

# 3 & 1

Date of Preparation: 03/22/20  
File #: 79121.F11  
Scale: 1:30  
Project No.: 79121.00

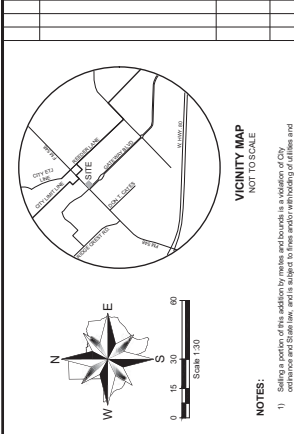
## GATEWAY CENTER LOT 1, BLOCK 1

HEIRS OF SAMUEL SMITH SURVEY ABSTRACT NO. 450  
KAPLAN COUNTY, TEXAS  
THE DIMENSION GROUP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238

REVISION

NO.	DATE	DESCRIPTION

Winkelmann & Associates, Inc.  
Professional Surveyors  
10755 Sandhill Road, Suite 400  
Dallas, Texas 75238  
Tel: 972-490-1900  
Fax: 972-490-1901  
www.winkelmann.com



**NOTES:**

- Setting portion of this addition by review and bounds is a violation of City ordinance and State law, and is subject to fine and/or withholding of title and other penalties.

- ABBREVIATION LEGEND**
- LP LIGHT POLE WITH SHINER STAMPED
  - WAL W.A.L. P.S. 5714'
  - MAG MANSOLE
  - MH METAL POST
  - BP BENCH MARK
  - PF PINE FLAG
  - PKAL PKAL SET
  - PM PAINT MARK
  - SB SIGNAL BOX
  - SP SIGNAL POLE
  - SS SIGNAWAY SIGN
  - SM SIGNAWAY MARKER
  - TR TRANSFORMER
  - TPAD TRANSFORMER PAD
  - USA UTILITY AND CABLE MARKER
  - W WATER METER
  - WP WOOD POST
  - WV WATER VALVE FOUND
  - XCS "X" CUT IN CONCRETE SET
  - XCS "X" CUT IN CONCRETE SET
  - IRP REINFORCED CONCRETE PIPE
  - IRP IRON ROD FOUND

**ABBREVIATION LEGEND**

ABER	DEFINITION OWNER
BELB	BELL BOARD
CB	COMMUNICATION
CC	COUNTY CLERK'S FILE NO.
CRS	IRON ROD SET W/CAIP STAMPED W.A.L.
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
FH	FIRE HYDRANT
FM	FIRE METER
FP	FIRE POST
GG	GAS METER
GL	GAS METER
GR	GAS RISER
GW	GRAY WIRE
HC	HANDING HEIGHT
ICV	IRRIGATION CONTROL VALVE
IRP	IRON ROD FOUND

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48370200D, dated July 2, 2012, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 1% annual chance floodplain.

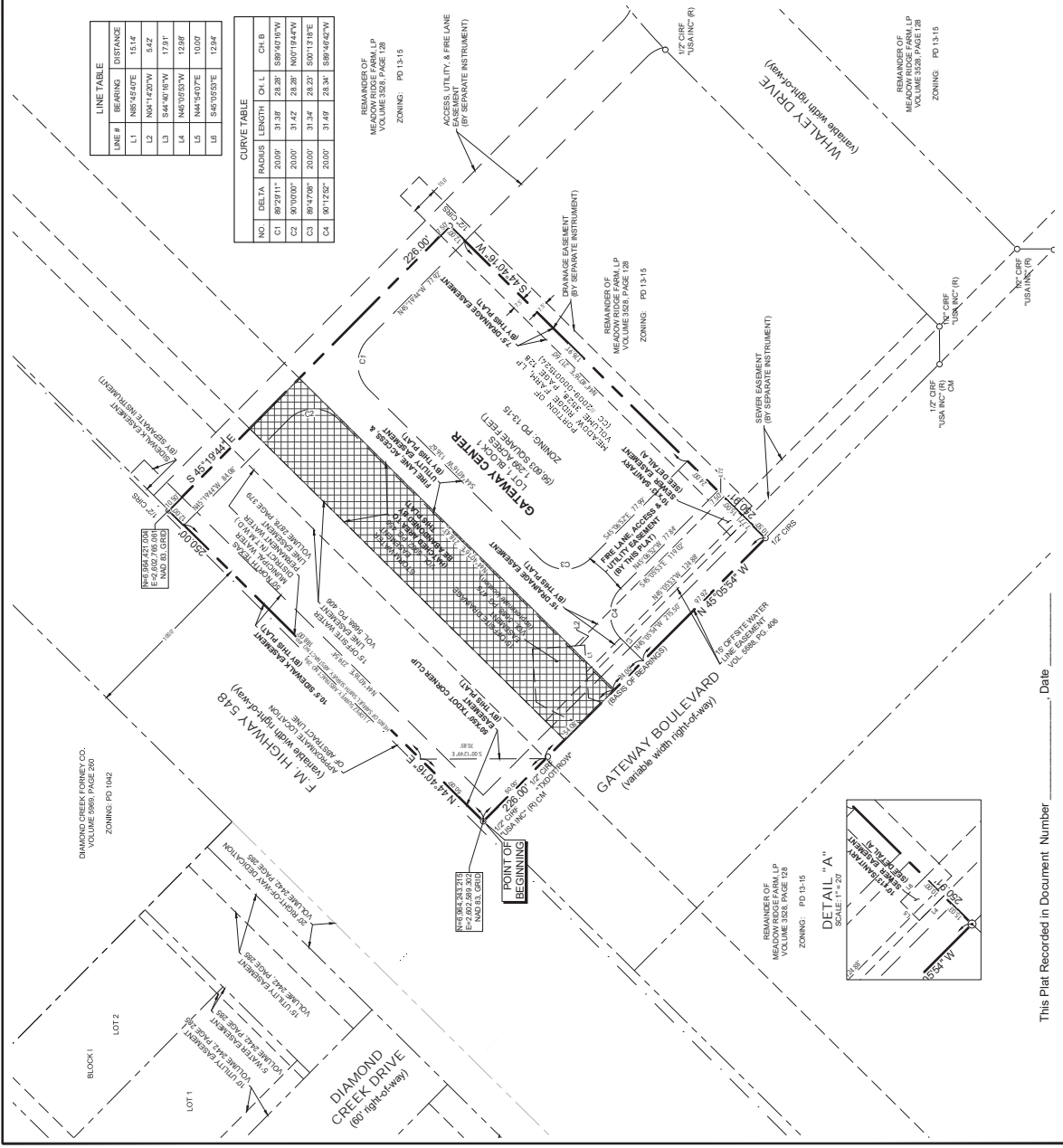
This flood hazard information is for informational purposes only. It does not constitute a flood damage survey. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OWNER:**  
MEADOW RIDGE FARM, LP  
200 CEDARS SPRINGS ROAD, SUITE 600  
DALLAS, TEXAS 75241

**ENGINEER:**  
WINKELMANN & ASSOCIATES  
6700 HILLCREST PLAZA DRIVE  
DALLAS, TEXAS 75243  
972-490-1900

**ENGINEER:**  
CLAYMORE ENGINEERING, INC.  
10755 SANDHILL ROAD, SUITE 400  
DALLAS, TEXAS 75238  
817-291-9572  
MAIL@CLAYMOREENG.COM  
214-711-4630

**FINAL PLAT:**  
GATEWAY CENTER  
LOT 1, BLOCK 1  
HEIRS OF SAMUEL SMITH SURVEY ABSTRACT NO. 450, CITY OF FORNEY, KAUFMAN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED TO MEADOW RIDGE FARM, LP, RECORDED IN VOLUME 3526, PAGE 128 (CC #2009-0001624), DEED RECORDS, KAUFMAN COUNTY, TEXAS NO.450



This Plat Recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_

NO.	DATE	REVISION

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

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**WARRANTY:** This document shall not be recorded for any purpose and shall not be used for any purpose other than the purpose stated herein.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

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

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

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of City Council \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_  
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