

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- (M) = MEASURED INFORMATION
- (R) = RECORDED INFORMATION (VOL. 6497, PG. 300)
- ROW --- = RIGHT-OF-WAY
- - - - - = SETBACK

SITE ADDRESS:
105 WEST U.S. HIGHWAY 80
FORNEY, TEXAS 75126

VICINITY MAP

U.S. HIGHWAY 80
SITE
PINSON ROAD
N. HICKMAN ST.
NOT TO SCALE

TEXAS NORTH CENTRAL STATE PLANE
COORDINATES (NAD 83 4202)
GRID TO TRUE NORTH CONVERGENCE
1°06'26.37"105
TRUE NORTH TO MAGNETIC DECLINATION
2°41.47' E
GPS SCALE FACTOR 0.999862887

TEXAS
GRID - NORTH CENTRAL
BRG - NORTH

0 30' 60'

SCALE: 1" = 30'

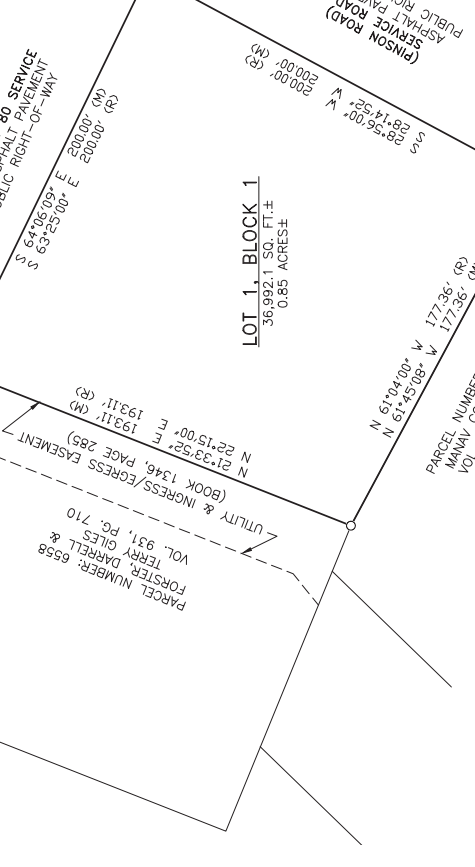
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting herein by and through his/its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Forster & Giles Subdivision, 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 as shown, to 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 or using 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, repairing, maintaining, or otherwise using the same, and for all other purposes 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.

OWNER:
FORSTER & GILES INVESTMENTS, GP
100 E. HERTRING DRIVE
TYLER, TEXAS 75703

ENGINEER:
JOSE VILLAGOMEZ, P.E.
VILLAGOMEZ ENGINEERING COMPANY
TBPE FIRM NO. F-13698

SURVEYOR:
WILLIAM H. SOMMERVILLE, III
SMW ENGINEERING GROUP, INC.
730 E. PARK BOULEVARD, SUITE 204
PLANO, TEXAS 75074
(205) 252-6985



NOTES:

- 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP NO. 4825700040D, DATED JULY 3, 2012, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN AN AREA OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). PROPERTY IS LOCATED WITHIN FLOOD ZONE "X".

FIELD NOTES:

Being that some tract of land as described and recorded in Volume 6497, Page 300 in the office of the County Clerk, Kaufman County, Texas, lying between the City of Forney, Texas and the City of Abilene, Texas, and being more particularly described as follows:
Commencing at a 3/8" rebar found on the southwestern right-of-way line of Interstate Highway 20 at the northernmost corner of a tract of land as described and recorded in Volume 931, Page 710 in said Office of the County Clerk; thence S 67°28'32" E a distance of 150.22 feet to a 5/8" rebar set on said southwestern right-of-way line and the Point of Beginning; thence S 64°06'09" E along said southwestern right-of-way line a distance of 200.00 feet to the intersection of said southwestern right-of-way line with the northwesterly right-of-way line of Pinson Avenue; thence S 28°14'32" W along said northwesterly right-of-way line a distance of 200.00 feet to a 5/8" rebar set; thence N 61°45'08" W leaving said northwesterly right-of-way line a distance of 177.36 feet to a 5/8" rebar set; thence N 21°33'52" E a distance of 193.11 feet to the Point of Beginning. Said above described tract of land contains 36,992.1 square feet or 0.85 acres, more or less.

FIELD NOTES:

Being that some tract of land as described and recorded in Volume 6497, Page 300 in the office of the County Clerk, Kaufman County, Texas, lying between the City of Forney, Texas and the City of Abilene, Texas, and being more particularly described as follows:
Commencing at a 3/8" rebar found on the southwestern right-of-way line of Interstate Highway 20 at the northernmost corner of a tract of land as described and recorded in Volume 931, Page 710 in said Office of the County Clerk; thence S 67°28'32" E a distance of 150.22 feet to a 5/8" rebar set on said southwestern right-of-way line and the Point of Beginning; thence S 64°06'09" E along said southwestern right-of-way line a distance of 200.00 feet to the intersection of said southwestern right-of-way line with the northwesterly right-of-way line of Pinson Avenue; thence S 28°14'32" W along said northwesterly right-of-way line a distance of 200.00 feet to a 5/8" rebar set; thence N 61°45'08" W leaving said northwesterly right-of-way line a distance of 177.36 feet to a 5/8" rebar set; thence N 21°33'52" E a distance of 193.11 feet to the Point of Beginning. Said above described tract of land contains 36,992.1 square feet or 0.85 acres, more or less.

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:

Signature of Public Land Surveyor _____

NOTARY PUBLIC

Notary Public in and for the State of Texas

My Commission Expires On: _____

FINAL PLAT

FORSTER & GILES SUBDIVISION

LOT 1, BLOCK 1

A TRACT OF LAND AS DESCRIBED IN
VOLUME 6497, PAGE 300 IN THE OFFICE
OF THE COUNTY CLERK,
KAUFMAN COUNTY, TEXAS

FINAL PLAT

FORSTER & GILES SUBDIVISION

LOT 1, BLOCK 1

A TRACT OF LAND AS DESCRIBED IN
VOLUME 6497, PAGE 300 IN THE OFFICE
OF THE COUNTY CLERK,
KAUFMAN COUNTY, TEXAS

LAY CONSTRUCTION

P.O. BOX 5300
TYLER, TX 75712
PH: 903-877-4128