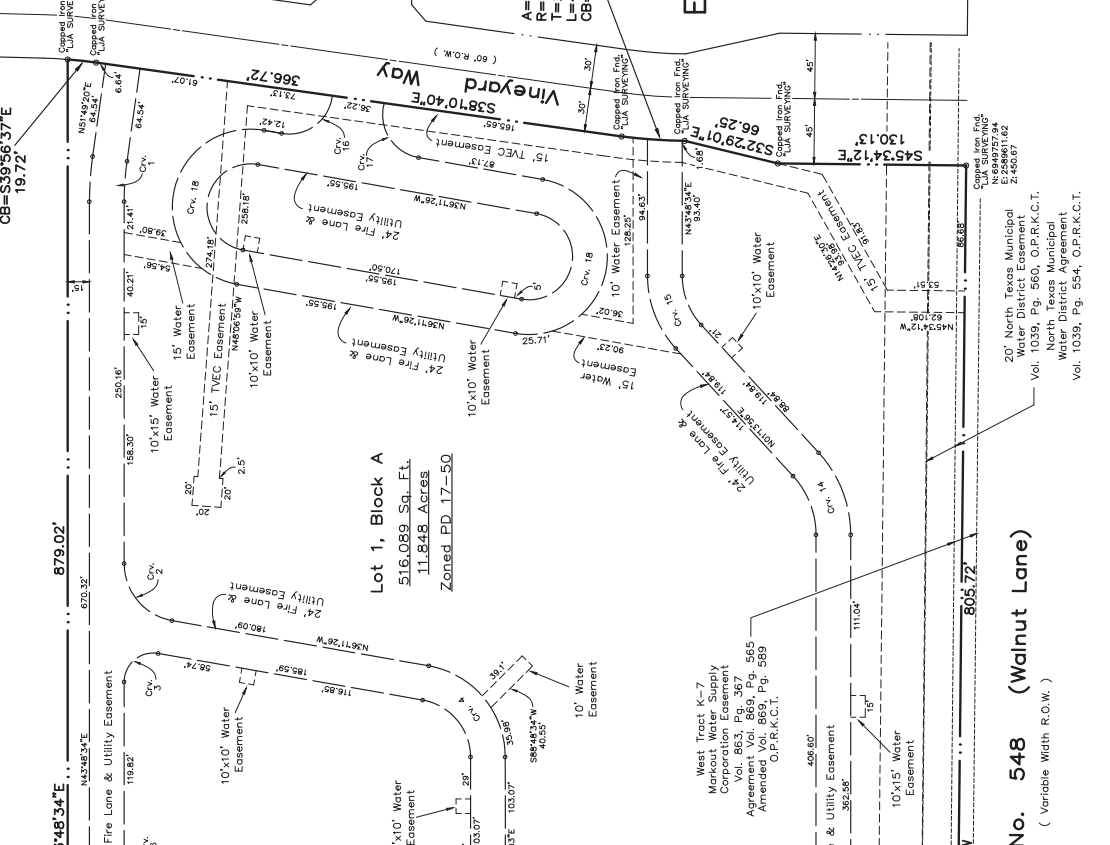


Curve Data Chart

Curve No.	Inner	Outer	Inner	Outer	Inner	Outer
1	A=897045° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=423435° R=15.45' L=84.59'	A=423435° R=15.45' L=84.59'
2	A=897045° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=897023° R=14.01' L=77.97'	A=300070° R=30.00' L=188.54'	A=300070° R=30.00' L=188.54'
3	A=100000° R=23.84' L=150.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'
4	A=793729° R=33.24' L=200.00'	A=793729° R=33.24' L=200.00'	A=793729° R=33.24' L=200.00'	A=793729° R=33.24' L=200.00'	A=180000° R=33.10' L=200.00'	A=180000° R=33.10' L=200.00'
5	A=100000° R=23.84' L=150.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'
6	A=800000° R=27.83' L=160.00'	A=800000° R=27.83' L=160.00'	A=800000° R=27.83' L=160.00'	A=800000° R=27.83' L=160.00'	A=180000° R=33.10' L=200.00'	A=180000° R=33.10' L=200.00'
7	A=100000° R=23.84' L=150.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=150000° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'	A=854423° R=33.10' L=200.00'

Called 335.925 Acres
W/J OG JV Owner, LLC
Vol. 5579, Pg. 23
O.P.R.K.C.T.
Zoned PD 17-50



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W/J OG JV Owner, LLC
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PRELIMINARY PLAT
SHEET 1 OF 2

**O. B. JOHNSON
ELEMENTARY SCHOOL**
LOT 1, BLOCK A
Being a Replat of Lot 1, Block A
Overland Grove Phase 3A
Recorded in Cabinet XXXX, Page XXX

**11.848 Acres Situated in The
J. S. RAMSEY SURVEY ~ ABST. 414
FORNEY, KAUFMAN COUNTY, TEXAS**

Owner:
Board Of Trustees Of The
Forney Independent School District
600 S. Bois D Arc Street
Forney, Texas 75126
Telephone 469-792-4100

Engineer:
B.V. Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972-359-1733

Surveyor:
Surdiken Surveying, Inc.
Firm No. 11009
PO Box 126
Anna, Texas 75409
Telephone 972-924-8200
January 14, 2021

Point of Beginning

F. M. No. 548 (Walnut Lane)
(Variable Width R.O.W.)

20' North Texas Municipal Water District Easement
Vol. 1039, Pg. 560, O.P.R.K.C.T.
North Texas Municipal Water District
Vol. 1039, Pg. 554, O.P.R.K.C.T.

24' Fire Lane & Utility Easement
10'x10' Water Easement
15' Water Easement
15' TREC Easement

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, the Board of Trustees of the Forney Independent School District is the owner of a tract of land situated in the J. S. Ramsey Survey, Abstract 414, City of Forney, Kaufman County, Texas, and being all or part of Block 3, Plat Records of Kaufman County, Texas, as recorded in Cabinet XX, Page XX, Plat Records of Kaufman County, Texas, and being more particularly described as follows:

for corner in the northwest line of F.M. No. 548 (Walnut Lane) (a variable width R.O.W.) said point being in the northeast line of Bederkesa Addition, Section 2, an addition to the City of Forney as recorded in Cabinet 1, Page 361, Plat Records of Kaufman County, Texas;

THENCE N46°11'26"W, with the northeast line of said Bederkesa Addition, Section 2, a distance of 612.04 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner;

THENCE N43°48'34"E, a distance of 879.02 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner in the northwest line of Vineyard Way (a 60' R.O.W.) said point being the beginning of a non-curved bearing of 19°31'11"W, a distance of 320.00 feet, a tangent length of 9.87 feet, and a chord bearing S39°56'37"E, 19.72 feet;

THENCE in a southwesterly direction along said curve to the right, and with the northwest line of Vineyard Way, an arc distance of 19.73 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner and the end of said curve;

THENCE S38°10'40"E, with the northwest line of Vineyard Way, a distance of 366.72 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner and the beginning of a curve to the left having a central angle of 06°35'02", a radius of 380.00 feet, a tangent length of 21.86 feet, and a chord bearing S42°16'41"E, 43.64 feet;

THENCE in a southwesterly direction along said curve to the left, and with the northwest line of Vineyard Way, an arc distance of 43.67 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner and the end of said curve;

THENCE S32°29'01"E, with the northwest line of Vineyard Way, a distance of 86.25 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner;

THENCE S45°34'12"E, with the northwest line of Vineyard Way, (a 90' R.O.W. at this point, 45' from centerline) a distance of 130.13 feet to a capped 5/8" iron rod stamped "LJA SURVEYING" found for corner in the aforementioned northwest line of F.M. No. 548;

THENCE S44°22'28"W, with the northwest line of F.M. No. 548, a distance of 805.72 feet to the POINT OF BEGINNING and CONTAINING 516.089 square feet, or 11.848 acres of land.

BASIS OF BEARINGS:

The basis of bearings shown are based on southwest line (S46°11'26"E) of a curve, prepared by LJA Surveying, Inc. for 12,033.33 acres (4.94 CW, N 548, Plat Records of Kaufman County, Texas, Project No. 0046, which stated on the survey under the general notes: "1. Bearing Basis being grid north, Texas Central Zone, NAD 83 (2011). Determined by GPS observations, calculated from CORS AHP (PID-DP8984) and Ellis CORS AHP (PID-DP8989)".

NOTICE:

Setting 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.

NOTE:

According to Flood Insurance Rate Map No. 48257C01550, dated July 3, 2012, prepared by the Federal Emergency Management Agency (FEMA), the above described property is located within Flood Zone X.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Board of Trustees of the Forney Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Block 3, Plat Records of Kaufman County, Texas, and being all or part of Block 3, Plat Records of Kaufman County, 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 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 thereon. In addition, utility easements may be used for the mutual use and accommodation of all utilities desiring to use or using the same unless the easement limits the use to particular utilities, and the same are to be used in accordance with the public utility laws 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 are placed upon, over or across the easements shown hereon. The City of Forney and public utility entities shall all times have the full right of access to the easements shown hereon for the purposes of inspecting, repairing, maintaining, reconstructing, relining, reading meters, and adding to or removing all or parts of the 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 construct upon the fire lane easements, as dedicated and shown hereon, a fire lane, which shall be maintained in accordance with the standards for fire lanes, and that he shall maintain the same in 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 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 accordance with the standards of the local law enforcement agency. 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.

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 _____, 2021.

Board of Trustees of the 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 _____, 2021.

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 locations were marked by monuments, and that the survey was conducted under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

David J. Surdukan,
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 purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT

O. B. JOHNSON
ELEMENTARY SCHOOL

LOT 1, BLOCK A

Being A Replat of Lot 1, Block A
Overland Grove Phase 3A
Recorded in Cabinet XXXX, Page XXX

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B.J.R. Engineering, Inc.
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Surdukan Surveying, Inc.
Firm No. 11119009
PO Box 126
Anna, Texas 75409
Telephone 972-924-8200

January 14, 2021