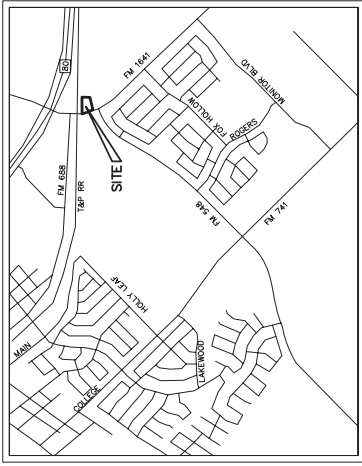
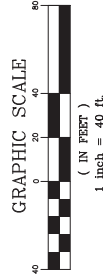


VICINITY MAP  
N.T.S.



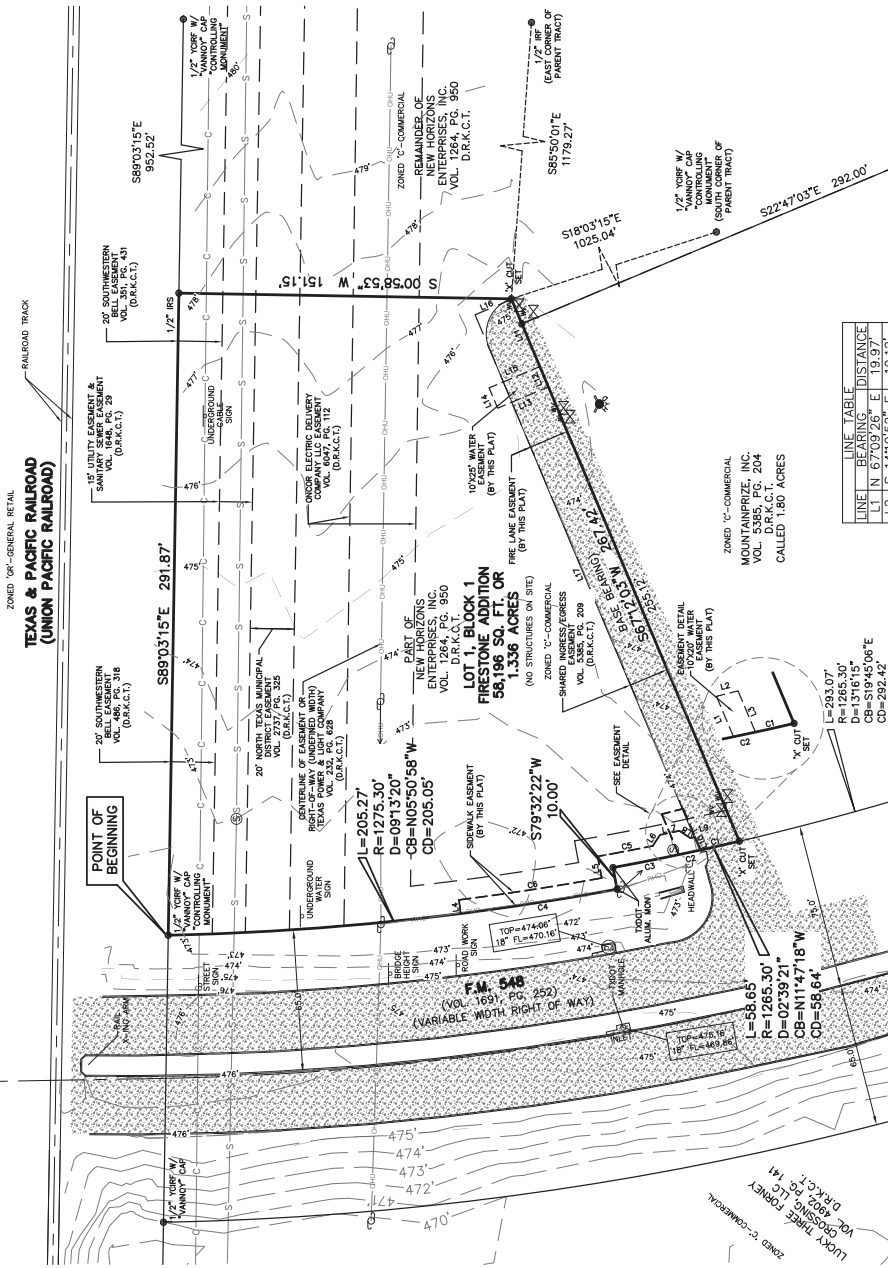
**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Kaufman County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 07/03/2012 Community Panel No. 48257C0155D subject lot is located in Zone 'X'.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



FINAL PLAT OF THE  
**FIRESTONE ADDITION**

AND BEING 1.336 ACRES OUT OF THE  
JOHN GREGG SURVEY, ABSTRACT NO. 171  
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

JOB NO.:	19-0511	
DATE:	07/23/2019	
FIELD DATE:	06/03/2019	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com COMMERCIAL RESIDENTIAL SURVEYING TOPOGRAHY MORTGAGE
SCALE:	1" = 40'	
FIELD:	A.S.M.	
DRAWN:	T.R.M.	
CHECKED:	J.B.W.	FIRM No. 100989-00 Member Since 1977



LINE	BEARING	DISTANCE
L1	N 67°09'26" E	19.97
L2	S 14°10'52" W	10.12
L3	S 82°08'43" W	6.35
L4	N 79°49'22" E	9.98
L5	S 56°37'58" E	6.04
L6	S 11°43'32" E	8.96
L7	S 33°11'39" W	6.06
L8	S 12°06'38" E	2.25
L9	S 67°09'23" W	6.35
L10	S 67°12'03" W	33.39
L11	S 97°12'03" W	10.00
L12	N 67°12'03" W	10.00
L13	S 22°47'57" E	25.00
L14	S 22°47'57" E	18.00
L15	N 67°12'03" E	26.393
L16	N 67°12'03" E	26.393

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.00	949.67	01°05'08"	N 12°48'51" W	17.99
C2	10.18	1265.30	00°27'40"	N 12°04'14" W	10.18
C3	30.47	1265.30	01°22'47"	N 11°09'01" W	30.47
C4	24.51	1265.30	03°19'07"	N 08°51'56" W	24.51
C5	65.62	1265.30	02°51'44"	S 08°42'24" E	65.62

- NOTES:
1. IRF - Iron Rod Found
  2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
  3. Basis of Bearing - Based on the northwest line (South 67 deg. 12 min. 03 sec. West) of that certain tract of land to Mountainprize, Inc., by deed recorded in Volume 5385, Page 204, Deed Records, Kaufman County, Texas.
  4. There are no observable evidence of cemeteries on site.
  5. There are not observable markings delineating wetlands on site.
  6. This boundary forms a mathematical closed figure, with no gaps, overlaps, or overruns.
  7. There is observable evidence of earth moving work, building construction or building additions within the recent months.
  8. 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.

LINE TYPE	SYMBOL	DESCRIPTION
BOUNDARY LINE	---	BOUNDARY LINE
ADJOINER LINE	---	ADJOINER LINE
EASEMENT LINE	---	EASEMENT LINE
STREET CENTERLINE	---	STREET CENTERLINE
WATER LINE	---	WATER LINE
OVERHEAD SERVICE LINE	---	OVERHEAD SERVICE LINE
SEWER LINE	---	SEWER LINE
COMMUNICATIONS LINE	---	COMMUNICATIONS LINE
CONTOUR LINE	---	CONTOUR LINE

OWNER:  
NEW HORIZONS ENTERPRISES, INC.,  
a Texas corporation  
P.O. Box 2633  
Forney, TX 75126  
Contact: Anoshah Ghiani  
(972) 564-9454

OWNER:  
VASQUEZ ENGINEERING, LLC  
CONTACT: JUAN VASQUEZ, P.E.  
1919 SOUTH SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
(972) 278-2948 OFFICE

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

WHEREAS NEW HORIZONS ENTERPRISES, INC. is the Owner of a certain 1.336 acre tract of land situated in the Absalom Hyer Survey, Abstract No. 203, City of Forney, Kaufman County, Texas, and being a portion of that certain tract of land conveyed to New Horizon Enterprises, Inc., by deed recorded in Volume 1264, Page 950, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found with Vannoy cap for the northwest corner of the herein described tract, same being in the southeast intersection of Texas & Pacific Railroad and F.M. 548 South (variable width right of way, 130 foot at this point);

THENCE South 89 deg. 03 min. 15 sec. East, along the north line of said New Horizons tract, and the south line of said Texas & Pacific Railroad, a distance of 291.87 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE through the interior of said New Horizons tract as follows:

South 00 deg. 58 min. 53 sec. West, a distance of 151.15 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract;

South 67 deg. 12 min. 03 sec. West, passing at a distance of 12.30 feet the north corner of that certain tract of land to Mountainprize, Inc., by deed recorded in Volume 5385, Page 204, aforesaid Deed Records, and continuing along the northerly line of said Mountainprize tract, a total distance of 267.42 feet to an 'X' set in concrete for the south corner of the herein described tract, same being the northwest corner of said Mountainprize tract, same being in the east right-of-way line of aforesaid F.M. 548 South, same being the beginning of a non-tangent curve to the right having a radius of 1265.30 feet, a delta angle of 02 deg. 39 min., 21 sec., and a chord bearing and distance of North 11 deg. 47 min. 18 sec. West, 58.64 feet;

THENCE along the common line of said New Horizons tract, and the east right-of-way line of said F.M. 548 South

In a northwesterly direction, along said non-tangent curve to the right, an arc distance of 58.65 feet to a TXDOT aluminum monument found for an angle point;

South 79 deg. 32 min. 22 sec. West, a distance of 10.00 feet to a TXDOT aluminum monument found for an angle point, same being the beginning of a non-tangent curve to the right having a radius of 1275.30 feet, a delta angle of 09 deg. 13 min., 20 sec., and a chord bearing and distance of North 05 deg. 50 min. 58 sec. West, 205.05 feet;

In a northwesterly direction, along said non-tangent curve to the right, an arc distance of 205.27 feet to the POINT OF BEGINNING and containing 58,196 square feet or 1.336 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **NEW HORIZONS ENTERPRISES, INC.**, acting by and through its duly authorized officers and directors, has dedicated to the City of Forney, Kaufman County, Texas, as a **FIRESTONE ADDITION** an addition to the City of Forney, Kaufman County, Texas, and do hereby dedicate, in fee simple, to the public use forever any 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 PUBLIC USE FOREVER, FOR IMPROVEMENTS OR SHOWS THAT SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE AREAS, AND THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FORNEY'S USE THEREOF. THE CITY OF FORNEY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF FORNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE 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. THE CITY OF FORNEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF FORNEY'S PAVING STANDARDS FOR FIRE LANES, AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS TO INDICATE THE LOCATION OF THE FIRE LANE EASEMENTS. THE CITY OF FORNEY AND PUBLIC UTILITY ENGAGEMENT AGENCY(IES) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORNEY, TEXAS.

WITNESS MY HAND THIS 17th DAY OF 17-10-14, 2019.

NEW HORIZONS ENTERPRISES, INC.

By: ANOOSHEH GLANI, OWNER

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANOOSHEH GLANI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SET FORTH ABOVE AS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT HAS/HAVE/HAVEN'T EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF 17-10-14, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

Approved by the City of Forney for filing at the office of the County Clerk of Kaufman County, Texas.

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 \_\_\_\_\_

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner locations were established by me or under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

PRELIMINARY-FOR REVIEW ONLY

TIMOTHY R. MANKIN DATE \_\_\_\_\_  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned authority, a Notary Public in and FOR the State of Texas, on this day personally appeared TIMOTHY R. MANKIN, 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 17th day of 17-10-14, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

FINAL PLAT OF THE  
FIRESTONE ADDITION

AND BEING 1.336 ACRES OUT OF THE  
JOHN GREGG SURVEY, ABSTRACT NO. 171  
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

JOB NO.:	17-1014	DATE:	07/23/2019	FIELD DATE:	06/03/2019
SCALE:	1" = 40'	FIELD:	A.R.M.	T.R.M.	J.E.W.
DRAWN:		CHECKED:			

OWNER:  
NEW HORIZONS ENTERPRISES, INC.,  
a Texas corporation  
P.O. Box 2633  
Forney, TX 75126  
Contact: Anoosheh Glani

ENGINEER:  
VASQUEZ ENGINEERING, LLC  
CONTACT: JUAN VASQUEZ, P.E.  
1919 SOUTH SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
(972) 564-9454  
(972) 278-2948 OFFICE

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

1604 HART STREET  
SOUTHLAKE, TEXAS 76092  
817-481-1806 (O)  
817-481-1809 (F)  
tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977

SHEET	2
OF	2