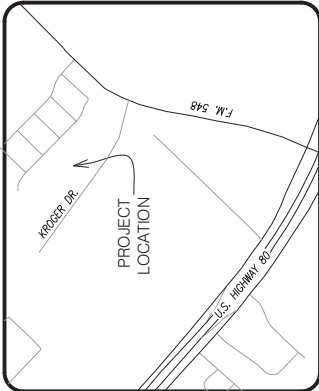


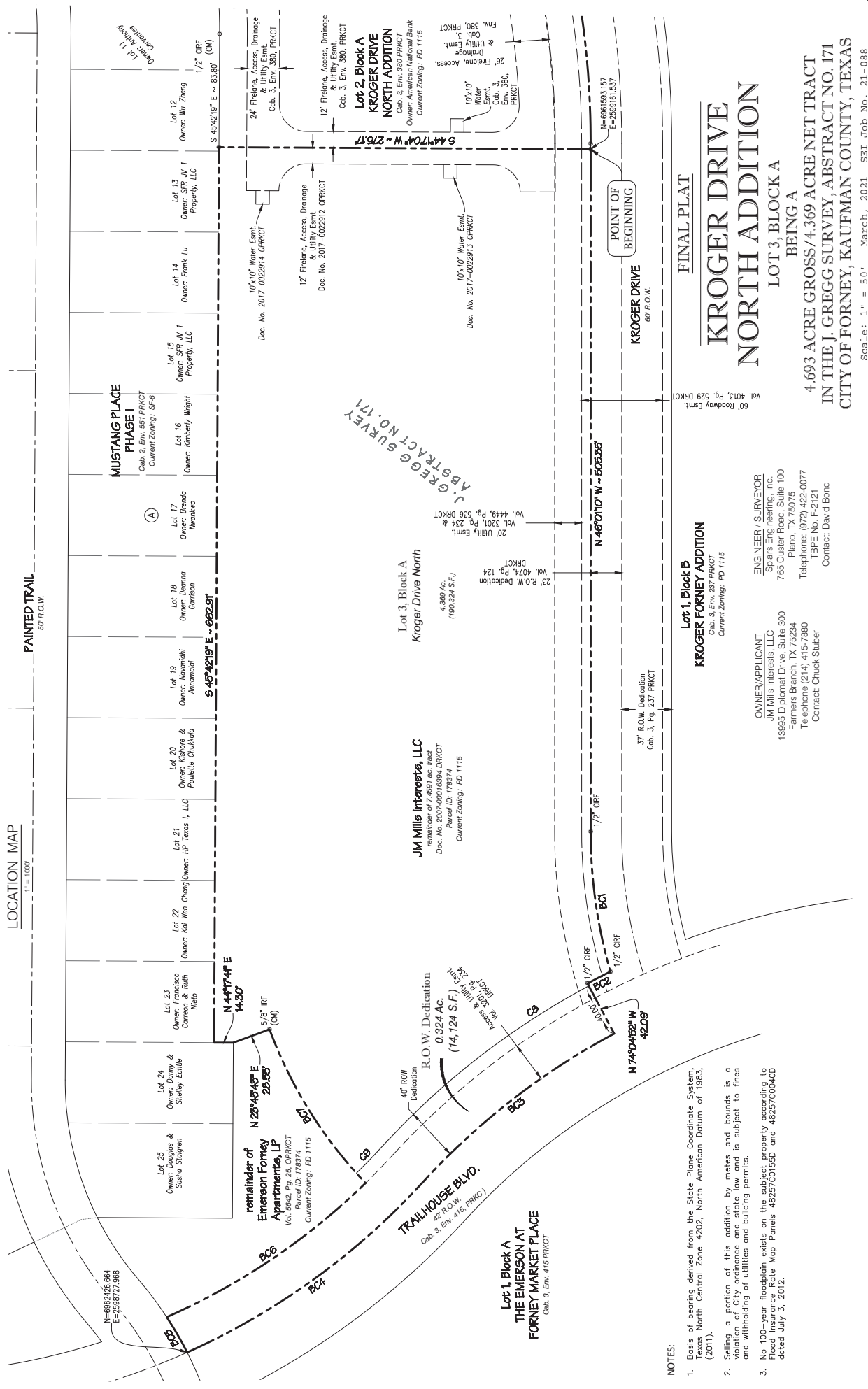
| Curve # | Length  | Radius  | Delta         | Chord Bearing | Chord Dist. |
|---------|---------|---------|---------------|---------------|-------------|
| BC1     | 104.96' | 375.00' | N 54°02'15" W | 104.62'       |             |
| BC2     | 19.08'  | 572.00' | N 16°50'28" E | 19.08'        |             |
| BC3     | 180.06' | 530.00' | N 06°09'00" E | 178.20'       |             |
| BC4     | 216.86' | 530.00' | N 08°08'19" E | 213.35'       |             |
| BC5     | 30.19'  | 275.00' | S 76°09'02" E | 30.18'        |             |
| BC6     | 178.47' | 500.00' | S 09°59'49" W | 177.52'       |             |
| BC7     | 125.13' | 330.00' | S 77°08'03" E | 124.38'       |             |
| BC8     | 193.68' | 570.00' | N 06°09'05" E | 192.75'       |             |
| BC9     | 28.45'  | 490.00' | N 01°55'11" W | 28.44'        |             |



LOCATION MAP  
1" = 1,000'

**LEGEND**  
(Not all items may be applicable)

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED SPACING SET, UNLESS OTHERWISE NOTED
- ▭ CHAINED IRON ROD FOUND
- CM CONTROL MONUMENT
- (BTP) BY THIS PLAT
- RIGHT-OF-WAY
- BUILDING LINE
- BL BLOCK DESIGNATION
- DRKCT DEED RECORDS, KAUFMAN COUNTY, TEXAS
- PRKCT PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- OPRCKT OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS



**FINAL PLAT**  
**KROGER DRIVE**  
**NORTH ADDITION**  
LOT 3, BLOCK A  
BEING A

4.693 ACRE GROSS/4.369 ACRE NET 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

**Lot 1, Block B**  
**KROGER FORNEY ADDITION**  
Cab. 3, Env. 357, PRKCT  
Current Zoning: PD 1115

**OWNER/APPLICANT**  
JIM MILLS INTERESTS, LLC  
13995 Diplomat Drive, Suite 300  
Farmers Branch, TX 75234  
Telephone: (972) 415-7880  
Contact: Chuck Slubler

**ENGINEER / SURVEYOR**  
Sparks Engineering, Inc.  
765 Custer Road, Suite 100  
Piano, TX 75075  
Telephone: (972) 422-0077  
TBP# No. F-2121  
Contact: David Bond

- NOTES:**
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  2. 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.
  3. No 100-year floodplain exists on the subject property according to Flood Insurance Rate Map Panels 48257C0155D and 48257C0404D dated July 3, 2012.

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 7.4591 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 (DRKCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SP1ARSENG" 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 (PRKCT), 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 23°26'36", a radius of 530.00 feet, a chord of N 08°08'19" E - 215.35 feet, an arc length of 216.86 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 the northern point of a remainder tract conveyed to Emerson Forney Apartments, LP, according to the deed recorded in Volume 3642, Page 45, Official Public Records, Kaufman County, Texas (OPRCKT);

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, PRKCT;

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

THENCE S 45°42'19" E, 662.91 feet along the southeasterly 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, and the City of Forney, Texas, as the public use area for the public use area, to be dedicated for the public use, 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 maintain, reconstruction, maintenance, or efficiency of their respective systems for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading right of ingress and egress to or from their respective systems in said easements. The City of Forney and public utility entities shall at all times have the full meters, and adding to or removing all or parts of their respective systems without the necessity of 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 Suber, 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 Suber, 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.

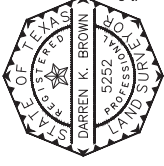
Notary Public, State of Texas

**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 part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Forney, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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



darren.brown@  
spiarsengineering.com

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 \_\_\_\_\_

FINAL PLAT

**KROGER DRIVE  
NORTH ADDITION**

LOT 3, BLOCK A  
BEING A

4.693 ACRE GROSS/4.369 ACRE NET TRACT  
IN THE J. GREGG SURVEY, ABSTRACT NO. 171  
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER/APPLICANT  
JM Mills Interests, LLC  
19995 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  
TBEPE No. F-2121  
Contact: David Bond

OWNER'S CERTIFICATE