

SURVEYOR:

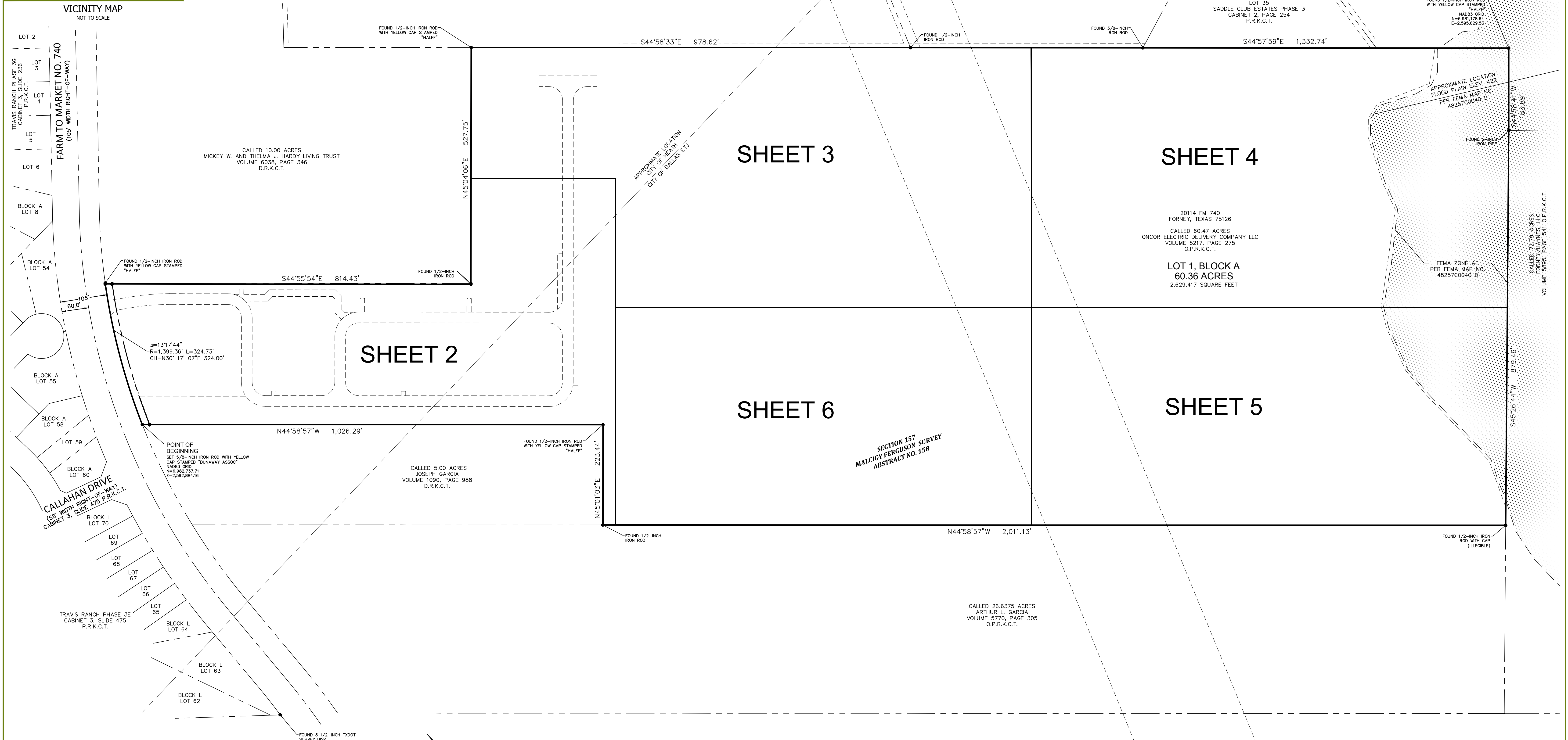
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
(817)-632-4761 OFFICE  
CONTACT: HAL MOLLENKOPF, RPLS

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.



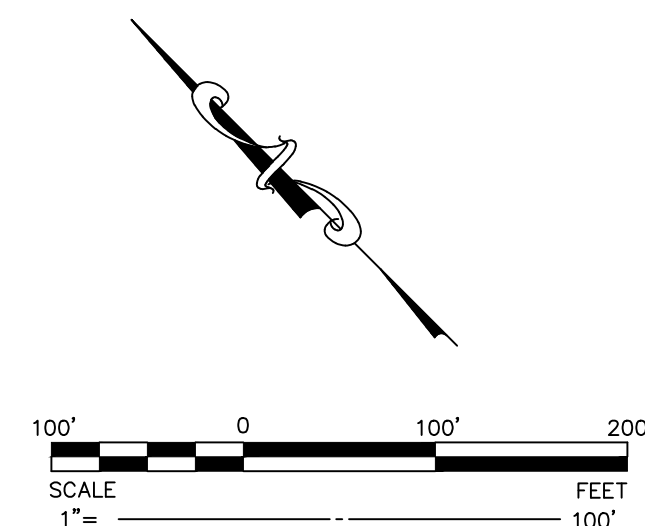
LAND USE TABLE	
Total Gross Acreage	60.4750 Ac.
Right-of-Way Dedication	0.1119 Ac.
Net Acreage	60.3631 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	60.3631 Ac.
Private Park Acreage	0
Public Park Acreage	0

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



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



- = 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

W.E. = Water Easement

S.V.E. = Sight Visibility Easement

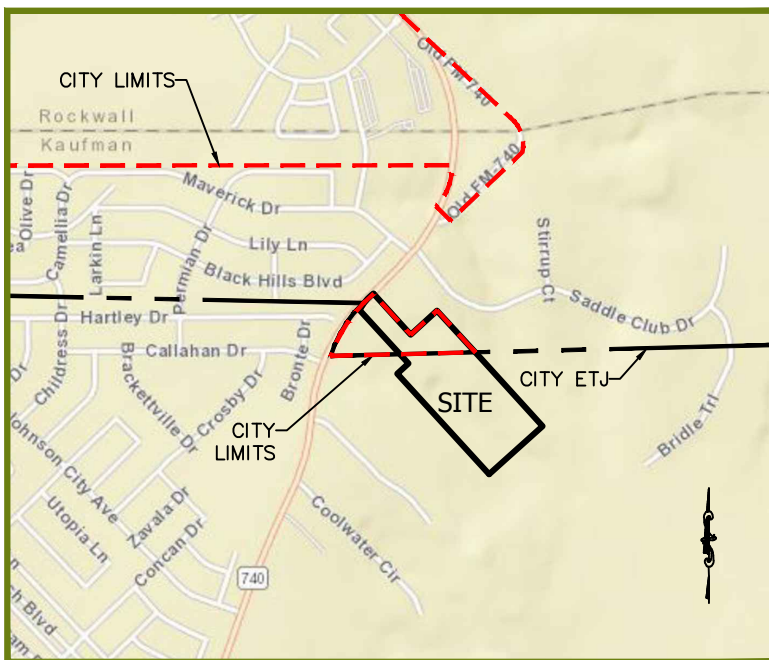
R.O.W. = Right-of-Way

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

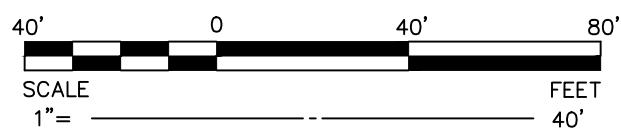
O.P.R.K.C.T. = Official Public Records, Kaufman County, Texas

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





VICINITY MAP  
NOT TO SCALE



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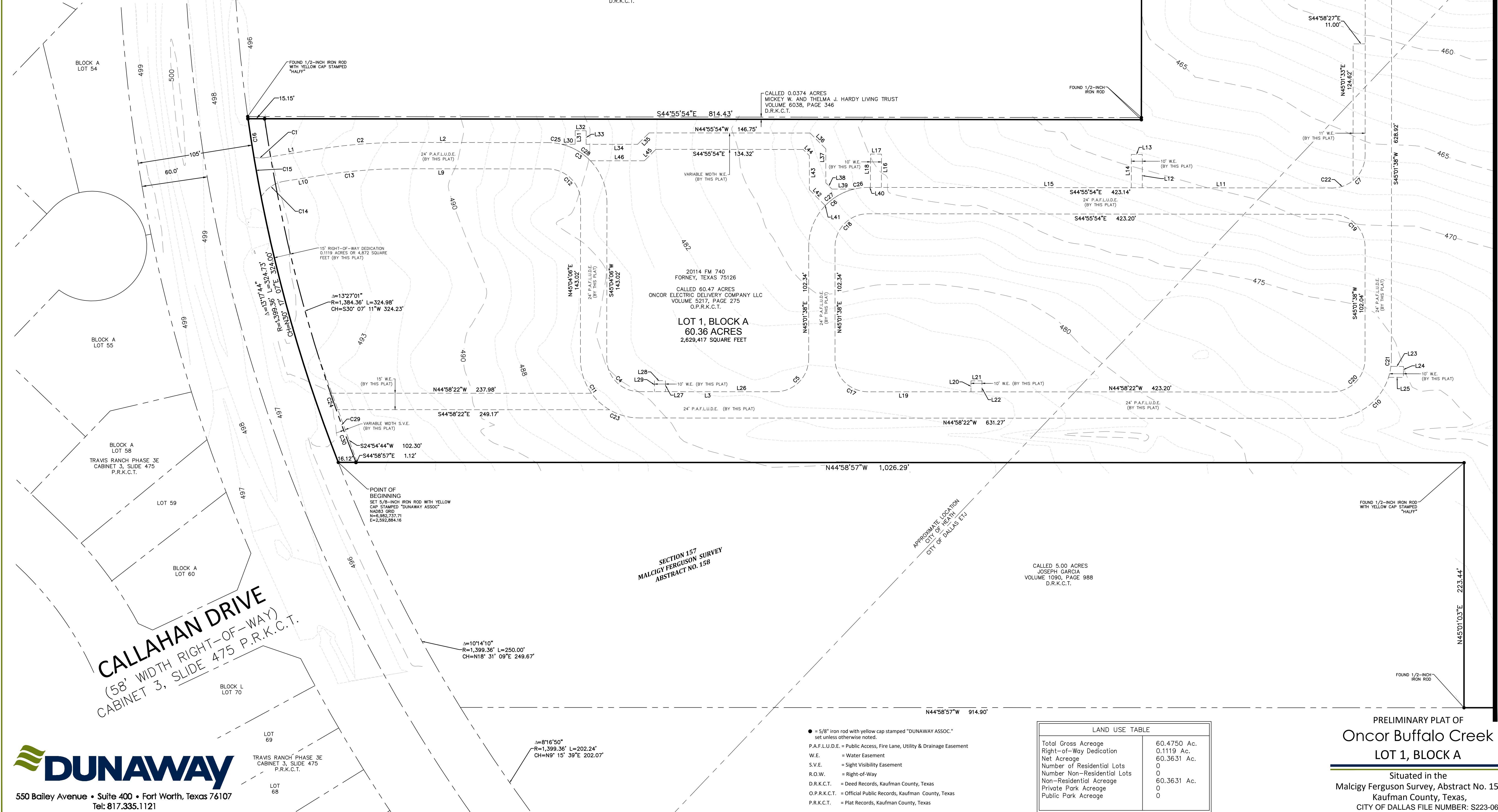
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MATCHLINE SEE SHEET 3



LAND USE TABLE	
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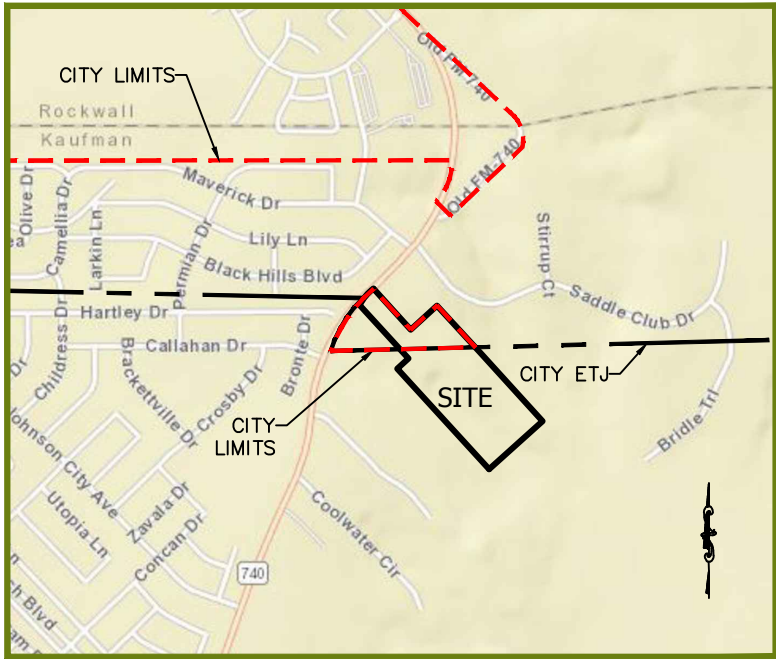
**DUNAWAY**

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

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6





VICINITY MAP  
NOT TO SCALE

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LOT 9  
SADDLE CLUB ESTATES  
CABINET 2, PAGE 53  
P.R.K.C.T.

SECTION 157  
MALCIGY FERGUSON SURVEY  
ABSTRACT NO. 158

LOT 36  
SADDLE CLUB ESTATES PHASE 3  
CABINET 2, PAGE 254  
P.R.K.C.T.

10' UTILITY EASEMENT  
CABINET 2, PAGE 254  
P.R.K.C.T.

250' TEXAS POWER & LIGHT  
COMPANY EASEMENT  
VOLUME 505, PAGE 337  
D.R.K.C.T.

FOUND 1/2-INCH  
IRON ROD

10' UTILITY EASEMENT  
CABINET 2, PAGE 254  
P.R.K.C.T.

S44°58'33"E 978.62'

S44°57'59"E 1,332.74'

N45°04'06"E 527.75'

CALLED 10.00 ACRES  
MICKEY W. AND THELMA J.  
HARDY LIVING TRUST  
VOLUME 6035, PAGE 346  
D.R.K.C.T.

24' P.A.F.L.U.D.E.  
(BY THIS PLAT)

APPROXIMATE LOCATION  
CITY OF DALLAS ETJ

250' TEXAS POWER & LIGHT  
COMPANY EASEMENT  
VOLUME 462, PAGE 633  
D.R.K.C.T.  
CONVEYED TO  
TOL ELECTRIC COMPANY  
VOLUME 1920, 253  
D.R.K.C.T.

EXISTING  
POND

LOT 1, BLOCK A  
60.36 ACRES  
2,629,417 SQUARE FEET

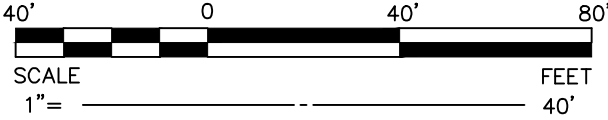
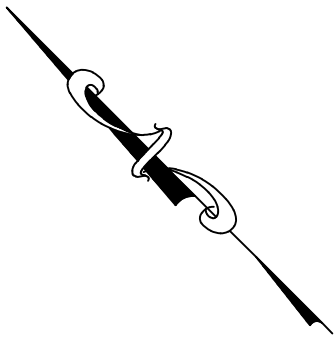
20114 FM 740  
FORNEY, TEXAS 75126  
CALLED 60.47 ACRES  
ONCOR ELECTRIC DELIVERY COMPANY LLC  
VOLUME 5217, PAGE 275  
O.P.R.K.C.T.

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4



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set unless otherwise noted.
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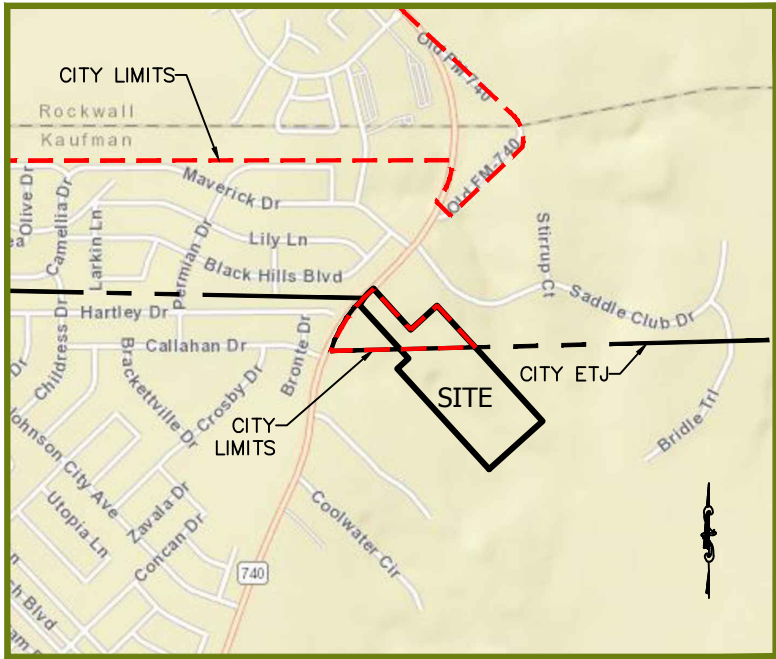
  
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

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PRELIMINARY PLAT OF  
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1 Lot 60.36 Acres





VICINITY MAP  
NOT TO SCALE

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550 BAILEY AVENUE  
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CONTACT: RACHEL BRYEN

**ENGINEER:**

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(469) 353-6055 OFFICE  
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LOT 36  
SADDLE CLUB ESTATES PHASE 3  
CABINET 2, PAGE 254  
P.R.K.C.T.

LOT 35  
SADDLE CLUB ESTATES PHASE 3  
CABINET 2, PAGE 254  
P.R.K.C.T.

LOT 34  
SADDLE CLUB ESTATES PHASE 3  
CABINET 2, PAGE 254  
P.R.K.C.T.

10' UTILITY EASEMENT  
CABINET 2, PAGE 254  
P.R.K.C.T.

FOUND 3/8-INCH  
IRON ROD

S44°57'59"E 1,332.74'

10' UTILITY EASEMENT  
CABINET 2, PAGE 254  
P.R.K.C.T.

FEMA ZONE AE  
PER FEMA MAP NO.  
48257C0040 D

10' UTILITY EASEMENT  
CABINET 2, PAGE 254  
P.R.K.C.T.

FOUND 1/2-INCH IRON ROD  
WITH YELLOW CAP STAMPED  
"HALF"  
NAD83 GRID  
N=4,801,178.64  
E=2,595,629.53

APPROXIMATE LOCATION  
FLOOD PLAIN ELEV.: 422  
PER FEMA MAP NO.  
48257C0040 D

FOUND 2-INCH  
IRON PIPE

SECTION 157  
MALCIGY FERGUSON SURVEY  
ABSTRACT NO. 158

20114 FM 740  
FORNEY, TEXAS 75126  
CALLED 60.47 ACRES  
ONCOR ELECTRIC DELIVERY COMPANY LLC  
VOLUME 5217, PAGE 275  
O.P.R.K.C.T.

LOT 1, BLOCK A  
60.36 ACRES  
2,629,417 SQUARE FEET

250' TEXAS POWER & LIGHT COMPANY EASEMENT  
VOLUME 462, PAGE 633  
D.R.K.C.T.  
CONVEYED TO  
TXU ELECTRIC COMPANY  
VOLUME 1920, PAGE 253  
D.R.K.C.T.

FEMA ZONE AE  
PER FEMA MAP NO.  
48257C0040 D

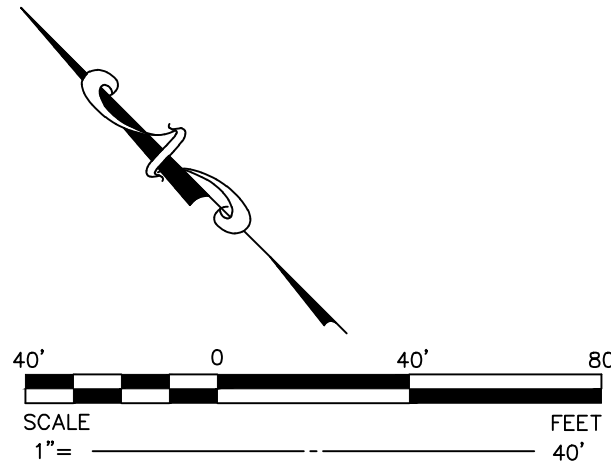
CALLED 72.79 ACRES  
FORNEY/HAYNES, LLC  
VOLUME 5895, PAGE 541  
O.P.R.K.C.T.

MATCHLINE SEE SHEET 5



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

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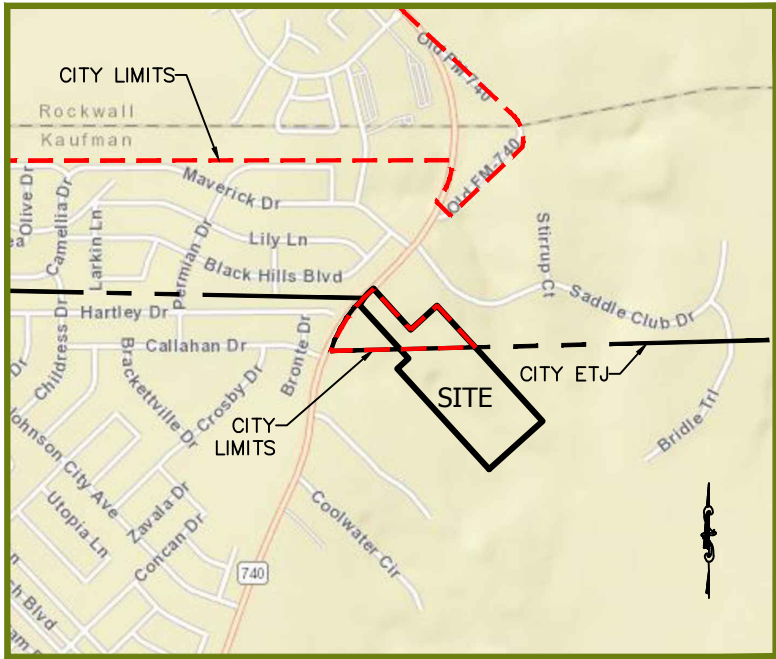


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PRELIMINARY PLAT OF  
**Oncor Buffalo Creek**  
**LOT 1, BLOCK A**

Situated in the  
Malcigy Ferguson Survey, Abstract No. 158  
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1 Lot 60.36 Acres





VICINITY MAP  
NOT TO SCALE

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**OWNER:**

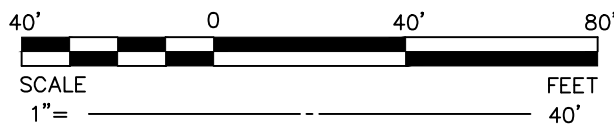
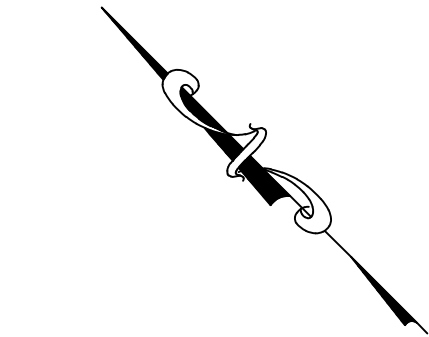
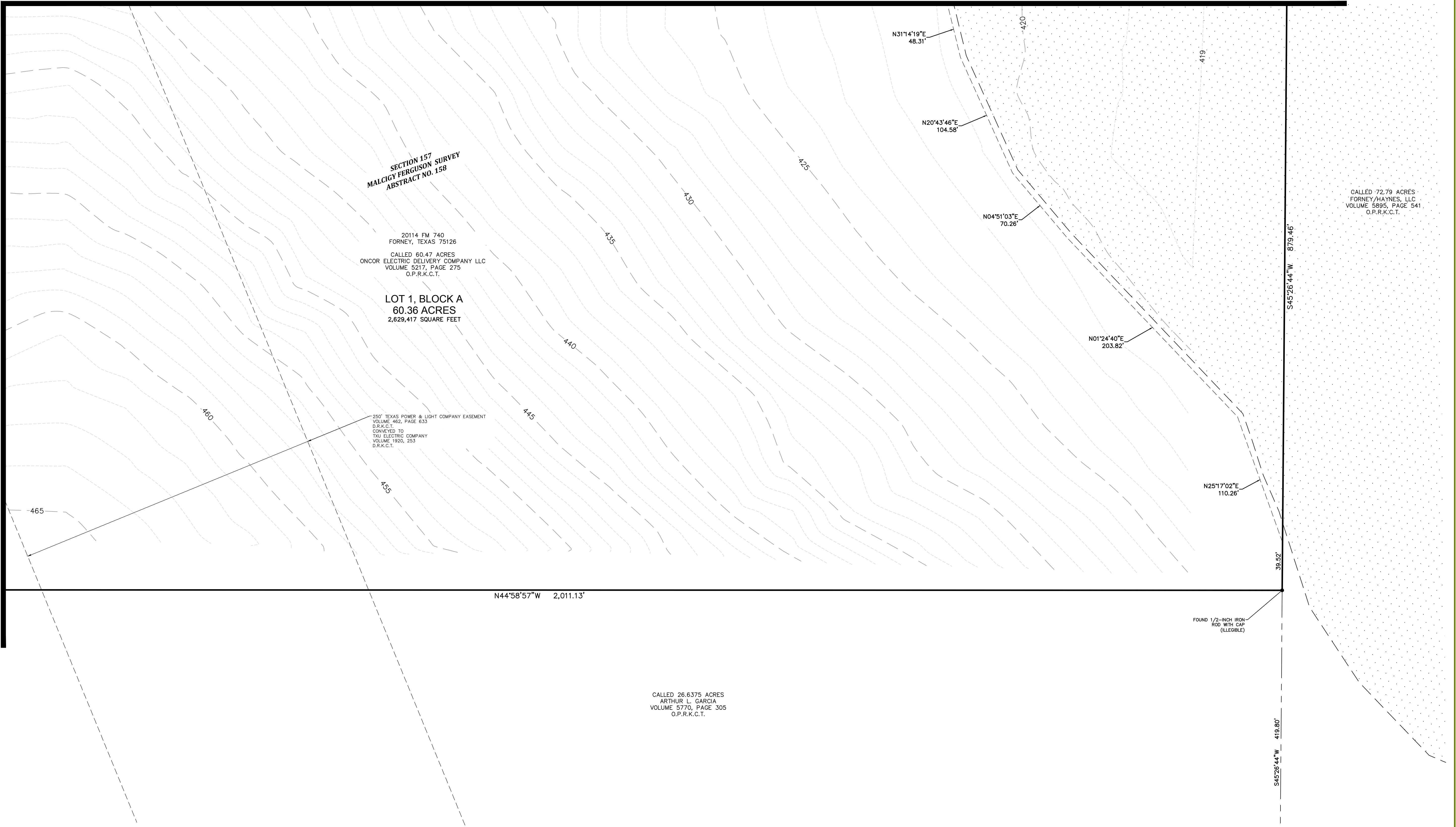
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**ENGINEER:**

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FRISCO, TEXAS 75034  
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MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6



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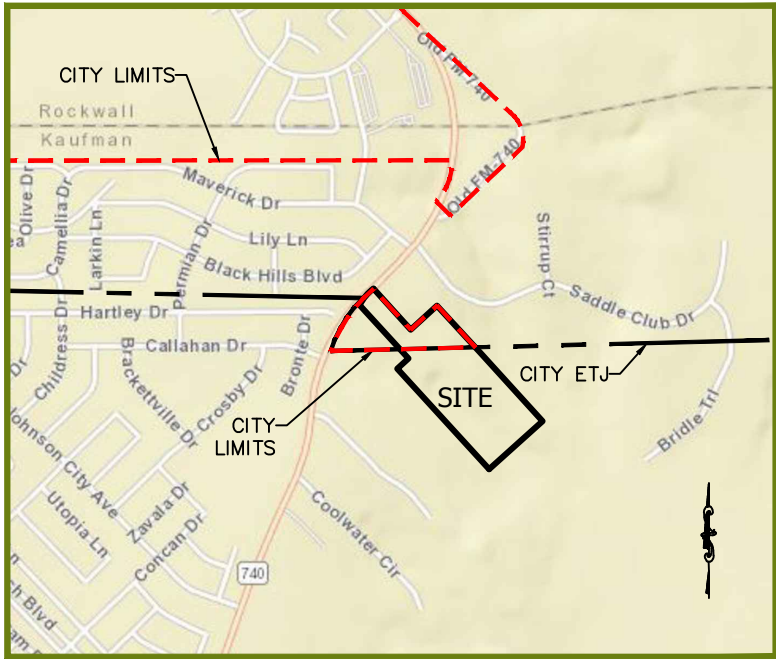
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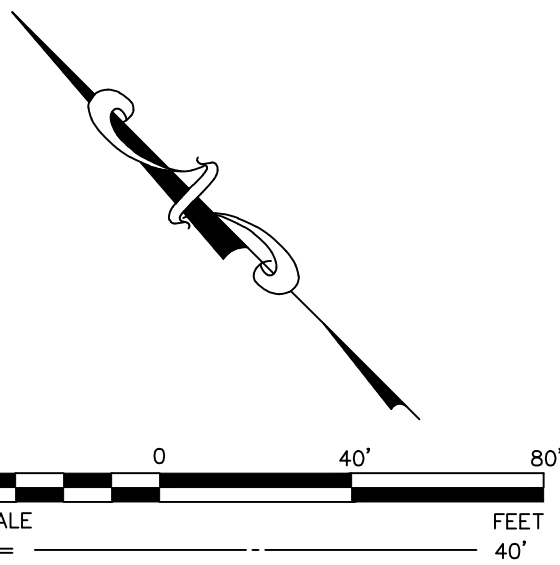




VICINITY MAP  
NOT TO SCALE

NOTES:

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 Flood 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 hereon.
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.



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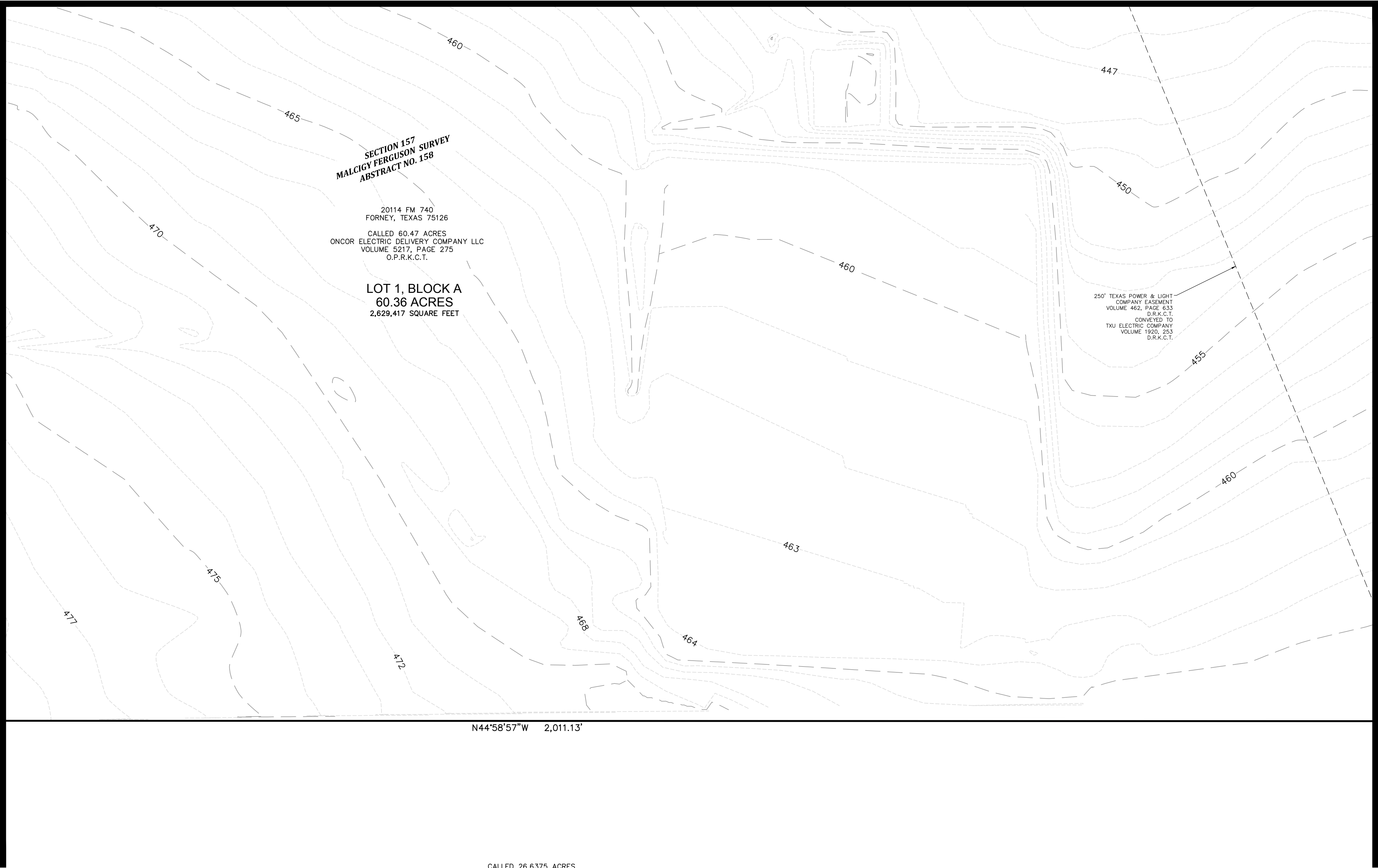
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CONTACT: MARISSA VOLK, P.E.

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 2



N44°58'57"W 2,011.13'

CALLED 26.6375 ACRES  
ARTHUR L. GARCIA  
VOLUME 5770, PAGE 305  
O.P.R.K.C.T.

PRELIMINARY PLAT OF  
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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	227.8'
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	21.36'
L37	N45°04'06"E	30.00'
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	21.36'
L43	S45°04'06"W	30.00'
L44	S00°04'06"W	7.93'
L45	S89°55'54"E	14.80'
L46	S44°55'54"E	49.25'

Water Line Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C21	007°01'39"	54.00	6.62	S48°32'28"E 6.62'
C22	039°20'40"	30.00	20.60	N64°36'14"E 20.20'
C23	030°33'30"	54.00	28.80	S29°41'37"E 28.46'
C24	000°39'26"	1,384.36	15.88	S25°50'56"W 15.88'
C25	013°32'10"	54.00	12.76	S89°09'49"W 12.73'
C26	013°32'10"	54.00	12.76	S51°41'59"E 12.73'
C27	032°28'51"	54.00	30.61	S74°42'30"E 30.20'
C28	032°28'51"	54.00	30.61	S15°09'18"E 30.20'
C29	020°07'33"	1,384.36	51.36	S24°27'27"W 51.36'

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