

OWNER CERTIFICATE:
 STATE OF TEXAS §
 COUNTY OF KAUFMAN §
 WHEREAS _____ IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M. MUSICK SURVEY, ABSTRACT NO. 312, KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 5 ACRES OF KAUFMAN COUNTY, TEXAS (D.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3.06" IRON ROD FOUND AT THE WESTERMOST CORNER OF SAID 5 ACRE TRACT, SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. 2015401132, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), AND ALSO LOCATED IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY 741;

THENCE N 44°49'24" E WITH THE COMMON LINE BETWEEN SAID 5 ACRE TRACT AND SAID F.M. HIGHWAY 741, A DISTANCE OF 288.11 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHERMOST CORNER OF SAID 5 ACRE TRACT, ALSO BEING THE OSTENSIBLE WESTERMOST CORNER OF A 5 ACRES TRACT, BEING A PORTION OF THE WESTERMOST CORNER OF SAID 5 ACRES TRACT, APRIL 12, 1864 (ACTUALLY DEED NOT FOUND), HEREIN REFERRED TO AS "COLLIER TRACT";

THENCE S 45°18'09" E WITH THE COMMON LINE BETWEEN SAID 5 ACRE TRACT AND SAID COLLIER TRACT, A DISTANCE OF 84.85 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERMOST CORNER OF SAID 5 ACRES TRACT, BEING A PORTION OF THE WESTERMOST CORNER OF SAID 5 ACRES TRACT, APRIL 12, 1864 (ACTUALLY DEED NOT FOUND), HEREIN REFERRED TO AS "COLLIER TRACT";

THENCE S 44°41'11" W WITH THE COMMON LINE BETWEEN SAID 5 ACRE TRACT AND SAID TRACT, A DISTANCE OF 287.50 FEET TO THE SOUTHERMOST CORNER OF SAID 5 ACRE TRACT LOCATED IN THE NORTHEASTERLY LINE OF A CALLED 4.286 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1285, PAGE 44, D.R.K.C.T., FROM WHICH A 3.36" IRON ROD FOUND BEARS 3.86 FEET AND A TIDDOT MONUMENT FOUND (DISTURBED) BEARS 44'41'11" W, A DISTANCE OF 3.20 FEET FOR REFERENCE;

THENCE N 40°16'24" W WITH THE COMMON LINE BETWEEN SAID 5 ACRE TRACT AND SAID 4.286 ACRE TRACT, A DISTANCE OF 66.67 FEET PASSING THE CORNER OF SAID COLLIER TRACT AT THE EASTERMOST CORNER OF SAID LOT 1, IN ALL A DISTANCE OF 843.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.998 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS TO HERBY DEED TO _____ (P.N.A.), AN ADDITION TO THE CITY OF FORNEY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE TRACT OF LAND DESCRIBED ABOVE, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, TO 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 THEREON, AND THE EASEMENTS AND ENCUMBRANCES SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS THEY ARE EXPRESSLY RELEASED BY THE CITY OF FORNEY IN WRITING. IN ADDITION, THE CITY OF FORNEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE THEREOF TO A SPECIFIC PURPOSE. THE CITY OF FORNEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE THEREOF TO A SPECIFIC PURPOSE. THE CITY OF FORNEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY EASEMENTS DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE THEREOF TO A SPECIFIC PURPOSE.

PRINTED NAME AND TITLE _____
 COUNTY OF TEXAS §
 AUTHORIZED SIGNATURE OF OWNER _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, I HAVE PERSONALLY KNOWN _____ AND _____ AND I AM SATISFIED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____
 BY COMMISSION EXPIRES ON: _____

FILE: PP_PMA HEARTLAND_20201117
 DRAFT: SDH
 SHEET: 1 OF 1
 CHECK: FCN
 DATE: 11/20/2020
 REVISION: 0

PRELIMINARY PLAT
 LOT 1, BLOCK 1
 PINNACLE MONTRESSOR-HEARTLAND
 4.998 ACRES (217,696 SQ. FT.)
 M. MUSICK SURVEY, ABSTRACT NO. 312, ETJ OF THE
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:
 I, _____, SURVEYOR,
 THAT I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8371, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF TEXAS AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF FORNEY, TEXAS.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED OR FILED UPON AS A FINAL SURVEY DOCUMENT.

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 S. ERIC DUMAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____
 BY COMMISSION EXPIRES ON: _____

