

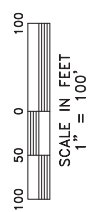
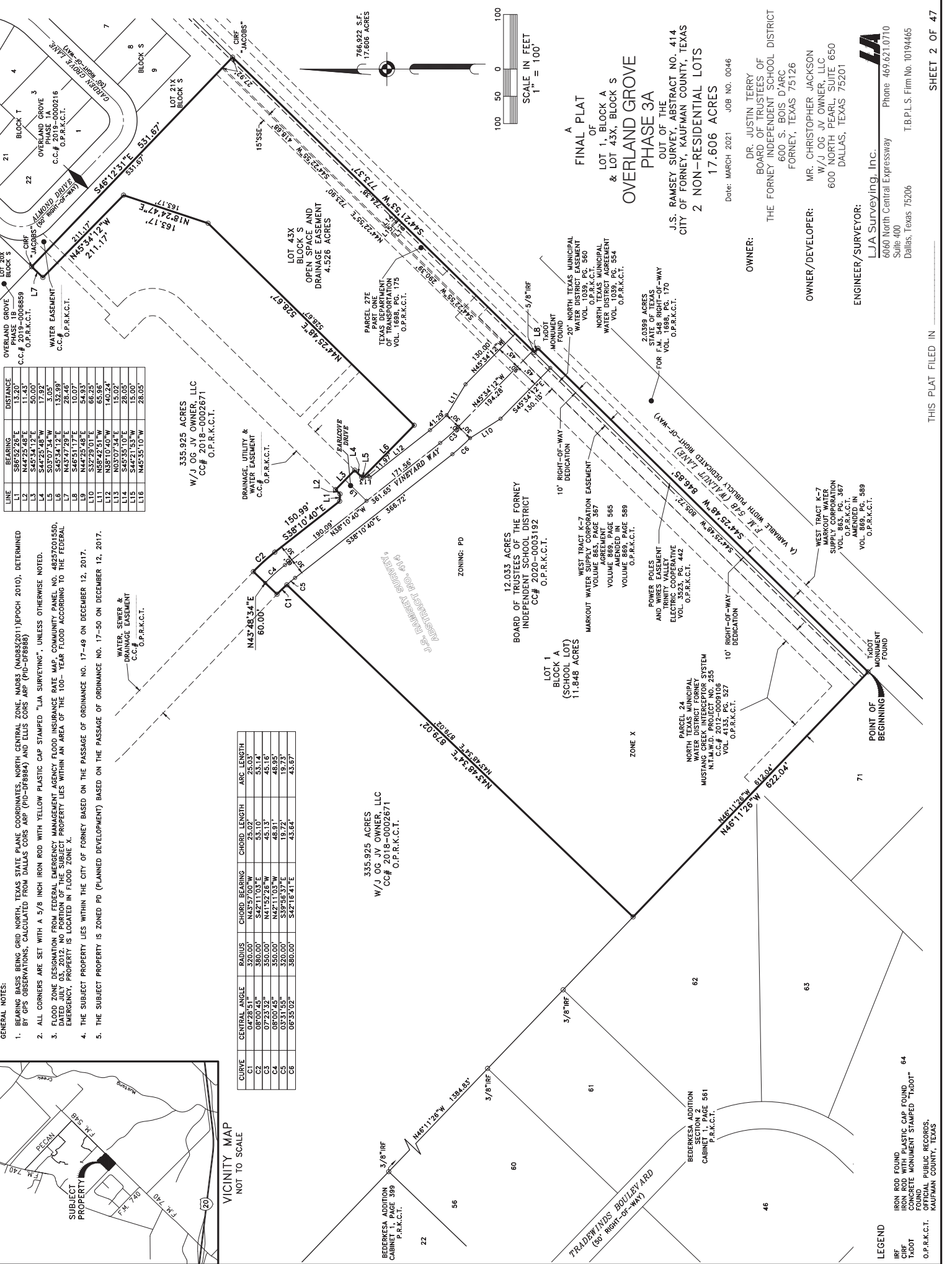
- GENERAL NOTES:**
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS COCS ARP (PID-078884) AND ELLIS COCS ARP (PID-078885).
  - ALL CORNERS ARE SET WITH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
  - FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48257C015D, DATED JULY 03, 2012. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN AN AREA OF THE 100-YEAR FLOOD ACCORDING TO THE FEDERAL EMERGENCY PROPERTY IS LOCATED IN FLOOD ZONE X.
  - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF FORNEY BASED ON THE PASSAGE OF ORDINANCE NO. 17-48 ON DECEMBER 12, 2017.
  - THE SUBJECT PROPERTY IS ZONED PD (PLANNED DEVELOPMENT) BASED ON THE PASSAGE OF ORDINANCE NO. 17-50 ON DECEMBER 12, 2017.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	04°28'31"	320.00'	N43°57'00"W	25.02'	25.03'
C2	07°23'32"	350.00'	N41°52'29"W	45.13'	45.16'
C3	08°00'45"	350.00'	N42°11'03"W	48.91'	48.95'
C4	03°31'55"	320.00'	S39°58'37"E	19.72'	19.73'
C5	06°35'02"	350.00'	S42°18'41"E	43.64'	43.67'

335.925 ACRES  
W/J OG JV OWNER, LLC  
C.C.# 2018-0002671  
O.P.R.K.C.T.

- | LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S86°52'28"E | 13.20'   |
| L2   | N44°23'49"E | 11.43'   |
| L3   | S45°34'12"E | 50.00'   |
| L4   | S44°25'48"W | 17.92'   |
| L5   | S45°34'12"E | 132.94'  |
| L6   | N43°47'29"E | 28.46'   |
| L7   | S46°51'17"E | 10.07'   |
| L8   | N44°25'48"E | 54.93'   |
| L9   | S52°25'01"E | 66.25'   |
| L10  | N38°10'46"W | 140.24'  |
| L11  | N03°07'54"E | 15.02'   |
| L12  | S45°35'10"E | 28.05'   |
| L13  | S44°21'53"W | 15.00'   |
| L14  | N45°35'10"W | 28.05'   |
| L15  | S45°35'10"W | 28.05'   |
| L16  | N45°35'10"W | 28.05'   |

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**FINAL PLAT**  
OF  
**LOT 1, BLOCK A**  
& **LOT 43X, BLOCK S**  
**OVERLAND GROVE**  
**PHASE 3A**  
OUT OF THE  
J.S. RAMSEY SURVEY, ABSTRACT NO. 414  
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS  
2 NON-RESIDENTIAL LOTS  
17.606 ACRES

Date: MARCH 2021 JOB NO. 0046

**OWNER:**  
DR. JUSTIN TERRY  
BOARD OF TRUSTEES OF  
THE FORNEY INDEPENDENT SCHOOL DISTRICT  
600 S. BOIS D'ARC  
FORNEY, TEXAS 75126

**OWNER/DEVELOPER:**  
MR. CHRISTOPHER JACKSON  
W/J OG JV OWNER, LLC  
600 NORTH PEARL, SUITE 650  
DALLAS, TEXAS 75201

**ENGINEER/SURVEYOR:**  
LJA Surveying, Inc.  
6660 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
T.B.P.L.S. Firm No. 10194465

