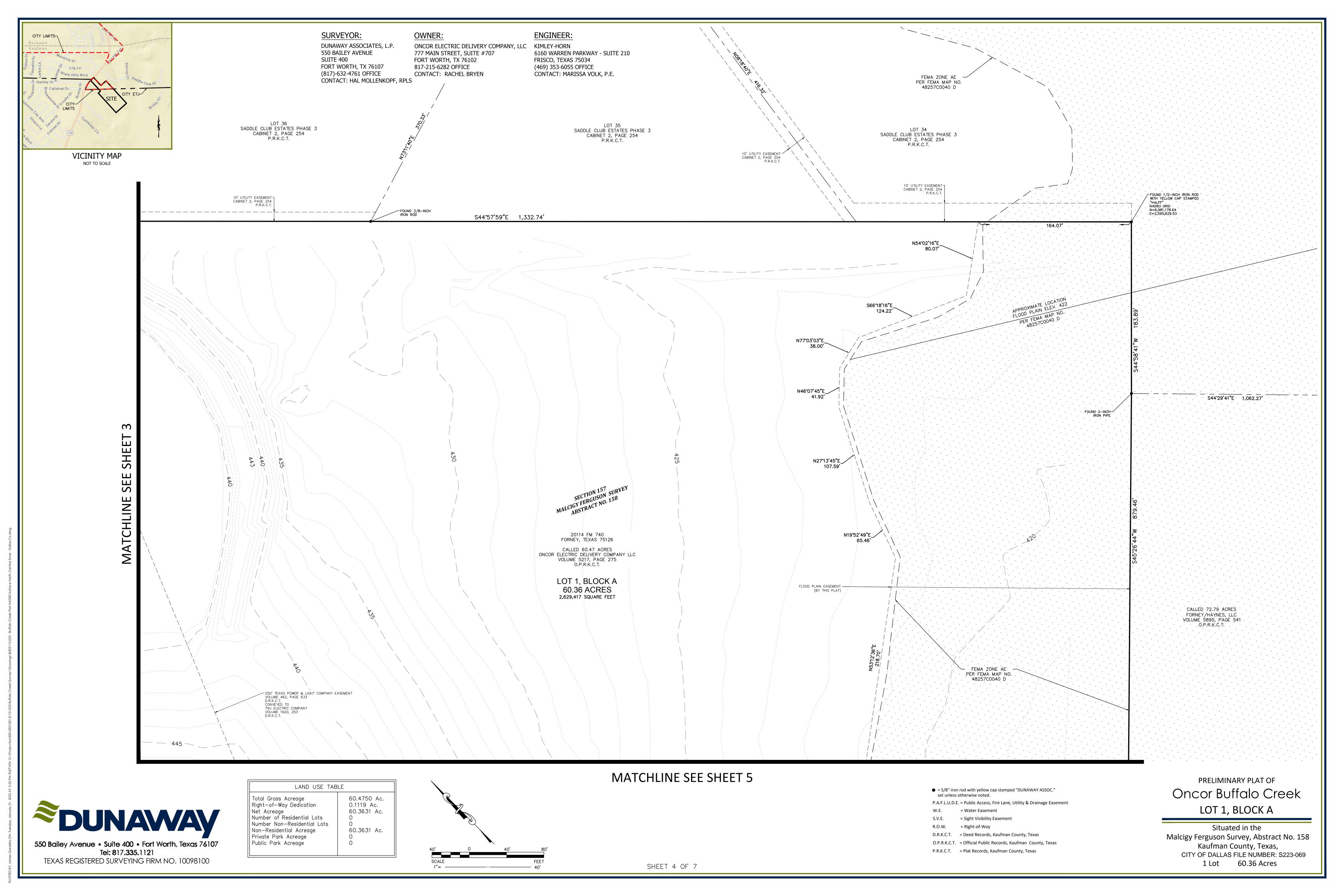
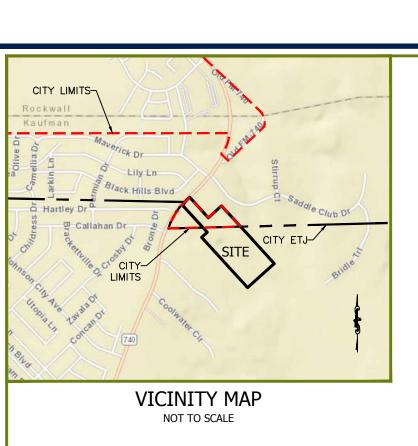


SHEET 3 OF 7

1 Lot 60.36 Acres





SURVEYOR:

CONTACT: HAL MOLLENKOPF, RPLS

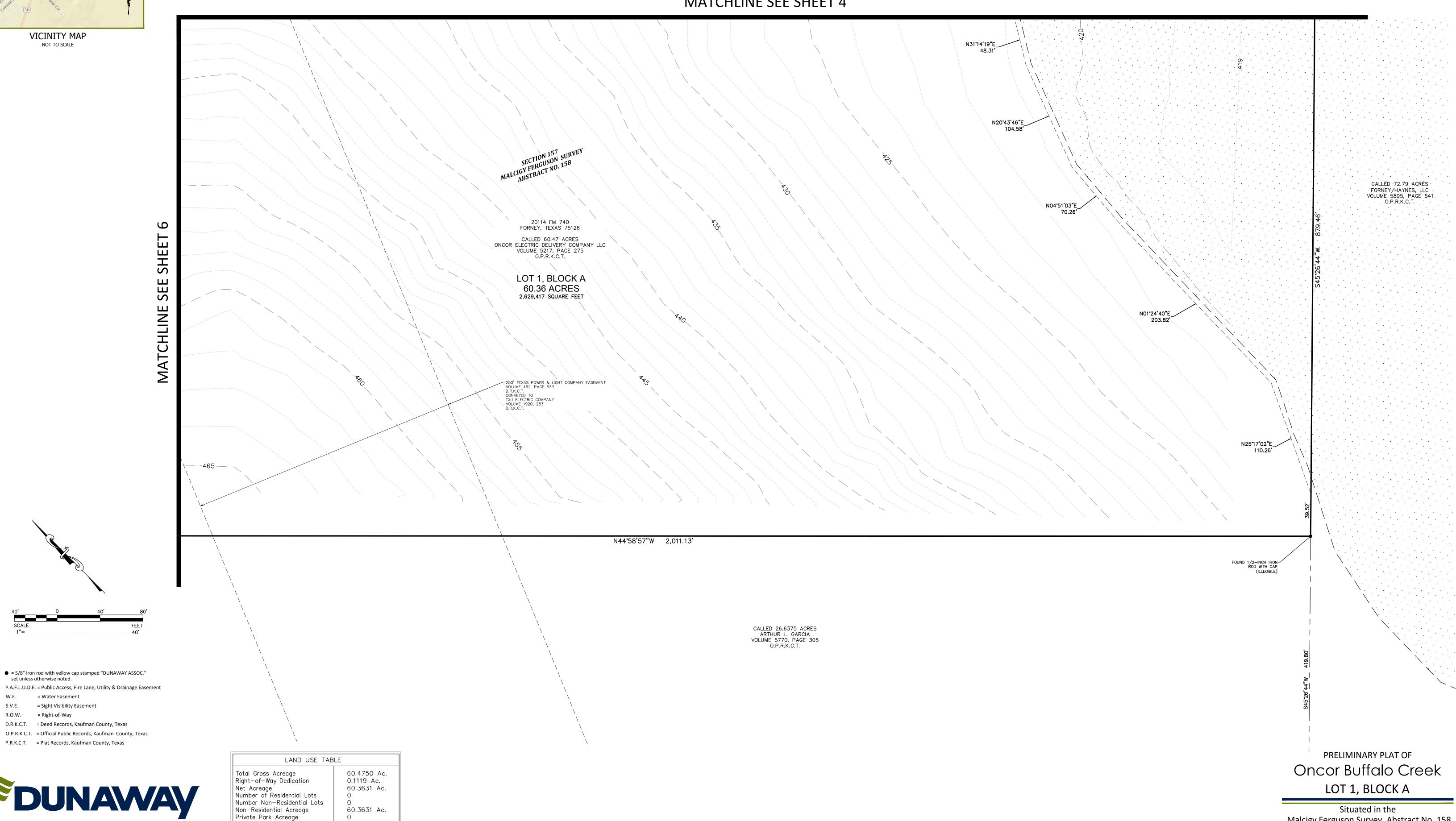
DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-632-4761 OFFICE

OWNER: ONCOR ELECTRIC DELIVERY COMPANY, LLC 777 MAIN STREET, SUITE #707 FORT WORTH, TX 76102 817-215-6282 OFFICE CONTACT: RACHEL BRYEN

ENGINEER:

KIMLEY-HORN 6160 WARREN PARKWAY - SUITE 210 FRISCO, TEXAS 75034 (469) 353-6055 OFFICE CONTACT: MARISSA VOLK, P.E.

MATCHLINE SEE SHEET 4



DUNAWAY 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121

= 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC."

set unless otherwise noted.

R.O.W. = Right-of-Way

S.V.E.

= Water Easement

= Sight Visibility Easement

D.R.K.C.T. = Deed Records, Kaufman County, Texas

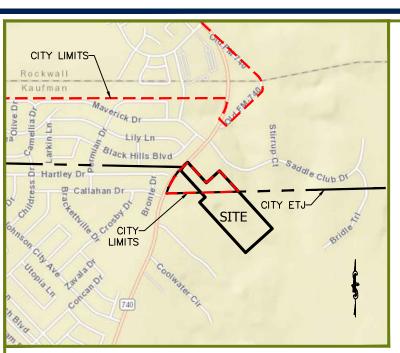
P.R.K.C.T. = Plat Records, Kaufman County, Texas

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

|| Public Park Acreage

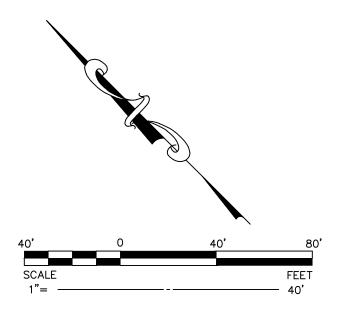
SHEET 5 OF 7

Malcigy Ferguson Survey, Abstract No. 158 Kaufman County, Texas, CITY OF DALLAS FILE NUMBER: S223-069 1 Lot 60.36 Acres



VICINITY MAP NOT TO SCALE

- 1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99986178 was used for this project.
- 2. According to the graphical plotting of the flood insurance rate map for Kaufman County and incorporated areas, panel 40 of 600, map number 48257C0040 D, map effective date: July 3, 2012, the subject property is located in Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain" and Zone AE, defined as "Special Food Hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood elevations determined." This statement does not reflect any type of flood study by this firm.
- 3. Topographic Survey performed by others and provided by Kimley-Horn.
- 4. The purpose of this plat is to create Lot 1, Block A from a 60.47 acre tract of land.
- 5. Easement and Right-of-Way to Texas Power & Light Company, as recorded in Volume 462, Page 633, D.R.K.C.T. and conveyed to TXU Electric Delivery Company, as recorded in Volume 1920, Page 253, D.R.K.C.T. - as shown
- 6. Right-of-Way easement to Forney Lake Water Supply Corporation, as recorded in Volume 489, Page 1195, D.R.K.C.T. - does not contain a plottable description.
- 7. Right-of-Way easement to Farmers Electric Cooperative, Inc., as recorded in Volume 728, Page 593, D.R.K.C.T. -Blanket in nature.
- 8. This plat and drawing were performed without the benefit of a title commitment.



= 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set unless otherwise noted.

P.A.F.L.U.D.E. = Public Access, Fire Lane, Utility & Drainage Easement

= Sight Visibility Easement S.V.E. = Right-of-Way

D.R.K.C.T. = Deed Records, Kaufman County, Texas O.P.R.K.C.T. = Official Public Records, Kaufman County, Texas

P.R.K.C.T. = Plat Records, Kaufman County, Texas

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR: OWNER:

DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107

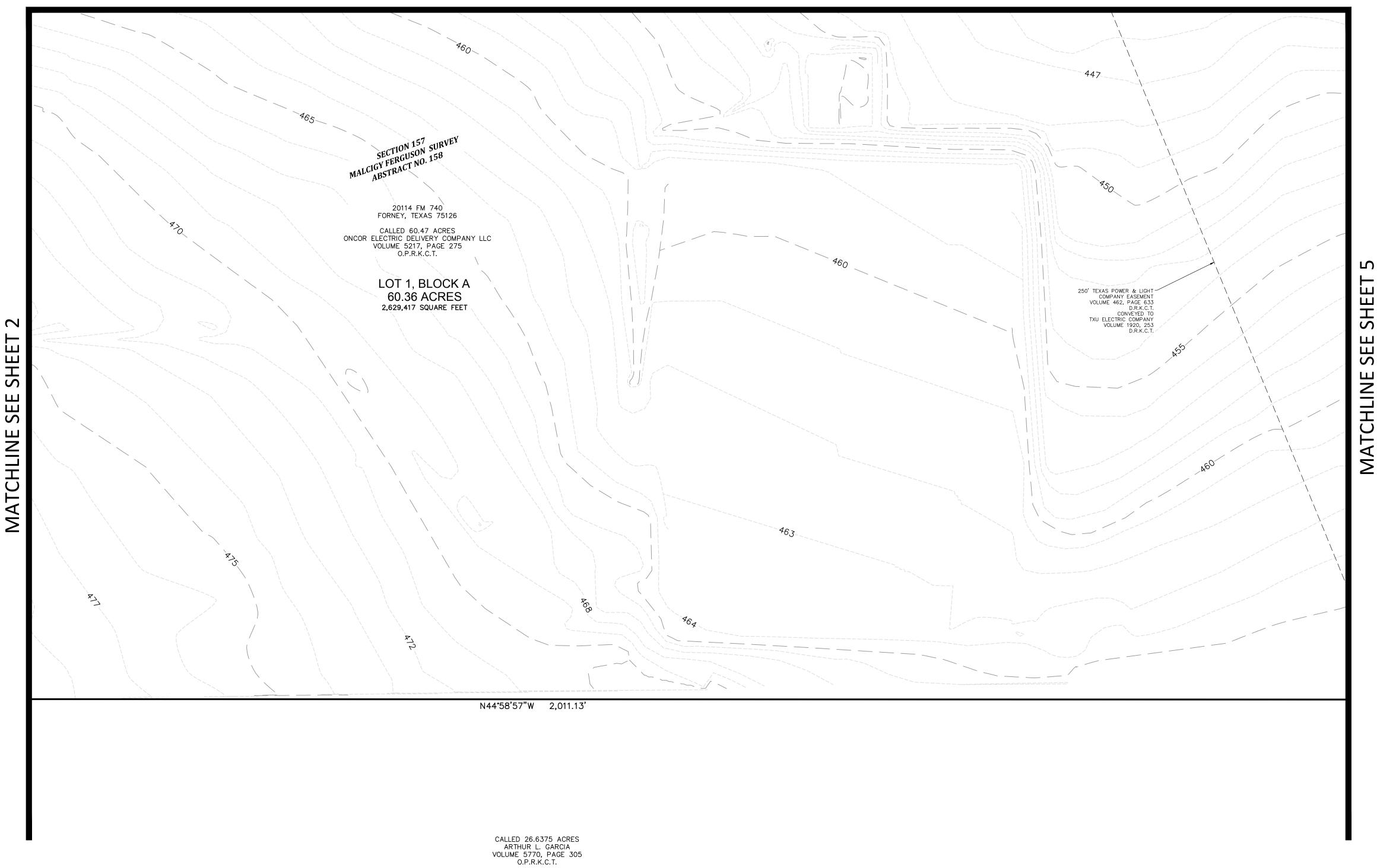
(817)-632-4761 OFFICE

ONCOR ELECTRIC DELIVERY COMPANY, LLC KIMLEY-HORN 777 MAIN STREET, SUITE #707 FORT WORTH, TX 76102 817-215-6282 OFFICE CONTACT: RACHEL BRYEN CONTACT: HAL MOLLENKOPF, RPLS

ENGINEER:

6160 WARREN PARKWAY - SUITE 210 FRISCO, TEXAS 75034 (469) 353-6055 OFFICE CONTACT: MARISSA VOLK, P.E.

MATCHLINE SEE SHEET 3



LAND USE TABLE

Total Gross Acreage Right-of-Way Dedication Net Acreage Number of Residential Lots Number Non-Residential Lots Non-Residential Acreage

Private Park Acreage

|| Public Park Acreage

60.3631 Ac.

60.4750 Ac. 0.1119 Ac. 60.3631 Ac.

PRELIMINARY PLAT OF Oncor Buffalo Creek LOT 1, BLOCK A

Situated in the Malcigy Ferguson Survey, Abstract No. 158 Kaufman County, Texas, CITY OF DALLAS FILE NUMBER: \$223-069 1 Lot 60.36 Acres



VICINITY MAP

SURVEYOR: DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-632-4761 OFFICE CONTACT: HAL MOLLENKOPF, RPLS

OWNER:

ONCOR ELECTRIC DELIVERY COMPANY, LLC 777 MAIN STREET, SUITE #707 FORT WORTH, TX 76102 817-215-6282 OFFICE CONTACT: RACHEL BRYEN ENGINEER:

KIMLEY-HORN 6160 WARREN PARKWAY - SUITE 210 FRISCO, TEXAS 75034 (469) 353-6055 OFFICE

CONTACT: MARISSA VOLK, P.E.

Fire Lane Line Table				
Line Number	Bearing	Distance		
L1	S54°06'56"E	47.24		
L2	S44°55'54"E	130.56		
L3	S44°58'22"E	124.07		
L4	N44°58'33"W	23.01'		
L5	N45°01'27"E	24.00'		
L6	S44°58'33"E	130.01'		
L7	S45°01'27"W	24.00'		
L8	N44°58'33"W	23.00'		
L9	N44°55'54"W	130.56		
L10	N54°06'56"W	34.12		

Water Line Table				
Line Number	Bearing	Distance		
L11	N44°55'54"W	173.15'		
L12	S45°08'29"W	30.41		
L13	S44°51'31"E	10.00'		
L14	N45°08'29"E	30.42'		
L15	N44°55'54"W	227.82'		
L16	S45°08'29"W	30.41		
L17	S44°51'31"E	10.00'		
L18	N45°08'29"E	30.42'		
L19	S44°58'22"E	93.97		
L20	N45°04'59"E	10.00'		
L21	S44*58'22"E	10.00'		
L22	S45°04'59"W	10.00'		
L23	S44°51'31"E	11.42'		
L24	S45°08'29"W	10.00'		
L25	N44°51'31"W	13.61'		
L26	N44°58'22"W	100.54		
L27	S45°01'38"W	10.00'		
L28	S44*58'22"E	10.00'		
L29	N45°01'38"E	10.00'		
L30	N44°55'54"W	12.27		
L31	S45°31'43"W	12.39'		
L32	N44°28'17"W	10.00'		
L33	N45°31'43"E	12.31'		
L34	N44*55'54"W	46.98'		
L35	N89°55'54"W	14.80'		
L36	N00°04'06"E	20.36		
L37	N45°04'06"E	31.00'		
L38	N00°04'06"E	7.93'		
L39	N44°55'54"W	20.26		
L40	S44*55'54"E	2.17'		
L41	S44*55'54"E	0.25'		
L42	S00°04'06"W	20.36'		
L43	S45*04'06"W	31.00'		
L44	S00°04'06"W	7.93'		
L45	S89°55'54"E	14.80'		

L46 | S44°55'54"E | 49.25' |

	Fire	Lane C	urve Table	
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	020°47'03"	30.00	10.88	S43*43'25"E 10.82'
C2	009*11'03"	500.00	80.15	S49°31'25"E 80.06'
С3	090°00'00"	54.00	84.82	S00°04'06"W 76.37'
C4	090°02'28"	30.00	47.15	S00°02'52"W 42.44'
C5	090°00'00"	30.00	47.12	S89*58'22"E 42.43'
C6	090°02'28"	54.00	84.86	S89*57'08"E 76.39'
C7	090°02'28"	30.00	47.15	S89*57'08"E 42.44'
C8	090°00'11"	30.00	47.13	N00°01'33"E 42.43'
C9	089*59'49"	30.00	47.12	N89°58'27"W 42.43
C10	090°00'00"	54.00	84.82	N89°58'22"W 76.37
C11	090°02'28"	54.00	84.86	N00°02'52"E 76.39'
C12	090°00'00"	30.00	47.12	N00°04'06"E 42.43'
C13	009°11'03"	476.00	76.30	N49°31'25"W 76.22'
C14	050°07'59"	30.00	26.25	N79°10'56"W 25.42'
C15	001°30'14"	1,399.36	36.73	N34°43'22"E 36.73'
C16	001°27'37"	1,397.37	35.61	S36°12'14"W 35.61'
C17	090°00'00"	30.00	47.12	N00°01'38"E 42.43'
C18	090°02'28"	30.00	47.15	S89°57'08"E 42.44'
C19	089°57'32"	30.00	47.10	S00°02'52"W 42.41'
C20	090°00'00"	30.00	47.12	N89°58'22"W 42.43

Water Line Curve Table					
Central Angle	Radius	Arc Length	Chord Bearing and Distance		
007°01'39"	54.00	6.62	N48°32'28"E 6.62'		
039°20'40"	30.00	20.60	S64°36'14"E 20.20'		
030*33'30"	54.00	28.80	S29*41'37"E 28.46'		
000*39'26"	1,384.36	15.88	S25°50'56"W 15.88'		
013*32'10"	54.00	12.76	N38°09'49"W 12.73'		
013*32'10"	54.00	12.76	S51°41'59"E 12.73'		
032°28'51"	54.00	30.61	S74°42'30"E 30.20'		
032°28′51″	54.00	30.61	S15*09'18"E 30.20'		
002°07'33"	1,384.36	51.36	S24°27'27"W 51.36'		
	Central Angle 007'01'39" 039'20'40" 030'33'30" 000'39'26" 013'32'10" 013'32'10" 032'28'51"	Central Angle Radius 007'01'39" 54.00 039'20'40" 30.00 030'33'30" 54.00 000'39'26" 1,384.36 013'32'10" 54.00 032'28'51" 54.00 032'28'51" 54.00	Central Angle Radius Arc Length 007'01'39" 54.00 6.62 039'20'40" 30.00 20.60 030'33'30" 54.00 28.80 000'39'26" 1,384.36 15.88 013'32'10" 54.00 12.76 013'32'10" 54.00 12.76 032'28'51" 54.00 30.61 032'28'51" 54.00 30.61		

Sight Visibility Easement Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C30	004°13'09"	1,384.36	101.94	S25*30'15"W 101.92'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS § COUNTY OF KAUFMAN §

WHEREAS ONCOR ELECTRIC DELIVERY COMPANY LLC BEING THE OWNER of a 60.47 acre tract of land situated in the Malcigy Ferguson Survey, Abstract No. 158, City of Heath, Kaufman County, Texas being more particularly described by metes and bounds as follows:

Metes & Bounds Description

BEING a 60.48 acre tract of land situated in the Malkijah Ferguson Survey, Abstract 158, Kaufman County, Texas, and being all of a called 60.47 acre tract of land described in deed to Oncor Electric Delivery Company LLC, as recorded in Volume 5217, Page 275, Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), said 60.48 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the most westerly southwest corner of said Oncor tract and the northwest corner of a called 5.00 acre tract of land described in deed to Joseph Garcia, as recorded in Volume 1090, Page 988, Deed Records Kaufman County, Texas (D.R.K.C.T.), said corner being on the southeasterly right-of-way line of Farm to Market No. 740 (105 foot ROW), said corner being on a circular curve to the right having a radius of 1,399.36 feet and whose chord bears North 30 degrees 17 minutes 07 seconds East, a distance of 324.00 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 6,982,737.71, E: 2,592,884.16;

THENCE Northeast, along said southeasterly right-of-way line and said curve to the right, through a central angle of 13 degrees 17 minutes 44 seconds, an arc distance of 324.73 feet to a found 1/2-inch iron rod with yellow cap stamped "HALFF" for the most westerly northwest corner of said Oncor tract and the southwest corner of a called 0.0374 acre tract of land described in deed to Mickey W. Hardy and Thelma I. Hardy Living Trust, as recorded in Volume 6038, Page 346, D.R.K.C.T.;

THENCE South 44 degrees 55 minutes 54 seconds East, departing said southeasterly right-of-way line, along the north line of said Oncor tract and the south line of said 0.0374 acre Hardy tract, a distance of 814.43 feet to a found 1/2-inch iron rod for an ell corner of said Oncor tract and the southeast corner of said 0.0374 acre Hardy tract;

THENCE North 45 degrees 04 minutes 06 seconds East, along said Oncor tract and the east line of said 0.0374 acre Hardy tract, passing a found 1/2-inch iron rod at a distance 2.00 feet for the northeast corner of said 0.0374 acre Hardy tract and the southeast corner of a called 10.00 acre tract of land described in deed to Mickey W. Hardy and Thelma I. Hardy Living Trust, as recorded in the aforementioned Volume 6038, Page 346, D.R.K.C.T., continuing along the along said Oncor tract and the east line of said 10.00 acre Hardy tract, a total distance of 527.75 feet to a found 1/2-inch iron rod for the most easterly northeast corner of said 10.00 acre Hardy tract and the most northerly northwest corner of said Oncor tract, said corner being on the southwest line of Lot 9, Saddleclub Estates, as recorded in Cabinet 2, Page 53, Plat Records Kaufman County, Texas (P.R.K.C.T.);

THENCE South 44 degrees 58 minutes 33 seconds East, along the northeast line of said Oncor tract and the southwest line of said Lot 9, a distance of 978.62 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 9 and the southwest corner of Lot 36, Saddleclub Estates, Phase 3, as recorded in Cabinet 2, Page 254, P.R.K.C.T.;

THENCE South 44 degrees 57 minutes 59 seconds East, along the northeast line of said Oncor tract and the southwest line of said Saddleclub Estates, Phase 3, a distance of 1,332.74 feet to a found 1/2-inch iron rod with yellow cap stamped "HALFF" for the northeast corner of said Oncor tract and an ell corner of said Saddleclub Estates, Phase 3;

THENCE South 44 degrees 58 minutes 41 seconds West, along the easterly line of said Oncor tract and along said Saddleclub Estates, Phase 3, a distance of 183.89 feet to a found 2-inch iron pipe for the corner of Lot 34 of said Saddleclub Estates, Phase 3 and the northwest corner of a called 72.79 acre tract of land described in deed to Forney/Haynes, LLC, as recorded in Volume 5895, Page 541, O.P.R.K.C.T.;

THENCE South 45 degrees 26 minutes 44 seconds West, along the easterly line of said Oncor tract and the westerly line of said Forney/Haynes tract, a distance of 879.46 feet to a found 1/2-inch iron rod with yellow cap (illegible) for the southeast corner of said Oncor tract and the northeast corner of a called 26.6375 acre tract of land described in deed to Arthur L. Garcia, as recorded Volume 5770, Page 305, O.P.R.K.C.T.;

THENCE North 44 degrees 58 minutes 57 seconds West, along the southwest line of said Oncor tract and the northeast line of said Arthur L. Garcia tract, a distance of 2,011.13 feet to a found 1/2-inch iron rod an ell corner of said Oncor tract and the southeast corner of the aforementioned called 5.00 acre Joseph Garcia;

THENCE North 45 degrees 01 minutes 03 seconds East, along said Oncor tract and the southeast line of said Joseph Garcia tract, a distance of 223.44 feet to a found 1/2-inch iron rod with yellow cap stamped "HALFF" for an ell corner of said Oncor tract and the northeast corner of said Joseph Garcia

THENCE North 44 degrees 58 minutes 57 seconds West, along the southwest line of said Oncor tract and the northeast line of said Joseph Garcia tract, a distance of 1,026,29 feet to the POINT OF REGINNING, and containing 2,634,290 square feet or 60,48 of land, more or less

a distance of 1,026.29 feet to the POINT OF BEGINNING, and containing 2,634,290 square feet or 60.48 of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ONCOR ELECTRIC DELIVERY COMPANY LLC does hereby adopt this plat designating the hereinabove described property as ONCOR BUFFALO CREEK an addition to the City of Health, Kaufman County, Texas, and hereby dedicates to the public use forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes stated and for the mutual accommodation and use of all utilities desiring or using same. The City of Heath and public utilities 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 procuring permission from anyone. The City of Heath or Kaufman County will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this subdivision.

We further certify that all other parties who have a mortgage or lien interest in Oncor Buffalo Creek have been notified and signed this plat. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/owner has complied with all requirements of the Subdivision Regulations of the City of Heath regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets, water, sewer, drainage structure, storm sewers and alley, all according to the specifications of the City of Heath; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the City Secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the City Secretary, supported by evidence as the work done; or until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Heath.

Vitness my hand this	day of _	 , 202

Recommended for final approval:

Chairperson	Date
Planning and Zoning Commission	
Approved:	
Mayor	Date
City of Heath, Texas	

I hereby certify that the above and foregoing Plat of Oncor Buffalo Creek to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the ______ day of ______, 2023 .

This approval shall be invalid unless the approved Plat for the Addition is recorded in the office of the County Clerk of Kaufman County, Texas, within 365 days from the date of final approval. An extension may be granted by the Planning and Zoning Commission.

The addition shall be subject to all the requirements of the Platting Ordinance of the City of Heath.

/itness my hand this	day of	, 2023.

SURVEYOR'S CERTIFICATE:

State of Texas

City of Heath, Texas

City Secretary

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Hal Mollenkopf, R.P.L.S. No. 5439 do hereby certify that this plat is from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Hal Mollenkopf
Registered Professional Land Surveyor No. 5439

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.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PRELIMINARY PLAT OF
Oncor Buffalo Creek
LOT 1, BLOCK A

Situated in the
Malcigy Ferguson Survey, Abstract No. 158
Kaufman County, Texas,
CITY OF DALLAS FILE NUMBER: S223-069
1 Lot 60.36 Acres

OWNERS NAME