

UNION PACIFIC RAILROAD  
(100' RIGHT-OF-WAY)

LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	5/8-INCH IRON ROD W/CAP MARKED
CRIF	3/4-INCH IRON ROD W/CAP MARKED
CRIF	1/2-INCH IRON ROD W/CAP MARKED
CRIF	1/4-INCH IRON ROD W/CAP MARKED
CRIF	1/8-INCH IRON ROD W/CAP MARKED
IRF	OTHERWISE NOTED
DRF	DEED RECORD
PRF	PLANNED RECORD
CAB	KAUFMAN COUNTY, TEXAS
POL	KAUFMAN COUNTY, TEXAS
PL	KAUFMAN COUNTY, TEXAS
PL	KAUFMAN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER

CITY OF FORNEY, TEXAS  
VOL. 4021, PG. 233  
DRKCT

NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S07°00'14"W	32.75'	01°52'56"	1000.00'	32.75'
C2	S88°09'46"E	58.17'	12°34'41"	265.50'	58.29'
C3	S88°09'46"E	51.38'	12°34'41"	234.50'	51.48'
C4	N03°42'49"W	96.98'	05°33'31"	1000.00'	97.02'

CALLLED 371.22 ACRES  
SOUTH FORNEY, LLC  
VOL. 3930, PG. 139  
DRKCT

SOUTH GATEWAY BOULEVARD  
VOL. 5261, PG. 375  
CABINET #3, SLIDE 316  
PRKCT

N 89°57'57.79"  
E 261°00'56.60"  
(GRD)  
S48°03'04"E  
34.48'

N85°32'53"E  
140.06'

N85°32'53"E  
264.63'

A=04°27'07"  
R=2060.00'  
L=160.06'  
CB=N87°46'27"E  
CH=160.02'

A=04°27'07"  
R=2000.00'  
L=155.40'  
CB=S87°46'27"W  
CH=155.36'

LOT 1, BLOCK 1  
DOX7 ADDITION  
VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
DRKCT

EXISTING ZONING  
PLANNED DEVELOPMENT

EXISTING ZONING  
PLANNED DEVELOPMENT

EXISTING ZONING  
PLANNED DEVELOPMENT

EXISTING ZONING  
PLANNED DEVELOPMENT

EXISTING ZONING  
PLANNED DEVELOPMENT

APPLICANT: SOUTH FORNEY LLC  
CONTACT: 2101 CEDAR SPRINGS ROAD  
SUITE 200, DALLAS, TEXAS 75201  
ALAN BAIN  
(214)-860-8585  
ABN@PETTRHUNT.COM

OWNER: SOUTH FORNEY LLC  
CONTACT: 2101 CEDAR SPRINGS ROAD  
SUITE 200, DALLAS, TEXAS 75201  
ALAN BAIN  
(214)-860-8585  
ABN@PETTRHUNT.COM

RPLS OF RECORD: JAMES M. WHITKAWAK  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6134

SAMUEL SMITH ~ ABSTRACT NO. 450  
CITY OF FORNEY  
KAUFMAN COUNTY, TEXAS

6.779 ACRES  
AKRON WAY  
SITUATED IN THE  
RIGHT-OF-WAY PLAT  
FOR  
FINAL

AKRON WAY  
R.O.W. DEDICATION  
BY OTHERS

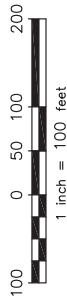
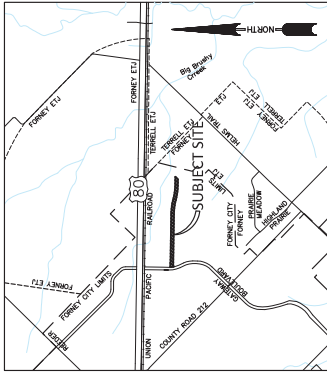
941.53' 1354.96'

N00°00'00"E 60.00'

N90°00'00"W 413.44'

CALLLED 172.73 ACRES  
SOUTH FORNEY, LLC  
VOL. 3930, PG. 147  
DRKCT

RECORDING BLOCK



SAMUEL SMITH SURVEY  
ABSTRACT NO. 450

NOTES:

1. 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 withholdings of utilities and building permits.
  2. All monuments found and set are shown herein.
  3. Subject property lies within Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Study for Forney, Texas, dated August 1, 2012, effective July 3, 2012. Floodplain lines plotted herein are graphically shown according to this map.
  4. The bearings shown and recited herein are referenced to the Texas Coordinate System of 1983 - Texas North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999885936012.
- The coordinates shown and recited herein are referenced to the Texas Coordinate System of 1983 - Texas North Central Zone No. 4202 - NAD83.
5. Existing zoning designations shown herein are per City of Forney online Zoning Map effective January 24, 2020.

CALLLED 172.73 ACRES  
SOUTH FORNEY, LLC  
VOL. 3930, PG. 147  
DRKCT

EXISTING ZONING  
AG

EXISTING ZONING  
PLANNED DEVELOPMENT

EXISTING ZONING  
PLANNED DEVELOPMENT

"PRELIMINARY. THIS DOCUMENT  
SHALL NOT BE RECORDED FOR  
A RECORD COPY. IT SHOULD  
BE USED FOR VIEWING OR RELEASING  
UPON AS A FINAL SURVEY  
DOCUMENT."

PETTIT & ASSOCIATES  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

TBPE FIRM REGISTRATION NO. 1488  
TBPLS FIRM REGISTRATION NO. 101068  
1651 Glenville Drive, Suite 212 Tel. No. (214) 221-9955  
Richardson, Texas 75081 Fax No. (214) 340-3550  
DATE: MAY 2020 SCALE: 1" = 100'

JOB NO. 0501901W

AKRON WAY

AKRON WAY

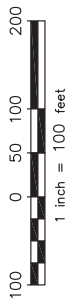
AKRON WAY

AKRON WAY

AKRON WAY

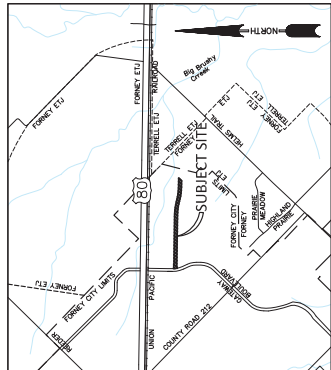
**UNION PACIFIC RAILROAD**  
**(100' RIGHT-OF-WAY)**

- NOTES:
1. 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 withholdings of utilities and building permits.
  2. All monuments found and set are shown hereon.
  3. Subject property lies within Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency Flood Insurance Study Number 48257/001750, Effective Date July 3, 2012. Floodplain lines plotted hereon are graphically shown according to this map.
  4. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - Texas North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.99988936012.
  5. Existing zoning designations shown hereon are per City of Forney online Zoning Map accessed January 24, 2020.

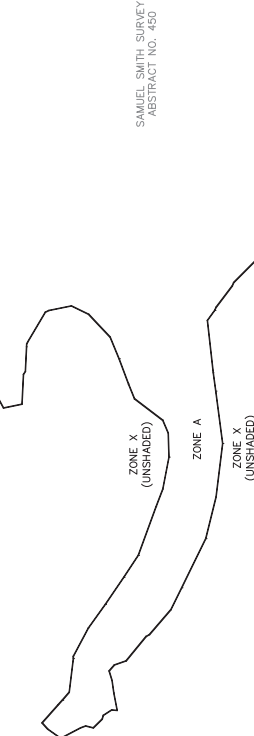


**LEGEND**

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
CRS	CENTRAL SURVEY SYSTEM
CRF	5/8-INCH IRON ROD W/CAP MARKED PETIT-REL'S 489" SET OTHERWISE NOTED
IRE	IRON ROD FOUND UNLESS OTHERWISE NOTED
DRCKT	DEED RECORDS
PRCKT	KAUFMAN COUNTY, TEXAS DEED RECORDS
CAB	CABINET
PL	PLANK
PG	PAGE
INST. NO.	INSTRUMENT NUMBER



**LOCATION MAP**  
N.T.R.



CALLER 17273 ACRES  
SOUTH FORNEY, LLC  
VOL. 3930, P.G. 147  
DRCKT

EXISTING ZONING  
AG

Δ=18°01'50"  
R=2440.00'  
L=605.61'  
CB=S80°59'05"E  
CH=802.29'

Δ=9°33'17"  
R=2560.00'  
L=426.91'  
CB=N76°44'49"W  
CH=426.42'

CALLER 17273 ACRES  
SOUTH FORNEY, LLC  
VOL. 3930, P.G. 147  
DRCKT

EXISTING ZONING  
PLANNED DEVELOPMENT

OWNER: SOUTH FORNEY, LLC  
CONTACT: 2101 CEDAR SPRINGS ROAD  
SUITE 200 DALLAS, TEXAS 75201  
ALAN BAN  
(214)-880-8595  
ABANN@PETROHUNT.COM

APPLICANT: SOUTH FORNEY, LLC  
CONTACT: 2101 CEDAR SPRINGS ROAD  
SUITE 200 DALLAS, TEXAS 75201  
ALAN BAN  
(214)-880-8595  
ABANN@PETROHUNT.COM

RPLS OF RECORD: JAMES M. WHITMAN  
LAND SURVEYOR NO. 6134

**FINAL**  
**RIGHT-OF-WAY PLAT**  
**FOR AKRON WAY**

ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

6.779 ACRES  
SITUATED IN THE  
CITY OF FORNEY  
KAUFMAN COUNTY, TEXAS

APPLICANT: SOUTH FORNEY, LLC  
CONTACT: 2101 CEDAR SPRINGS ROAD  
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DATE: MAY 2020  
SCALE: 1" = 100'

**PETITT & ASSOCIATES**  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

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SITUATED IN THE  
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LAND SURVEYOR NO. 6134

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DATE: MAY 2020  
SCALE: 1" = 100'

**PETITT & ASSOCIATES**  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

6.779 ACRES  
SITUATED IN THE  
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RPLS OF RECORD: JAMES M. WHITMAN  
LAND SURVEYOR NO. 6134

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DATE: MAY 2020  
SCALE: 1" = 100'

**PETITT & ASSOCIATES**  
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

6.779 ACRES  
SITUATED IN THE  
CITY OF FORNEY  
KAUFMAN COUNTY, TEXAS

RPLS OF RECORD: JAMES M. WHITMAN  
LAND SURVEYOR NO. 6134

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DATE: MAY 2020  
SCALE: 1" = 100'

Owner's Certificate:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, South Forney, LLC is the Owner of a tract of land situated in the Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas and being out of a 371.22 acre tract conveyed to them by Kaufman Highway 80-316 Joint Venture, and a 172.73 acre tract being on 6.779 acre tract of land situated in the SAMUEL SMITH SURVEY ABSTRACT NO. 450 in Kaufman County, Texas and being part of a called 371.22 acre tract of land described to South Forney LLC recorded in Volume 3930 Page 139, Deed Records Kaufman County, Texas, (DRKCT) and being part of a called 172.73 acre tract of land described to South Forney LLC recorded in Volume 3930 Page 147, DRKCT) and being more particularly described as follows: COMMENCING at a 1/2-inch iron rod with cap marked "USA INC" found in the east Right-of Way Line of South Gateway Boulevard (120-foot wide Right of Way) according to the plat of South Gateway Boulevard recorded in Cabinet 3, Slide 316 in the Plat Records of Kaufman County, Texas, (PRKCT), from which a 1/2- inch iron rod with cap marked "USA INC" found bears North 89°08'23" West, a distance of 206.63 feet, and being the beginning of a non-tangent curve to the left;

Southwesterly, with said curve, which has a central angle of 152°36', a radius of 1000.00 feet, a chord that bears North 00°00'14" West with a chord length of 32.75 feet, and an arc length of 32.75 feet to the end of said curve and to the POINT OF BEGINNING;
THENCE departing the east Right-of Way Line of said South Gateway Boulevard over and across said South Forney 172.73 acre tract and South Forney 371.22 acre tract the following courses to 5/8 inch iron rods with cap marked "PETITT-APLS 4087" set for corners:

- South 48°03'04" East, a distance of 34.48 feet;
North 85°32'53" East, a distance of 140.06 feet to the beginning of a tangent curve to the right;
Southeasterly, with said curve, which has a central angle of 123°44'1", a radius of 265.50 feet, a chord that bears South 88°09'46" East with a chord length of 58.17 feet, and an arc length of 58.29 feet to the beginning of a tangent curve to the left;
Southeasterly, with said curve, which has a central angle of 123°44'1", a radius of 234.50 feet, a chord that bears South 88°09'46" East with a chord length of 51.38 feet, and an arc length of 51.48 feet to the end of said curve;

- North 85°32'53" East, a distance of 264.63 feet to the beginning of a tangent curve to the right;
Northwesterly, with said curve, which has a central angle of 42°07', a radius of 2060.00 feet, a chord that bears North 87°46'27" East with a chord length of 160.02 feet, and an arc length of 160.06 feet to the end of said curve;
North 90°00'00" East, a distance of 1354.96 feet to the beginning of a tangent curve to the right;
Southeasterly, with said curve, which has a central angle of 180°15'0", a radius of 2560.00 feet, a chord that bears South 80°59'05" East with a chord length of 802.29 feet, and an arc length of 805.61 feet to the beginning of a tangent reverse curve to the left;
Southeasterly, with said curve, which has a central angle of 9°33'17", a radius of 2440.00 feet, a chord that bears South 76°44'49" East with a chord length of 406.43 feet, and an arc length of 406.90 feet to the end of said curve;
South 08°29'33" West, a distance of 120.00 feet to the beginning of a non-tangent curve to the right;

- Northwesterly, with said curve, which has a central angle of 9°33'17", a radius of 2560.00 feet, a chord that bears North 76°44'49" West with a chord length of 426.42 feet, and an arc length of 426.91 feet to the beginning of a tangent reverse curve to the left;
Northwesterly, with said curve, which has a central angle of 180°15'0", a radius of 2440.00 feet, a chord that bears North 80°59'05" West with a chord length of 764.68 feet, and an arc length of 767.85 feet to the end of said curve;
North 90°00'00" West, a distance of 413.44 feet;
North 00°00'00" East, a distance of 60.00 feet;
South 80°00'00" West, a distance of 941.53 feet to the beginning of a tangent curve to the left;

- Southwesterly, with said curve, which has a central angle of 42°07', a radius of 2000.00 feet, a chord that bears South 87°46'27" West with a chord length of 155.36 feet, and an arc length of 155.90 feet to the end of said curve;
South 85°32'53" West, a distance of 536.60 feet to a point in the east Right-of Way Line of said South Gateway Boulevard, and being the beginning of a non-tangent curve to the right;

THENCE Northwesterly with the east Right-of Way Line of said South Gateway Boulevard with said curve, which has a central angle of 05°33'31", a radius of 1000.00 feet, a chord that bears North 03°42'16" West with a chord length of 96.98 feet, and an arc length of 97.02 feet to the POINT OF BEGINNING containing 6.779 acres, more or less.

APPLICANT: SOUTH FORNEY LLC
CONTACT: 2101 CEDAR SPRINGS ROAD
SUITE 200, DALLAS, TEXAS 75201
JUAN BAN
(214)-880-8595
ABAIN@PETROHUNT.COM

OWNER: SOUTH FORNEY LLC
CONTACT: 2101 CEDAR SPRINGS ROAD
SUITE 200, DALLAS, TEXAS 75201
JUAN BAN
(214)-880-8595
ABAIN@PETROHUNT.COM

RP/L OF RECORD: JAMES M. WHITKINACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That South Forney, LLC acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as AKRON WAY, an improvement to be placed on the above described property. The streets and alleys are 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, or other improvements shall be placed on this plat. Landscaping improvements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the easements, if approved by the City of Forney. In addition, utility easements may also be used being subordinate to the public's 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, interfere with the use of the easements. The City of Forney and public utility entities shall have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and systems in said easements. The City of Forney and public utility entities shall at all times procure permission from anyone.

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

WITNESS, my hand, this the \_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, Owner, 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 \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:
That I, James Mark Whitkinnack, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE USED OR VIEWED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

James Mark Whitkinnack, Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Mark Whitkinnack, 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 \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

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 \_\_\_\_\_

FINAL
RIGHT-OF-WAY PLAT
FOR
AKRON WAY

6.779 ACRES
SITUATED IN THE
SAMUEL SMITH ~ ABSTRACT NO. 450
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

RECORDING BLOCK

PETITT & ASSOCIATES

ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

TBPE FIRM REGISTRATION NO. 1488

TBPLS FIRM REGISTRATION NO. 101686

1651 Glenville Drive, Suite 212 Tel. No. (214) 221-9855

Richardson, Texas 75081 Fax No. (214) 340-3550

DATE: MAY 2020 JOB NO. 0501900W SCALE: 1"= 100'

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