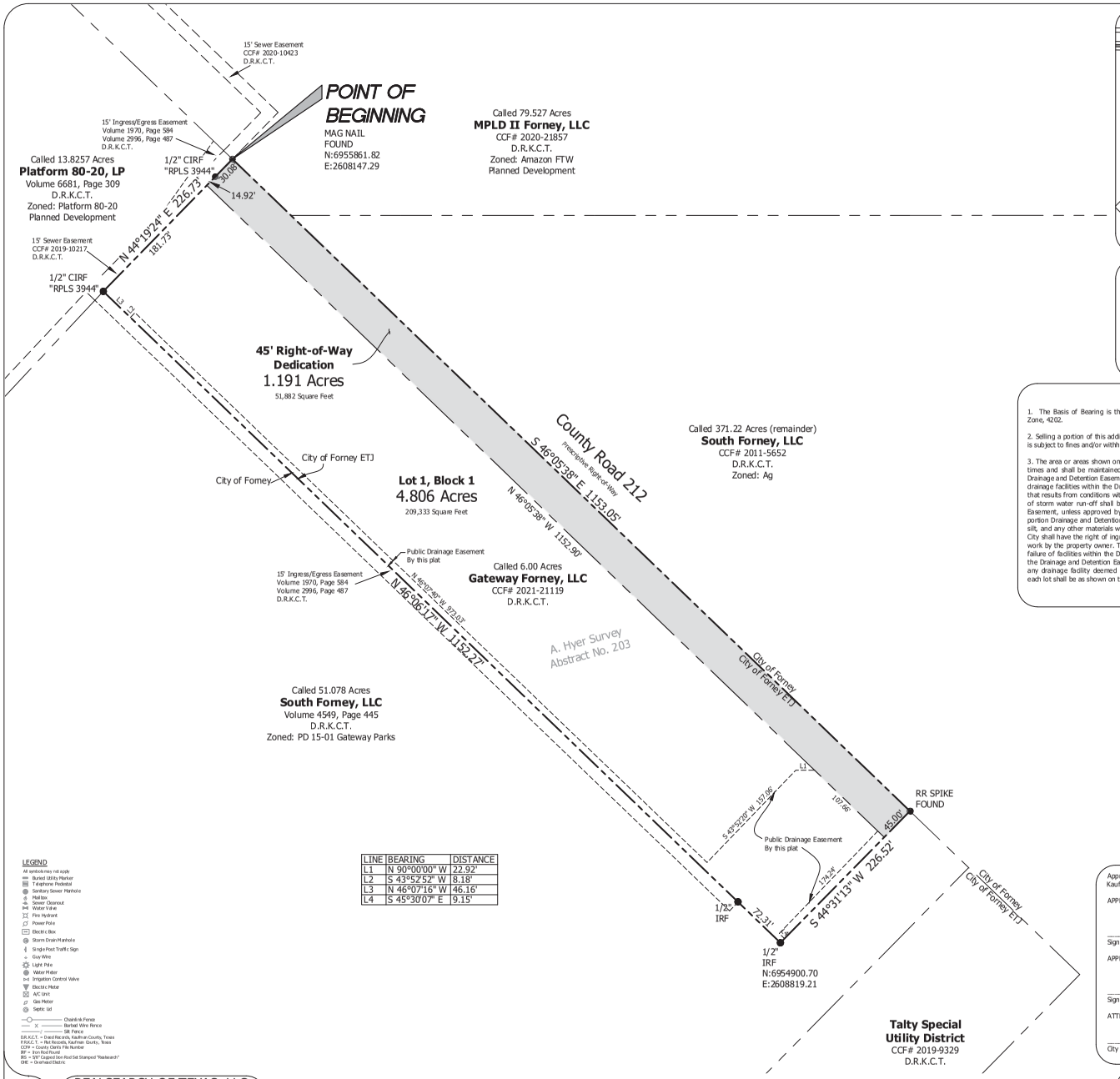


LINE	BEARING	DISTANCE
L1	N 90°00'00" W	22.92'
L2	S 43°52'52" W	8.18'
L3	N 46°07'16" W	46.16'
L4	S 45°30'07" E	9.15'

LEGEND

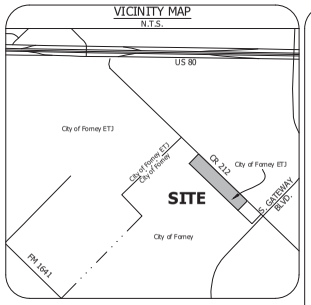
All symbols may not apply
- Buried Utility Marker
- Telephone Pedestal
- Sanitary Sewer Manhole
- Mailbox
- Sewer Cleanout
- Water Valve
- Fire Hydrant
- Power Pole
- Electric Box
- Storm Drain Manhole
- Single Post Traffic Sign
- Guy Wire
- Light Pole
- Water Meter
- Irrigation Control Valve
- Electric Meter
- A/C Unit
- Gas Meter
- Septic Lid
- Chainlink Fence
- Barbed Wire Fence
- Silt Fence

D.R.K.C.T. = Deed Records, Kaufman County, Texas
P.R.K.C.T. = Plat Records, Kaufman County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
OHE = Overhead Electric

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut 19:14
TBPLS Firm Registration # 10158800 TBPE Firm Registration # 17968

copyright 2021, Realsearch of Texas, LLC

VICINITY MAP
N.T.S.



Flood Statement

By graphic scale only and per the National Flood Insurance Rate Program Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map No. 48257C0175D, Effective Date: July 3, 2012, the subject property is shown to be located in Zone "X". The location of the said flood zones is based on said map and is approximate and is not located on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Notes

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

2. 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.

3. The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that area traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention Easement or for damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natrual flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detenton Easement traversing or adjacent to their propeprty clean and free of debris, silt, and any other materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages or any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the 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

Project Number: 210251 Date: June 30, 2021
Revised Date:
Revision Notes:
Sheet 1 of 1

Owner's Certificate

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Gateway Forney, LLC is the Owner of a 5.997 acre tract of land situated in the A. Hyer Survey, Abstract Number 203, Kaufman County, Texas, and being all of a called 6.00 acre tract of land described by deed to BASIC Developer, LLC, recorded in County Clerk's File Number 2021-21119, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a MAG NAIL FOUND at the northernmost corner of said called 6.00 acre tract, same being the easternmost corner of a called 13.8257 acre tract of land described by deed to Platform 80-20, LP, recorded in Volume 6681, Page 309, Deed Records, Kaufman County, Texas, and being on the southwest line of a called 79.527 acre tract of land described by deed to MPLD II Forney, LLC, recorded in County Clerk's File Number 2020-21857, Deed Records, Kaufman County, Texas, and being in the approximate centerline of County Road 212, a prescriptive right-of-way;

THENCE South 46 Degrees 05 Minutes 38 Seconds East, along the northeast line of said called 6.00 acre tract, being common with the southwest line of said called 79.527 acre tract and the southwest line of a called 371.22 acre tract of land (remainder) described by deed to South Forney, LLC, recorded in County Clerk's File Number 2011-5652, Deed Records, Kaufman County, Texas, a distance of 1153.05 feet, to a RAILROAD SPIKE FOUND at the easternmost corner of said called 6.00 acre tract, same being a northwest corner of a called 51.078 acre tract of land described by deed to South Forney, LLC, recorded in Volume 4549, Page 445, Deed Records, Kaufman County, Texas;

THENCE South 44 Degrees 31 Minutes 13 Seconds West, departing said common line and along the southeast line of said called 6.00 acre tract, being common with a northwest line of said called 51.078 acre tract, a distance of 226.52 feet, to a 1/2" IRON ROD FOUND at the southernmost corner of said called 6.00 acre tract, same being an ell corner in said northwest line;

THENCE North 46 Degrees 06 Minutes 17 Seconds West, continuing along said common line, at a distance of 72.31 feet, passing a 1/2" IRON ROD FOUND for reference and continuing in all 1152.27 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3944" at the westernmost corner of said called 6.00 acre tract, same being the northernmost corner of said called 51.078 acre tract, and being on the southeast line of said called 13.8257 acre tract;

THENCE North 44 Degrees 19 Minutes 24 Seconds East, departing said common line and along the northwest line of said called 6.00 acre tract, being common with the southeast line of said called 13.8257 acre tract, at a distance of 196.65 feet, passing a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3944" for reference and continuing in all 226.73 feet, to the POINT OF BEGINNING, and containing 5.997 acres or 261,215 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gateway Forney, LLC, 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, BASIC ADDITION, an addition to the ETJ of 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 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 _____, 20____.

BY:

_____
Gateway Forney, LLC
Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

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 _____, 20____.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Executed this the __th day of July, in the year of our Lord 2021.

_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

FINAL PLAT
LOT 1, BLOCK 1
BASIC ADDITION
BEING 5.997 acres situated in the A. Hyer Survey, Abstract Number 203, an addition to the City of Forney ETJ, Kaufman County, Texas.