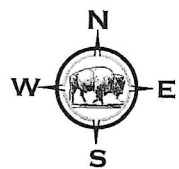
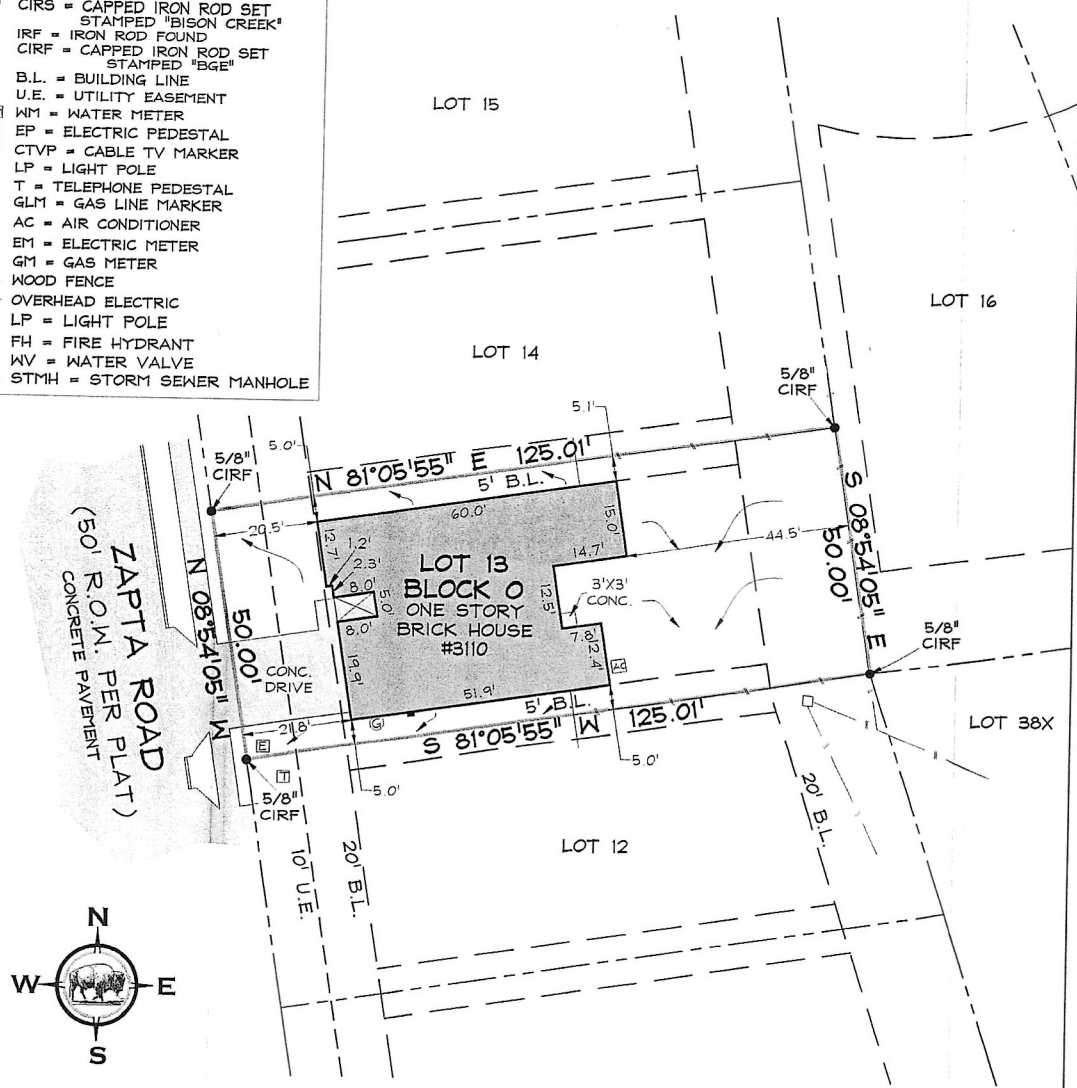


**LEGEND**

- ⊙ CIRS = CAPPED IRON ROD SET STAMPED "BISON CREEK"
- IRF = IRON ROD FOUND
- ⊙ CIRF = CAPPED IRON ROD SET STAMPED "BGE"
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- WM = WATER METER
- EP = ELECTRIC PEDESTAL
- CTVP = CABLE TV MARKER
- LP = LIGHT POLE
- T = TELEPHONE PEDESTAL
- GLM = GAS LINE MARKER
- AC = AIR CONDITIONER
- EM = ELECTRIC METER
- GM = GAS METER
- W = WOOD FENCE
- OE = OVERHEAD ELECTRIC
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- WV = WATER VALVE
- STMH = STORM SEWER MANHOLE

*Change Road  
4/2/21*



**LEGAL DESCRIPTION**  
STATE OF TEXAS  
COUNTY OF KAUFMAN

Being all of Lot 13, Block O, of Windmill Farms, Phase 4A, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Slide 513, Plat Records of Kaufman County, Texas.

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 12th, February 2021 under my direction and supervision, and except as shown above there are no visible discrepancies, conflicts, protrusion or intrusions, overlapping of improvements, easement, or right-of-way.

*JPK*  
James P. Keene, R.P.L.S.  
Texas Registration No. 5100  
Date: February 17, 2021



**NOTES:**

1. All Building Lines, Easements, and Restrictions shown hereon are based on the recorded plat. Additional easements shall be establish in accordance with the requirements of the city of Forney zoning ordinances.
2. Basis of bearing is the Final Plat of Windmill Farms, Phase 4A, recorded in Instrument No. 2019-0018037, Official Public Records of Kaufman County, Texas.
3. Reference bearings are based on the centerline in and through the Windmill Farms, Phase 4A addition and controlling monuments are "X"s and "PK" nails found along said centerline.
4. This Survey was prepared without the benefit of a current Title Commitment. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Title Commitment might disclose.

SCALE: 1"=30' DATE: 02/17/21

DRAWN BY: DJD  
APPROVED: JPK  
FIELD CREW: TMW

**FINAL GRADE SURVEY**

#3110 Zapta Road  
Lot 13, Block O  
Windmill Farms,

**BISON CREEK**  
LAND SERVICES, LLC  
WWW.BISON-CREEK.COM COPYRIGHT 2021



