

VICINITY MAP
(NOT TO SCALE)



LEGEND

(C#)	CONTROLLING INSTRUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SL.	SECTION
BL.	BLOCK
VL.	VOLUME
---	PROPERTY LINE
---	ESSENTIAL LINE

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone, 4202, North American Datum of 1983, adjustment reiteration 2011, with an applied meridian convergence factor of 1.00014607.
2. The floodplain boundaries are approximate and are not depicted herein. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 482701150 with Map Revised date July 3, 2012.
3. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
4. All property corners are 5/8-inch iron rods with "992" cap set unless otherwise noted.
5. The owner of the land indicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes but do not interfere with the use of said easement areas for utilities, including but not limited to the right to place surface 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 herein that are granted by separate instrument are approximate and such easements and their location are governed by the name, purpose, and contents 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 delineated herein, a fire lane that meets the minimum standards set forth in the City of Forney's existing standards for fire lanes, and that the fire lane shall maintain the same in a state of good repair at all times and keep the same free of obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other equipment or other structures, and shall be responsible for the maintenance of paving on the fire lane easements in the same manner as the City of Forney maintains its fire lanes. The undersigned shall maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The local law enforcement shall be responsible for enforcing the fire lane regulations within the fire lanes, and to cause such fire lanes and easements to be kept clear of obstructions and unobstructed at all times for the deployment and emergency use.

PRELIMINARY PLAT
LOT 1, BLOCK 1
FTW5 ADDITION

BENS 79.362 ACRES OUT OF THE
SOUTH FORNEY, LLC
KAUFMAN COUNTY, TEXAS
MAY 2020
SHEET 1 OF 3

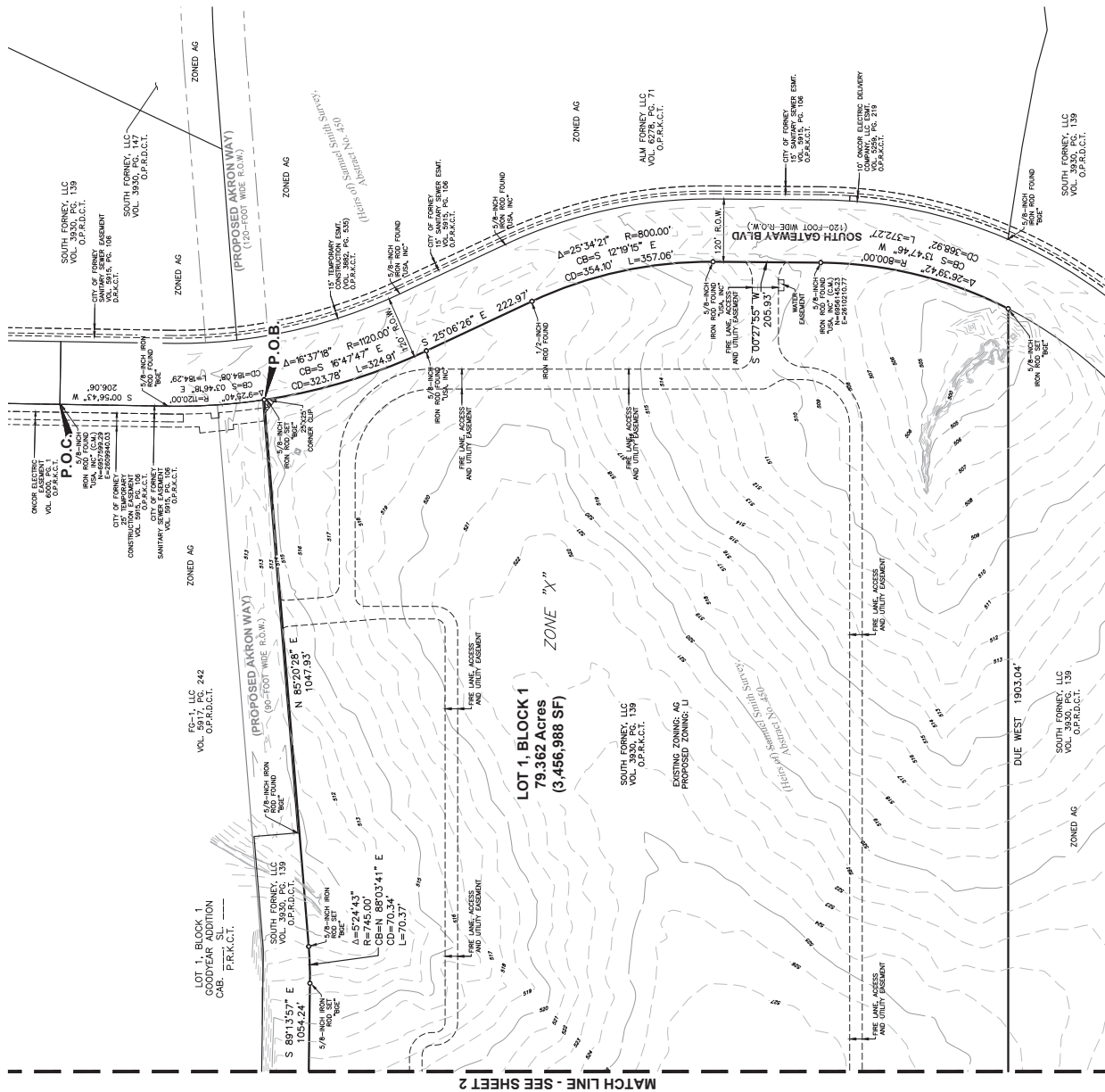


BEI
BENS ENGINEERING, INC.
2096 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-242-1100
TBEALS Licensed Surveying Firm No. 10193853
Copyright 2020

OWNER
SOUTH FORNEY, LLC
2101 Cedar Springs Rd., Suite 600
Frisco, TX 75034
Phone: 214-880-8411

DEVELOPER
BENS ENGINEERING, INC.
3300 US 75, Suite 100
Dallas, TX 75229
Tel: 972-242-1100
Phone: 214-393-6966

OWNER
SOUTH FORNEY, LLC
2101 Cedar Springs Rd., Suite 600
Frisco, TX 75034
Phone: 214-880-8411



MATCH LINE - SEE SHEET 2

LOT 1, BLOCK 1
79.362 Acres
(3,456,988 SF)

LOT 1, BLOCK 1
GOODYEAR ADDITION
CAB. PERM.C.T.

56-7, LLC
VOL. 0.P.R.D.C.T. 242

ONCE EASEMENT
VOL. 0.P.R.D.C.T. 1

P.O.C.
IRON 2 1/2-INCH ROD FOUND
1/4" (C.A.)
CONTRACT NO. 1505994903

CITY OF FORNEY
CONTRACT NO. 1505994903

CITY OF FORNEY
CONTRACT NO. 1505994903

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CITY OF FORNEY
CONTRACT NO. 1505994903

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN §

WHEREAS South Forney, LLC is the owner of a 79,302 square feet of land situated in the Block 01, Street Smith Survey, Abstract No. 2096, Dallas Palmetto Survey, Block 01, South Forney, Kaufman County, Texas, and the same is more particularly described by the plat recorded in Volume 38-2, Page 138 of the Official Public Records of Kaufman County, Texas, said 79,302-acre parcel being more particularly described by means and bounds as follows:

COMMENCING at a 5/8-inch iron rod with yellow cap stamped "BGE" found in the westerly right-of-way line at South Gateway Forney, Kaufman County, Texas as recorded in Carter's 13, Sheet 311 of the Plat Records of Kaufman County, Texas;

THENCE in a southerly direction with the said westerly right-of-way line of South Gateway Boulevard, the following (6) (2) calls:
South 09 degrees 08 minutes 32 seconds West, a distance of 308.08 feet to a 1/2-inch iron rod found with yellow cap stamped "BGE"; said point being the beginning of a tangent curve to the left;

THENCE in a southerly direction with the said westerly right-of-way line of South Gateway Boulevard, the following (5) (3) calls:
South 09 degrees 08 minutes 32 seconds West, a distance of 308.08 feet to a 1/2-inch iron rod found with yellow cap stamped "BGE"; said point being the beginning of a tangent curve to the left;

South 75 degrees 08 minutes 28 seconds East, a distance of 223.97 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

South 09 degrees 08 minutes 32 seconds West, a distance of 308.08 feet to a 1/2-inch iron rod found with yellow cap stamped "BGE"; said point being the beginning of a tangent curve to the left;

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SURVEYOR'S CERTIFICATE

That I, Gregory Mays Preece, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the plat is a true and correct copy of the original as shown to me by the person in possession in accordance with the Subdivision Ordinance of the City of Forney.

Particulars of this document shall be the responsibility of the person for the purpose of this plat and shall not be used for record or relied upon as a final survey document, released date 5/27/2020.

Signature of Registered Professional Land Surveyor
Gregory Mays Preece
Registration No. 6989

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 Gregory Mays Preece, 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: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the owners of the above described property, do hereby dedicate to the public use forever, the streets, alleys and easements shown hereon. The streets and alleys are dedicated for the purpose of being used as streets, alleys and easements in accordance with the Subdivision Ordinance of the City of Forney, Texas, and does hereby dedicate in the manner and to the extent indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, or upon any portion of, the streets, alleys or easements shown hereon, except that landscape improvements may be placed in landscape easements at the discretion of the City of Forney, Texas.

Public utilities desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities being limited to the use of electric, gas, water, sewer, telephone, cable television, and other public utilities, shall be subject to the removal and keeping removed all or part 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 easements shall be subject to the use of electric, gas, water, sewer, telephone, cable television, and other public utilities, and to the removal of any part 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, and adding to or removing or part of their respective systems, without the necessity of any time procuring permission from anyone.

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

Whereas, my hand and seal of office, this _____ 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 _____, 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: _____

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on the plat.

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 _____

**PRELIMINARY PLAT
LOT 1, BLOCK 1
FTWS ADDITION**

BEING 79.302 ACRES OUT OF THE
SOUTH FORNEY SURVEY, ABSTRACT NO. 489
KAUFMAN COUNTY, TEXAS
MAY 2020
SHEET 3 OF 3



BOE, INC.
2096 Dallas Palmetto Survey, Suite 101, Forney, TX 75024
Dallas, TX 75224
TBRLS Licensed Surveying Firm No. 10193853
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DEVELOPER
SERPENTINE REAL ESTATE PARTNERS, INC.
3030 N. Loop West, Suite 1600
Dallas, TX 75224
Phone: 214-393-6966

OWNER
SOUTH FORNEY, LLC
2101 Cedar Springs Rd., Suite 600
Forney, TX 75024
Phone: 214-880-5411

Contract: 19-02-0000
Telephone: (972) 441-4944 • Email: rmas@boe.com
Project No.: 7691501 (A)COMP