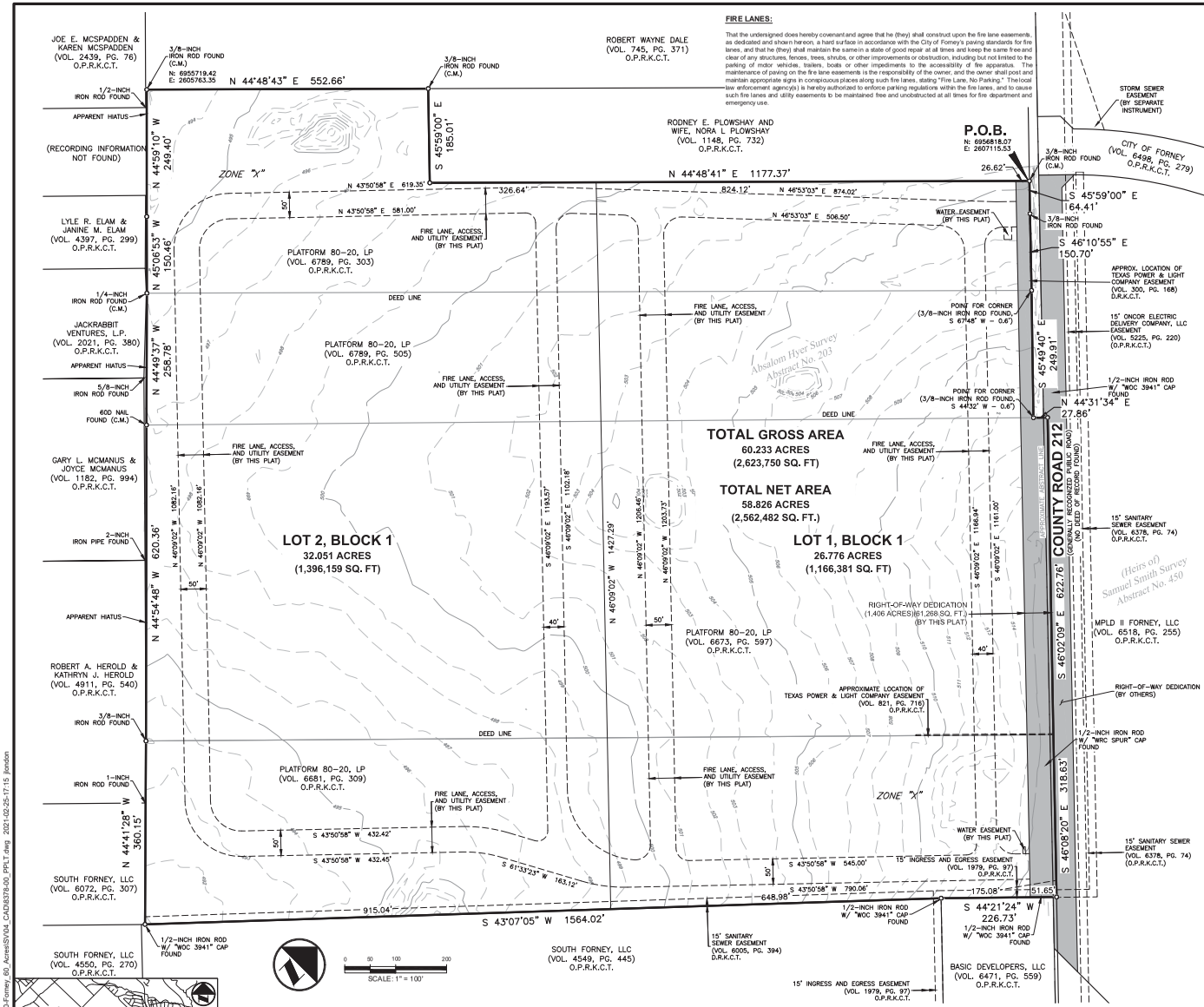


FIRE LANES:

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.

LEGAL DESCRIPTION

WHEREAS, Platform 80-20, LP is the owner of a 60.233-acre (2,623,750-square-foot) tract of land situated in the Absalom Hyer Survey, Abstract No. 203, City of Forney, Kaufman County, Texas; said tract being all of those certain tracts of land described in General Warranty Deeds to Platform 80-20, LP as recorded in Volume 6673, Page 597, Volume 6681, Page 309, Volume 6789, Page 303, and Volume 6789, Page 505, all of the Official Public Records of Kaufman County, Texas; said 60.233-acre tract and being more particularly described by metes and bounds as follows:

BEGINNING, at a 3/8-inch iron rod found in the occupied southwest line of County Road 212 (a generally recognized public road; no deed of record found); said point being the east corner of a tract of land described in Warranty Deed with Vendor's Lien to Rodney E. Plowshay and wife, Nora L. Plowshay as recorded in Volume 1148, Page 732 of said Official Public Records and the north corner of said Platform 80-20, Volume 6789, Page 303 tract;

THENCE, with the said occupied southwest line of County Road 212, the following three (3) calls:

South 45 degrees 59 minutes 00 seconds East, a distance of 64.41 feet to a 3/8-inch iron rod found for corner;

South 46 degrees 10 minutes 55 seconds East, a distance of 150.70 feet to a point for corner; said point being the east corner of said Platform 80-20, Volume 6789, Page 303 tract and the north corner of said Platform 80-20, Volume 6789, Page 505 tract; from said point a 3/8-inch iron rod found bears South 67 degrees 48 minutes West, 0.6 feet;

South 45 degrees 49 minutes 40 seconds East, a distance of 249.91 feet to a point for corner in the northwest line of said Platform 80-20, Volume 6673, Page 597 tract; said point being the east corner of said Platform 80-20, LP Volume 6789, Page 505 tract; from said point a 3/8-inch iron found bears South 44 degrees 32 minutes West, 0.6 feet;

THENCE, North 44 degrees 31 minutes 34 seconds East, departing the said occupied southwest line of County Road 212 and with the said northwest line of Platform 80-20, Volume 6673, Page 597 tract, a distance of 27.86 feet to a point for corner in the occupied centerline of said County Road 212; said point being the north corner of said Platform 80-20, Volume 6673, Page 597 tract;

THENCE, South 46 degrees 02 minutes 09 seconds East, with the said occupied centerline of County Road 212, a distance of 622.76 feet to a point for corner; said point being the east corner of said Platform 80-20, Volume 6673, Page 597 tract and the north corner of said Platform 80-20, Volume 6681, Page 309 tract;

THENCE, South 46 degrees 08 minutes 20 seconds East, continuing with the said occupied centerline of County Road 212, a distance of 318.63 feet to a point for corner; said point being the east corner of said Platform 80-20, Volume 6681, Page 309 tract and the north corner of that tract of land described in General Warranty Deed to Basic Developers, LLC, as recorded in Volume 6471, Page 559 of said Official Public Records;

THENCE, South 44 degrees 21 minutes 24 seconds West, departing the said occupied centerline of County Road 212 and with the northwest line of said Basic Developers tract, at a distance of 29.96 feet passing a 1/2-inch iron rod with "WOC 3941" cap found for reference, continuing for a total a distance of 226.73 feet to a 1/2-inch iron rod with "WOC 3941" cap found for corner; said point being the west corner of said Basic Developers tract and a north corner of that certain tract of land described in General Warranty Deed to South Forney, LLC, as recorded in Volume 4549, Page 445 of said Official Public Records;

THENCE, South 43 degrees 07 minutes 05 seconds West, with the northwest line of said South Forney tract, a distance of 1,564.02 feet to a 1/2-inch iron rod with "WOC 3941" cap found for corner; said point being the south corner of said Platform 80-20, Volume 6681, Page 309 tract and the east corner of that certain tract of land described in Special Warranty Deed to South Forney, LLC as recorded in Volume 6072, Page 307 of said Official Public;

THENCE, North 44 degrees 41 minutes 28 seconds West, departing the said northwest line of South Forney, Volume 4549, Page 445 tract and with the northeast line of said South Forney, Volume 6072, Page 307 tract, a distance of 360.15 feet to a 3/8-inch iron rod found for corner; said point being the west corner of said Platform 80-20, Volume 6681, Page 309 tract and the south corner of said Platform 80-20, Volume 6673, Page 597 tract;

THENCE, North 44 degrees 54 minutes 48 seconds West, with the southwest line of said Platform 80-20, Volume 6673, Page 597 tract, a distance of 620.36 feet to a 60D nail found for corner; said point being the west corner of said Platform 80-20, Volume 6673, Page 597 tract and the south corner of said Platform 80-20, Volume 6789, Page 505 tract;

THENCE, North 44 degrees 49 minutes 37 seconds West, with the southwest line of said Platform 80-20, Volume 6789, Page 505 tract, a distance of 258.78 feet to a 1/4-inch iron rod found for corner; said point being the west corner of said Platform 80-20, Volume 6789, Page 505 tract and the south corner of said Platform 80-20, Volume 6789, Page 303 tract;

THENCE, North 45 degrees 06 minutes 53 seconds West, with the southwest line of said Platform 80-20, Volume 6789, Page 303 tract, a distance of 150.46 feet to a point for corner;

THENCE, North 44 degrees 59 minutes 10 seconds West, continuing with the said southwest line of Platform 80-20, Volume 6789, Page 303 tract, a distance of 249.40 feet to a 3/8-inch iron rod found for corner; said point being the west corner of said Platform 80-20, Volume 6789, Page 303 tract and the south corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Robert Wayne Dale as recorded in Volume 745, Page 371 of the Deed Records of Kaufman County, Texas;

THENCE, North 44 degrees 48 minutes 43 seconds East, with the southeast line of said Robert Wayne Dale tract, a distance of 552.66 feet to a 3/8-inch iron rod found for corner; said point being a north corner for said Platform 80-20, Volume 6789, Page 303 tract and the west corner of said Plowshay tract;

THENCE, South 45 degrees 59 minutes 00 seconds East, departing the said southeast line of Robert Wayne Dale tract and with the southwest line of said Plowshay tract, a distance of 185.01 feet to a point for corner; said point being an ell corner of said Platform 80-20, Volume 6789, Page 303 tract and the south corner of said Plowshay tract;

THENCE, North 44 degrees 48 minutes 41 seconds East, with the southeast line of said tract, a distance of 1,177.37 feet to the **POINT OF BEGINNING**;

CONTAINING: 60.233 acres or 2,623,750 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PLATFORM 80-20, LP,** acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1 AND 2, BLOCK 1, PLATFORM 80-20 ADDITION**, 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 public utilities desiring to use 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 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.

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 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:

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

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

PRELIMINARY PLAT
LOTS 1 AND 2, BLOCK 1
PLATFORM 80-20 ADDITION

BEING 60.233 ACRES OUT OF THE
ABSALOM HYER SURVEY, ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
FEBRUARY 2021
SHEET 1 OF 1

OWNER

PLATFORM 80-20, LP
4131 Spicewood Springs Rd, Suite E4
Austin, TX 78759

ENGINEER / SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953

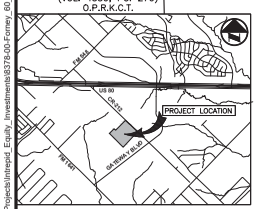
Copyright 2021

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

GENERAL NOTES:

1. 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 1.00011407.
2. 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.
3. 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 48257C0175D with Map Revised date July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. 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.
5. 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 surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
6. 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)

SURVEYOR'S CERTIFICATE

That 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date 2/25/2021.

_____
Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

LEGEND

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

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