

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

- 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 1.00014077.
- Coordinates shown herein are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries are not depicted herein. The subject tract lies within Zone X as delineated on Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised date July 9, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- 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.
- 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.
- The location of easements shown herein that are created by separate instrument are appropriate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

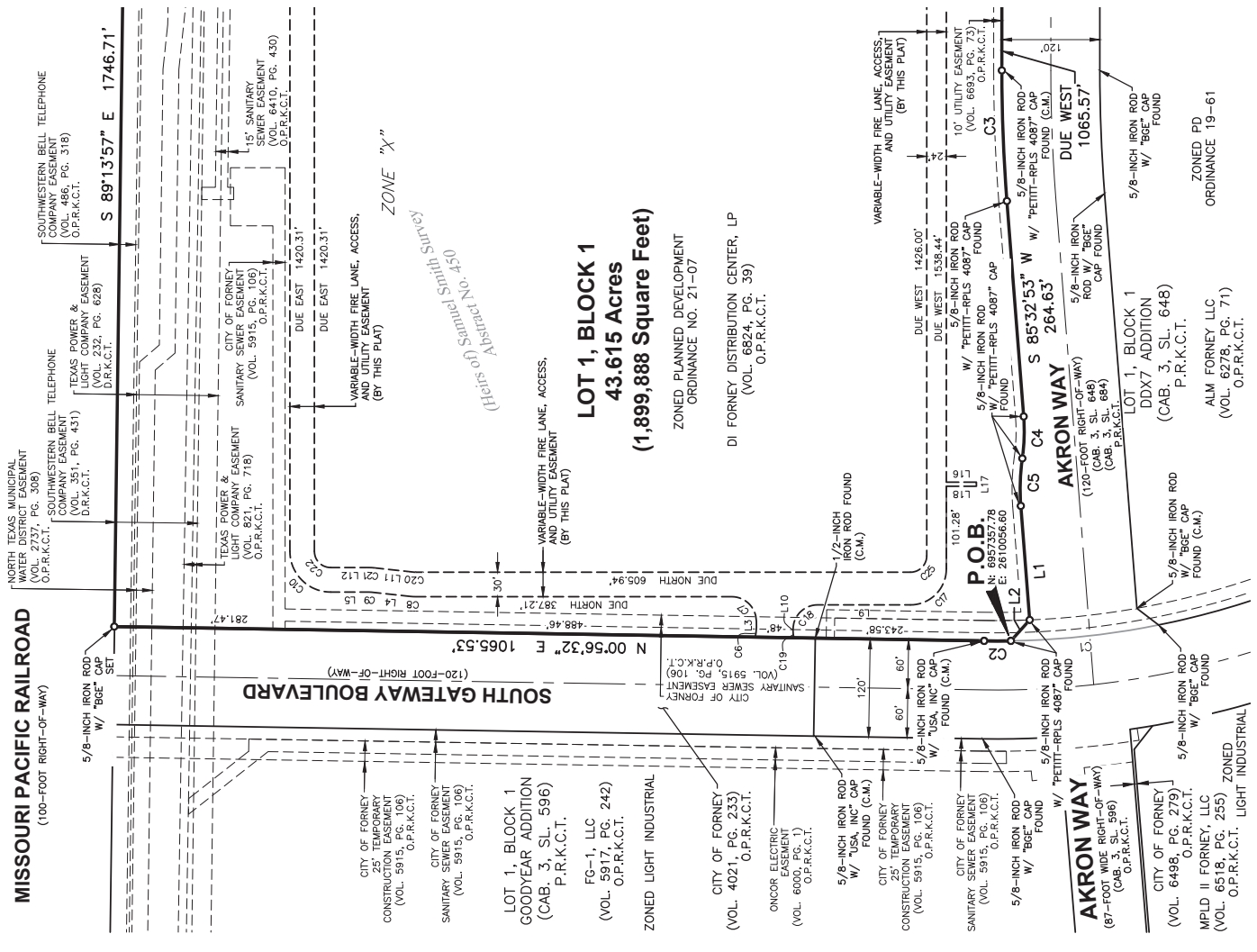
LEGEND

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

FIRE LINES:

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line easements, as dedicated and shown herein, 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 line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in accordance with the City of Forney's fire lane regulations. The City of Forney's fire lane 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.

MATCH LINE - SEE SHEET 2



LOT 1, BLOCK 1
43.615 Acres
(1,899,888 Square Feet)

ZONED PLANNED DEVELOPMENT
ORDINANCE NO. 21-07

DI FORNEY DISTRIBUTION CENTER, LP
(VOL. 6824, PG. 39)
O.P.R.K.C.T.

ALM FORNEY LLC
(VOL. 6276, PG. 71)
O.P.R.K.C.T.

AKRON WAY
(120-FOOT RIGHT-OF-WAY)
(CAB. 3, SL. 684)
P.R.K.C.T.

LOT 1, BLOCK 1
DDX7 ADDITION
(CAB. 3, SL. 648)
P.R.K.C.T.

ZONED PD
ORDINANCE 19-61

AKRON WAY
(67-FOOT WIDE RIGHT-OF-WAY)
(CAB. 3, SL. 596)
O.P.R.K.C.T.

CITY OF FORNEY
(VOL. 6498, PG. 279)
O.P.R.K.C.T.

MPLD II FORNEY, LLC
(VOL. 6518, PG. 255)
O.P.R.K.C.T.

ZONED INDUSTRIAL
LIGHT INDUSTRIAL

FINAL PLAT
LOT 1, BLOCK 1
VANTRUST GATEWAY
INDUSTRIAL ADDITION

BEING 43.615 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

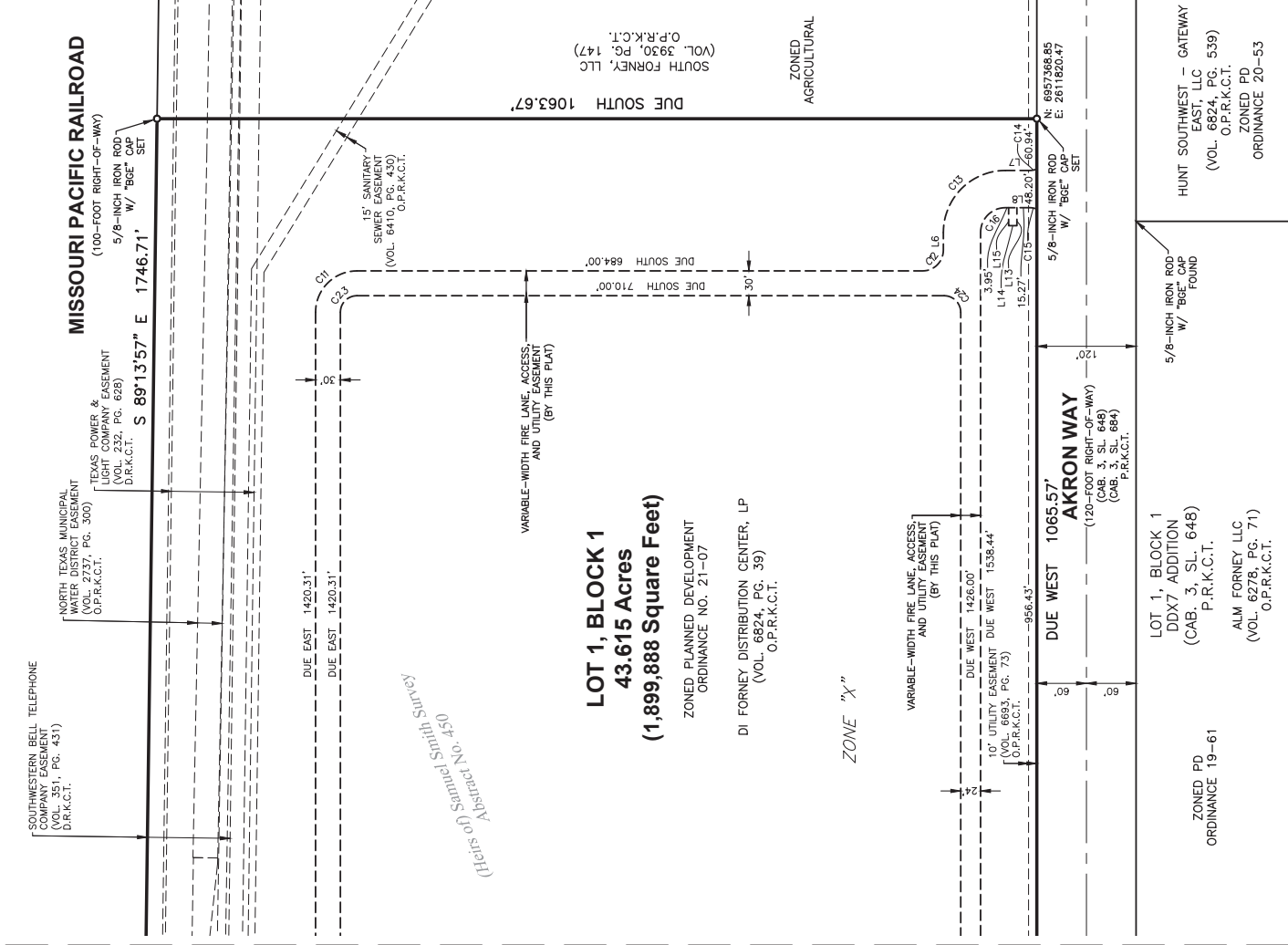
MARCH 2021
SHEET 1 OF 3

DEVELOPER
VANTRUST REAL ESTATE, LLC
4900 Main St, Suite 400
Kansas City, MO 64112
Contact: David Harrison and David Blanton

ENGINEER / SURVEYOR
BGE, Inc.
2555 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10189653
Copyright 2021

Contact: Mark Pease, R.P.L.S.
Telephone: 972-464-4884 • Email: mpease@bgeinc.com

MATCH LINE - SEE SHEET 1



LOT 1, BLOCK 1
43.615 Acres
(1,899,888 Square Feet)

ZONED PLANNED DEVELOPMENT
 ORDINANCE NO. 21-07

DI FORNEY DISTRIBUTION CENTER, LP
 (VOL. 6693, PG. 39)
 O.P.R.K.C.T.

LOT 1, BLOCK 1
 DDX7 ADDITION
 (CAB. 3, SL. 648)
 P.R.K.C.T.

ALM FORNEY LLC
 (VOL. 6278, PG. 71)
 O.P.R.K.C.T.

ZONED PD
 ORDINANCE 19-61

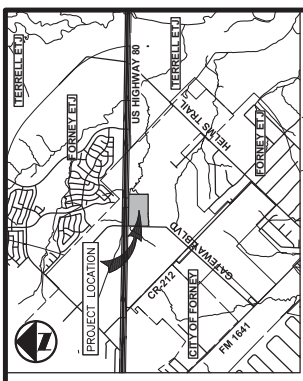
HUNT SOUTHWEST - GATEWAY
 EAST, LLC
 (VOL. 6824, PG. 539)
 O.P.R.K.C.T.

ZONED PD
 ORDINANCE 20-53

SOUTH FORNEY, LLC
 (VOL. 3930, PG. 147)
 O.P.R.K.C.T.

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S 85°32'53" W	140.06'	L11	N 06°12'36" E	47.74'
L2	N 48°03'04" W	34.48'	L12	N 00°00'00" E	46.86'
L3	N 90°00'00" E	9.84'	L13	N 90°00'00" W	21.76'
L4	N 06°12'36" E	47.74'	L14	N 00°00'00" E	10.00'
L5	N 00°00'00" E	46.86'	L15	N 90°00'00" E	21.76'
L6	N 90°00'00" E	21.44'	L16	S 00°00'00" E	36.84'
L7	S 00°00'00" E	29.22'	L17	N 90°00'00" W	5.00'
L8	N 00°00'00" E	29.22'	L18	N 00°00'00" E	36.84'
L9	N 00°00'00" E	113.74'			
L10	N 90°00'00" W	2.18'			

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	102°61'12"	1000.00'	S 06°09'10" E	181.90'	182.15'
C2	1°52'36"	1000.00'	N 00°00'14" E	32.75'	32.75'
C3	427°07"	2060.00'	S 87°46'27" W	160.02'	160.06'
C4	12°34'42"	234.50'	N 88°09'45" W	51.38'	51.48'
C5	12°34'42"	265.50'	N 88°09'45" W	58.17'	58.29'
C6	18°43'37"	30.00'	S 80°38'11" E	9.76'	9.81'
C7	90°00'00"	30.00'	N 45°00'00" E	42.43'	47.12'
C8	61°2'36"	60.00'	N 03°06'18" E	6.50'	6.50'
C9	61°2'36"	30.00'	N 03°06'18" E	3.25'	3.25'
C10	90°00'00"	50.00'	N 45°00'00" E	70.71'	78.54'
C11	90°00'00"	50.00'	S 45°00'00" E	70.71'	78.54'
C12	90°00'00"	25.00'	S 45°00'00" E	35.36'	39.27'
C13	90°00'00"	75.00'	S 45°00'00" E	106.07'	117.81'
C14	20°40'14"	25.00'	S 10°20'07" E	8.97'	9.02'
C15	20°33'08"	25.00'	N 10°16'34" E	8.92'	8.97'
C16	90°00'00"	30.00'	N 45°00'00" W	42.43'	47.12'
C17	90°00'00"	44.00'	N 45°00'00" W	62.23'	69.12'
C18	90°00'00"	30.00'	N 45°00'00" W	42.43'	47.12'
C19	15°36'31"	30.00'	S 82°11'45" W	8.15'	8.17'
C20	61°2'36"	30.00'	N 03°06'18" E	3.25'	3.25'
C21	61°2'36"	60.00'	N 03°06'18" E	6.50'	6.50'
C22	90°00'00"	20.00'	N 45°00'00" E	28.28'	31.42'
C23	90°00'00"	20.00'	S 45°00'00" E	28.28'	31.42'
C24	90°00'00"	20.00'	S 45°00'00" W	28.28'	31.42'
C25	90°00'00"	20.00'	N 45°00'00" W	28.28'	31.42'



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- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

FINAL PLAT
LOT 1, BLOCK 1
VANTRUST GATEWAY
INDUSTRIAL ADDITION

BEING 43.615 ACRES OUT OF THE
 (HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
 MARCH 2021
 SHEET 2 OF 3

DEVELOPER
VANTRUST REAL ESTATE, LLC
 4900 Main St, Suite 4100
 Kansas City, MO 64112
 Contact: David Harrison and David Blanton



ENGINEER / SURVEYOR
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 2555 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TPPELS Licensed Surveying Firm No. 10189583
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Contact: Mark Pears, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpears@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, DI FORNEY Distribution Center, LP is the owner of a 43.615-acre tract of land situated in the (Heirs of) Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to DI Forney Distribution Center, LP recorded in Volume 6824, Page 39 of the Official Public Records of Kaufman County, Texas; said 43.615-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found at the northwest end of a corner clip at the intersection of the east right-of-way line of South Gateway Boulevard (a 120-foot right-of-way as recorded in Cabinet 3, Sleeve 316 of the Plat Records of Kaufman County, Texas) and the north right-of-way line of Akron Way (a 120-foot right of way as recorded in Cabinet 3, Sleeve 648 and Cabinet 3, Sleeve 684 of said Plat Records); from said point a 5/8-inch iron rod with "BGE" cap found lies at the end of a curve to the left having a central angle of 10 degrees 26 minutes 12 seconds, a radius of 1,000.00 feet, a length of 182.15 feet; said point also being the beginning of a curve to the right;

THENCE, in a northerly direction continuing with said the east right-of-way line of South Gateway Boulevard and said curve to the right, having a central angle of 01 degrees 52 minutes 36 seconds, a radius of 1,000.00 feet, a chord bearing and distance of North 00 degrees 00 minutes 14 seconds East, 32.75 feet, and an arc distance of 32.75 feet to a 5/8-inch iron rod with "USA, INC" cap found for corner at the end of said curve;

THENCE, North 00 degrees 58 minutes 32 seconds East, continuing with said the east right-of-way line of South Gateway Boulevard, passing at a distance of 206.83 feet to a 1/2-inch iron rod found for the southeast corner of that certain tract of land described as Parcel 2 in Donation Deed to the City of Forney recorded in Volume 4021, Page 233 of said Official Public Records, continuing a total distance of 1,065.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south right-of-way line of Missouri Pacific Railroad (a 100-foot right-of-way);

THENCE, South 89 degrees 13 minutes 57 seconds East, with the said south line of Missouri Pacific Railroad, a distance of 1,746.71 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, in an easterly direction with the said north right-of-way line of Akron Way, the following seven (7) calls:

Due West, a distance of 1,065.57 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the beginning of a tangent curve to the left;

In a westerly direction with said curve to the left, having a central angle of 04 degrees 27 minutes 07 seconds, a radius of 2,060.00 feet, a chord bearing and distance of South 87 degrees 46 minutes 27 seconds West, 160.02 feet, and an arc distance of 160.06 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the end of said curve;

South 85 degrees 32 minutes 53 seconds West, a distance of 264.63 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the beginning of a tangent curve to the right;

In a westerly direction with said curve to the right, having a central angle of 12 degrees 34 minutes 42 seconds, a radius of 234.50 feet, a chord bearing and distance of North 88 degrees 09 minutes 45 seconds West, 51.38 feet, and an arc distance of 51.48 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a westerly direction with said reverse curve to the left, having a central angle of 12 degrees 34 minutes 42 seconds, a radius of 265.50 feet, a chord bearing and distance of North 88 degrees 09 minutes 45 seconds West, 58.17 feet, and an arc distance of 58.29 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the end of said curve;

South 85 degrees 32 minutes 53 seconds West, a distance of 140.06 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found for corner at the southeast end of said corner clip;

North 48 degrees 03 minutes 04 seconds West, with said corner clip, a distance of 34.48 feet to the **POINT OF BEGINNING**;

CONTAINING 43.615 acres or 1,899,888 square feet of land, more or less.

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 herein as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.



Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

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 Gregory Mark Peace, 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: _____

FINAL PLAT

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 _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **DI FORNEY DISTRIBUTION CENTER, LP**, acting herein by and through his(its) duly authorized representatives, as set forth herein above described property as **LOT 1, BLOCK 1, VANTRUST GATEWAY INDUSTRIAL ADDITION**, hereby dedicates 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 enjoyment of the public utility companies, electric, gas, water, sewer, telephone, cable television, and other 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, repairing, maintaining or otherwise using any part or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all paiting 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: _____

**FINAL PLAT
LOT 1, BLOCK 1
VANTRUST GATEWAY
INDUSTRIAL ADDITION**

BEING 43.615 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
MARCH 2021
SHEET 3 OF 3

DEVELOPER

VANTRUST REAL ESTATE, LLC
4900 Main St, Suite 400
Kansas City, MO 64112
Contact: David Harrison and David Blanton

ENGINEER / SURVEYOR



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