

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

VICINITY MAP

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

TEXAS NORTH CENTRAL STATE PLANE
COORDINATES (NAD 83 4202)

GRID TO TRUE NORTH CONVERSION
1°06'26.37105
241.477 E

GPS SCALE FACTOR 0.999862887

0 30' 60'

SCALE: 1" = 30'

NOTES:

1. ALL CURVE PORTIONS OF THIS SURVEY FOR FEET AND BOUNDS IS SUBJECT TO 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. 48257C0040, THIS PROPERTY IS LOCATED WITHIN AN AREA OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). PROPERTY IS LOCATED WITHIN FLOOD ZONE X1.

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

MEASURED

CURVE RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	71.32°	89°17'07" N	84.32'
C2	71.32°	20°20'45" S	84.32'
C3	70.62°	45.00°	89°54'55" N

POC (AS-SURVEYED)
N:6964139.03
E:2592560.99

POB (AS-SURVEYED)
N:6964081.48
E:2592699.76

LEGEND

- = 5/8" CAPPED REBAR SET
- = 3/8" REBAR FOUND
- = POINT OF BEGINNING
- 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
- RTB --- = SETBACK

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

FINAL 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

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 _____, 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: _____

BY: Authorized Signature of Owner _____
Printed Name and Title _____

NOTES:

1. ALL CURVE PORTIONS OF THIS SURVEY FOR FEET AND BOUNDS IS SUBJECT TO 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. 48257C0040, THIS PROPERTY IS LOCATED WITHIN AN AREA OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). PROPERTY IS LOCATED WITHIN FLOOD ZONE X1.

FINAL PLAT
Approved by the City of Forney, for filing at the office of the County Clerk of Kaufman County, Texas.
APPROVED BY: _____
City Council
City of Forney, Texas
SIGNATURE OF CHAIRMAN _____
Date _____
APPROVED BY: _____
City Council
City of Forney, Texas
SIGNATURE OF MAYOR _____
Date _____
ATTEST: _____
City Secretary

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 in the John Gregg Survey, Abstract No. 171, said Kaufman Commencing at a 3/8" rebar found on the southwest right-of-way line of Interstate Highway 20 at the northernmost corner of a tract of land as described and recorded in Volume 831, Page 710 in said Office of the County Clerk, Kaufman County, Texas, and extending south along the southwest right-of-way line of Interstate Highway 20 a distance of 600.00 feet to a 5/8" rebar set at the intersection of said southwest right-of-way line and the Point of Beginning, thence S 60°00'00" E along said southwest right-of-way line a distance of 200.00 feet to a 5/8" rebar set at the intersection of said southwest right-of-way line with the northwesterly right-of-way line of Pinson Road; thence S 28°14'52" W along said southwest 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.

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 _____

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

LAY CONSTRUCTION