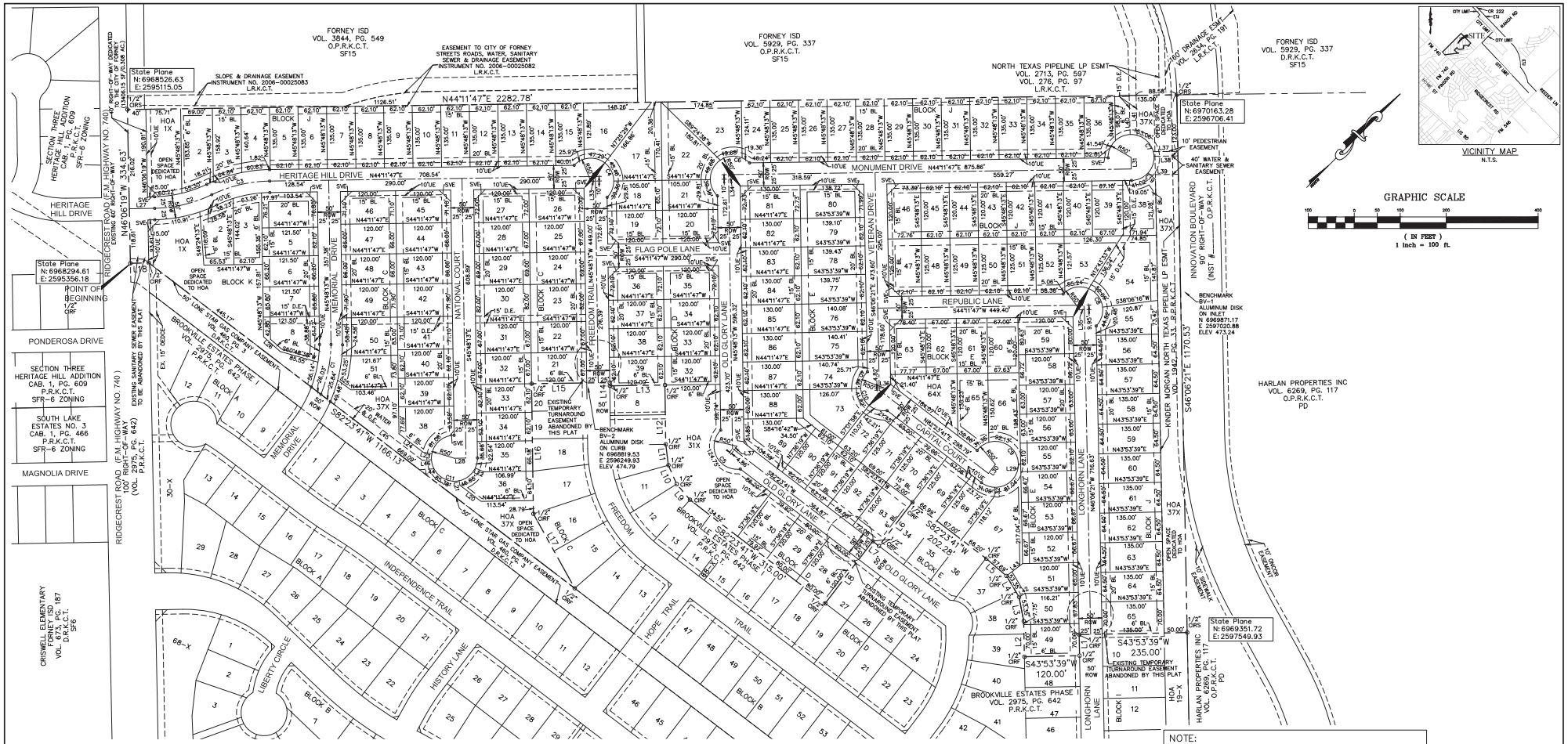


NOTE:
"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

FINAL PLAT
BROOKVILLE ESTATES PHASE 2

155 RESIDENTIAL LOTS 6 OPEN SPACE

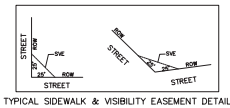
BEING 43.875 ACRES OF LAND SITUATED IN THE JUAN LOPEZ SURVEY, ABSTRACT NO. 286
BLOCK C, LOTS 21–36, 37X, 38–51, BLOCK D, LOTS 28–30, 31X, 32–39
BLOCK E, LOTS 49–63, 64X, 65–93, BLOCK J, LOTS 1X, 2–36, 37X, 38–65
BLOCK K, LOTS 1X, 2–8,

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

LEGEND

CONC	CONCRETE
MON	MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
L.R.K.C.T.	LAND RECORDS, KAUFMAN COUNTY,TEXAS
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY,TEXAS
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY,TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY,TEXAS
ESMT	EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE/SETBACK LINE
SVE	SIDEWALK/VISIBILITY EASEMENT

STREET NAME CHANGE



TYPICAL SIDEWALK & VISIBILITY EASEMENT DETAIL

GENERAL NOTES:

1. PURPOSE OF THIS PLAT IS TO SUBDIVIDE PROPERTY INTO SINGLE FAMILY LOTS.
2. MONUMENTATION SHALL BE PER SECTION 1.8 OF THE CITY OF FORNEY ENGINEERING DESIGN MANUAL. ALL LOT CORNERS SHALL BE MARKED BY 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "USA INC.", UNLESS OTHERWISE NOTED.
3. THE FOLLOWING OPEN SPACE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA): BLOCK C, LOT 37X, BLOCK D, LOT 31X, BLOCK E, LOT 64X, BLOCK J, LOTS 1X & 37X, BLOCK K, LOT 1X.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48257C0040D, DATE JULY 3, 2012, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE DELINEATED 100–YEAR FLOODPLAIN.
5. BEARINGS ARE BASED ON NAD83 4202 TEXAS STATE PLANE, NORTH CENTRAL ZONE.
6. MONUMENTATION SHALL BE PER SECTION 1.8 CITY OF FORNEY ENGINEERING DESIGN STANDARDS MANUAL DATED APRIL 2002.

BENCHMARKS:

1. X–CUT ON CURB SOUTHWEST SIDE OF FREEDOM TRAIL AT TERMINUS OF STREET.
   STATE PLANE COORDINATES: NORTH 6968819.53
   EAST 2596249.93
   ELEVATION = 474.79 FEET
2. CENTER MANHOLE COVER AT SOUTHEAST BOUNDARY CORNER NORTHEAST SIDE FM 740 ±110' SOUTHEAST OF INTERSECTION OF FM 740 & HERITAGE HILL DRIVE.
   STATE PLANE COORDINATES: NORTH 6968320.93
   EAST 2595367.71
   ELEVATION = 472.21 FEET

OWNER / DEVELOPER:
BROOKVILLE DEVCO, LLC
5001 LBJ FREEWAY, SUITE 450
DALLAS, TEXAS 75244
TELEPHONE: (972) 200–3122
EMAIL: DENNIS PITT
dpitt@jtgholdings.com

ENGINEERS / SURVEYORS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS – SURVEYORS – PLANNERS LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED ENGINEERING FIRM F–1845
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074–00
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634–3300 FAX (214) 634–3338
EMAIL: mail@usaengineers.com

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK K : 8	9612	0.22
BLOCK K : 7	7995	0.18
BLOCK K : 6	8043	0.18
BLOCK K : 5	7545	0.17
BLOCK K : 4	9328	0.21
BLOCK K : 3	9372	0.22
BLOCK K : 2	9046	0.21
BLOCK K : 1X	39015	0.90
BLOCK J : 65	9450	0.22
BLOCK J : 64	8708	0.20
BLOCK J : 63	8708	0.20
BLOCK J : 62	8708	0.20
BLOCK J : 61	8708	0.20
BLOCK J : 60	8708	0.20
BLOCK J : 59	8708	0.20
BLOCK J : 58	8708	0.20
BLOCK J : 57	8708	0.20
BLOCK J : 56	8708	0.20
BLOCK J : 55	8554	0.20
BLOCK J : 54	17294	0.40

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK J : 53	10102	0.23
BLOCK J : 52	7756	0.18
BLOCK J : 51	7763	0.18
BLOCK J : 50	7762	0.18
BLOCK J : 49	7762	0.18
BLOCK J : 48	7762	0.18
BLOCK J : 47	9054	0.21
BLOCK J : 46	8769	0.20
BLOCK J : 45	7452	0.17
BLOCK J : 44	7452	0.17
BLOCK J : 43	7452	0.17
BLOCK J : 42	7452	0.17
BLOCK J : 41	7452	0.17
BLOCK J : 40	7452	0.17
BLOCK J : 39	8052	0.18
BLOCK J : 38	8910	0.20
BLOCK J : 37X	66874	1.54
BLOCK J : 36	8642	0.20
BLOCK J : 35	8384	0.19
BLOCK J : 34	8384	0.19

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK J : 33	8383	0.19
BLOCK J : 32	8383	0.19
BLOCK J : 31	8384	0.19
BLOCK J : 30	8384	0.19
BLOCK J : 29	8384	0.19
BLOCK J : 28	8384	0.19
BLOCK J : 27	8384	0.19
BLOCK J : 26	8384	0.19
BLOCK J : 25	8384	0.19
BLOCK J : 24	8285	0.19
BLOCK J : 23	13970	0.32
BLOCK J : 22	12868	0.30
BLOCK J : 21	7449	0.17
BLOCK J : 20	8652	0.20
BLOCK J : 19	8652	0.20
BLOCK J : 18	7449	0.17
BLOCK J : 17	13823	0.32
BLOCK J : 16	12250	0.28
BLOCK J : 15	8210	0.19
BLOCK J : 14	8383	0.19

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK J : 13	8384	0.19
BLOCK J : 12	8383	0.19
BLOCK J : 11	8383	0.19
BLOCK J : 10	8384	0.19
BLOCK J : 9	8383	0.19
BLOCK J : 8	8383	0.19
BLOCK J : 7	8384	0.19
BLOCK J : 6	8383	0.19
BLOCK J : 5	8383	0.19
BLOCK J : 4	8496	0.20
BLOCK J : 3	9232	0.21
BLOCK J : 2	11920	0.27
BLOCK J : 1X	14206	0.33
BLOCK E : 93	8640	0.20
BLOCK E : 92	8280	0.19
BLOCK E : 91	7452	0.17
BLOCK E : 90	7452	0.17
BLOCK E : 89	11773	0.27
BLOCK E : 88	8060	0.19
BLOCK E : 87	8073	0.19

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK E : 86	8073	0.19
BLOCK E : 85	8073	0.19
BLOCK E : 84	8073	0.19
BLOCK E : 83	8073	0.19
BLOCK E : 82	8073	0.19
BLOCK E : 81	9455	0.22
BLOCK E : 80	10052	0.23
BLOCK E : 79	8648	0.20
BLOCK E : 78	8669	0.20
BLOCK E : 77	8689	0.20
BLOCK E : 76	8709	0.20
BLOCK E : 75	8730	0.20
BLOCK E : 74	8370	0.19
BLOCK E : 73	11938	0.27
BLOCK E : 72	7417	0.17
BLOCK E : 71	8625	0.20
BLOCK E : 70	9000	0.21
BLOCK E : 69	8385	0.19
BLOCK E : 68	8477	0.19
BLOCK E : 67	16949	0.39

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK E : 66	10903	0.25
BLOCK E : 65	10298	0.24
BLOCK E : 64X	11330	0.26
BLOCK E : 63	9370	0.22
BLOCK E : 62	8040	0.18
BLOCK E : 61	8040	0.18
BLOCK E : 60	8078	0.19
BLOCK E : 59	9638	0.22
BLOCK E : 58	8007	0.18
BLOCK E : 57	7560	0.17
BLOCK E : 56	7560	0.17
BLOCK E : 55	7452	0.17
BLOCK E : 54	8000	0.18
BLOCK E : 53	8000	0.18
BLOCK E : 52	8000	0.18
BLOCK E : 51	9285	0.21
BLOCK E : 50	8401	0.19
BLOCK E : 49	8400	0.19
BLOCK D : 39	7452	0.17
BLOCK D : 38	7452	0.17

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK D : 37	7452	0.17
BLOCK D : 36	8652	0.20
BLOCK D : 35	8652	0.20
BLOCK D : 34	7452	0.17
BLOCK D : 33	7452	0.17
BLOCK D : 32	7452	0.17
BLOCK D : 31X	39501	0.91
BLOCK D : 30	9590	0.22
BLOCK D : 29	9600	0.22
BLOCK D : 28	9600	0.22
BLOCK C : 51	9109	0.21
BLOCK C : 50	9977	0.23
BLOCK C : 49	8629	0.20
BLOCK C : 48	7920	0.18
BLOCK C : 47	7920	0.18
BLOCK C : 46	8532	0.20
BLOCK C : 45	8532	0.20
BLOCK C : 44	7920	0.18
BLOCK C : 43	7920	0.18
BLOCK C : 42	8629	0.20

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK C : 41	8532	0.20
BLOCK C : 40	7452	0.17
BLOCK C : 39	7452	0.17
BLOCK C : 38	9644	0.22
BLOCK C : 37X	32063	0.74
BLOCK C : 36	9158	0.21
BLOCK C : 35	7942	0.18
BLOCK C : 34	7452	0.17
BLOCK C : 33	7452	0.17
BLOCK C : 32	8040	0.18
BLOCK C : 31	8040	0.18
BLOCK C : 30	9841	0.23
BLOCK C : 29	8280	0.19
BLOCK C : 28	8040	0.18
BLOCK C : 27	8640	0.20
BLOCK C : 26	8640	0.20
BLOCK C : 25	8040	0.18
BLOCK C : 24	8280	0.19
BLOCK C : 23	9841	0.23
BLOCK C : 22	8040	0.18

Area Table		
BLOCK & LOT	SQUARE FOOT	ACRES
BLOCK C : 21	8040	0.18

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°06'21"E	45.90'
L2	N46°06'21"W	49.33'
L3	N56°00'59"W	53.35'
L4	N75°50'16"W	53.35'
L5	S85°40'52"W	57.69'
L6	S07°36'19"E	120.00'
L7	S82°23'41"W	17.06'
L8	S07°36'19"E	170.00'
L9	N85°19'47"W	44.72'
L10	N68°44'34"W	44.72'
L11	N52°06'04"W	45.91'
L12	N45°48'13"W	129.00'
L13	S44°11'47"W	120.00'
L14	N45°48'13"W	7.01'
L15	S44°11'47"W	170.00'
L16	S45°48'13"E	283.27'
L17	S74°00'30"E	185.26'
L18	S43°53'41"W	40.00'
L19	N87°11'35"E	21.45'
L20	S82°23'40"W	57.64'
L21	N56°31'23"W	10.00'
L22	S70°01'29"W	20.00'
L23	S56°06'30"W	20.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L24	S82°23'41"W	65.54'
L25	N81°41'01"E	35.40'
L26	S86°31'37"W	48.22'
L27	N43°53'41"E	55.00'
L28	N44°11'47"E	25.00'
L29	N43°53'39"E	5.00'
L30	S07°36'19"E	25.00'
L31	N45°48'13"W	25.00'
L32	N43°14'13"W	20.00'
L33	N44°11'47"E	10.00'
L34	S44°11'47"W	10.00'
L35	N43°53'39"E	10.00'
L36	S43°53'39"W	10.00'
L37	S07°36'19"E	10.00'
L38	N44°11'47"E	52.03'
L39	S44°11'47"W	69.71'
L40	N46°23'58"W	85.02'
L41	S46°23'58"E	86.89'
L42	S13°46'44"W	15.00'
L43	N7°34'28"E	44.23'
L44	S41°18'44"W	31.67'
L45	N82°23'41"E	242.36'
L46	N41°18'44"E	20.00'
L47	N44°11'47"E	53.45'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	21°18'48"	300.00'	111.60'	N33°32'24"W	110.95'
C2	24°35'22"	300.00'	128.75'	N31°36'00"E	127.76'
C3	24°53'28"	300.00'	130.33'	S31°45'03"W	129.31'
C4	181°08'46"	50.00'	158.08'	S89°11'47"W	99.99'
C5	142°56'52"	50.00'	124.75'	S71°42'16"E	94.82'
C6	181°08'46"	50.00'	158.08'	S00°48'13"E	99.99'
C7	270°00'01"	50.00'	235.62'	S89°11'47"W	70.71'
C8	180°50'38"	50.00'	157.82'	S89°02'43"W	100.00'
C9	270°00'00"	50.00'	235.62'	N52°36'19"W	70.71'
C10	142°38'44"	50.00'	124.48'	S71°51'20"E	94.73'
C11	270°00'00"	50.00'	235.62'	N89°11'47"E	70.71'

NOTE:
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FINAL PLAT

BROOKVILLE ESTATES PHASE 2

155 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 43.875 ACRES OF LAND SITUATED IN THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
BLOCK C, LOTS 21–36, 37X, 38–51, BLOCK D, LOTS 28–30, 31X, 32–39
BLOCK E, LOTS 49–63, 64X, 65–93, BLOCK J, LOTS 1X, 2–36, 37X, 38–65
BLOCK K, LOTS 1X, 2–8,

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER / DEVELOPER:
BROOKVILLE DEVCO, LLC
5001 LBJ FREEWAY, SUITE 450
DALLAS, TEXAS 75244
TELEPHONE: (972) 200–3122
EMAIL: DENNIS PITT
dpitt@jtgholdings.com

ENGINEERS / SURVEYORS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS – SURVEYORS – PLANNERS LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED ENGINEERING FIRM F–1845
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074–00
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634–3300 FAX (214) 634–3338
EMAIL: mail@usaengineers.com

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, BROOKVILLE DEVCO, LLC, is the owner of a 43.875 acre tract or parcel of land out of the Juan Lopez Survey, Abstract No. 286, City of Forney, Kaufman County, Texas and being a tract of land described to Brookville Devco, LLC, in deed as recorded in Volume 7032, Page 10 of the Official Public Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of Brookville Estates Phase 1 an addition to the City of Forney as recorded in Volume 2975, Page 642 of the Plat Records of Kaufman County, Texas, said point also being a ell corner for a right-o-f-way dedication for the North line of Ridgecrest Road (F.M. Highway No. 740) as recorded in Volume 2975, Page 642 of the Plat Records of Kaufman County, Texas (at this point 60' right-of-way);

THENCE North 46 degrees 06 minutes 19 seconds West along said North right-of-way line a distance of 334.63 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being the Southwesterly corner of said Preston Village Development tract and the Southeasterly corner of a tract of land described in deed to Forney Independent School District as recorded in Volume 3844, Page 549 of the Official Public Records of Kaufman County, Texas for a distance of 1,126.51 feet passing the Northeasterly corner of said tract and continuing along the Easterly line of a tract of land described to Forney Independent School District as recorded in Volume 5929, Page 337, of the Official Public Records of Kaufman County, Texas for a total distance of 2,282.78 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being the Northwesterly corner of said Preston Village Development tract and the Southwesterly corner of a tract of land described in deed to Harland Properties Inc. as recorded in Volume 6269, Page 117 of the Official Public Records of Kaufman County, Texas;

THENCE South 46 degrees 06 minutes 21 seconds East along said common line a distance of 1,170.53 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being the Northwesterly corner of said Brookville Estates Phase 1 tract;

THENCE departing the Northerly line of said Preston Village Development tract and following along said Brookville Estates Phase 1 tract the following courses and distances;

South 43 degrees 53 minutes 39 seconds West a distance of 235.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 46 degrees 06 minutes 21 seconds East a distance of 45.90 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 53 minutes 39 seconds West a distance of 120.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 46 degrees 06 minutes 21 seconds West a distance of 49.33 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 56 degrees 00 minute 59 seconds West a distance of 53.35 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 75 degrees 50 minutes 16 seconds West a distance of 53.35 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 85 degrees 40 minutes 52 seconds West a distance of 57.69 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 82 degrees 23 minutes 41 seconds West a distance of 202.28 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 07 degrees 36 minutes 19 seconds East a distance of 120.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 82 degrees 23 minutes 41 seconds West a distance of 17.06 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 07 degrees 36 minutes 19 seconds East a distance of 170.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 82 degrees 23 minutes 41 seconds West a distance of 315.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 85 degrees 19 minutes 47 seconds West a distance of 44.72 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 68 degree 44 minutes 34 seconds West a distance of 44.72 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 52 degrees 06 minutes 04 seconds West a distance of 45.91 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 45 degrees 48 minutes 13 seconds West a distance of 129.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 44 degrees 11 minutes 47 seconds West a distance of 120.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

North 45 degrees 48 minutes 13 seconds West a distance of 7.01 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 44 degrees 11 minutes 47 seconds West a distance of 170.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 45 degrees 48 minutes 13 seconds East a distance of 283.27 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 74 degrees 00 minute 30 seconds East a distance of 185.26 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 82 degrees 23 minutes 41 seconds West a distance of 1,166.13 feet to a 1/2 inch iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 53 minutes 41 seconds West a distance of 40.00 feet to the **POINT OF BEGINNING** and containing 1,911,208 square feet or 43.875 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BROOKVILLE DEVCO, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as **BROOKVILLE ESTATES PHASE 2,** an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The 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 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 o f 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 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 platting ordinances, rules, regulations, and resolutions of the City of Forney, Texas

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

By: Brookville Devco, LLC

By: _____
Dennis Pitt, 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 7-29-2021 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
William V. Perry, RPLS Registration No. 4699
Registered Professional Land Surveyor
USA Professional Services Group Inc.

REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM V. PERRY
4699
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry Land Surveyor, known to me to be the 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 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:
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JUAN LOPEZ SURVEY, ABSTRACT NO. 286
BLOCK C, LOTS 21–36, 37X, 38–51, BLOCK D, LOTS 28–30, 31X, 32–39
BLOCK E, LOTS 49–63, 64X, 65–93, BLOCK J, LOTS 1X, 2–36, 37X, 38–65
BLOCK K, LOTS 1X, 2–8,

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