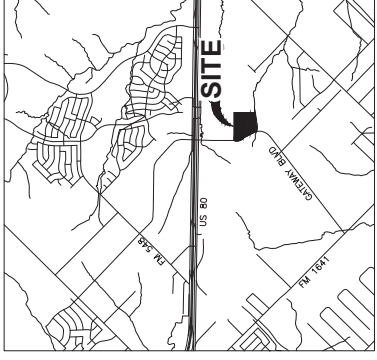
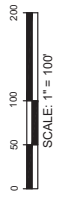


LINE NUMBER	BEARING	DISTANCE
L1	S 0°00'00" E	68.76'
L2	N 0°00'00" E	9.18'
L3	N 0°00'00" E	1.57'
L4	N 0°00'00" E	9.18'
L5	S 0°00'00" E	68.18'
L6	S 0°00'00" E	15.86'
L7	S 0°00'00" E	9.18'
L8	N 0°00'00" E	62.35'
L9	N 0°00'00" E	62.35'
L10	S 0°00'00" E	9.18'
L11	S 0°00'00" E	15.00'
L14	S 22°05'14" E	212.52'
L15	N 9°00'00" W	15.00'
L16	N 22°05'14" W	215.68'



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

FINAL 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

BGE, Inc.
2600 Ross Parkway, Suite 101, Frisco, TX 75034
Tel: 972.464.4800
TBEPS Licensed Surveying Firm No. 10193953
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Contact: Mark Peace
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com
Project No. 7144-00 LAUGMP

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC
3030 LeJ 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: 214-880-9411

FIRE LANES:

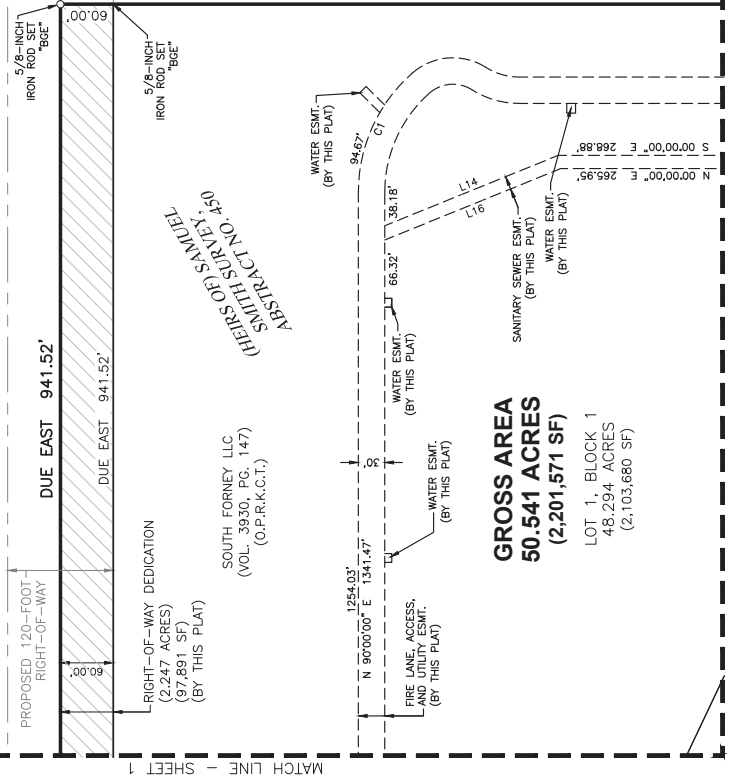
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, obstructions or encroachments, and shall be responsible for the maintenance of the easements, including the installation and maintenance of fire hydrants, fire apparatus, and other equipment necessary for the fire department's access to and use of the fire lanes. 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:

- 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 1.00014077.
- 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 4625700175D with Map Revised date July 3, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- 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.
- All property corners are 5/8-inch iron rods with "BGE" cap 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 around the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
- 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



GROSS AREA
50.541 ACRES
(2,201,571 SF)

LOT 1, BLOCK 1
48,294 ACRES
(2,103,680 SF)

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 1.00014077.
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 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.

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 overhead wires, and other obstructions, and shall be responsible for the maintenance of 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

SEEFRED INDUSTRIAL PROPERTIES, INC
3030 LeJ 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

FINAL 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

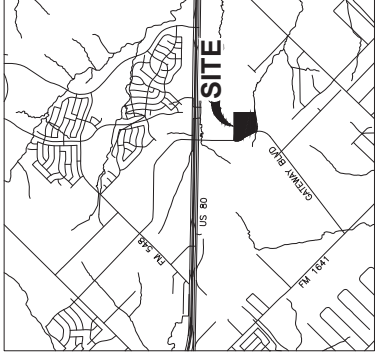
BGE, Inc.
2601 Texas Parkway, Suite 101, Frisco, TX 75034
Tel: 972.464.4800
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Contact: Mark Paezo
Telephone: (972) 464-4884 • Email: mpeace@bge.com
Project No. 7144-00 LAUGMP



LEGEND

- (C.M.) CONTROLLING MONUMENT
- CAB. CABINET
- NO. NUMBER
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- P.O.C. POINT OF COMMENCING
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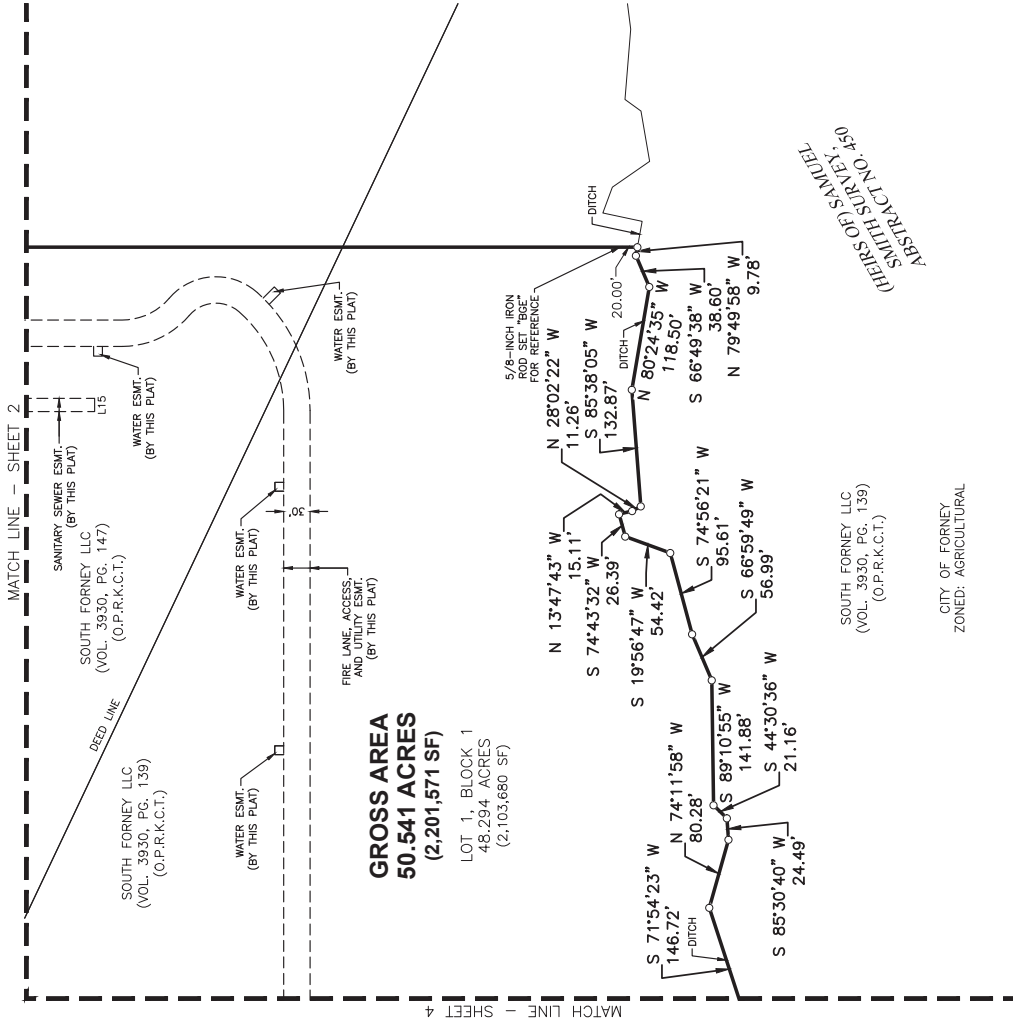


VICINITY MAP
(NOT TO SCALE)

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	48°42'43"	180.00'	S 65°38'38" E	148.47'	153.03'
C3	90°00'00"	30.00'	S 45°00'00" E	42.43'	47.12'
C4	90°00'00"	48.00'	S 45°00'00" E	67.88'	75.40'
C5	90°00'00"	48.00'	N 45°00'00" E	67.88'	75.40'
C6	90°00'00"	48.00'	N 45°00'00" W	67.88'	75.40'
C7	90°00'00"	20.00'	N 45°00'00" W	28.28'	31.42'
C8	90°00'00"	20.00'	N 45°00'00" E	28.28'	31.42'
C9	90°00'00"	150.00'	S 45°00'00" E	212.13'	235.62'
C10	90°00'00"	150.00'	S 45°00'00" W	212.13'	235.62'
C11	180°00'00"	20.50'	N 00°00'00" E	41.00'	64.40'
C12	90°00'00"	48.00'	N 45°00'00" E	67.88'	75.40'
C13	90°00'00"	48.00'	N 45°00'00" W	67.88'	75.40'
C14	90°00'00"	48.00'	S 45°00'00" W	67.88'	75.40'
C15	90°00'00"	30.00'	S 45°00'00" W	42.43'	47.12'
C16	90°00'00"	20.00'	S 45°00'00" E	28.28'	31.42'

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C17	90°00'00"	24.00'	S 45°00'00" E	33.94'	37.70'
C18	90°00'00"	24.00'	S 45°00'00" W	33.94'	37.70'
C19	90°00'00"	30.00'	N 45°00'00" W	42.43'	47.12'
C20	178°40'58"	30.00'	N 89°20'29" E	60.00'	93.56'
C21	90°00'00"	30.00'	N 45°00'00" E	42.43'	47.12'
C22	90°00'00"	24.00'	S 45°00'00" E	33.94'	37.70'
C23	90°00'00"	24.00'	S 45°00'00" W	33.94'	37.70'
C24	90°00'00"	20.00'	S 45°00'00" W	28.28'	31.42'
C25	179°41'31"	30.00'	S 89°50'20" W	59.99'	84.07'

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



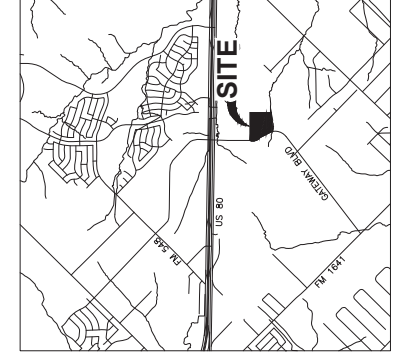
GROSS AREA
50.541 ACRES
(2,201,571 SF)

LOT 1, BLOCK 1
 48,294 ACRES
 (2,103,680 SF)

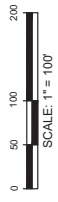
SOUTH FORNEY LLC
 (VOL. 3930, PG. 139)
 (O.P.R.K.C.T.)

CITY OF FORNEY
 ZONED: AGRICULTURAL

OTHER SURVEY:
 ABSTRACT NO. 450



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
R.O.W. DEDICATION	97,892 SF
NET AREA	2,103,680 SF
	50.541 ACRES
	2.247 ACRES
	48.294 ACRES

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 46297C0173D 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 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.
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.

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 equipment, trailers, boats, other belongings or 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 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 LeJ Fwy, Suite 1650
 Dallas, TX 75234
 Contact: Jonathan Siles
 Phone: 214-393-0066

OWNER

SOUTH FORNEY, LLC
 2101 Cedar Springs Rd, Suite 600
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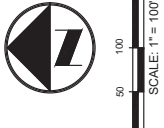
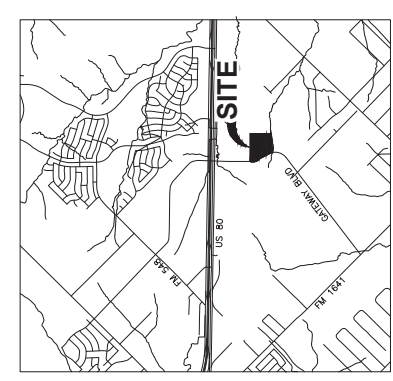
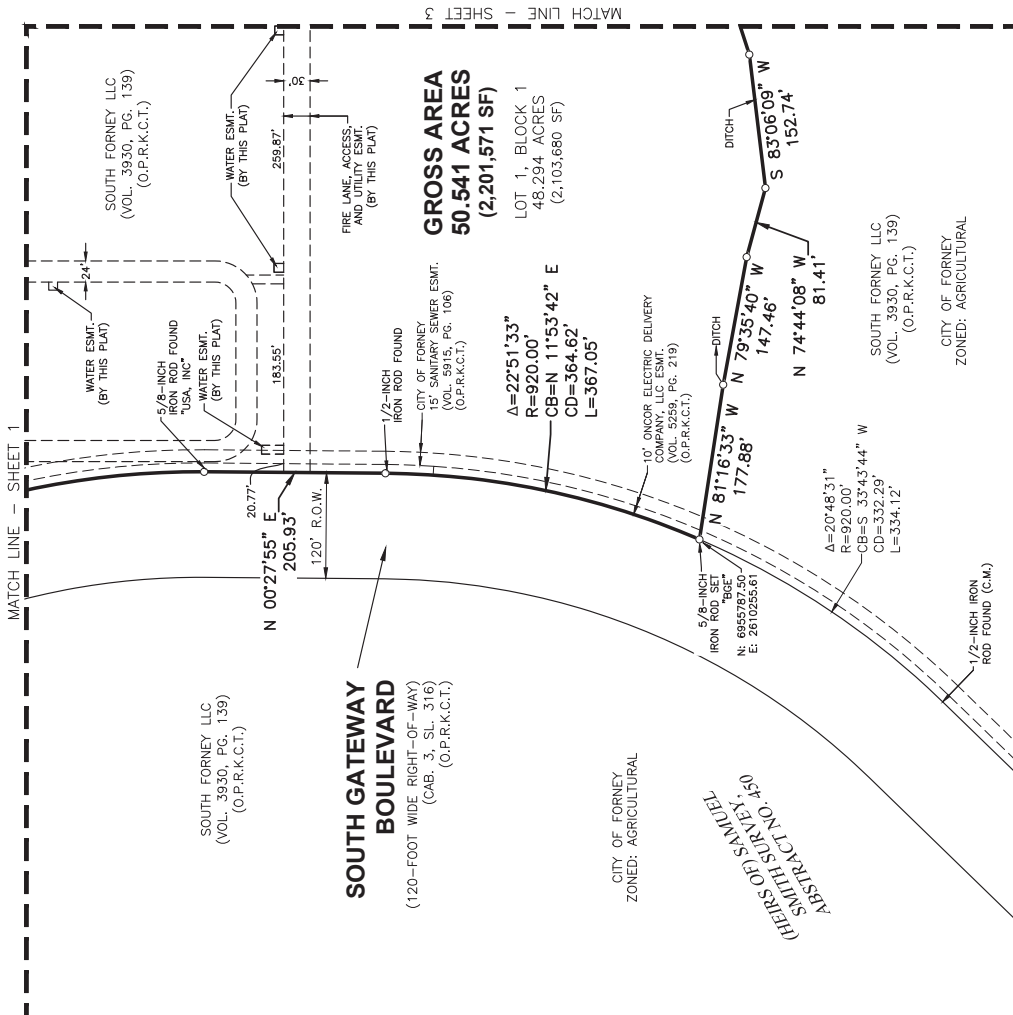
FINAL PLAT
LOT 1, BLOCK 1
DDX7 ADDITION

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.
 2610 Ross Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800
 TBPLS Licensed Surveying Firm No. 10193953
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Contact: Mark Peace
 Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com
 Project No. 7144-00 LAUGMP



LEGEND

(C.M.)	CONTROLLING MONUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMENCING
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LOT AREA TABLE

GROSS AREA	2,201,571 SF	50.541 ACRES
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 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. Sealing a portion of this addition by means 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.
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DEVELOPER
SEEFRIED INDUSTRIAL PROPERTIES, INC
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 Dallas, TX 75234
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FINAL 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 4 OF 5

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 Tel: 972-464-4800
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 Project No. 7144-00 LAUGMP

