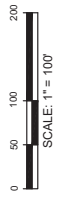


VICINITY MAP
(Not to Scale)



LEGEND

- (C.M) CONTROLLING MONUMENT
- CAB. CABINET
- NO. NUMBER
- PG. PAGE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- SL. SLIDE
- VOL. VOLUME
- PROPERTY LINE
- EASEMENT LINE

LOT AREA TABLE		
GROSS AREA	2,201,571 SF	50.541 ACRES
R.O.W DEDICATION	97,892 SF	2.247 ACRES
NET AREA	2,103,680 SF	48,294 ACRES

**PRELIMINARY PLAT
LOT 1, BLOCK 1
DDX7 ADDITION**

BEING 50.541 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
DECEMBER 2019
SHEET 1 OF 5

DEVELOPER
SEEFRIED INDUSTRIAL PROPERTIES, INC
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stiles
Phone: 214-393-0066

OWNER
SOUTH FORNEY, LLC
2101 Cedar Springs Rd, Suite 600
Dallas, TX 75201
Phone: 214-880-5411

BGE, Inc.
2600 Ross Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800
TBEPLS Licensed Surveying Firm No. 10193953
Copyright 2019
Contact: Mark Peace
Telephone: (972) 464-4854 • Email: mpeace@bgeinc.com
Project No. 7144-00 LAUGMP

FIRE LANES:

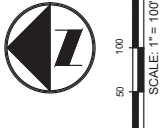
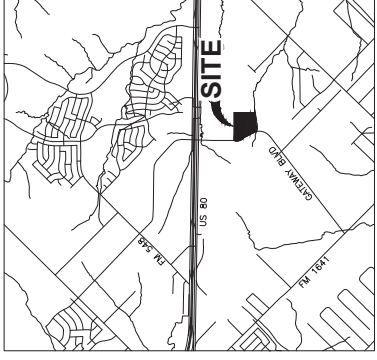
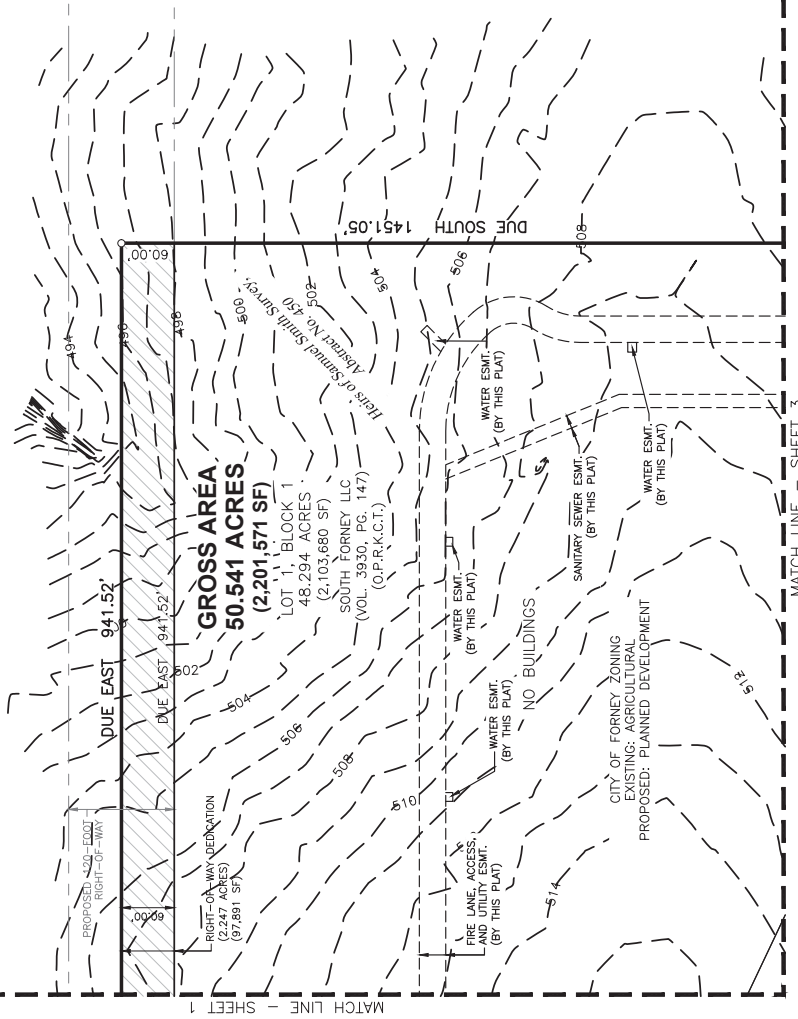
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, other obstructions or encroachments, and shall not limit the use of the fire lanes for fire trucks, fire engines, fire apparatus, fire hydrants, or other fire fighting vehicles. 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.

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.000114077.
2. The floodplain boundaries are approximate and are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 46257C0175D with Map Revised date July 3, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. 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.
4. All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
5. The owner of the land dedicated by this plat reserves the right to use and enjoy the easement of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
6. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

SOUTH FORNEY LLC
(VOL. 3930, PG. 147)
(O.P.R.K.C.T.)

CITY OF FORNEY
ZONED: AGRICULTURAL



LEGEND

(C.M.)	CONTROLLING MONUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
SL.	SLIDE
VOL.	VOLUME
---	PROPERTY LINE
- - -	EASEMENT LINE

LOT AREA TABLE

GROSS AREA	2,201,571 SF	50.541 ACRES
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FIRE 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, utility poles or wires, signs, sheds, trailers, boats, other impediments to the accessibility of fire apparatus. The responsibility 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.

DEVELOPER
SEEFRIED INDUSTRIAL PROPERTIES, INC
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Siles
Phone: 214-393-6066

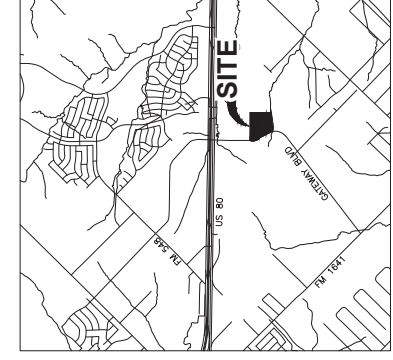
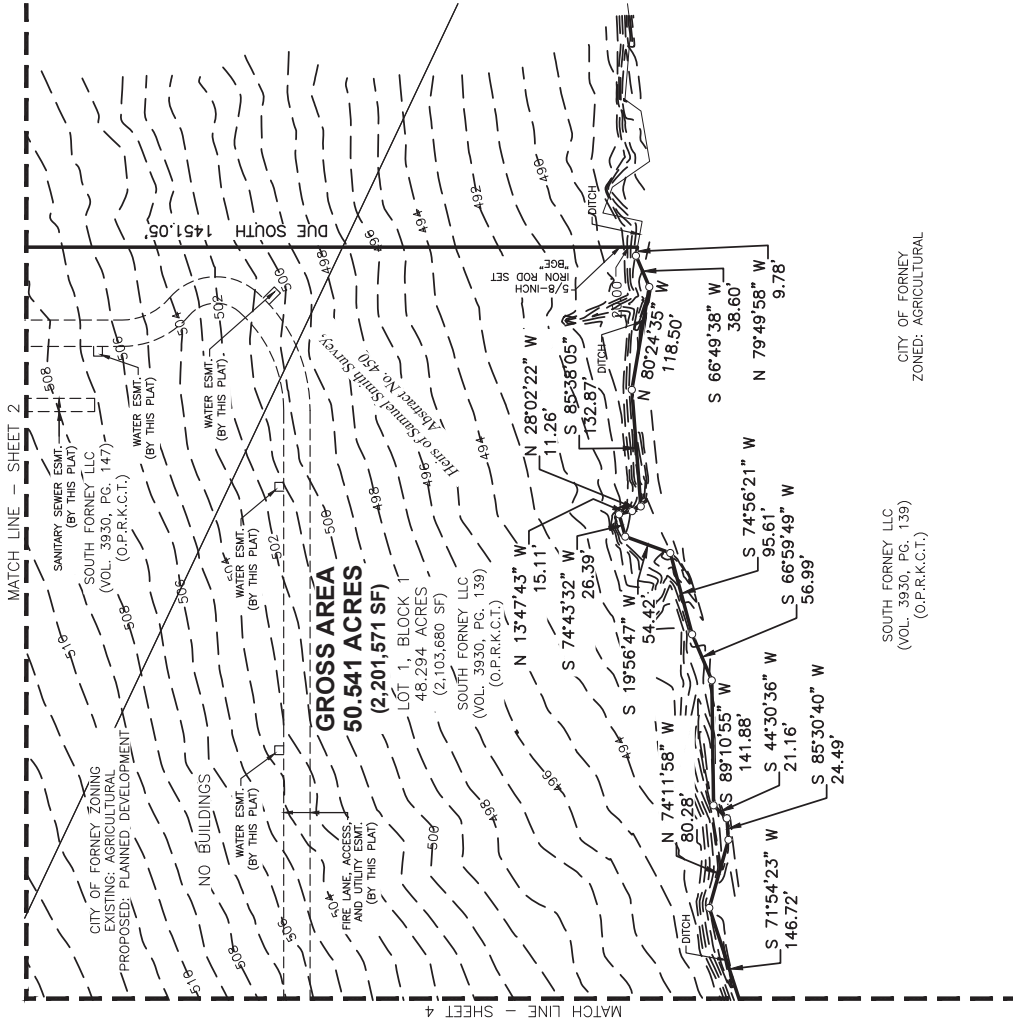
OWNER
SOUTH FORNEY, LLC
2101 Cedar Springs Rd, Suite 600
Dallas, TX 75201
Phone: 214-880-5411

PRELIMINARY PLAT
LOT 1, BLOCK 1
DDX7 ADDITION

BEING 50.541 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
DECEMBER 2019
SHEET 2 OF 5

BGE, Inc.
2600 Ross Parkway, Suite 101, Frisco, TX 75034
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Fax: 972-464-4800
TBPLS Licensed Surveying Firm No. 10193953
Copyright 2019

Contact: Mark Pease
Telephone: (972) 464-4884 • Email: mpease@bgeinc.com
Project No. 7144-00 LJAUGMP



VICINITY MAP
(Not to Scale)



LEGEND

(C.M.)	CONTROLLING MONUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMENCING
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- All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
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DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC
3030 LeJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Siles
Phone: 214-393-0066

OWNER

SOUTH FORNEY, LLC
2101 Cedar Springs Rd, Suite 600
Dallas, TX 75201
Phone: 214-880-5411

**PRELIMINARY PLAT
LOT 1, BLOCK 1
DDX7 ADDITION**

BEING 50.541 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
DECEMBER 2019
SHEET 3 OF 5



BGE, Inc.
2600 Ross Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800
TBP L S Licensed Surveying Firm No. 10193953
Copyright 2019

Contact: Mark Peace
Telephone: (972) 464-4884 • Email: mpeace@bgenc.com
Project No. 7144-00 LJAUGMP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, South Forney, LLC is the owner of a 50.541-acre tract of land situated in the Heirs of Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to South Forney, LLC recorded in Volume 3830, Page 138 and part of that certain tract of land described in Special Warranty Deed to said South Forney, LLC recorded in Volume 3930, Page 147, both of the Official Public Records of Kaufman County, Texas; said 50.541-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with "USA, INC." cap found in the east right-of-way line of South Gateway Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet 3, Slide 316 of said Official Public Records; said point being South 00 degrees 56 minutes 32 seconds West, a distance of 206.83 feet from a 1/2-inch iron rod found for the northeast corner of said South Gateway Boulevard tract and the southeast corner of said South Gateway Boulevard tract; and an arc distance of 120.00 feet to the beginning of a 120-foot-wide right-of-way; said point also being the beginning of a tangent curve to the left;

TENCING, in a southerly direction along the said east right-of-way line of South Gateway Boulevard and said curve to the left, having a central angle of 07 degrees 26 minutes 07 seconds, a radius of 1,000.00 feet, a chord bearing and distance of South 02 degrees 46 minutes 31 seconds East, 126.88 feet; and an arc distance of 120.00 feet to the beginning of a 120-foot-wide right-of-way; said point being in the center of a proposed 120-foot-wide right-of-way;

TENCE, departing the said east right-of-way line of South Gateway Boulevard and over and across said South Forney tracts, the following twenty-three (23) calls:

- North 85 degrees 32 minutes 53 seconds East, along the centerline of said proposed 120-foot-wide right-of-way, a distance of 538.60 feet to a 5/8-inch iron rod with "BGE" cap set at the beginning of a tangent curve to the right;
- In a easterly direction along the centerline of said proposed 120-foot-wide right-of-way and said curve to the right, having a central angle of 04 degrees 27 minutes 09 seconds, a radius of 2,000.00 feet, a chord bearing and distance of North 87 degrees 38 minutes 55 seconds East, 65.36 feet; and an arc distance of 150.00 feet to a 5/8-inch iron rod with "BGE" cap set at the end of said curve;
- Due East, along the centerline of said proposed 120-foot-wide right-of-way, a distance of 941.52 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- Due South, departing the centerline of said proposed 120-foot-wide right-of-way, a distance of 1,451.05 feet to a point for corner in the center of a ditch; from said point a 5/8-inch iron rod with "BGE" cap set for witness bears Due North, 20.00 feet;
- North 79 degrees 49 minutes 58 seconds West, along the meanders of said ditch, a distance of 9.78 feet to a point for corner;
- North 66 degrees 49 minutes 38 seconds West, along the meanders of said ditch, a distance of 38.60 feet to a point for corner;
- North 80 degrees 24 minutes 35 seconds West, along the meanders of said ditch, a distance of 118.50 feet to a point for corner;
- South 85 degrees 38 minutes 05 seconds West, along the meanders of said ditch, a distance of 132.87 feet to a point for corner;
- North 28 degrees 02 minutes 22 seconds West, along the meanders of said ditch, a distance of 11.26 feet to a point for corner;
- North 13 degrees 47 minutes 43 seconds West, along the meanders of said ditch, a distance of 15.11 feet to a point for corner;
- South 74 degrees 43 minutes 32 seconds West, along the meanders of said ditch, a distance of 26.39 feet to a point for corner;
- South 19 degrees 56 minutes 47 seconds West, along the meanders of said ditch, a distance of 54.42 feet to a point for corner;
- South 74 degrees 56 minutes 21 seconds West, along the meanders of said ditch, a distance of 95.61 feet to a point for corner;
- South 66 degrees 59 minutes 49 seconds West, along the meanders of said ditch, a distance of 56.99 feet to a point for corner;
- South 89 degrees 10 minutes 55 seconds West, along the meanders of said ditch, a distance of 141.88 feet to a point for corner;
- South 44 degrees 30 minutes 36 seconds West, along the meanders of said ditch, a distance of 21.16 feet to a point for corner;
- South 85 degrees 30 minutes 40 seconds West, along the meanders of said ditch, a distance of 24.49 feet to a point for corner;
- North 74 degrees 11 minutes 58 seconds West, along the meanders of said ditch, a distance of 80.28 feet to a point for corner;
- South 71 degrees 54 minutes 23 seconds West, along the meanders of said ditch, a distance of 146.72 feet to a point for corner;
- South 83 degrees 06 minutes 09 seconds West, along the meanders of said ditch, a distance of 152.74 feet to a point for corner;
- North 74 degrees 44 minutes 08 seconds West, along the meanders of said ditch, a distance of 81.41 feet to a point for corner;
- North 79 degrees 35 minutes 40 seconds West, along the meanders of said ditch, a distance of 147.46 feet to a point for corner;
- North 61 degrees 16 minutes 03 seconds West, departing the meanders of said ditch, a distance of 177.88 feet to a 1/2-inch iron rod found for the northeast corner of said right-of-way line of South Gateway Boulevard and the beginning of a non-tangent curve to the left;

TENCE, in a northerly direction along the said east right-of-way line of South Gateway Boulevard, the following five (5) calls:

- In a northerly direction along said curve to the left, having a central angle of 22 degrees 51 minutes 33 seconds, a radius of 920.00 feet, a chord bearing and distance of North 11 degrees 53 minutes 42 seconds East, 364.82 feet; and an arc distance of 367.05 feet to a 1/2-inch iron rod found at the end of said curve;

OWNER'S CERTIFICATE (continued)

North 00 degrees 27 minutes 55 seconds East, a distance of 205.83 feet to a 5/8-inch iron rod with "USA INC." cap found at the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left, having a central angle of 25 degrees 34 minutes 21 seconds, a radius of 920.00 feet, a chord bearing and distance of North 12 degrees 09 minutes 19 minutes 19 seconds West, 407.22 feet; and an arc distance of 410.82 feet to a 3/8-inch iron rod with "USA INC." cap found at the end of said curve;

North 25 degrees 06 minutes 26 seconds West, a distance of 222.97 feet to a 5/8-inch iron rod with "USA INC." cap found at the beginning of a tangent curve to the right;

In a northerly direction along said curve to the right, having a central angle of 18 degrees 36 minutes 51 seconds, a radius of 1,000.00 feet, a chord bearing and distance of North 15 degrees 46 minutes 09 seconds West, 323.45 feet; and an arc distance of 324.88 feet to the **POINT OF BEGINNING**.

CONTAINING: 50.541 acres or 2,201,571 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

That I, Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon 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 and shall not be used or viewed or relied upon as a final survey document, release date 12/22/2019.

Signature of Registered Professional Land Surveyor
Registration No. 6608



STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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: _____

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 _____

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC
3030 LBJ Fwy, Suite 4650
Dallas, TX 75294
Contact: Jonathan Siles
Phone: 214-393-6066

OWNER

SOUTH FORNEY, LLC
2101 Cedar Springs Rd, Suite 600
Dallas, TX 75201
Phone: 214-880-9411

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That South Forney, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as DDX7 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 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 utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public 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 encroach or interfere with the construction, maintenance, or efficiency of their respective systems in said easements, and 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 paiting 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 _____, 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: _____

**PRELIMINARY PLAT
LOT 1, BLOCK 1
DDX7 ADDITION**

BEING 50.541 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
DECEMBER 2019
SHEET 5 OF 5



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