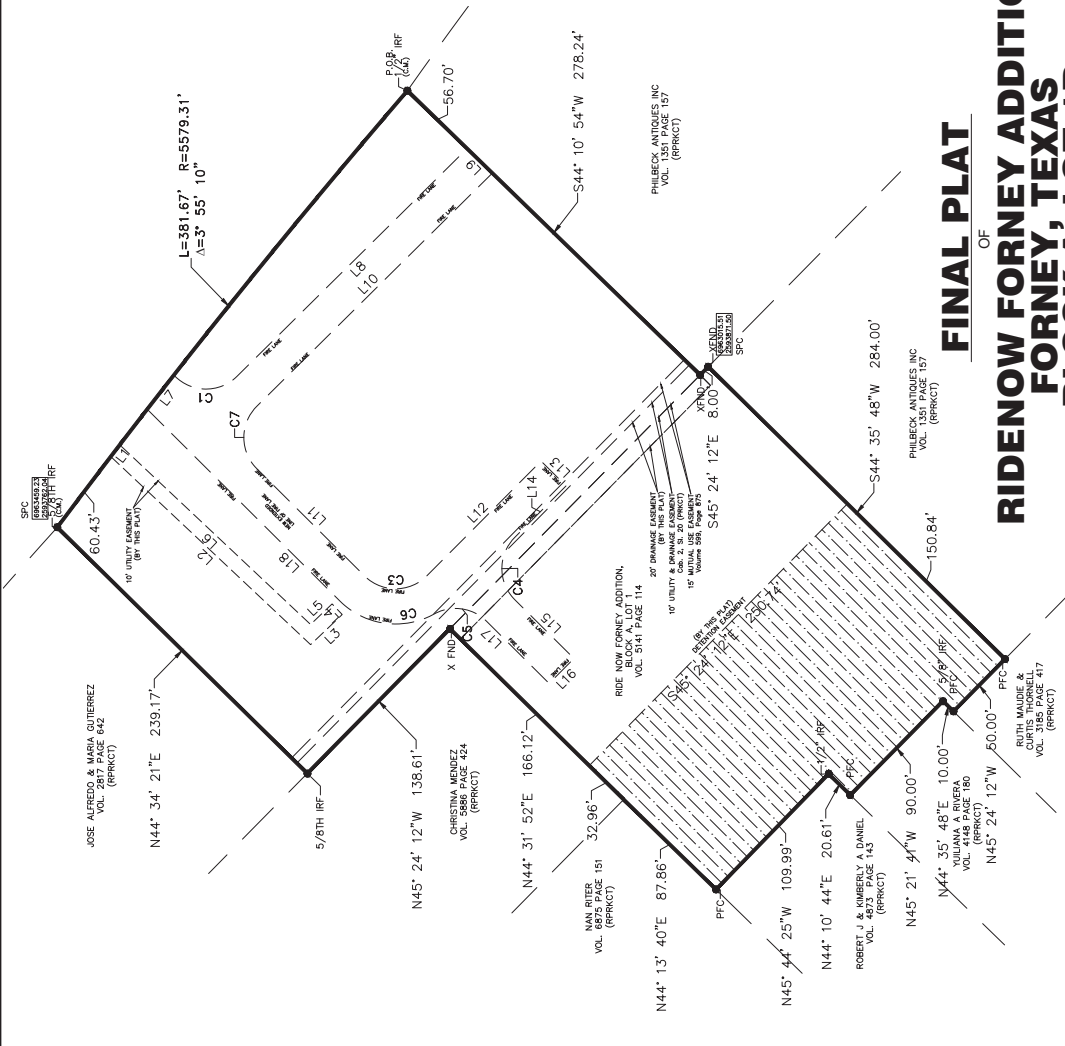
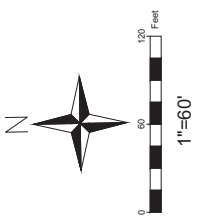


VICINITY MAP
N.T.S.

Line #/Curve #	Length	Bearing/Delta	Radius
L1	10.05	N52° 33' 55.64"W	
L2	187.11	S43° 15' 58.02"E	
L3	28.76	S43° 37' 28.21"E	
L4	10.00	N46° 22' 30.79"E	
L5	20.29	N43° 37' 28.21"W	
L6	178.66	N43° 15' 58.02"E	
L7	29.55	S52° 10' 16.24"E	
C1	46.97	89.71	30.00
L8	220.74	S44° 42' 38.47"E	
L9	24.00	S45° 17' 21.53"W	
L10	225.44	N44° 42' 38.47"W	
C7	47.34	90.42	30.00
L11	103.72	S44° 52' 08.94"W	
C3	47.12	90.00	30.00
L12	110.40	S45° 07' 36.91"E	
L13	24.00	S44° 50' 35.78"W	
L14	49.62	N45° 07' 36.91"W	
C4	47.15	90.04	30.00
L15	56.83	S44° 49' 44.88"W	
L16	24.00	N45° 09' 46.29"W	

Line #/Curve #	Length	Bearing/Delta	Radius
L17	60.16	N44° 49' 44.88"E	
C5	38.70	73.92	30.00
C6	69.70	73.96	54.00
L18	185.19	N44° 52' 08.94"E	



FINAL PLAT
OF
RIDENOW FORNEY ADDITION
FORNEY, TEXAS
BLOCK A, LOT 1R

BEING A REPLAT OF
BLOCK A, LOT 1
OF THE RIDENOW FORNEY ADDITION
AN ADDITION TO THE CITY OF FORNEY, TX.
RECORDED AS INST. NO. 2018-0010659
OPRKCT

SITUATED IN THE
JOHN GREGG SURVEY
ABSTRACT NO. - 171
KAUFMAN COUNTY, TEXAS



ERIC L. DAVIS ENGINEERING, INC.
FIRM SURVEY NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

STANDARD NOTES
1. Sealing off a portion of this addition by metes and bounds description, without a replat being approved by the City of Forney, is a violation of city ordinance and state law. No utility easements are shown, without the approval of utilities and building permits.

SURVEYOR/ENGINEER:
LARRY PROBECK (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0892

OWNER:
CHILTON PROPERTIES, LLC
C/O DALLAS HARLEY-DAVIDSON
1903 CENTRAL DRIVE, SUITE 406
GARLAND, TEXAS 75041

DATE PREPARED: 10/20/2021

LEGEND

- PROPERTY CORNER
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- RPKCT REAL PROPERTY RECORDS OF KAUFMAN COUNTY, TEXAS
- SFC STATE PLANE COORDINATE
- CM CONTROL MONUMENT
- P.O.B. POINT OF BEGINNING

GENERAL NOTES

- 1) Bearings are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011)
- 2) The purpose of this Plat is to display assessments created for proposed improvements
- 3) Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 480410, effective date of 07-03-2012, for Community Panel No. 48257C 0040D, City of Forney, Texas. This Flood Statement shall not incur any liability upon the part of the Surveyor.

PLAT # _____
PLAT CAB. # _____

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS CHILTON PROPERTIES, LLC, is the Owner of a tract of land situated in the City of Kaufman County, Texas, being all of Lot 1 of Block 1 of the Ridenow Forney Addition of Forney, recorded as Instrument No. 2018-0010659 of the plat Records of Kaufman county, Texas (PRKCT) and being the same land described in a deed to Chilton Properties LLC, recorded in Vol. 5141, Pg. 114, Real property records of Kaufman county Texas (RPRKCT).

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 _____

City Secretary _____ Date _____

ATTEST:

SURVEYOR'S CERTIFICATE

I, Larry A. Probeck, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas.

WITNESS MY HAND AT KAUFMAN COUNTY, TEXAS this _____ day of _____, 2021

PRELIMINARY PLAT FOR REVIEW
PURPOSES ONLY NOT TO BE RECORDED

Larry A. Probeck
Texas Registered Professional Land Surveyor # 5187

STATE OF TEXAS

County of Kaufman
Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared _____ known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021

Notary Public in and for the County of Kaufman, Texas

LEGEND

- PROPERTY CORNER
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- RPKCT REAL PROPERTY RECORDS OF KAUFMAN COUNTY, TEXAS
- SFC STATE PLANE COORDINATE
- CM CONTROL MONUMENT
- P.O.B. POINT OF BEGINNING

PLAT # _____
PLAT/CAB. # _____

DECLARATION OF COVENANTS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That CHILTON PROPERTIES, LLC, acting herein by and through duly authorized officers, do hereby adopt this plat designating the herein described property as RIDENOW FORNEY ADDITION, an addition to the City of Forney, Texas & 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 a landscape easement, 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 of the City of Forney and public utility facilities that have the right to remove and keep removed all overhead power lines, poles, towers, and other appurtenances, and to install, maintain, and repair the same. 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.

All utility easements shall also include an additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of fire hydrants, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the premises, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire line 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(ies) is/are 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.

This plat approved subject to all platting ordinances, rules and regulations of the City of Forney, Texas.

WITNESS OUR HAND AT _____ TEXAS, this _____ day of _____, 2021.

BY: CHILTON PROPERTIES, LLC

Authorized Signature of Owner _____

Printed Name and Title _____

State of Texas _____

County of Kaufman _____

Before me, the undersigned, a notary public for said County and State, appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the County of Kaufman, Texas.

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OF
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FORNEY, TEXAS
BLOCK A, LOT 1R

BEING A REPLAT OF
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ERIC L. DAVIS ENGINEERING, INC.
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TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126

972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com



STANDARD NOTES
1. Selling a portion of this addition by metes and bounds description, without a replat being approved by the city of Forney, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYOR/ENGINEER:
LARRY PROBECK (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
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DATE PREPARED: 10/20/2021