LEGEND CIRS = CAPPED IRON ROD SET STAMPED "BISON CREEK" IRF = IRON ROD FOUND CIRF = CAPPED IRON ROD SET STAMPED "BGE" B.L. = BUILDING LINE 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 LOT 15 AG AC = AIR CONDITIONER EM = ELECTRIC METER
GM = GAS METER
WOOD FENCE LOT 16 OVERHEAD ELECTRIC DLP = LIGHT POLE

SH = FIRE HYDRANT

WV = WATER VALVE

STMH = STORM SEWER MANHOLE LOT 14 5/8"\ CIRF 81.02,22 51 B.L. 50.00 (50 LOT 13 APTA R.O.W. PER T. 08°54'05" BLOCK O ONE STORY BRICK HOUSE #3110 ROAD 51 B 81.05 55 LOT 38X E 5/8" CIRF LOT 12

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.

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: TWW

FINAL GRADE SURVEY
#3110 Zapta Road

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

JAMES P. KEENE

BISON CREEK LAND SERVICES, LLC

LEGEND EGEND

CIRS = CAPPED IRON ROD SET
STAMPED "BISON CREEK"
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WOOD FENCE OVERHEAD ELECTRIC LOT 16 I LP = LIGHT POLE © FH = FIRE HYDRANT

O WV = WATER VALVE

O STMH = STORM SEWER MANHOLE LOT 14 5/8" CIRF 125.01 81.02,22 5/8"\ CIRF 1 5' B.L. n (50) ZAPTA LOT 13 0 0 R.O.W. CONCRETE PAVEMENT 08°54'05" BLOCK O ONE STORY BRICK HOUSE CONC ğ 5/8" CIRF #3110 PER ROAD 51 BL 125.01 81.05.55 LOT 38X PLAT E 20 5/8 CIRF O LOT 12 201

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,

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.

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

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- 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.
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SCALE: 1"-30" DATE: 02/17/21 FINAL GRADE SURVE DRAWN BY: DJD

APPROVED: JPK

FIELD CREW: TWW

JAMES P. KEENE

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

BISON CREEK LAND SERVICES, LLC