









Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.06'	221.50'	1705°18'	S79°42'01"E	65.82'
C2	75.96'	150.00'	290°05'59"	N73°44'10"W	75.16'
C3	137.13'	200.00'	391°7'09"	N51°30'47"W	134.46'
C4	29.34'	150.00'	111°2'28"	N37°28'22"E	29.30'
C5	11.34'	275.00'	221°43'	N30°41'17"E	11.34'
C6	51.18'	275.00'	103°9'47"	N24°10'32"E	51.10'
C7	122.56'	150.00'	46°48'55"	N35°49'13"W	119.18'
C8	53.13'	150.00'	201°7'41"	S22°33'36"E	52.85'
C9	74.27'	300.00'	141°1'01"	S38°57'43"E	74.08'
C10	34.93'	150.00'	13°20'39"	S39°22'46"E	34.86'
C11	108.96'	200.00'	311°2'56"	N34°27'06"E	107.62'
C12	156.98'	375.00'	235°9'03"	N57°50'26"W	155.83'
C13	99.38'	225.00'	25°18'28"	S31°29'52"W	98.58'
C14	120.48'	275.00'	25°06'09"	N31°23'43"E	119.52'
C15	28.83'	150.00'	11°00'48"	N40°32'49"W	28.79'
C16	27.10'	300.00'	51°0'34"	S37°37'42"E	27.09'
C17	28.72'	300.00'	52°9'04"	S42°57'31"E	28.71'
C18	105.40'	225.00'	26°50'24"	N32°15'50"E	104.44'
C19	77.30'	175.00'	25°18'28"	S31°29'52"W	76.67'
C20	329.83'	275.00'	68°43'11"	N11°29'18"W	310.41'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	66.46'	155.00'	24°33'58"	S57°59'02"E	65.95'
C22	59.59'	175.00'	19°30'34"	N55°27'20"W	59.30'
C23	29.32'	1025.00'	1°38'21"	S44°51'51"W	29.32'
C24	8.97'	25.00'	20°34'05"	N54°34'59"E	8.93'
C25	148.57'	400.00'	21°16'50"	S56°20'28"E	147.71'
C26	74.80'	200.00'	21°25'38"	S56°24'53"E	74.36'
C27	353.06'	295.00'	68°34'21"	N11°24'53"W	332.36'
C28	93.27'	250.00'	21°22'31"	N33°33'33"E	92.73'
C29	257.35'	325.00'	45°22'13"	S68°26'18"E	250.68'
C30	220.48'	275.00'	45°56'15"	S22°47'33"E	214.63'
C31	217.72'	275.00'	45°21'44"	N68°26'33"W	212.08'
C32	73.15'	300.00'	13°58'15"	N04°50'54"E	72.97'
C33	197.89'	250.00'	45°21'13"	S68°26'48"E	192.77'
C34	93.19'	250.00'	21°21'31"	N56°26'57"W	92.66'
C35	296.90'	400.00'	42°31'40"	S64°33'11"E	290.13'
C36	149.79'	400.00'	21°27'20"	N54°01'01"W	148.91'
C37	13.71'	250.00'	3°08'28"	N02°36'45"E	13.70'
C38	161.69'	275.00'	33°41'18"	S68°58'22"E	159.37'
C39	161.69'	275.00'	33°41'18"	S68°58'22"E	159.37'
C40	204.60'	250.00'	46°53'25"	N22°24'11"W	198.94'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C41	37.05'	175.00'	12°07'46"	N51°54'47"W	36.98'
C42	58.90'	225.00'	15°00'00"	N59°37'43"W	58.74'
C43	154.78'	450.00'	19°19'16"	N76°47'20"W	154.05'
C44	75.87'	225.00'	19°19'16"	S76°47'20"E	75.51'
C45	84.15'	225.00'	21°25'39"	S56°24'53"E	83.66'

Centerline Line Table		
Line #	Bearing	Distance
L1	S71°09'22"E	45.09'
L2	S43°04'36"W	20.75'
L3	S31°52'09"W	12.83'
L4	S46°03'13"E	27.56'
L5	S45°41'02"W	41.48'
L6	S66°58'53"E	11.41'
L7	S67°07'43"E	55.84'
L8	N00°10'34"E	35.40'
L9	N11°50'01"E	32.50'
L10	N67°07'43"W	26.42'
L11	S52°07'43"E	58.38'
L12	S86°26'58"E	32.22'

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	A	5,995	0.138
2	A	4,800	0.110
3	A	4,800	0.110
4	A	4,800	0.110

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	C	4,811	0.110	
2	C	4,800	0.110	
3	C	4,800	0.110	
4	C	4,800	0.110	
5	C	4,800	0.110	
6	C	4,800	0.110	
7	C	4,800	0.110	
8	C	4,800	0.110	
9	C	4,800	0.110	
10	C	4,800	0.110	
11	C	6,429	0.148	
12	C	6,096	0.140	
13	C	4,800	0.110	
14	C	4,800	0.110	
15	C	4,800	0.110	
16	C	4,800	0.110	
17	C	4,800	0.110	
18	C	4,800	0.110	
19	C	4,800	0.110	
20	C	4,800	0.110	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
21	C	4,800	0.110	
22	C	4,800	0.110	
23	C	4,800	0.110	
24	C	4,798	0.110	
25	C	4,665	0.107	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	D	5,288	0.121	
2	D	5,623	0.129	
3	D	5,674	0.130	
4	D	5,678	0.130	
5	D	4,800	0.110	
6	D	4,800	0.110	
7	D	4,800	0.110	
8	D	4,800	0.110	
9	D	4,800	0.110	
10	D	4,800	0.110	
11	D	4,800	0.110	
12	D	4,800	0.110	
13	D	6,336	0.145	
14	D	8,034	0.184	
15	D	6,568	0.151	
16	D	5,260	0.121	
17	D	5,268	0.121	
18	D	5,268	0.121	
19	D	6,034	0.139	
20	D	9,757	0.224	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
21	D	6,000	0.138	
22	D	6,000	0.138	
23	D	6,000	0.138	
24	D	6,000	0.138	
25	D	6,000	0.138	
26	D	6,617	0.152	
27	D	9,020	0.207	
28	D	6,030	0.138	
29	D	6,000	0.138	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	E	6,000	0.138	
2	E	6,104	0.140	
3	E	7,134	0.164	
4	E	7,134	0.164	
5	E	6,676	0.153	
6	E	6,000	0.138	
7	E	6,000	0.138	
8	E	6,000	0.138	
9	E	6,000	0.138	
10	E	8,868	0.204	
11	E	5,886	0.135	
12	E	6,291	0.144	
13	E	6,291	0.144	
14	E	6,291	0.144	
15	E	5,862	0.135	
16	E	8,333	0.191	
17	E	6,000	0.138	
18	E	6,000	0.138	
19	E	6,000	0.138	
20	E	6,011	0.138	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
21	E	7,554	0.173	
22	E	7,477	0.172	
23	E	7,259	0.167	
24	E	6,311	0.145	
25	E	6,010	0.138	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	I	6,846	0.157	
2	I	6,250	0.143	
3	I	6,250	0.143	
4	I	6,250	0.143	
5	I	6,250	0.143	
6	I	6,250	0.143	
7	I	6,249	0.143	
8	I	8,219	0.189	
9	I	8,953	0.206	
10	I	8,355	0.192	
11	I	10,015	0.230	
12	I	10,515	0.241	
13	I	5,132	0.118	
14	I	5,133	0.118	
15	I	5,133	0.118	
16	I	5,133	0.118	
17	I	5,133	0.118	
18	I	5,133	0.118	
19	I	5,133	0.118	
20	I	5,047	0.116	

Lot Area Table			
Lot #	Block #	Square Feet	Acres
21	I	5,564	0.128

Lot Line Table		
Line #	Bearing	Distance
L1	N67°46'07"E	4.34'
L2	N12°56'58"W	4.87'
L3	N26°09'22"W	4.24'
L4	S63°50'38"W	4.24'
L5	N64°30'20"E	4.19'
L6	S25°29'40"E	4.29'
L7	N65°24'29"E	4.13'
L8	S71°10'36"E	3.11'
L9	S01°49'16"W	4.02'
L10	N43°56'47"E	50.00'
L11	N38°14'47"E	24.49'
L12	S18°50'38"W	50.00'
L13	S00°50'54"E	4.24'
L14	S89°09'06"W	4.24'
L15	N88°56'47"E	4.24'
L16	S01°03'13"E	4.24'
L17	S00°50'54"E	4.24'
L18	N89°09'06"E	4.24'
L19	N88°48'42"W	47.39'
L20	N66°18'08"E	4.36'
L21	S21°53'25"W	68.88'

Lot Line Table		
Line #	Bearing	Distance
L22	S05°59'44"W	14.67'
L23	S00°30'55"W	35.27'
L24	N26°09'22"W	40.44'
L25	S32°49'42"E	15.36'
L26	N23°10'59"W	4.46'
L27	N66°49'01"E	4.02'
L28	S00°00'31"E	4.19'
L29	N89°59'29"E	4.29'
L30	N84°40'42"W	3.89'
L31	N00°00'31"W	4.19'
L32	N04°55'05"E	4.59'
L33	N89°59'29"E	4.29'
L34	S45°41'02"W	12.70'
L35	N00°49'41"W	4.25'
L36	N89°10'19"E	4.23'
L37	N08°09'47"E	4.25'
L38	S00°42'03"E	4.24'
L39	N89°17'57"E	4.24'
L40	N69°06'30"E	4.15'
L41	N22°07'43"W	4.24'
L42	N67°52'17"E	4.24'

Lot Line Table		
Line #	Bearing	Distance
L43	N67°52'17"E	4.24'
L44	S22°07'43"E	4.24'
L45	N67°52'17"E	4.24'
L46	S22°07'43"E	4.24'
L47	S11°26'27"E	4.96'
L48	S86°07'51"W	20.71'
L49	N85°50'33"E	4.01'
L50	N03°30'13"W	4.46'
L51	S45°28'25"E	4.19'
L52	N44°31'35"E	4.29'
L53	N89°14'19"E	4.24'
L54	N00°45'41"W	4.24'
L55	S28°13'34"E	4.59'
L56	N56°41'27"E	4.25'
L57	S46°37'49"E	4.28'
L58	N08°09'47"E	27.04'
L59	S54°46'04"E	71.06'
L60	N67°52'51"E	4.24'
L61	S22°07'12"E	4.24'
L62	N67°12'47"E	4.29'
L63	N19°13'17"W	4.48'

Lot Line Table		
Line #	Bearing	Distance
L64	N71°11'15"E	4.02'
L65	S67°07'43"E	18.60'
L66	S52°52'40"E	14.43'
L67	N49°10'59"E	4.24'
L68	S42°23'15"E	4.36'
L69	N47°36'45"E	4.12'
L70	S14°37'43"E	4.76'
L71	S14°37'43"E	4.76'
L72	N75°22'17"E	3.65'
L73	N75°22'17"E	3.65'
L74	N14°37'43"W	4.76'
L75	S45°50'54"E	36.65'
L76	S01°02'31"W	18.63'
L77	S42°23'15"E	4.36'
L78	N47°36'45"E	4.12'
L79	N78°30'42"E	3.39'
L80	N18°50'38"E	14.38'
L81	N63°50'38"E	14.14'
L82	S26°09'22"E	10.61'
L83	N63°50'38"E	14.14'
L84	S26°09'22"E	14.14'

Lot Line Table		
Line #	Bearing	Distance
L85	N71°09'22"E	49.52'
L86	S71°09'22"E	14.54'
L87	S37°57'17"W	13.21'
L88	N12°24'46"W	109.19'
L89	S31°52'12"E	137.45'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	20.95'	250.00'	4°48'01"	N21°14'39"E	20.94'
C2	67.73'	200.00'	19°24'08"	N28°32'42"E	67.40'
C3	184.01'	420.00'	25°06'09"	N31°23'43"E	182.54'
C4	120.90'	50.00'	138°32'43"	N66°18'08"E	93.53'
C5	123.42'	50.00'	141°25'46"	S00°49'41"E	94.39'
C6	126.30'	50.00'	144°43'56"	N69°23'44"E	

Drawing: C:\2024\285134-013\subarea\184\area\240\ Preliminary\ Preliminary Plat.dwg    Printed By: Justinberg    Date: 12/27/2024    Time: 5:45:01 PM  
 Drawing: C:\2024\285134-013\subarea\184\area\240\ Preliminary\ Preliminary Plat.dwg    Printed By: Justinberg    Date: 12/27/2024    Time: 5:45:01 PM

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	P	7,426	0.170
2	P	4,860	0.112
3	P	4,860	0.112
4	P	4,860	0.112
5	P	4,860	0.112
6	P	4,860	0.112
7	P	4,860	0.112
8	P	4,860	0.112
9	P	4,860	0.112
10	P	7,508	0.172
11	P	6,740	0.155
12	P	5,005	0.115
13	P	5,005	0.115
14	P	5,005	0.115
15	P	5,005	0.115
16	P	5,005	0.115
17	P	5,005	0.115
18	P	5,005	0.115
19	P	5,005	0.115
20	P	7,885	0.181

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	Q	6,000	0.138
2	Q	6,000	0.138
3	Q	6,000	0.138
4	Q	6,000	0.138
5	Q	6,000	0.138
6	Q	6,000	0.138
7	Q	7,627	0.175
8	Q	6,312	0.145
9	Q	4,956	0.114
10	Q	4,956	0.114
11	Q	6,526	0.150
12	Q	8,248	0.189
13	Q	7,004	0.161
14	Q	6,292	0.144
15	Q	6,059	0.139
16	Q	6,162	0.141
17	Q	10,283	0.236
18	Q	9,717	0.223
19	Q	5,860	0.135
20	Q	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	Q	6,000	0.138
22	Q	6,000	0.138
23	Q	10,189	0.234
24	Q	6,138	0.141
25	Q	6,001	0.138
26	Q	6,000	0.138
27	Q	6,000	0.138
28	Q	5,876	0.135

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	R	6,596	0.151
2	R	6,474	0.149
3	R	11,128	0.255
4	R	10,464	0.240
5	R	6,638	0.152
6	R	5,652	0.130
7	R	5,803	0.133
8	R	6,118	0.140
9	R	7,199	0.165
10	R	7,297	0.168
11	R	7,217	0.166
12	R	6,445	0.148
13	R	6,060	0.139
14	R	6,060	0.139
15	R	6,060	0.139
16	R	6,060	0.139
17	R	8,100	0.186
18	R	7,379	0.169
19	R	7,198	0.165
20	R	7,614	0.175

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	R	4,934	0.113
22	R	4,934	0.113
23	R	4,934	0.113
24	R	4,934	0.113
25	R	5,051	0.116
26	R	5,645	0.130
27	R	5,792	0.133
28	R	5,743	0.132
29	R	5,512	0.127
30	R	5,034	0.116
31	R	4,842	0.111
32	R	4,864	0.112
33	R	4,886	0.112
34	R	4,920	0.113
35	R	5,625	0.129
36	R	11,755	0.270
37	R	8,338	0.191
38	R	4,785	0.110
39	R	4,932	0.113
40	R	4,932	0.113

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
41	R	4,932	0.113
42	R	4,932	0.113
43	R	4,932	0.113
44	R	6,399	0.147

Easement Line Table		
Line #	Bearing	Distance
EL1	N86°26'58"W	9.73'
EL2	S67°07'43"E	5.10'
EL3	S22°52'17"W	15.00'
EL4	N67°07'43"W	25.42'
EL5	S67°07'43"E	18.60'
EL6	S01°02'31"W	21.19'
EL7	N01°02'31"E	25.00'

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
EC1	26.81'	200.00'	7°40'46"	N82°36'35"W	26.79'
EC2	61.10'	50.00'	70°01'16"	N54°16'58"E	57.37'
EC3	15.06'	50.00'	17°15'14"	N71°44'42"E	15.00'
EC4	3.81'	275.00'	0°47'41"	S00°38'41"W	3.81'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	S	7,483	0.172
2	S	5,172	0.119
3	S	5,143	0.118
4	S	5,114	0.117
5	S	5,085	0.117
6	S	6,418	0.147
7	S	7,284	0.167
8	S	5,643	0.130
9	S	4,782	0.110
10	S	4,779	0.110
11	S	4,779	0.110
12	S	4,779	0.110
13	S	7,561	0.174
14	S	7,369	0.169
15	S	7,174	0.165
16	S	6,977	0.160
17	S	4,779	0.110
18	S	5,158	0.118
19	S	5,606	0.129
20	S	6,067	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	S	6,332	0.145
22	S	6,253	0.144
23	S	5,471	0.126
24	S	5,321	0.122
25	S	5,292	0.121
26	S	5,263	0.121
27	S	7,834	0.180

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	T	8,865	0.204
2	T	6,034	0.139
3	T	5,990	0.138
4	T	5,945	0.136
5	T	5,901	0.135
6	T	6,099	0.140
7	T	6,950	0.160
8	T	10,335	0.237
9	T	8,166	0.187
10	T	7,837	0.180
11	T	6,401	0.147
12	T	5,950	0.137
13	T	6,172	0.142
14	T	6,393	0.147
15	T	6,615	0.152
16	T	6,836	0.157
17	T	7,058	0.162
18	T	9,718	0.223

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	U	7,074	0.162
2	U	6,000	0.138
3	U	6,000	0.138
4	U	6,000	0.138
5	U	6,000	0.138
6	U	7,262	0.167
7	U	16,249	0.373
8	U	15,226	0.350
9	U	7,291	0.167
10	U	6,250	0.143
11	U	6,250	0.143
12	U	6,250	0.143
13	U	6,250	0.143
14	U	6,250	0.143
15	U	6,250	0.143
16	U	6,250	0.143
17	U	6,250	0.143
18	U	6,916	0.159
19	U	6,750	0.155
20	U	6,816	0.156

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	U	7,433	0.171
22	U	6,976	0.160
23	U	6,067	0.139
24	U	6,000	0.138
25	U	6,000	0.138
26	U	6,000	0.138
27	U	6,000	0.138
28	U	6,000	0.138
29	U	6,000	0.138
30	U	6,000	0.138
31	U	6,000	0.138
32	U	6,000	0.138

Common Area Table			
Lot #	Block #	Acres	Acres
1	X	12,972	0.298
2	X	3,346	0.077
3	X	7,408	0.170
5	A	6,334	0.145
7	L	93,354	2.143
7	B	2,529	0.058
26	E	14,586	0.335
26	C	13,000	0.298
29	Q	1,684,235	38.665
30	D	11,618	0.267
30	K	5,664	0.130
31	F	161,989	3.719
45	R	279,881	6.425

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

NOTES:

- The purpose of this plat is to subdivide the existing 140.12 acre tract owned by Forney Development, LLC per Volume 6851, Page 577 of the Official Public Records, Kaufman County, Texas (OPRKC1) into 465 lots and 13 common areas.
- This preliminary plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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 withholding of utilities and building permits.
- No structures exist on this site.

**OWNER / APPLICANT**  
 M&A Development  
 1845 Woodall Rodgers Fwy., Suite 1150  
 Dallas, Texas 75201  
 Telephone (214) 516-5166  
 Contact: John McKenzie

**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 and No. F-10043100  
 Contact: Triston Poore, P.E.

PRELIMINARY PLAT  
**WILLOW RANCH**  
 #S245-057  
 465 LOTS & 13 COMMON AREAS  
 TOTALING 140.12 ACRES  
 OUT OF THE  
 W. SWIFT SURVEY - ABSTRACT NO. 459  
 CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Swift Survey, Abstract No. 459, in Kaufman County, Texas, being all of a tract conveyed to Forney Development, LLC, by deed recorded in Volume 6851, Page 577 of the Official Public Records, Kaufman County, Texas (OPRKCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 740, a public road, for the north corner of a tract conveyed to Gary Clyde Whittemore, recorded in Volume 5491, Page 427 OPRKCT;

THENCE N 18°50'38" E, 618.74 feet along the east line of said road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 1, Block 1, Whittemore Addition, recorded in Cabinet 3, Sleeve 638, Plat Records, Kaufman County, Texas (PRKCT);

THENCE S 69°49'57" E, 336.87 feet along the south line of Lot 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 18°24'03" E, along the east line of Lot 1, passing at 192.09 feet an aluminum monument found for the northeast corner thereof, and being the southeast corner of the remainder of a tract conveyed to Vaquero Forney 740 Partners, LP, recorded in Volume 5997, Page 48 OPRKCT, and continuing along the east line thereof a total distance of 243.78 feet to a 1/2" iron rod with plastic cap found on the southwest line of a tract conveyed to Allan G. and Sharon E. Kolich, recorded in Volume 1049, Page 846, Deed Records, Kaufman County, Texas (DRKCT);

THENCE S 45°50'54" E, 4083.49 feet along the southwest line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the northwest line of a tract conveyed to Pamela Samantha Keats, recorded in Volume 1288, Page 364 DRKCT;

THENCE S 44°11'59" W, 1657.87 feet along the northwest line thereof to a 1" iron pipe found for the east corner of a tract conveyed to Loretta Jean Jackson, recorded in Volume 4656, Page 175 OPRKCT;

THENCE N 45°45'41" W, 1609.35 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to James M. Gentry, recorded in Volume 4430, Page 184 OPRKCT;

THENCE N 45°44'16" W, 493.60 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to Larry D. and Deena S. Harvey, recorded in Volume 1265, Page 122 DRKCT;

THENCE N 45°51'59" W, 311.61 feet along the northeast line thereof to a 1/2" iron rod with plastic cap found for the east corner of Lakeview Addition Second Section, recorded in Cabinet 1, Sleeve 485 PRKCT;

THENCE N 45°42'03" W, 737.15 feet along the northeast line of Lakeview Addition Second Section, and of Lakeview Addition First Section, recorded in Cabinet 1, Sleeve 424 PRKCT, to a 1/2" iron rod with plastic cap found for the south corner of a tract conveyed to Mark and Teresa Duncan, recorded in Volume 5155, Page 53 OPRKCT;

THENCE N 44°02'41" E, along the southeast line thereof, passing at 378.25 feet a 1/2" iron rod with plastic cap found for the south corner of said Whittemore tract, and continuing a total distance of 739.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the east corner thereof;

THENCE N 46°03'13" W, 866.39 feet along the northeast line of said Whittemore tract to the POINT OF BEGINNING with the subject tract containing 6,103,843 square feet or 140.125 acres of land.

STATE OF TEXAS §
COUNTY OF KAUFMAN §
WHEREAS \_\_\_\_\_

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, M&A Development, do hereby adopt this plat designating the hereinabove described property as Willow Ranch, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Kaufman County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

M&A Development

By: John McKenzie, TITLE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of \_\_\_\_\_, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_ A.D. 20\_\_\_\_ by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PRELIMINARY PLAT
WILLOW RANCH
#S245-057
465 LOTS & 13 COMMON AREAS
TOTALING 140.12 ACRES
OUT OF THE
W. SWIFT SURVEY - ABSTRACT NO. 459
CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

NOTES:

- 1. The purpose of this plat is to subdivide the existing 140.12 acre tract owned by Forney Development, LLC per Volume 6851, Page 577 of the Official Public Records, Kaufman County, Texas (OPRKCT) into 465 lots and 13 common areas.
2. This preliminary plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
3. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
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 withholding of utilities and building permits.
5. No structures exist on this site.

OWNER / APPLICANT
M&A Development
1845 Woodall Rodgers Fwy., Suite 1150
Dallas, Texas 75201
Telephone (214) 516-5166
Contact: John McKenzie

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tristan Poore, P.E.

Printed by: rebecca.martin@forney.com Date: 12/26/2024 3:39 PM
Drawing: C:\2024\285124-013\subplan\1845\1845\240\Preliminary\Preliminary Plat.dwg Saved By: Rebecca.martin Date Time: 12/26/2024 3:33:32 PM