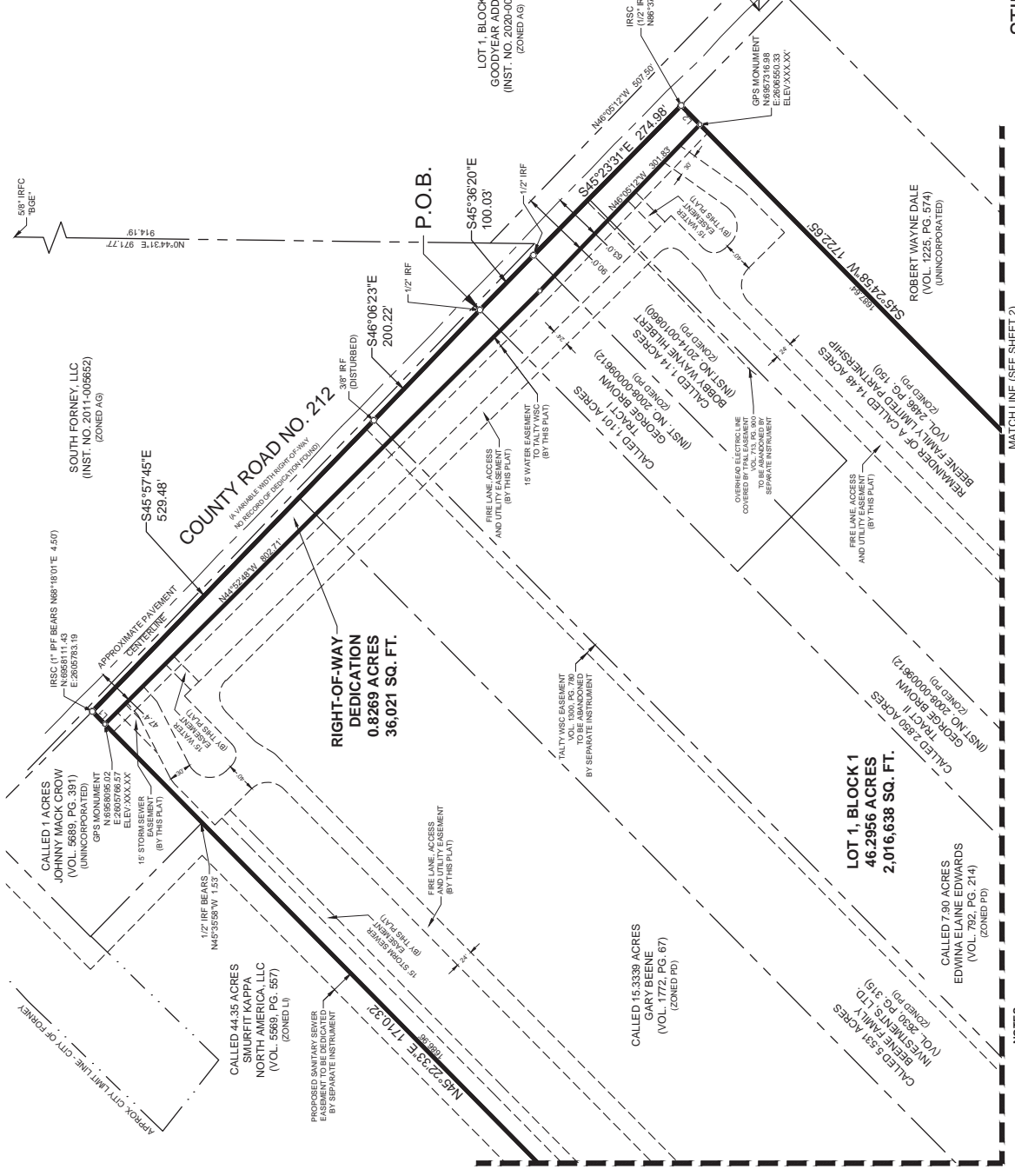


LEGEND
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 IRF = IRON ROD FOUND
 IRF = IRON ROD FOUND

LINE TABLE	NO.	BEARING	LENGTH
L1	N45°22'33"E	23.36'	
L2	S45°24'58"W	35.01'	



FINAL PLAT
LOT 1, BLOCK 1
STILLWATER ONE ADDITION
BEING 47.1226 ACRES OUT OF THE
A. HYER SURVEY
ABSTRACT NO. 203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 FRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

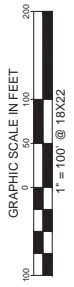
Scale	1" = 100'
Drawn by	CRG
Checked by	JDW
Date	2/19/2021
Project No.	06226710
Sheet No.	1 OF 3

MATCHLINE (SEE SHEET 2)

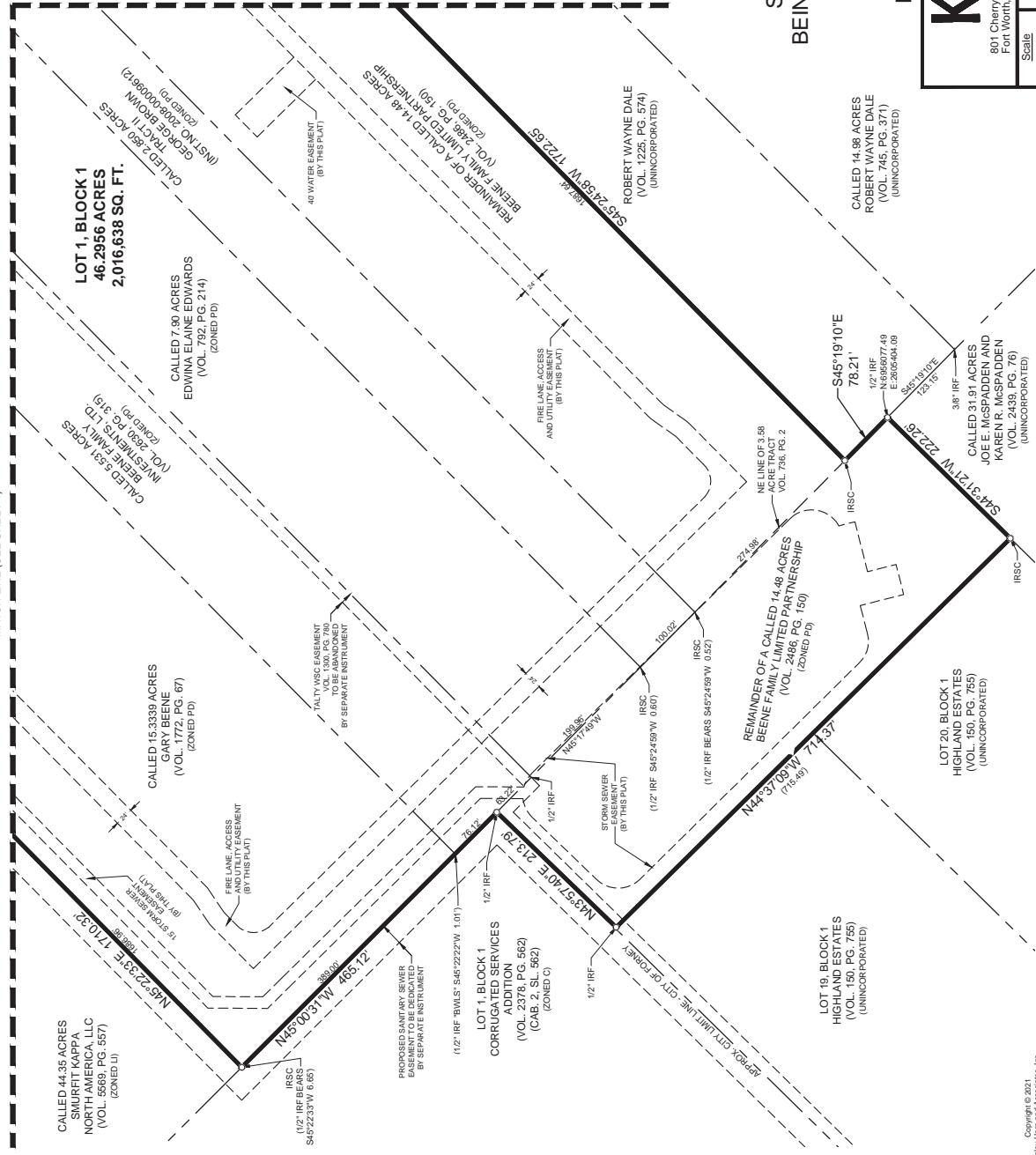
NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 based on observations made on November 13, 2020 with an applied combined scale factor of 1.000114077.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 482670175D, dated July 3, 2012 of the National Flood Insurance Program Map, Flood Hazard Data Map of Kaufman County, Texas, Federal Emergency Management Agency Flood Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- All property corners are 5/8-inch iron rods with "KHA" cap set unless otherwise noted.

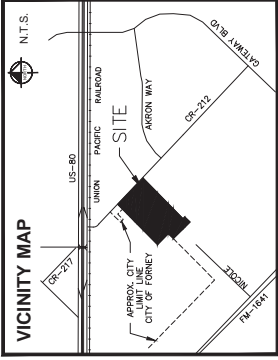
D:\MKT\K\1717\SURVEY\06226710-STILLWATER FORNEY.DWG PLOTTED BY: WARGO, JOSEPH/2/19/2021 11:07 AM LAST SAVE/2/19/2021 11:04 AM



MATCH LINE (SEE SHEET 1)



LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRF = IRON ROD FOUND
IRF = IRON ROD FOUND



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Scale	1" = 100'
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Date	2/18/2021
Project No.	062236710
Sheet No.	2 OF 3

METES AND BOUNDS DESCRIPTION

WHEREAS Stillwater Capital Investments, LLC is the owner of a 47.1226 acre tract of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, and being all of a called 15.3339 acre tract of land described in the Warranty Deed to Gary Beene, recorded in Volume 1772, Page 67, Deed Records, Kaufman County, Texas, and being all of a called 5.331 acre tract of land described in the Warranty Deed to the Beene Family Limited Partnership, recorded in Volume 2630, Page 315, said Deed Records, and being a portion of a called 14.48 acre tract of land described in the Warranty Deed to the Beene Family Limited Partnership, recorded in Volume 2486, Page 150, said Deed Records, and being all of a called 7.50 acre tract of land described in the Warranty Deed to Edwina Elaine Edwards, recorded in Volume 792, Page 214, said Deed Records, and being all of a called 1.14 acre tract of land described in the Warranty Deed to Bobby Wayne Hilbert, recorded in Instrument No. 2014-0010860, Official Public Records, Kaufman County, Texas, and being all of Tract I and Tract II described in the Warranty Deed to George Brown, recorded in Instrument No. 2008-00009612, said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the north corner of said Tract I, and being a point in the southwest right-of-way line of County Road No. 212 (a variable width right-of-way);

THENCE along the said southwest right-of-way line the following calls:

South 45°36'20" East, a distance of 100.03 feet to a 1/2-inch iron rod found for the east corner of said Tract I;

South 45°23'31" East, a distance of 274.98 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 45°24'58" West, departing the said southwest right-of-way line, and along the southeasterly line of the said called 14.48 acre tract of land, a distance of 1722.65 feet to an iron rod with "KHA" cap set for an interior corner of the said called 14.48 acre tract of land;

THENCE South 45°19'10" East, continuing along the said southeasterly line, a distance of 76.21 feet to a 1/2-inch iron rod found for the southernmost east corner of the said called 14.48 acre tract of land;

THENCE South 44°31'21" West, continuing along the said southeasterly line, a distance of 222.26 feet to a 5/8-inch iron rod with "KHA" cap set for the southernmost corner of the said called 14.48 acre tract of land;

THENCE North 44°37'09" West, along the southwest line of the said called 14.48 acre tract of land, a distance of 714.37 feet to a 1/2-inch iron rod found for the westernmost corner of the said called 14.48 acre tract of land;

THENCE North 43°57'40" East, along the northwest line of the said called 14.48 acre tract of land, a distance of 213.79 feet to a 1/2-inch iron rod found for the westernmost north corner of the said called 14.48 acre tract of land, and being on the southwest line of the aforementioned called 5.531 acre tract of land;

THENCE North 45°00'31" West, along the said southwest line, a distance of 465.12 feet to a point for corner on the northwest line of the said called 15.3339 acre tract of land;

THENCE North 45°22'33" East, along the said northwest line, a distance of 1710.32 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being on the aforementioned southwest right-of-way line, from which a 1-inch iron pipe found bears North 45°35'58" West, a distance of 1.53 feet;

THENCE South 45°57'45" East, along the said southwest right-of-way line, a distance of 629.49 feet to a 1/2-inch iron rod with cap stamped "BWLS" found for the north corner of the said called 5.531 acre tract of land;

THENCE South 46°06'23" East, a distance of 200.22 feet to the **POINT OF BEGINNING** and containing 2,052.659 square feet or 47.1226 acres of land, more or less.

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: _____ Date _____

City Secretary _____ Date _____

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Stillwater Capital Investments, 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, STILLWATER ONE ADDITION** an addition to the City of Forney, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown hereon. 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 approved by the City of Forney. Additionally, easements by utility shall be being subordinate to the public 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.

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.

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.

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 above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed.

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

Notary Public, in and for the state of Texas
My commission expires _____

SURVEYOR'S CERTIFICATION

This is to certify that I, Joshua D. Wargo, 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.

Joshua D. Wargo _____ Date _____
Registered Professional Land Surveyor No. 6391

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joshua D. Wargo, Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed.

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

Notary Public, in and for the state of Texas
My commission expires _____

DEVELOPER
Stillwater Capital Investments, LLC
4145 Travis St #300
Dallas, TX 75204
Ph: (972) 629-6028

SURVEYOR
Joshua D. Wargo, RPLS
Land Surveyor and Associates, Inc.
801 Cherry Street
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193

Plat # _____ Cabinet # _____

FINAL PLAT
LOT 1, BLOCK 1
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Scale	N/A	Drawn by	CRG	Checked by	JDW	Date	2/18/2021	Project No.	062236710	Sheet No.	3 OF 3
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