



**FINAL PLAT**  
**PARK TRAILS PHASE 5**  
 109 RESIDENTIAL LOTS 7 OPEN SPACE

BEING 46.80 ACRES OF LAND SITUATED IN THE  
 CITY OF FORTNEY, KAUFEYMAN COUNTY, TEXAS  
 BLOCK A, LOTS 1-12, BLOCK B, LOTS 1-25, 28X  
 BLOCK C, LOTS 1-7, 9X, 10-17, BLOCK D, LOTS 1-5, 6X, 7-13,  
 & BLOCK E, LOTS 1-9, 10X, 11-15

CITY OF FORTNEY, KAUFMAN COUNTY, TEXAS  
 ENGINEERS / SURVEYORS

USA PROFESSIONAL SERVICES GROUP, INC.  
 CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
 1525 AVENUE DRIVES  
 DALLAS, TEXAS 75245  
 (214) 634-3300 FAX (214) 634-3338  
 EMAIL: mail@uspsengineers.com

STATE PLAT NO. E-2529591978  
 STATE PLAT NO. E-2529591978

DATE: 10/20/2021  
 SHEET 1 OF 2

NOTE: "SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW UNLESS THE DEED SPECIFICALLY PROVIDES FOR THE WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"



TYPICAL SIDEWALK & VISIBILITY EASEMENT DETAIL

**LEGEND**

- CONC. CONCRETE
- IMP. IMPROVED ROAD
- GRASS GRASS
- CURB CURB
- PAVE PAVEMENT
- HOA HOA
- PRCT. PRACTICE
- OPN. OPEN SPACE
- USE USE
- BLK. BLOCK

- GENERAL NOTES
1. PURPOSE OF THIS PLAT IS TO SUBDIVIDE PROPERTY INTO SINGLE FAMILY LOTS.
  2. "AS SHOWN" UNLESS OTHERWISE NOTED BY 1/2" BROWN WITH PASTIC COPIES STANDARD.
  3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48250B02, THIS PROPERTY DOES NOT APPEAR TO BE WITHIN THE FLOOD HAZARD AREA.
  4. BEARINGS AND COORDINATES ARE BASED ON NAD 83 TEXAS STATE PLANES, NORTH ZONE.
  5. MONUMENTS SHALL BE PER SECTION 11.01 CITY OF FORTNEY ENGINEERING DESIGN STANDARDS MANUAL, DATED APRIL 2012.
  6. ALL LOTS ARE IN AREA OF THE PERFORMANCE.

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S 89°50'29"E	50.44'
L2	S 35°59'59"E	76.97'
L3	N 81°32'00"W	76.97'
L4	N 21°38'25"W	25.00'
L5	S 44°23'24"W	10.00'
L6	S 44°23'24"W	10.00'
L7	N 43°59'03"E	10.00'
L8	N 02°29'12"W	38.10'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	36°31'45"	201.00'	128.15'	N 27°45'05"W	125.99'
C2	22°16'53"	531.87'	206.76'	N 80°36'12"E	205.46'
C3	56°55'03"	205.00'	203.65'	S 70°04'07"E	195.36'
C4	18°10'46"	50.00'	158.08'	S 0°36'36"E	99.89'
C5	18°10'46"	50.00'	158.08'	N 89°23'24"E	99.89'
C6	18°13'25"	50.00'	158.41'	S 88°47'43"W	99.89'
C7	0°28'03"	556.87'	4.54'	N 77°42'23"E	4.54'
C8	299°56'42"	50.00'	261.75'	N 72°44'12"E	50.04'
C9	52°18'20"	205.00'	187.15'	S 71°49'06"E	180.71'
C10	300°00'00"	50.00'	261.80'	N 73°16'16"W	50.00'

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 out of the Juan Lopez Survey, Abstract No. 286, City of Forney, Kaufman County, Texas and being part of a 66.55 acre of land as described in...

COMMENCING at a PKM nail found in the Southwestly property line of said Park Trail Ltd. tract, said point being an ell for the centerline definition for Ranch Road (59 right-of-way) as recorded in Volume 2975, Page 642 of the Plat Records of Kaufman County, Texas and rights-of-way, and the centerline...

THENCE North 44 degrees 05 minutes 19 seconds East along westerly line of said Park Trail Ltd. tract a distance of 932.23 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 05 minutes 19 seconds East along the westerly line of said Park Trail Ltd. tract a distance of 100.00 feet to the corner of a 45.41 feet by 12 inch iron rod with red cap stamped "USA INC" found for corner, said point being the most Easterly corner of Brookville Estates Phase 1 as recorded in Volume 2975, Page 642 of the Plat Records of Kaufman County, Texas;

THENCE North 44 degrees 20 minutes 04 seconds East along the Easterly line of said Park Trail Ltd. tract and the centerline of said Ranch Road a distance of 171.71 feet to a point for corner, said corner being the most Westerly corner of a 46.80 acre tract or parcel of land as described in Volume 286, City of Forney, Kaufman County, Texas and being part of a 66.55 acre of land as described in Volume 554, Page 253 of the Official Public Records Kaufman County, Texas;

THENCE South 45 degrees 36 minutes 36 seconds East departing the centerline of Ranch Road and along the Northeastly line of said Park Trail Ltd. tract, and the Southwestly line of Polling Acres Addition, as recorded in Volume 529, Page 41 of the Map Records of Kaufman County, Texas a distance of 223.16 feet to a point for corner, said corner being the most Northwesterly corner of a Kinder Morgan North Texas Pipeline LP easement as recorded in Volume 1942, Page 33 of the Real Property Records Kaufman County, Texas, said corner also being a Most Northwesterly corner of Park Trails Phase 3, as recorded in Volume 5913, Page 51 of the Plat Records Kaufman County, Texas;

THENCE South 44 degrees 16 minutes 58 seconds West departing the common line of said Park Trail Ltd. tract and the Northeastly line of said Park Trail Ltd. tract a distance of 624.99 feet to a point for corner, said corner being a Northwesterly corner of the corner line of said Park Trail Ltd. tract and said Park Trails Phase 3, a distance of 624.99 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract;

THENCE South 87 degrees 09 minutes 27 seconds West continuing along said common line of Park Trail Ltd. and Park Trails Phase 3 a distance of 38.16 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract;

THENCE South 44 degrees 04 minutes 20 seconds West continuing along said common line of Park Trail Ltd. and Park Trails Phase 3 a distance of 172.00 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract;

THENCE in a Northwesterly direction along said common line of Park Trail Ltd. and Park Trails Phase 3 and along said curve to the left having a central angle of 06 degrees 26 minutes 48 seconds, a radius of 1529.20 feet, an arc length of 160.00 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract, said point also being at the beginning of a curve to the right whose chord bears North 54 degrees 57 minutes 20 seconds West, a chord distance of 223.16;

THENCE in a Northwesterly direction along said common line of Park Trail Ltd. and Park Trails Phase 3 and along said curve to the left having a central angle of 06 degrees 29 minutes 38 seconds, a radius of 1970.1 feet, an arc length of 160.00 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract;

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 171.71 feet to a point for corner, said corner being a Northwesterly corner of said Park Trails Phase 3, said corner also being a Southwesterly corner of said Park Trails Ltd. tract;

THENCE North 44 degrees 05 minutes 19 seconds West continuing as if Park Trail Ltd. tract a distance of 2228.93 feet to the POINT OF BEGINNING containing 2,038,698 square feet or 46,800 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 designating the herein described property as PARK TRAILS PHASE 5, 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 are dedicated for the public use forever, for the purpose of the 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 same are shown to be used for a purpose other than that intended by the City of Forney and the City of Forney's State of Texas. 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 have the right of ingress and egress and the right of depositing and removing refuse for the use of the streets and alleys and for the use of their respective systems without 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: Park Trail, Ltd., a Texas Limited Partnership  
By: GIP Park Trail, Inc., 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.



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

FINAL PLAT  
Approved for preparations 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 \_\_\_\_\_

FINAL PLAT  
PARK TRAILS PHASE 5  
109 RESIDENTIAL LOTS 4 OPEN SPACE

BEGING 46.80 ACRES OF LAND SITUATED IN THE  
JUAN LOPEZ SURVEY, ABSTRACT NO. 286, CITY OF FORNEY,  
KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 66.55 ACRE TRACT OR PARCEL OF LAND AS DESCRIBED IN VOLUME 554, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS;  
&  
BLOCK A, LOTS 1-6, 9A, 10-17, BLOCK D, LOTS 1-5, 6A, 7-13,  
&  
BLOCK E, LOTS 1-9, 10X, 11-15

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS



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CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS  
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
1525 VICTORY DRIVE  
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(214) 634-3300 FAX (214) 634-3338  
EMAIL: mail@usaingineers.com

OCTOBER 21, 2021

202007.00

SHEET 2 OF 2

OWNER / DEVELOPER:  
PARK TRAIL LTD  
1525 VICTORY DRIVE  
FRISCO, TEXAS 75030  
TELEPHONE: 214-397-3993  
COURT@usaingineers.com