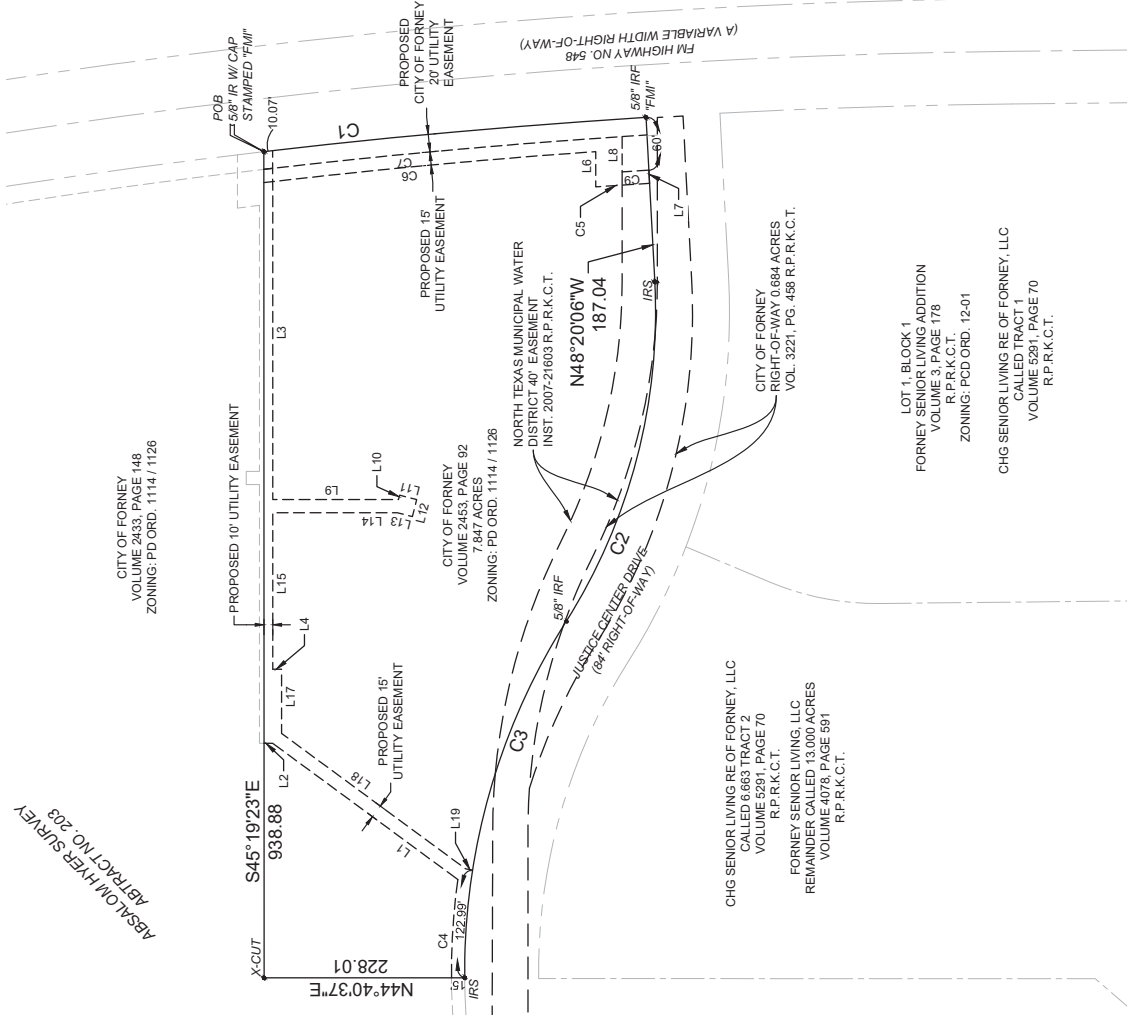


ASALOM HYER SURVEY
ABSTRACT NO. 203



Line Table

Line #	Length	Direction
L1	261.24	N81° 02' 36.74"E
L2	9.81	N44° 40' 51.37"E
L3	396.52	N46° 19' 22.77"W
L4	10.00	S44° 40' 37.23"W
L6	40.10	S45° 18' 38.08"E
L7	15.00	S48° 20' 06.09"E
L8	40.09	S45° 18' 38.08"E
L9	142.90	S44° 40' 51.37"W
L10	5.06	S31° 10' 08.79"E

Line Table

Line #	Length	Direction
L11	20.00	S58° 49' 51.21"W
L12	20.00	N31° 10' 08.79"W
L13	17.91	N68° 49' 51.21"E
L14	141.26	N44° 40' 51.37"E
L15	177.84	N45° 19' 22.77"W
L17	72.96	N45° 19' 22.77"W
L18	259.63	S81° 02' 36.74"W
L19	7.97	S53° 35' 34.16"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	436.09	8142.08	3°04'08"	S39° 34' 25"W	436.04
C2	405.92	658.00	35°20'44"	N30° 39' 44"W	398.51
C3	426.26	742.00	32°54'53"	N29° 26' 49"W	420.42
C4	112.01	757.00	8°28'41"	S41° 39' 13"E	111.91
C5	61.37	8067.08	0°26'09"	N40° 53' 05"E	61.37
C6	378.69	8107.08	2°40'35"	N39° 20' 55"E	378.66
C7	437.15	8122.08	3°05'02"	N39° 33' 53"E	437.10
C8	30.51	8082.08	0°12'58"	N40° 59' 44"E	30.51

NOTES:
 1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, STATE PLANE NORTH CENTRAL ZONE NAD 1983, VIA THE ALL TERRA RT/KNET VRS NETWORK.
 2. THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP 48257C0150D, EFFECTIVE DATE JULY 3, 2012.

NOTICE: 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/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SUBDIVIDER / OWNER:
 CITY OF FORNEY
 101 E MAIN STREET
 FORNEY, TEXAS 75706
 (972) 364-7300

**PIERCE-MURRAY
 LAND SOLUTIONS**
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (903) 559-2266; CM@PIERCEMURRAY.COM
 TBPELS FIRM REG. NO.: F-20222/10194437

FINAL PLAT
 JUSTICE CENTER ADDITION
 LOT 1, BLOCK 1
 7.847 - ACRES
 ABSALOM HYER SURVEY
 ABSTRACT NO. 203
 FORNEY, KAUFMAN COUNTY, TEXAS.
 SHEET 1 OF 2

MARK	ISSUED FOR REVIEW	DATE	REVISION
A		9/20	

DRAWN BY:	TDP	REVIEWED BY:	CDP	PMLS JOB NO.:	DATE	2003-019

LOT 1, BLOCK 1
 FORNEY SENIOR LIVING ADDITION
 VOLUME 3, PAGE 178
 R.P.R.K.C.T.
 ZONING: PCD ORD. 12-01
 CHG SENIOR LIVING RE OF FORNEY, LLC
 CALLED TRACT 1
 VOLUME 5291, PAGE 70
 R.P.R.K.C.T.

CHG SENIOR LIVING RE OF FORNEY, LLC
 CALLED 6.663 TRACT 2
 VOLUME 5291, PAGE 70
 R.P.R.K.C.T.
 FORNEY SENIOR LIVING, LLC
 REMAINDER CALLED 13.000 ACRES
 VOLUME 4078, PAGE 591
 R.P.R.K.C.T.

LEGEND:
 O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 IRS 1/2" IRON ROD W/YELLOW CAP STAMPED
 "PIERCE-MURRAY" SET
 IRF IRON ROD FOUND
 POB POINT OF BEGINNING

VICINITY LOCATION MAP
 NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF KAUFMAN \$

WHEREAS, CITY OF FORNEY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ASBALOM HYER SURVEY, ABSTRACT NO. 203, KAUFMAN COUNTY, TEXAS, AND BEING OUT OF A 8.237 ACRE TRACT CONVEYED TO THEM BY MCA-FORNEY INVESTMENT II, L.T.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE ABSALOM HYER SURVEY, ABSTRACT NUMBER 203, CITY OF FORNEY, KAUFMAN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 8.237 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORNEY, TEXAS, AS RECORDED IN VOLUME 2453, PAGE 92, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN CALLED 0.888 ACRE STREET RIGHT-OF-WAY EASEMENT AGREEMENT RECORDED IN VOLUME 3221, PAGE 436, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY WETES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "FMI" FOUND AT THE SOUTHEASTERN CORNER OF SAID CALLED 8.237 ACRE TRACT, ALSO BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN CALLED 58.633 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORNEY AS RECORDED IN VOLUME 2483, PAGE 148, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS AND SAID IRON ROD ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 548 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 436.09 FEET, THROUGH A CENTRAL ANGLE OF 3°04'08", HAVING A RADIUS OF 8142.08 FEET AND A LONG CHORD OF WHICH BEARS S 39°34'25"W, 436.04 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "FMI" FOUND, BEING AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF JUSTICE CENTER DRIVE (AN 84 FOOT RIGHT-OF-WAY);

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE:

N 48°20'06"W, A DISTANCE OF 187.04 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 405.92 FEET, THROUGH A CENTRAL ANGLE OF 35°20'44", HAVING A RADIUS OF 658.00 FEET, AND A LONG CHORD OF WHICH BEARS N 30°39'44"W, 399.51 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 426.26 FEET, THROUGH A CENTRAL ANGLE OF 3°25'45", HAVING A RADIUS OF 742.00 FEET, AND A LONG CHORD OF WHICH BEARS N 29°28'09"W, 426.26 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" IN THE NORTH LINE OF SAID CALLED 8.237 ACRE TRACT AND A SOUTHLINE OF SAID CALLED 58.633 ACRE TRACT;

THENCE N 44°40'37"E, A DISTANCE OF 228.01 FEET ALONG THE COMMON LINE OF THE NORTH LINE OF SAID CALLED 8.237 ACRE TRACT AND A SOUTH LINE OF SAID CALLED 58.633 ACRE TRACT;

THENCE S 45°19'23"E, A DISTANCE OF 938.88 FEET ALONG THE COMMON LINE OF THE EAST LINE OF SAID CALLED 8.237 ACRE TRACT AND A WEST LINE OF SAID CALLED 58.633 ACRE TRACT RETURNING TO THE POINT OF BEGINNING AND CONTAINING 341,797 SQUARE FEET OR 7.847 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH HIS(ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING IN FEE SIMPLE TO THE PUBLIC 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 UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF FORNEY. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF FORNEYS 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 SYSTEMS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF FORNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO CONDUCT INSPECTING, PATROLLING, MAINTAINING, READING METERS, THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, 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 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 _____ AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE 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: _____

PLAT NO.: _____ PLAT CABINET NO.: _____

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

COUNTY CERTIFICATION

THE COUNTY TAX ASSESSOR HEREBY CERTIFIES THAT ALL TAXES AND ASSESSMENTS HAVE BEEN MADE, AND ALL TAXES PAID.

BY: _____ COUNTY TAX ASSESSOR, KAUFMAN COUNTY, TEXAS DATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CAMDEN D. PIERCE, 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 RECORDED FOR ANY PURPOSE UNTIL IT IS APPROVED OR FILED UPON AS A FINAL SURVEY DOCUMENT.

SIGNATURE OF REGISTERED PUBLIC LAND SURVEYOR
REGISTRATION NO. 6791

(SEAL)
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 PURPOSE 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: _____

PIERCE-MURRAY LAND SOLUTIONS
Engineering & Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(936) 559-2286; CM1@PIERCEMURRAY.COM
TBPILLS FIRM REG. NO.: F-20022/10194437

ENGINEER/SURVEYOR

SUBDIVIDER / OWNER:
CITY OF FORNEY
101 E MAIN STREET
FORNEY, TEXAS 75126
(972) 584-7300

Table with columns: DRAWN BY, TDP, REVIEWED BY, CDP, PMLS JOB NO., 2003-019, ISSUED FOR REVIEW, REVISION, DATE, MARK.

FINAL PLAT
JUSTICE CENTER ADDITION
LOT 1, BLOCK 1
7.847 - ACRES
ABSALOM HYER SURVEY
ABSTRACT NO. 203
FORNEY, KAUFMAN COUNTY, TEXAS.
SHEET 2 OF 2