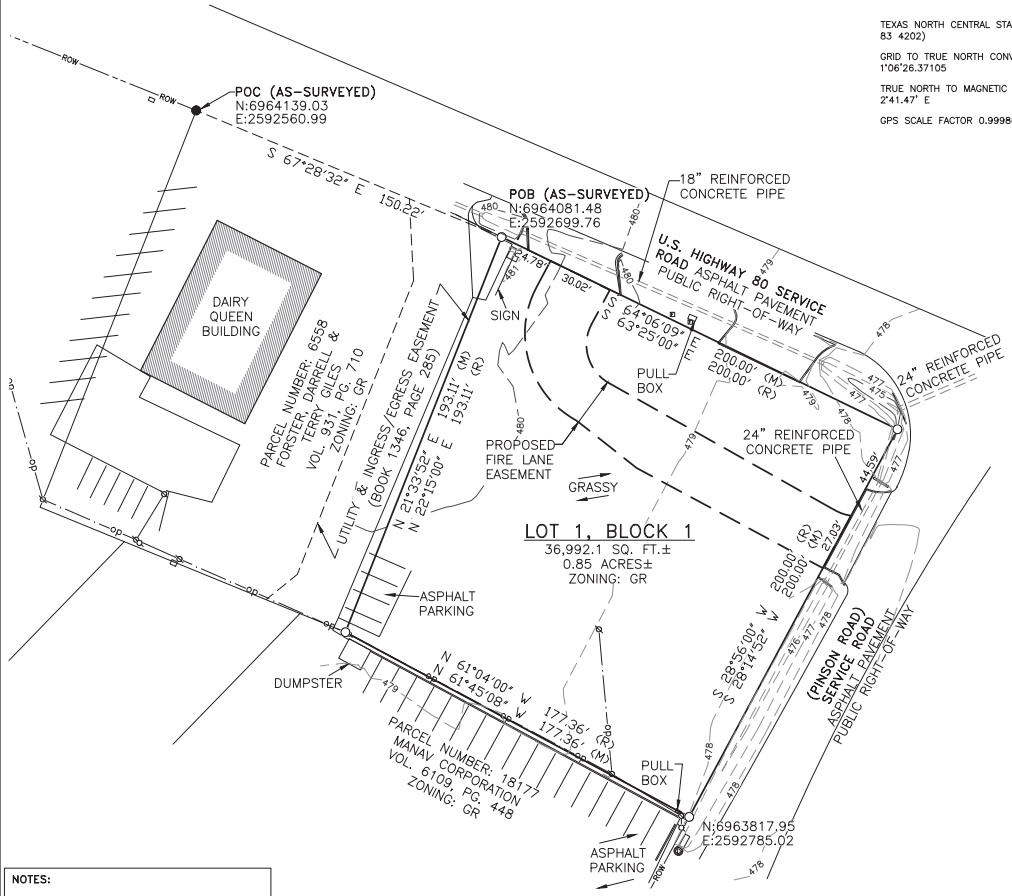


TEXAS NORTH CENTRAL STATE PLANE COORDINATES (NAD 83 4202)

GRID TO TRUE NORTH CONVERGENCE
1°06'26.37105

TRUE NORTH TO MAGNETIC DECLINATION
2°41.47' E

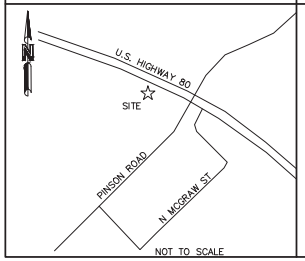
GPS SCALE FACTOR 0.999862887

TEXAS - NORTH CENTRAL ZONE - GRID NORTH

0 30' 60'

SCALE: 1" = 30'

VICINITY MAP



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

NOTES:

1. 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.

2. ACCORDING TO FLOOD INSURANCE RATE MAP NO 48257C0004D, 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".

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

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

KNOW ALL MEN BY THESE PRESENTS:

That I, William H. Sommerville, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

_____
Signature of Registered Public Land Surveyor

Registration No. _____

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 _____, 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

_____
My Commission Expires On:

FIRE LANE:

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 fire department and emergency use.

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, _____ is(are) the Owner(s) of a tract of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas and being out of a 0.85 acre tract conveyed to him(them) by Volume 6497, Page 300, and being more particularly described as follows:

Commencing at a 3/8" rebar found on the southwesterly 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 southwesterly right-of-way line and the Point of Beginning; thence S 64°06'09" E along said southwesterly right-of-way line a distance of 200.00 feet to a 5/8" rebar set at the intersection of said southwesterly right-of-way line with the northwesterly right-of-way line of Pinson Avenue; thence S 28°14'52" 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.

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 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 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, 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.

BY: _____
Authorized Signature of Owner

_____
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 _____, 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 the ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

PRELIMINARY PLAT
LOT 1, BLOCK 1
FORSTER & GILES SUBDIVISION

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