #	SF	Acres
Lot 15 Block K	4,719	0.109
Lot 16 Block K	4,924	0.113
Lot 17 Block K	4,924	0.113
Lot 18 Block K	4,924	0.113
Lot 19 Block K	4,924	0.113
Lot 20 Block K	4,924	0.113
Lot 21 Block K	15,604	0.372
Lot 22 Block K	15,559	0.357
Lot 23 Block K	10,930	0.251
Lot 24 Block K	5,624	0.129
Lot 25 Block K	7,444	0.171

NOTES:

- THE BEARINGS SHOWN HEREON ARE OBTAINED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, NAD83.
- SHOWING A PORTION OF THIS ADJACENT BY INTERESTS AND BEING SUBJECT TO A POLYLINE OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO THE JURISDICTION OF THE PUBLIC UTILITY AND TRANSPORTATION COMMISSION.
- WESTWOOD P.S. SET, WESTWOOD S.F. FOUND, WESTWOOD P.S. CONTROLING MONUMENT, BUILDING LINE, UTILITY EASEMENT, U.T.S. W, VOL. P.G.S., POINT OF CURVATURE, POINT OF TANGENCY, POINT OF INTERSECTION, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ABSTRACT NO. 40.
- FOR INFORMATION, THE BENCH MARK (C.M.) IS LOCATED AT THE INTERSECTION OF CENTRAL AVENUE AND THE WEST SIDE OF THE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

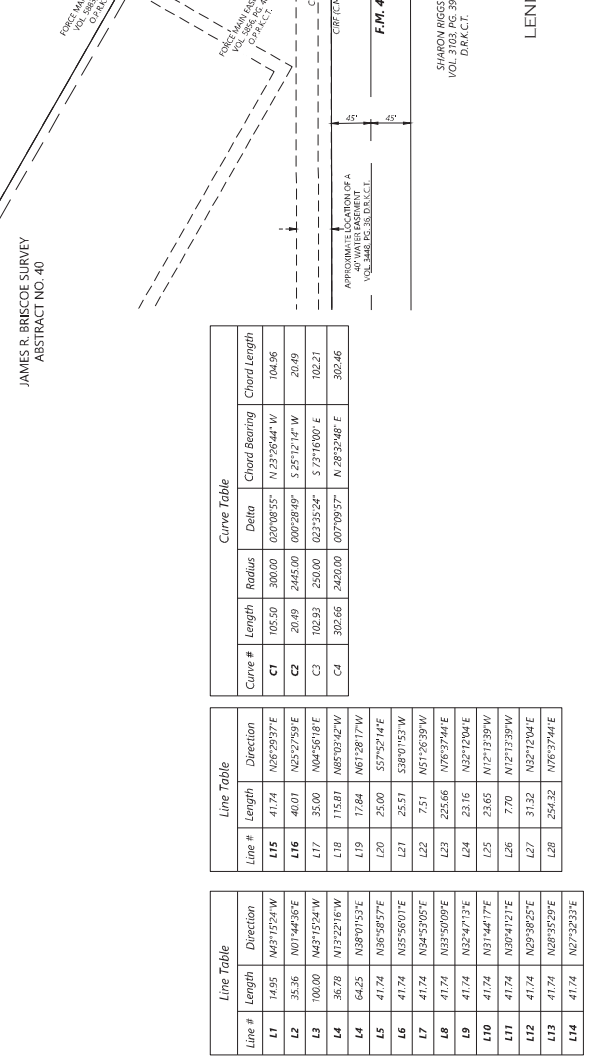
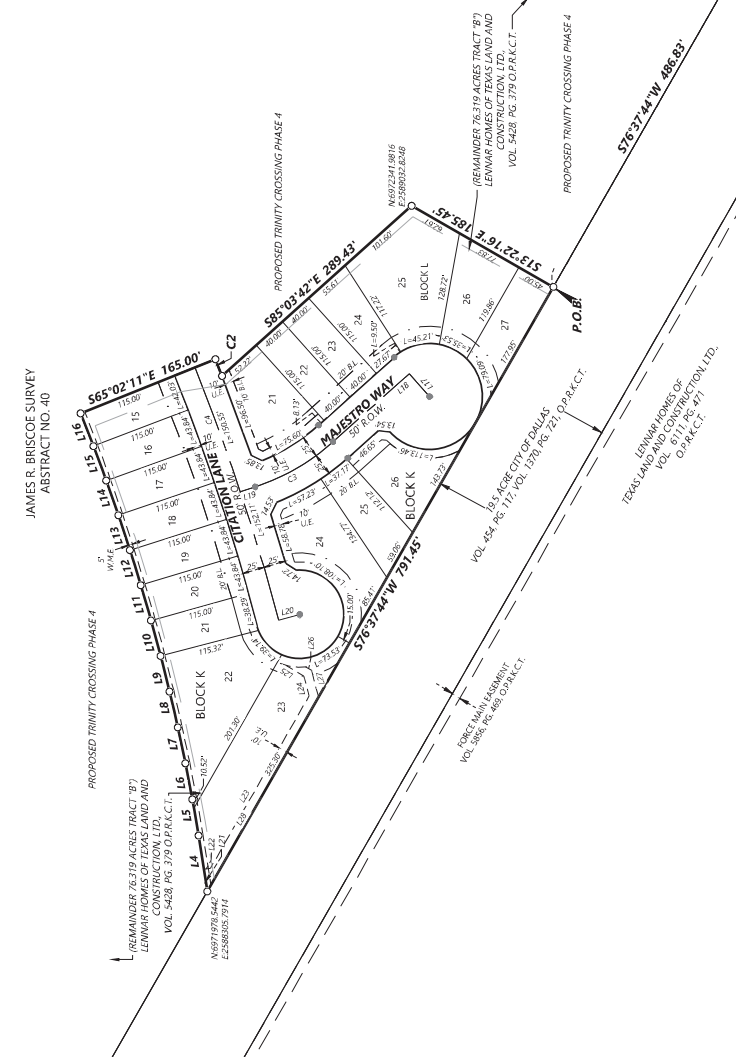
LEGEND

- 5/8" IRON ROD WITH YELLOW CAP STAMPED
- WESTWOOD P.S. SET
- WESTWOOD S.F. FOUND
- WESTWOOD P.S. CONTROLING MONUMENT
- BUILDING LINE
- UTILITY EASEMENT
- U.T.S. W
- VOL. P.G.S.
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- ABSTRACT NO. 40
- 5/8" IRON ROD
- 1/2" IRON ROD WITH YELLOW CAP STAMPED
- WESTWOOD P.S. SET
- WESTWOOD S.F. FOUND
- WESTWOOD P.S. CONTROLING MONUMENT
- BUILDING LINE
- UTILITY EASEMENT
- U.T.S. W
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- OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- ABSTRACT NO. 40

FINAL PLAT
OF
TRINITY CROSSING PHASE 5C
BEING LOTS 15-26, BLOCK K; LOTS 21-27, BLOCK L;
19 RESIDENTIAL LOTS
4.060 ACRES
OUT OF THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40
IN THE
CITY OF FORNEY, E.T.J.,
KAUFMAN COUNTY, TEXAS

JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40
OUT OF THE
CITY OF FORNEY, E.T.J.,
KAUFMAN COUNTY, TEXAS

4.060 ACRES, OCTOBER 02, 2019, JOB NO. 0031118.01, TRINITY CROSSING PHASE 5C



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

SURVEYOR/ENGINEER
Westwood
Professional Services, Inc.
2740 Dallas Parkway, Suite 280
Ft. Worth, TX 76107
Phone: (817) 475-4440
Fax: (817) 475-5150
www.westwoodps.com
TMS Firm Reg. No. 1074301

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.50	300.00	020°08'55"	N 123°28'44" W	104.96
C2	20.49	2445.00	000°28'49"	S 25°12'14" W	20.49
C3	102.83	250.00	023°35'24"	S 73°16'00" E	102.21
C4	302.65	2420.00	007°09'57"	N 28°32'48" E	302.46

Line Table

Line #	Length	Direction
L1	14.95	N63°15'24" W
L2	35.36	N07°44'36" E
L3	100.00	N43°15'24" W
L4	36.78	N13°22'16" W
L5	64.25	N38°01'53" E
L6	41.74	N65°58'57" E
L7	41.74	N35°56'01" E
L8	41.74	N64°53'05" E
L9	41.74	N83°50'09" E
L10	41.74	N32°47'13" E
L11	41.74	N03°41'17" E
L12	41.74	N62°38'25" E
L13	41.74	N28°35'29" E
L14	41.74	N02°32'33" E

OWNER'S CERTIFICATE

STATE OF TEXAS & COUNTY OF KAUFMAN

BEING a 4.060 acre tract of land situated in the James R. Briscoe Survey, Abstract No. 40, Kaufman County, Texas, and being all of a 3.747 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, and being a part of a 76.319 acre described in Tract B conveyed to Lennar Homes of Texas Land and Construction, Ltd., by deed of record in Volume 5428, Page 378, of the Official Public Records of Kaufman County, Texas; said 4.060 acre tract being more particularly described as follows:

COMMENCING at a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" in the northwest right-of-way line of F.M. 460 (Clements Drive), a 90-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 90-foot right-of-way, at the east corner of an 81.896 acre tract, conveyed to Lennar Homes of Texas Land and Construction, Ltd., by said deed of record in Volume 6111, Page 471;

THENCE departing the said northwest line of F.M. 460, along the said southwest line of Bold Venture Drive, the following courses and distances:

North 43 degrees 15 minutes 24 seconds West, a distance of 14.95 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

North 01 degrees 44 minutes 39 seconds East, a distance of 35.35 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

North 43 degrees 15 minutes 24 seconds West, a distance of 100.00 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

North 39 degrees 43 minutes 05 seconds West, a distance of 70.02 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a radius of 300.00 feet, passing at an arc length of 10.71 feet a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the southerly line of a 19.5 acre tract of land conveyed to the City of Dallas, by deed of record in Volume 1370, Page 721, of said Official Public Records, continuing in all an arc length of 105.50 feet (chord bears North 23 degrees 26 minutes 44 seconds West, 104.96 feet) to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the end of said curve;

North 13 degrees 22 minutes 16 seconds West, a distance of 36.78 feet to a found 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in the northerly line of said 19.5 acre tract, and being the southerly line of said 76.319 acre tract;

THENCE South 76 degrees 37 minutes 44 seconds West, departing the said southwest line of Bold Venture Drive, along the said southerly line of the 76.319 acre tract, and the northerly line of said 19.5 acre tract, a distance of 486.83 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner at the TRUE POINT-OF-BEGINNING;

THENCE South 76 degrees 37 minutes 44 seconds West, continuing along the said northerly line of the 19.5 acre tract, at a distance of 10.00 feet passing a southwest corner of said 76.319 acre tract, same being the southeast corner of said 76.319 acre tract, passing again at a distance of 765.60 feet to southwest corner of said 76.319 acre tract, same being a southeast corner of said 76.319 acre tract, continuing along the said northerly line of the 19.5 acre tract, same being a southerly line of said 76.319 acre tract, a total distance of 791.45 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

THENCE departing the said northerly line of the 19.5 acre tract and the said southerly line of the 76.319 acre tract, over and across said 76.319 acre tract, the following courses and distances:

North 38 degrees 01 minute 53 seconds East, a distance of 64.25 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 36 degrees 58 minutes 57 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 35 degrees 56 minutes 01 second East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 34 degrees 53 minutes 05 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 33 degrees 50 minutes 09 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 32 degrees 47 minutes 13 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 31 degrees 44 minutes 17 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 30 degrees 41 minutes 21 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 29 degrees 38 minutes 25 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 28 degrees 35 minutes 29 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 27 degrees 32 minutes 33 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 26 degrees 29 minutes 37 seconds East, a distance of 41.74 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 25 degrees 27 minutes 59 seconds East, a distance of 40.01 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

South 65 degrees 02 minutes 11 seconds East, a distance of 165.00 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in a non-tangent curve to the right;

Along said non-tangent curve to the right having a radius of 2,445.00 feet, and an arc length of 20.49 feet (chord bears South 25 degrees 12 minutes 14 seconds West, 20.49 feet) to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

THENCE South 85 degrees 03 minutes 42 seconds East, a distance of 289.43 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

THENCE South 13 degrees 22 minutes 16 seconds East, a distance of 185.45 feet to the POINT-OF-BEGINNING, containing 176,836 square feet or 4.060 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 land and that the corner monuments shown thereon as set were 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 & COUNTY OF COLLIN

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 his/its duly authorized officer, does hereby adopt this plat designating the herein above described property as TRINITY CROSSING PHASE 5C, an addition to the County of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, 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 improvements may be placed in landscape easements. If approved by the City of Forney, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities; said use by public utilities 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, reading meters, and adding to or removing 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 the ___ day of _____, 2019.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

JENNIFER ELLER
DIVISION CONTROLLER

STATE OF TEXAS)(
COUNTY OF DALLAS)(

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Jennifer Elller, 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 Date

APPROVED BY: City Council
City of Forney, Texas

Signature of Mayor Date
ATTEST:

City Secretary Date

N:\0011185.1\1 PROJECT DATA\DWGS\SURVEY\FINAL PLAT\501118.51FF PHASE 5C FORNEY FINAL PLAT.DWG

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

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Piano, TX 75093
TSPRE Firm Reg. No. 11736
TSPRL Firm Reg. No. 10074301
westwood.com
Westwood Professional Services, Inc.

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