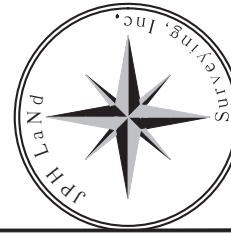
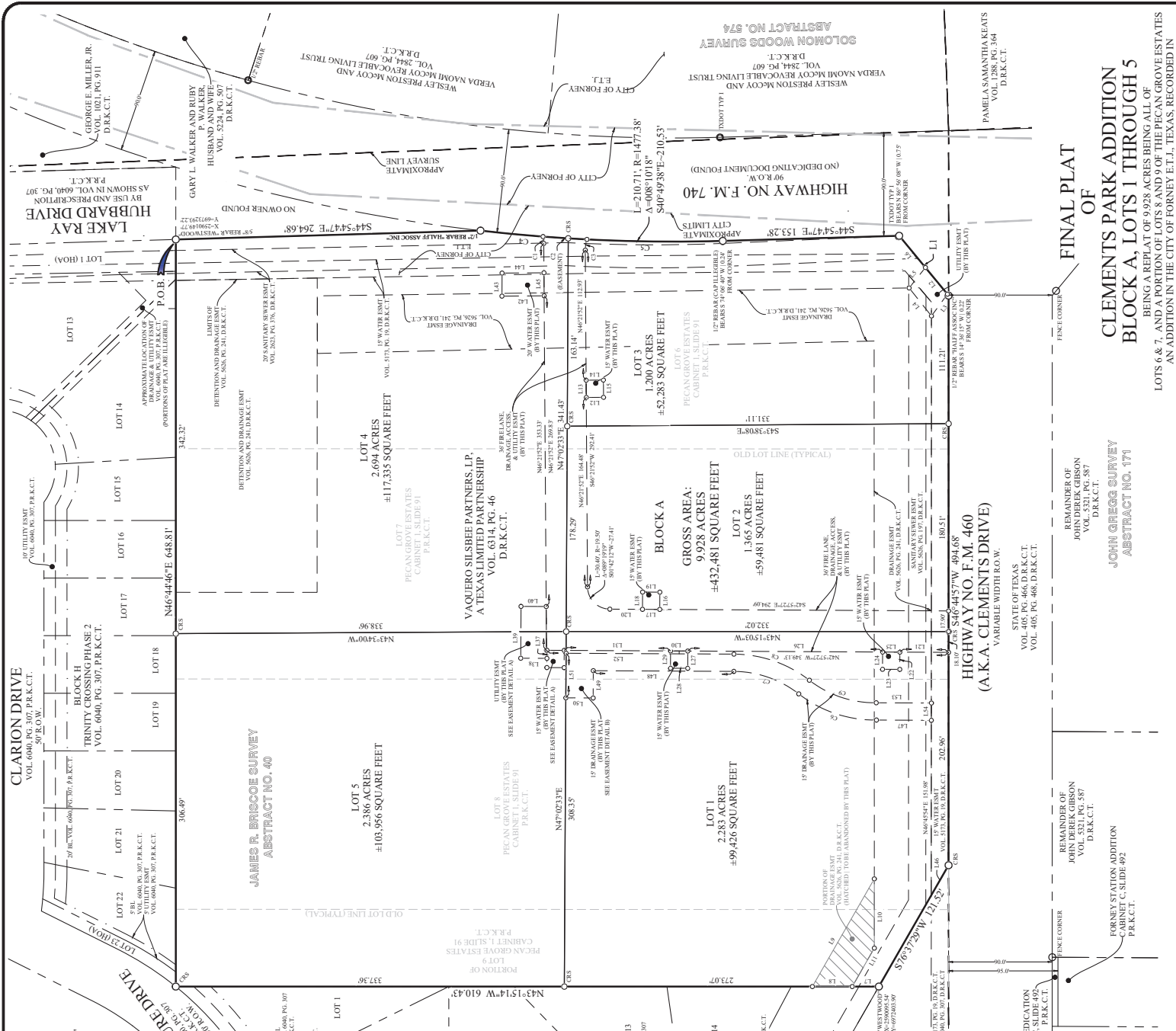
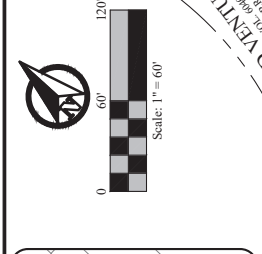


MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS (1" = 60') rebar stamped JPH Land Surveying, Inc.
 MNS (1" = 60') rebar stamped JPH Land Surveying, Inc.
 TBM (1" = 60') rebar stamped JPH Land Surveying, Inc.
 Site benchmark (see vicinity map for general location)
 Vertex or common point (not a monument)
 Coordinate values, if shown, are UTM (TCS, S, N, Z)
 Bearings are based on grid north (TCS, S, N, Z)
 Type I: (DOT) Right of Way tapered concrete monument.
 Type II: (DOT) Right of Way bronze cap in concrete.
 Type III: (DOT) Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
 U.S.G.S. U.S. Geological Survey
 TCS, S, N, Z Texas Coordinate System of 1983, North Central Zone
 NAVD83 North American Vertical Datum of 1988
 P.R.K.C.T. Plat Record of Kaufman County, Texas
 O.R.K.C.T. Original Right of Record of Kaufman County, Texas
 D.R.K.C.T. Deed Record of Kaufman County, Texas
 VOL./PG./INSTR.# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 EMB/BL Easement/Building Line
 R.O.W. Right of Way
 E.T.L. Extrajurisdictional



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 Forney, TX, Kaufman Co., TX - Replat.dwg
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 785 Lone some Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBP/LS Firm #100195867 #10194073 #10195867
 DP/W/J Austin/Adriane

JOHN GREGG SURVEY
 Abstract No. 171
 Remains of
 John Derek Gibson
 Vol. 5211, Pg. 87
 D.R.K.C.T.

Remainder of
 John Derek Gibson
 Vol. 5211, Pg. 357
 D.R.K.C.T.

Remainder of
 Forney Station Addition
 Cabinet C, Slide 92
 P.R.K.C.T.

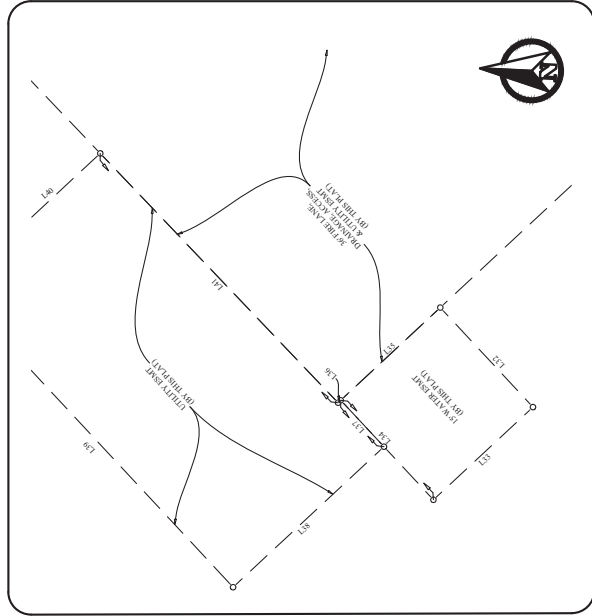
Sharon's Regis
 (Owner Per Appraisal
 District) (No Deed Found)

Remainder of
 Pamela Samantha Keats
 Vol. 5211, Pg. 364
 D.R.K.C.T.

CLEMENTS PARK ADDITION
Block A, Lots 1 Through 5
 BEING A REPLAT OF 9,928 ACRES BEING ALL OF
 LOTS 6 & 7, AND A PORTION OF LOTS 8 AND 9 OF THE PECAN GROVE ESTATES
 AN ADDITION IN THE CITY OF FORNEY E.T.J., TEXAS, RECORDED IN
 CABINET 1, SLIDE 91, PLAT RECORDS, KAUFMAN COUNTY, TEXAS
 PREPARED IN MAY 2020

EASEMENT DETAIL A

NOT TO SCALE



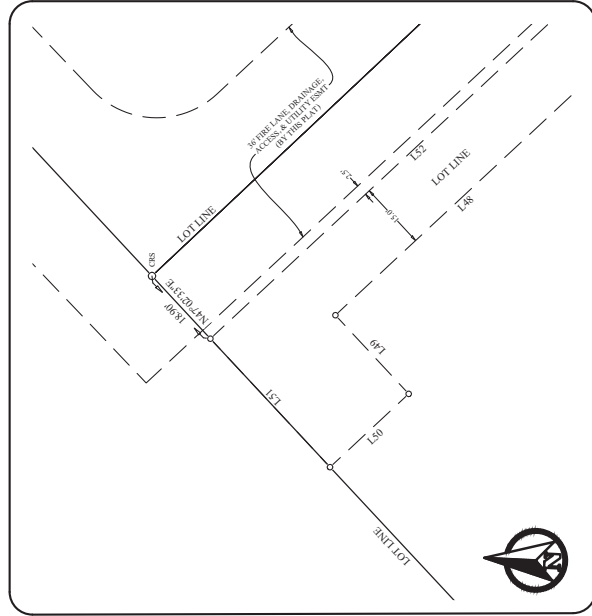
Line #	Bearing	Distance
L1	S07°13'08"W	67.35'
L2	S07°13'08"W	30.00'
L3	S83°00'01"W	23.44'
L4	N08°10'43"E	31.08'
L5	N85°09'57"E	22.69'
L6	N07°13'08"E	35.75'
L7	N43°43'58"W	23.10'
L8	N43°13'58"W	34.62'
L9	N76°38'45"E	15.00'
L10	S46°42'28"W	60.15'
L11	S76°37'38"W	38.50'
L12	N43°38'08"W	15.00'
L13	N46°21'52"E	15.00'
L14	S43°38'08"E	15.00'
L15	S46°21'52"W	15.00'
L16	S47°02'33"W	15.00'
L17	N42°57'27"W	15.00'
L18	N47°02'33"E	15.00'
L19	S42°57'27"E	15.00'
L20	N42°57'27"W	28.32'

Line #	Bearing	Distance
L21	N42°57'27"W	42.29'
L22	S47°02'33"W	15.00'
L23	N42°57'27"W	15.00'
L24	N47°02'33"E	15.00'
L25	S42°57'27"E	15.00'
L26	S42°57'27"E	169.11'
L27	S47°02'33"W	15.00'
L28	N42°57'27"W	15.00'
L29	N47°02'33"E	15.00'
L30	S42°57'27"E	15.00'
L31	N42°57'27"W	92.32'
L32	S47°02'33"W	15.00'
L33	N42°57'27"W	15.00'
L34	N47°02'33"E	15.00'
L35	S42°57'27"E	15.00'
L36	N42°57'27"W	0.41'
L37	S47°02'33"W	7.00'
L38	N42°57'27"W	22.74'
L39	N47°02'33"E	45.00'
L40	S42°57'27"E	21.88'

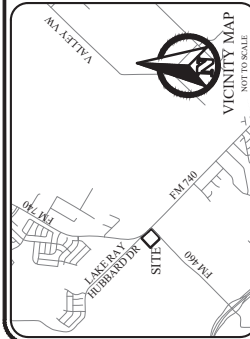
Line #	Bearing	Distance
L41	S46°21'52"W	38.00'
L42	N43°38'08"W	36.64'
L43	N47°02'33"E	20.00'
L44	S43°38'08"E	36.40'
L45	S46°21'52"W	20.00'
L46	N76°39'05"E	30.14'
L47	N42°57'30"W	47.65'
L48	N42°57'25"W	122.04'
L49	S47°02'08"W	23.71'
L50	N42°57'52"W	23.72'
L51	N47°02'33"E	38.71'
L52	S42°57'52"E	148.75'
L53	S42°57'40"E	47.91'
L54	S47°02'24"W	15.00'

EASEMENT DETAIL B

NOT TO SCALE



Curve #	Ac.	Radius	Delta	Chord Bearing	Chord
C1	5.98'	29.50'	011°37'01"	N40°33'22"E	5.97'
C2	38.21'	1477.38'	001°28'55"	S39°35'51"E	38.21'
C3	9.49'	29.50'	018°22'27"	S53°43'38"W	9.45'
C4	76.46'	1477.38'	002°57'54"	N38°12'26"W	76.45'
C5	134.25'	1477.38'	005°12'24"	N42°18'35"W	134.21'
C6	72.54'	107.50'	038°39'47"	N24°38'16"W	71.17'
C7	60.73'	92.50'	037°37'01"	N24°08'54"W	59.65'
C8	76.59'	107.50'	037°37'01"	S24°08'47"E	69.13'
C9	62.42'	92.50'	038°39'47"	S24°38'16"E	61.24'



MONUMENTS/ DATUMS/ BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS (1/2" rebar stamped JPH Land Surveying, Inc.)
 TBM (1/2" rebar stamped JPH Land Surveying, Inc.)
 TBM (1/2" rebar stamped JPH Land Surveying, Inc.)
 Site benchmark (see vicinity map for general location)
 Vertex or common point (not a monument)
 Coordinate values, if shown, are US SFG/ TXCS/ SCS/ NAD83
 Bearings are based on grid north (TXCS/ SCS/ NAD83)
 TYPE I: NAD83 Right of Way tapered concrete monument.
 TYPE II: NAD83 Right of Way tapered concrete monument.
 TYPE III: NAD83 Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

U.S.G.S. - United States Geological Survey
 TXCS/ SCS/ NAD83 - Texas Coordinate System of 1983, North Central Zone
 NAVD83 - North American Vertical Datum of 1988
 P.R.C.C.T. - Plat Records of Kaufman County, Texas
 O.R.C.C.T. - Official Records of Kaufman County, Texas
 O.B.R.C.C.T. - Official Book Records of Kaufman County, Texas
 VOL/PGINST# - Volume/Page/Instrument Number
 POB/POC - Point of Beginning/Point of Commencing
 ESM/TBL - Easement/Building Line
 R.O.W./E.T.L. - Right of Way/ Easement/Building Line
 E.T.L. - Easement/Building Line



JPH Land Surveying, Inc. (see below)
 2019 022.051 NW Corner Of FM 740 And Clements Drive,
 Forney, TX, Kaufman Co., TX - Replat.dwg
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 785 Lone some Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBP/LS Firm #100195807 #10194073 #10195867
 DFW | Austin | Abilene

FINAL PLAT OF CLEMENTS PARK ADDITION BLOCK A, LOTS 1 THROUGH 5

BEING A REPLAT OF 9.928 ACRES BEING ALL OF
 LOTS 6 & 7, AND A PORTION OF LOTS 8 AND 9 OF THE PECAN GROVE ESTATES
 AN ADDITION IN THE CITY OF FORNEY E.T.J., TEXAS, RECORDED IN
 CABINET 1, SLIDE 91, PLAT RECORDS: KAUFMAN COUNTY, TEXAS
 PREPARED IN MAY 2020

STATE OF TEXAS

County of Kaufman

WHEREAS, Vagvero Silbee Partners, LP, a Texas limited partnership, is the owner of that certain tract of land located in the James R. Briscoe Survey, Abstract No. 40, Kaufman County, Texas, said tract of land being all of Lot 6 and Lot 7, and a portion of Lot 8 and Lot 9, Peano Grove Estates, being an addition in the City of Fomey, E.T.J., Kaufman County, Texas, according to the plat thereof filed for record in Cabinet 1, Slide 91, Plat Records, Kaufman County, Texas, (P.R.K.C.T.), said tract of land being the same tract of land being described in the deed to Vagvero Silbee Partners, LP, a Texas limited partnership, recorded in Volume 6314, Page 46, Deed Records, Kaufman County, Texas (D.R.K.C.T.); the subject tract, is more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar stamped "WESTWOOD" found at the northeast lot corner of Lot 1 (HOA), Block H, Trinity Crossing Phase 2, being an addition in the City of Fomey E.T.J., Kaufman County, Texas, according to the plat thereof filed for record in Volume 6040, Page 307, P.R.K.C.T.; said point of beginning being on the southwest right-of-way line of Lake Ray Hubbard Drive, being a variable width right-of-way 19 feet and approximately;

THENCE SOUTH 44° 54' 47" EAST, with the south right-of-way line of said Lake Ray Hubbard Drive, a distance of 264.68 feet to a 1/2 inch capped rebar stamped "HALF ASSOC INC" found at a point on the southwest right-of-way line of Highway No. FM. 740, being a called 90 feet right-of-way as shown in Texas State Highway Department ROW map dated September 14, 1961, said point of beginning being a point on a curve to the following a distance of 477.38 feet;

THENCE with the said right-of-way line, the following courses and distances:

1. with a curve concave northeast curve (curve to the left), an arc length of 210.71 feet, a chord bearing of SOUTH 40° 49' 38" EAST, across a chord length of 210.53 feet to a point from which a 1/2 inch rebar with an illegible cap bears SOUTH 79° 06' 40" WEST, 0.24 feet;

2. SOUTH 44° 54' 47" EAST, a distance of 153.28 feet to a point from which a TxDOT Right of Way tapered concrete monument bears NORTH 86° 56' 08" WEST, 0.75 feet, said point being the north end of a right-of-way corner clip of the said southwest right-of-way line of Highway No. FM. 740 with the northwest right-of-way line of Highway No. F.M. 460, being a variable width right-of-way, as described in the deed to the State of Texas, recorded in Volume 405, Page 466, and Volume 405, Page 468, D.R.K.C.T.;

THENCE SOUTH 07° 13' 08" WEST, with the said corner clip, a distance of 67.35 feet to the south end of said corner clip, from which a 1/2 inch found capped rebar stamped "HALF ASSOC INC" bears SOUTH 14° 36' 15" WEST, 0.22 feet;

THENCE SOUTH 46° 44' 57" WEST, with the said northwest right-of-way line of Highway No. F.M. 460, a distance of 494.68 feet to a 1/2 inch capped rebar stamped "PHI Land Surveying" set at the east corner of that tract of land described as "Parcel D" in the Agreed Judgment to City of Dallas, Texas, recorded in Volume 1370, Page 721, D.R.K.C.T. and Volumes 454, Page 117, D.R.K.C.T.;

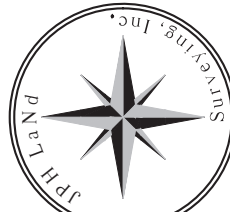
THENCE SOUTH 76° 37' 29" WEST, departing the said right-of-way line, with the northwest line of the said City of Dallas, Texas tract, a distance of 121.52 feet to the east corner of Block 1, of said Trinity Crossing Phase 2;

THENCE NORTH 43° 15' 14" WEST, with the north end line of said Block 1, a distance of 610.43 feet to a 1/2 inch capped rebar stamped "PHI Land Surveying" set in the north corner of said Block 1, same being the south corner of the aforesaid Block H, Trinity Crossing Phase 2;

THENCE NORTH 46° 44' 46" EAST, with the east line of said Block H, a distance of 468.81 feet returning to the POINT OF BEGINNING and enclosing 923.4 acres (432,241 square feet).

GENERAL NOTES

- 1. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance, GFF 190873-XC1A, effective January 13, 2020, and issued February 18, 2020.
2. The fieldwork was completed on December 16, 2019.
3. NOTICE: Selling a portion of this addition by notes and bonds is a violation of City ordinance and State laws, and is subject to fines and/or withholding of utilities and building permits.
4. This property lies within ZONE(S) X of the Flood Insurance Rate Map. Map No. 4825TC0040D, dated 20120703, via sealed map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.
5. This addition is subject to any covenants, restrictions and agreements described on Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Benefits recorded in Volume 6314, Page 54, Deed Records, Kaufman County, Texas.



PHI Land Surveying, Inc. (see below)
2019 022 051 NW Corner Of FM 740 And Clements Drive,
Fomey E.T.J., Kaufman Co., TX - Replat.dwg
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785 Lone some Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.philandsurveying.com
TBPLS Firm #100195867 #10194073 #10195867
DFW | Austin | Atlanta

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Vagvero Silbee Partners, LP, a Texas limited partnership, acting herein by and through it's duly authorized officer, does hereby adopt this plat designating the herein above described property as ZEPHYRUS CROSSING PHASE 2, being an addition in the City of Fomey E.T.J., Kaufman County, Texas, and does hereby dedicate the herein above described property to the public use forever, for the purposes indicated thereon. The streets and alleys are dedicated for street purposes. The easement and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. Except for paving, parking spaces, curbs, sidewalks, driveways, and walkways, 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 Fomey. 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, and the City of Fomey shall have the right to use and accommodate any or all public utilities. 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 Fomey 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, painting, 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 planning ordinances, rules, regulations and resolutions of the City of Fomey, Texas

WITNESS, my hand, this the ___ day of _____, 2020.

By: Vagvero Silbee Partners, LP, a Texas limited partnership

By: Vagvero Ventures Management, LLC, a Texas limited liability company, as general partner of Vagvero Silbee Partners, LP, a Texas limited partnership

By: W. A. Landroth, Manager of general partner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared W. A. Landroth, manager of general partner, 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 the ___ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That L. Jose B. Najara III, 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 Fomey.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

L. Jose B. Najara III, Registered Professional Land Surveyor No. 6726

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jose B. Najara III, Registered Professional 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT

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

APPROVED BY: Planning and Zoning Commission

City of Fomey, Texas

Signature of Chairman

Date

APPROVED BY: City Council

City of Fomey, Texas

Date

Signature of Mayor

ATTEST:

Date

City Secretary

APPROVED:

Date

County Judge

FINAL PLAT OF

CLEMENTS PARK ADDITION BLOCK A, LOTS 1 THROUGH 5

BEING A REPLAT OF 9.928 ACRES BEING ALL OF LOTS 6 & 7, AND A PORTION OF LOTS 8 AND 9 OF THE PECAN GROVE ESTATES AN ADDITION IN THE CITY OF FOMEY E.T.J., TEXAS, RECORDED IN CABINET 1, SLIDE 91, PLAT RECORDS: KAUFMAN COUNTY, TEXAS PREPARED IN MAY 2020