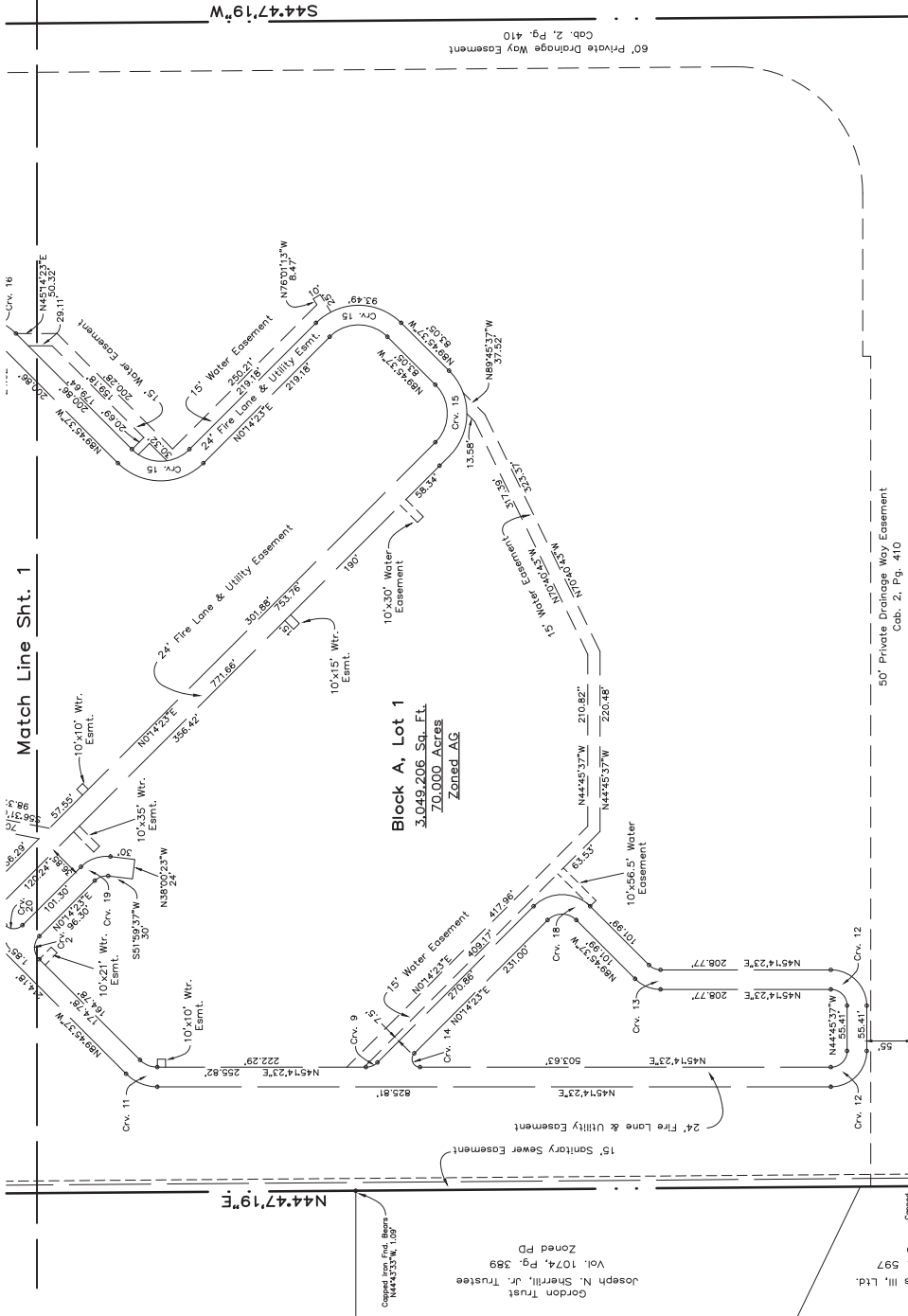


VICINITY MAP
NTS



SHEET 2 OF 3
FINAL PLAT OF THE
**FORNEY HIGH SCHOOL
ADDITION**

Block A, Lot 1
Being A Replat Of
Forney High School Addition, Block A, Lot 1
An Addition To The City Of Forney, Texas
Recorded As Plat No. 410, in Cabinet No. 2
Of The Plat Records of Kaufman County, Texas

A. HYER SURVEY ~ ABST. 203
FORNEY, KAUFMAN COUNTY, TEXAS

Corner:
Forney Independent School District
600 South Block D Ave Street
Forney, Texas 75126
Telephone 469 762-4100

Engineer:
RLK Engineering, Inc.
111 West Valley Street, No. 879
Allen, Texas 75013
Telephone 972 359-1733

Surveyor:
Surdukan Surveying, Inc.
PO Box 129
Ackerly, Texas 75109
Telephone 972 924-8200
May 20, 2020

Called 53.01 Acres
Wholey Investments, Ltd.
Vol. 3394, Pg. 436
Zoned AG

Copied from Sht. Chestnut Meadows III, Ltd.
Vol. 2389, Pg. 597
Zoned PD

Copied from Ind. Bears
Vol. 1444533 W, 109'
Zoned PD
Joseph N. Sherrill, Jr. Trustee
Gordon Trust

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF KAUFMAN**

WHEREAS, the Forney Independent School District is the owner of a tract of land situated in the A. Hyer Survey, Abstract No. 203, City of Forney, Texas, and Block A, Lot 1, an addition to the City of Forney, Texas, as recorded on Plat No. 410, Plat Cabinet No. 2, Plat Records of Kaufman County, Texas, and being all of 0.30100000 acre conveyed to the City of Forney, L.S.D., by deed recorded in Volume 888, Page 54,000, and being all of 40.00000000 acre conveyed to Forney I.S.D. by deed recorded in Volume 866, Page 641, Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron set for corner in the southwest line of F.M. No. 741 (a 90' R.O.W.) said point being the north corner of said Lot 1, Block A, Forney High School Addition;

THENCE S44°42'37"E, with the southwest line of F.M. No. 741, a distance of 1434.55 feet to a 1/2" iron rod found for corner;

THENCE S44°47'19"W, leaving F.M. No. 741, a distance of 2125.62 feet to a 1/2" capped iron set for corner, which a capped iron found bears S44°47'19"W, 0.38 feet;

THENCE N44°42'37"W, a distance of 1434.55 feet to a 1/2" capped iron set for corner;

THENCE N44°47'19"E, a distance of 2125.62 feet, to the POINT OF BEGINNING and CONTAINING 3,049,206 square feet, or 70,000 acres of land.

BASIS OF BEARINGS:

Bearings shown are based on NAD 83 State Plane Coordinates as established by Western Data GPS Network.

NOTICE:

Selling a portion of this addition by metes and bounds is a violation of Subchapter D and State law, and is subject to fines and/or withholding of utilities and building permits.

Curve Data Chart

	Inner	Outer	Inner	Outer	Inner	Outer
1	A=9000'00" R=30.00' L=22.16'	A=1265'36" R=10.00' L=22.16'	A=5145'14" R=20.00' L=15.07'	19	A=5145'14" R=20.00' L=15.07'	Outer A=4100'00" R=4.00' L=29.74'
2	A=9000'00" R=20.00' L=22.16'	A=45700'00" R=30.00' L=22.21'	A=9000'00" R=44.00' L=22.21'	20	A=9000'00" R=15.00' L=15.00'	
3	A=9000'00" R=20.00' L=22.16'	A=9000'00" R=20.00' L=22.16'	A=8925'11" R=20.00' L=19.95'	21	A=9000'00" R=20.00' L=20.05'	
4	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	22	A=9000'00" R=20.00' L=20.05'	
5	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	23	A=9000'00" R=20.00' L=20.05'	
6	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	24	A=9000'00" R=20.00' L=20.05'	
7	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	25	A=9000'00" R=20.00' L=20.05'	
8	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	26	A=9000'00" R=20.00' L=20.05'	
9	A=9000'00" R=50.00' L=78.54'	A=45700'00" R=44.00' L=22.21'	A=9000'00" R=20.00' L=20.05'	27	A=9000'00" R=20.00' L=20.05'	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Forney Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the boundaries of Block A, Lot 1, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and easement shown thereon. The streets and alleys are dedicated to 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 in, any way, or otherwise interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Forney and their respective systems in said easements shall have the right to construct, reconstruct, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone.

That, the undersigned does hereby covenant and agree that he shall maintain a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he shall maintain the same in a state of good repair at all times and keep the same free and clear of city structures, but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the accessibility of fire apparatus. The maintenance of said fire lanes shall not be a condition or prerequisite of the use of said fire lanes, and the owner shall maintain appropriate conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The local law enforcement agency(s) is hereby authorized to enforce the use of said fire lanes, and to take any action deemed appropriate and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat, approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Forney, Texas.

WITNESS, my hand this the ____ day of _____, 2020.

Forney Independent School District

By _____

Printed name and title

STATE OF TEXAS

COUNTY OF KAUFMAN

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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2020.

Notary Public in and for
the State of Texas

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 _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
Notary Public
Registration No. 4613

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 David J. Surdukan, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2020.

Notary Public in and for
the State of Texas

SHEET 3 OF 3
FINAL PLAT OF THE

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800 Forney, Texas 75126
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111 Westgate Center, No. 879
Allen, Texas 75013
Telephone 972 359-1733

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PO Box 126
Allen, Texas 75013
Telephone 972 924-8200

May 20, 2020