

**PRELIMINARY PHASE 5
PARK TRAILS PHASE 5**
189 RESIDENTIAL LOTS 7 OPEN SPACE

BEINS 48.89 ACRES OF LAND SITUATED IN THE
MEAN LOCUS SURVEY, ABSTRACT NO. 268
BLOCK A, LOTS 1X, 2-38, 39X, 40-44, BLOCK B, LOTS 1-25, 26X,
BLOCK C, LOTS 1-7, 9X, 10-17, BLOCK D, LOTS 1-5, 6X, 7-13,
& BLOCK E, LOTS 1-9, 10X, 11X, 12-16

CITY OF FORTNEY, KAUFMAN COUNTY, TEXAS
ENGINEERS / SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEER - REGISTERED ENGINEERING FIRM F-1845
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED ENGINEERING FIRM F-1845
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3336
EMAIL: usa@usaprofessionals.com
2022007.00

SHEET 1 OF 3

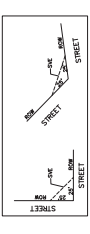
NOTE: A PORTION OF ANY LOT WITHIN THIS ADDITION
SELLING AND BOUNDING IS A VIOLATION OF STATE LAW
AND CITY ORDINANCE AND IS SUBJECT TO FINES AND
WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS

OWNER / DEVELOPER:
PARK TRAIL LTD.
FRISCO, TEXAS 75033
PHONE: (972) 241-3937-3993
EMAIL: usa@usaprofessionals.com

LAND RECORDS: KAUFMAN COUNTY, TEXAS
FILE NO. 2022007.00
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GENERAL NOTES:
1. PURPOSE OF THIS PLAN IS TO SUBMIT PROPERTY PROPOSALS FOR THE
2. ALL LOT CORNERS SHALL BE MARKED BY 1" IRON ROD WITH PLASTIC CAPS STAMPED
"USA INC." UNLESS OTHERWISE NOTED.
3. DATE OF THIS PLAN IS 06/30/2021. THIS PLAN IS THE PROPERTY OF USA PROFESSIONAL SERVICES GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF USA PROFESSIONAL SERVICES GROUP, INC.
4. CENTRAL ZONE COORDINATES ARE BASED ON NAD 83 UTM ZONE 16S, STATE PLANE, NORTH
5. MANIPULATION SHALL BE PERFORMED IN A CITY OF FORTNEY ENGINEERING FIRM
6. ALL LOTS ARE TO ZONE.

LEGEND



TYPICAL SIDEWALK & USABILITY EASEMENT DETAIL

AREA TABLE	
LOT	SQUARE FOOT
BLOCK A : 1X	7566
BLOCK A : 2	12010
BLOCK A : 3	10000
BLOCK A : 4	10000
BLOCK A : 5	10000
BLOCK A : 6	10000
BLOCK A : 7	10000
BLOCK A : 8	10000
BLOCK A : 9	10332
BLOCK A : 10	10559
BLOCK A : 11	9553
BLOCK A : 12	8872
BLOCK A : 13	8503
BLOCK A : 14	8503
BLOCK A : 15	8503
BLOCK A : 16	10322
BLOCK A : 17	8503
BLOCK A : 18	8503
BLOCK A : 19	8503
BLOCK A : 20	8503
BLOCK A : 21	8978

AREA TABLE	
LOT	SQUARE FOOT
BLOCK A : 22	11830
BLOCK A : 23	15482
BLOCK A : 24	10500
BLOCK A : 25	10322
BLOCK A : 26	12040
BLOCK A : 27	10000
BLOCK A : 28	14238
BLOCK A : 29	13869
BLOCK A : 30	11650
BLOCK A : 31	10177
BLOCK B : 8	3500
BLOCK B : 9	3504
BLOCK B : 10	3503
BLOCK B : 11	3503
BLOCK B : 12	3503
BLOCK B : 13	3503
BLOCK B : 14	3503
BLOCK B : 15	3503
BLOCK B : 16	3503
BLOCK B : 17	3503

AREA TABLE	
LOT	SQUARE FOOT
BLOCK A : 42	8715
BLOCK A : 43	8503
BLOCK A : 44	10500
BLOCK A : 45	10322
BLOCK B : 2	3579
BLOCK B : 3	3579
BLOCK B : 4	3579
BLOCK B : 5	3579
BLOCK B : 6	3579
BLOCK B : 7	3579
BLOCK B : 8	3579
BLOCK B : 9	3579
BLOCK B : 10	3579
BLOCK B : 11	3579
BLOCK B : 12	3579
BLOCK B : 13	3579
BLOCK B : 14	3579
BLOCK B : 15	3579
BLOCK B : 16	3579
BLOCK B : 17	3579

AREA TABLE	
LOT	SQUARE FOOT
BLOCK B : 20	3503
BLOCK B : 21	3503
BLOCK B : 22	3503
BLOCK B : 23	3503
BLOCK B : 24	3503
BLOCK B : 25	10031
BLOCK C : 1	11427
BLOCK C : 2	10185
BLOCK C : 3	10185
BLOCK C : 4	10185
BLOCK C : 5	10185
BLOCK C : 6	10185
BLOCK C : 7	10185
BLOCK C : 8	11213
BLOCK C : 9	11213
BLOCK C : 10	11213
BLOCK C : 11	10114

AREA TABLE	
LOT	SQUARE FOOT
BLOCK C : 12	10024
BLOCK C : 13	10024
BLOCK C : 14	10024
BLOCK C : 15	9984
BLOCK C : 16	9984
BLOCK C : 17	11050
BLOCK C : 18	10243
BLOCK C : 19	10243
BLOCK D : 1	10185
BLOCK D : 2	10185
BLOCK D : 3	10185
BLOCK D : 4	10185
BLOCK D : 5	10185
BLOCK D : 6	10185
BLOCK D : 7	10185
BLOCK D : 8	10185
BLOCK D : 9	10371
BLOCK D : 10	10371
BLOCK D : 11	10371
BLOCK D : 12	10322
BLOCK D : 13	10750
BLOCK D : 14	22472
BLOCK D : 15	24482
BLOCK E : 2	14862

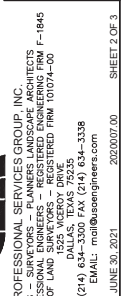
AREA TABLE	
LOT	SQUARE FOOT
BLOCK E : 3	16132
BLOCK E : 4	16132
BLOCK E : 5	16132
BLOCK E : 6	19480
BLOCK E : 7	20884
BLOCK E : 8	30423
BLOCK E : 9	30423
BLOCK E : 10	10848
BLOCK E : 11	57187
BLOCK E : 12	19770
BLOCK E : 13	19877
BLOCK E : 14	18132
BLOCK E : 15	18132
BLOCK E : 16	22133

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	36.3145°	201.00'	128.15'	N27°45'05"W	128.99'
C2	22.1673°	531.67'	206.76'	N88°36'32"E	205.46'
C3	66.2503°	205.00'	203.65'	S74°04'07"E	195.38'
C4	181.9344°	50.00'	158.08'	S07°36'51"E	99.99'
C5	181.9344°	50.00'	158.08'	N89°23'24"E	99.99'
C6	181.9372°	158.47'	158.47'	S88°47'43"W	99.99'
C7	0.2803°	566.67'	4.54'	N77°42'23"E	4.54'
C8	299.9542°	50.00'	261.75'	N72°44'42"E	50.04'
C9	527.1870°	205.00'	187.15'	S71°49'06"E	180.71'
C10	300.7000°	50.00'	261.80'	N75°48'16"W	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°50'29"E	50.44'
L2	S35°03'57"E	30.00'
L3	N81°03'29"W	76.72'
L4	N21°38'24"W	25.00'
L5	S44°23'24"W	10.00'
L6	S44°23'24"W	10.00'
L7	N43°59'03"E	10.00'
L8	N9°29'13"W	38.10'

NOTE: A PORTION OF ANY LOT WITHIN THIS POSITION BY THESE LINES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS

PRELIMINARY PLAT
PARK TRAILS PHASE 5
 109 RESIDENTIAL LOTS 7 OPEN SPACE
 BEING 46.66 ACRES OF LAND SITUATED IN THE
 BLOCK A, LOTS 1X, 2-38, 39X, 40-44, BLOCK B, LOTS 1-25, 26X,
 BLOCK C, LOTS 1-8, 9X, 10-17, BLOCK D, LOTS 1-5, 6X, 7-13
 & BLOCK E, LOTS 1-9, 10X, 11X, 12-16
 CITY OF FORTNEY, KAUFMAN COUNTY, TEXAS
 ENGINEERS / SURVEYORS



USA PROFESSIONAL SERVICES GROUP, INC.
 CIVIL ENGINEERING SURVEYING ARCHITECTS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED ENGINEERING FIRM F-1845
 TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
 DALLAS, TEXAS 75235
 (214) 634-3300 FAX (214) 634-3338
 EMAIL: mls@usaengineers.com

OWNER / DEVELOPER:
 UNITED FOUNDATION GROUP
 10650 RESEARCH ROAD
 FORTNEY, TEXAS 75042
 TEL: 817-832-4000
 EMAIL: Craig.Curry
 ccurry@unitedfoundations.com

DATE: 06/30/2021 2:02:00 PM SHEET 2 OF 3

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, PARK TRAIL LTD., is the owner of a 46.80 acre tract or parcel of land situated in the County of Kaufman, Texas and being part of a 66.553 acre of land as described in the plat for Park Trail Ltd., as recorded in Volume 2270, Page 435 of the Official Public Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the Southwest property line of said Park Trail Ltd. Tract and extending South 89 degrees 05 minutes 19 seconds East along westerly line of said Park Trail Ltd. Tract a distance of 931.25 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 04 minutes 04 seconds East along the Westerly line of said Park Trail Ltd. Tract and the centerline of said Ranch Road a distance of 731.71 feet to a point for corner, said corner being the most Westerly corner of a tract of land as described in deed to Timothy R. Hilsdorf, Inc. as recorded in Volume 2270, Page 435 of the Official Public Records of Kaufman County, Texas; and

THENCE South 45 degrees 36 minutes 36 seconds East departing the centerline of Ranch Road and along the Northeastern line of said Park Trail Ltd. Tract, and the Southwest line of Rolling Acres Addition, as recorded in Volume 8, page 41 of the Map Records of Kaufman County, Texas a distance of 248.56 feet to a point for corner, said corner being in the Southeastern line of said Park Trail Ltd. Tract; and

THENCE South 45 degrees 36 minutes 36 seconds East departing the centerline of Ranch Road and along the Northeastern line of said Park Trail Ltd. Tract, and the Southwest line of Rolling Acres Addition, as recorded in Volume 8, page 41 of the Map Records of Kaufman County, Texas a distance of 248.56 feet to a point for corner, said corner being in the Southeastern line of said Park Trail Ltd. Tract; and

THENCE South 44 degrees 16 minutes 58 seconds West departing the common line of said Park Trail Ltd. and Rolling Acres Addition, and proceeding along the centerline of said Park Trail Ltd. Tract a distance of 624.99 feet to a point for corner, said corner being a Northwesterly corner of said Park Trail Ltd. Phase 3, said corner also being a Southerly corner of said Park Trails Ltd. Tract;

THENCE South 87 degrees 03 minutes 27 seconds West continuing along said common line of Park Trail Ltd. and Park Trail Phase 3 a distance of 50.81 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Ltd. Tract; and

THENCE South 44 degrees 04 minutes 20 seconds West continuing along said common line of Park Trail Ltd. and Park Trail Phase 3 a distance of 50.81 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Ltd. Tract; and

THENCE North 38 degrees 17 minutes 31 seconds East along said common line of Park Trail Ltd. and Park Trails Phase 3 a distance of 37.49 feet to a 1/2 inch rod found for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southerly corner of said Park Trails Ltd. Tract;

THENCE North 46 degrees 00 minutes 57 seconds West crossing said Park Trail Ltd. Tract a distance of 2228.93 feet to the POINT OF BEGINNING containing 2,038,608 square feet or 46.80 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARK TRAIL LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat describing the herein described property as PARK TRAILS PHASE 5, in addition to the City of Forney, Texas, and does hereby dedicate, assign, grant, convey, and confirm to the City of Forney, Texas, all the rights, title, and interest therein, and all easements and public use areas, as shown, are dedicated, for 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 upon, over or across the easements as shown, except that the City of Forney, in addition to the easements shown, may also use for the 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 building, fence, tree, shrub or other improvement or growth shown on this plat in any way that endangers or interferes with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Forney and public utility entities shall at all times have the full 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 parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Forney, Texas

WITNESS, my hand, this the ___ day of ___, 20___

BY: GP Park Trail, Ltd., a Texas Corporation
Its General Partner

By: Craig Curry, Vice President

STATE OF TEXAS

COUNTY OF

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

Given under my hand and seal of office, this ___ day of ___, 20___

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYORS 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 as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.



PRELIMINARY RELEASED 01-04-2021 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

William V. Perry, RPLS Registration No. 4659 Registered Professional Land Surveyor STATE OF TEXAS USA Professional Services Group Inc. COUNTY OF DALLAS

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

Given under my hand and seal of office, this ___ day of ___, 20___

Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivisions 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:

Signature of Secretary _____ Date _____

NOTE: A PORTION OF ANY LOT WITHIN THIS SECTION BEYOND THE BOUNDARIES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS

PRELIMINARY PLAT PARK TRAILS PHASE 5 109 RESIDENTIAL LOTS 7 OPEN SPACE

BEING 48.80 ACRES OF LAND SITUATED IN THE BLOCK A, LOTS 1X, 2-36, 39X, 40-44, BLOCK B, LOTS 1-25, 26X, BLOCK C, LOTS 1-8, 9X, 10-17, BLOCK D, LOTS 1-5, 6X, 7-13, & BLOCK E, LOTS 1-9, 10X, 11X, 12-16

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS ENGINEERS / SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC. CIVIL ENGINEERS AND ARCHITECTS REGISTERED ENGINEERING FIRM F-1845 TEXAS BOARD OF LAND SURVEYORS REGISTERED ENGINEERING FIRM 101074-00 DALLAS, TEXAS 75235 (214) 634-3300 FAX (214) 634-3336 EMAIL: info@usaprofessionals.com

OWNER / DEVELOPER: PARK TRAIL LTD., 6000 W. PARKWAY, FORT WORTH, TEXAS 76103 TELEPHONE: 214-387-3993 EMAIL: info@parksources.com