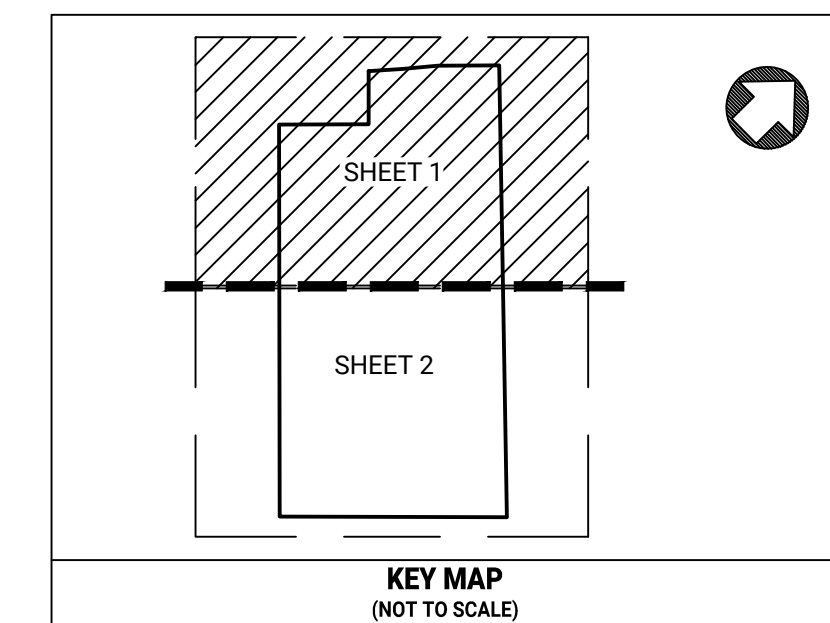


LOCATION MAP
NOT TO SCALE

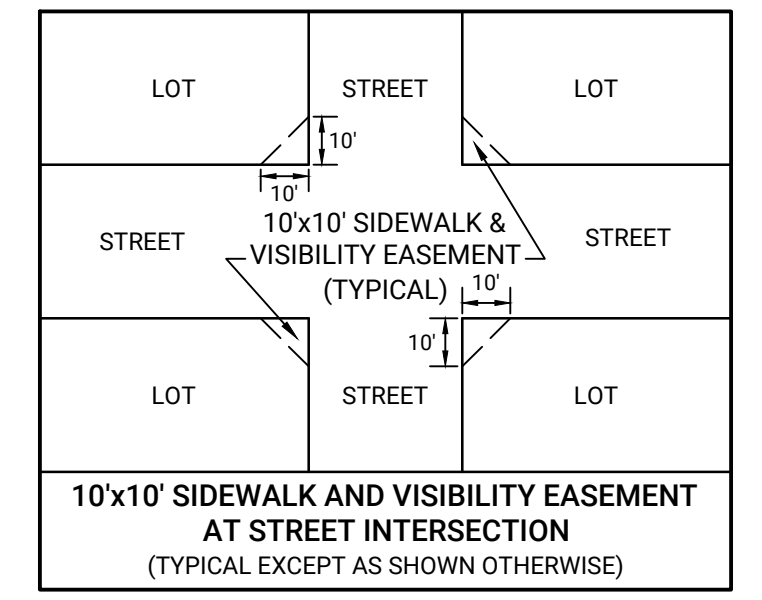
- 1 STATE OF TEXAS
PARCEL 28
VOL. 7243, PG. 202
(INST. NO. 2021-0040273) DRKCT
- 2 STATE OF TEXAS
PARCEL 30
VOL. 7242, PG. 586
(INST. NO. 2021-0040253) DRKCT
- 3 STATE OF TEXAS
PARCEL 31
VOL. 8894, PG. 174
(INST. NO. 2021-0010791) DRKCT
- 4 STATE OF TEXAS
PARCEL 27
VOL. 7193, PG. 93
(INST. 2021-0035999) DRKCT



JOHN KEITH COOK & CHRISTIE L. COOK
CALLED 64.945 ACRES
VOL. 1266, PG. 662 DRKCT
(REVOCABLE TRANSFER ON DEATH DEED)
RACHAEL RENEE COOK - MERRITT
VOL. 5459, PG. 16
(INST. NO. 2017-0021599) DRKCT

LEGEND	
IRF	IRON ROD FOUND
CRS	5/8" CAPPED IRON ROD STAMPED "CG 10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LSRDE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL. PG.	VOLUME/PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
DRKCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	023°56'42"	250.00	N33°12'55"W	103.72	104.48
C2	024°43'23"	250.00	N33°36'16"W	107.04	107.87
C3	090°00'00"	40.50	S00°57'57"E	57.28	63.62
C4	144°18'53"	60.00	S26°11'30"W	114.23	151.13
C5	270°00'00"	60.00	S89°02'03"W	84.85	282.74
C6	090°00'00"	40.50	N89°02'03"E	57.28	63.62
C7	157°06'53"	60.00	N89°02'03"E	117.61	164.53
C8	090°00'00"	205.00	N00°57'57"W	289.91	322.01
C9	090°00'00"	39.50	N00°57'57"W	55.86	62.05
C10	157°06'53"	60.00	N00°57'57"W	117.61	164.53
C11	090°00'00"	39.50	N89°02'03"E	55.86	62.05
C12	123°33'28"	60.00	N71°52'1"E	105.74	129.39



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THE PURPOSE OF THIS PLAT IS TO
CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OUT OF THE EXISTING 92.919 ACRE TRACT.

**PRELIMINARY PLAT
WALDEN POND SOUTH**

92.919 ACRES
400 RESIDENTIAL LOTS
5 COMMON AREA LOTS
SITUATED IN THE
SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF DALLAS ET J
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S212-114



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214) 484-7055
PROJECT NO. 2019003-01S
DATE February 2022

OWNER:
MM FORNEY 92, LLC
CONTACT: TREVOR KOLLINGER
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

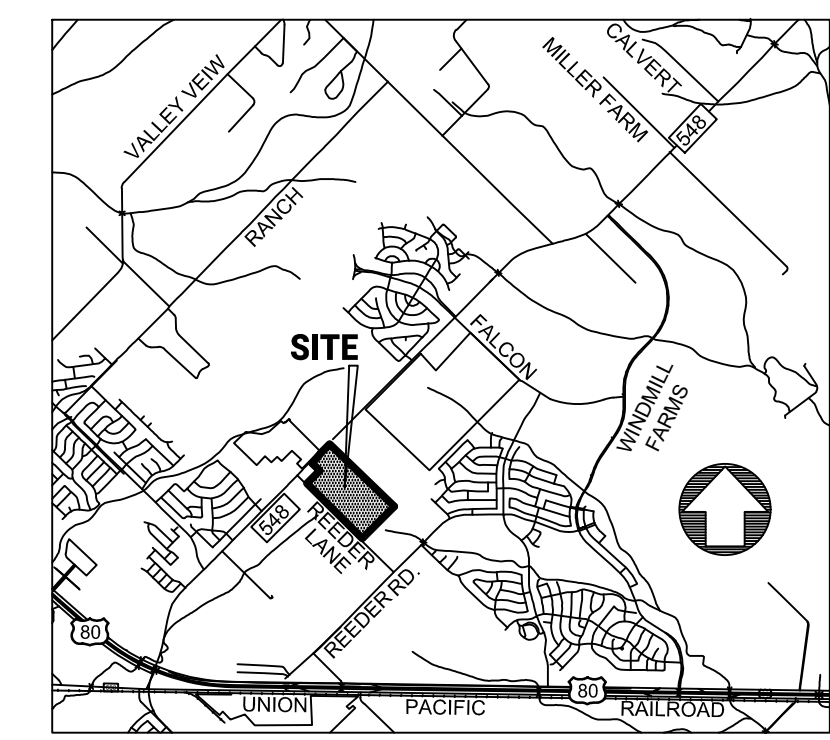
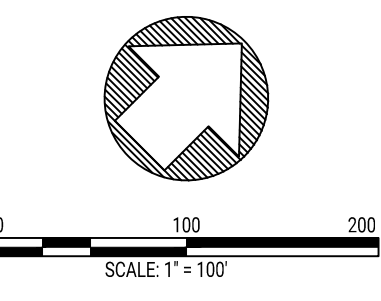
TECH=BAS
SCALE 1"=100'

- GENERAL NOTES:
- Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
 - Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
 - All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
 - All existing structures within the boundaries of this plat are to be removed.
 - Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
 - The purpose of this plat is to create 400 residential lots and 4 common area lots.
 - State Plane Coordinate System, North Texas Central Zone 4202, North America Datum of 1983. Adjustment realization 1986.
 - TxDOT approval may be required for any driveway modification or new access points).
 - Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).

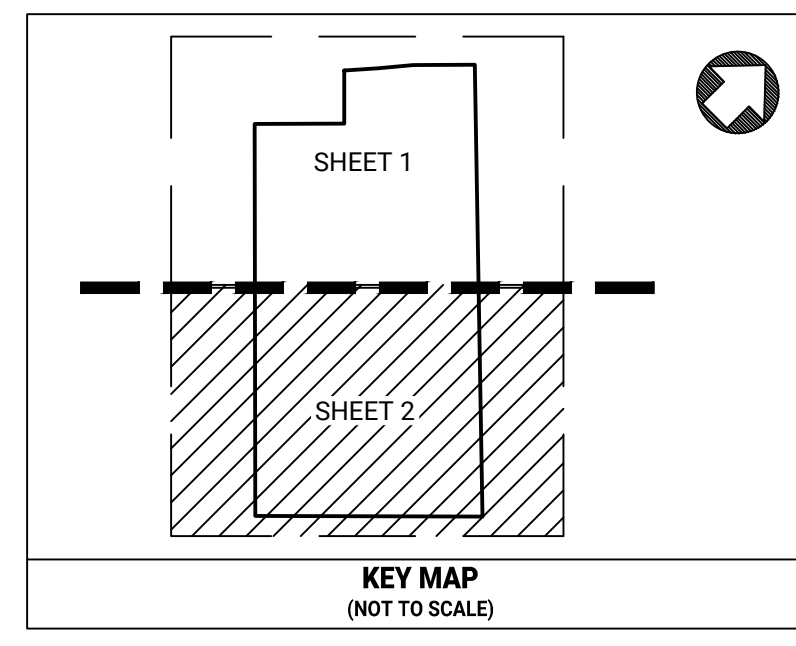
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S:\2021\2021003-01S\SUBMIT\Plat\ Preliminary Plat_003-01S-PP_Awg 2/25/2022 3:02 PM

MATCH LINE - SEE SHEET 1



LOCATION MAP NOT TO SCALE

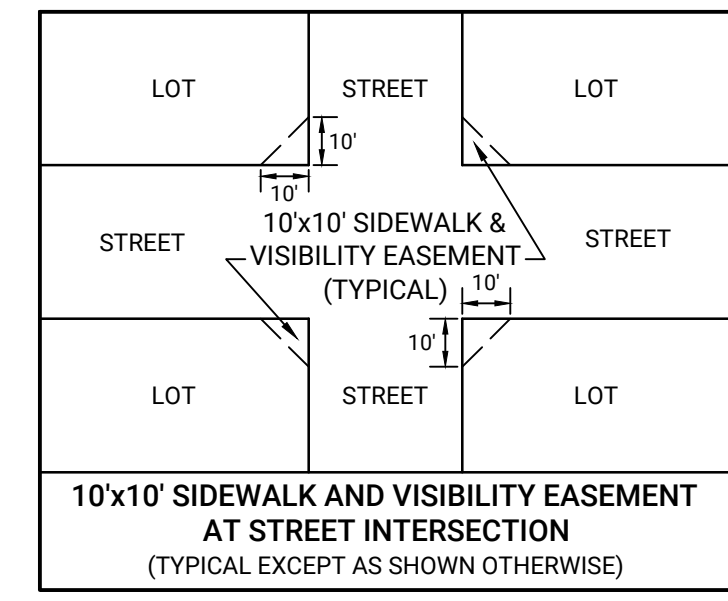


KEY MAP (NOT TO SCALE)

LEGEND table listing symbols for IRF, CIRS, ESMT, LS, UE, DE, VE, WME, WLE, SSE, LSBOE, BL, RP, HOA, ROW, VOL., PG., DOC. NO., INST. NO., OPRKCT, DRKCT, and PRKCT.

JOHN KEITH COOK & CHRISTIE L. COOK CALLED 64.945 ACRES VOL. 1266, PG. 662 DRKCT (REVOCABLE TRANSFER ON DEATH DEED) RACHAEL RENEE COOK - MERRITT VOL. 5459, PG. 16 (INST. NO. 2017-0021599) DRKCT

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, CH. BEARING, CH. LENGTH, LENGTH. Lists curves C1 through C12.



PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THE PURPOSE OF THIS PLAT IS TO CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OF THE EXISTING 92.919 ACRE TRACT.

PRELIMINARY PLAT WALDEN POND SOUTH

92.919 ACRES 400 RESIDENTIAL LOTS 5 COMMON AREA LOTS SITUATED IN THE SAMUEL SMITH SURVEY, ABSTRACT NO. 450 CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS CITY OF DALLAS FILE NO. S212-114



TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20692 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214) 484-7055 PROJECT NO. 2019003-01S DATE February 2022

OWNER: MM FORNEY 92, LLC CONTACT: TREVOR KOLLINGER 1800 VALLEY VIEW LANE, STE. 300 FARMERS BRANCH, TEXAS 75234 PHONE: (469) 892-7200 RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184 EMAIL: J.Nichols@Barraza-Group.com

TECH=BAS SCALE 1"=100'



MEADOW RIDGE FARM, LP. REMAINDER OF CALLED 165.948 ACRES VOL. 3528, PG. 128 INST. NO. 2009-01524 DRKCT

MM FORNEY 92, LLC CALLED 94.15 ACRES VOL. 6641, PG. 225 INST. NO. 2020-32375 DRKCT

SAMUEL SMITH SURVEY ABSTRACT NO. 450

NEXMETRO OAKRIDGE, LP CALLED 18.3997 ACRES VOL. 6173, PG. 434 (INST. NO. 2019-0025817) DRKCT

CRISTINA MENDEZ CALLED 5.61 ACRES VOL. 6304, PG. 231 INST. NO. 2020-06971 DRKCT

A-AFFORDABLE BOAT, P.V. & MINI STORAGE-FORNEY, LLC CALLED 17.696 ACRES VOL. 6218, PG. 473 INST. NO. 2019-29770 DRKCT

ELIAS RIVERA AND MARIA RIVERA CALLED 30.459 ACRES VOL. 1354, PG. 386 DRKCT

- GENERAL NOTES: 1. Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval. 2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances. 3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted. 4. All existing structures within the boundaries of this plat are to be removed. 5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties. 6. The purpose of this plat is to create 400 residential lots and 4 common area lots. 7. State Plane Coordinate System, North Texas Central Zone 4202, North America Datum of 1983. Adjustment realization 1986. 8. TxDOT approval may be required for any driveway modification or new access point(s). 9. Lots ending with an "X" are non-residential lots, maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MM Forney 92, LLC is the owner of that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, according to deed to MM Forney 92, LLC recorded in Volume 6641, Page 225, of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found on the southeasterly right-of-way line of Farm-to-Market Road No. 548 (variable width right-of-way) located at the westernmost corner of said MM Forney, 92 LLC tract, and the north corner of that certain called 5.10 acre tract of land described in deed to Good Luck Exxon, Inc. recorded in Volume 6336, Page 384, DRKCT;

THENCE South 44°54'46" East, with the southwest line of said MM Forney, 92 tract, and the northeast line of said Good Luck Exxon tract, a distance of 34.83 feet to a capped iron rod stamped "RHODES" found for corner at the new right-of-way line of Farm-to-Market Road No. 548 and the POINT OF BEGINNING, said iron rod being the beginning of a curve to the left;

THENCE northeasterly with said right-of-way line of Farm-to-Market Road No. 548 according to deeds to the State of Texas recorded as Parcel 28, recorded in Volume 7243, Page 202, DRKCT, Parcel 30, recorded in Volume 7242, Page 586, DRKCT, and Parcel 31, recorded in Volume 6894, Page 174, DRKCT, and with said curve which has a central angle of 03°55'28", a radius of 6570.00 feet, a chord which bears North 40°29'34" East, a distance of 449.93 feet, and an arc distance of 450.02 feet to a 5/8" capped iron rod found for corner;

THENCE North 44°42'29" East, with said southeasterly right-of-way line of Farm-to-Market Road No. 548, a distance of 401.82 feet to a steel fence post found for corner, from which a 1/2-inch iron rod with cap stamped "RCSI" found at the called north corner of said MM Forney 92, LLC tract, and the west corner of that certain called 64.945 acre tract of land described in deed to John Keith Cook and Christie L. Cook recorded in Volume 1266, Page 662, DRKCT, bears North 38°58'25" West, a distance of 0.95 feet;

THENCE South 45°57'58" East, with the northeast line of said MM Forney 92, LLC tract, and the southwest line of said John Keith Cook and Christie L. Cook tract, a distance of 2943.18 feet to a 3-inch metal fence corner post found for corner, from which a 3-inch metal fence corner post found at the east corner of said John Keith Cook and Christie L. Cook tract bears North 45°08'43" East, a distance of 959.63 feet;

THENCE South 45°09'07" West, with the southeast line of said MM Forney 92, LLC tract, a distance of 1478.19 feet to a 3/8-inch iron rod found for corner, from which a 60d nail found at the called west corner of that certain called 5.61 acre tract of land described in deed to Cristina Mendez bears South 45°00'20" West, a distance of 21.93 feet;

THENCE North 45°06'48" West, with the called southwest line of said MM Forney 92, LLC tract, and generally along Reeder Road (County Road No. 219 - a partially dedicated right-of-way), a distance of 2552.51 feet to a mag nail found for corner at the south corner of said Good Luck Exxon, Inc. tract, from which a 60d nail found at the original west corner of said Good Luck Exxon, Inc. tract bears North 45°06'48" West, a distance of 380.57 feet;

THENCE North 44°43'09" East, with the southeast line of said Good Luck Exxon, Inc. tract, a distance of 583.18 feet to a 1/2-inch iron rod found for corner at the east corner of said Good Luck Exxon, Inc. tract;

THENCE North 44°59'11" West, with the southwest line of said MM Forney 92, LLC tract, and the northeast line of said Good Luck Exxon, Inc. tract, a distance of 346.07 feet to the POINT OF BEGINNING and containing 92.919 acres of land.

OWNER'S DEDICATION §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM Forney 92, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Walden Pond South, an addition to Kaufman County, Texas, and do hereby dedicate in fee simple any streets, alleys, common areas, and floodway management areas shown thereon to Walden Pond Fresh Water Supply District. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas, floodway management areas, and of paving on the streets is the responsibility of Walden Pond Fresh Water Supply District. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Walden Pond Fresh Water Supply District's exclusive use, provided, however, that at the sole and exclusive discretion of the District and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the District's use thereof. If approved by Walden Pond Fresh Water Supply District, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Walden Pond Fresh Water Supply District to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the floodway easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Notwithstanding the general easement language recited above, the detention & retention area easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION & RETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS MY HAND THIS ___ DAY OF _____, 2022.

MM Forney 92, LLC

BY: Mehرداد Moayedi Manager and Member

STATE OF TEXAS § COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, MANAGER AND MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

Floodway Easement Statement

The existing water courses, creek or creeks described as Floodway Easement traversing along the limits of this addition, will remain as an open channel at all times and will be maintained by Walden Pond Fresh Water Supply District of Kaufman County (the District). The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined, unless approved by the Directors of Sustainable Development and Construction and Water Utilities; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The District shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the District to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat. Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

Detention & Retention Area Statement

The proposed detention & retention area(s) within the limits of this addition, will remain as detention & retention areas to the line and grade shown on the plans at all times and will be maintained by Walden Pond Fresh Water Supply District of Kaufman County (the District).

The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention & Retention Areas, unless approved by the Directors of Sustainable Development and Construction and Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention & Retention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The District shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the District to alleviate any undesirable conditions, which may occur.

The Detention & Retention Areas, as in the case of all detention areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention & Retention Areas or the subdivision storm drainage system.

The Detention & Retention Areas serving the plat are shown by the Detention & Retention Area Easement Lines as shown on the plat.

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

I, Jimmie D. Nichols, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Jimmie D. Nichols, RPLS Texas Registered Professional Land Surveyor No. 5184

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

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92.919 ACRES 400 RESIDENTIAL LOTS 5 COMMON AREA LOTS SITUATED IN THE SAMUEL SMITH SURVEY, ABSTRACT NO. 450 CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS CITY OF DALLAS FILE NO. S212-114



TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214) 484-7055 PROJECT NO. 2019003-01S DATE February 2022

OWNER: MM FORNEY 92, LLC CONTACT: TREVOR KOLLINGER 1800 VALLEY VIEW LANE, STE. 300 FARMERS BRANCH, TEXAS 75234 PHONE: (469) 892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184 EMAIL: J.Nichols@Barraza-Group.com

