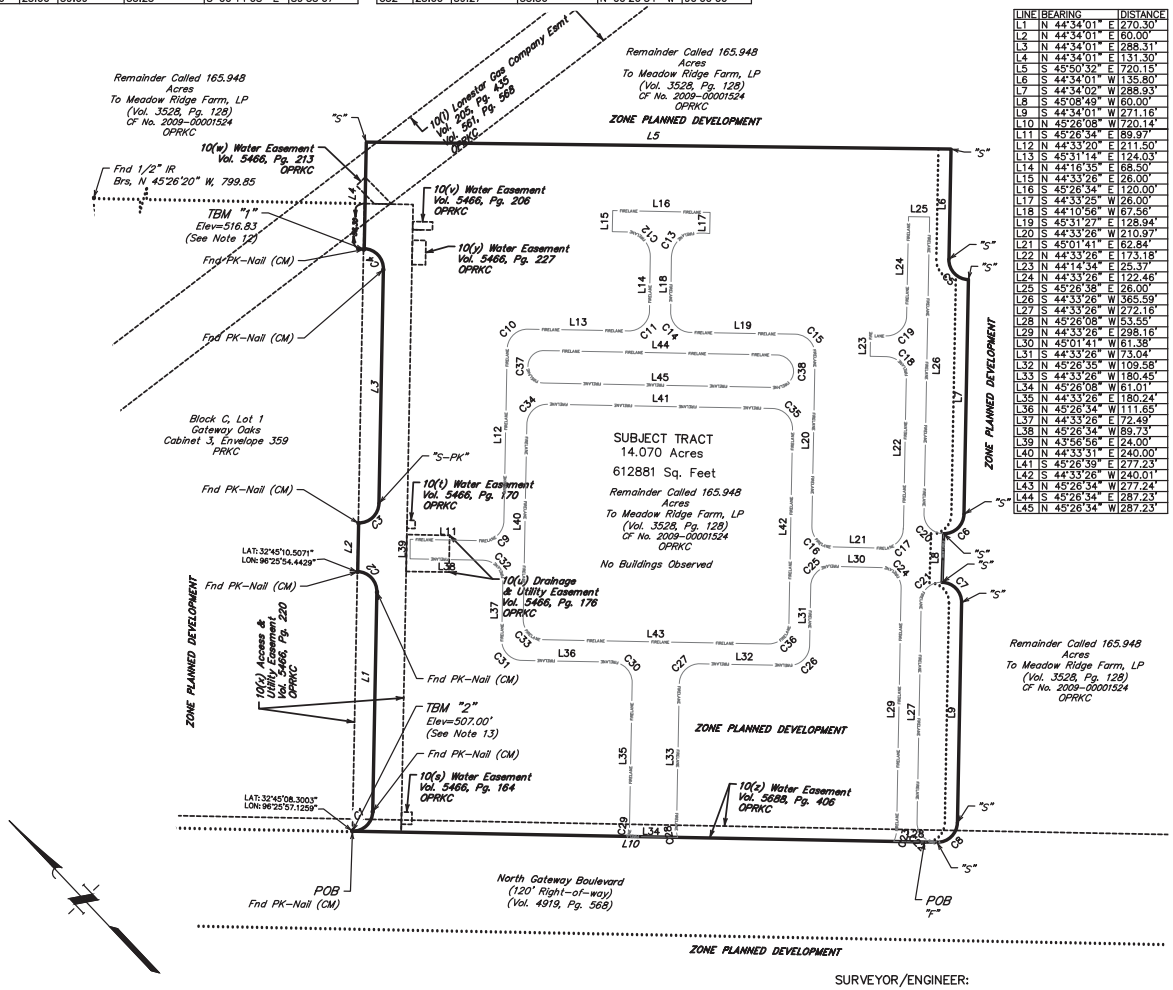
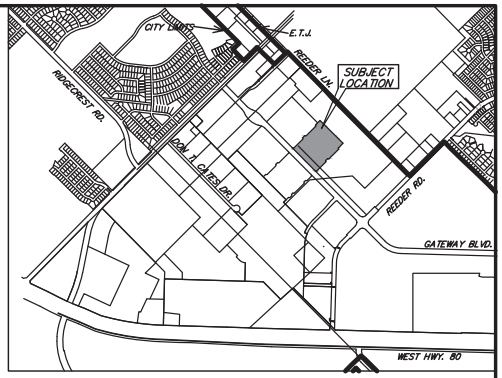
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.50'	38.50'	34.66'	N 89°34'11" E	90°01'48"
C2	24.50'	38.49'	34.65'	N 00°34'09" E	90°00'21"
C3	24.50'	38.49'	34.65'	N 89°33'55" E	90°00'21"
C4	24.50'	38.49'	34.65'	N 00°34'09" E	90°00'21"
C5	24.50'	38.48'	34.65'	S 00°25'59" E	90°00'00"
C6	24.50'	38.49'	34.65'	S 89°34'34" W	90°01'07"
C7	24.50'	38.48'	34.65'	S 00°25'59" E	90°00'00"
C8	24.50'	38.48'	34.65'	S 89°33'52" W	90°00'00"
C9	25.00'	39.27'	35.36'	N 89°33'23" E	90°00'06"
C10	25.00'	39.27'	35.36'	N 89°33'23" E	90°00'06"
C11	25.80'	37.72'	34.45'	S 88°03'34" E	83°45'51"
C12	30.04'	45.99'	41.63'	N 00°40'04" E	87°43'08"
C13	32.25'	32.32'	30.99'	S 75°06'55" W	57°25'30"
C14	24.61'	39.21'	35.19'	S 00°10'31" E	91°17'13"
C15	25.00'	39.31'	35.38'	S 00°29'01" E	90°04'53"
C16	25.00'	39.09'	35.23'	S 00°14'08" E	89°35'07"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C17	25.00'	39.45'	35.48'	N 89°45'52" E	90°24'53"
C18	25.00'	39.12'	35.25'	N 00°16'08" W	89°39'07"
C19	25.00'	39.34'	35.40'	N 89°38'14" E	90°09'36"
C20	24.02'	38.39'	34.43'	S 01°15'10" E	91°35'13"
C21	24.07'	39.23'	35.03'	N 88°40'57" W	93°22'05"
C22	24.05'	38.93'	34.81'	S 01°51'42" E	92°44'06"
C23	30.00'	14.27'	14.14'	N 58°11'18" E	27°15'44"
C24	25.00'	39.09'	35.23'	N 00°14'08" W	89°35'07"
C25	25.00'	39.45'	35.48'	S 89°45'52" W	90°24'53"
C26	25.00'	39.27'	35.36'	S 89°33'25" W	90°00'00"
C27	25.00'	39.27'	35.36'	S 89°33'25" W	90°00'00"
C28	25.00'	9.02'	8.97'	S 34°13'17" W	20°40'17"
C29	24.14'	9.19'	9.13'	N 53°23'06" E	21°48'34"
C30	25.00'	39.27'	35.36'	N 00°26'34" W	90°00'00"
C31	25.00'	39.27'	35.36'	N 00°26'34" W	90°00'00"
C32	25.00'	39.27'	35.36'	N 00°26'34" W	90°00'00"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C33	25.00'	39.27'	35.36'	N 00°26'32" W	90°00'05"
C34	25.00'	39.27'	35.35'	N 89°33'26" E	89°59'50"
C35	25.00'	39.27'	35.36'	S 00°26'37" E	90°00'05"
C36	25.00'	39.27'	35.36'	S 89°33'26" W	90°00'00"
C37	20.01'	61.89'	40.00'	N 44°33'26" E	177°15'43"
C38	20.01'	63.82'	40.00'	S 44°33'26" W	182°46'09"

LINE	BEARING	DISTANCE
L1	N 44°34'01" E	270.30'
L2	N 44°34'01" E	60.00'
L3	N 44°34'01" E	288.31'
L4	N 44°34'01" E	131.30'
L5	S 45°50'32" E	720.15'
L6	S 44°34'01" W	135.80'
L7	S 44°34'02" W	288.93'
L8	S 45°08'49" W	60.00'
L9	S 44°34'01" W	271.16'
L10	N 45°26'08" W	720.14'
L11	S 45°26'34" E	89.97'
L12	N 44°33'20" E	211.50'
L13	S 45°31'14" E	124.03'
L14	N 44°16'35" E	68.50'
L15	N 44°33'26" E	26.00'
L16	S 45°26'34" E	120.00'
L17	S 44°33'25" W	26.00'
L18	S 44°10'56" W	67.56'
L19	S 45°31'27" E	128.94'
L20	S 44°33'26" W	210.97'
L21	S 45°01'41" E	62.84'
L22	N 44°33'26" E	173.18'
L23	N 44°14'34" E	25.37'
L24	N 44°33'26" E	122.46'
L25	S 45°26'38" E	26.00'
L26	S 44°33'26" W	365.59'
L27	S 44°33'26" W	272.16'
L28	N 45°26'08" W	53.55'
L29	N 44°33'26" E	298.16'
L30	N 45°01'41" W	61.38'
L31	S 44°33'26" W	73.04'
L32	N 45°26'35" W	109.58'
L33	S 44°33'26" W	180.45'
L34	N 45°26'08" W	61.01'
L35	N 44°33'26" E	180.24'
L36	N 45°26'34" W	111.65'
L37	N 44°33'26" E	72.49'
L38	N 45°26'34" W	89.73'
L39	N 43°56'56" E	24.00'
L40	N 44°33'31" E	240.00'
L41	S 45°26'39" E	277.23'
L42	S 44°33'26" W	240.01'
L43	N 45°26'34" W	277.24'
L44	S 45°26'34" E	287.23'
L45	N 45°26'34" W	287.23'





VICINITY MAP

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 83.

2. According to Map No. 48257C0050D of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Kaufman County dated July 3, 2012 the subject tract is situated within: Unshaded Zone 'X'; defined as areas outside of the 0.2% annual chance flood (500-year flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

4. Texas 811, a one-call notification center, was contacted on April 26, 2021 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number 2161684719 & 2161685554. Facility owners/operators are required to mark the utilities within 48 hours of the contact date. Jones and Carter, Inc. located the marks on April 4, 2021.

5. The surveyor did not observe any painted parking spaces located on the subject tract.

6. This survey has been prepared for the sole purpose of the transaction described in the Title Commitment mentioned hereon and the parties listed thereon. This survey is not to be used for any subsequent transactions.

7. The surveyor did not observe any physical address during the process of conducting this field work.

8. The surveyor did not observe visible evidence of recent earth moving work, building construction, or building additions during the process of conducting the field work.

9. The intersection of Farm to Market (FM) 548 and North Gateway Boulevard is located southwest +/-0.40 miles from the west corner of the subject tract.

10. The horizontal datum is the North American Datum of 1983 (NAD83) with a surface adjustment factor of 1.00013427 utilizing Control Point No. 1 as a point of origin having coordinates as follows:
- Northing: 6963082.03
- Easting: 2604319.06

11. Elevations shown hereon are based on NGS Benchmark No. CS0215, located approximately 0.6 miles west from the intersection of Precinct Circle and Ben Young Street and being a bronze disk set in the top of the west end of the north headwall of a 4 x 8 feet concrete culvert.

Published Elevation = 471.30 feet (NAVD 88)

12. Temporary Benchmark "1" being a PK-Nail in concrete located approximately 131.30 feet south of the northwest corner of the subject tract.

Elevation = 516.83 (NAVD 88)

13. Temporary Benchmark "2" being a PK-Nail in concrete, being the southwest corner of the subject tract.

Elevation = 507.00 (NAVD 88)

NORTH
0 100 200 300
SCALE: 1" = 100'

OWNER:
MEADOW RIDGE FARM, LP
2101 CEDAR SPRINGS, SUITE 600
DALLAS, TEXAS 75201
(214) 880-8595

SURVEYOR/ENGINEER:
JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer No. F-439 | Survey No. 10046103
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093 • 972.488.3880

FINAL PLAT
OF
GATEWAY PHASE 4
BEING
LOT 1, BLOCK D
14.070 ACRES
OUT OF THE
SAMUEL SMITH HRS SURVEY, A-450
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS
OCTOBER 2021

STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS, _____are the Owners of a tract of land situated in the Samuel Smith HRS Survey, Abstract No. 450, Kaufman County, Texas and being out of a remainder of a 165.948 acre tract conveyed to Meadow Ridge Farm, L.P., and being more particularly described as follows:

A **METES & BOUNDS** description of a certain 13.765 acre tract of land situated in the Samuel Smith HRS Survey, Abstract 450 in Kaufman County, Texas, being a remainder of a called 165.948 acres conveyed to Meadow Ridge Farms, LP recorded in Clerk's File No. 2009-00001524 (Volume 3528, Page 128) of the Offical Public Records of Kaufman County (OPRKC); said 13.765 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, North Central Zone, NAD 83;

BEGINNING at a found PK-Nail in concrete being the southwest corner of the subject tract, being common with the southeast corner of Block C, Lot 1 Gateway Oaks recorded in Cabinet 3, Envelope 359 Plat Records of Kaufman County (PRKC) and being in the north right-of-way line of North Gateway Boulevard (120-foot right-of-way) recorded in Volume 4919, Page 568, OPRKC;

THENCE, along the east line of said Block C, Lot 1 being common with the west line of the subject tract the following eight (8) courses:

1. Along the arc of a curve to the left having a radius of 24.50 feet, an arc length of 38.50 feet, a central angle of 90°01'48" and a long chord bearing North 89°34'11" East, 34.66 feet to a found PK-Nail in concrete;
2. North 44°34'01" East, 270.30 feet to a found PK-Nail in concrete;
3. Along the arc of a curve to the left having a radius of 24.50 feet, an arc length of 38.49 feet, a central angle of 90°00'21" and a long chord bearing North 00°34'09" East, 34.65 feet to a found PK-Nail in concrete;
4. North 44°34'01" East, 60.00 feet to a found PK-Nail in concrete;
5. Along the arc of a curve to the left having a radius of 24.50 feet, an arc length of 38.49 feet, a central angle of 90°00'21" and a long chord bearing North 89°33'55" East, 34.65 feet to a found PK-Nail in concrete;
6. North 44°34'01" East, 288.31 feet to a found PK-Nail in concrete;
7. Along the arc of a curve to the left having a radius of 24.50 feet, an arc length of 38.49 feet, a central angle of 90°00'21" and a long chord bearing North 00°34'09" East, 34.65 feet to a found PK-Nail in concrete;
8. North 44°34'01" East, passing a point for corner at 56.30 feet being the northeast corner of said Block C, Lot 1 from which a found 1/2-inch iron rod being the northwest corner of said Block C, Lot 1 bears North 45°26'20 West, 799.85 feet, continuing in all a distance of 131.30 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, over and across said remainder the following nine (9) courses:

1. South 45°50'32" East, 720.15 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
2. South 44°34'01" West, 135.80 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
3. Along the arc of a curve to the left having a radius of 24.50 feet, an arc length of 38.48 feet, a central angle of 90°00'00" and a long chord bearing South 00°25'29" East, 34.65 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
4. South 44°34'02" West, 288.93 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
5. Along the arc of a curve to the right having a radius of 24.50 feet, an arc length of 38.49 feet, a central angle of 90°01'07" and a long chord bearing South 89°34'34" West, 34.65 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
6. South 45°08'49" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
7. Along the arc of a curve to the right having a radius of 24.50 feet, an arc length of 38.48 feet, a central angle of 90°00'00" and a long chord bearing South 00°25'59" East, 34.65 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
8. South 44°34'01" West, 271.16 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");
9. Along the arc of a curve to the right having a radius of 24.50 feet, an arc length of 38.48 feet, a central angle of 90°00'00" and a long chord bearing South 89°33'52" West, 34.65 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 45°26'08" West, 720.14 feet along said north right-of-way line to the **POINT OF BEGINNING, CONTAINING** 14.070 acres of land in Kaufman County, Texas.

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 _____, 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 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:

_____
Authorized Signature of Owner

_____
Printed Name and 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 _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS: That I, Eduardo Martinez 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.

PRELIMINARY
FOR REVIEW ONLY

Signature of Registered Public Land Surveyor
Registration No. _____

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 _____, 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 _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On: 23

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

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.

Visibility, Access and Maintenance Easements (to be used if applicable): The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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 fire department and emergency use.

SURVEYOR/ENGINEER

JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer No. F-439 | Survey No. 10046103
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093 • 972.488.3880

OWNER:

MEADOW RIDGE FARM, LP
2101 CEDAR SPRINGS, SUITE 600
DALLAS, TEXAS 75201
(214) 880-8595

No research of the Public Records of Kaufman County, Texas regarding these easements or encumbrances was performed by Jones and Carter, Inc.

Tract is subject to Restrictive covenants described in instrument filed 04/05/1972, recorded in Volume 559, Page 543, Real Property Records, Kaufman County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.

Tract subject to Restrictive covenants described in instrument filed 01/07/2019, recorded in Volume 5902, Page 439, Real Property Records, Kaufman County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.

h. Easement granted by Jess N. Gill, et al, to High Point Water Supply Corporation, filed 04/05/1965, recorded in Volume 480, Page 51, Real Property Records, Kaufman County, Texas, as affected by Modification of Easement filed 04/06/1972, recorded in Volume 559, Page 815, Real Property Records, Kaufman County, Texas. (Affects Subject Tract)

i. Easement granted by Tinie H. Davis to Lone Star Gas Company, filed 08/27/1926, recorded in Volume 205, Page 435, Real Property Records, Kaufman County, Texas, as affected by Partial Release of Easement filed 05/17/1972, recorded in Volume 561, Page 568, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

p. Easement granted by Mrs. B. Portwood to Texas Power & Light Company, filed 03/23/1948, recorded in Volume 315, Page 218, Real Property Records, Kaufman County, Texas. (Cannot locate from description)

s. Easement granted by Meadow Ridge Farm L.P. to High Point Water Supply Corporation, filed 09/29/2017, recorded in Volume 5466, Page 164, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

t. Easement granted by Meadow Ridge Farm L.P. to High Point Water Supply Corporation, filed 09/29/2017, recorded in Volume 5466, Page 170, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

u. Easement granted by Meadow Ridge Farm L.P. to City of Forney, Texas, filed 09/29/2017, recorded in Volume 5466, Page 176, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

v. Easement granted by Meadow Ridge Farm L.P. to High Point Water Supply Corporation, filed 09/29/2017, recorded in Volume 5466, Page 206, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

w. Easement granted by Meadow Ridge Farm L.P. to High Point Water Supply Corporation, filed 09/29/2017, recorded in Volume 5466, Page 213, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

x. Easement granted by Meadow Ridge Farm L.P. to City of Forney, Texas, filed 09/29/2017, recorded in Volume 5466, Page 220, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

y. Easement granted by Meadow Ridge Farm L.P. to City of Forney, Texas, filed 09/29/2017, recorded in Volume 5466, Page 227, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

z. Easement granted by Meadow Ridge Farm L.P. to High Point Water Supply Corporation, filed 05/25/2018, recorded in Volume 5688, Page 406, Real Property Records, Kaufman County, Texas. (Affects Subject Tract, as shown hereon)

FINAL PLAT
OF
GATEWAY PHASE 4
BEING
LOT 1, BLOCK D
14.070 ACRES
OUT OF THE
SAMUEL SMITH HRS SURVEY, A-450
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS
OCTOBER 2021