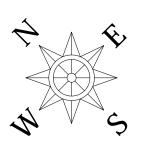


PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

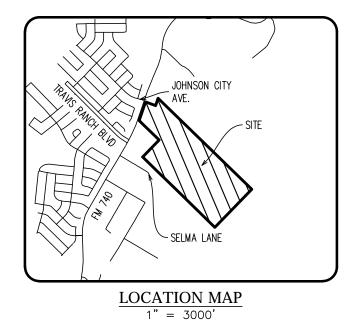
#### NOTES:

- 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.
- 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.

N 45°44'16" W ~ 493.60'



0 50 100 200 1 inch = 100 ft.



LEGEND						
	(Not All Items May Be Applicable)					
	1/2" IRON ROD WITH PLASTIC CAP STAMPED					
0	"SPIARSENG" SET, UNLESS OTHERWISE NOTED					
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5					
	FOOT OFFSET IRON ROD MAY BE SET WITH A PINK					
	PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".					
IRF	IRON ROD FOUND					
CIRF	CAPPED IRON ROD FOUND					
AMF	ALUMINUM MONUMENT FOUND					
СМ	CONTROL MONUMENT					
Esmt.	EASEMENT					
Util.						
DE	DRAINAGE EASEMENT					
DUE	DRAINAGE AND UTILITY EASEMENT					
UE	DRAINAGE EASEMENT					
WE SSE	WATER EASEMENT SANITARY SEWER EASEMENT					
SSE SE	SANITART SEWER EASEMENT SIDEWALK EASEMENT					
STE	SIDE WALK EASEMENT					
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT					
WME	WALL MAINTENANCE EASEMENT					
HBE	HIKE & BIKE TRAIL EASEMENT					
	VISIBILITY, ACCESS & MAINTENANCE EASEMENT					
·//////						
(BTP)	BY THIS PLAT					
ROW	RIGHT-OF-WAY					
Min. FF	MINIMUM FINISH FLOOR ELEVATION					
BL	BUILDING LINE					
	STREET NAME CHANGE					
	BLOCK DESIGNATION					
	LOT FRONTAGE					
Cab.	CABINET					
Vol.	VOLUME					
Pg.	PAGE					
No.	NUMBER					
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY					
FIRM	FLOOD INSURANCE RATE MAP					
Ord. No.	ORDINANCE NUMBER					
Inst./Doc.	INSTRUMENT OR DOCUMENT					
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS					
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS					
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS					
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS					
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS					
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS					
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS					
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS					
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS					
	STREET OBEIG REGGIDS, BREENS GOOTTI, TEXAS					

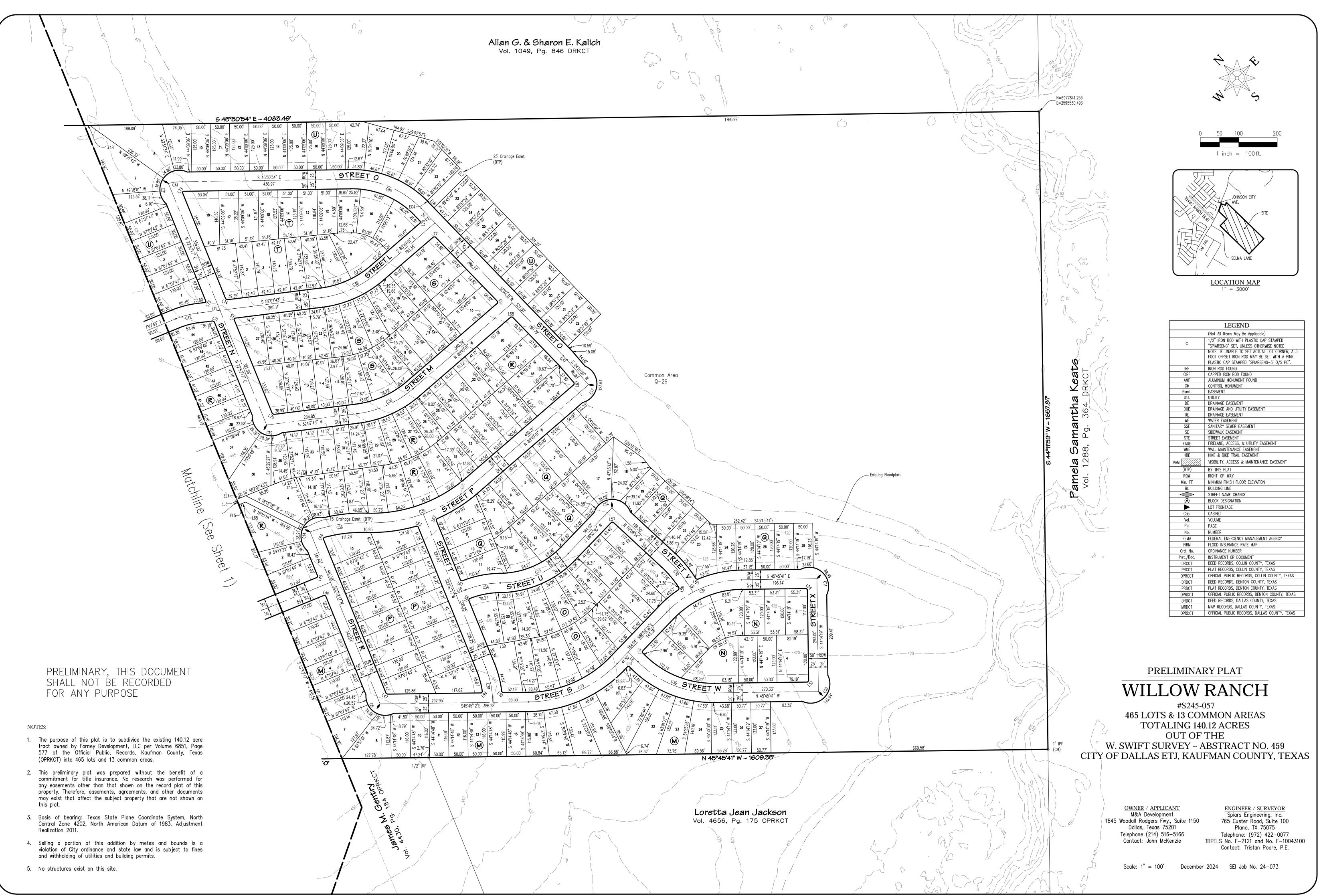
PRELIMINARY PLAT

# 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

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.



	Centerline Curve Table									
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance					
C1	66.06'	221.50'	17°05'18"	S79°42'01"E	65.82'					
C2	75.96'	150.00'	29 <b>°</b> 00'59"	N73 <b>°</b> 44'10"W	75.16'					
C3	137.13'	200.00'	3917'09"	N51°30'47"W	134.46'					
C4	29.34'	150.00'	11"12'28"	N37 <b>°</b> 28'22"E	29.30'					
C5	11.34'	275.00'	2 <b>°</b> 21'43"	N30°41'17"E	11.34'					
C6	51.18'	275.00'	10°39'47"	N24 <b>°</b> 10'32"E	51.10'					
C7	122.56'	150.00'	46 <b>°</b> 48'55"	N35°49'13"W	119.18'					
C8	53.13'	150.00'	20 <b>°</b> 17'41"	S22 <b>°</b> 33'36"E	52.85'					
C9	74.27'	300.00'	14"11'01"	S38 <b>°</b> 57'43"E	74.08'					
C10	34.93'	150.00'	13°20'39"	S39 <b>°</b> 22'46"E	34.86'					
C11	108.96'	200.00'	31"12'56"	N34 <b>°</b> 27'06"E	107.62'					
C12	156.98'	375.00'	23 <b>°</b> 59'03"	N57°50'26"W	155.83'					
C13	99.38'	225.00'	25"18'28"	S31°29'52"W	98.58 <b>'</b>					
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'	5"10'34"	S37 <b>*</b> 37'42"E	27.09'					
C17	28.72'	300.00'	5 <b>°</b> 29'04"	S42 <b>*</b> 57'31"E	28.71'					
C18	105.40'	225.00'	26 <b>°</b> 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 <b>'</b>	68 <b>°</b> 43'11"	N11°29'18"W	310.41'					

C18	105.40'	22	25.00'	2	6 <b>°</b> 50'24"	N32"1	5'50"E	104	.44'			
C19	77.30'	17	75.00' 2		5"18'28"	S31°29'52"W		S31°29'52"W		0'52"W 76.67'		
C20	329.83'	27	75.00'	6	8•43'11"	N11*29	N11°29'18"W 310.4		.41'			
Lo	ot Line T	ſał	ple			L	ot Lir	ie Tal	ble			
Line #	Bearing		Distanc	e		Line #	Beo	iring	Distanc	:e		
L1	N67 <b>*</b> 46'07'	"Е	4.34'			L22	S05*59	9'44"W	14.67	<b>,</b> ,		
L2	N12*56'58"	'W	4.87'			L23	S00°3(	)'55"W	35.27	7 <b>'</b>		
L3	N26°09'22"	'W	4.24'			L24	S16°0	1'29"E	40.44	ł'		
L4	S63 <b>°</b> 50'38"	'W	4.24			L25	S32*4	9'42"E	15.36	; <b>'</b>		
L5	N64°30'20'	Έ	4.19'			L26	N23"10	)'59"W	4.46	,		
L6	S25°29'40'	Έ	4.29'			L27	N66*4	9'01"E	4.02	,		
L7	N65°24'29'	"Е	4.13'			L28	S00 <b>°</b> 0	°00'31"E 4.19'		,		
L8	S71"10'36"	Έ	3.11'			L29	N89*5	9'29"E	E 4.29'			
L9	S01°49'16"	W	4.02'	'		L30	N84 <b>°</b> 4(	)'42"W	3.89	,		
L10	N43 <b>°</b> 56'47'	"Е	50.00	ľ		L31	N00°0	0'31"W	4.19'	,		
L11	N38°14'47'	Έ	24.49	,		L32	N04*5	5'05"E	4.59	,		
L12	S18*50'38"	W	50.00	ľ		L33	N89*5	9'29"E	4.29	,		
L13	S00 <b>*</b> 50'54'	Έ	4.24	'		L34	S45 <b>*</b> 4	1'02"W	12.70	)'		
L14	S89°09'06"	'W	4.24	'		L35	N00°4	9'41"W	4.25	,		
L15	N88 <b>°</b> 56'47'	"Е	4.24			L36	N891	0'19"E	4.23	,		
L16	S01°03'13"	Έ	4.24'			L37	N00*4	9'41"W	4.25	,		
L17	S00 <b>*</b> 50'54'	Έ	4.24			L38	S00*4	2'03"E	4.24	,		
L18	N89°09'06'	"Е	4.24'	'		L39	N891	7'57"E	4.24	,		
L19	N88°48'42"	'W	47.39	,		L40	N69°0	6'30"E	4.15'	,		
L20	N66*18'08'	Έ	4.36'	'		L41	N22°0	7'43"W	4.24	,		
L21	S21*53'25"	W	68.88	;		L42	N67 <b>°</b> 5	2 <b>'</b> 17"E	4.24	,		

L21	S21 <b>*</b> 53':	21°53'25"W 68.88		8'					
Lot Area Table									
Lot #	Block #	Squar	e Feet	Acreage					
1	J	5,5	59	0.128					
2	J	4,9	20	0.113					
3	J	4,9	20	0.113					
4	J	4,9	20	0.113					
5	J	4,9	20	0.113					
6	J	4,9	20	0.113					
7	J	4,9	20	0.113					
8	J	4,9	20	0.113					
9	J	4,9	20	0.113					
10	J	4,9	20	0.113					
11	J	4,920		0.113					
12	J	4,9	20	0.113					
13	J	4,9	20	0.113					
14	J	5,5	i90	0.128					
15	J	6,6	573	0.153					
16	J	7,0	)97	0.163					
17	J	6,8	890	0.158					
18	J	5,8	802	0.133					
19	J	4,9	66	0.114					
20	J	4,9	66	0.114					

	N67	•52'17"E	4.24'		L63	N19¶3'	17 <b>"</b> W	4.4	18'
Г				•	7	<b></b>			
L		Lot A	rea Tab	71e	1		Lot	Ara	sa
	Lot #	Block #	Square Feet	Acreage		Lot #	Block	#	Squa
	21	J	4,966	0.114		1	к		4,
	22	J	4,966	0.114		2	к		4,
	23	J	4,966	0.114		3	к		4,
	24	J	4,966	0.114		4	к		4,
	25	J	4,966	0.114		5	к		4,
	26	J	4,966	0.114		6	к		4,
	27	J	4,966	0.114		7	к		4,
	28	J	4,966	0.114		8	к		4,
	29	J	4,966	0.114		9	к		4,
Γ	30	J	4,966	0.114		10	к		4,
	31	J	4,966	0.114		11	к		4,
	32	J	4,966	0.114		12	к		4,
	33	J	6,223	0.143		13	к		4,
-					-				

	I		
	Lot A	rea Tabl	e
Lot #	Block #	Square Feet	Acreage
1	к	4,800	0.110
2	К	4,800	0.110
3	К	4,800	0.110
4	К	4,800	0.110
5	к	4,800	0.110
6	К	4,800	0.110
7	К	4,800	0.110
8	к	4,800	0.110
9	К	4,800	0.110
10	К	4,800	0.110
11	К	4,800	0.110
12	к	4,800	0.110
13	К	4,708	0.108
14	К	10,918	0.251
15	к	11,304	0.260
16	к	4,785	0.110
17	К	4,911	0.113
18	К	4,920	0.113
19	К	4,920	0.113
20	К	4,920	0.113

Lot Area Table									
Lot #	t # Block # Square Feet Acr								
21	к	4,920	0.113						
22	К	4,920	0.113						
23	К	4,920	0.113						
24	К	4,920	0.113						
25	К	4,920	0.113						
26	К	4,920	0.113						
27	К	4,920	0.113						
28	К	4,920	0.113						
29	К	4,915	0.113						

Lot Area Table									
Lot #	Block #	Square Feet	Acreage						
1	L	4,957	0.114						
2	L	5,542	0.127						
3	L	5,865	0.135						
4	L	6,347	0.146						
5	L	6,974	0.160						
6	L	7,074	0.162						

		Centerl	ine Curv	e Table	
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distanc
C21	66.46'	155.00'	24 <b>°</b> 33'58"	S57 <b>*</b> 59'02"E	65.95'
C22	59.59 <b>'</b>	175.00'	19 <b>°</b> 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 <b>'</b>	25.00'	20 <b>°</b> 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 <b>°</b> 34'21"	N11°24'53"W	332.36'
C28	93.27 <b>'</b>	250.00'	21°22'31"	N33°33'33"E	92.73'
C29	257.35'	325.00'	45 <b>°</b> 22'13"	S68°26'18"E	250.68'
C30	220.48'	275.00'	45 <b>°</b> 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 <b>'</b>	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 <b>°</b> 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 <b>°</b> 53'25"	N22°24'11"W	198.94'

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<sup>+</sup>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 N6712'47"E 4.29'

						-
	L9		N11°50'01"E		32.5	0'
l	_10		N67°07'43"W		26.4	2'
	L11		S52 <b>°</b> 07'43"E		58.3	8'
l	.12		S86°26'58"E		32.2	2'
						1
		La	ot Line Ta	Ы	e	
	Line 🛔	ŧ	Bearing		istance	
	L85		N71°09'22"W		<b>4</b> 9.52 <b>'</b>	
	L86		S71°09'22"E		14.54'	
	L87		S37 <b>*</b> 57'17"W		13.21'	
	L88		N12°24'46"W	1	09.19'	
	L89		S31°52'12"E	1	37.45'	

S66\*58'53"E

S67°07'43"E

L8 N0010'34"E 35.40'

11.41'

55.84'

L6

L7

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 N4910'59"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'

2		S86°26'58"E 32.22						
Lot Line Table								
Line #	ŧ	Bearing	D	vistance				
L85		N71 <b>°</b> 09'22"W	4	<b>1</b> 9.52'				
L86		S71°09'22"E	1	14.54'				
L87		S37 <b>°</b> 57'17"W		13.21'				
L88		N12°24'46"W	1	09.19'				
L89		S31*52'12"E	1	37.45'				

		Center	line Cur	Ie	Tabl	e		
Curve #	Length	Radius	Delta		Chord Be	aring	Ch	ord Distance
C41	37.05'	175.00'	12 <b>°</b> 07'46"	١	N51°54'4	.7 <b>"</b> W		36.98'
C42	58.90'	225.00'	15 <b>°</b> 00'00"	N	N59 <b>°</b> 37'4	3"W		58.74'
C43	154.78'	459.00'	19"19'16"	N	N76 <b>°</b> 47'2	20 <b>"</b> W		154.05'
C44	75.87'	225.00'	19"19'16"		S76 <b>°</b> 47'2	20 <b>"</b> E		75.51'
C45	84.15'	225.00'	21*25'39"		S56 <b>°</b> 24'5	53"E		83.66'
	l		I			I		
Се	nterlin	e Line 1	ſable					
Line #	Be	aring	Distance					
L1	S71°0	9'22"E	45.09'					
L2	S43 <b>°</b> 0	4'36"W	20.75'	1		Lot	A	rea Tal
L3	S31°5	2'09"W	12.83'		Lot #	Block		Square Fee
L4	S46°C	)3'13"E	27.56'		1	A	"	5,995
L5	S45 <b>*</b> 4	1'02"W	41.48'		2	A		4,800

4,800

4,800

A

4 A 4,800

		·			
			Lot A	rea Tabl	e
		Lot #	Block #	Square Feet	Acreage
istance		1	С	4,811	0.110
98'		2	С	4,800	0.110
74'		3	С	4,800	0.110
05'		4	С	4,800	0.110
51'		5	С	4,800	0.110
66'		6	С	4,800	0.110
		7	С	4,800	0.110
		8	С	4,800	0.110
		9	С	4,800	0.110
		10	С	4,800	0.110
a Tabl	e	11	С	6,429	0.148
iare Feet	Acreage	12	С	6,096	0.140
5,995	0.138	13	С	4,800	0.110
1,800	0.110	14	С	4,800	0.110
4,800	0.110	15	С	4,800	0.110
4,800	0.110	16	С	4,800	0.110
		17	С	4,800	0.110
		18	С	4,800	0.110
		19	С	4,800	0.110
		20	С	4,800	0.110

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

Square Feet	
	Acreage
5,995	0.138
4,800	0.110
4,800	0.110
4,800	0.110
4,800	0.110
5,566	0.128
	4,800 4,800 4,800 4,800

Lot Area Table						
Lot #	Block #	Square Feet	Acreage			
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	Acreage			
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 Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance		
C1	20.95'	250.00'	4 <b>°</b> 48'01"	N21°14'39"E	20.94'		
C2	67.73 <b>'</b>	200.00'	19 <b>°</b> 24'08"	N28°32'42"E	67.40'		
C3	184.01'	420.00'	25 <b>°</b> 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 <b>°</b> 25'46"	S00°49'41"E	94.39'		
C6	126.30'	50.00'	144•43'56"	N69 <b>°</b> 23'44"E	95.30'		
C7	94.58'	100.00'	54 <b>°</b> 11'23"	N18 <b>*</b> 36'22"W	91.09'		
C8	104.99'	50.00'	120"18'31"	S11°26'27"E	86.74'		
C9	95.01'	120.00'	45 <b>°</b> 21'44"	N68°26'33"W	92.54'		
C10	123.64'	50.00'	141°41'02"	S89"14'19"W	94.46'		
C11	123.64'	50.00'	141°41'02"	N00°45'41"W	94.46'		
C12	122.76'	50.00'	140°40'12"	N46°37'49"W	94.17'		
C13	182.74'	288.00'	36°21'21"	S72 <b>°</b> 56'44"E	179.69'		
C14	129.86'	50.00'	148°48'51"	S71°26'12"W	96.32'		
C15	68.40'	275.00'	14 <b>°</b> 15'03"	N60°00'11"W	68.22'		
C16	158.10'	275.00'	32 <b>°</b> 56'21"	S69°20'50"E	155.93'		
C17	123.64'	50.00'	141°41'02"	S4910'59"W	94.46'		
C18	136.34'	225.00'	34 <b>°</b> 43'04"	S68°27'29"E	134.26'		
C19	110.55'	50.00'	126°41'02"	S14•37'43"E	89.37 <b>'</b>		
C20	90.43'	110.50'	46 <b>°</b> 53'25"	N22 <b>°</b> 24'11"W	87.93 <b>'</b>		
C21	141.61'	50.00'	162"16'38"	S78°10'05"W	98.81'		
C22	111.39'	300.00'	21*16'26"	S56°20'16"E	110.75'		

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	11.82'	8.00'	84 <b>°</b> 37'14"	N28°50'45"W	10.77'
C24	11.82'	8.00'	84 <b>°</b> 37'14"	N66°32'01"E	10.77'
C25	69.79'	234.00'	17 <b>°</b> 05'18"	S79°42'01"E	69.53 <b>'</b>
C26	37.85'	137.50'	15 <b>°</b> 46'15"	S80°21'32"E	37.73 <b>'</b>
C27	28.19'	15.00'	107•40'32"	S18•38'08"E	24.22'
C28	22.36'	15.00'	85 <b>°</b> 24'00"	S83°24'26"W	20.34'
C29	64.03'	212.50'	17"15'48"	N62°31'28"W	63.78 <b>'</b>
C30	21.32'	15.00'	81°26'01"	S00°43'04"W	19.57'
C31	21.79'	162.50'	7 <b>°</b> 40'56"	S37°35'37"W	21.77'
C32	26.12'	15.00'	99 <b>°</b> 46'50"	S83•38'34"W	22.94'
C33	81.72'	137.50'	34 <b>°</b> 03'15"	N29°26'23"W	80.53'
C34	14.01'	5.00'	160°32'33"	N67 <b>*</b> 51'31"E	9.86'
C35	30.15'	212.50'	8 <b>°</b> 07'44"	S35 <b>*</b> 56'04"E	30.12'

	Lot Area Table				
Lot #	Block #	Square Feet	Acreage		
1	F	9,711	0.223		
2	F	8,937	0.205		
3	F	8,162	0.187		
4	F	7,387	0.170		
5	F	8,166	0.187		
6	F	6,625	0.152		
7	F	6,017	0.138		
8	F	5,683	0.130		
9	F	4,971	0.114		
10	F	4,971	0.114		
11	F	4,971	0.114		
12	F	4,971	0.114		
13	F	4,971	0.114		
14	F	4,971	0.114		
15	F	4,971	0.114		
16	F	4,971	0.114		
17	F	4,971	0.114		
18	F	4,971	0.114		
19	F	4,971	0.114		
20	F	4,971	0.114		

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
21	0	7,817	0.179	

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 11 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.

C2	67.73 <b>'</b>	200.00'	19 <b>°</b> 24'08"	N28°32'42"E	67.40 <b>'</b>
C3	184.01'	420.00'	25 <b>°</b> 06'09"	N31°23'43"E	182.54'
C4	120.90'	50.00'	138 <b>•</b> 32'43"	N66"18'08"E	93.53 <b>'</b>
C5	123.42'	50.00'	141 <b>°</b> 25'46"	S00°49'41"E	94.39'
C6	126.30'	50.00'	144 <b>•</b> 43'56"	N69°23'44"E	95.30 <b>'</b>
C7	94.58'	100.00'	54 <b>°</b> 11'23"	N18 <b>*</b> 36'22"W	91.09'
C8	104.99'	50.00'	120°18'31"	S11°26'27"E	86.74'
C9	95.01'	120.00'	45 <b>°</b> 21'44"	N68°26'33"W	92.54'
C10	123.64'	50.00'	141°41'02"	S89"14'19"W	94.46'
C11	123.64'	50.00'	141°41'02"	N00°45'41"W	94.46'
C12	122.76'	50.00'	140°40'12"	N46°37'49"W	94.17'
C13	182.74 <b>'</b>	288.00'	36°21'21"	S72°56'44"E	179.69'
C14	129.86'	50.00'	148°48'51"	S71°26'12"W	96.32'
C15	68.40'	275.00'	14 <b>°</b> 15'03"	N60°00'11"W	68.22'
C16	158.10'	275.00'	32 <b>°</b> 56'21"	S69°20'50"E	155.93'
C17	123.64'	50.00'	141°41'02"	S4910'59"W	94.46'
C18	136.34'	225.00'	34•43'04"	S68°27'29"E	134.26'
C19	110.55'	50.00'	126 <b>°</b> 41'02"	S14•37'43"E	89.37 <b>'</b>
C20	90.43'	110.50'	46 <b>°</b> 53'25"	N22°24'11"W	87.93'
C21	141.61'	50.00'	162 <b>°</b> 16'38"	S7810'05"W	98.81'
C22	111.39'	300.00'	21*16'26"	S56°20'16"E	110.75'

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	М	6,621	0.152	
2	М	6,025	0.138	
3	М	6,025	0.138	
4	М	6,025	0.138	
5	М	6,025	0.138	
6	М	5,932	0.136	
7	М	8,399	0.193	
8	М	9,288	0.213	
9	М	5,786	0.133	
10	М	5,801	0.133	
11	М	5,801	0.133	
12	М	5,800	0.133	
13	М	5,800	0.133	
14	М	5,800	0.133	
15	М	5,799	0.133	
16	М	6,336	0.145	
17	М	6,895	0.158	
18	М	7,966	0.183	
19	М	9,066	0.208	
20	М	8,205	0.188	
21	М	9,836	0.226	

	Lot A	rea Tabl	e
Lot #	Block #	Square Feet	Acreage
22	М	10,722	0.246
23	М	8,828	0.203
24	М	7,920	0.182
25	М	6,890	0.158
26	М	6,752	0.155
27	М	6,752	0.155
	LotA	rea Tablo	e
Lot #	Block #	Square Feet	Acreage
1	N	11,921	0.274
2	N	6,150	0.141
3	N	6,150	0.141
4	N	10,104	0.232
5	N	6,993	0.161
6	N	6,397	0.147
7	N	6,397	0.147
8	N	8,367	0.192
9	N	8,607	0.198
10	N	6,860	0.157
11	N	8,455	0.194

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	0	7,745	0.178		
2	0	5,850	0.134		
3	0	6,854	0.157		
4	0	7,106	0.163		
5	0	6,808	0.156		
6	0	6,375	0.146		
7	0	5,735	0.132		
8	0	5,088	0.117		
9	0	5,088	0.117		
10	0	5,096	0.117		
11	0	6,127	0.141		
12	0	5,691	0.131		
13	0	5,028	0.115		
14	0	5,028	0.115		
15	0	5,594	0.128		
16	0	6,013	0.138		
17	0	6,230	0.143		
18	0	6,259	0.144		
19	0	5,904	0.136		
20	0	5,429	0.125		

	C16	158.10'	275.00'	3
	C17	123.64'	50.00'	1
	C18	136.34 <b>'</b>	225.00'	3
	C19	110.55'	50.00'	1:
	C20	90.43'	110.50'	4
	C21	141.61'	50.00'	1(
	C22	111.39'	300.00'	2
Are	a Tabl			

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

Lot Area Table					
Lot #	Lot # Block # Square Feet Acreage				
21	F	4,971	0.114		
22	F	4,971	0.114		
23	F	4,971	0.114		
24	F	4,971	0.114		
25	F	4,971	0.114		
26	F	4,971	0.114		
27	F	5,005	0.115		
28	F	5,231	0.120		
29	F	5,712	0.131		
30	F	11,086	0.254		

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	G	7,099	0.163		
2	G	5,340	0.123		
3	G	5,340	0.123		
4	G	5,340	0.123		
5	G	5,483	0.126		
6	G	6,844	0.157		
7	G	6,622	0.152		
8	G	6,605	0.152		
9	G	6,355	0.146		
10	G	5,743	0.132		
11	G	10,806	0.248		
12	G	7,041	0.162		
13	G	8,023	0.184		
14	G	9,711	0.223		

	Lot Area Table						
Lot #	Block #	Square Feet	Acreage				
1	Н	8,612	0.198				
2	Н	6,000	0.138				
3	Н	6,000	0.138				
4	Н	6,677	0.153				
5	Н	8,234	0.189				
6	Н	6,433	0.148				
7	Н	6,443	0.148				
8	Н	6,011	0.138				
9	Н	6,066	0.139				
10	Н	7,307	0.168				
11	Н	7,481	0.172				
12	Н	6,002	0.138				
13	Н	6,000	0.138				
14	Н	6,000	0.138				
15	Н	6,935	0.159				

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

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

<u>OWNER</u> / <u>APPLICANT</u>

<u>ENGINEER</u> / <u>SURVEYOR</u> 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.

	Lot Area Table					
Lot #	Block #	Square Feet	Acreage			
1	Р	7,426	0.170			
2	Р	4,860	0.112			
3	Р	4,860	0.112			
4	Р	4,860	0.112			
5	Р	4,860	0.112			
6	Р	4,860	0.112			
7	Р	4,860	0.112			
8	Р	4,860	0.112			
9	Р	4,860	0.112			
10	Р	7,508	0.172			
11	Р	6,740	0.155			
12	Р	5,005	0.115			
13	Р	5,005	0.115			
14	Р	5,005	0.115			
15	Р	5,005	0.115			
16	Р	5,005	0.115			
17	Р	5,005	0.115			
18	Р	5,005	0.115			
19	Р	5,005	0.115			
20	Р	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 A	rea Tabl	e
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		
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 A	rea Tabl	e
Lot #	Block #	Square Feet	Acreage
1	Т	8,865	0.204
2	Т	6,034	0.139
3	Т	5,990	0.138
4	Т	5,945	0.136
5	Т	5,901	0.135
6	Т	6,099	0.140
7	Т	6,950	0.160
8	Т	10,335	0.237
9	Т	8,166	0.187
10	Т	7,837	0.180
11	Т	6,401	0.147
12	Т	5,950	0.137
13	Т	6,172	0.142
14	Т	6,393	0.147
15	Т	6,615	0.152
16	Т	6,836	0.157
17	Т	7,058	0.162
18	Т	9,718	0.223

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		
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		

	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 <b>°</b> 07'43"E	5.10'			
EL3	S22°52'17"W	15.00'			
EL4	N67°07'43"W	25.42'			
EL5	S67 <b>°</b> 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 <b>°</b> 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 <b>°</b> 47'41"	S00°38'41"W	3.81'	

Common Area Table					
Lot #	Block #	Acres	Acres		
1	Х	12,972	0.298		
2	Х	3,346	0.077		
3	Х	7,408	0.170		
5	A	6,334	0.145		
7	L	93,354	2.143		
7	В	2,529	0.058		
26	E	14,586	0.335		
26	С	13,000	0.298		
29	Q	1,684,235	38.665		
30	D	11,618	0.267		
30	К	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 (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.
- 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.
- 5. No structures exist on this site.

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

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

<u>ENGINEER</u> / <u>SURVEYOR</u> 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.

December 2024 SEI Job No. 24–073

#### 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. Kalich, 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 \_\_\_\_\_

#### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, M&A Development, do Dallas, and do hereby dedicate to th plat for the mutual use and accomn have the right to remove and keep endanger or interfere with the const shall at all times have the right of inspecting, and patrolling, without the rules, regulations and resolutions of

Witness our hands at Kaufman County M&A Development

By:\_\_\_\_\_ John McKenzie, ⊤

#### 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 SE

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

the public use forever the mmodation of garbage col ep removed all or part o nstruction, maintenance or of ingress and egress to	designating the hereinabove described p e streets and alleys shown thereon and lection agencies and all public utilities f any buildings, fences, trees, shrubs, efficiency of its respective systems of and from and upon the said easement of procuring the permission of anyon	d do hereby reserve the ease desiring to use or using sa , or other improvements or on any of these easement st nt strip for the purpose of c	ment strips shown on this me. Any public utility shall growths which in any way rips and any public utility constructing, reconstructing,
unty, Texas, this	day of	, 2024.	
TITLE			
§ §			
8			

SEAL	OF	OFFICE	this	the	day of	, 2024	4.
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## 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.

# PLACE COUNTY **RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL							
I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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 theday ofA.D. 20							
and same was duly approved on theday of							
A.D. 20by 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

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.

December 2024 SEI Job No. 24-073