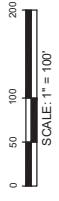
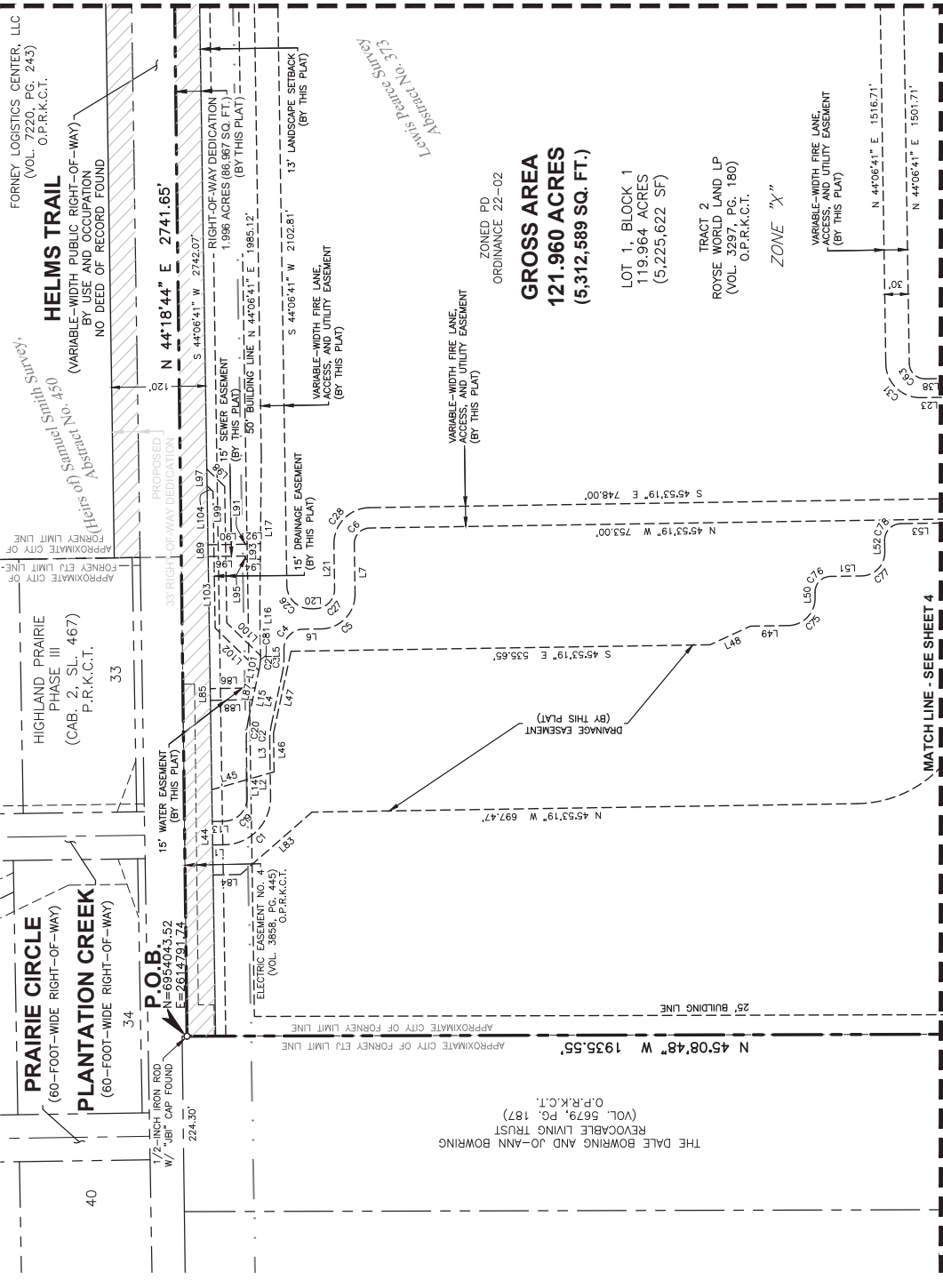


VICINITY MAP
(NOT TO SCALE)



LEGEND

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



GROSS AREA
121.960 ACRES
(5,312,589 SQ. FT.)

LOT 1, BLOCK 1
119.964 ACRES
(5,225,622 SF)

TRACT 2
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
O.P.R.K.C.T.

ZONE "X"

FINAL PLAT

LOT 1, BLOCK 1

HOLT LUNSFORD ADDITION

BEING 121.960 ACRES SITUATED IN THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

APRIL 2022
SHEET 1 OF 6

DEVELOPER

HOLT LUNSFORD
COMMERCIAL
5009 S. Stemme
Dallas, TX 75221
Contact: Jim Bice

SURVEYOR

BGE Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75004
Tel. 972-464-4800 • www.bgeinc.com
TPELS Registration No. 10193953
Copyright 2022
Contact: Mark Pease, R.P.L.S.
Telephone: 972-464-4891 • Email: mpease@bgeinc.com

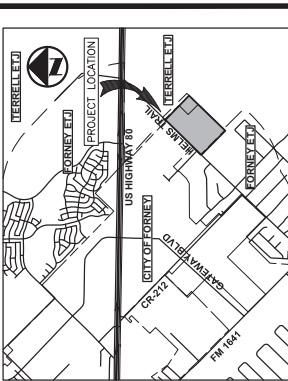
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, 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 fire department agency(s) is hereby authorized to utilize fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for department and emergency use in, along, upon and across easements, with the understanding that the City of Forney, its fire department, fire agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (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 to 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.

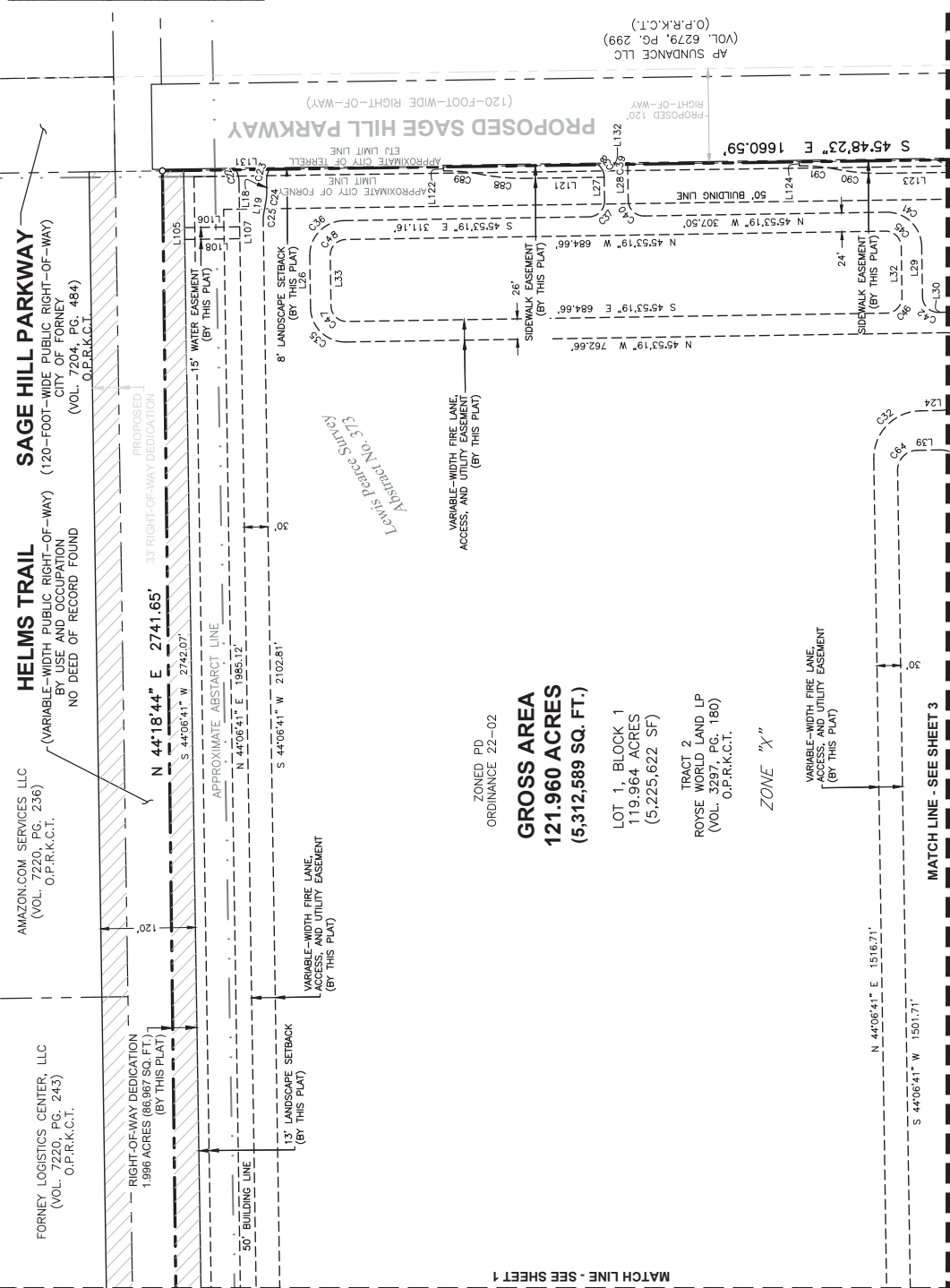


VICINITY MAP
(NOT TO SCALE)



LEGEND

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



ZONED PD
ORDINANCE 22-02

GROSS AREA
121.960 ACRES
(5,312,589 SQ. FT.)

LOT 1, BLOCK 1
119.964 ACRES
(5,225,622 SF)

TRACT 2
ROYSE WORLD LAND LP
(VOL. 3397, PG. 180)
O.P.R.K.C.T.

ZONE "X"

MATCH LINE - SEE SHEET 3

FIRE LINES:

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (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.
3. Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. 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.
5. All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
6. 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.
7. 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.

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 fire department agency(s) is hereby authorized to use the fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.

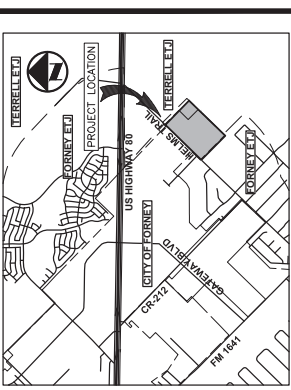
ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the purpose of department and emergency use in, along, upon and across the easement areas, with the exception of the use of the easement areas by city agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FINAL PLAT
LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION
BEING 121.960 ACRES SITUATED IN THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
APRIL 2022
SHEET 2 OF 6

DEVELOPER
HOLT LUNSFORD
COMMERCIAL
5509 S. Stemmons Freeway, Suite 800
Dallas, TX 75221
Contact: Jim Bice

SURVEYOR
BGE Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4830 • www.bgeinc.com
TPELS Registration No. 10193953
Copyright 2022
Telephone: 972-464-4831 • Email: mpacec@bgeinc.com

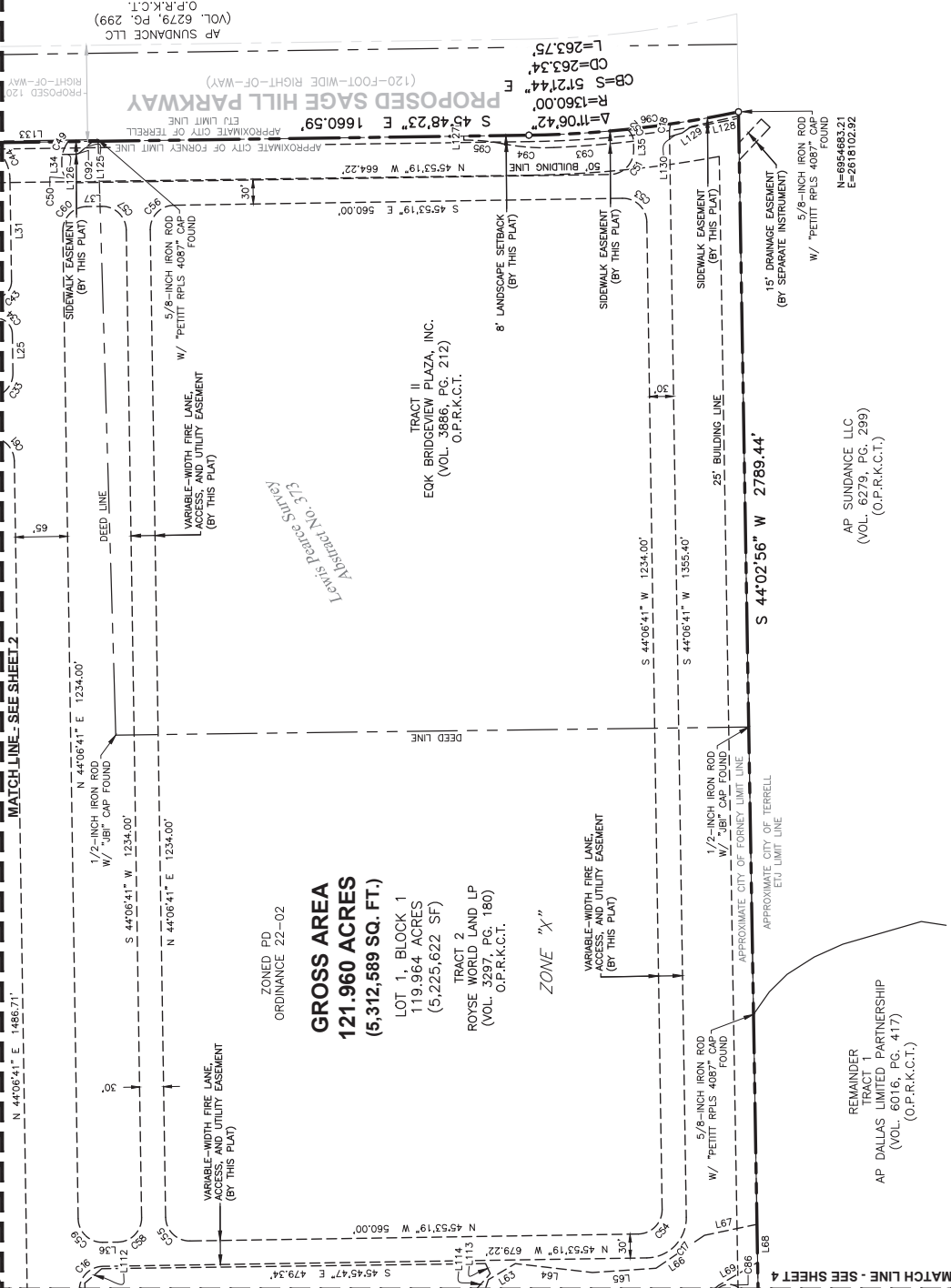


VICINITY MAP
(NOT TO SCALE)



LEGEND

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



ZONED PD
ORDINANCE 22-02

GROSS AREA
121.960 ACRES
(5,312,589 SQ. FT.)

LOT 1, BLOCK 1
119,964 ACRES
(5,225,622 SF)

TRACT 2
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
O.P.R.K.C.T.

TRACT II
EOK BRIDGEVIEW PLAZA, INC.
(VOL. 3886, PG. 212)
O.P.R.K.C.T.

ZONE "X"

FIRE LANES:

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" and the local fire department agency(s) is hereby authorized to utilize the fire lanes for fire department and emergency use. The fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (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.
- The on-the-ground boundaries shown hereon are approximate and are not depicted as a result of an floodplain 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
- 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.
- All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
- 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.
- 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.

ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the purpose of department and emergency use in, along, upon and across the easement areas, with the understanding that the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

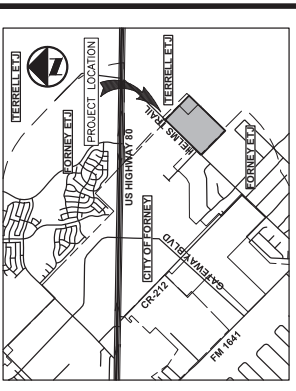
DEVELOPER

HOLT LUNSFORD COMMERCIAL
5009 W. Loop South, Suite 800
Dallas, TX 75226
Contact: Jim Bice

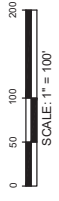
SURVEYOR

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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Telephone: 972-464-4891 • Email: mpacec@bgeinc.com

FINAL PLAT
LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION
BEING 121.960 ACRES SITUATED IN THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
APRIL 2022
SHEET 3 OF 6

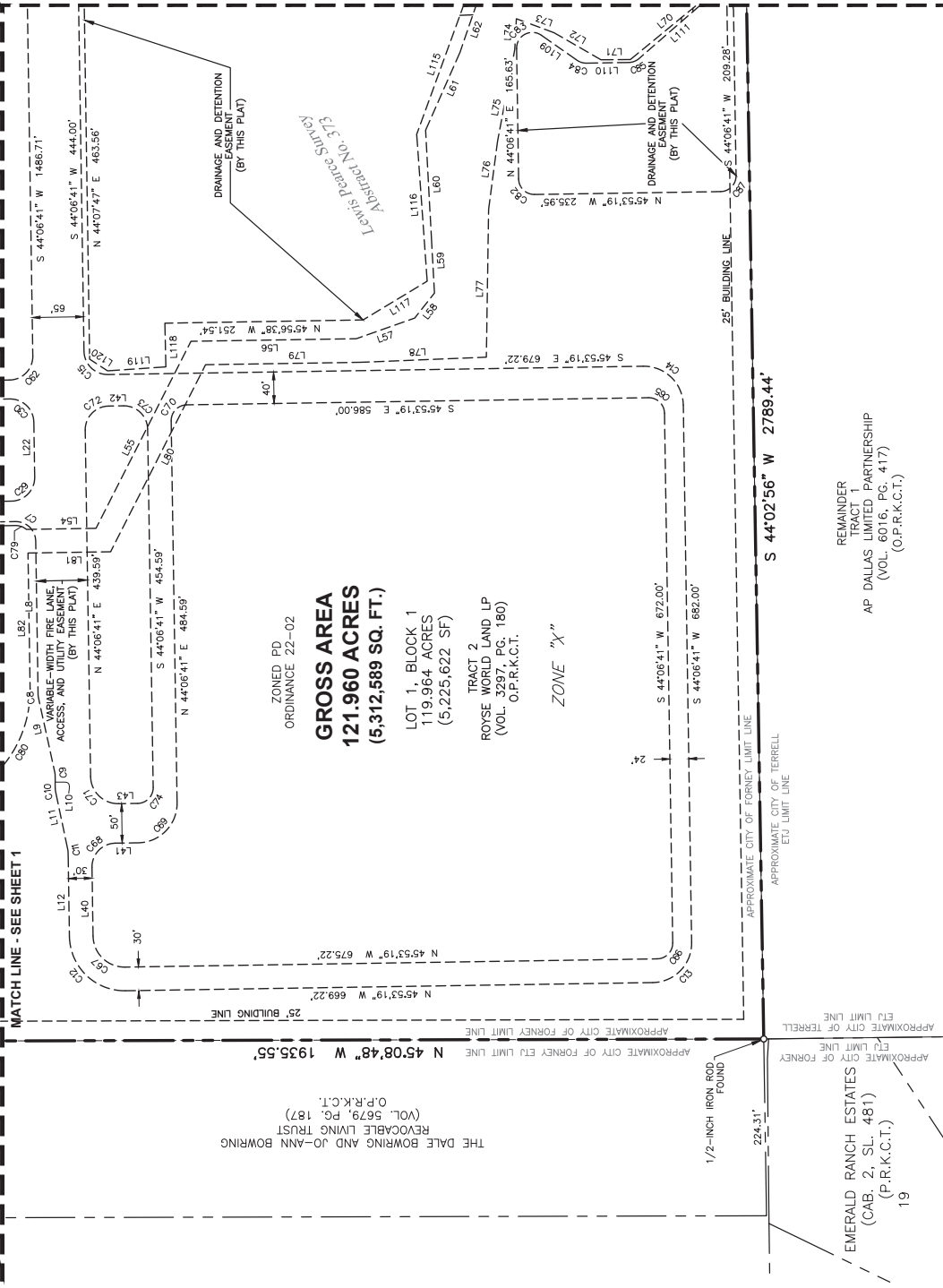


VICINITY MAP
(NOT TO SCALE)



LEGEND

POB	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
CAB.	CABINET
SL.	SLEEVE
SQ. FT.	SQUARE FEET
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



ZONED PD
ORDINANCE 22-02
GROSS AREA
121,960 ACRES
(5,312,589 SQ. FT.)

LOT 1, BLOCK 1
119,964 ACRES
(5,225,622 SF)

TRACT 2
ROYSE WORLD LAND LP
(VOL. 3397, PG. 180)
O.P.R.K.C.T.

ZONE "X"

REMAINDER
TRACT 1
AP DALLAS LIMITED PARTNERSHIP
(VOL. 6016, PG. 417)
(O.P.R.K.C.T.)

S 44°02'56" W 2789.44'

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

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 fire department agency(s) is hereby authorized to utilize the fire lanes for fire apparatus and fire fighting operations. The fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across the easement, with the understanding that the City of Forney, its fire department, fire agencies, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (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.

FINAL PLAT
LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION

BEING 121,960 ACRES SITUATED IN THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
APRIL 2022
SHEET 4 OF 6

DEVELOPER

HOLT LUNSFORD
COMMERCIAL
5009 L. L. Sullie 800
Dallas, TX 75221
Contact: Jim Bice

SURVEYOR

BGE Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953 Copyright 2022
Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4891 • Email: mpeace@bgeinc.com

OWNERS CERTIFICATE

WHEREAS, Royse World Land LP and EQK Bridgeway Plaza, INC are the owners 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 160 of the Official Records of Kaufman County, Texas, and as also described in Volume 3886, Page 212 of the Official Records of Kaufman County, Texas, and as also described 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 "JB" cap found in the southeast right-of-way line of Héms 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 Jo-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 Héms Trail and the northwest line of said Tract 2, a distance of 2,747.66 feet to a point for corner,

THENCE, South 45 degrees 23 seconds East, departing the said southeast right-of-way line of Héms Trail and the said northwest line of Tract 2, into and across said Tract 2 and said Tract I (a distance of 1,680.59 feet to a point for corner at the beginning of a tangent curve to the left,

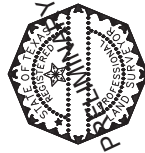
THENCE, in a southeasterly direction with said curve to the left, having a central angle of 11 degrees 06 minutes 42 seconds, a radius of 1,360.00 feet, a chord bearing of South 51 degrees 51 minutes 44 seconds East, a chord distance of 263.34 feet, and an arc length of 263.75 feet to a 5/8-inch iron rod with "PETITT RPLS 4087" cap found for corner; said point being in the southeast line of said Tract II and in the southermost 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 58 seconds West, with the said southeast line of said Tract II, the southeast line of said Tract I and the said northeast corner of AP Sundance LLC, a distance of 769.6 feet to a 1/2-inch iron rod with "JB" cap found for corner; the south corner of said Tract I and the said northeast 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 LLC, continuing a total distance of 2,769.44 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** and containing 121,990 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 April 18, 2022.

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, a 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Royse World Land, LLC and EQK Bridgeway Plaza, LLC acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK 1, HOLT 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 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 be placed in utility easements, if approved by the City of Forney. The use of public utilities being subordinate to the public use 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 _____ day of _____, 2022.

Royse World Land, LP
a Texas limited partnership

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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

EQK Bridgeway Plaza, LLC
a Delaware limited liability company by name change from EQK Bridgeway 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

DRAINAGE AND DETENTION EASEMENTS:

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will maintain and improve the drainage and detention facilities within the Drainage and Detention Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work performed by the City or by any contractor on the Drainage and Detention Easement, and 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 Drainage and Detention Easement. The City shall have the right to maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be shown on the plat.

FINAL PLAT

Approved by the City of Forney for filing at the office of the County Clerk of Kaufman County, Texas.

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
LOT 1, BLOCK 1
HOLT LUNSFORD ADDITION**

BEING 121.960 ACRES SITUATED IN THE
LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
APRIL 2022
SHEET 6 OF 6

DEVELOPER

**HOLT LUNSFORD
COMMERCIAL**
5090 W. Loop South, Suite 800
Dallas, TX 75225
Contact: Jim Rice

SURVEYOR



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