

**STATE OF TEXAS,
COUNTY OF KAUFMAN
CITY OF FORNEY**

WHEREAS, LEGENDARY ELECTRIC (is/are) the Owner(s) of a tract of land situated in the J. Gregg Survey, Abstract No. A-171, Kaufman County, Texas and being out of 1.06 acres tract conveyed to him (them) by LEGENDARY ELECTRIC, and being more particularly described as follows:

METES & BOUNDS DESCRIPTION for Block 47, Lot 1R

BEING 1.06 acres tract of land and being Lot 1R, Block 47 of FORNEY BUSINESS CENTER ADDITION NO.1, an addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Sleeve 57 of the Plat Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING POINT found at 1/2 inch iron rod found in corner for the Southeast corner of the PHICAM, LLC, A TEXAS LIMITED LIABILITY COMPANY INST. NO. 2016-0020228, also being 100 feet R.O.W. of East Main Street, **THENCE** continue along to the South line with bearing S 41°18'03" E for a distance of 250.00 feet to 1/2 inch iron rod found to the **POINT OF BEGINNING**;

THENCE N 41°18'34" W for a distance of 369.92 feet to 1/2 inch iron rod found along to the North of 100 feet R.O.W. of East Main Street for corner;

THENCE N 48°41'57" E for a distance of 124.99 feet to 1/2 inch iron rod found along to the East side of the JAND GROUP, LLC INST. NO. 2014-0009644 for corner;

THENCE S 41°18'34" E for a distance of 369.92 feet to 1/2 inch iron rod found along to the South side of R.O.W. of TEXAS & PACIFIC RAILROAD for corner;

THENCE S 48°41'57" W for a distance of 124.99 feet to 1/2 inch iron rod found along to the West side of the PHICAM, LLC, A TEXAS LIMITED LIABILITY COMPANY INST. NO. 2016-0020228 to the **POINT OF BEGINNING** and contains 46.238 SF, or 1.06 Acres tract of land more or less.

**REPLAT
OF THE**

LOT 1R, BLOCK 47
FORNEY BUSINESS CENTER ADDITION NO.1
BEING A REPLAT OF
LOT 1, BLOCK 47

FORNEY BUSINESS CENTER ADDITION NO.1
AN ADDITION TO
CITY OF FORNEY, TEXAS

AS RECORDED IN CABINET 3, SLEEVE 57
J. GREGG SURVEY, ABSTRACT NO. A-171
KAUFMAN COUNTY, TEXAS
ALSO SITUATED AT
401 E. MAIN ST., FORNEY, TEXAS
MARCH 11, 2021

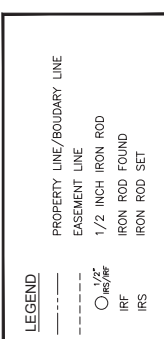


NOTES:
THE PROPERTY IS LOCATED IN ZONE X AND IS NOT COVERED BY A FLOOD HAZARD FLOOD PLAIN OR AN IDENTIFIED FLOOD HAZARD. THE PROPERTY IS NOT COVERED BY A FLOOD HAZARD AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP NO. 48257C01550, WITH A DATE OF 07/03/2013 PURSUANT TO THE FLOOD INSURANCE ACT OF 1974.

OWNER / DEVELOPER
LEGENDARY ELECTRIC
4111 US HWY 80 E SUITE 306
MESQUITE, TX 75150
(469) 987-7921



ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75282
TX T.B.P.E. REGISTRATION # F-08874
TX P.L.S. FRM REGISTERED # 10083



VICINITY MAP
N.T.S.

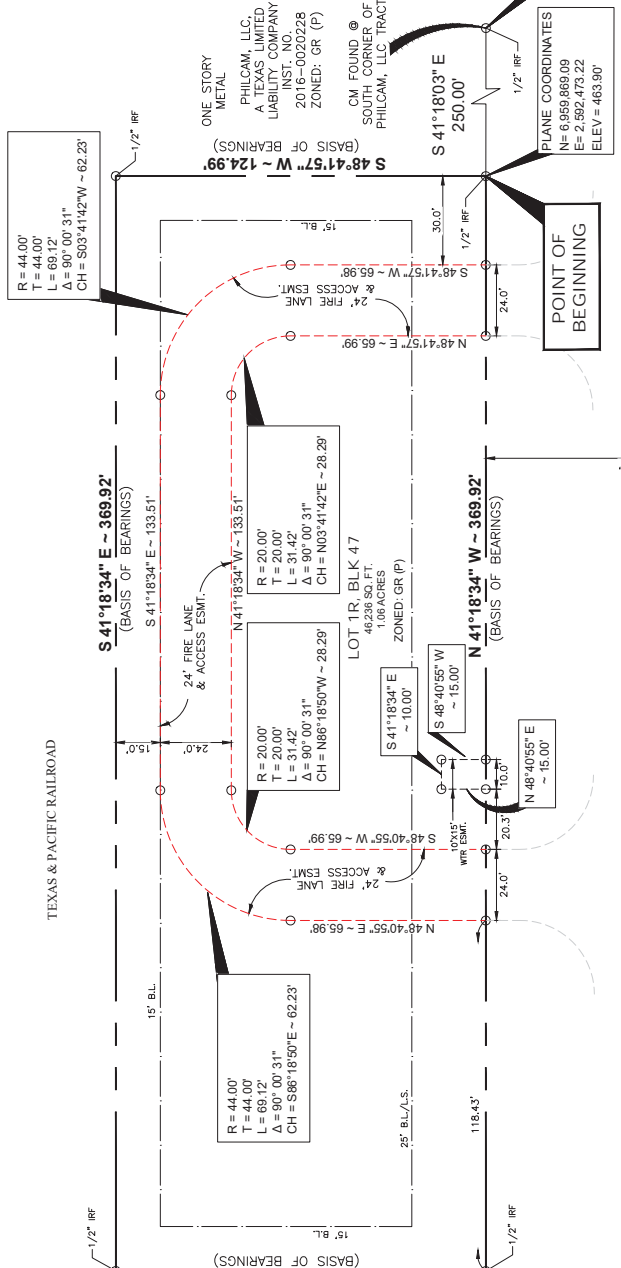
PLANE COORDINATES
N = 6,980,229.45
E = 2,592,322.92
ELEV = 464.902'

CM FOUND. @
NORTH CORNER OF
JAND GROUP, LLC TRACT

JAND GROUP, LLC
INST. NO. 2014-0009644
ZONED: GR (P)

CITY BENCH MARK
CONTROL POINT - 1
CENTRE MANHOLE
N = 6,980,486.35
E = 2,592,493.64
ELEV. = 467.66'

BENCH MARK
"X" CUT ON NORTHEAST RIM
SANITARY SEWER MANHOLE
N = 6,980,113.227
E = 2,592,493.64
ELEV. = 465.19'



POINT OF BEGINNING

POINT OF COMMENCING

PLANE COORDINATES
N = 6,959,869.09
E = 2,592,473.22
ELEV = 463.90'

ONE STORY METAL
PHILCAM, LLC,
A TEXAS LIMITED
LIABILITY COMPANY
INST. NO.
2016-0020228
ZONED: GR (P)

LOT 1R, BLK 47
46.238 SQ. FT.
1.06 ACRES
ZONED: GR (P)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEGENDARY ELECTRIC, acting herein by and through his/its duly authorized agents, has caused to be prepared above and recorded in the public records of the State of Texas, as FORDNEY BUSINESS CENTER ADDITION NO. 1, in 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 dedicate for street purposes. The easements and public use areas, as shown, are dedicate 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 the easements shall be used for the purposes intended by the City of Forney. In addition, utility easements may also be used for the purpose of use and accommodation of all public 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 in any way encumber or interfere with the construction, maintenance, or operation of any public utility. The City of Forney and public utility entities shall at all times have the full right of ingress or 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 system without the necessity at any time of procuring the permission from anyone.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Forney, Texas.

WITNESS, my hand, this the _____ day of _____, 20____.

By: _____
Authorized signature of Owner

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 _____, Owner, 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 upon my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires on _____



ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75282
TX T.P.E. REGISTRATION # F40874
TX P.L.S. FRM REGISTERED # 10483

CITY BENCH MARK
CONTROL POINT
SANITARY SEWER MANHOLE
N = 6900466.35
E = 2592493.64
ELEV. = 487.06

BENCH MARK
"X" CUT ON NORTHEAST RIM
SANITARY SEWER MANHOLE
E = 2592493.64
ELEV. = 465.19

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, 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.

Pansak Sribhen
Registered Professional Land Surveyor No.3576

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public 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 upon my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires on _____

APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

BY: _____ Date _____
Signature of Chairman

APPROVED BY: City Council
City of Forney, Texas

BY: _____ Date _____
Signature of Mayor

ATTEST: _____ Date _____
City Secretary

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City of Forney State law, and is subject to fines and/or withholding of utilities and building permits.
2. **Visibility, Access and Maintenance Easements (to be used if applicable):**
Maintenance Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access and maintenance 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 dedicate for street purposes. The easements and public use areas, as shown, are dedicate 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 the easements shall be used for the purposes intended by the City of Forney. In addition, utility easements may also be used for the purpose of use and accommodation of all public 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 in any way encumber or interfere with the construction, maintenance, or operation of any public utility. The City of Forney and public utility entities shall at all times have the full right of ingress or 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 system without the necessity at any time of procuring the permission from anyone.
3. **Fire Lanes (to be used if applicable):**
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 shall maintain the same in accordance with the City of Forney's standards and keep the same free and clear of any structures, fences, trees, shrubs, and other improvements or obstructions, 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." This local law enforcement agency(s) is hereby authorized to enforce park regulations within the fire lane easements to ensure that fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.
4. **Access Easements (to be used if applicable):**
The undersigned does covenant and agree that the access easement may be utilized by any person on the general public ingress and egress, and other real property interests, including but not limited to the ingress and egress, and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress, egress, and regress in, along, upon and across said premises.
5. **Other plat language:**
The plat shall include any other applicable language (e.g., for drainage/floodway or other special types of easements, etc.) deemed appropriate and necessary by the City for the purpose of protecting the public health, safety and welfare. Applicable plat language are available upon request at the City.

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MARCH 11, 2021



NOTES:
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