

GROSS AREA
44.918 ACRES
(1,956,640 SF)

LOT 1, BLOCK 1
 HUNT SOUTHWEST -
 GATEWAY EAST, LLC
 (VOL. 6824, PG. 539)
 O.P.R.K.C.T.

ZONED PD
 ORDINANCE 20-53

ZONE "X"

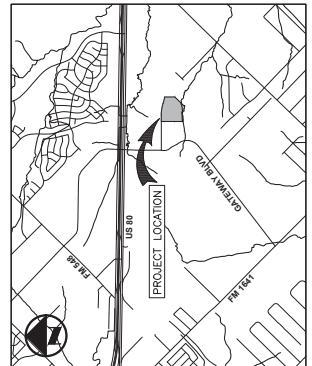
MATCH LINE - SEE SHEET 2

FIRE LANES:

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, shown on this plat, fire lanes that shall conform to the City of Forney Fire Ordinance 21-06. The fire lanes shall be constructed in a manner that 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(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such easements and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

GENERAL NOTES:

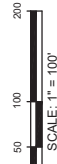
- Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1,000,140,077.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 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 48257C017SD with Map Revised date July 3, 2012.
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Selling a portion of this addition by make 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 "BGE" cap set unless otherwise noted.
- 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, erect, install, reconstruct, alter, extend, maintain, use, and remove easement areas and to use the same for parking areas, driveways, walkways, stairwells, landscaping, and/or lighting.
- 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.



VICINITY MAP
 (NOT TO SCALE)

LEGEND

- (C.M.) CONTROLLING MONUMENT
- CAB. CABINET
- NO. NUMBER
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- SL SLEEVE
- VOL. VOLUME
- DEED RECORDS, KAUFMAN COUNTY, TEXAS
- P.LAT RECORDS, KAUFMAN COUNTY, TEXAS
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- PROPERTY LINE
- EASEMENT LINE



FINAL PLAT
LOT 1, BLOCK 1
HSW ADDITION

BEING 44.918 ACRES OUT OF THE
 (HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
 FEBRUARY 2021

SHEET 1 OF 3

OWNER
 HUNT SOUTHWEST -
 GATEWAY EAST, LLC
 5956 Sherry Lane, Suite 1500
 Dallas, TX 75225

DEVELOPER
 HUNT SOUTHWEST
 5956 Sherry Lane, Suite 1500
 Dallas, TX 75225
 Contact: Robb La Montagne
 Phone: 214-720-6859

ENGINEER / SURVEYOR
 BGE, Inc.
 2555 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TPELS Licensed Surveying Firm No. 10189653
 Copyright 2021

Conflict: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

GROSS AREA
44.918 ACRES
(1,956,640 SF)

LOT 1, BLOCK 1

HUNT SOUTHWEST -
 GATEWAY EAST, LLC
 (VOL. 6824, PG. 538)
 O.P.R.K.C.T.

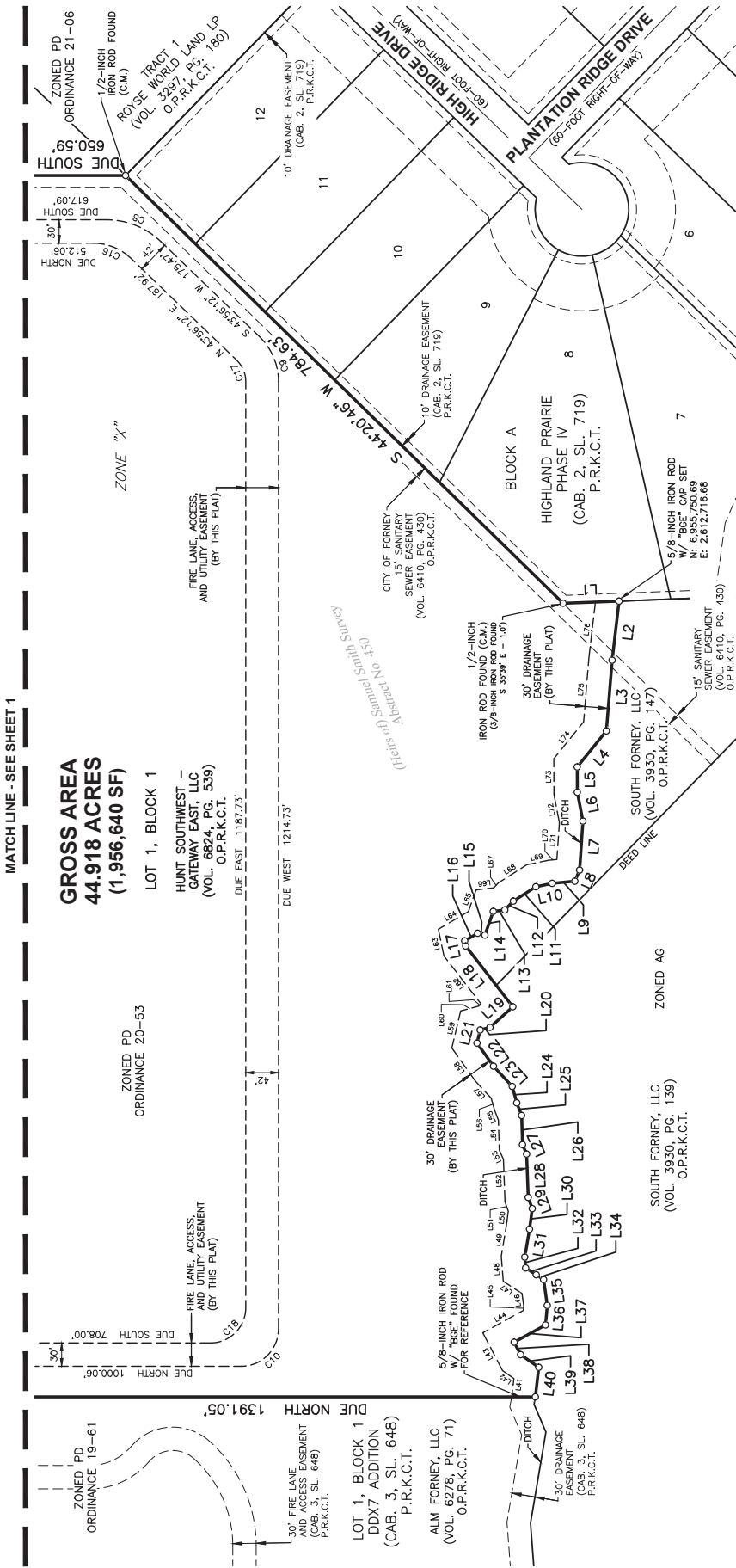
ZONED PD
 ORDINANCE 20-53

FIRE LANE ACCESS
 AND UTILITY EASEMENT
 (BY THIS PLAT)

30' FIRE LANE
 AND ACCESS EASEMENT
 (CAB. 3, SL. 646)
 P.R.K.C.T.

LOT 1, BLOCK 1
 DDX7 ADDITION
 (CAB. 3, SL. 648)
 P.R.K.C.T.

ALM FORNEY, LLC
 (VOL. 6278, PG. 71)
 O.P.R.K.C.T.



LEGEND

(C.M.) CONTROLLING MONUMENT
 CAB. CABINET
 NO. NUMBER
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 SL. SLEEVE
 VOL. VOLUME
 DEED RECORDS, KAUFMAN COUNTY, TEXAS
 PLAT RECORDS, KAUFMAN COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 PROPERTY LINE
 EASEMENT LINE

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26228.95°	30.00'	S 131°14'28" W	13.74'	13.87'
C2	90°00'00"	35.00'	S 45°00'00" E	49.50'	54.98'
C3	91°1'23"	50.00'	S 82°24'18" E	8.01'	8.02'
C4	91°1'23"	100.00'	S 82°24'18" E	16.02'	16.04'
C5	90°00'00"	35.00'	N 45°00'00" E	49.50'	54.98'
C6	15°36'35"	30.00'	N 07°36'17" W	8.32'	8.35'
C7	30228.51°	30.00'	S 18°14'26" W	18.18'	19.10'
C8	45°56'12"	100.00'	S 21°56'00" W	74.82'	76.68'
C9	46°03'48"	80.00'	S 66°58'00" W	62.80'	64.32'
C10	90°00'00"	48.00'	N 45°00'00" W	67.98'	75.40'
C11	26°46'34"	30.00'	N 13°23'17" W	13.89'	14.02'
C12	90°00'00"	35.00'	S 45°00'00" E	49.50'	54.98'
C13	91°1'23"	20.00'	S 82°24'18" W	3.20'	3.21'
C14	91°1'23"	130.00'	S 82°24'18" W	20.83'	20.85'
C15	90°00'00"	25.00'	S 45°00'00" E	35.36'	39.27'
C16	4°54'12"	70.00'	N 21°58'04" E	92.37'	93.68'
C17	46°03'48"	30.00'	N 66°58'00" E	29.31'	30.55'
C18	90°00'00"	45.00'	S 45°00'00" E	63.64'	70.68'

LINE TABLE

NUMBER	BEARING	DISTANCE
L07	S 46°12'50" E	8.12'
L08	S 32°20'01" E	43.38'
L09	S 11°36'53" E	28.45'
L70	S 05°30'51" E	10.60'
L71	S 86°07'17" E	47.37'
L72	N 79°01'58" E	36.46'
L73	N 89°43'54" E	46.80'
L74	S 51°01'19" E	60.84'
L75	S 80°19'15" E	82.25'
L76	S 83°19'47" E	72.09'
L77	N 90°00'00" E	38.93'
L78	N 03°03'00" E	14.37'
L79	N 90°00'00" E	46.33'
L80	N 90°00'00" E	15.84'
L81	S 07°00'00" E	10.00'
L82	N 90°00'00" E	15.96'
L83	N 79°45'00" W	7.33'
L84	N 00°00'00" E	5.10'
L85	S 79°45'00" E	9.45'

LINE TABLE

NUMBER	BEARING	DISTANCE
L45	S 85°08'58" E	5.78'
L46	N 82°01'21" E	16.27'
L47	N 32°51'18" E	28.55'
L48	N 82°24'03" E	32.48'
L49	S 82°26'40" E	39.61'
L50	S 82°21'33" E	18.73'
L51	N 70°15'12" E	12.59'
L52	N 87°52'43" E	54.62'
L53	N 80°19'57" E	13.24'
L54	N 88°19'30" E	38.16'
L55	N 88°54'00" E	13.67'
L56	N 74°24'48" E	16.95'
L57	N 47°13'26" E	30.10'
L58	N 54°36'59" E	51.88'
L59	S 76°35'47" E	48.99'
L60	S 14°46'09" E	23.87'
L61	S 41°58'30" E	4.36'
L62	N 82°12'56" E	77.61'
L63	N 78°04'49" E	35.18'
L64	S 30°24'07" E	44.72'
L65	S 70°31'10" E	29.42'
L66	S 07°02'54" E	22.83'

LINE TABLE

NUMBER	BEARING	DISTANCE
L23	S 47°13'26" W	38.42'
L24	S 74°25'48" W	21.87'
L25	S 68°56'10" W	37.45'
L26	S 88°17'38" W	17.50'
L27	S 88°19'37" W	13.13'
L28	S 87°52'43" W	58.67'
L29	S 70°15'12" W	15.24'
L30	N 82°21'33" W	26.54'
L31	N 80°26'40" W	36.38'
L32	S 85°24'03" W	13.96'
L33	S 32°51'18" W	16.11'
L34	S 32°57'09" W	11.37'
L35	S 82°01'21" W	33.35'
L36	N 85°08'58" W	25.21'
L37	N 28°45'58" W	46.01'
L38	S 62°28'33" W	17.98'
L39	S 34°53'53" W	28.41'
L40	N 83°27'45" W	77.61'
L41	S 82°47'02" E	23.69'
L42	N 14°46'09" W	12.97'
L43	N 62°28'33" E	54.70'
L44	S 28°45'58" W	59.30'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 02°12'54" E	71.62'
L2	N 82°19'47" W	76.26'
L3	N 85°19'15" W	90.99'
L4	N 51°01'19" W	59.40'
L5	S 89°43'54" W	32.50'
L6	S 79°01'58" W	37.66'
L7	N 86°07'17" W	62.85'
L8	N 69°51'09" W	15.49'
L9	N 05°30'51" W	29.27'
L10	N 11°36'53" W	24.30'
L11	N 32°30'01" W	31.95'
L12	N 46°12'50" W	15.20'
L13	N 82°19'47" W	14.94'
L14	N 79°31'10" W	25.21'
L15	N 14°31'42" E	9.53'
L16	N 40°24'07" W	19.43'
L17	S 79°04'49" W	6.69'
L18	S 52°12'56" W	98.59'
L19	N 41°59'35" W	39.50'
L20	N 14°46'09" W	12.97'
L21	N 70°35'47" W	17.33'
L22	S 54°36'59" W	36.44'

FINAL PLAT
LOT 1, BLOCK 1
HSW ADDITION
 BEING 44.918 ACRES OUT OF THE
 (HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
 FEBRUARY 2021

SHEET 2 OF 3

ENGINEER / SURVEYOR
 BGE, Inc.
 2555 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TPELS Licensed Surveying Firm No. 10193853
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DEVELOPER
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OWNER
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 GATEWAY EAST, LLC
 5956 Sherry Lane, Suite 1500
 Dallas, TX 75225

Consult: Mark Pears, R.P.L.S.
 Telephone: 972-464-4804 • Email: mpears@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS Hunt Southwest - Gateway East, LLC is the owner of a 44.918-acre tract of land situated in the (Heirs of Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas, said tract being the same tract of land described in Special Warranty Deed to Hunt Southwest - Gateway East, LLC recorded in Volume 6821, Page 539 of the Official Public Records of Kaufman County, Texas, said 44.918-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 58-inch iron rod with "BGE" cap found in the proposed south right-of-way line of Atron Way (a 120-foot-wide right-of-way), said point being the northeast corner of Lot 1, Block 1, DDX7 Addition, an addition to the City of Forney, according to the plat recorded in Cabinet 3, Steve 648 of the Plat Records of Kaufman County, Texas;

THENCE, in an east and southeasterly direction with said proposed south right-of-way line, the following three (3) calls:

Due East, a distance of 413.44 feet to a 58-inch iron rod with "PETITT RPLS 40877" cap found for corner at the beginning of a tangent curve to the right;

In a southeasterly direction with said curve to the right, having a central angle of 18 degrees 01 minutes 50 seconds East, a distance of 174.00 feet to a 58-inch iron rod with "BGE" cap set for corner; 89 minutes 05 seconds East, 784.66 feet, and an arc distance of 767.85 feet to a 58-inch iron rod with "PETITT RPLS 40877" cap found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 09 degrees 09 minutes 15 seconds, a radius of 2,500.00 feet, a chord bearing and distance of South 76 degrees 32 minutes 59 seconds East, a distance of 499.01 feet to a 3/8-inch iron rod with "BGE" cap set at the end of said curve;

THENCE, Due South, departing the said proposed south right-of-way line, a distance of 650.59 feet to a 1/2-inch iron rod found; said point being the west corner of that certain tract of land described as Tract 1 in General Warranty Deed to Roysa World Land, LP recorded in Volume 3297, Page 180 of said Deed Records and being the north corner of Block A, Highland Prairie, Phase IV, an addition to the City of Forney according to the plat recorded in Cabinet 2, Steve 719 of said Plat Records;

THENCE, South 44 degrees 20 minutes 46 seconds West, with the northwest line of said Block A, Highland Prairie, Phase IV addition, a distance of 784.63 feet to a 1/2-inch iron rod found for corner; said point being an angle point in the said northwest line of Block A, Highland Prairie, Phase IV addition;

THENCE, South 02 degrees 12 minutes 34 seconds East, continuing with said northwest line of Block A, Highland Prairie, Phase IV addition, a distance of 71.82 feet to a 3/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 83 degrees 19 minutes 47 seconds West, departing the said northwest line of Block A, Highland Prairie, Phase IV addition a distance of 476.26 feet to a point for corner in the center of a ditch;

THENCE, along the meanders of said ditch, the following thirty-eight (38) calls:

- North 85 degrees 19 minutes 15 seconds West, a distance of 90.99 feet to a point for corner;
- North 51 degrees 01 minutes 19 seconds West, a distance of 59.40 feet to a point for corner;
- South 89 degrees 43 minutes 54 seconds West, a distance of 32.50 feet to a point for corner;
- South 79 degrees 01 minutes 56 seconds West, a distance of 37.66 feet to a point for corner;
- North 86 degrees 07 minutes 17 seconds West, a distance of 62.95 feet to a point for corner;
- North 66 degrees 51 minutes 09 seconds West, a distance of 15.49 feet to a point for corner;
- North 05 degrees 30 minutes 51 seconds West, a distance of 29.27 feet to a point for corner;
- North 11 degrees 36 minutes 53 seconds West, a distance of 21.32 feet to a point for corner;
- North 32 degrees 30 minutes 01 seconds West, a distance of 34.25 feet to a point for corner;
- North 46 degrees 12 minutes 50 seconds West, a distance of 15.79 feet to a point for corner;
- North 07 degrees 02 minutes 54 seconds West, a distance of 14.94 feet to a point for corner;
- North 70 degrees 31 minutes 10 seconds West, a distance of 32.27 feet to a point for corner;
- North 14 degrees 31 minutes 42 seconds East, a distance of 95.53 feet to a point for corner;
- North 30 degrees 24 minutes 07 seconds West, a distance of 19.33 feet to a point for corner;
- South 78 degrees 04 minutes 49 seconds West, a distance of 6.69 feet to a point for corner;
- South 52 degrees 12 minutes 56 seconds West, a distance of 98.59 feet to a point for corner;
- North 41 degrees 59 minutes 35 seconds West, a distance of 39.50 feet to a point for corner;
- North 14 degrees 46 minutes 09 seconds West, a distance of 12.97 feet to a point for corner;
- North 76 degrees 35 minutes 10 seconds West, a distance of 17.33 feet to a point for corner;
- South 54 degrees 36 minutes 59 seconds West, a distance of 36.34 feet to a point for corner;
- South 47 degrees 13 minutes 26 seconds West, a distance of 35.42 feet to a point for corner;
- South 74 degrees 25 minutes 48 seconds West, a distance of 21.87 feet to a point for corner;
- South 68 degrees 56 minutes 10 seconds West, a distance of 17.30 feet to a point for corner;
- South 88 degrees 17 minutes 36 seconds West, a distance of 37.45 feet to a point for corner;
- South 66 degrees 19 minutes 57 seconds West, a distance of 13.13 feet to a point for corner;
- South 87 degrees 52 minutes 43 seconds West, a distance of 55.67 feet to a point for corner;

OWNER'S CERTIFICATE (continued)

- South 70 degrees 15 minutes 12 seconds West, a distance of 15.24 feet to a point for corner;
 - North 82 degrees 21 minutes 33 seconds West, a distance of 26.54 feet to a point for corner;
 - North 80 degrees 26 minutes 40 seconds West, a distance of 36.38 feet to a point for corner;
 - South 85 degrees 24 minutes 03 seconds West, a distance of 13.96 feet to a point for corner;
 - South 32 degrees 51 minutes 18 seconds West, a distance of 16.11 feet to a point for corner;
 - South 32 degrees 57 minutes 09 seconds West, a distance of 11.37 feet to a point for corner;
 - North 82 degrees 01 minutes 21 seconds West, a distance of 33.35 feet to a point for corner;
 - North 88 degrees 06 minutes 55 seconds West, a distance of 25.21 feet to a point for corner;
 - North 28 degrees 45 minutes 59 seconds West, a distance of 46.01 feet to a point for corner;
 - South 62 degrees 28 minutes 33 seconds West, a distance of 17.98 feet to a point for corner;
 - South 34 degrees 53 minutes 53 seconds West, a distance of 28.41 feet to a point for corner;
 - North 83 degrees 27 minutes 45 seconds West, a distance of 38.11 feet to a point for corner; said point being the southeast corner of said Lot 1, Block 1, DDX7 Addition;
- THENCE**, Due North, departing the meanders of said ditch and with the east line of said Lot 1, Block 1, DDX7 Addition, at a distance of 2000 feet passing a 3/8-inch iron rod with "BGE" cap found for reference, continuing for a total distance of 1,391.05 feet to the **POINT OF BEGINNING**;
- CONTAINING** 44.918 acres or 1,956,640 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

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.



Gregory Mark Peace
Registered Professional Land Surveyor, No. 6603

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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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 _____

OWNER

HUNT SOUTHWEST -
GATEWAY EAST, LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

DEVELOPER

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ENGINEER / SURVEYOR



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