

Line #	Direction	Length
L1	S44°04'20"W	81.39'
L2	S32°54'14"W	59.30'
L3	N32°52'01"E	34.14'
L4	N57°07'48"W	50.00'
L5	S32°52'01"W	17.80'
L6	S34°43'38"W	71.96'
L7	S39°50'49"W	73.70'
L8	S50°37'45"W	66.69'
L9	S57°40'39"W	66.55'
L10	S67°02'50"W	40.61'
L11	S59°39'38"W	50.00'
L12	S49°04'22"W	10.00'
L13	N44°04'22"E	55.58'
L14	N36°47'25"E	75.00'
L15	S46°07'20"E	62.80'
L16	S34°07'57"E	48.14'
L17	S46°07'20"E	18.16'
L18	S40°07'20"E	18.16'
L19	S57°57'25"E	48.76'
L20	S46°07'20"E	62.55'
L21	S67°02'50"E	20.91'
L22	S78°44'01"W	32.90'
L23	N29°43'33"E	55.07'
L24	S57°13'00"W	44.42'

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	09°47'36"	2030.00'	347.00'	N46°36'38"W	346.58'
C2	135°7'33"	548.00'	133.51'	S39°50'08"W	133.18'
C3	04°37'27"	1970.00'	159.00'	N43°42'08"W	158.96'
C4	09°15'28"	1970.00'	318.31'	N50°38'36"W	317.96'
C5	07°12'50"	725.00'	15.36'	N47°45'59"E	15.36'
C6	00°52'01"	725.00'	11.03'	N49°42'33"W	11.03'
C7	02°57'59"	775.00'	40.12'	S31°52'21"E	40.12'
C8	19°20'47"	700.00'	236.36'	S42°32'36"W	235.24'
C9	14°46'37"	2000.00'	515.81'	S33°30'39"E	514.38'
C10	39°31'58"	450.00'	310.49'	N56°33'24"E	304.37'
C11	19°39'43"	400.00'	137.15'	N66°30'01"E	136.48'
C12	09°17'36"	300.00'	48.66'	S37°58'10"E	48.61'
C13	12°15'37"	325.00'	89.54'	S38°39'10"E	89.41'
C15	17°25'22"	699.93'	212.85'	N38°26'14"E	212.03'
C16	14°53'05"	2000.00'	519.57'	N53°27'25"W	518.11'
C17	09°47'24"	2000.00'	306.84'	N41°37'10"W	306.54'
C18	06°47'24"	2030.00'	311.44'	N41°37'10"W	311.14'
C19	14°28'59"	1970.00'	497.97'	S44°27'58"E	496.65'
C20	14°28'59"	2000.00'	505.56'	S44°27'58"E	504.21'
C21	27°00'01"	50.00'	235.62'	S11°40'38"W	70.71'
C22	14°46'37"	1970.00'	508.07'	S33°30'39"E	506.67'
C23	14°53'05"	2030.00'	527.37'	S33°27'25"E	525.88'

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C24	4°31'28"	750.01'	59.23'	S28°05'35"E	59.21'
C25	20°05'47"	250.00'	87.69'	N35°52'44"W	87.24'
C26	181°08'46"	50.00'	158.08'	S07°55'38"E	99.99'
C27	34°08'55"	300.00'	178.80'	N61°08'48"E	176.17'
C28	41°25'52"	400.00'	289.24'	N57°30'21"E	284.98'
C30	17°25'22"	699.97'	212.85'	N38°26'14"E	212.03'

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK A : 1X	136699	2.69
BLOCK B : 7	11720	0.27
BLOCK B : 8	11674	0.27
BLOCK B : 13	8939	0.21
BLOCK B : 14	8466	0.19
BLOCK B : 15	9120	0.21
BLOCK B : 16	9219	0.21
BLOCK C : 1	11156	0.26
BLOCK C : 2	9404	0.22
BLOCK C : 3	9112	0.21
BLOCK C : 4	9080	0.21
BLOCK C : 7	10061	0.23
BLOCK E : 8	9357	0.21
BLOCK E : 9	9182	0.21
BLOCK E : 10	10463	0.24
BLOCK H : 1	10963	0.25
BLOCK H : 2	8376	0.19
BLOCK H : 3	8113	0.19
BLOCK H : 4	8174	0.19
BLOCK I : 1X	84390	1.94

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK A : 1X	136699	2.69
BLOCK A : 2	11720	0.27
BLOCK A : 3	10374	0.24
BLOCK A : 4	11188	0.26
BLOCK A : 5	12755	0.29
BLOCK A : 6	10842	0.25
BLOCK A : 7	9697	0.22
BLOCK A : 8	14873	0.24
BLOCK A : 9	20957	0.51
BLOCK A : 10	12936	0.30
BLOCK A : 11	10920	0.25
BLOCK A : 12	11239	0.26
BLOCK A : 13	10513	0.24
BLOCK A : 14	9354	0.21
BLOCK B : 1	9311	0.21
BLOCK B : 2	8687	0.20
BLOCK B : 3	9310	0.21
BLOCK B : 4	9761	0.22
BLOCK B : 5	10960	0.25
BLOCK B : 6	11925	0.26

NOTE: SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION TO BE USED FOR RESIDENTIAL LOTS AND OPEN SPACE AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

PRELIMINARY PLAT
PARK TRAILS PHASE 4
 37 RESIDENTIAL LOTS - 2 OPEN SPACE
 BEING 19.753 ACRES OF LAND SITUATED IN THE
 JUAN LOPEZ SURVEY, ABSTRACT NO. 286
 BLOCK C, LOTS 1-4, BLOCK D, LOTS 7-10,
 BLOCK E, LOTS 1-4, BLOCK E, LOTS 7-10,
 BLOCK H, LOTS 1-4, & BLOCK I, LOTS 1X & 2X
 CITY OF FORNEY, KLEFMAN COUNTY, TEXAS



ENGINEERS / SURVEYORS
 USA PROFESSIONAL SERVICES GROUP, INC.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS
 REGISTERED PROFESSIONAL ENGINEERS - REGISTERED PROFESSIONAL SURVEYORS
 TEXAS BOARD OF LAND SURVEYORS - REGISTERED FRM 101074-00
 1525 VICEROY DRIVE
 FORT WORTH, TEXAS 76103
 (214) 634-3300 FAX (214) 634-3339
 EMAIL: mail@useengineers.com

OWNER / DEVELOPER:
 PARK TRAIL LTD.
 1525 VICEROY DRIVE
 FORT WORTH, TEXAS 76103
 TELEPHONE: 214-387-3993
 MAIL: parktrail@earthlink.net
 COUNTY@landresources.com

January 4, 2021
 2020007.00
 SHEET 2 OF 3

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WILDHORN PARK TRAIL LTD., as the owner of a 19.753 acre or parcel of land out of the June 2017 Public Records of Kaufman County, Texas and being more particularly described by the instrument...

BEGINNING at a PK Nail found for the Southeast corner of said Park Trail, 114.2 feet and point being an ell of the corner line between Block B and 50' right-of-way as recorded in Voluntary 2971; Page...

THENCE South 66 degrees 40 minutes 57 seconds and departing on a continuation of Branch Road and along a strip of 15.5 feet, 100' for corner; and point being at the intersection of said strip of 15.5 feet and a strip of 50' wide strip of 100' wide strip...

THENCE South 88 degrees 17 minutes 21 seconds West departing and ascending, passing an oblique line of said Block B, 100' for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE North 46 degrees 06 minutes 05 seconds East along the line of said Block B, 100' for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE East along a strip of 15.5 feet wide strip of 100' wide strip, 100' for corner; and point being at the intersection of said strip of 15.5 feet wide strip of 100' wide strip and a strip of 50' wide strip of 100' wide strip...

THENCE South 44 degrees 04 minutes 20 seconds West a distance of 62.39 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE North 44 degrees 04 minutes 20 seconds East a distance of 62.39 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE South 12 degrees 54 minutes 14 seconds West a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE North 12 degrees 54 minutes 14 seconds East a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE South 12 degrees 54 minutes 14 seconds West a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE North 12 degrees 54 minutes 14 seconds East a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

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THENCE North 12 degrees 54 minutes 14 seconds East a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

THENCE South 12 degrees 54 minutes 14 seconds West a distance of 89.30 feet to a 1/2 inch iron rod found for corner; and point being at the intersection of said line of said Block B and a strip of 15.5 feet wide strip of 100' wide strip...

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That PARK TRAILS LTD., acting lawfully and through its duly authorized officers, does hereby adopt this plat designating and dedicating to the public use, for the purposes of this plat, certain streets, alleys and easements hereon. The streets and alleys are shown on this plat and are hereby dedicated to the public use, for the purposes of this plat, as shown on this plat and as shown on the plat...

THENCE East along a strip of 15.5 feet wide strip of 100' wide strip, 100' for corner; and point being at the intersection of said strip of 15.5 feet wide strip of 100' wide strip and a strip of 50' wide strip of 100' wide strip...

WITNESS my hand this _____ day of _____, 20____.

By: _____, Vice President

CITY OF TEXAS COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, William V. Perry, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as were properly placed under my personal supervision in accordance with the Subdivided Land Act of the City of Forney.



PRELIMINARY DOCUMENT SUBMITTED FOR RECORD FOR ANY PURPOSES William V. Perry, PEIS Registration No. 4699 Registered Professional Land Surveyor USA Professional Services Group, Inc.

STATUTE OF TEXAS

County of Kaufman, State of Texas. Notice is hereby given that the plat of the proposed subdivision of the land shown on this plat was recorded in the Public Records of Kaufman County, Texas, on this day, to-wit: _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY PLAT Approved for preparation of final plat for the subdivision shown on this plat.

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

NOTE: SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION TO THE CITY OF FORNEY, TEXAS, IS SUBJECT TO THE CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHOUTHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

PRELIMINARY PLAT PARK TRAILS PHASE 4 37 RESIDENTIAL LOTS - 2 OPEN SPACE

BEING 18,783 ACRES OF LAND SITUATED IN THE JUAN LOPEZ SURVEY, ABSTRACT NO. 286 BLOCK C, LOTS 1-4, BLOCK E, LOTS 7-10, BLOCK H, LOTS 1-4, & BLOCK I LOTS 1X & 2X CITY OF FORNEY, KAUFMAN COUNTY, TEXAS



USA PROFESSIONAL SERVICES GROUP, INC. CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS REGISTERED PROFESSIONAL ENGINEERS - REGISTERED PROFESSIONAL ARCHITECTS TEXAS BOARD OF LAND SURVEYORS - REGISTERED FROM 101074-00 1525 VICKERY DRIVE DALLAS, TEXAS 75233 PHONE: (214) 634-3300 FAX: (214) 634-3339 EMAIL: mail@usasingineers.com

OWNER / DEVELOPER: 10950 RESEARCH ROAD FRESSCO, TEXAS 75233 PHONE: (214) 634-3300 FAX: (214) 634-3339 EMAIL: Craig Curry courtney@landresources.com