

COUNTY OF KAUFMAN §  
 WHEREAS, New Horizons Enterprises, Inc., is the owner of that certain tract situated in the Absalom Hyer Survey, Abstract No. 203, City of Forney, Kaufman County, Texas, said tract being a portion of the tract described in the deed to said New Horizons Enterprises, Inc. recorded in Volume 1264 Page 950, Deed Records, Kaufman County, Texas (D.R.K.C.T.), the subject tract is more particularly described as follows:

**BEGINNING** at a Mag nail with a metal washer stamped "JPH Land Surveying" set on the northeast line of a tract described in the deed to the State of Texas for the right of way of the F.M. Highway No. 548, recorded in Volume 1264 Page 950, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and more particularly described in the deed to said New Horizons Enterprises, Inc., a Georgia corporation, recorded in Volume 5345, Page 204, D.R.K.C.T.;

**THENCE** N 67° 12' 09" E, a distance of 97.77 feet;

**THENCE** through the interior of the remainder of the tract described in the deed to New Horizons Enterprises, Inc., the following call:

- S. 46° 01' 17" E, a distance of 148.15 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- S. 44° 36' 57" W, a distance of 100.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the said northeast line of said State of Texas tract, being a point on a non-tangent curve concave to the northeast (curve to the right) having a radius of 1,265.30 feet;

**THENCE** in a northeasterly direction, along the arc of the said non-tangent curve and said northeast line of the State of Texas tract, an arc length of 256.39 feet to a point of beginning and enclosing 1,293 acres (±56,329 square feet).

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

New Horizons Enterprises, Inc., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described parcel as **NEW HORIZONS ADDITION**, and in 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 easement 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 easement or growths shown on this plat. In addition, utility easements may also be used for the maintenance and use of the City of Forney. In addition, utility easements may also be used for the maintenance and 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 rights of the City of Forney. 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 shown on this plat, and the City of Forney shall have the right to install and maintain any utility easements shown on this plat. 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, maintaining, repairing, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Authorized Agent of New Horizons Enterprises, Inc.

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

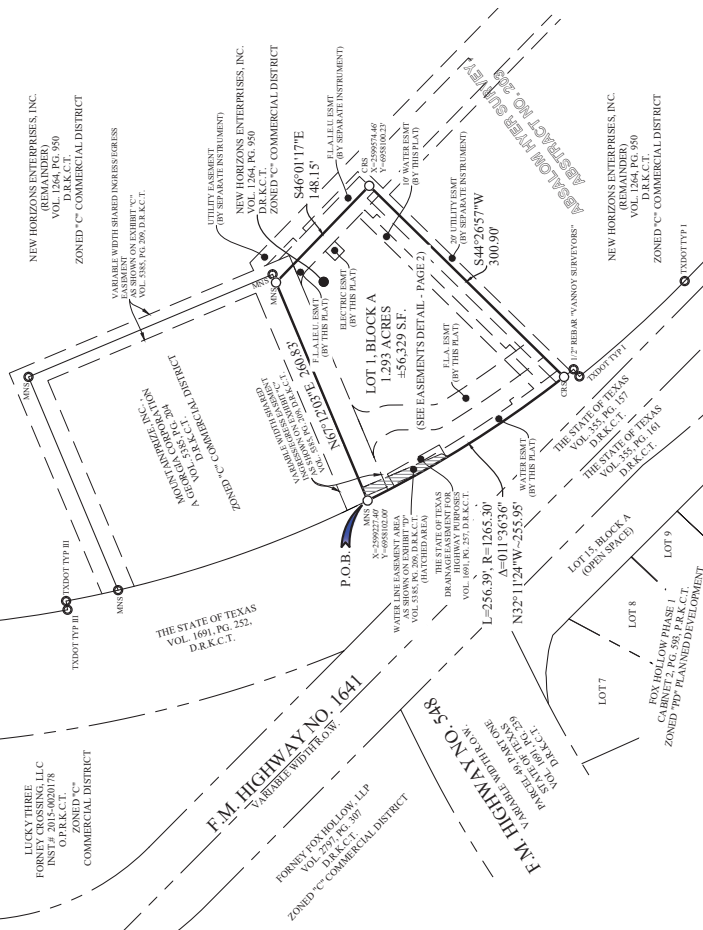
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, authorized agent of New Horizons Enterprises, Inc., Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**NEW HORIZONS ADDITION**  
 A SUBDIVISION OF 1,293 ACRES  
 SITUATED IN THE  
 ABSALOM HYER SURVEY; ABSTRACT NO. 203  
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS  
 PREPARED IN OCTOBER-NOVEMBER 2019



**SURVEYORS CERTIFICATE**

I, **Jewel Chadd**, do hereby certify that I prepared this plat from an original survey of the land shown thereon as set forth in the foregoing instrument and that I am a duly licensed Surveyor in the State of Texas under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

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.

Jewel Chadd  
 Registered Professional  
 Land Surveyor No. 5754  
 jewel@jphk.com

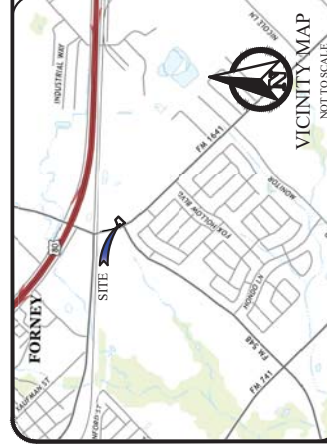
STATE OF TEXAS §  
 COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Jewel Chadd**, Registered Professional 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 Texas

My Commission Expires On: \_\_\_\_\_



**FLOOD ZONE CLASSIFICATION**

This property lies within ZONE(S) X (NON-SHADED) of the Flood Insurance Rate Map for Kaufman County, Texas and incorporated Areas, map no. 48257C015SD, dated 2012/07/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NHHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**

- CRS: 1/2" rebar stamped "JPH Land Surveying" set
- MNS: 1/2" rebar stamped "JPH Land Surveying" set
- OR: 1/2" rebar stamped "JPH Land Surveying" set
- US: US S/F, TACS, 83, N/CZ
- Elevations: If shown, are NAD83
- Bearings are based on grid north (TACS 83 N/CZ)
- TYPE I: TxDOT Right of Way tapered concrete monument
- TYPE III: TxDOT Right of Way aluminum cap

**LEGEND OF ABBREVIATIONS**

- US S/F: United States Survey Feet
- TACS 83 N/CZ: Texas Coordinate System of 1983, North Central Zone
- NAD83: North American Vertical Datum of 1988
- D.R.K.C.T.: Deed Records of Kaufman County, Texas
- O.P.R.C.T.: Plat Records of Kaufman County, Texas
- D.R.K.C.T.: Deed Records of Kaufman County, Texas
- VOL/PAGE: Volume/Page Instrument Number
- POB/POC: Point of Beginning/Point of Commencing
- S.F./R.O.W.: Square Feet/Right of Way
- ESMT: Easement
- F.L.A.: Fire Lane & Access
- F.L.A.E.U.: Fire Lane, Ingress/Egress & Utility

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

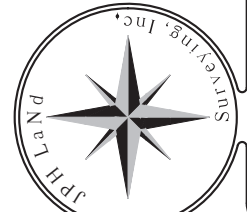
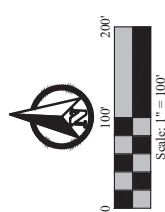
APPROVED BY: Planning and Zoning Commission  
 City of Forney, Texas

Signature of Chairman \_\_\_\_\_  
 Date \_\_\_\_\_

Signature of Mayor \_\_\_\_\_  
 Date \_\_\_\_\_

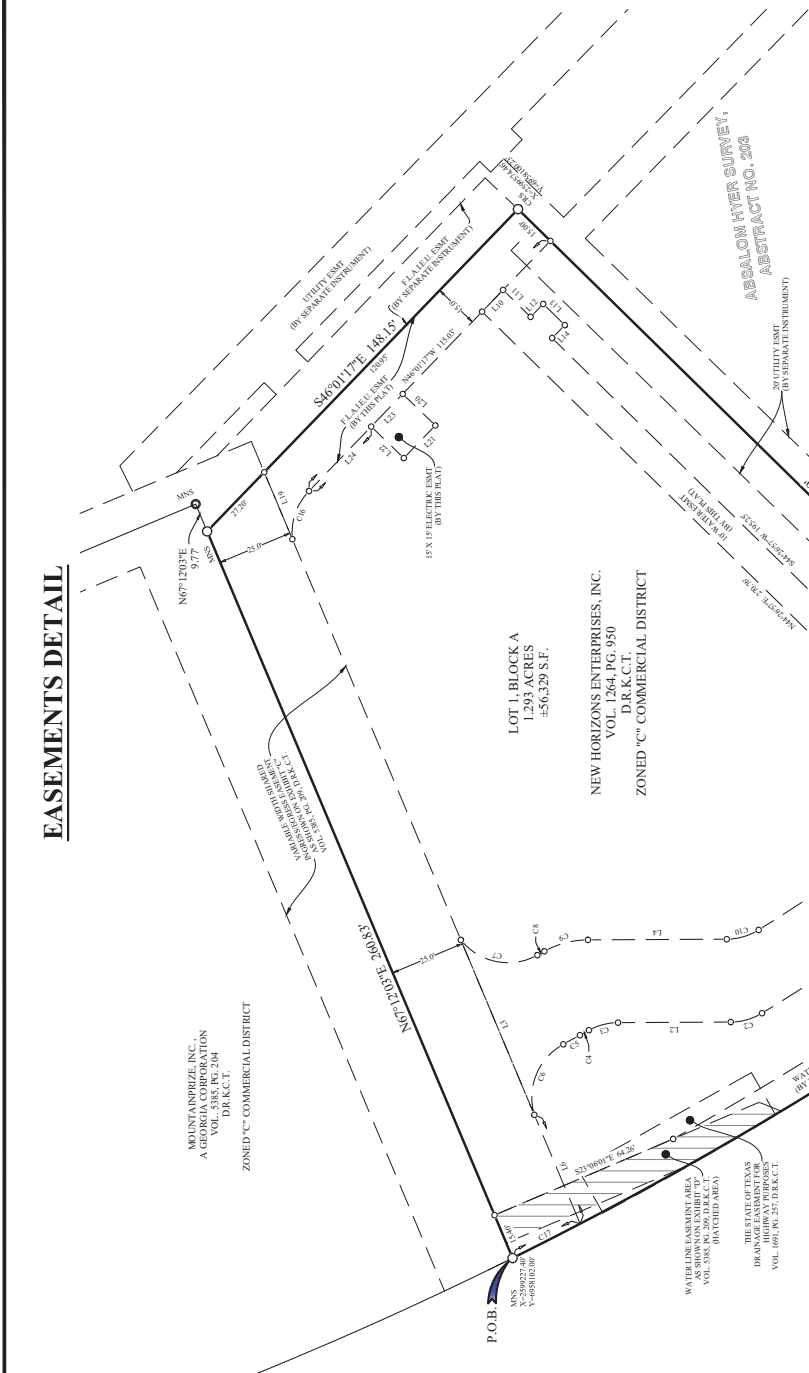
ATTEST:

City Secretary \_\_\_\_\_  
 Date \_\_\_\_\_



JPH Land Surveying No. (see below)  
 2019.018.008 SEC E, Broad & FM 1641, Forney, Kaufman Co., TX - Final Plat.dwg  
 © 2019 JPH Land Surveying, Inc. - All Rights Reserved  
 785 Lonsome, Dove Trail, Hurst, Texas 76054  
 Telephone: (817) 431-4971 www.jphlandsurveying.com  
 TBP/S Firm #10019500 / 01194073 / 10193867  
 DFW / Austin / Abilene

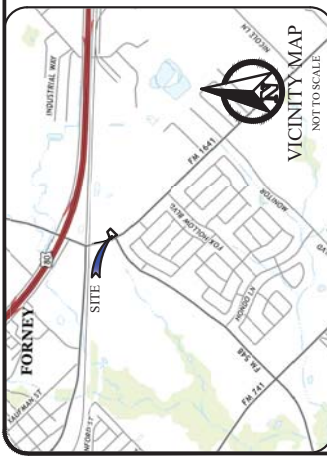
# EASEMENTS DETAIL



Line #	Distance	Bearing
L1	21.19'	S44°26'57"E
L2	37.31'	N00°16'55"W
L3	62.77'	N67°12'03"E
L4	45.94'	S00°16'55"E
L5	24.23'	S44°26'57"W
L6	39.06'	S67°12'03"W
L7	5.01'	N54°44'23"E
L8	10.00'	S15°15'37"E
L9	5.00'	S54°44'23"W
L10	10.00'	S46°01'17"E
L11	12.74'	S44°26'57"W
L12	6.00'	S45°33'03"E
L13	10.00'	S44°26'57"W
L14	6.00'	N45°33'03"E
L15	6.00'	S45°33'03"E
L16	10.00'	S44°26'57"W
L17	6.00'	N45°33'03"W
L18	44.41'	S44°26'57"W
L19	24.02'	N67°12'03"E
L20	15.00'	S43°58'43"W
L21	15.00'	N46°01'17"W
L22	15.00'	N45°38'43"E
L23	115.03'	S46°01'17"E
L24	29.65'	S46°01'17"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	135.90'	1234.30'	0.081830°	N34°39'00"W	135.83'
C2	10.90'	20.00'	0.31°12'49"	N15°53'20"W	10.76'
C3	10.04'	20.00'	0.28°48'41"	N14°29'46"W	9.93'
C4	3.41'	12.10.30'	0.0076941°	N28°57'46"W	3.41'
C5	6.27'	12.10.30'	0.007748°	N28°42'13"W	6.27'
C6	27.29'	20.00'	0.78°10'45"	N67°38'41"W	25.22'
C7	28.05'	20.00'	0.80°21'50"	S11°16'42"W	25.81'
C8	2.67'	11.80.30'	0.0070747°	S28°58'07"E	2.67'
C9	15.05'	30.00'	0.28°48'05"	S14°32'28"E	14.90'
C10	11.12'	20.00'	0.31°51'58"	S16°12'55"E	10.98'
C11	116.56'	12.10.30'	0.05°31'04"	S34°53'26"E	116.52'
C12	125.72'	1255.30'	0.05°44'17"	S32°13'40"E	125.66'
C13	19.27'	1255.30'	0.00°52'47"	S15°59'35"E	19.27'
C14	22.78'	1255.30'	0.01°02'22"	S17°24'53"E	22.78'
C16	17.37'	20.00'	0.49°44'58"	N70°53'46"W	16.83'
C17	25.07'	12.65.30'	0.01°08'06"	S26°57'19"E	25.07'

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**NEW HORIZONS ADDITION**  
 A SUBDIVISION OF 1.293 ACRES  
 SITUATED IN THE  
 ABRAHAM HYER SURVEY, ABSTRACT NO. 309  
 CITY OF KAUFMAN COUNTY, TEXAS  
 PREPARED IN OCTOBER-NOVEMBER 2019

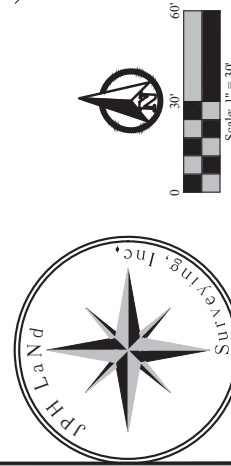


**FLOOD ZONE CLASSIFICATION**  
 This property lies within ZONE(S) X (NON-SHADED) of the Flood Insurance Rate Map for Kaufman County, Texas and incorporated Areas, map no. 482570015SD, dated 2012/07/05, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NHHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
 Monuments are found if not marked MNS or CRS.  
 CRS ○ 1/2" rebar stamped JPH Land Surveying set  
 MNS ○ Wing nail & washer stamped JPH Land Surveying set  
 ○ Vents on common utility (not set) US S.F.P. (T.C.S. 83, N.C.Z. Elevation. If shown, are N.A.V.D.88  
 Bearings are based on grid north (T.C.S. 83, N.C.Z.)

**TYPE I ○** TxDOT Right of Way tapered concrete monument  
**TYPE III ○** TxDOT Right of Way aluminum cap

**LEGEND OF ABBREVIATIONS**  
 US.Syft. United States Survey Feet  
 T.C.S. 83, N.C.Z. Texas Coordinate System of 1983, North Central Zone  
 N.A.V.D.88 North American Vertical Datum of 1988  
 D.R.K.C.T. Plat Records of Kaufman County, Texas  
 O.R.K.C.T. Plat Records of Kaufman County, Texas  
 D.R.K.C.T. Plat Records of Kaufman County, Texas  
 VOL/RG/INST# Volume/Page/Instrument Number  
 POR/POC Point of Beginning/Point of Commencing  
 S.F./R.O.W. Square Feet/Right of Way  
 ESMT Easement  
 F.L.A. Fire Lane & Access  
 F.L.A.I.E.U. Fire Lane, Ingress/Egress & Utility



JPH Job Drawing No. (see below)  
 2019.018.008 SEC E, Broad & FM 1641, Forney, Kaufman Co., TX - Final Plat.dwg  
 © 2019 JPH Land Surveying, Inc. All Rights Reserved  
 785 Lonsome, Dave, Trail, Hurd, Texas 76054  
 Telephone: (817) 431-4971 www.jphlandsurveying.com  
 TBPLS Firm #10019500 / 01194073 / #10193867  
 DFW / Austin / Abilene