

SHEET 1 OF 2
FINAL PLAT

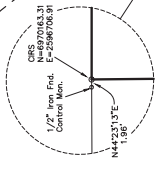
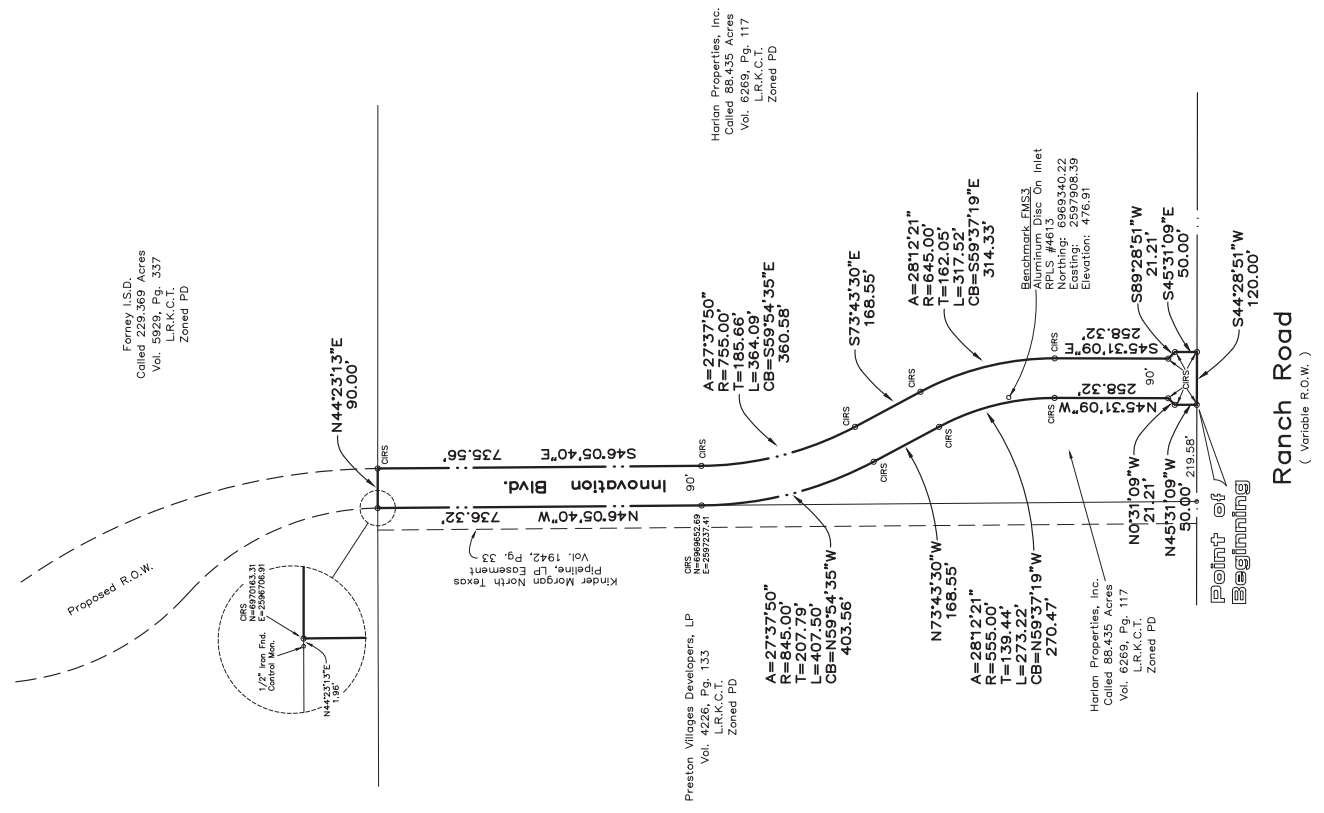
INNOVATION BOULEVARD RIGHT OF WAY

3.984 Acres Situated In The
JUAN LOPEZ SURVEY ~ ABST. 286
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

OWNER
Harlan Properties, Inc.
2404 Harlan Street
Forney, Texas 75062
Telephone 972 659-0665

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

SURVEYOR
Surdukan Surveying, Inc.
P.O. Box 126
Anna, Texas 76809
Telephone 817 924-8200
March 15, 2021



STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, Harlan Properties, Inc., is the owner of a tract of land situated in Kaufman County, Texas, and being part of a called 88.435 acre tract as recorded in Volume 6269, Page 17, Land Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a point in the northwest line of Ranch Road (a variable width R.O.W.) said point being N44°28'51"E, 219.58' from the south corner of the aforementioned 88.435 acre tract;

THENCE N45°31'09"W, leaving Ranch Road, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N00°31'09"W, a distance of 21.21 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N45°31'09"W, a distance of 258.32 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along a curve to the left through a central angle of 273°37'50", a radius of 595.00 feet, an arc length of 273.22 feet, and a chord bearing N59°37'19"W, 270.47 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N73°43'30"W, a distance of 168.55 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along a curve to the right through a central angle of 273°37'50", a radius of 845.00 feet, an arc length of 407.50 feet, and a chord bearing N59°54'35"W, 403.56 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N46°05'40"W, a distance of 736.32 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the southwest line of said 88.435 acre tract;

THENCE N44°23'13"E, following the southwest line of said 88.435 acre tract, a distance of 90.00 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S45°08'40"E, a distance of 735.56 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along a curve to the left through a central angle of 273°37'50", a radius of 795.00 feet, an arc length of 364.09 feet, and a chord bearing S52°37'19"E, 314.33 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S73°43'30"E, a distance of 168.55 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along a curve to the right through a central angle of 281°21'21", a radius of 645.00 feet, an arc length of 317.52 feet, and a chord bearing S52°37'19"E, 314.33 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S45°31'09"E, a distance of 258.32 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S89°28'51"W, a distance of 21.21 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S45°31'09"E, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the aforementioned northwest line of Ranch Road;

THENCE S44°28'51"W, with the northwest line of Ranch Road, a distance of 3.984 acres of land, to a point of BEGINNING and CONTAINING 173.552 square feet or 3.984 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WGS 83 RTK Network, Texas State Plane Coordinates System, NAD 83, (CORS96) Epoch 2002.0. Vertical position are referenced to NAVD88 using (GEOID03).

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.

NOTE:
According to Flood Insurance Rate Map No. 48257C0040D, dated July 3, 2012, prepared by the Federal Emergency Management Agency (FEMA) no portion of the subject property lies within an area of the 100 year flood. Property is located within Flood Zone X.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Harlan Properties, Inc., acting herein by and through its duly authorized officers, has caused this plat defining the boundaries of the above described city lot in Kaufman County, Texas, to be prepared and approved by 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 the purpose of public easements and public 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 in that landscape improvement as shown on this plat. The City of Forney, Texas, shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which are in violation of the easements shown on this plat. The City of Forney and public utility entities shall all times have the full right of ingress and egress to or from their respective easements for the purpose of maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of 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.

Harlan Properties, Inc.

By _____

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 _____ 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 purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

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 _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments were placed by me or under my personal supervision and personal supervision in accordance with the Subdivision Ordinance of the City of Forney.



David J. Surdukan
Registration No. 4613

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 David J. Surdukan, a 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 the _____ day of _____, 2021.

Notary Public in and for the State of Texas

SHEET 2 OF 2
FINAL PLAT

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CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

OWNER

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Ft. Worth, Texas 75062
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111 West Main Street
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