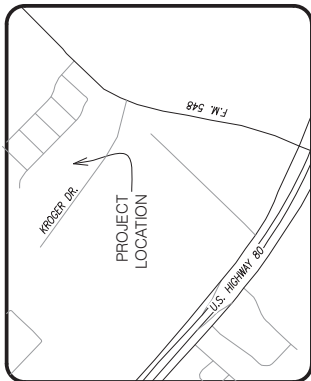


Curve Table

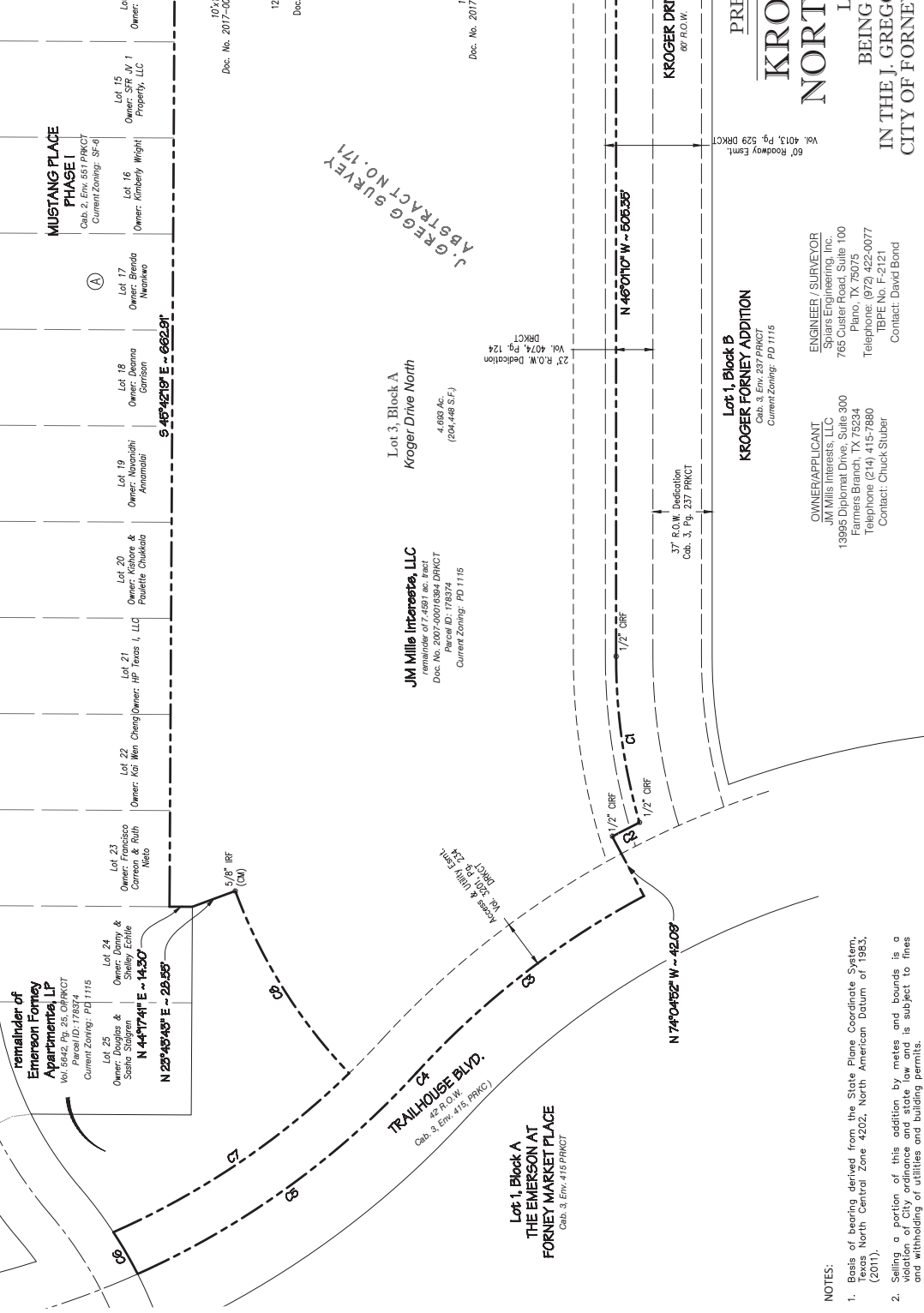
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Dist. |
|---------|---------|---------|---------|-----------------------|-------------|
| C1 | 104.86' | 375.00' | 163221° | N 54°02'15" W 104.62' | |
| C2 | 19.08' | 572.00' | 15°46' | N 16°50'28" E 19.08' | |
| C3 | 180.06' | 530.00' | 192757° | N 05°39'00" E 179.20' | |
| C4 | 1.46' | 530.00' | 076930° | N 05°30'14" W 1.46' | |
| C5 | 215.39' | 530.00' | 237706° | N 08°13'04" E 213.91' | |
| C6 | 30.19' | 275.00' | 61725° | S 76°39'02" E 30.68' | |
| C7 | 178.47' | 500.00' | 202704° | S 09°59'49" W 171.52' | |
| C8 | 135.13' | 330.00' | 232745° | S 76°30'10" E 134.19' | |



LEGEND

(Not all items may be applicable)

| | |
|--------|--|
| o | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENC" SET, UNLESS OTHERWISE NOTED. |
| IRF | IRON ROD FOUND |
| CRF | CAPPED IRON ROD FOUND |
| CRP | CAPPED IRON ROD PLACEMENT |
| GRP | GRIP TIES PLAT |
| E.O.W. | RIGHT-OF-WAY |
| BL | BUILDING LINE |
| ⊙ | BLOCK DESIGNATION |
| DRKCT | DEED RECORDS, KAUFMAN COUNTY, TEXAS |
| PLAT | PLAT RECORDS, KAUFMAN COUNTY, TEXAS |
| OPRCKT | OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS |



Lot 1, Block A
THE EMERSON AT
FORNEY MARKET PLAGE
 Cab. 3, Env. 415, PRKCT

Lot 1, Block B
KROGER FORNEY ADDITION
 Cab. 3, Env. 437, PRKCT
 Current Zoning: PD 1115

Lot 3, Block A
Kroger Drive North
 4.693 AC.
 (204,446 S.F.)

JM Mills Interests, LLC
 remainder of 7.4891 ac. tract
 Doc. No. 2007-00016394 DRKCT
 Parcel ID: 78874
 Current Zoning: PD 1115

MUSTANG PLACE
PHASE I
 Cab. 2, Env. 551, PRKCT
 Current Zoning: SF-6

Lot 2, Block A
KROGER DRIVE
NORTH ADDITION
 Owner: American National Bank
 Cab. 3, Env. 380, PRKCT
 Current Zoning: PD 1115

OWNER/APPLICANT
 JM Mills Interests, LLC
 13995 Dickman Drive, Suite 300
 Fort Worth, TX 76134
 Telephone: (214) 415-7880
 Contact: Chuck Sluber

ENGINEER / SURVEYOR
 Spars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

PRELIMINARY PLAT

KROGER DRIVE
NORTH ADDITION
LOT 3, BLOCK A
BEING A 4.693 ACRE TRACT
IN THE J. GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Scale: 1" = 50' March, 2021 SEI Job No. 21-088

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS JM Mills Interests, LLC is the Owner of a tract of land situated in the J. Gregg Survey, Abstract No. 171, City of Forney, Kaufman County, Texas, being a portion of a 7,459.1 acre tract conveyed to JM Mills Interests, LLC, according to the deed recorded in Document Number 2007-00016394 of the Deed Records, Kaufman County, Texas (OPRKT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPARESEN" set for the southeasterly corner of the subject tract, and also being the southwesterly corner of Lot 2, Block A, Kroger Drive North Addition, according to the plat recorded in Cabinet 3, Envelope 380, Plat Records, Kaufman County, Texas (PRKT), and also being in the north line of Kroger Drive;

THENCE N 46°01'10" W, 505.35 feet along the north line of Kroger drive to a 1/2" capped iron rod found;

THENCE around a tangent curve to the left having a central angle of 16°02'11", a radius of 375.00 feet, a chord of N 54°02'15" W - 104.62 feet, an arc length of 104.96 feet to a 1/2" capped iron rod found;

THENCE around a non-tangent curve to the left having a central angle of 01°54'40", a radius of 572.00 feet, a chord of N 16°50'28" E - 19.08 feet, an arc length of 19.08 feet to a 1/2" capped iron rod found;

THENCE N 74°04'52" W, 42.09 feet to the southeast line of Trailhouse Boulevard;

THENCE around a non-tangent curve to the left having a central angle of 19°27'57", a radius of 530.00 feet, a chord of N 06°09'00" E - 179.20 feet, an arc length of 180.06 feet;

THENCE around a reverse curve to the right having a central angle of 00°09'30", a radius of 530.00 feet, a chord of N 03°30'14" W - 1.46 feet, an arc length of 1.46 feet;

THENCE around a compound curve to the right having a central angle of 23°17'06", a radius of 530.00 feet, a chord of N 06°13'04" E - 213.91 feet, an arc length of 215.39 feet to a point in the south line of Painted Trail;

THENCE around a non-tangent curve to the left having a central angle of 06°17'25", a radius of 275.00 feet, a chord of S 76°09'02" E - 30.18 feet, an arc length of 30.19 feet to a point in the east line of the subject tract, as shown on the plat recorded in Volume 5642, Page 25, Official Public Records, Kaufman County, Texas (OPRKT);

THENCE around a non-tangent curve to the left having a central angle of 20°27'04", a radius of 500.00 feet, a chord of S 09°59'49" W - 177.52 feet, an arc length of 178.47 feet;

THENCE around a non-tangent curve to the right having a central angle of 23°27'45", a radius of 330.00 feet, a chord of S 78°00'10" E - 134.19 feet, an arc length of 135.13 feet to a 5/8" iron rod found;

THENCE N 23°43'43" E, 28.55 feet to a point on the west line of Lot 24, Block A, Mustang Place Phase I, according to the plat recorded in Cabinet 2, Envelope 551, PRKT;

THENCE N 44°17'41" E, 14.30 feet to the southwest corner of Lot 22, Block A, Mustang Place Phase 1;

THENCE S 45°42'19" E, 662.91 feet along the southwesterly line of Mustang Place Phase 1 to the southeasterly corner of the subject tract, and also being the northeasterly corner of said Lot 2, Kroger Drive North Addition, from which a 1/2" capped iron rod found bears S 45°42'19" E, 83.80 feet;

THENCE S 44°17'04" W, 275.17 feet to the POINT OF BEGINNING with the subject tract containing 204,448 square feet or 4.693 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JM Mills Interests, LLC, does hereby adopt this plat designating the herein above described property as KROGER DRIVE NORTH ADDITION, LOT 3, BLOCK A, an Addition to the City of Forney, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The streets and alleys are dedicated for certain purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No other improvements or easements may be placed in landscape easements, if approved by the City of Forney, in addition, utility easements may also be used for 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 safe and proper use and operation of the utility lines and appurtenances thereon, and the City of Forney and public utility entities shall have the 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 our hands at _____ County, Texas, this _____ day of _____, 2021.

JM Mills Interests, LLC

By: Charles Stuber, Partner

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 Charles Stuber, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a true and correct copy of the same, and that the same were prepared under my personal supervision, in accordance with the Subdivision Regulations of the City of Forney, Texas.

Dated this _____ day of _____, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

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

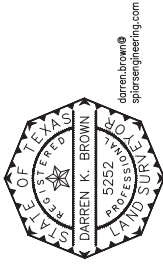
APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

Signature of Chairman _____ Date _____

APPROVED BY: City Council
City of Forney, Texas

Signature of Mayor _____ Date _____

City Secretary _____ Date _____



darren@spiares.com
spiaresengineering.com

PRELIMINARY PLAT

KROGER DRIVE
NORTH ADDITION

LOT 3, BLOCK A

BEING A 4.693 ACRE TRACT
IN THE J. GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER/APPLICANT
JM Mills Interests, LLC
13995 Diplomat Drive, Suite 300
Farmers Branch, TX 75234
Telephone (214) 415-7880
Contact: Chuck Stuber

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond