

**ORDINANCE NO. 1214**

**AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, SO AS TO AMEND AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL (SF-6) USES FOR THE PROPERTY DESCRIBED AS 40.806 ACRES OF LAND MORE OR LESS IN THE JOHN GREGG SURVEY, ABSTRACT NUMBER 171, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED, AND KNOWN AS STONEBRIAR ESTATES; APPROVING PLANNED DEVELOPMENT STANDARDS AS EXHIBIT "B"; APPROVING A CONCEPT PLAN/PRELIMINARY PLAT ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Forney and the City Council of the City of Forney, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Forney is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Forney, Texas, be, and the same are hereby, amended so as to grant an amendment to an existing Planned Development District for Single-Family (SF-6) Uses for the property described as 40.806 acres, more or less, in the John Gregg Survey, Abstract No. 171, in the City of Forney, Kaufman County, Texas, known as Stonebriar Estates, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

**SECTION 2.** That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development

District as required by Section 34a.3, of the Comprehensive Zoning Ordinance of the City of Forney, Texas.

**SECTION 3.** That the concept plan/preliminary plat for this Planned Development District are attached hereto as Exhibit "C", and the same are hereby approved for said Planned Development District as required by Section 34a.3, of the Comprehensive Zoning Ordinance of the City of Forney, Texas.

**SECTION 4.** That all ordinances of the City of Forney in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance and Map as a whole.


**SECTION 6.** That any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Forney, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.


DULY PASSED by the City Council of the City of Forney, Texas, on the 15th day of



CITY OF FORNEY, TEXAS

  
MAYOR

ATTEST:

  
CITY SECRETARY

**EXHIBIT A**  
**Legal Description**

THENCE North 44 deg. 47 min. 13 sec. West at 466.07 feet a 1/2" iron rod with yellow plastic cap stamped "VANNOY" found bears South 45 deg. 12 min. 47 sec. West a distance of 0.97 feet for the north corner of Clements Addition Replat, an addition to the City of Forney, Texas as recorded in Cabinet 2 Page 364 of the Plat Records of Kaufman County, Texas, at 766.67 feet a 1/2" iron rod found bears South 45 deg. 12 min. 47 sec. West a distance of 1.76 feet, at 966.93 feet a 1-1/2" I.D. iron pipe found bears South 45 deg. 12 min. 47 sec. West a distance of 2.70 feet, at 1266.63 feet a 1/2" iron rod found bears South 45 deg. 12 min. 47 sec. West a distance of 2.46 feet and continuing for a total distance of 1340.76 feet to a 1/2" iron rod found for corner;

THENCE North 44 deg. 41 min. 50 sec. East along a northwesterly line of said Tuttle tract a distance of 722.49 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5405" found for corner in the southwest line of said Eastwood Addition Installment One;

THENCE South 43 deg. 50 min. 21 sec. East with said southwest line of Eastwood Addition Installment One a distance of 107.43 feet to a 1/2" iron rod found for corner;

THENCE South 83 deg. 28 min. 47 sec. East with a southerly line of said Eastwood Addition Installment One a distance of 69.50 feet to a 1/2" iron rod found for corner;

THENCE North 02 deg. 09 min. 19 sec. West with an inner easterly line of said Eastwood Addition Installment One a distance of 13.92 feet to a 1/2" iron rod found for corner and being the P.C. of a curve to the right, said curve having a central angle of 25 deg. 13 min. 37 sec., a radius of 200.00 feet, a tangent distance of 44.75 feet and a chord which bears North 10 deg. 11 min. 56 sec. East a distance of 87.35 feet;

THENCE northeasterly with said curve to the right and said Eastwood Addition Installment One an arc distance of 88.06 feet to a 1/2" iron rod found for an ell corner of said Eastwood Addition Installment One and being in the northwesterly right-of-way line of Caladium Drive (50' R.O.W.);

THENCE South 67 deg. 12 min. 08 sec. East with the southwesterly right-of-way line of said Caladium Drive (50' R.O.W.) a distance of 50.20 feet to a 1/2" iron rod found leaning for an ell corner of said Eastwood Addition Installment One and being in a northwesterly line of said Everett Addition, said iron rod being in a curve to the left having a central angle of 25 deg. 12 min. 32 sec., a radius of 150.00 feet, a tangent distance of 33.54 feet and a chord which bears South 10 deg. 18 min. 57 sec. West a distance of 65.47 feet;

THENCE southwesterly with said curve to the left and with said Everett Addition an arc distance of 66.00 feet to a 1/2" iron rod found for corner and P.T. of said curve;

THENCE South 02 deg. 22 min. 59 sec. East with a westerly line of said Everett Addition a distance of 141.54 feet to point for corner;

THENCE South 84 deg. 01 min. 15 sec. East across said Everett Addition a distance of 135.28 feet to point for corner;

## EXHIBIT A

THENCE North 14 deg. 53 min. 36 sec. West with an easterly line of said Everett Addition a distance of 40.53 feet to a 1/2" iron rod with plastic cap stamped "RPLS 5405" found for corner;

THENCE North 02 deg. 21 min. 54 sec. West a distance of 166.83 feet to the PALCE OF BEGINNING and containing 1,777,528 square feet or 40.806 acres of land, more or less.

**Stonebriar Estates**  
**Bowie Street, east of FM 740 (Pinson Road)**  
**AMENDED TEXT of PLANNED DEVELOPMENT CONDITIONS**

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of single-family garden homes with a base zoning of Single-Family 6 (SF-6).
- II. **Statement of Effect:** This Planned Development shall not affect any regulations found in the Comprehensive Zoning Ordinance, Ordinance No. 1085, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the SF-6 (Single Family Residential) District set forth in Section 20 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.

IV **Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan; however, in the event of conflict between the Concept Plan and the written conditions of this Ordinance, the written conditions shall apply. The Concept Plan shall also serve as the Preliminary Plat.

V. **Specific Regulations:**

- A. Permitted Uses: No uses shall be permitted except for the uses listed under the "SF-6 (Single Family Residential) District" in Section 20 of the Comprehensive Zoning Ordinance.
- B. Building Height: Buildings shall be a maximum of 36 feet or 2.5 stories in height.
- C. Lot Area: The minimum area of any lot shall be 4,000 square feet. The average lot area - 4950 square feet. Maximum lot coverage including main buildings and accessory buildings shall not exceed fifty (50%) percent.
- D. Lot Width: The minimum lot width shall be 40 feet along the front building line except that lots within the bulb radius of a cul-de-sac or along the bulb portion of street elbows or eyebrows may use an increased front yard setback of no greater than 5 additional feet.
- E. Lot Depth: The minimum lot depth shall be 96.5 feet except that lots along the radius of a cul-de-sac or along street elbows or eyebrows may have a minimum lot depth of 100 feet.

- F. Setbacks: The following setbacks shall apply
- i. Front Yard: 20 feet, Minimum length driveway and garage door setback: 20 feet
  - ii. Side Yard: 5 feet, Side yard adjacent to a street: 10 feet
  - iii. Rear Yard: 5 feet
  - iv. All A/C units will be placed to the rear of the home.
- G. Minimum Dwelling Unit Size: The minimum dwelling unit size shall be 1,350 square feet of air-conditioned floor area. The minimum dwelling size on Lots 1-14, Block A shall be 1500 square feet of air-conditioned floor area.
- H. Roof Pitch: The minimum roof pitch shall be 8:12
- I. Roofing Materials: Roofing materials shall be at least 25 year, textured composition (i.e. – dimensional) roofing or better
- J. Screening: Along Bowie Street, a minimum 6 foot high uniform, stained cedar, board on board with a top cap wood fence with masonry columns at 40 foot centers, with galvanized steel posts at a maximum 10 foot spacing in between the masonry columns and with the finished (i.e. – board) side of the fence facing the street shall be required. The stained cedar fence shall not exceed 60% of the total length of the right-of-way along Bowie Street. The balance of the screening shall be masonry. The fencing will be constructed by the builder as each residential lot is built out.
- K. Each residential lot shall be planted with at least two (2) large shade trees having a minimum caliper of three inches (3") in the front yard. Trees, except very small ornamental trees, shall not be planted between the street curb and the sidewalk (due to maintenance issues).
- L. Parkland Dedication will consist of the following as recommended by the Parks Board for the City of Forney and as approved by the City Council:
- 2.93 acres of land dedication required with 195 lots.
  - .93 acres will be dedicated to extend the linear park from the north known as Mustang Creek Park.
  - The remaining dedication (approximate 2.00 acres) will consist of \$26,000.00 as fees in lieu of.
  - The eight (8') foot trail will be connected and extended from the Mustang Creek Park at the developer's expense as a part of public improvements to Lot 1, Block D. From Lot 1, Block D to Lot 12, Block D the developer will escrow funds to equal a six (6) foot trail. From Lot 12, Block D the trail will

remain at six (6) foot to the northeastern tip of Lot 28, Block I with this portion being built with public improvements and the bridge. The developer will escrow funds to equal an eight (8) foot trail from the northeastern tip of Lot 28, Block I to the southeastern tip of Lot 28, Block I.

- J. The area known as Mustang Creek along the eastern (approx. 2.85 acres) and southern (approx. 5.69 acres) boundary will be dedicated to the City of Fomey. This includes the area called out as drainage easement (approx 2.34 acres) on the property concept plan and plat.



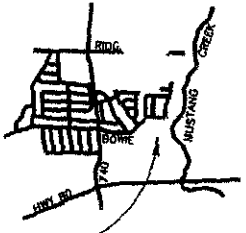
**BASIS OF BEARINGS:**

THE SOUTHEAST LINE OF 25.776 ACRE TRACT, V. 1416  
 P. 0533 & S.E. LINE OF 71.269 AC. TRACT V. 1070  
 P. 785, D.R.K.C.T. BETWEEN CONTROLLING MONUMENTS (C.M.)

PORTION OF THIS ADDRESS BY METES AND BOUNDS  
 UNDER CITY ORDINANCE AND STATE LAW, AND IS  
 SUBJECT TO FINES AND/OR WITHDRAWAL OF UTILITIES AND  
 BUILDING PERMITS.

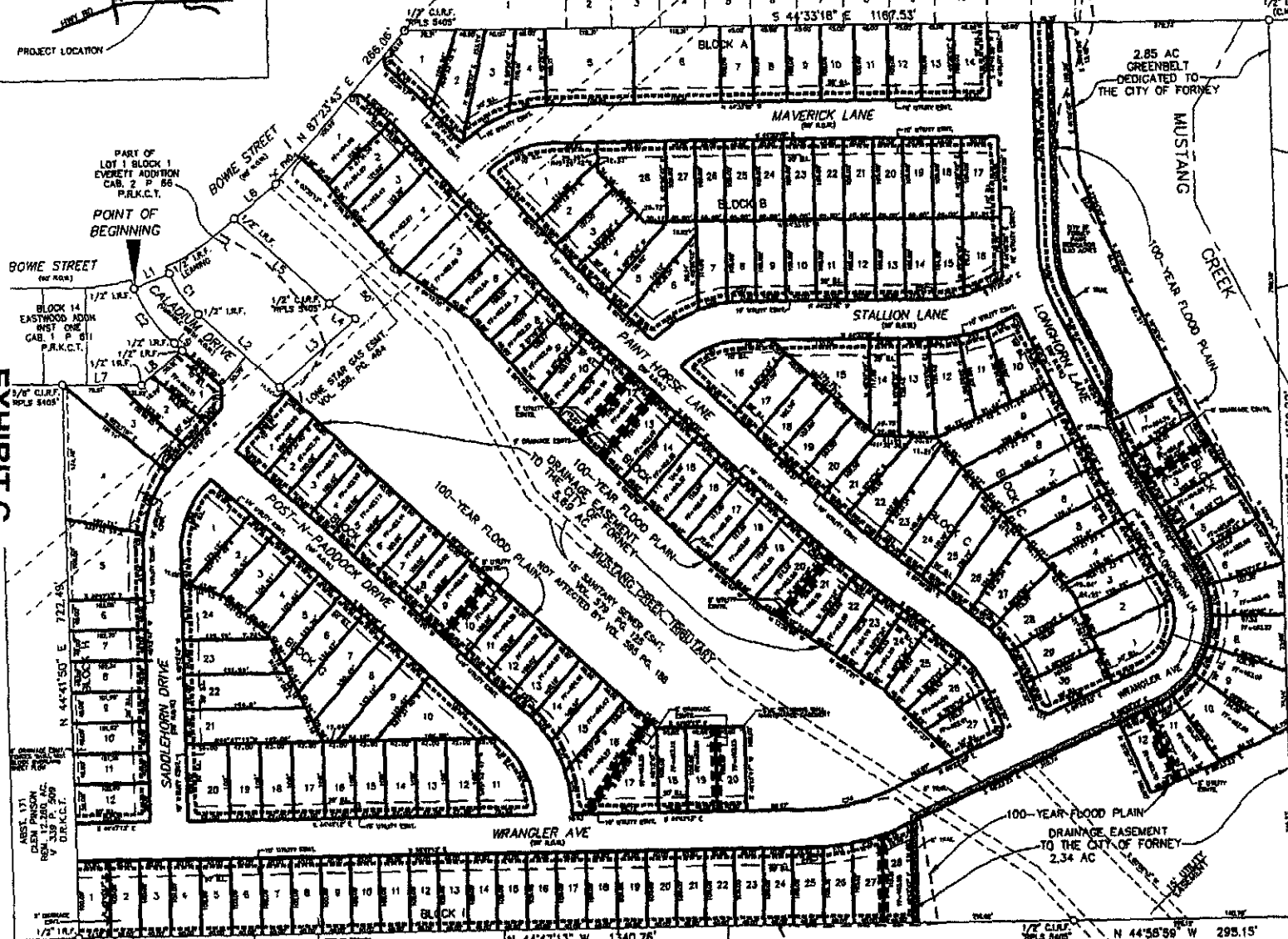
**NOTE:**  
 ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS  
 NOTED OTHERWISE BY VOLUME & PAGE NUMBER OF INSTRUMENT RECORDING.

NWRS STUDY ON 12-08-04 CALLS FOR  
 FINISHED FLOOR ELEVATION TO BE  
 MINIMUM OF 2 FEET HIGHER THAN FLOOD LEVEL.



MUSTANG CREEK, PHASE 1B MUSTANG CREEK, PHASE 2, BLOCK K

**EXHIBIT C**



2.85 AC GREENBELT  
 DEDICATED TO  
 THE CITY OF FORNEY

100-YEAR FLOOD PLAIN  
 DRAINAGE EASEMENT  
 TO THE CITY OF FORNEY  
 2.34 AC

ASST. 171 BENJAMIN TRACT 821 P. 348 V. 821 P. 348 D.R.K.C.T.	ASST. 171 PAYLESS TRAIL OWNERS OF TRACT 111 V. 1314 P. 115 D.R.K.C.T.	ASST. 171 ONE SUTVANE CO 1.7619 AC V. 1084 P. 33 D.R.K.C.T.	ASST. 171 NEW HORIZONS ENTERPRISES, INC. 2.7178 AC V. 1084 P. 33 D.R.K.C.T.	ASST. 171 BLANK A. HODGKINS & RANNEY HODGKINS 2.158 AC V. 1084 P. 33 D.R.K.C.T.	ASST. 171 ROBERT C. WILBUR 1.5663 AC V. 1084 P. 33 D.R.K.C.T.	LOT 1 CLEMENTS ADDN. REPLAT CAB. 2 P. 364 P.R.K.C.T.	OWNER: MBM JOINT VENTURE 777 EAST 15TH STREET PLANO, TEXAS 75074 (972) 422-3095	<p style="text-align: center;"><b>PRELIMINARY PLAT                  STONEBRIAR ESTATES                  PLANNED DEVELOPMENT</b></p> <p style="text-align: center;">A 195 LOT ADDITION TO THE CITY OF FORNEY,                  KAUFMAN COUNTY, TEXAS,                  BEING 40.808 ACRES OF LAND                  SITUATED IN THE JOHN OREG SURVEY,                  KAUFMAN COUNTY, TEXAS</p>
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THIS PLAT FILED OF RECORD OF  
 DATE \_\_\_\_\_  
 CAB. NO. \_\_\_\_\_  
 OF THE PLAT RECORDS OF KAUFMAN  
 COUNTY, TEXAS.

ENGINEER:  
 ERIC L. DAVIS ENGINEERING, INC.  
 425 PINSON ROAD, SUITE C  
 FORNEY, TEXAS 75128  
 (214) 206-4493



is the Owner of a tract of land on Coliseum Drive off Bank Street in the City of Forney, Texas  
BEING situated in the John Greig Survey, Abstract No. 171, Kaufman County, Texas and being a part of  
the same as shown on the plat of said survey recorded in the Public Records of Kaufman County, Texas, Volume  
1079, Page 785 of the Dead Records of Kaufman County, Texas and being all of that same 25,778  
acre tract of land conveyed to Associated Contractors by Warranty Deed recorded in Volume 1073 Page 777  
of the Dead Records of Kaufman County, Texas and also being all of that same 25,778 acre tract of land  
described in Correction Warranty Deed from John W. Cardwell and L.H. Tye to Tynell Manufacturing  
Corporation recorded in Volume 1916 Page 0150 of the Dead Records of Kaufman County, Texas and being  
all of that same 25,778 acre tract of land as shown on the plat of said survey recorded in Volume 1450 Page 622 of the  
Dead Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of Everett Addition, on addition to the  
City of Forney, Texas as recorded in Cabinet 2, Page 88 of the Plat Records of Kaufman County, Texas  
and being with said survey the north-south line of said survey, the north-south line of said survey being the  
northwest corner of said 25,778 acre Tynell Manufacturing Corporation tract.  
THENCE South 83 deg. 35 min. 43 sec. East along said north-south line of Bank Street (60'  
R.O.W.) as depicted by Plat of Eastwood Addition, Installation One, on addition to the City of Forney,  
Texas as recorded in Cabinet 1, Page 81, Plat Records of Kaufman County, Texas, a distance of 70.83  
feet to an 'X' nail in concrete found for corner.

THENCE North 87 deg. 23 min. 43 sec. East along the south right-of-way line of Bank Street (60'  
R.O.W.) as depicted by Plat of Eastwood Addition No. 2, on addition to the City of Forney, Texas as  
recorded in Cabinet 2, Page 286, Plat Records of Kaufman County, Texas, a distance of 400.09 feet to a  
1/2" iron rod  
with plastic cap stamped "R4S 5405" found for corner, said iron rod being the most westerly east  
corner of said Bank Street (60' R.O.W.) and Eastwood Addition No. 2, and the most northerly east  
corner of said 25,778 acre tract.

THENCE South 44 deg. 33 min. 18 sec. East along the northeast line of said 25,778 acre tract at  
112.39 feet passing the centerline meander of Mustang Creek and continuing for a total distance of  
1187.53 feet to a 1/2" iron rod found for the corner of a 65.5 acre tract conveyed to  
M. Taylor and Mar Green by deed recorded in Volume 693, Page 88, of the Dead Records of Kaufman County,  
Texas, said iron rod also being the North corner of Mustang Industrial Park, on addition to the City of  
Forney recorded in Cabinet 1, Page 81, Plat Records of Kaufman County, Texas and from which  
a 1' O.D. iron pipe found bears North 44 degrees 58' 35" West a distance of 0.15 feet;

THENCE North 44 deg. 58 min. 38 sec. West with the southwest line of said 71,268 acre and 25,778 acre  
tracts, the southwest line of said 71,268 acre tract being the southwest line of said 25,778 acre tract  
285.15 feet to a 1/2" iron rod with plastic cap stamped "R4S 5405" found for corner.  
THENCE North 44 deg. 47 min. 47 sec. West of 466.07 feet a 1/2" iron rod with yellow plastic cap  
stamped "NORTH" found bears South 49 deg. 12 min. 47 sec. West a distance of 0.37 feet for the north  
corner of said survey on the City of Forney, Texas as recorded in Cabinet 2, Page 88 of the Plat Records of  
Kaufman County, Texas and from which  
South 45 deg. 12 min. 47 sec. West a distance of 178 feet of 198.67 feet a 1/2" iron rod found bears  
South 45 deg. 12 min. 47 sec. West a distance of 178 feet of 198.67 feet a 1-1/2" O.D. iron pipe  
found bears South 45 deg. 12 min. 47 sec. West a distance of 2.70 feet, at 1268.63 feet a 1/2" iron  
rod found bears South 45 deg. 12 min. 47 sec. West a distance of 2.48 feet and continuing for a total  
distance of 1340.78 feet to a 1/2" iron rod found for corner;

THENCE North 44 deg. 41 min. 50 sec. East along a northwesterly line of said Tuttle tract a distance  
of 722.89 feet to a 5/8" iron rod with yellow plastic cap stamped "R4S 5405" found for corner in the  
southwest line of said Eastwood Addition Installation One;  
THENCE South 43 deg. 50 min. 31 sec. East with said southeast line of Eastwood Addition Installation  
One a distance of 107.43 feet to a 1/2" iron rod found for corner;  
THENCE South 83 deg. 28 min. 47 sec. East with a northwesterly line of said Eastwood Addition Installation  
One a distance of 68.50 feet to a 1/2" iron rod found for corner;

THENCE North 02 deg. 08 min. 18 sec. West with an inner easterly line of said Eastwood Addition  
Installation One a distance of 13.92 feet to a 1/2" iron rod found for corner and being the P.C. of a  
curve to the right, said curve having a central angle of 25 deg. 13 min. 37 sec., a radius of 200.00  
feet, a tangent distance of 44.75 feet and a chord which bears North 10 deg. 11 min. 56 sec. East a  
distance of 87.35 feet;

THENCE northwesterly with said curve to the right and said Eastwood Addition Installation One on an arc  
distance of 68.00 feet to a 1/2" iron rod found for an old corner of said Eastwood Addition  
Installation One and being in the northwesterly right-of-way line of Coliseum Drive (50' R.O.W.);  
THENCE South 87 deg. 12 min. 08 sec. East with the northwesterly right-of-way line of said Coliseum  
Drive (50' R.O.W.) a distance of 50.20 feet to a 1/2" iron rod found for corner at corner of said  
Eastwood Addition Installation One and being in a northwesterly line of said Eastwood Addition, said  
iron rod being in a curve to the left, having a central angle of 25 deg. 12 min. 32 sec., a radius of  
150.00 feet, a tangent distance of 33.84 feet and a chord which bears South 10 deg. 18 min. 57 sec.  
West a distance of 65.47 feet.

THENCE southwesterly with said curve to the left and with said Everett Addition on an arc distance of  
66.00 feet to a 1/2" iron rod found for corner and P.T. of said curve;  
THENCE South 02 deg. 22 min. 59 sec. East with a westerly line of said Everett Addition a distance of  
141.94 feet to point for corner;  
THENCE South 84 deg. 01 min. 15 sec. East across said Everett Addition a distance of 135.28 feet to  
point for corner;

THENCE North 14 deg. 33 min. 38 sec. West with an easterly line of said Everett Addition a distance  
of 40.93 feet to a 1/2" iron rod with plastic cap stamped "R4S 5405" found for corner.  
THENCE North 02 deg. 21 min. 54 sec. West a distance of 186.83 feet to the  
PALCE OF BEGINNING and containing 1,777,528 square feet or 40,808 acres of land, more or less.

THIS PLAN FILED FOR RECORD ON  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CLERK OF THE PLAT RECORDS OF KAUFMAN  
COUNTY, TEXAS

**LITIGANT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,  
That I, \_\_\_\_\_, being hereby duly sworn, depose and say, that I prepared this plat from an original  
and accurate survey of the land and that the corner monuments shown thereon were  
properly placed under my personal supervision in accordance with the Subdivider  
Ordinance of the City of Forney, Texas.

STATE OF TEXAS  
COUNTY OF DALLAS  
KNOW ALL MEN BY THESE PRESENTS,  
That I, \_\_\_\_\_, a duly licensed Professional Land Surveyor, do hereby certify that I prepared this plat from an original  
and accurate survey of the land and that the corner monuments shown thereon were  
properly placed under my personal supervision in accordance with the Subdivider  
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State of Texas Registered Professional Land Surveyor No. \_\_\_\_\_  
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and accurate survey of the land and that the corner monuments shown thereon were  
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State of Texas Registered Professional Land Surveyor No. \_\_\_\_\_  
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COUNTY OF DALLAS  
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This plat approved subject to all existing ordinances, rules, regulations and  
ordinances of the City of Forney, Texas.

WITNESSE, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
By: \_\_\_\_\_  
Authorized Signatory of Owner

Printed Name and Title  
STATE OF TEXAS  
Before me, the undersigned authority, on this day personally appeared  
\_\_\_\_\_ known to me to be the person  
whose name is subscribed to the foregoing instrument and acknowledged to me  
that he executed the same for the purposes and consideration on under the  
authority therein expressed.

Notary Public in and for State of Texas.  
My commission expires \_\_\_\_\_

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PRELIMINARY PLAT  
OWNER:  
M&J JOINT VENTURE  
777 EAST 15TH STREET  
PLANO, TEXAS 75074  
(972) 422-3065  
ENGINEER:  
ERIC L. DAVIS ENGINEERING, INC.  
425 PINSON ROAD, SUITE C  
FORSYTH, TEXAS 75126  
(214) 308-4493  
APPROVED BY: City Council  
City of Forney, Texas  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
City Secretary \_\_\_\_\_ Date: \_\_\_\_\_

PRELIMINARY PLAT  
STONEBRIAR ESTATES  
AN ADDITION TO THE CITY OF FORNEY,  
KAUFMAN COUNTY, TEXAS,  
BEING 40.808 ACRES OF LAND  
SITUATED IN THE JOHN GREIG SURVEY,  
KAUFMAN COUNTY, TEXAS  
OWNER:  
M&J JOINT VENTURE  
777 EAST 15TH STREET  
PLANO, TEXAS 75074  
(972) 422-3065  
ENGINEER:  
ERIC L. DAVIS ENGINEERING, INC.  
425 PINSON ROAD, SUITE C  
FORSYTH, TEXAS 75126  
(214) 308-4493

PRELIMINARY PLAT  
STONEBRIAR ESTATES  
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City of Forney, Texas  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
City Secretary \_\_\_\_\_ Date: \_\_\_\_\_  
ERIC L. DAVIS ENGINEERING, INC.  
425 PINSON ROAD, SUITE C  
FORSYTH, TEXAS 75126  
(214) 308-4493  
STATE OF TEXAS  
COUNTY OF KAUFMAN  
PREPARED BY: ERIC L. DAVIS  
DATE: \_\_\_\_\_  
SCALE: AS SHOWN  
PLAT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_