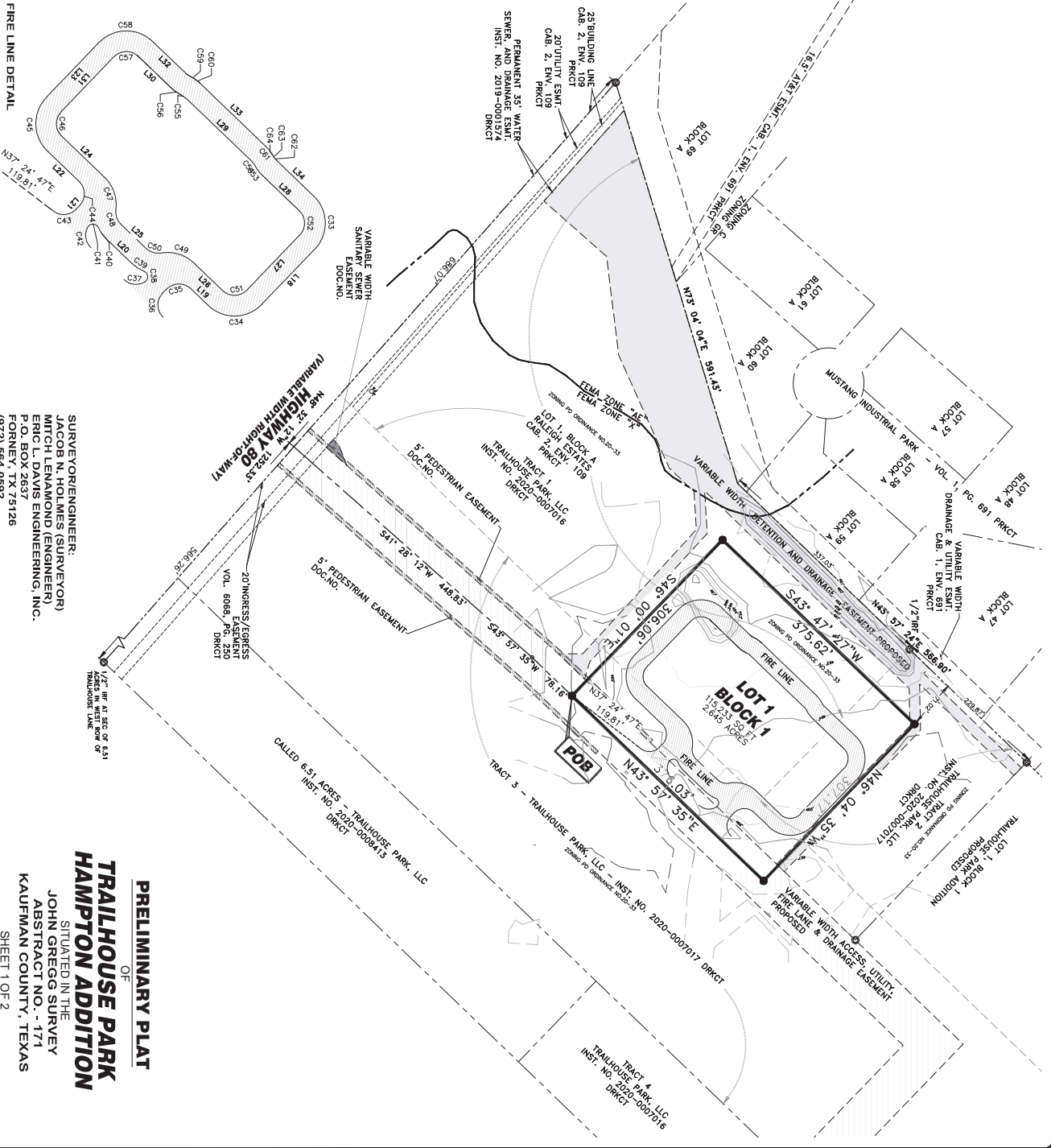


LEGEND

- D.R.K.C.T. DEED RECORDS OF KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
- IRS W/ CAP STAMPED -ELD ENG. 10194489*
- ◎ IRF W/ CAP STAMPED -ELD ENG. 10194489*
- POB 10194489* UNLESS OTHERWISE STATED
- POINT OF BEGINNING
- POINT OF COMMENCING

GENERAL NOTES

- 1) Bearings are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum (1983/2011).
- 2) The purpose of this Plat is to create a 1 lot subdivision.
- 3) Field work completed on 03-22-2022.
- 4) According to my interpretations of the Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 4482570156D, dated July 3, 2012, as published by the Federal Emergency Management Agency and by Map Number 44825701040D, dated July 3, 2012, the shaded property lies within Flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or food damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- 5) Sealing off a portion of this addition by mezes and bounds description, without a repair being approved by the city of Forney, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



FIRE LINE DETAIL



PLAT # _____
PLAT CAB # _____

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
MITCH L. LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
TRAILHOUSE PARK LLC
1720 FM RD 1389
WIMBLEN, TEXAS 75159
512-346-8000

DATE PREPARED: 05/06/2022

PRELIMINARY PLAT
OF
TRAILHOUSE PARK
HAMPTON ADDITION

SITUATED IN THE
JOHN GREGG SURVEY
ABSTRACT NO. - 171
KAUFMAN COUNTY, TEXAS
SHEET 1 OF 2

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS TRAILHOUSE PARK LLC is the owner of a 2.646 acre tract of land situated in the JOHN GREGG SURVEY, ABSTRACT NO. 171, being a part of Lot 1, Block A of the RALEIGH ESTATES ADDITION, an addition to the City of Forney, Kaufman County, Texas as it appears upon the map recorded in Cabinet 2, Envelope 109 of the Plat Records of Kaufman County, Texas (PRACT), same being a tract described as Tract 1 in the deed to Trailhouse Park, LLC and recorded in Instrument No. 2020-00076 of the Official Public Records of Kaufman County (OPRAC1), and being a portion of the tracts described as Tract 2 and Tract 3 in the deed to Trailhouse Park, LLC recorded in Instrument No. 2020-00070 of OPRAC1, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the east line of U.S. Highway 80 for the most westerly corner of said Tract 1, same being the most westerly corner of said Lot 1, Block A, and for the southwest corner of Lot 66, Block A of the MUSTANG INDUSTRIAL PARK ADDITION, an addition to the City of Forney as it appears upon the map recorded in Volume 1, Page 693 of the PRACT, then run South 49° 32' 12" East, along said east line of U.S. Highway No. 80, a distance of 166.0 feet to a point of measurement, then run North 61° 14' 48" East, along the west line of said Tract 1, a distance of 166.0 feet to a point of measurement, then run North 48° 32' 12" East, 566.26 feet, and then run across said Tract 3 as follows: North 41° 28' 12" East, 448.83 feet, and North 43° 57' 35" East, 78.16 feet to a 1/2" iron rebar set with cap stamped "ELD ENG 10194489" for the most southerly and BEGINNING corner of the tract herein described.

THENCE across said Tract 3 and continuing across said Tract 1 as follows:

- North 46° 00' 01" West, 306.06 feet to a 1/2" iron rebar set with cap stamped "ELD ENG 10194489", and
- North 43° 47' 27" East, 375.62 feet to a 1/2" iron rebar set with cap stamped "ELD ENG 10194489", and
- South 48° 04' 35" East, 307.17 feet to a 1/2" iron rebar set with cap stamped "ELD ENG 10194489", and

South 43° 57' 35" West, 376.03 feet to the place of BEGINNING and containing 2.645 acres, or 115,233 square feet, as surveyed.

File Lines:

That the undersigned does hereby covenant and agree that he (they) shall construct upon the file line easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for the 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 construction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of the sidewalks. The maintenance of parking areas shall be the responsibility of the owner of the property. The undersigned shall place appropriate signs in conspicuous places along such file lines, stating "File Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the file lanes, and to cause such file lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Line #	Length	Bearing	Direction
L18	87.03	S46° 07' 34"E	
L19	35.12	N43° 38' 21"E	
L20	40.57	N43° 47' 28"E	
L21	5.96	N46° 15' 47"W	
L22	51.06	S43° 47' 28"W	
L23	86.90	S46° 12' 32"E	
L24	76.12	N43° 47' 28"E	
L25	46.57	N43° 47' 28"E	
L26	44.60	S43° 47' 28"W	
L27	86.42	S46° 12' 32"E	
L28	61.36	N43° 50' 39"E	
L29	106.50	N43° 47' 28"E	
L30	55.75	S43° 47' 31"W	
L31	85.42	N46° 12' 31"W	
L32	54.07	S43° 47' 28"W	
L33	108.55	N43° 47' 28"E	
L34	59.85	N43° 47' 28"E	

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C33	88.12	44.00	90.00	N88° 47' 30"W		62.23
C34	71.06	44.00	92.54	S7° 23' 53"E		63.59
C35	20.81	20.00	99.62	S19° 22' 34"E		19.89
C36	31.38	20.00	89.88	N88° 52' 14"E		28.26
C37	26.39	20.00	99.42	N87° 12' 14"E		24.52
C38	15.46	7.00	126.52	N85° 08' 30"W		12.50
C39	16.82	44.00	21.01	N32° 56' 17"E		16.72
C40	16.84	44.00	21.03	S54° 46' 23"E		16.74
C41	15.57	7.00	127.62	S27° 02' 49"W		12.56
C42	23.94	20.00	74.20	S91° 09' 19"E		24.16
C43	31.30	20.00	90.23	S17° 06' 46"W		28.54
C44	24.43	20.00	69.88	N81° 13' 18"W		22.54
C45	30.96	20.00	80.75	S89° 19' 43"E		42.23
C46	41.40	44.00	53.00	S10° 44' 30"W		30.89
C47	16.82	20.00	53.00	S10° 44' 30"E		16.13
C48	43.62	44.00	36.80	N18° 17' 18"W		41.86
C49	18.82	20.00	53.00	N18° 50' 19"E		18.13
C50	26.81	20.00	78.81	N87° 02' 17"W		24.85
C51	26.81	20.00	78.81	N87° 02' 17"W		24.85
C52	29.91	20.00	65.88	S89° 02' 46"W		27.20

PLAT # _____
PLAT CAB. # _____

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C53	13.96	44.00	18.17	S59° 56' 35"E		13.80
C54	6.18	20.00	12.70	S59° 06' 40"W		6.15
C55	6.18	20.00	12.70	N34° 26' 07"W		6.15
C56	13.96	44.00	18.17	N34° 26' 07"E		13.80
C57	31.24	20.00	88.50	S17° 27' 32"E		28.16
C58	89.12	44.00	88.50	N17° 12' 31"E		62.23
C59	67.8	44.00	83.9	N20° 07' 09"W		67.2
C60	63.5	44.00	83.9	N26° 52' 07"W		63.3
C61	11.07	44.00	14.42	S50° 16' 59"W		11.04
C62	3.82	20.00	10.94	S48° 15' 30"E		3.81

OWNER:
TRAILHOUSE PARK LLC
1120 FMI RD 1389
COMBINE, TEXAS 75159
572-5948-5000

DATE PREPARED: 05/06/2022

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
MITCH LEMMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that _____, acting herein by and through he(s)/s) duly authorized officers, does hereby adopt this plat designating the herein above described property as TRAILHOUSE PARK HAMPTON 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 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 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 of 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: _____

Authorized Signature of Owner _____

Printed Name and Title _____
State of Texas _____

County of Kaufman
Before me, the undersigned, a notary public for said County and State, appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the County of Kaufman, Texas.

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 _____

SURVEYORS CERTIFICATE
I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas.

WITNESS MY HAND AT KAUFMAN COUNTY, TEXAS this the _____ day of _____, 2022

PRELIMINARY 05/06/2022
NOT TO BE RECORDED

Jacob N. Holmes
Texas Registered Professional Land Surveyor # 6482
STATE OF TEXAS

County of Kaufman
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Jacob N. Holmes, known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022

Notary Public in and for the County of Kaufman, Texas

PRELIMINARY PLAT
OF
TRAILHOUSE PARK
HAMPTON ADDITION
SITUATED IN THE
JOHN GREGG SURVEY
ABSTRACT NO. - 171
KAUFMAN COUNTY, TEXAS
SHEET 2 OF 2

ERIC L. DAVIS ENGINEERING, INC.
FRM NO. 10194489
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@engineerinc.com

