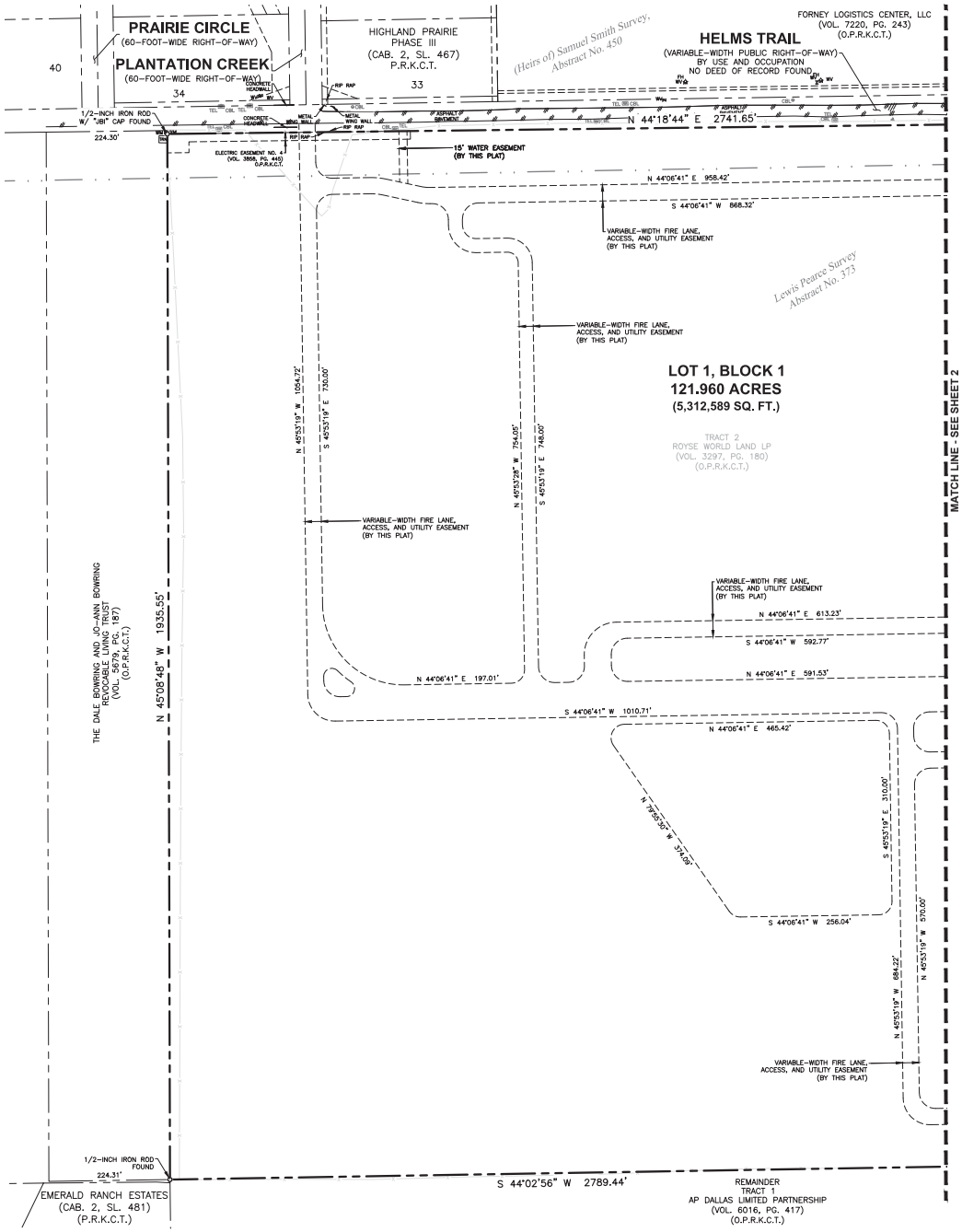

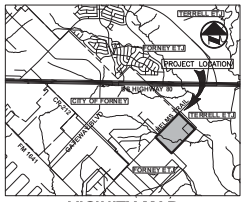

VICINITY MAP

(NOT TO SCALE)

0 50 100 200

SCALE: 1" = 100'

LEGEND

POB	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
CAB.	CABINET
SL.	SLEEVE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORD KAUFMAN COUTNY, TEXAS
	PROPERTY LINE
	EASEMENT LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000114077. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. 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/or withholding of utilities and building permits.
4. All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
5. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
6. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

FIRE LANES:

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

PRELIMINARY PLAT

LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION

BEING 121.960 ACRES OUT OF THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 1 OF 3

DEVELOPER

HOLT LUNSFORD COMMERCIAL
5950 Berkshire Ln, Suite 900
Dallas, TX 75225
Contact: Jim Brice

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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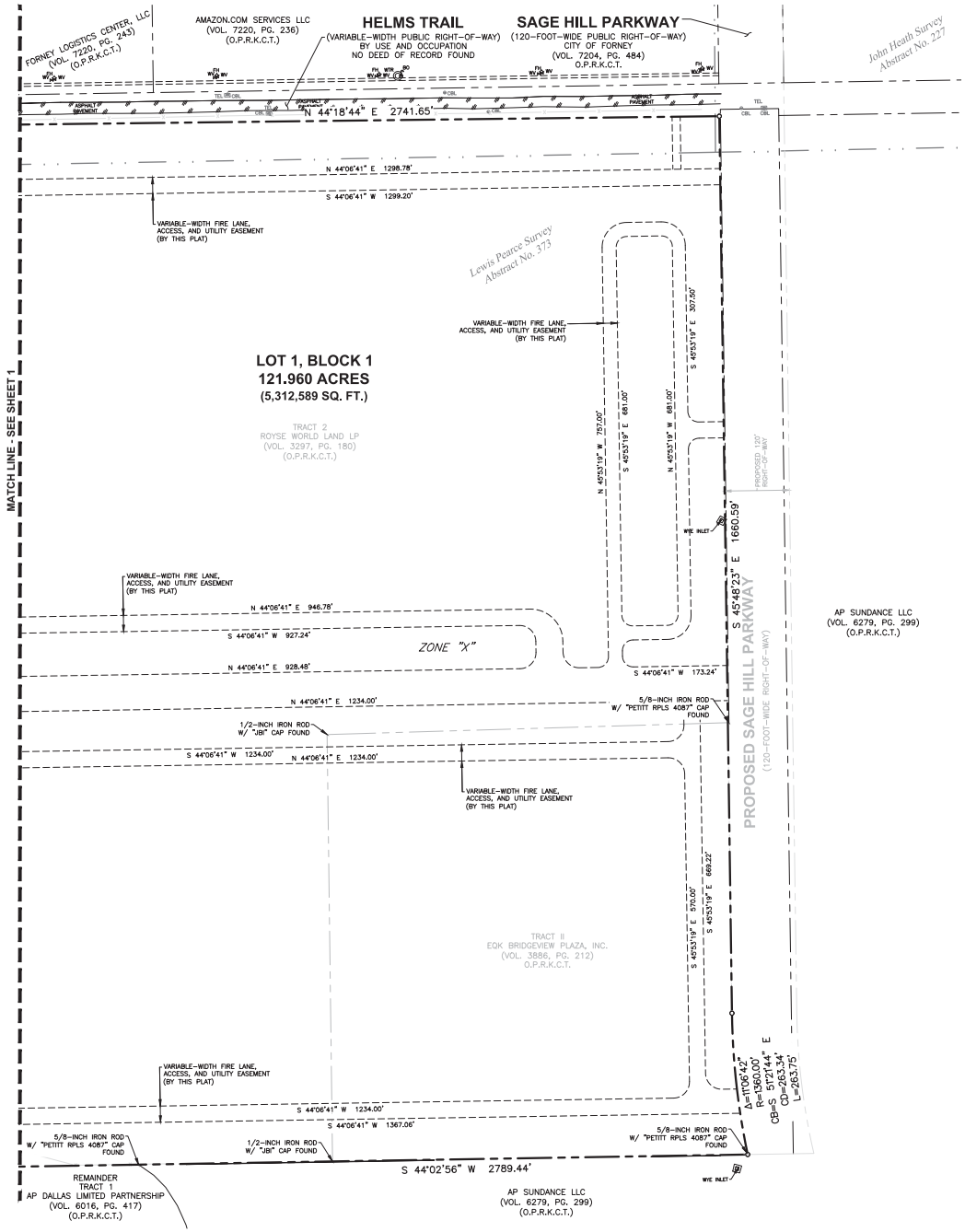

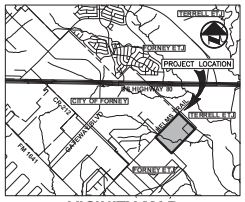

VICINITY MAP

(NOT TO SCALE)

0 50 100 200

SCALE: 1" = 100'

LEGEND

POB	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
CAB.	CABINET
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O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
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GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000114077. Distances and areas shown are surface values in U.S. Survey Feet.
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FIRE LANES:

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PRELIMINARY PLAT

LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION

BEING 121.960 ACRES OUT OF THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 2 OF 3

DEVELOPER

HOLT LUNSFORD COMMERCIAL
5950 Berkshire Ln, Suite 900
Dallas, TX 75225
Contact: Jim Brice

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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LEGAL DESCRIPTION

DESCRIPTION, of a 120.960-acre tract of land situated in the Lewis Pearce Survey, Abstract No. 373 and the (Heirs of) Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas; said tract being part of that certain tract of land described as Tract 2 in General Warranty Deed to Royse World Land, LP as recorded in Volume 3297, Page 180 of the Official Records of Kaufman County, Texas and part of that certain tract of land described as Tract II in General Warranty Deed to EQK Bridgeview Plaza, LLC (formerly called EQK Bridgeview Plaza, Inc.) as recorded in Volume 3886, Page 212 of the Official Public Records of Kaufman County, Texas; said 120.960-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "JBI" cap found in the southeast right-of-way line of Helms Trail (a variable-width right-of-way; by use and occupation, no deed of record found); said point being the west corner of said Tract 2 and in the northeast line of that certain tract of land describe in Special Warranty Deed (Life Estate Reservation) to The Dale Bowring and J-Ann Bowring Revocable Living Trust as recorded in Volume 5679, Page 187 of the Official Public Records of Kaufman County, Texas;

THENCE, North 44 degrees 18 minutes 44 seconds East, with the said southeast right-of-way line of Helms Trail and the northwest line of said Tract 2, a distance of 2,741.68 feet to a point for corner;

THENCE, South 45 degrees 48 minutes 23 seconds East, departing the said southeast right-of-way line of Helms Trail and the said northwest line of Tract 2, into and across said Tract 2 and said Tract II a distance of 1,660.59 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a southeasterly direction with said curve to the left, having a central angle of 11 degrees 06 minutes 42 seconds, a radius of 1,360.00 feet, a chord bearing of South 51 degrees 51 minutes 44 seconds East, a chord distance of 263.34 feet, and an arc length of 263.75 feet to a 5/8-inch iron rod with "PETITT RPLS 4087" cap found for corner; said point being in the southeast line of said Tract II and in the southernmost northwest line of that certain tract of land described in Special Warranty Deed to AP Sundance LLC as recorded in Volume 6279, Page 299 of said Official Public Records;

THENCE, South 44 degrees 02 minutes 56 seconds West, with the said southeast line of said Tract II, the southeast line of said Tract 2, and the said southernmost northwest line of AP Sundance tract, passing at a distance of 768.61 feet a 1/2-inch iron rod with "JBI" cap found for the south corner of said Tract II and the southernmost southeast corner of said Tract 2, passing at a distance of 1,127.67 feet a 5/8-inch iron rod with "PETITT RPLS 4087" cap found for the southwest corner of said AP Sundance tract, continuing a total distance of 2,789.44 feet to a 5/8-inch iron rod found for corner; said point being the south corner of said Tract 2, the north corner of Emerald Ranch Estates, an addition to Kaufman County, Texas as recorded in Cabinet 2, Sleeve 481 of the Plat Records of Kaufman County, Texas, and the east corner of said Bowring Revocable Living Trust tract;

THENCE, North 45 degrees 08 minutes 48 seconds West, with the southwest line of said Tract 2 and the northeast line of said Bowring Revocable Living Trust tract, a distance of 1,935.55 feet to the POINT OF BEGINNING;

CONTAINING: 121.960 acres or 5,312,589 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

That I, Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date October 4, 2021.

_____
Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, Registered Professional 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 _____ 2021.

_____
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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Royse World Land, LLC and EQK Bridgeview Plaza, LLC acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1, BLOCK 1, HONT LUNSFORD ADDITION**, 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 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 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 or 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 _____, 2021.

Royse World Land, LP
a Texas limited partnership

By: _____

Name: _____

Title: _____

EQK Bridgeview Plaza, LLC
a Delaware limited liability company by name change from EQK Bridgeview Plaza, Inc.

By: _____

Name: _____

Title: _____

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 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 _____, 2021.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

PRELIMINARY PLAT

LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION

BEING 121.960 ACRES OUT OF THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
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CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 3 OF 3

DEVELOPER

HOLT LUNSFORD COMMERCIAL
5950 Berkshire Ln, Suite 900
Dallas, TX 75225
Contact: Jim Brice

SURVEYOR

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