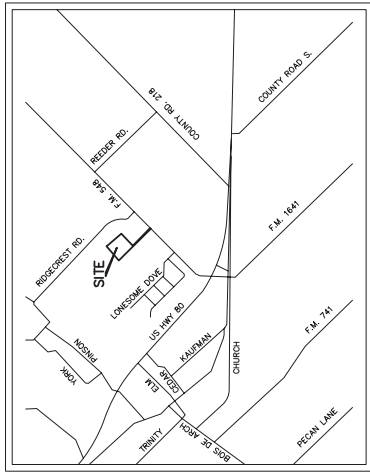


VICINITY MAP
N.I.S.



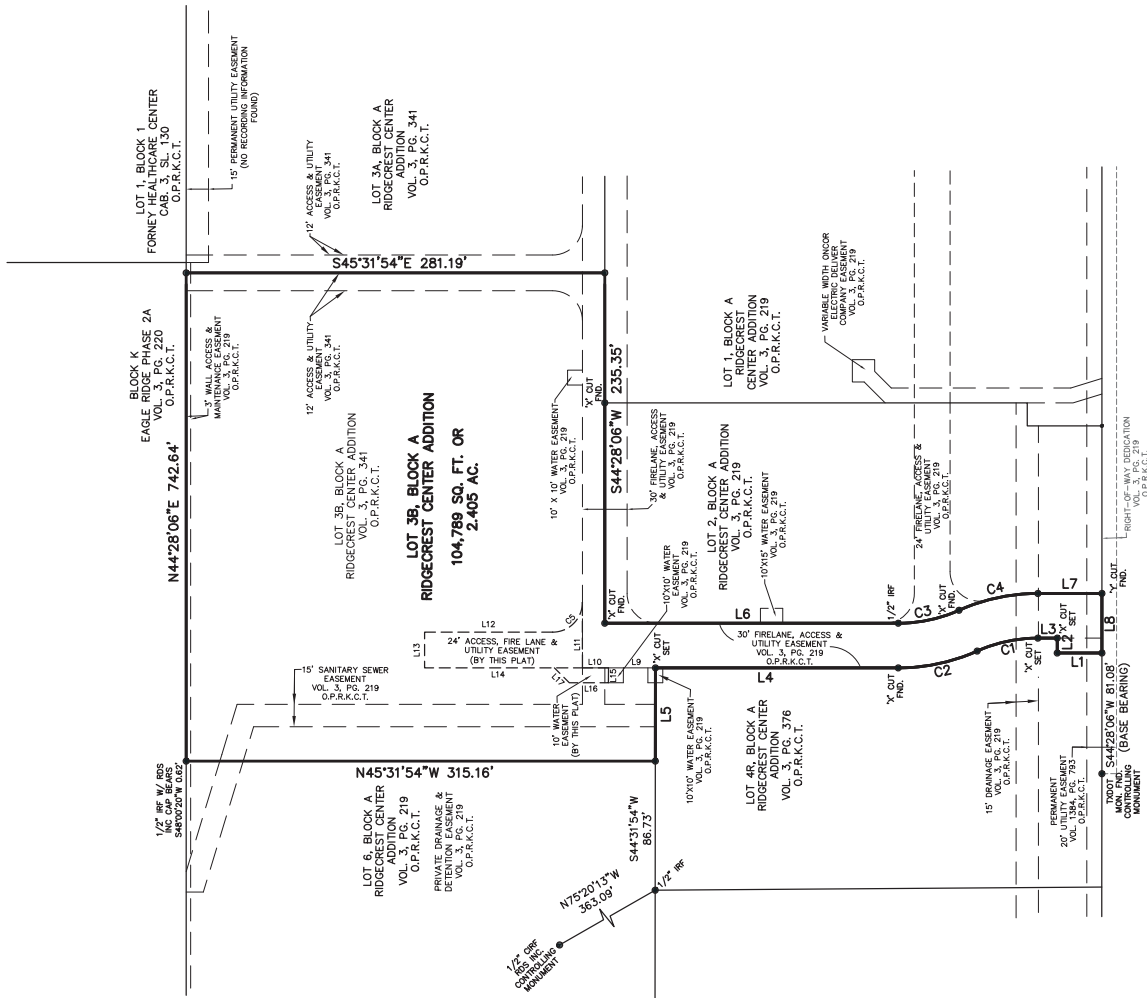
LINE	BEARING	DISTANCE
L1	N 45°31'54" W	30.00
L2	N 44°28'06" E	10.00
L3	N 45°31'54" W	13.00
L4	N 45°31'54" W	163.11
L5	S 44°31'54" W	62.60
L6	S 45°31'54" E	197.15
L7	S 45°31'54" E	43.00
L8	S 44°28'06" W	40.00
L9	N 45°31'54" W	31.54
L10	N 44°27'17" E	44.00
L11	N 45°31'54" W	86.00
L12	N 45°31'54" W	24.00
L13	S 44°28'06" E	106.01
L14	S 45°31'54" W	106.01
L15	S 44°31'54" W	10.00
L16	N 45°31'54" W	26.32
L17	N 00°28'12" W	14.13

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.02	100.00	24°04'11"	N 57°33'59" W	41.71
C2	54.61	130.00	24°04'08"	N 57°34'01" W	54.21
C3	42.01	100.00	24°04'12"	S 57°33'03" E	41.70
C4	54.62	130.00	24°04'30"	S 57°33'57" E	54.22
C5	31.42	20.00	90°00'00"	S 89°28'06" W	25.28

GENERAL NOTES:
 1. BEARING - BASED ON THE SOUTHEASTERN LINE (SOUTH 44 DEG. 28 MIN. 06 SEC. WEST) OF LOT 4, BLOCK A, RIDGECREST CENTER ADDITION, AN ADDITION TO THE TOWN OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4664, PAGE 222, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.
 2. THE SURVEY IS BASED ON THE NAD 83 DATUM OF 1983 AND THE STATE PLAT SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE, AND NO PROJECTION.
 3. SUBJECT PROPERTY CORNERS MONUMENTED WITH 1/2 INCH IRON ROD WITH "PEISER & MANKIN SURVY" RED PLASTIC CAP SET UNLESS OTHERWISE NOTED.

REPLAT OF THE RIDGECREST CENTER ADDITION BLOCK A, LOT 3B

BEING A REPLAT OF BLOCK A, LOT 3
OF THE RIDGECREST CENTER ADDITION
AN ADDITION TO THE CITY OF FORNEY, TEXAS,
RECORDED IN VOLUME 4664, PAGE 222, O.P.R.K.C.T.
AND BEING 2.383 ACRES OUT OF THE
JOHN GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS



F.M. ROAD 549
(VARIABLE WIDTH RIGHT-OF-WAY)

GRAPHIC SCALE
(IN FEET)
1 Inch = 30 Ft.

OWNER:
FORNEY 548 RETAIL, LLC
14801 QUORUM DRIVE
SUITE 160
DALLAS, TEXAS 75254

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

JOB NO.: 16-0709
DATE: 8/9/2019
FIELD DATE: 11/30/2018
SCALE: 1" = 60'
FIELD: J.D.H.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1604 HART STREET
SOUTH LAKE, TEXAS 76082
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Surveyors
Member Since 1977

tman@peisersurveying.com FIRM No. 100999-00

SHEET 1 OF 2

OWNER'S CERTIFICATE:

Whereas Forney 548 Retail, LLC is the owner of a tract of land situated in the John Gregg Survey, Abstract No. 171, Town of Forney, Kaufman County, Texas, being Lot 3B, Block A, Ridgcrest Center Addition, an Addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 341, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "PEISER & MANKIN SURVY" red plastic cap (hereinafter referred to as Lot 4R, Block A, Ridgcrest Center Addition, an Addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 341, Official Public Records of Dallas County, Texas, same being in the northwesterly right-of-way line of F.M. Road 548 (variable width right-of-way));

THENCE along the common line of said Lot 3B and said Lot 4R as follows: North 45 deg. 31 min. 54 sec. West, a distance of 30.00 feet to a 1/2 inch iron rod set for corner; North 44 deg. 28 min. 06 sec. East, a distance of 100.00 feet to an "X" cut set for internal corner; Along said curve to the left, on an arc distance of 24 deg. 04 min. 11 sec.; Along said curve to the left, on an arc distance of 42.02 feet and a chord bearing and distance of North 57 deg. 33 min. 59 sec. West, 41.71 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 130.00 feet and a central angle of 24 deg. 04 min. 11 sec.; North 45 deg. 31 min. 54 sec. West, 54.21 feet to an "X" cut found for angle point; North 45 deg. 31 min. 54 sec. West, a distance of 163.11 feet to an "X" cut set for internal corner, same being the north corner of said Lot 4R; North 44 deg. 31 min. 54 sec. West, a distance of 62.60 feet to a 1/2 inch iron rod set for a south corner of said Lot 3B and said Lot 4R; THENCE along the plat thereof recorded in Volume 3, Page 219, Official Public Records of Dallas County, Texas;

THENCE North 45 deg. 31 min. 54 sec. West, along the common line of said Lot 3B and 6, a distance of 315.16 feet to a 1/2 inch iron rod found with "RDS INC" brass South 48 deg. 00 min. 20 sec. West, 0.62 feet from the west corner of said Lot 3B, same being the north corner of said Lot 6, same being in the southeasterly line of Block K, Eagle Ridge Phase 2A, an addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 220, Official Public Records of Dallas County, Texas;

THENCE North 44 deg. 28 min. 06 sec. East, along the common line of said Lot 3B and Block K, a distance of 742.64 feet to a 1/2 inch iron rod set for the north corner of said Lot 3B, same being the west corner of Lot 3A, said Block A, Ridgcrest Center Addition, an Addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 341, Official Public Records of Dallas County, Texas;

THENCE South 45 deg. 31 min. 54 sec. East, along the common line of said Lot 3B and 3A, a distance of 281.19 feet to a 1/2 inch iron rod set for the east corner of said Lot 3B, same being the south corner of said Lot 3A, same being in the northwesterly line of Lot 1, Block A, said Ridgcrest Center Addition, an Addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 218, Official Public Records of Dallas County, Texas;

THENCE South 44 deg. 28 min. 06 sec. West, along the common line of said Lot 3B and 1, passing an "X" cut found for the west corner of said Lot 1, same being the north corner of Lot 2, said Block A, Ridgcrest Center Addition, an Addition to the Town of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 219, Official Public Records of Dallas County, Texas, and continuing along the common line of said Lot 3B and 2, a total distance of 235.35 feet to an "X" cut found for internal corner, same being the west corner of said Lot 2;

THENCE along the common line of said Lot 3B and 2 as follows: South 45 deg. 31 min. 54 sec. East, a distance of 197.15 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 100.00 feet and a central angle of 24 deg. 04 min. 12 sec.; Along said curve to the left, on an arc distance of 42.02 feet and a chord bearing and distance of South 57 deg. 34 min. 03 sec. East, 41.70 feet to an "X" cut found for the beginning of a curve to the right, having a radius of 130.00 feet and a central angle of 24 deg. 04 min. 30 sec.;

Along said curve to the right, on an arc distance of 54.62 feet and a chord bearing and distance of South 57 deg. 33 min. 57 sec. East, 54.22 feet to a 1/2 inch iron rod set for angle point; THENCE along the common line of said Lot 3B and 2, same being the south corner of said Lot 2, same being in the northwesterly right-of-way line of streetsaid F.M. Road 548;

THENCE South 44 deg. 28 min. 06 sec. West, along the common line of said Lot 3B and said F.M. Road 548, a distance of 40.00 feet to the POINT OF BEGINNING and containing 104,789 square feet or 2.408 acre of computed land, more or less.

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

ENGINEER:

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

OWNER:

FORNEY 548 RETAIL, LLC
1604 HART STREET
SUITE 160
DALLAS, TEXAS 75254

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT FORNEY 548 RETAIL, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **RIDGCREST CENTER ADDITION**, AN ADDITION TO THE TOWN OF FORNEY, KAUFMAN COUNTY, TEXAS, BEING 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 PLACED ON THE DEDICATED AREAS OR IN THE DEDICATED AREAS WITHOUT THE WRITTEN CONSENT OF THE CITY OF FORNEY. 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 AND CITY UTILITIES. USE HEREIN BY THE CITY OF FORNEY AND PUBLIC UTILITIES ENTITIES SHALL BE LIMITED TO THE USES SPECIFICALLY SET FORTH IN THIS PLAT. THE CITY OF FORNEY SHALL MAINTAIN, 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 AND 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 _____ DAY OF _____, 2019.

FORNEY 548 RETAIL, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: DONALD L. SILVERMAN, MANAGER

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 DONALD L. SILVERMAN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 LAND SURVEYORS. I HAVE REVIEWED THE INSTRUMENT AND THE DOCUMENTATION SHOWN HEREON, WAS OTHER 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.

PRELIMINARY-FOR REVIEW ONLY

TIMOTHY R. MANKIN DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DONALD L. SILVERMAN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COUNTY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
REPLAT OF THE
RIDGCREST CENTER ADDITION
BLOCK A, LOT 3B

BEING A REPLAT OF BLOCK A, LOT 3
OF THE RIDGCREST CENTER ADDITION
AN ADDITION TO THE CITY OF FORNEY, TEXAS,
AND BEING 2.383 ACRES OUT OF THE
JOHN GREGG SURVEY, ABSTRACT NO. 171
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