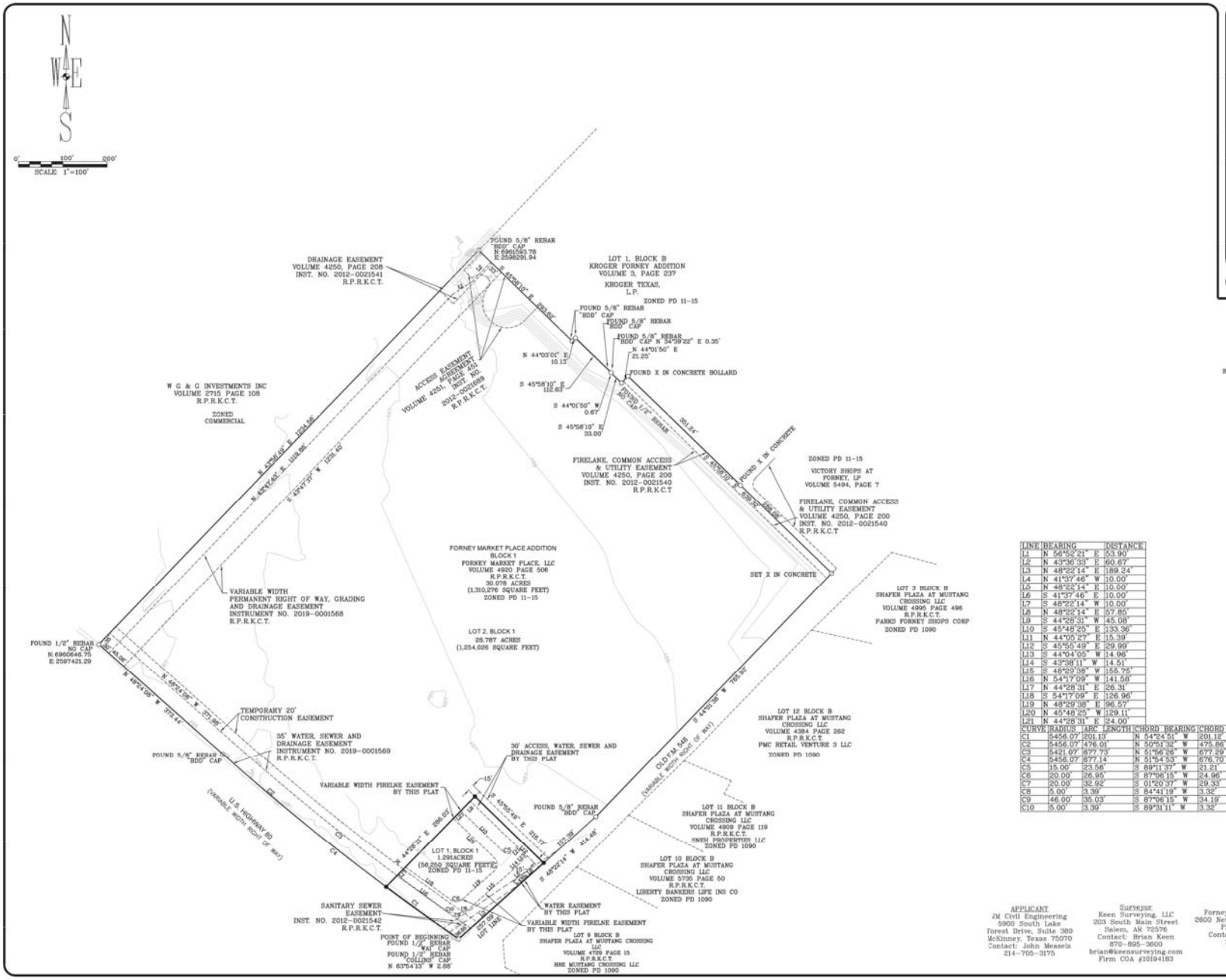

LOCATION MAP

LEGEND

FOUND AS NOTED ○
SET 1/2" REBAR WITH PLASTIC ID CAP
LOT LINE
EASEMENT LINE
REAL PROPERTY RECORDS KAUHMAN COUNTY TEXAS R.P.R.K.C.T.

LINE	BEARING	DISTANCE
L1	N 56°52'21" E	53.90'
L2	N 43°36'33" E	60.67'
L3	N 48°22'14" E	189.24'
L4	N 41°37'46" W	10.00'
L5	N 48°22'14" E	10.00'
L6	S 41°37'46" E	10.00'
L7	S 48°22'14" W	10.00'
L8	N 48°22'14" E	57.85'
L9	S 44°28'31" W	45.08'
L10	S 45°48'25" E	133.36'
L11	N 44°05'27" E	15.39'
L12	S 45°55'49" E	29.99'
L13	S 44°04'05" W	14.96'
L14	S 43°38'11" W	14.51'
L15	S 48°29'38" W	155.75'
L16	N 54°17'09" W	141.58'
L17	N 44°28'31" E	26.31'
L18	S 54°17'09" E	126.96'
L19	N 48°29'38" E	96.57'
L20	N 45°48'25" W	129.11'
L21	N 44°28'31" E	24.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5456.07'	201.13'	N 54°24'51" W	201.12'	2°06'44"
C2	5456.07'	476.01'	N 50°51'32" W	475.86'	4°59'55"
C3	5421.07'	677.73'	N 51°56'28" W	677.29'	7°09'46"
C4	5456.07'	677.14'	N 51°54'53" W	676.70'	7°06'39"
C5	15.00'	23.56'	S 89°11'37" W	21.21'	90°00'03"
C6	20.00'	26.95'	S 87°06'15" W	24.96'	77°13'13"
C7	20.00'	32.92'	S 01°20'37" W	29.33'	94°18'03"
C8	5.00'	3.39'	S 84°41'19" W	3.32'	38°48'12"
C9	46.00'	35.03'	S 87°06'15" W	34.19'	43°38'04"
C10	5.00'	3.39'	S 89°31'11" W	3.32'	38°48'12"

APPLICANT
JM Civil Engineering
5900 South Lake
Forest Drive, Suite 380
McKinney, Texas 75070
Contact: John Meanels
214-705-3175

Surveyor
Keen Surveying, LLC
203 South Main Street
Salem, AR 72576
Contact: Brian Keen
870-895-3600
brian@keensurveying.com
Firm COA #10194183

Owner
Forney Market Place, LLC
2600 Network Blvd., Suite 305
Frisco, TX 75034
Contact: Chuck Stuber
214-472-2770

PRELIMINARY PLAT OF
LOTS 1 AND 2, BLOCK 1
FORNEY MARKETPLACE ADDITION
LOCATED IN THE CITY OF FORNEY, TEXAS
AND BEING OUT OF THE
JOHN GREGG SURVEY, ABSTRACT NO. 171
30.078 ACRES
PREPARATION DATE 2/28/19

STATE OF TEXAS
COUNTY OF FORNEY

WHEREAS, Forney Marketplace LLC is the Owner of a tract of land situated in the JOHN GREGG SURVEY, Abstract No .171, Kaufman County, Texas and being out of a 31.964 acre tract conveyed to them by Doc. #2015-0022072, and being more particularly described as follows:

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING a tract of land situated in the JOHN GREGG SURVEY, ABSTRACT NO. 171, City of Forney, Kaufman County, Texas and being a tract of land as described in deed to Forney Marketplace, LLC., recorded in Volume 4920, Page 506, Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner at the intersection of the northwesterly right-of-way line of Old F.M. Highway 548 (variable width right-of-way) and the northeasterly right-of-way line of U.S. Highway 80 (variable width right-of-way), said iron rod being the beginning of a curve to the right having a radius of 5,456.07 feet, a central angle of 07 deg 12 min 07 sec, a chord bearing of North 51 deg 54 min 53 sec West and a chord length of 676.70 feet;

THENCE departing said northwesterly right-of-way line and along said northeasterly right-of-way line and said curve to the right, an arc distance of 675.96 feet to a 5/8-inch iron rod with yellow cap stamped "BDD" found for corner;

THENCE North 48 deg 24 min 08 sec West, continuing along said northeasterly right-of-way line, a distance of 373.44 feet to a 1/2 inch iron rod found for corner;

THENCE North 43 deg 58 min 49 sec East, departing the northeasterly right-of-way line of said U.S. Highway 80, a distance of 1,234.58 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BDD" found for corner, said iron rod being the Northwest corner of Lot 1, Block B, Kroger Forney Addition, an addition to the City of Forney, Kaufman County, Texas according to the plat thereof recorded in Volume 3, Page 237, Plat Records, Kaufman County, Texas;

THENCE along the southwesterly line of said Lot 1, Block B the following:

South 45 deg 58 min 10 sec East, a distance of 293.62 feet to a 5/8-inch iron rod with yellow cap stamped "BDD" found for corner;

North 44 deg 01 min 50 sec East, a distance of 10.00 feet to a 5/8-inch iron rod with yellow cap stamped "BDD" found for corner;

South 45 deg 58 min 10 sec East, a distance of 112.63 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BDD" found for corner;

South 44 deg 01 min 50 sec West, a distance of 0.67 feet to a point for corner from which a 5/8 inch iron rod with yellow plastic cap stamped "BDD" found bears North 34 deg 39 min 22 sec East, a distance of 0.35 feet;

South 45 deg 58 min 10 sec East, a distance of 33.00 feet to a 1/2 inch iron rod found for corner;

North 44 deg 01 min 50 sec East, a distance of 21.25 feet to an "X" cut in concrete found for corner;

South 45 deg 58 min 10 sec East, a distance of 351.24 feet to an "X" cut in concrete found for corner, said X being the Southwest corner of Lot 1, Block B, Kroger Forney Addition, an addition to the City of Forney, Kaufman County, Texas according to the plat thereof recorded in Volume 3, Page 237, Plat Records, Kaufman County, Texas, and the Northwest corner of Victory Shops at Forney , according to Deed recorded in Volume 5494, Page 7, Deed Records, Kaufman County, Texas;

Thence along the southwesterly line of said Victory Shops at Forney property South 45 deg 58 min 10 sec East, a distance of 639.32 feet to a n "X" concrete set for corner and being situated in the northwesterly right-of-way line of said Old F.M. Highway 548;

THENCE South 44 deg 01 min 50 sec West, along said northwesterly right-of-way line, a distance of 765.69 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BDD" found for corner;

THENCE South 48 deg 22 min 55 sec West, continuing along said northwesterly right-of-way line, a distance of 414.73 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 30.0748 acres or 1,310,276E square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Chuck Stuber, acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Forney Market Place, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Forney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Forney's use thereof. The City of Forney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Forney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2019.
BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

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 Chuck Stuber, Owner, 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 purpose and considerations therein expressed. Given under my hand and seal of office, this __ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Surveyor's Certificate :

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian Keen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

_____
Signature of Registered Public Land Surveyor

Registration No.6588

STATE OF ARKANSAS §
COUNTY OF BAXTER §

Before me, the undersigned authority, a Notary Public in and for the State of Arkansas, on this day personally appeared Brian Keen, Land Surveyor, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this __ day of _____, 2019.

_____
Notary Public in and for the State of Arkansas

_____
My Commission Expires On:

Approval Block:

PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

_____ _____
Signature of Chairman Date

APPROVED BY: City Council
City of Forney, Texas

_____ _____
Signature of Mayor Date

ATTEST:

_____ _____
City Secretary Date

Special Notice:

NOTICE: 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/or withholding of utilities and building permits.

Access Easements:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

LOCATION MAP

APPLICANT
JM Civil Engineering
5900 South Lake
Forest Drive, Suite 380
McKinney, Texas 75070
Contact: John Measeis
214-705-3175

Surveyor
Keen Surveying, LLC
203 South Main Street
Salem, AR 72576
Contact: Brian Keen
870-895-3600
brian@keensurveying.com
Firm COA #10194183

Owner
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2600 Network Blvd., Suite 305
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