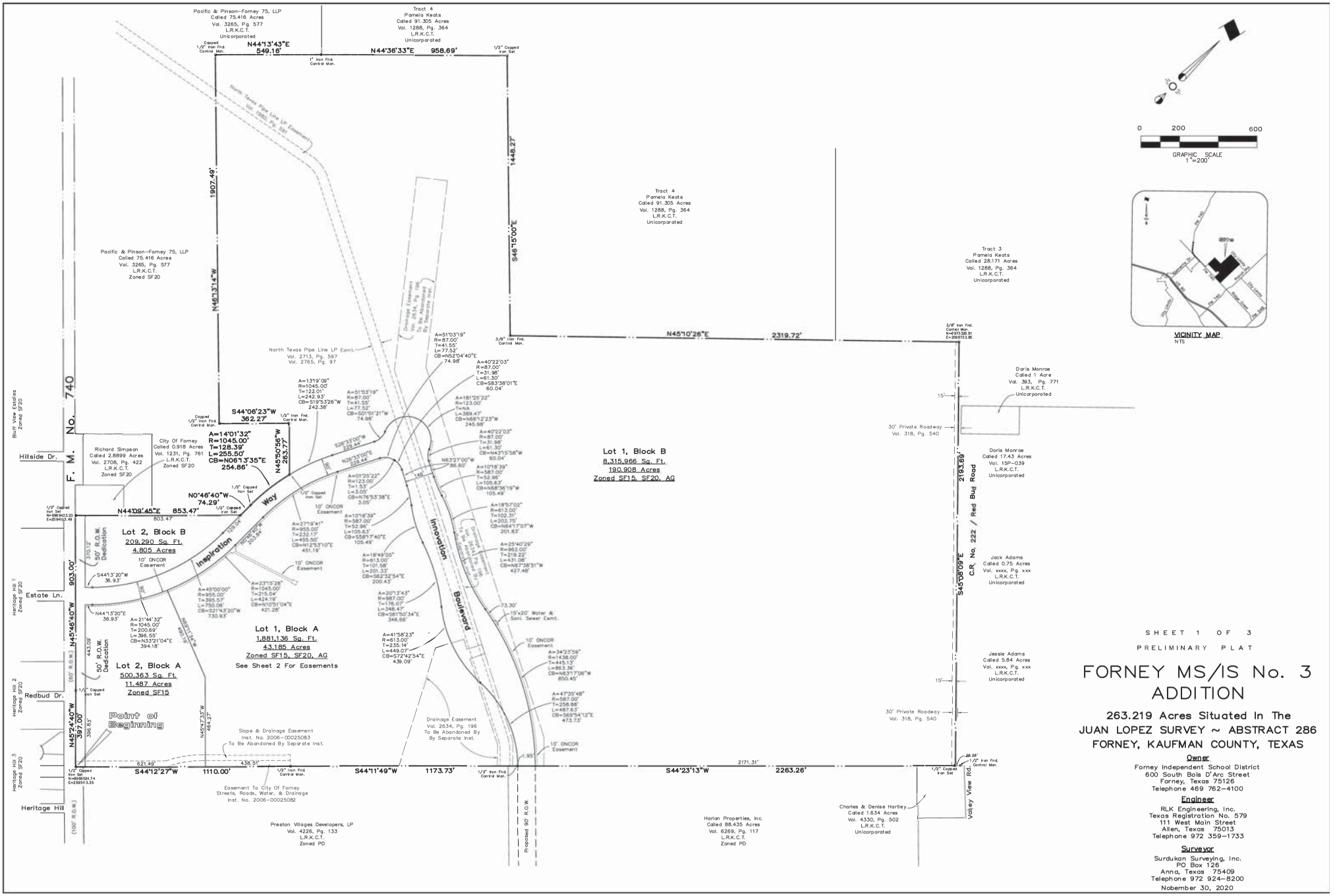



SHEET 1 OF 3

PRELIMINARY PLAT

# FORNEY MS/IS No. 3 ADDITION

263.219 Acres Situated In The
JUAN LOPEZ SURVEY ~ ABSTRACT 286
FORNEY, KAUFMAN COUNTY, TEXAS


**Owner**

Forney Independent School District
600 South Bois D'Arc Street
Forney, Texas 75126
Telephone 469 762-4100

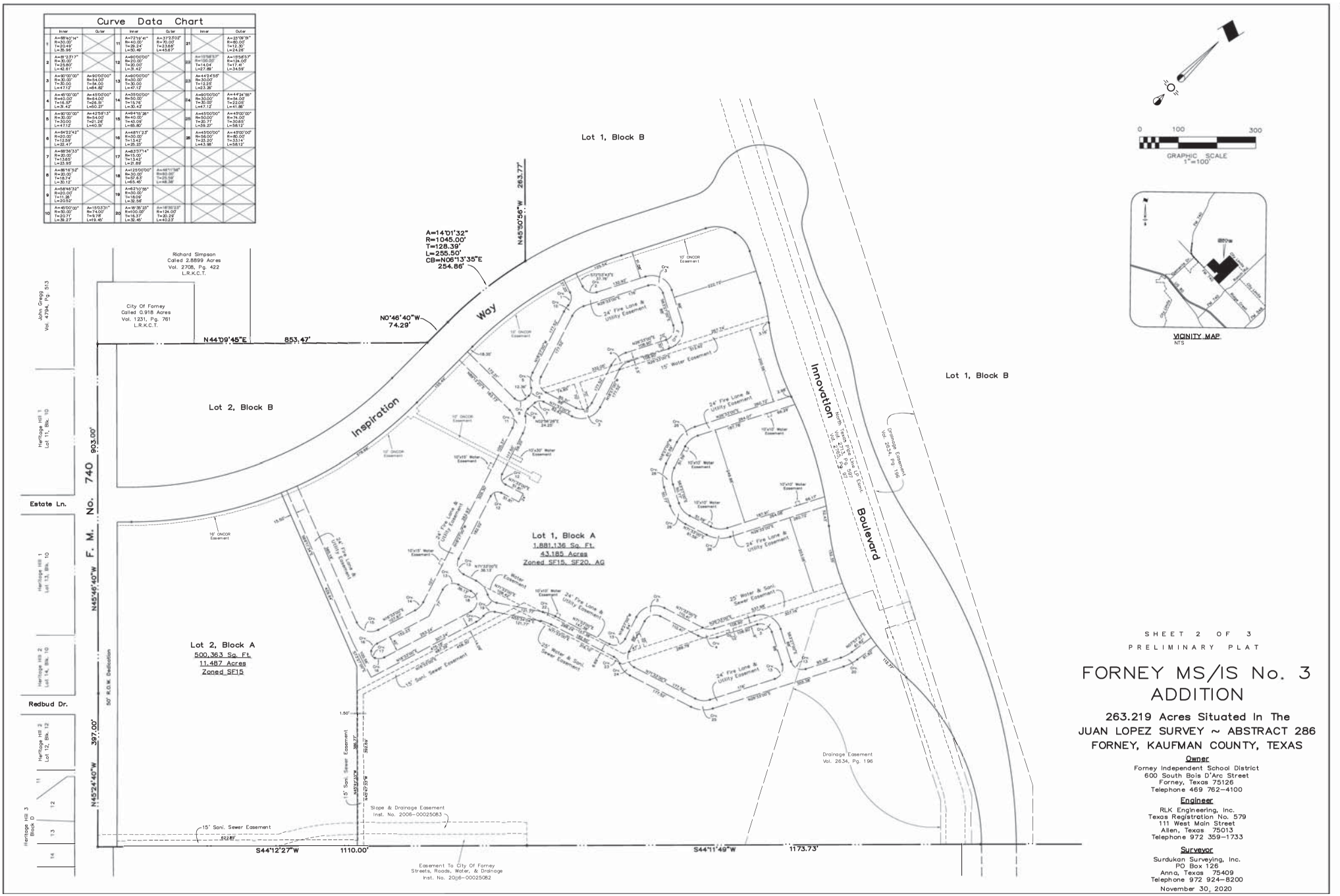
**Engineer**

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

**Surveyor**

Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200


Nobember 30, 2020




SHEET 2 OF 3

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November 30, 2020

## OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, the Forney Independent School District is the owner of a tract of land situated in the Juan Lopez Survey, Abstract No. 286, City of Forney, Kaufman County, Texas, and being all of a 229.369 acre tract conveyed to Forney ISD as recorded in Volume 5929, Page 337, Land Records of Kaufman County, Texas, also being part of a 33.075 acre tract conveyed to Forney ISD as recorded in Volume 3844, Page 549, Land Records of Kaufman County, Texas, and being all of a 0.668 acre tract of land conveyed to Forney ISD as recorded in Volume 6467, Page 571, Land Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the northeast line of F.M. No. 740 and the southwest line of said 33.075 acre tract;

THENCE N45°24'40"W, with the northeast line of said F.M. No. 740, a distance of 397.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N45°46'40"W, with the northeast line of F.M. No. 740, a distance of 903.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N44°09'45"E, leaving F.M. No. 740, a distance of 853.47 feet to a capped 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N00°46'40"W, a distance of 74.29 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a curve to the right having a central angle of 14°01'32", a radius of 1045.00 feet, a tangent length of 128.39 feet, and a chord bearing N06°13'35"E, 254.86 feet;

THENCE in a northeasterly direction along said curve to the right, an arc distance of 255.50 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the end of said curve;

THENCE N45°50'56"W, a distance of 263.77 feet to a 1/2" iron rod found for corner;

THENCE S44°06'23"W, a distance of 362.27 feet to capped 1/2" iron rod found for corner;

THENCE N46°13'14"W, a distance of 1907.49 feet to a capped 1/2" iron rod found for corner;

THENCE N44°13'43"E, a distance of 549.16 feet to a 1" iron rod found for corner;

THENCE N44°36'33"E, a distance of 958.69 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S46°15'00"E, a distance of 1448.27 feet to a 3/8" iron rod found for corner;

THENCE N45°10'26"E, a distance of 2319.72 feet to a 3/8" iron rod found for corner;

THENCE S45°08'09"E, a distance of 2193.69 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°23'13"W, a distance of 2263.26 feet to a 1/2" iron rod found for corner;

THENCE S44°11'49"W, a distance of 1173.73 feet to a 1/2" iron rod found for corner;

THENCE S44°12'27"W, a distance of 1110.00 feet to the POINT OF BEGINNING and CONTAINING 11,465,798 square feet, or 263.219 acres of land

## BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad 83, (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

## 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.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 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 the Forney MS/IS No. 3, 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 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 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 all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patralling, maintaining, reading meters, and adding to or removing all or parts of their 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 hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he 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.

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.

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 _____, 2020.

_____
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 monuments shown thereon as set were properly placed 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 _____, 2020.

_____
Notary Public in and for
the State of Texas

SHEET 3 OF 3

PRELIMINARY PLAT

# FORNEY MS/IS No. 3 ADDITION

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