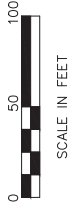




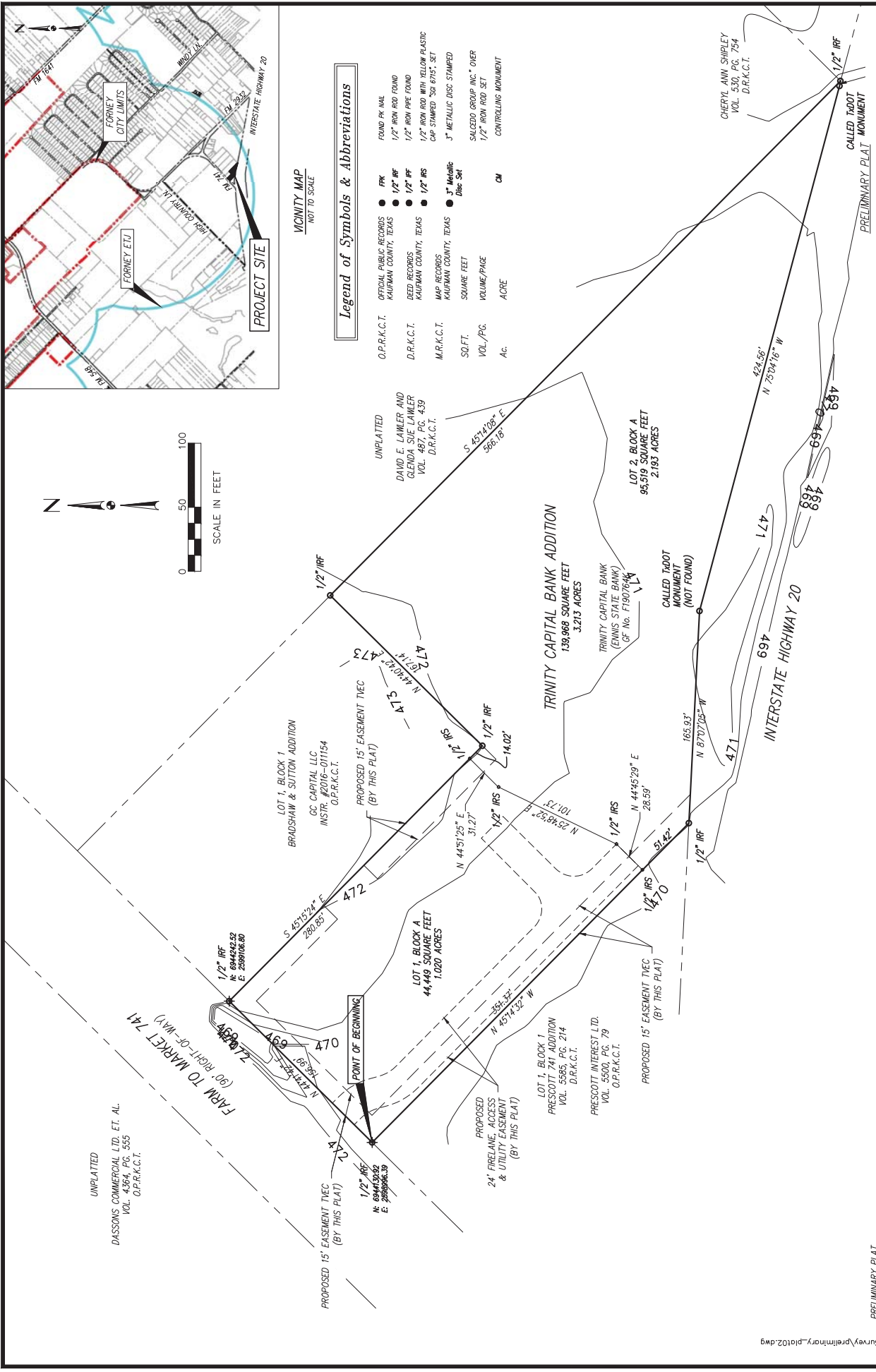
VICINITY MAP  
NOT TO SCALE

**Legend of Symbols & Abbreviations**

O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS	● FRK	FOUND FRK NAIL
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS	● 1/2" IRF	1/2" IRON ROD FOUND
M.R.K.C.T.	MAP RECORDS KAUFMAN COUNTY, TEXAS	● 1/2" IRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "50 6745" SET
SQ.FT.	SQUARE FEET	● 3" Metallic Disc SH	3" METALLIC DISC STAMPED
VOL./PG.	VOLUME/PAGE	○ SALCEDO GROUP INC. OVER	SALCEDO GROUP INC. OVER
Ac.	ACRE	○ 1/2" IRON ROD SET	1/2" IRON ROD SET
		○ CM	CONTROLLING MONUMENT



SCALE IN FEET



**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
5. 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.

**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 \_\_\_\_\_  
ATTES:  
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

**TRINITY CAPITAL BANK ADDITION**  
**LOT 1-2, BLOCK A**  
**139,968 S.F. or 3.213 Ac.**

**SURVEYOR**  
SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
(214) 412-3122

**OWNERS**  
TRINITY CAPITAL BANK  
ATTN: CHRIS LAWLESS  
370 E. TRIPP RD.  
SUNNYVALE, TX 75182  
(972) 330-8825

**INSTRUMENT NO. 2019-0018393**  
MARTHA MUSICK SURVEY, ABSTRACT #312  
CITY OF FORNEY (ET.), KAUFMAN COUNTY, TEXAS

AND BEING ALL OF

**SGI**  
Salcedo Group, Inc.  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
PHONE: (214)-412-3122

Owner's Certificate  
State of Texas  
County of Kaufman

Whereas **TRINITY CAPITAL BANK** is the Owner of a tract of land situated in the Martha Musick Survey, Abstract Number 312, in unincorporated Kaufman County, Texas, and being out of a 139,968 square feet or 3.213 acre tract conveyed to them by deed recorded in Instrument #2019-0018393, of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the intersection of the northwest corner of said Ennis State Bank tract, and being the northeast corner of Lot 14, Block 1 of the Precinct 741 Addition, recorded in Volume 5563, Page 214 of the Deed Records of Kaufman County, Texas, and being in the south line of Farm to Market Road 741;

**THENCE** North 44°41'42" East, a distance of 156.99 feet, along the south line of FM 741, to a 1/2" iron rod found at the northeast corner of said Ennis State Bank tract, and being the northwest corner of a tract of land conveyed to GC Capital LLC, by deed recorded in Instrument #2016-011154, of the Official Public Records of Kaufman County, Texas, and being in the south line of FM 741;

**THENCE** South 45°15'24" East, a distance of 280.85 feet, along the east line of said Ennis State Bank tract and the common west line of said GC Capital tract, to a 1/2" iron rod found for an interior corner of said Ennis State Bank tract, and being the southwest corner of said GC Capital tract;

**THENCE** North 44°40'42" East, a distance of 167.14 feet, along a northerly line of said Ennis State Bank tract and the common south line of said GC Capital tract, to a 1/2" iron rod found for the southeast corner of said GC Capital tract, and being in the east line of said Ennis State Bank tract, and being in the west line of a tract of land conveyed to David E. Lawler and Glenda Sue Lawler, by deed recorded in Volume 487, Page 439 of the Deed Records of Kaufman County, Texas;

**THENCE** South 45°14'08" East, a distance of 566.18 feet, along the east line of said Ennis State Bank tract and the common west line of said Lawler tract, to a 3/4" iron rod found for the southeast corner of said Ennis State Bank tract, and being the southwest corner of said Lawler tract, and being the northwest corner of a tract of land conveyed to City Ann Shipley, by deed recorded in Volume 403, Page 754, of the Deed Records of Kaufman County, Texas, and being in the north line of State highway Interstate 20, from which a 1/4" iron rod found bears: North 79°27'34" East, a distance of 1102 feet;

**THENCE** along the north line of said Interstate 20, the following courses and distances:

North 78°05'47" West, a distance of 4.04 feet;

North 75°04'16" West, a distance of 424.56 feet;

North 87°07'05" West, a distance of 165.93 feet;

**THENCE** North 45°14'32" West, a distance of 351.37 feet, along the west line of said Trinity Capital Bank and the common east line of said Prescott 741 Addition, to the **POINT OF BEGINNING**, and containing 139,968 square feet, or 3.213 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
That **TRINITY CAPITAL BANK**, acting herein by and through his/its duly authorized officers, does hereby adopt this plat designating the herein above described property as **TRINITY CAPITAL BANK ADDITION**, 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 hereon. 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 or 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 \_\_\_\_\_ 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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

KNOW ALL MEN BY THESE PRESENTS:  
That I, Michael A. Salcedo, 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.

\*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE\*  
(seal) Signature of Registered Public Land Surveyor  
Registration No. 6215

STATE OF TEXAS §  
COUNTY OF Dallas §  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael A. Salcedo, 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:

**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**

The area or areas shown on the plat as "VAM" (visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**EBE LANES**

That the undersigned does hereby covenant and agree that he (they) 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 structures, fences, trees, shrubs, or other improvements or obstruction, 24 including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of the 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 in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**KAUFMAN COUNTY:**

**FLOOD STATEMENT:** According to Community Panel No. 48257001500, dated 07/03/2012 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is a not a special flood hazard area.

If this site is not within an identified special 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 statement shall not create liability on the part of the Surveyor.

PRELIMINARY PLAT

TRINITY CAPITAL BANK ADDITION  
LOT 1-2, BLOCK A  
139,968 S.F. or 3.213 Ac.

AND BEING ALL OF

INSTRUMENT NO. 2019-0018393

MARTHA MUSICK SURVEY, ABSTRACT #312

CITY OF FORNEY (ET.), KAUFMAN COUNTY, TEXAS

11-04-19

SHEET 2 OF 2

SGI Project No. 19880

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

SGI  
Salcedo Group, Inc.  
401 COLLEGE STREET  
FURNACE, TEXAS 75050  
PHONE: (214) 412-3122

