

FORNEY MS/IS No. 3 ADDITION

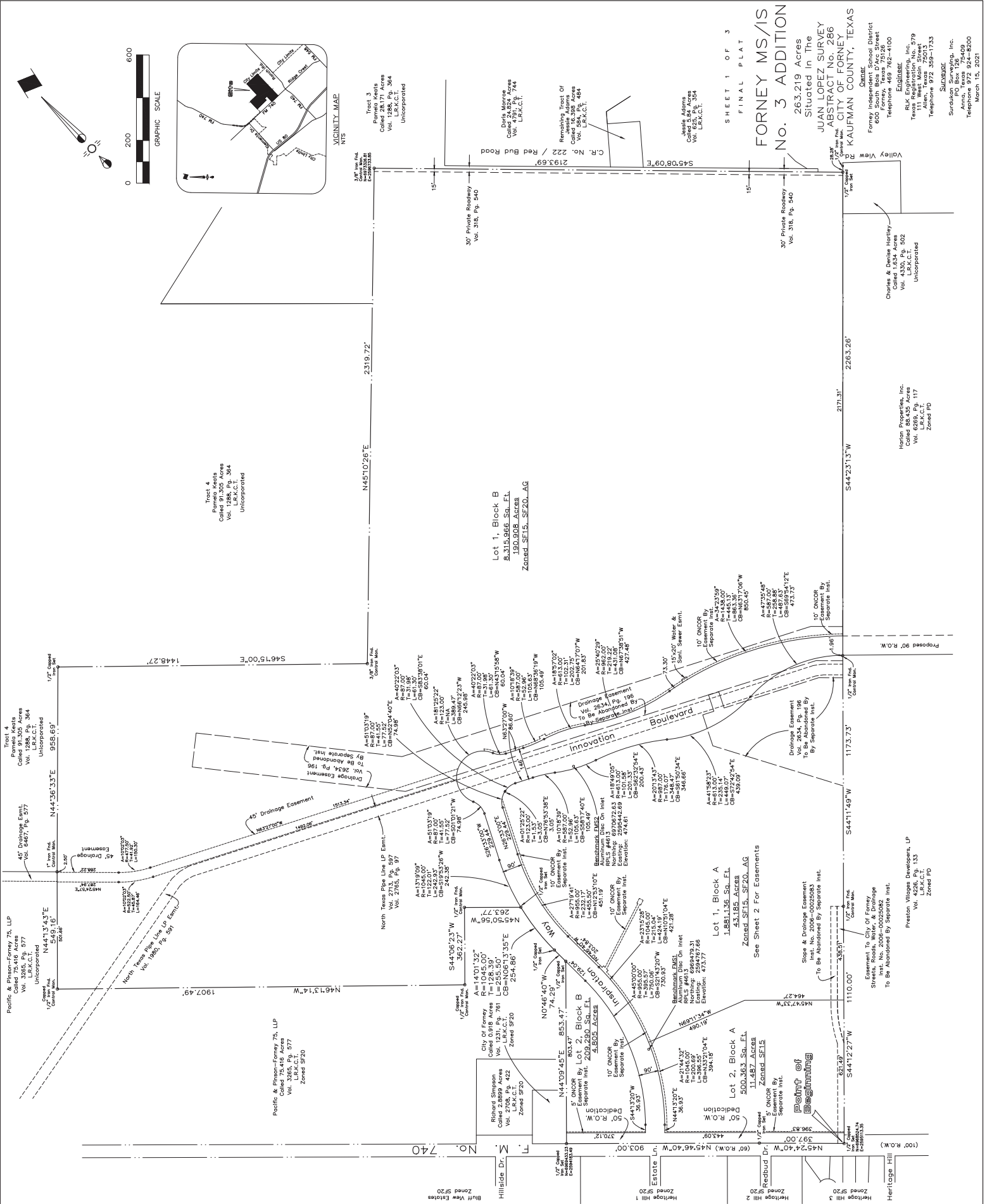
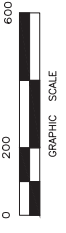
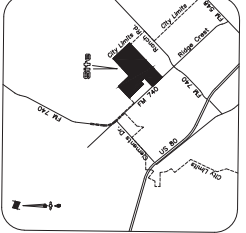
SHEET 1 OF 3
FINAL PLAT

263.219 Acres
Situated in The
JUAN LOPEZ SURVEY
ABSTRACT No. 286
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

DRAWN:
Forney Independent School District
6000 Wheeler Street
Forney, Texas 75726
Telephone 469-762-4100

ENGINEER:
Engelbrecht, Inc.
P.O. Box 278
West Mohr, Texas 75791
Telephone 972-389-1733

SURVEYOR:
Surdickon Surveying, Inc.
Amarillo, Texas 79109
Telephone 972-324-8500
March 10, 2021



Tract 4
Pamela Keels
Called 91,305 Acres
Vol. 1288, Pg. 364
L.R.C.C.T.
Unincorporated

Lot 1, Block B
8315,966 Sq. Ft.
130,908 Acres
Zoned SF15, SF20, AG

Lot 1, Block A
1,881,136 Sq. Ft.
43,185 Acres
Zoned SF15, SF20, AG
See Sheet 2 For Easements

Point of Beginning

Preston Village Developers, LP
Vol. 6256, Pg. 133
L.R.C.C.T.
Zoned PD

Horton Properties, Inc.
Called 688,995 Acres
Vol. 1808, Pg. 117
L.R.C.C.T.
Zoned PD

Chaires & Deane, Hartley
Called 43,330 Acres
Vol. 4330, Pg. 502
L.R.C.C.T.
Unincorporated

Jessie Adams
Called 5.84 Acres
Vol. 584, Pg. 484
L.R.C.C.T.
Unincorporated

Rebecca Trust Of
Janice Adams
Called 28,824 Acres
Vol. 4791, Pg. 744
L.R.C.C.T.
Unincorporated

Tract 3
Pamela Keels
Called 28,171 Acres
Vol. 1288, Pg. 364
L.R.C.C.T.
Unincorporated

3/8" Iron Pin
Capped
Elevation 550.38

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

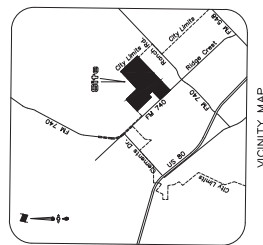
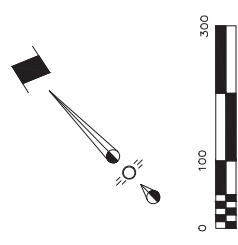
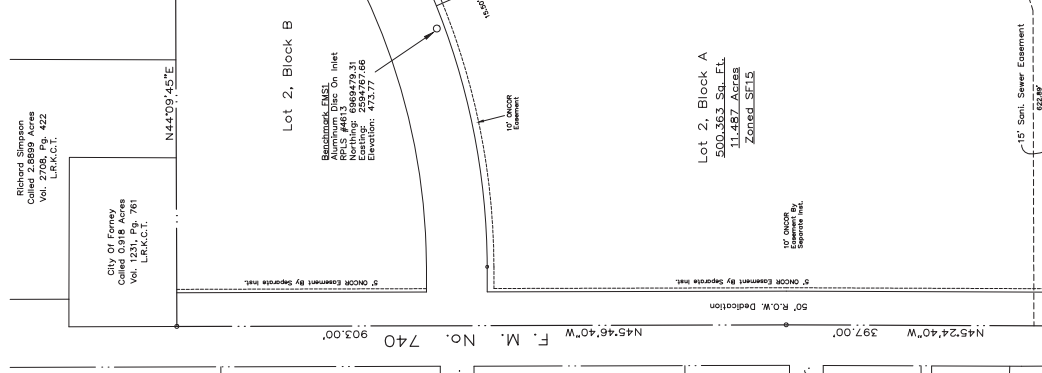
30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

30' Private Roadway
Vol. 318, Pg. 540

Curve Data Chart

Curve	Station	Station	Station	Station	Station
1	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
2	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
3	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
4	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
5	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
6	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
7	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
8	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
9	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
10	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00



**FORNEY MS/IS
NO. 3 ADDITION**
263.219 Acres
Situated in The
JUAN LOPEZ SURVEY
ABSTRACT NO. 286
CITY OF FORNEY,
KAUFMAN COUNTY, TEXAS

Owned by
Owens School District
Forney Independent School District
800 South Bois D'Arc Street
Forney, Texas 75043
Telephone 409 762-4100

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 409 368-7133

Surveyor
Surdakan Surveying, Inc.
P.O. Box 126
Arroyo, Texas 75822
Telephone 972 924-8200
March 15, 2021

SHEET 2 OF 3
FINAL PLAT

Lot 1, Block B

Lot 1, Block B

Lot 2, Block B

Lot 1, Block A
1.881136 Sq. Ft.
4.3185 Acres
Zoned SF15, SE20, AG

Lot 2, Block A
500.363 Sq. Ft.
11.487 Acres
Zoned SF15

Richard Simpson
Called 2.8999 Acres
Vol. 1, Pgs. 422
L.R.A.C.T.

City Of Forney
Vol. 1231, Pgs. 781
L.R.A.C.T.

Richard Simpson
Called 2.8999 Acres
Vol. 1, Pgs. 422
L.R.A.C.T.

Richard Simpson
Called 2.8999 Acres
Vol. 1, Pgs. 422
L.R.A.C.T.

Heritage Hill 3
Block D
12
13
14

Heritage Hill 2
Heritage Hill 3
Heritage Hill 4
Heritage Hill 5
Heritage Hill 6
Heritage Hill 7
Heritage Hill 8
Heritage Hill 9
Heritage Hill 10
Heritage Hill 11
Heritage Hill 12
Heritage Hill 13
Heritage Hill 14
Heritage Hill 15
Heritage Hill 16
Heritage Hill 17
Heritage Hill 18
Heritage Hill 19
Heritage Hill 20
Heritage Hill 21
Heritage Hill 22
Heritage Hill 23
Heritage Hill 24
Heritage Hill 25
Heritage Hill 26
Heritage Hill 27
Heritage Hill 28
Heritage Hill 29
Heritage Hill 30
Heritage Hill 31
Heritage Hill 32
Heritage Hill 33
Heritage Hill 34
Heritage Hill 35
Heritage Hill 36
Heritage Hill 37
Heritage Hill 38
Heritage Hill 39
Heritage Hill 40
Heritage Hill 41
Heritage Hill 42
Heritage Hill 43
Heritage Hill 44
Heritage Hill 45
Heritage Hill 46
Heritage Hill 47
Heritage Hill 48
Heritage Hill 49
Heritage Hill 50

John Greig
Vol. 4794, Pg. 513

Heritage Hill 10
Lot 11, Blk. 10

Estate Ln.
Lot 13, Blk. 10

Heritage Hill 10
Lot 13, Blk. 10

Heritage Hill 2
Lot 14, Blk. 10

Heritage Hill 2
Lot 12, Blk. 12

Heritage Hill 3
Block D

Easement to City Of Forney
Street, No. 2006-0002082
To Be Abandoned By Separate Inst.

Slope & Drainage Easement
To Be Abandoned By Separate Inst.

Drainage Easement
To Be Abandoned By Separate Inst.

Drainage Easement
To Be Abandoned By Separate Inst.

Backsight, BM22
Northings: 692927.63
Easting: 474.61
Elevation: 474.61

A=14°01'32"
R=1945.00'
L=255.50'
CB=NO6°13'35"E
254.66

N45°50'56"W 263.77'

N0°46'40"W 74.29'

N44°01'45"E 853.47'

903.00'

740

F. M. No.

740

N45°46'40"W 397.00'

N45°24'40"W 1110.00'

S44°12'27"W 528.97'

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

15" Soil Sewer Easement

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, the Forney Independent School District is the owner of a tract of land situated in the Juan Lopez Survey, Abstract No. 286, City of Forney, Texas, which was conveyed to Forney, ISD as recorded in Volume 5929, Page 337, Land Records of Kaufman County, Texas, also being part of a 33,075 acre tract of land conveyed to Forney, ISD as recorded in Volume 6467, Page 571, Land Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, the southwest line of said 33,075 acre tract;

THENCE N45°57'40"W, with the northeast line of said F.M. No. 740, a distance of 303.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N45°46'07"W, with the northeast line of F.M. No. 740, a distance of 903.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N41°09'45"E, bearing F.M. No. 740, a distance of 853.47 feet to a capped 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N00°46'40"W, a distance of 74.29 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a curve to the right having a central angle of 140°1'32", a radius of 1061.33575 feet, length of 126.39 feet, and a chord bearing N08°13'35"E, 254.86 feet;

THENCE in a northeasterly direction, along said curve to the right, an arc distance of 126.39 feet to the end of said curve;

THENCE N45°50'56"W, a distance of 263.77 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the end of said curve;

THENCE S44°06'23"W, a distance of 362.27 feet to a capped 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N46°13'14"W, a distance of 1907.49 feet to a capped 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N44°13'43"E, a distance of 549.16 feet to a 1" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N44°36'33"E, a distance of 958.69 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S46°15'00"E, a distance of 1448.27 feet to a 3/8" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N45°10'26"E, a distance of 2319.72 feet to a 3/8" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S45°08'09"E, a distance of 2193.69 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°23'13"W, a distance of 2263.26 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°11'49"W, a distance of 1173.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°12'27"W, a distance of 1110.00 feet to the POINT OF BEGINNING and CONTAINING 11,465,798 square feet, or 263,219 acres of land.

BASIS OF BEARINGS:

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

NOTICE:

Sealing of portion of this addition by metes and bounds and/or withholding 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. 48257C00400, dated July 3, 2012, prepared by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program, the area of the 100 year flood. Property is located within Flood Zone X.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Forney Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the boundaries of the above described property, and does hereby dedicate, 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 dedicated for street purposes, and the easements are dedicated for the purposes of utility easements 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, across, or overhanging the easements shown, except those specifically shown on this plat. The City of Forney, Texas, may also be used for the mutual use and accommodation of all utilities and public utility entities shall have the right to remove and keep in place any and all improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, reading meters, and adding to or removing therefrom, at any time of procuring the permission of anyone.

That, the undersigned does hereby covenant and agree that he shall construct the fire, water, and electric lines, and shall maintain a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he shall maintain the same in a state of good repair, and shall not construct any buildings, 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 main entrance to the property shall be on the east side of the property, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The owner shall be responsible for the maintenance of the fire lanes and utility easements 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.

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 _____, 2021.

Forney Independent School District

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 of _____, 2021, 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 points and bearings were measured and set by me or under my 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 of _____, 2021, personally appeared David J. Surdukan, 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 3 OF 3
FINAL PLAT

**FORNEY MS/IS
No. 3 ADDITION**

263.219 Acres
Situated in The
JUAN LOPEZ SURVEY
ABSTRACT No. 286
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

NOTICE

Forney Independent School District
600 Forney, Texas 75126
Telephone 469 762-4100

ENGINEER

R.K. Johnson, Inc.
Texas Registration No. 579
1140 West Main Street
Ft. Worth, Texas 76102
Telephone 972 358-1733

SURVEYOR

Surdukan Surveying, Inc.
Anna, Texas 75409
Telephone 972 924-8500

March 15, 2021