

MATCH LINE - SEE SHEET 1

ZONED PD
ORDINANCE 21-06

GROSS AREA
113.878 ACRES
(4,960,543 SF)

LOT 1, BLOCK 1
70.623 ACRES
(3,076,331 SF)

TRACT 1
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
(O.P.R.K.C.T.)

ZONE "X"

(Heirs of Samuel Smith Survey,
Abstract No. 450

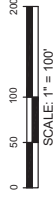
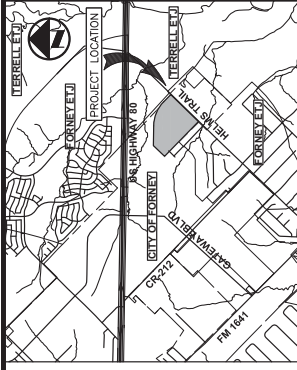
HELM'S TRAIL
(VARIABLE-WIDTH R.O.W.)

TRACT 2
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
(O.P.R.K.C.T.)

ZONED AG

33' RIGHT-OF-WAY DEDICATION
1,613 ACRES (70,289 SQ. FT.)

(Abstract No. 450)
Lombard's Survey



LEGEND

(G.M)	CONTROLLING MONUMENT
CAB	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMERCING
P.O.B.	POINT OF BEGINNING
SL.	SLIDE
VOL.	VOLUME
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE

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 1.000114077.
2. The floodplain boundaries are approximate and 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
3. 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.
4. All property corners are 5/8-inch iron rods with "BGE" cap set unless otherwise noted.
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 utility conduits, materials over and 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.

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 the department and emergency use.

ACCESS EASEMENTS:

The undersigned does hereby covenant and agree that the easement may be utilized by any person or for the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use 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 egress in, along, upon and across said premises.

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
SEEFRIED ADDITION

BEING 113.878 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
MAY 2021

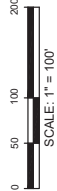
SHEET 2 OF 5

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stiles
Phone: 214-393-6066

ENGINEER / SURVEYOR
BGE, Inc.
2555 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193653
Copyright 2021

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

MATCH LINE - SEE SHEET 4



LEGEND

- (C.M.) CONTROLLING MONUMENT
- CAB. CABINET
- NO. NUMBER
- PG. PAGE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- SL. SLIDE
- VOL. VOLUME
- PROPERTY LINE
- EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

ZONED PD
ORDINANCE 21-06

**GROSS AREA
113.878 ACRES
(4,960,543 SF)**

LOT 1, BLOCK 1
70.623 ACRES
(3,076,331 SF)

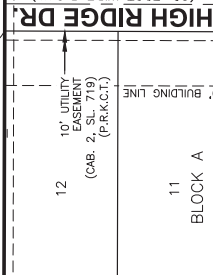
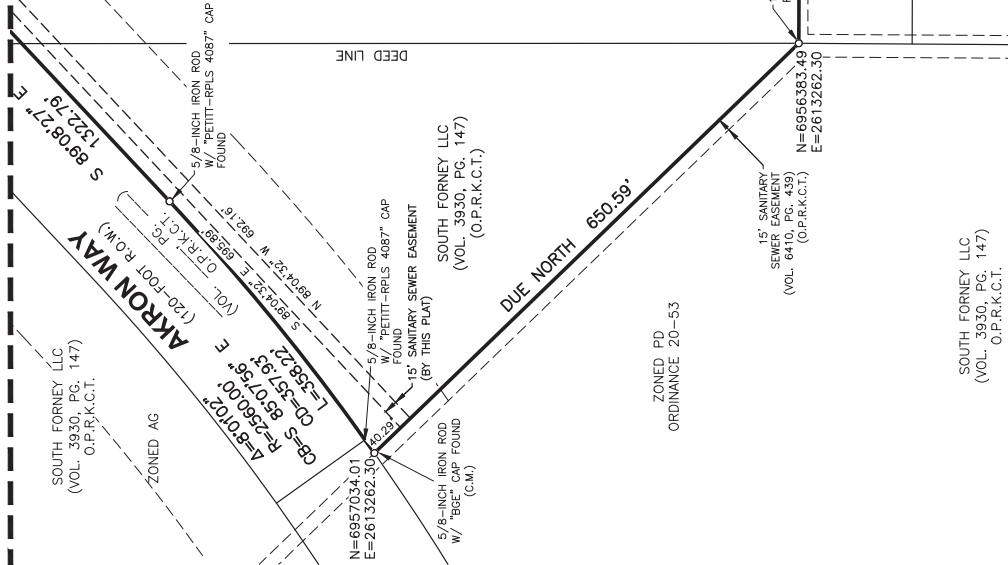
TRACT 1
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
(O.P.R.K.C.T.)

ZONE "X"

(Heirs of) Sammie Smith Survey,
Abstract No. 450

MATCH LINE - SEE SHEET 2

ZONED PD
ORDINANCE 20-53



FINAL PLAT
LOTS 1 AND 2, BLOCK 1
SEEFRIED ADDITION
BEING 113.878 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
MAY 2021

SHEET 3 OF 5

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Sites
Phone: 214-393-6066

ENGINEER / SURVEYOR
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TBPELS Licensed Surveying Firm No. 10193653
Copyright 2021

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

AP SUNDANCE LLC
(VOL. 6279, PG. 299)
O.P.R.K.C.T.

ZONED AG

SIERRA PARKWAY
(VARIABLE-WIDTH R.O.W.)

SAGE HILL PARKWAY
(120-FOOT R.O.W.)

TRACT 1
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
(O.P.R.K.C.T.)

$\Delta=43'20.04"$
 $R=1940.00'$
 $CB=S 67'28.25" E$
 $CD=1432.56'$
 $L=1467.28'$

ZONED AG

ZONE "A"

GROSS AREA
113.878 ACRES
(4,960,543 SF)

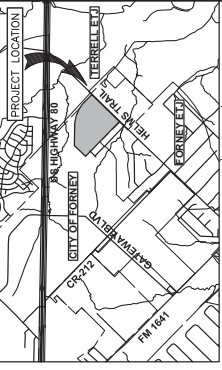
AKRON WAY
(120-FOOT R.O.W.)

ZONED PD 21-06
ORDINANCE 21-06
ZONE "X"

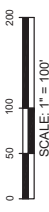
TRACT 1
ROYSE WORLD LAND LP
(VOL. 3297, PG. 180)
(O.P.R.K.C.T.)

TRACT 2, BLOCK 1
43.256 ACRES
(1,884,212 SF)

LOT 1, BLOCK 1
70.623 ACRES
(3,076,331 SF)



VICINITY MAP
(NOT TO SCALE)



LEGEND

(C.M)	CONTROLLING MONUMENT
CAB.	CABINET
NO.	NUMBER
PG.	PAGE
P.O.C.	POINT OF COMMERCING
P.O.B.	POINT OF BEGINNING
S.	SLIDE
VOL.	VOLUME
---	PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
SEEFRIED ADDITION

BEING 113.878 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
MAY 2021

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Sites
Phone: 214-393-6066

ENGINEER / SURVEYOR
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TBPELS Licensed Surveying Firm No. 10189563
Copyright 2021

Conrad, Mark, Peas, R.P.L.S.
Telephone: 972-464-4864 • Email: mpeas@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, Royse World Land, LP and South Forney, LLC are the owners of 113.878-acre tract of land situated in the (Heirs of) Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas; said tract being part of that certain tract of land described as Tract 1 in General Warranty Deed to Royse World Land, LP as recorded in Volume 3297, Page 180 and part of that certain tract of land described in Special Warranty Deed to South Forney, LLC as recorded in Volume 3930, Page 147, both of the Official Public Records of Kaufman County, Texas; said 113.878-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the northeast right-of-way line of Helms Trail (a variable width right-of-way) said point being the east corner of said Tract 1 and the west corner of that certain tract of land described in Special Warranty Deed to AP Sundance LLC as recorded in Volume 6279, Page 299 of said Official Public Records;

THENCE, South 44 degrees 06 minutes 41 seconds West, with the said northeast right-of-way line of Helms Trail and the southeast line of said Tract 1, a distance of 2,129.38 feet to a point for corner; said point being the south corner of said Tract 1 and the east corner of Highland Prairie Phase III, an addition to the City of Forney according to the plat recorded in Cabinet 2, Slide 467 of the Plat Records of Kaufman County, Texas;

THENCE, North 45 degrees 49 minutes 44 seconds West, departing the said northwest right-of-way line of Helms Trail and with the southwest line of said Tract 1, the northeast line of said Highland Prairie Phase III and the northeast line of Highland Prairie Phase IV, an addition to the City of Forney according to the plat recorded in Cabinet 2, Slide 719 of said Plat Records, passing at a distance of 10.19 feet a 5/8-inch iron rod found, continuing for a total distance of 2,675.71 feet to a 1/2-inch iron rod found for corner in a southeast line of that certain tract of land described in Special Warranty Deed to South Forney, LLC as recorded in Volume 3930, Page 147 of said Official Public Records; said point being the west corner of said Tract 1 and the north corner of said Highland Prairie Phase IV;

THENCE, Due North, departing the southeast line of said South Forney tract and the northwest line of said Royse World Land tract, into and across said South Forney tract, a distance of 660.59 feet to a 3/8-inch iron rod with "BDC" cap found in the said proposed south line right-of-way line; said point being the beginning of a non-tangent curve to the left;

THENCE, in an easterly and southeasterly direction with said proposed south line right-of-way line, the following three (3) calls:

In an easterly direction with said curve to the left, having a central angle of 08 degrees 01 minutes 02 seconds, a radius of 2,560.00 feet, a chord bearing and distance of South 85 degrees 07 minutes 56 seconds East, 357.93 feet, and an arc distance of 358.22 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found at the end of said curve;

South 89 degrees 08 minutes 27 seconds East, a distance of 1,322.80 feet to a 5/8-inch iron rod with "PETITT-RPLS 4087" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction with said curve to the right, having a central angle of 43 degrees 20 minutes 04 seconds East, 1,432.56 feet, a chord bearing and distance of South 67 degrees 28 minutes 25 seconds East, 4087" cap found at the end of said curve;

South 45 degrees 51 minutes 01 seconds East, a distance of 556.81 feet to the **POINT OF BEGINNING**;
CONTAINING: 113.878 acres or 4,960,543 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

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.



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 3/10/2021.
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, 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 _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Royse World Land, LP and South Forney, LLC 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, SEEFRIED 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 unrelated to the purpose of the easements and public use areas 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 public easement that is disturbed for the purpose of repairing or installing public facilities, the City or Utility shall upon completion of installation/repairs restore such paved area to its prior condition. 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.

Royse World Land, LP
a Texas limited partnership

By: _____
Company

By: _____

Name: _____

Title: _____

South Forney, LLC
a Texas limited liability company

By: _____
Company

By: _____

Name: _____

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

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 _____

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
SEEFRIED ADDITION

BEING 113.878 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
KAUFMAN COUNTY, TEXAS
MAY 2021

SHEET 5 OF 5

DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Fwy, Suite 1650
Dallas, TX 75234
Contact: Jonathan Siles
Phone: 214-393-6066

ENGINEER / SURVEYOR



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TBPELS Licensed Surveying Firm No. 10193653
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