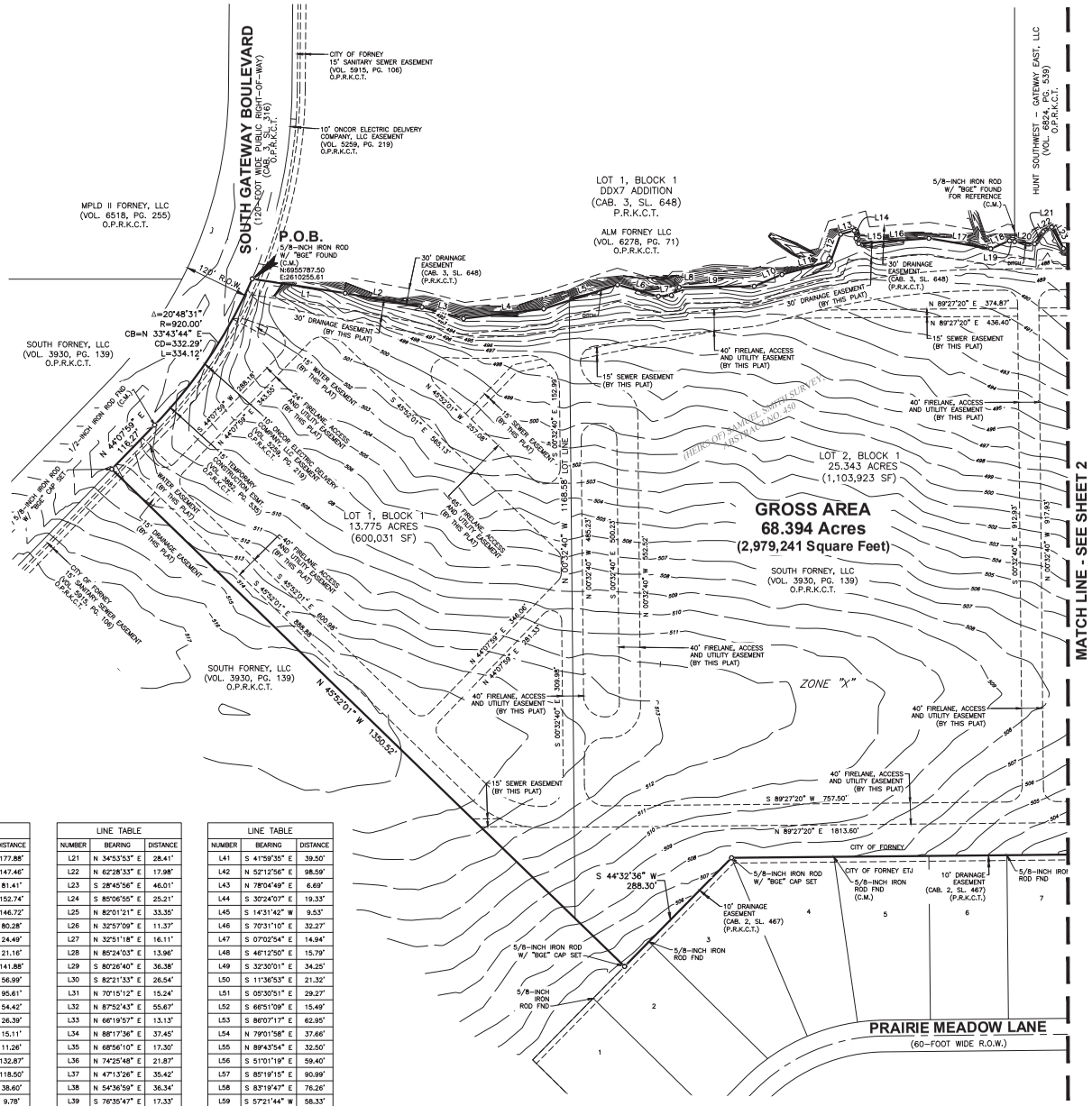

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 81°16'33" E	177.88'
L2	S 79°35'40" E	147.46'
L3	S 74°44'08" E	81.41'
L4	N 83°06'09" E	152.74'
L5	N 71°54'23" E	146.72'
L6	S 74°11'58" E	80.28'
L7	N 85°30'40" E	24.49'
L8	N 44°30'36" E	21.16'
L9	N 89°10'55" E	141.88'
L10	N 66°59'49" E	56.99'
L11	N 74°56'21" E	95.61'
L12	N 19°56'47" E	54.42'
L13	N 74°43'32" E	26.39'
L14	S 13°47'43" E	15.11'
L15	S 28°02'22" E	11.26'
L16	N 85°36'05" E	132.87'
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L18	N 66°49'38" E	38.60'
L19	S 79°49'58" E	9.78'
L20	S 83°27'45" E	38.11'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L21	N 34°53'53" E	28.41'
L22	N 62°28'33" E	17.98'
L23	S 28°45'56" E	46.01'
L24	S 85°06'55" E	25.21'
L25	N 82°01'21" E	33.35'
L26	N 32°57'09" E	11.37'
L27	N 32°51'18" E	16.11'
L28	N 85°24'03" E	13.96'
L29	S 80°26'40" E	36.38'
L30	S 82°21'33" E	26.54'
L31	N 70°15'12" E	15.24'
L32	N 87°52'43" E	55.67'
L33	N 66°19'57" E	13.13'
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L38	N 54°36'59" E	36.34'
L39	S 76°35'47" E	17.33'
L40	S 14°46'09" E	12.97'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L41	S 41°59'35" E	39.50'
L42	N 52°12'56" E	98.59'
L43	N 78°04'49" E	6.69'
L44	S 30°24'07" E	19.33'
L45	S 14°31'42" W	9.53'
L46	S 70°31'10" E	32.27'
L47	S 07°02'54" E	14.94'
L48	S 46°12'50" E	15.79'
L49	S 32°30'01" E	34.25'
L50	S 11°36'53" E	21.32'
L51	S 05°30'51" E	29.27'
L52	S 66°51'09" E	15.49'
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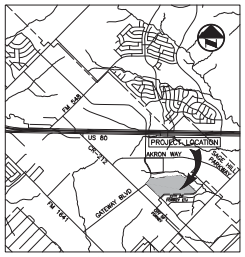

VICINITY MAP
(Not to Scale)

0 50 100 200
SCALE: 1" = 100'

DETENTION AND DRAINAGE EASEMENT:

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 are 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 any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural 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 Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any 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 of 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.

LEGEND

POB	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
CAB.	CABINET
SL.	SLEEVE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORD KAUFMAN COUTNY, TEXAS
———	PROPERTY LINE
– – – –	EASEMENT LINE

GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on October 7, 2020 with an applied combined scale factor of 1.000114077.

2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

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 Fomey'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.

PRELIMINARY PLAT

LOTS 1, 2, 3, AND X, BLOCK 1
SEEFRIED ADDITION

BEING 68.394 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 1 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, Texas 75234

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2021
Contact: Mark Pearce, R.P.L.S.
Telephone: 972-464-4884 • Email: mpearce@bgeinc.com

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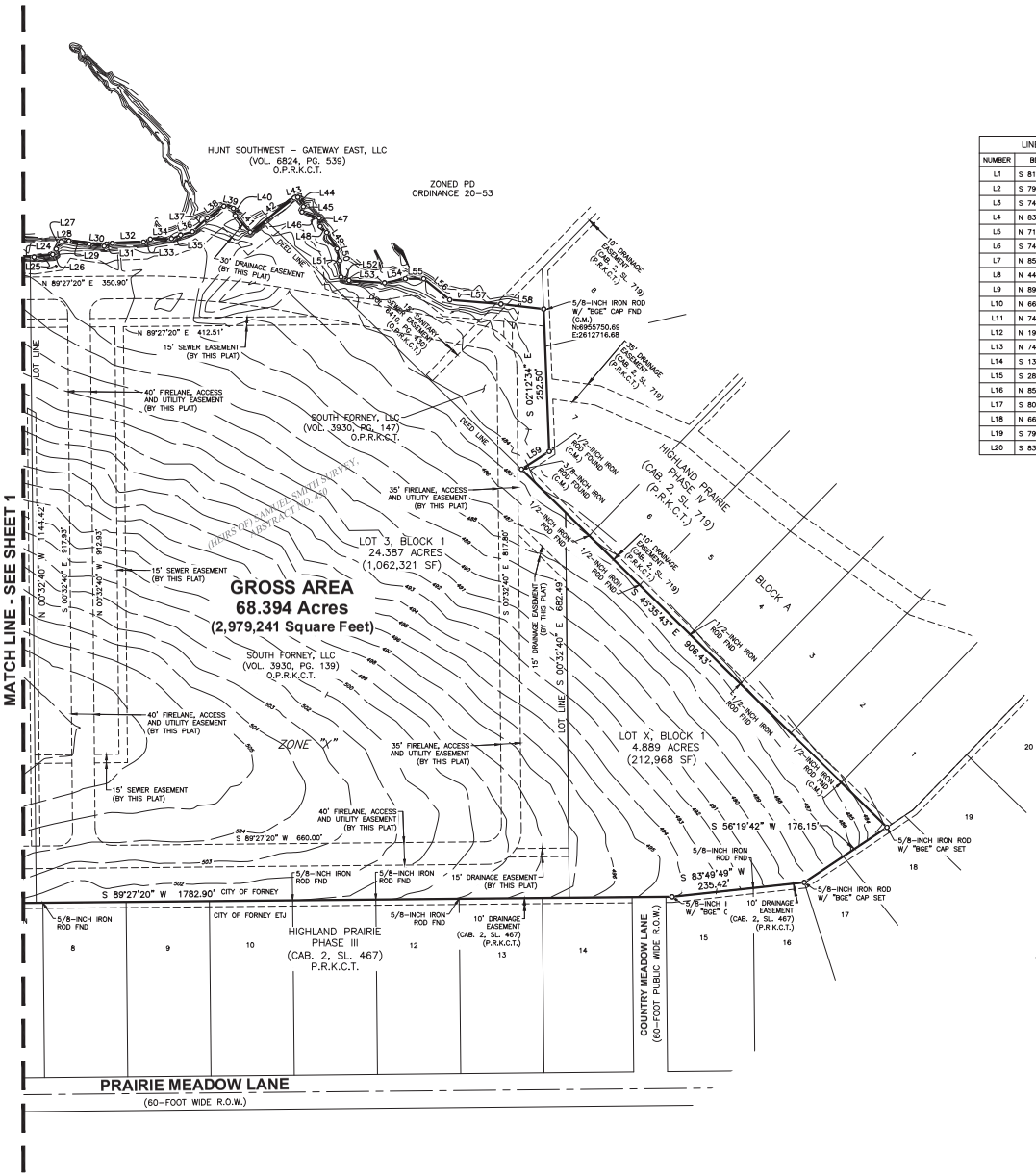

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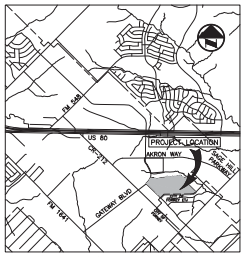

VICINITY MAP
(Not to Scale)

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SCALE: 1" = 100'

LEGEND

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CAB.	CABINET
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O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
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———	PROPERTY LINE
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GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on October 7, 2020 with an applied combined scale factor of 1.000114077.

2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

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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.

DETENTION AND DRAINAGE EASEMENT:

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 are 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 any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural 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 Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any 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 of 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.

PRELIMINARY PLAT

LOTS 1, 2, 3, AND X, BLOCK 1
SEEFRIED ADDITION

BEING 68.394 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 2 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, Texas 75234

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2021

Contact: Mark Pasor, R.P.L.S.
Telephone: 972-464-4884 • Email: mpasor@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, South Forney, LLC is the owner of a 68.394-acre (2,979,241-square-foot) tract of land situated in the (Heirs of) Samuel Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to South Forney, LLC as recorded in Volume 3930, Page 139 and part of that certain tract of land described in Special Warranty Deed to said South Forney, LLC as recorded in Volume 3930, Page 147, both of the Official Public Records of Kaufman County, Texas; said 68.394-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found in the east right-of-way line of South Gateway Boulevard (a 120-foot wide public right-of-way according to the plat recorded in Cabinet 3, Sleeve 316 of the Plat Records of Kaufman County, Texas); said point being the southwest corner of Lot 1, Block 1, DDX7 Addition, an addition to the City of Forney according to the plat recorded in Cabinet 3, Sleeve 648 of said Plat Records;

THENCE, departing the said east right-of-way line of South Gateway Boulevard, with the south line of said DDX7 Addition and the south line of that certain tract of land described in Special Warranty Deed to Hunt Southwest - Gateway East, LLC tract as recorded in Volume 6824 , Page 539 of the said Official Public Records, the following fifty-eight (58) calls:

South 81 degrees 16 minutes 33 seconds East, a distance of 177.88 feet to a point for corner in the center of a ditch;

South 79 degrees 35 minutes 40 seconds East, along the center of said ditch, a distance of 147.46 feet to a point for corner;

South 74 degrees 44 minutes 08 seconds East, along the center of said ditch, a distance of 81.41 feet to a point for corner;

North 83 degrees 06 minutes 09 seconds East, along the center of said ditch, a distance of 152.74 feet to a point for corner;

North 71 degrees 54 minutes 23 seconds East, along the center of said ditch, a distance of 146.72 feet to a point for corner;

South 74 degrees 11 minutes 58 seconds East, along the center of said ditch, a distance of 80.28 feet to a point for corner;

North 85 degrees 30 minutes 40 seconds East, along the center of said ditch, a distance of 24.49 feet to a point for corner;

North 44 degrees 30 minutes 36 seconds East, along the center of said ditch, a distance of 21.16 feet to a point for corner;

North 89 degrees 10 minutes 55 seconds East, along the center of said ditch, a distance of 141.88 feet to a point for corner;

North 66 degrees 59 minutes 49 seconds East, along the center of said ditch, a distance of 56.99 feet to a point for corner;

North 74 degrees 56 minutes 21 seconds East, along the center of said ditch, a distance of 95.61 feet to a point for corner;

North 19 degrees 56 minutes 47 seconds East, along the center of said ditch, a distance of 54.42 feet to a point for corner;

North 74 degrees 43 minutes 32 seconds East, along the center of said ditch, a distance of 26.39 feet to a point for corner;

South 13 degrees 47 minutes 43 seconds East, along the center of said ditch, a distance of 15.11 feet to a point for corner;

South 28 degrees 02 minutes 22 seconds East, along the center of said ditch, a distance of 11.26 feet to a point for corner;

North 85 degrees 38 minutes 05 seconds East, along the center of said ditch, a distance of 132.87 feet to a point for corner;

South 80 degrees 24 minutes 35 seconds East, along the center of said ditch, a distance of 118.50 feet to a point for corner;

North 66 degrees 49 minutes 38 seconds East, along the center of said ditch, a distance of 38.60 feet to a point for corner;

South 79 degrees 49 minutes 58 seconds East, along the center of said ditch, a distance of 9.78 feet to a point for corner; said point being the southeast corner of said Lot 1, Block 1 DDX7 Addition and the southwest corner of said Hunt Southwest - Gateway East tract;

South 83 degrees 27 minutes 45 seconds East, along the center of said ditch, a distance of 38.11 feet to a point for corner;

North 34 degrees 53 minutes 53 seconds East, along the center of said ditch, a distance of 28.41 feet to a point for corner;

North 62 degrees 28 minutes 33 seconds East, along the center of said ditch, a distance of 17.98 feet to a point for corner;

South 28 degrees 45 minutes 56 seconds East, along the center of said ditch, a distance of 46.01 feet to a point for corner;

South 85 degrees 06 minutes 55 seconds East, along the center of said ditch, a distance of 25.21 feet to a point for corner;

North 82 degrees 01 minutes 21 seconds East, along the center of said ditch, a distance of 33.35 feet to a point for corner;

North 32 degrees 57 minutes 09 seconds East, along the center of said ditch, a distance of 11.37 feet to a point for corner;

North 32 degrees 51 minutes 18 seconds East, along the center of said ditch, a distance of 16.11 feet to a point for corner;

OWNER'S CERTIFICATE (continued)

North 85 degrees 24 minutes 03 seconds East, along the center of said ditch, a distance of 13.96 feet to a point for corner;

South 80 degrees 26 minutes 40 seconds East, along the center of said ditch, a distance of 36.38 feet to a point for corner;

South 82 degrees 21 minutes 33 seconds East, along the center of said ditch, a distance of 26.54 feet to a point for corner;

North 70 degrees 15 minutes 12 seconds East, along the center of said ditch, a distance of 15.24 feet to a point for corner;

North 87 degrees 52 minutes 43 seconds East, along the center of said ditch, a distance of 55.67 feet to a point for corner;

North 66 degrees 19 minutes 57 seconds East, along the center of said ditch, a distance of 13.13 feet to a point for corner;

North 88 degrees 17 minutes 36 seconds East, along the center of said ditch, a distance of 37.45 feet to a point for corner;

North 68 degrees 56 minutes 10 seconds East, along the center of said ditch, a distance of 17.30 feet to a point for corner;

North 74 degrees 25 minutes 48 seconds East, along the center of said ditch, a distance of 21.87 feet to a point for corner;

North 47 degrees 13 minutes 26 seconds East, along the center of said ditch, a distance of 35.42 feet to a point for corner;

North 54 degrees 36 minutes 59 seconds East, along the center of said ditch, a distance of 36.34 feet to a point for corner;

South 76 degrees 35 minutes 47 seconds East, along the center of said ditch, a distance of 17.33 feet to a point for corner;

South 14 degrees 46 minutes 09 seconds East, along the center of said ditch, a distance of 12.97 feet to a point for corner;

South 41 degrees 59 minutes 35 seconds East, along the center of said ditch, a distance of 39.50 feet to a point for corner;

North 52 degrees 12 minutes 56 seconds East, along the center of said ditch, a distance of 98.59 feet to a point for corner;

North 78 degrees 04 minutes 49 seconds East, along the center of said ditch, a distance of 6.69 feet to a point for corner;

South 30 degrees 24 minutes 07 seconds East, along the center of said ditch, a distance of 19.33 feet to a point for corner;

South 14 degrees 31 minutes 42 seconds West, along the center of said ditch, a distance of 9.53 feet to a point for corner;

South 70 degrees 31 minutes 10 seconds East, along the center of said ditch, a distance of 32.27 feet to a point for corner;

South 07 degrees 02 minutes 54 seconds East, along the center of said ditch, a distance of 14.94 feet to a point for corner;

South 46 degrees 12 minutes 50 seconds East, along the center of said ditch, a distance of 15.79 feet to a point for corner;

South 32 degrees 30 minutes 01 seconds East, along the center of said ditch, a distance of 34.25 feet to a point for corner;

South 11 degrees 36 minutes 53 seconds East, along the center of said ditch, a distance of 21.32 feet to a point for corner;

South 05 degrees 30 minutes 51 seconds East, along the center of said ditch, a distance of 29.27 feet to a point for corner;

South 66 degrees 51 minutes 09 seconds East, along the center of said ditch, a distance of 15.49 feet to a point for corner;

South 86 degrees 07 minutes 17 seconds East, along the center of said ditch, a distance of 62.95 feet to a point for corner;

North 79 degrees 01 minutes 58 seconds East, along the center of said ditch, a distance of 37.66 feet to a point for corner;

North 89 degrees 43 minutes 54 seconds East, along the center of said ditch, a distance of 32.50 feet to a point for corner;

South 51 degrees 01 minutes 19 seconds East, along the center of said ditch, a distance of 59.40 feet to a point for corner;

South 85 degrees 19 minutes 15 seconds East, along the center of said ditch, a distance of 90.99 feet to a point for corner;

South 83 degrees 19 minutes 47 seconds East, departing the center of said ditch, a distance of 76.26 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the northwest line of Block A, Highland Prairie, Phase IV Addition, an addition to the City of Forney according to the plat recorded in Cabinet 2, Sleeve 719 of said Plat Records, said point also being the southeast corner of said Hunt Southwest - Gateway East tract;

THENCE, South 02 degrees 12 minutes 34 seconds East, with said northwest line of Block A, Highland Prairie, Phase IV addition, a distance of 252.50 feet to a 1/2-inch iron rod found for corner; said point being an angle point in the said northwest line of Block A, Highland Prairie, Phase IV addition;

THENCE, South 57 degrees 21 minutes 44 seconds West, a distance of 58.33 feet to a 3/8-inch iron rod found for corner;

OWNER'S CERTIFICATE (continued)

THENCE, South 45 degrees 35 minutes 43 seconds East, with the southwest line of said Block A, Highland Prairie, Phase IV addition, a distance of 906.43 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southeast corner of said Block A, Highland Prairie, Phase IV addition and in the north line of Highland Prairie, Phase III addition, an addition to the County of Kaufman according to the plat recorded in Cabinet 2, Sleeve 467 of the Plat Records of Kaufman County, Texas;

THENCE, with the said north line of Highland Prairie, Phase III addition, the following three (3) calls:

South 56 degrees 19 minutes 42 seconds West, a distance of 176.15 feet to a 5/8-inch iron rod with "BGE" cap set for angle point;

South 83 degrees 49 minutes 49 seconds West, a distance of 235.42 feet to a 5/8-inch iron rod with "BGE" cap set for angle point;

South 89 degrees 27 minutes 20 seconds West, a distance of 1,782.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 44 degrees 32 minutes 36 seconds West, with the northwest line of said Highland Prairie, Phase III addition, a distance of 288.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 45 degrees 52 minutes 01 seconds West, departing the said northwest line of said Highland Prairie, Phase III addition and into and across the first referenced South Forney tract, a distance of 1,350.52 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the said east right-of-way line of South Gateway Boulevard;

THENCE, North 44 degrees 07 minutes 59 seconds East, with the said east right-of-way line of South Gateway Boulevard, a distance of 116.27 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the left;

THENCE, in a northerly direction continuing with said east right-of-way line of South Gateway Boulevard and with said tangent curve to the left, having a central angle of 20 degrees 48 minutes 31 seconds, a radius of 920.00 feet, a chord bearing and distance of North 33 degrees 43 minutes 44 seconds East, 332.29 feet, and an arc distance of 334.12 feet to the POINT OF BEGINNING,

CONTAINING: 68.394 acres or 2,979,241 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date October 25, 2021.

_____
Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, Registered Professional 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 _____ 2021.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

DETENTION AND DRAINAGE EASEMENT:

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 are 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 any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural 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 Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any 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 of 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.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That South Forney, LLC acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1, 2, 3, AND X, BLOCK 1, SEEFRIED ADDITION**, 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 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_____ §

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 _____, 2021.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

PRELIMINARY PLAT

LOTS 1, 2, 3, AND X, BLOCK 1
SEEFRIED ADDITION

BEING 68.394 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
OCTOBER 2021
SHEET 3 OF 3

DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, Texas 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 ✱ Email: mpeace@bgeinc.com

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