

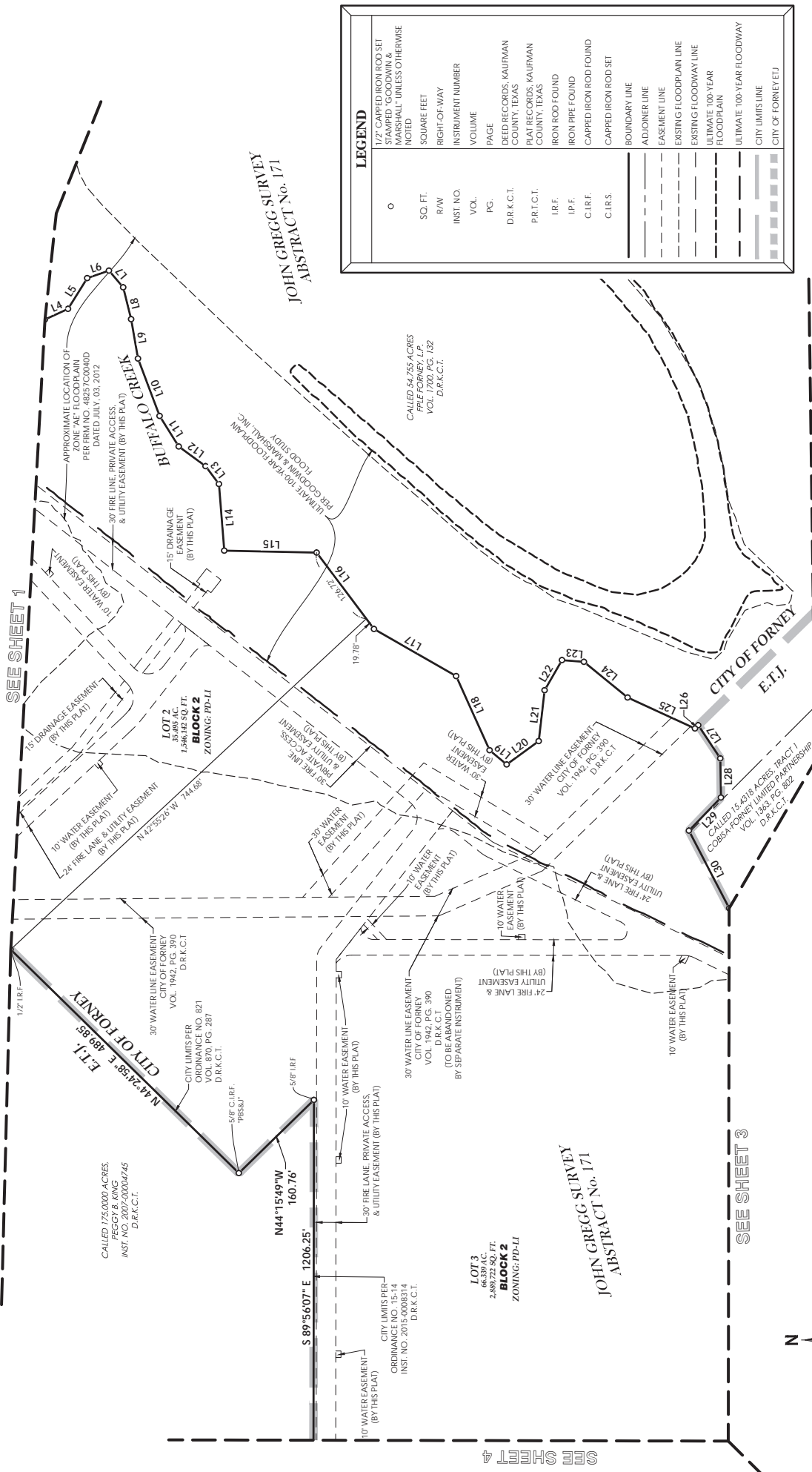
FINAL PLAT
OF
LOTS 2 & 3, BLOCK 2
FORNEY INDUSTRIAL
BEING
101.833 ACRES
SITUATED IN THE
JOHN GREGG SURVEY, ABSTRACT No. 171
ISAAC JONES SURVEY, ABSTRACT No. 257
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4273
TXS&P Firm # 10021700

OWNER/DEVELOPER:
EXETER
PROPERTY GROUP
16633 North Dallas Pkwy, Suite 280
Addicks, TX 75002
Office: (409) 983-8810

SEE SHEET 4 FOR LINE-TABLE

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LEGEND	
○	1/2" CAPPED IRON ROD SET STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	EXISTING FLOODPLAIN LINE
---	EXISTING FLOODWAY LINE
---	ULTIMATE 100-YEAR FLOODPLAIN
---	ULTIMATE 100-YEAR FLOODWAY
---	CITY LIMITS LINE
---	CITY OF FORNEY E.T.J.

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Date: March 2021

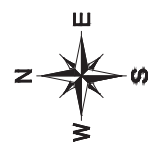
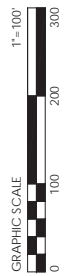
SHEET 2 of 5

SEE SHEET 1

SEE SHEET 3

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SEE SHEET 4 FOR
LINE TABLE

SEE SHEET 4



SEE SHEET 2

SEE SHEET 4

CITY OF FORNEY
E.T.J.

CITY OF FORNEY
E.T.J.

SEE SHEET 4 FOR
LINE TABLE

CALLLED 193.79
BARREL RANCH, LLC
INST. NO. 2012-009527
D.R.K.C.T.

CALLLED 18.691 ACRES
FREE FORNEY, L.P.
VOL. 1694, PG. 159
D.R.K.C.T.

APPROXIMATE LOCATION OF
ZONE "A" FLOODPLAIN
PER FIRM NO. 48257C00400
DATED JULY, 03, 2012.

CITY LIMITS PER
ORDINANCE NO. 15-14
INST. NO. 2015-0008314
D.R.K.C.T.

APPROXIMATE LOCATION OF
ZONE "A" FLOODPLAIN
PER FIRM NO. 48257C00400
DATED JULY, 03, 2012.

CALLLED 15.4018 ACRES TRACT 1
CORONA-FORNEY LIMITED PARTNERSHIP
VOL. 1533, PG. 802
D.R.K.C.T.

JOHN GREGG SURVEY
ABSTRACT No. 171

25' SEWER
EASEMENT
(BY SEPARATE
INSTRUMENT)

ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
VOL. 1920, PG. 253
D.R.K.C.T.

10' WATER EASEMENT
(BY THIS PLAT)

24' FIRE LANE & UTILITY EASEMENT
(BY THIS PLAT)

10' WATER EASEMENT
(BY THIS PLAT)

15' PRIVATE ACCESS EASEMENT
(BY THIS PLAT)

25' SEWER
EASEMENT
(BY THIS PLAT)

95' GAS EASEMENT
LONES STAR GAS COMPANY
VOL. 984, PG. 884
D.R.K.C.T.

LOT 3
66.339 AC. ±
240' WIDE
BLOCK 2
ZONING PD-11

70' ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
VOL. 1920, PG. 253
D.R.K.C.T.

100' ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
VOL. 1920, PG. 253
D.R.K.C.T.

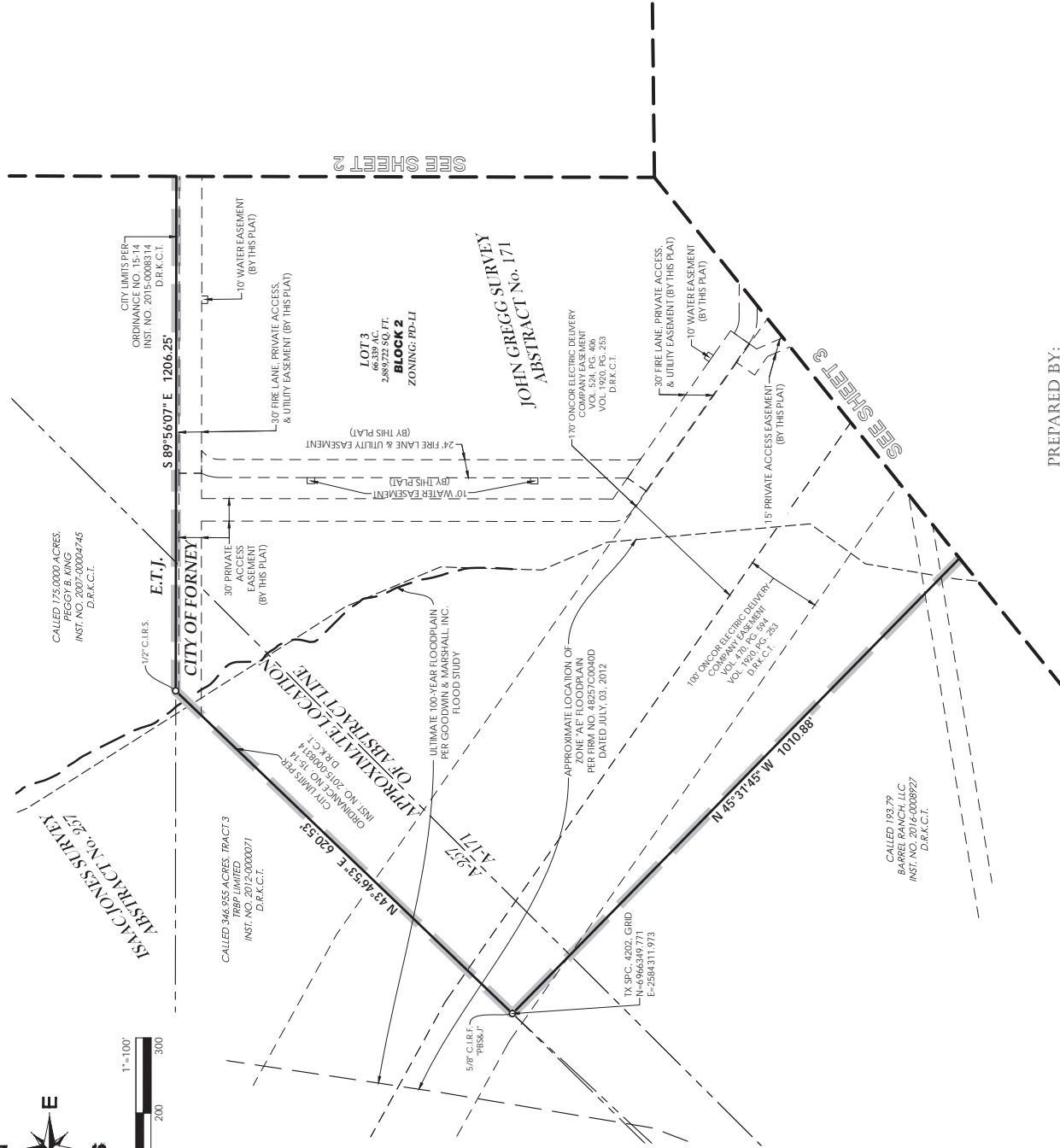
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GRAPHIC SCALE
1"=100'



LINE #	BEARING	DISTANCE
L1	S 89°56'07\"/>	

LINE #	BEARING	DISTANCE
L1	S 89°56'07\"/>	

LAND USE TABLE	
Development Yield	101.833 Acres
Gross Site Area	2
Total Number Lots	2
Industrial/Warehouse Lots Area	101.833 Acres
Number Industrial/Warehouse Lots	2

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SHEET 4 of 5

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