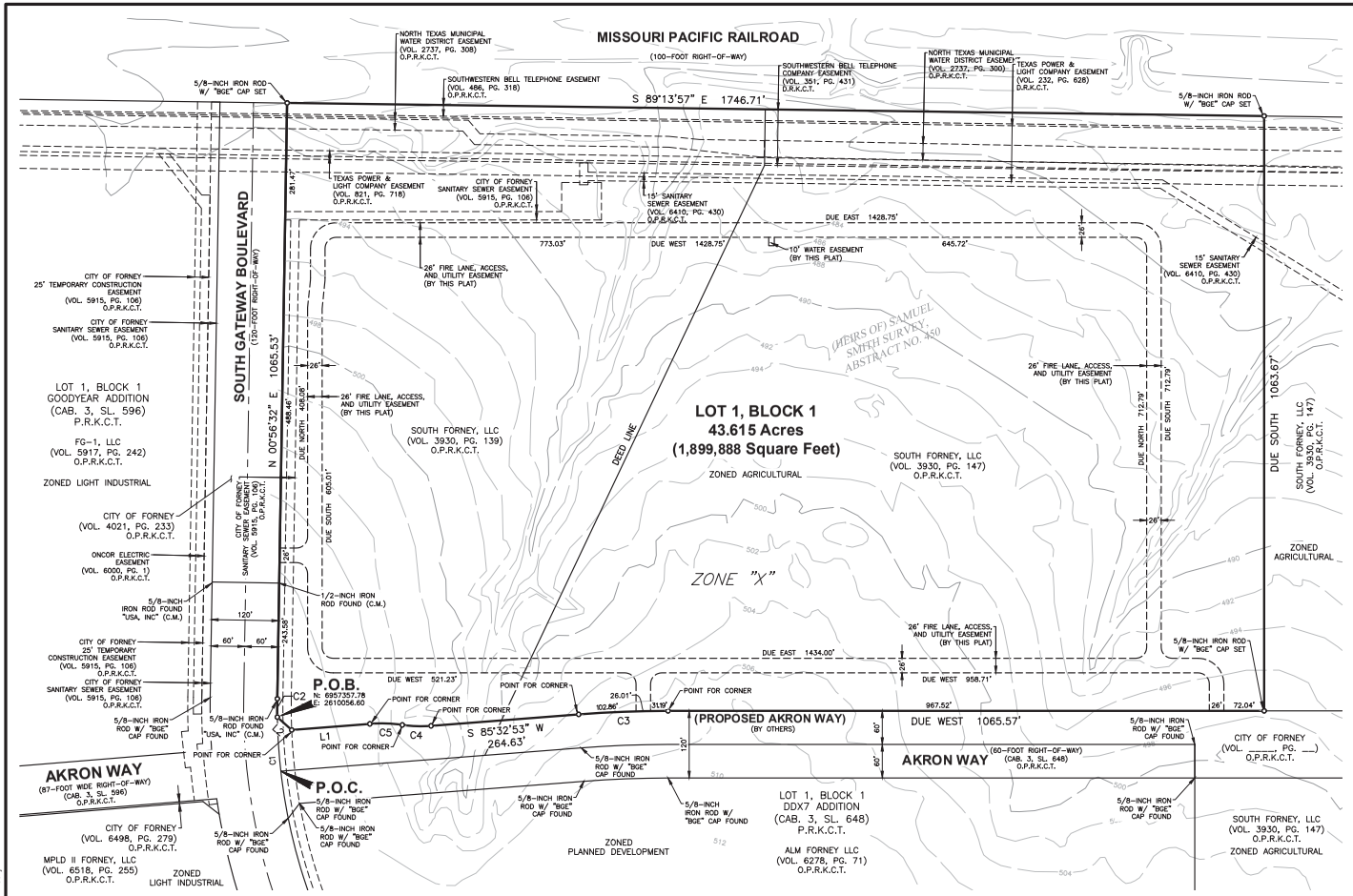

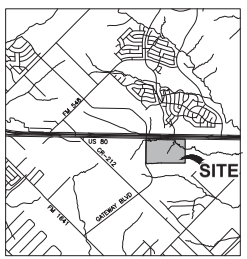

VICINITY MAP
(Not to Scale)

0 50 100 200
SCALE: 1" = 100'

LEGEND

(C.M.)	CONTROLLING MONUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SL.	SLIDE
VOL.	VOLUME
D.R.K.C.T.	DEED RECORDS , KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
	PROPERTY LINE
	EASEMENT 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 realization 2011, with an applied combined scale factor of 1.000114077.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised date July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. 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.
5. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing 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 hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions 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 dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

SURVEYOR'S CERTIFICATE

That I, Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon 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 and shall not be used or viewed or relied upon as a final survey document, release date 12/21/2020.

Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

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 Mark Peace, 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 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:

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 85°32'53" W	140.06'
L2	N 48°03'04" W	34.48'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	5°33'31"	1000.00'	N 03°42'49" W	96.98'	97.02'
C2	1°52'36"	1000.00'	N 00°00'14" E	32.75'	32.75'
C3	4°27'07"	2060.00'	S 87°46'27" W	160.02'	160.06'
C4	12°34'42"	234.50'	N 88°09'45" W	51.38'	51.48'
C5	12°34'42"	265.50'	N 88°09'45" W	58.17'	58.29'

LEGAL DESCRIPTION

WHEREAS, South Forney, LLC is the owner of a 43.615-acre tract of land situated in the (Heirs of) Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to South Forney, LLC recorded in Volume 3930, Page 139 and part of that certain tract of land described in Special Warranty Deed to said South Forney, LLC recorded in Volume 3930, Page 147, both of the Official Public Records of Kaufman County, Texas; said 43.615-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with yellow cap stamped "BGE" found in the east right-of-way line of South Gateway Boulevard (a 120-foot right-of-way as recorded in Cabinet 3, Slide 316 of the Plat Records of Kaufman County, Texas); said point being the northwest corner of that certain tract of land described in Special Warranty Deed to ALM Forney, LLC as recorded in Volume 6278, Page 71 of said Official Public Records and the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction with said east right-of-way line and said curve to the right, having a central angle of 0.5 degrees 33 minutes 31 seconds, a radius of 1,000.00 feet, a chord bearing and distance of North 03 degrees 42 minutes 49 seconds West, 96.98 feet, and an arc distance of 97.02 feet to a point for corner at the **POINT OF BEGINNING**, said point being at the end of said curve and the beginning of a compound curve to the right;

THENCE, in a northerly direction continuing with said east right-of-way line and said curve to the right, having a central angle of 01 degrees 52 minutes 36 seconds, a radius of 1,000.00 feet, a chord bearing and distance of North 00 degrees 00 minutes 14 seconds East, 32.75 feet, and an arc distance of 32.75 feet to a 5/8-inch iron rod with "USA, INC" cap found for corner at the end of said curve;

THENCE, North 00 degrees 56 minutes 32 seconds East, continuing with said east right-of-way line, passing at a distance of 206.83 feet a 1/2-inch iron rod found for the southeast corner of that certain tract of land described as Parcel 2 in Donation Deed to the City of Forney recorded in Volume 4021, Page 233 of said Official Public Records, continuing a total distance of 1,065.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south right-of-way line of Missouri Pacific Railroad (a 100-foot right-of-way);

THENCE, South 89 degrees 13 minutes 57 seconds East, with the said south line of Missouri Pacific Railroad, a distance of 1,746.71 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, Due South, departing the said south line of Missouri Pacific Railroad, a distance of 1,063.67 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the proposed north right-of-way line of Akron Way (a 120-foot right-of-way);

THENCE, in an easterly direction with the said proposed north right-of-way line of Akron Way, the following seven (7) calls:

Due West, a distance of 1,065.57 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a westerly direction with said curve to the left, having a central angle of 04 degrees 27 minutes 07 seconds, a radius of 2,060.00 feet, a chord bearing and distance of South 87 degrees 46 minutes 27 seconds West, 160.02 feet, and an arc distance of 160.06 feet to a point for corner at the end of said curve;

South 85 degrees 32 minutes 53 seconds West, a distance of 264.63 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a westerly direction with said curve to the right, having a central angle of 12 degrees 34 minutes 42 seconds, a radius of 234.50 feet, a chord bearing and distance of North 88 degrees 09 minutes 45 seconds West, 51.38 feet, and an arc distance of 51.48 feet to a point for corner at the end of said curve and the beginning of a reverse curve to the left;

In a westerly direction with said reverse curve to the left, having a central angle of 12 degrees 34 minutes 42 seconds, a radius of 265.50 feet, a chord bearing and distance of North 88 degrees 09 minutes 45 seconds West, 58.17 feet, and an arc distance of 58.29 feet to a point for corner at the end of said curve;

South 85 degrees 32 minutes 53 seconds West, a distance of 140.06 feet to a point for corner;

North 48 degrees 03 minutes 04 seconds West, a distance of 34.48 feet to the **POINT OF BEGINNING**;

CONTAINING: 43.615 acres or 1,899,888 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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 **LOT 1, BLOCK 1, VANTRUST GATEWAY INDUSTRIAL ADDITION**, an addition to the City of Forney, Texas, and does hereby dedicate 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 indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed 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 the same unless the easement limits the use to particular utilities, said use by public utilities 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 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 at all times 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 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 _____ 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:

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this 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
VANTRUST GATEWAY INDUSTRIAL ADDITION

BEING 43.615 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
DECEMBER 2020
SHEET 1 OF 1

DEVELOPER
VANTRUST REAL ESTATE, LLC
4900 Main St, Suite 400
Kansas City, MO 64112
Contact: David Harrison and David Blanton

ENGINEER / SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
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Contact: Mark Peace, R.P.L.S.
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com

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