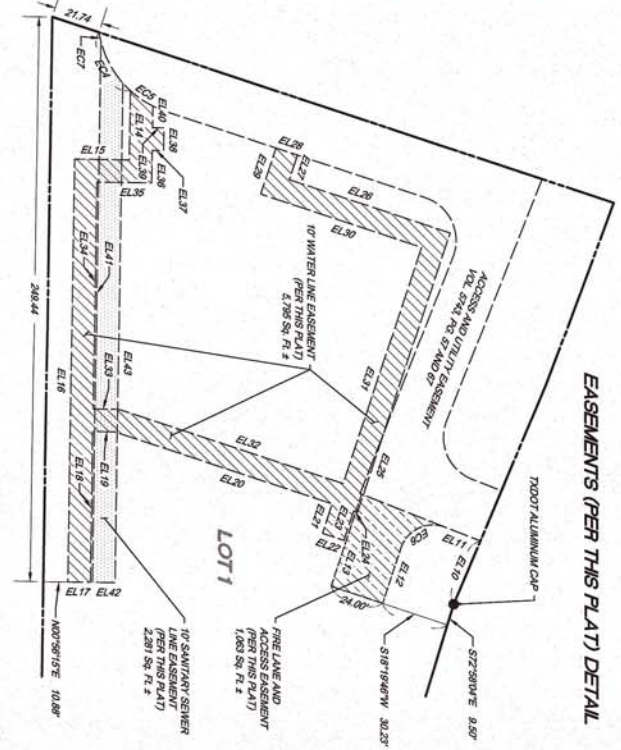
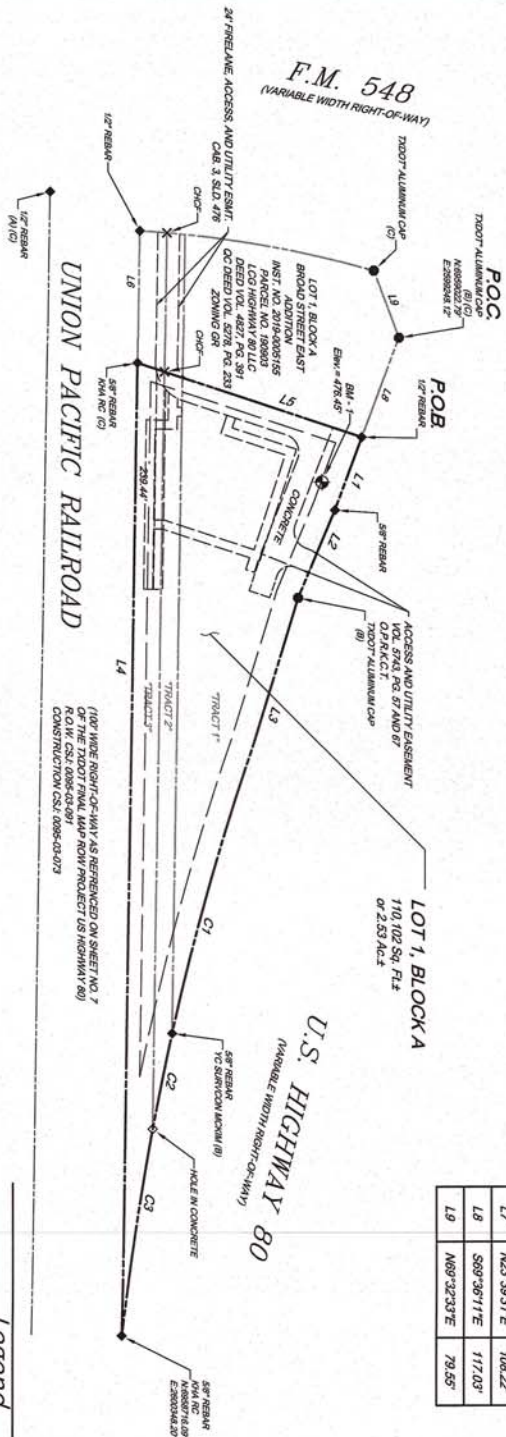


**Monuments of Record**

(A) TROOT R.O.W. (S) 1088-03-091  
 (B) Deed 144 4827 Pg. 391  
 (C) Plat C&A 3 587 478

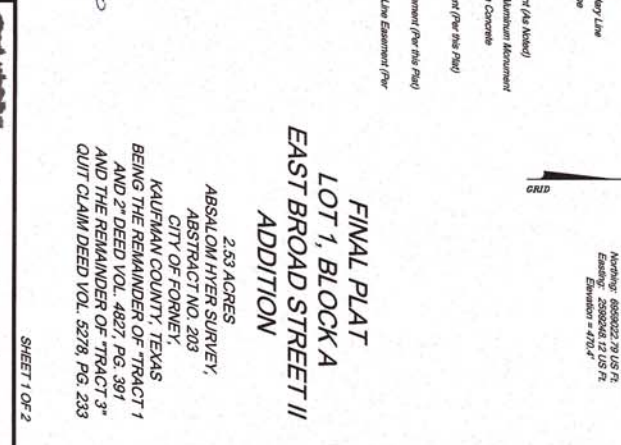
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3080.41'	331.26'	6°15'47"	S74°12'42"E	331.09'
C2	3030.57'	107.70'	2°02'14"	S78°23'07"E	107.75'
C3	3031.39'	228.75'	4°20'33"	S81°31'59"E	228.69'

Line #	Direction	Length
L1	S89°38'11"E	86.91'
L2	S87°08'50"E	105.06'
L3	S72°58'04"E	169.15'
L4	N89°03'40"W	107.27'
L5	N18°19'29"E	281.60'
L6	N89°03'40"W	146.39'
L7	N23°39'31"E	108.22'
L8	S89°38'11"E	117.03'
L9	N89°32'33"E	79.55'



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
EL10	N87°02'30"W	30.30'	EL30	S18°19'45"W	74.89'
EL11	S71°59'57"W	17.54'	EL31	N71°40'15"W	110.06'
EL12	S71°40'15"E	26.88'	EL32	N18°19'45"E	104.88'
EL13	N71°40'15"W	42.27'	EL33	N07°50'15"E	11.34'
EL14	S89°03'45"E	30.65'	EL34	S89°03'45"E	108.33'
EL15	S00°58'08"W	24.12'	EL35	S00°58'08"W	24.12'
EL16	S89°03'45"E	186.86'	EL36	S89°03'45"E	14.33'
EL17	N03°59'15"E	10.00'	EL37	S01°59'15"W	6.00'
EL18	N89°03'45"W	66.53'	EL38	S89°03'45"E	10.00'
EL19	N07°50'15"E	8.81'	EL39	N07°50'15"E	5.00'
EL20	N18°19'45"E	101.24'	EL40	S89°03'45"E	9.82'
EL21	S71°40'15"E	13.68'	EL41	N89°03'10"W	2.91 10'
EL22	N18°19'45"E	10.00'	EL42	S00°57'47"W	10.00'
EL23	N71°40'15"W	13.68'	EL43	S89°03'10"E	220.73'
EL24	N18°19'45"E	1.81'			
EL25	N71°40'15"W	130.06'			
EL26	S18°19'45"W	74.89'			
EL27	N71°40'15"W	11.33'			
EL28	N18°20'15"E	10.00'			
EL29	N71°40'10"W	21.38'			

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	44.00'	28.84'	36°51'14"	N61°51'51"E	28.27'
C2	44.00'	12.05'	15°41'33"	N45°52'28"E	12.01'
C3	15.00'	23.46'	86°38'28"	S28°52'00"E	21.14'
C4	44.00'	3.89'	57°17'54"	N78°41'48"E	3.88'



**Legend**

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Easement (As Shown)
- Found TROOT Aluminum Monument
- Found TROOT Aluminum Monument Found 'X' Call in Concrete
- Access Easement (Per this Plat)
- Water Line Easement (Per this Plat)
- Sanitary Sewer Line Easement (Per this Plat)

**Legend**

Scale: 1" = 100'

North Arrow

**Legend**

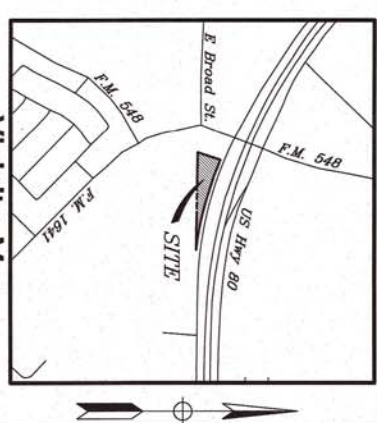
Scale: 1" = 100'

North Arrow

**Legend**

Scale: 1" = 100'

North Arrow



PROPERTY ADDRESS  
 825 E. U.S. HIGHWAY 80  
 DALLAS, TX 75219  
 Phone: (214) 855-8000

OWNER/AGENT  
 LOG HIGHWAY 80, LLC  
 Will Tolkner  
 3500 Maple Ave.  
 Suite 1000  
 Dallas, TX 75219  
 Phone: (214) 855-8000  
 willt@loghighway80.com

OWNER/AGENT  
 Paul Dominguez, P.E.  
 CEI Engineering Associates, Inc.  
 3108 SW Regency PARKWAY  
 Bentonville, AR 72712  
 Phone: (479) 273-9472

and  
 3020 LBJ Freeway  
 Dallas, TX 75234  
 Phone: (972) 488-3737  
 rryes@ceieng.com

**CEI**  
 ENGINEERS PLANNERS SURVEYORS  
 LANDSCAPE ARCHITECTS - ENVIRONMENTAL SCIENTISTS

3020 LBJ FREETWAY  
 DALLAS, TX 75234 (972) 488-3737  
 DALLAS OFFICE TRAILS BLVD. #1029424  
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**CEI**  
 ENGINEERS PLANNERS SURVEYORS  
 LANDSCAPE ARCHITECTS - ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PARKWAY  
 BENTONVILLE, AR 72712 (479) 273-9472  
 CORNORATE OFFICE TRAILS BLVD. #1029424



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN X

WHEREAS, LCG HIGHWAY 80, LLC, is the Owner of a tract of land situated in the Ableson Hyer Survey, Ableson Tract No. 203, Kaufman County, Texas and being a 1.519 acre portion of a called 'Tract 1' and a 0.336 acre portion of a called 'Tract 2', conveyed to them by Deed without Warranty, recorded in Volume 4627, Page 391 of the Official Public Records of Kaufman County, Texas, and a 0.681 acre portion of a called 'Tract 3' conveyed to them by Deed without Warranty, recorded in Volume 4627, Page 391 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

THENCE South 89°36'11" East, with the said South ROW line, a distance of 117.03 feet to the POINT OF BEGINNING being a 1/2 inch real found for the most northerly corner of the herein described tract also being the easterly corner of aforementioned Lot 1, Block A, BROAD STREET EAST ADDITION;
THENCE continuing along the said South ROW line of Hwy 80 the following six (6) courses:
1. South 89°36'11" East, a distance of 65.91 feet to a found 58th inch mark;
2. South 67°09'30" East, a distance of 105.08 feet to a found 58th inch mark;
3. South 27°35'30" East, a distance of 169.15 feet to a point being the beginning of a non-tangent curve to the left with a radius of 3030.41 feet, a central angle of 08°15'47", and chord which bears South 71°12'42" East, 107.75 feet;
4. Continuing along said curve to the left an arc distance of 331.26 feet to a found 58th inch mark with yellow center line 'SURFICOM MOBILE' being the Northern extremity of the curve, the beginning of a non-tangent curve to the left with a radius of 3030.57 feet, a central angle of 02°02'14", and chord which bears South 78°23'07" East, 107.75 feet;
5. Continuing along said curve to the left an arc distance of 107.75 feet to a hole in concrete, being the Northern corner of aforementioned 'Tract 3' and the beginning of a curve to the left with a radius of 3031.38 feet, a central angle of 04°20'33", and chord which bears South 81°13'19" East, 239.69 feet;
6. Continuing along said curve to the left an arc distance of 239.25 feet to a found 58th inch mark with red cap station 'M4' for the most easterly corner of the herein described tract, also being a point the South ROW line of said Hwy 80 and a point on the North ROW line of the Union Pacific Railroad (a 100 foot ROW);
THENCE departing said South ROW line of Hwy 80 and continuing along said North line of the Union Pacific Railroad, North 89°05'07" West, a distance of 101.2, 8 feet to a found 58th inch mark with red cap station 'M4'; being the Southeast corner of the herein described tract and also being the Southeast corner of aforementioned 'Tract 1', Block A, BROAD STREET EAST ADDITION;
THENCE departing said North ROW line of the Union Pacific Railroad and continuing North 18°18'29" East, along the common line between said Lot 1, Block A, BROAD STREET EAST ADDITION and the herein described tract, a distance of 281.60 feet to the POINT OF BEGINNING containing 110, 102 square feet or 2.53 Acres of land more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN X

THAT LCG HIGHWAY 80, LLC, will Tolliver, (Agent) acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block A, East Broad Street II 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 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 for the multiple use and accommodation of all public utilities desiring to use or using the same unless the easements are otherwise designated on this plat. The City of Forney, Texas, shall not be liable for the removal of 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. The City of Forney and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, or repairing, making repairs, 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 existing ordinances, rules, regulations and resolutions of the City of Forney, Texas.
WITNESS my hand, this the 24th day of May, 2020.

LCG HIGHWAY 80, LLC, a Texas limited liability company, OWNER
BY: Will Tolliver, LEON Capital Group, Managing Director/ Agent
Will Tolliver

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
APPROVED BY: City Council City of Forney, Texas

Signature of Mayor Date
ATTEST:

City Secretary Date

SPECIAL NOTICE
NOTICE: Selling 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.

FIRE LANES

The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as delineated and shown hereon, a hard surface in accordance with the City of Forney's parking standards for fire lanes, and that 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, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of parking 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 lanes and utility easements to be maintained free and unobstructed at all times for the department and emergency use.

ACCESS EASEMENTS

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of public utility, vehicular and pedestrian use and access, and for the department and emergency use in, along, upon and across said easements, with the right and privilege at all times of the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said easements.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS.

That I, Raul Dominguez Reyes, 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.

Raul D. Reyes
Raul Dominguez Reyes
Registered Professional Land Surveyor No. 5390



BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Raul Dominguez Reyes (RDRS), 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 24th day of May, 2020.

Notary Public in and for the State of Texas

My Commission Expires on: 8-13-2020



GENERAL NOTES

- 1. This plat represents a Preliminary Plat Survey of Tract 1 and Tract 2 as recorded in Deed 194, 4827, Pg. 391 of the Official Public Records of Kaufman County, Texas (O.P.R.C.T.) and Tract 3 as recorded in Deed 194, 4827, Pg. 391 of O.P.R.C.T., and is based on the measurements provided by Republic of Texas, Inc. (RTI), NCS 569058-CO, dated 04/08/2019.
2. Basis of Planetary MERID, Texas North Central Zone 5351, derived from a processed OPUS solution. All coordinates are MERID, Texas North Central Zone 5351, U.S. Survey Feet.
3. Basis of Elevation: NAVD83 derived from a processed OPUS solution.
4. This survey is valid only for the drawing includes the seal and signature of the surveyor.
5. The survey meets current Texas Standards of Practice for Property Boundary, Survey and Plans.
6. No alleged liens made to show building setback lines graphically on the survey. The assignment, location, or orientation of products that impact the usage rights of the property are determined by the local governing jurisdictional agency. Section dimensions will be based on the orientation of the boundary(s) to be constructed as approved.
7. The locations of underground utilities are shown hereon as based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utility structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utility structures.
8. Underground utilities were located by visible above ground markings as indicated by utility locations and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate factors. No excavation was taken place as of this date to determine the exact location of existing underground utilities shown on the survey.
9. The contractor is advised to conduct the 811 One-Call Center before any construction begins, depending on the state map is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call System. Therefore the contractor is advised to contact the appropriate utility companies as well as the One-Call System.
10. By scaled map location and graphical labeling only. This property is located in Zone "X", unclassified which are areas determined to be outside the 0.2% annual chance floodplain delineated by the National Flood Insurance Program. Flood Insurance Rate Map for Kaufman County, Texas 455701550 Map Revision: July 3, 2012.
11. No current zoning report or other regarding zoning classification was provided to the Surveyor; the following information was obtained from City of Forney GIS zoning map. This property is zoned CR (General Retail District).

FINAL PLAT
LOT 1, BLOCK A
EAST BROAD STREET II
ADDITION
2.53 ACRES
ABSLON HYER SURVEY,
ABSTRACT NO. 203
CITY OF FORNEY,
KAUFMAN COUNTY, TEXAS

BENING THE REMAINDER OF TRACT 1
AND 2 DEED VOL. 4827, PG. 391
AND THE REMAINDER OF TRACT 3
QUIT CLAIM DEED VOL. 5278, PG. 233

SHEET 2 OF 2

OWNER/AGENT
LCG HIGHWAY 80, LLC
3801 Will Tolliver
Suite 600
Dallas, TX 75219
Phone: (214) 665-0080
willtol@lccapitalgroup.com

CEI Engineering Associates, Inc.
3718 SW Agency Parkway
Bentonville, AR 72712
Phone: (479) 273-5472
3030 LeJ. Proulx
Dallas, TX 75234
Phone: (972) 489-4737
myes@ceieng.com

CEI Engineering Associates, Inc.
Engineers, Planners, Surveyors,
Architects, Environmental Scientists

3030 LeJ. Proulx
Bentonville, AR 72712
Dallas, TX 75234
(972) 489-4737
DALLAS OFFICE TRUCK FINRA #01012423