

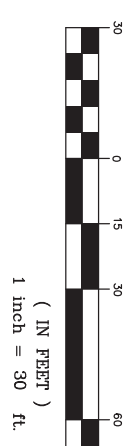
| LINE BEARING | DISTANCE |
|------------------|----------|
| 1 N 45°55'58" W | 43.09' |
| 2 N 45°55'58" W | 24.00' |
| 3 N 45°55'58" W | 40.00' |
| 4 N 45°55'58" W | 24.00' |
| 5 N 45°55'58" W | 119.41' |
| 6 N 45°55'58" W | 24.00' |
| 7 N 45°55'58" W | 25.50' |
| 8 S 44°31'54" W | 97.05' |
| 9 S 45°28'06" E | 79.41' |
| 10 N 44°31'55" E | 98.41' |
| 11 S 44°31'54" W | 97.25' |
| 12 S 45°28'06" E | 79.41' |
| 13 N 44°31'54" E | 98.22' |
| 14 S 44°28'04" W | 124.65' |
| 15 N 45°28'06" W | 72.44' |
| 16 S 45°28'06" E | 40.15' |
| 17 N 44°28'04" E | 100.46' |
| 18 S 44°31'55" W | 86.13' |
| 19 S 45°28'06" E | 9.98' |
| 20 S 44°31'54" W | 15.00' |
| 21 N 45°28'06" W | 10.06' |
| 22 S 44°31'54" W | 88.34' |
| 23 S 45°28'06" E | 5.00' |
| 24 S 44°31'54" W | 15.00' |
| 25 N 45°28'06" W | 4.05' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 44.00' | 69.12' | 62.23' | S 00°28'06" E | 90°00'00" |
| C2 | 44.00' | 69.12' | 62.23' | N 89°31'54" E | 89°59'59" |
| C3 | 20.00' | 31.42' | 28.28' | S 00°28'06" E | 90°00'00" |
| C4 | 20.00' | 31.42' | 28.28' | N 89°31'54" E | 90°00'00" |
| C5 | 44.00' | 25.75' | 25.38' | N 63°32'12" E | 33°31'50" |

GENERAL NOTES:
 1. BASIS OF BEARING - BASED ON THE SOUTHEASTERLY LINE (SOUTH 44 DEG. 28 MIN. 06 SEC. WEST) OF LOT 4, BLOCK A, RIDGECREST CENTER ADDITION. AN ADDITION TO THE TOWN OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4664, PAGE 222. OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.
 2. 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. SURVY RED PLASTIC CAP SET UNLESS OTHERWISE NOTED.
 3. SUBJECT PROPERTY CORNERS MONUMENTED WITH 1/2 INCH IRON ROD WITH PEISER & MANKIN SURVY.
 4. 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.

REPLAT OF THE
RIDGECREST CENTER ADDITION
BLOCK A, LOT 5R
 BEING A REPLAT OF BLOCK A, LOT 5
 OF THE RIDGECREST CENTER ADDITION
 AN ADDITION TO THE CITY OF FORNEY, TEXAS,
 RECORDED IN VOLUME 4664, PAGE 222, O.P.R.K.C.T.
 AND BEING 1.021 ACRES OUT OF THE
 JOHN GREGG SURVEY, ABSTRACT NO. 171
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

GRAPHIC SCALE



ENGINEER:
 VASQUEZ ENGINEERING, LLC
 JUAN VASQUEZ P.E.
 (972) 278-2948 OFFICE
 1919 SOUTH SHILOH ROAD,
 SUITE 440, LB 44
 GARLAND, TEXAS 75042

OWNER:
 FORNEY RIDGECREST PARTNERS LTD
 STACY O STANDRIDGE
 15640 QUORUM DRIVE
 ADDISON, TEXAS 75001
 214-363-1998

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|--|-----------|--|--|---|
| JOB NO.: | 16-0709 | | PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com | COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE |
| DATE: | 6/28/2021 | | | |
| FIELD DATE: | 5/18/2021 | | | |
| SCALE: | 1" = 30' | | | |
| FIELD: | J.D.H. | Texas Society of Professional Surveyors | 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) | OF |
| DRAWN: | J.B.W. | | | |
| CHECKED: | T.R.M. | | | |
| tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977 | | SHEET 1 OF 2 | | |

OWNER'S CERTIFICATE:

Whereas Forney Ridgecrest Partners LTD is the owner of a tract of land situated in the John Gregg Survey Survey, Abstract No. 171, City of Forney, Kaufman County, Texas, being Lot 5, Block A, Ridgecrest Center Addition, an Addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 4664, Page 222, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 5, same being an easterly corner of Lot 6, Block A, Ridgecrest Center Addition, on Addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 4664, Page 222, Official Public Records of Kaufman County, Texas, same being in the northwesterly right-of-way line of F.M. Road 548 (variable width right-of-way);

THENCE along the common line of said Lots 5 and 6 as follows: North 45 deg. 55 min. 58 sec. West, passing at a distance of 3.81 feet, a TxDOT monument found, and continuing a total distance of 300.00 feet to a 1/2 inch iron rod found for the west corner of said Lot 5.

North 44 deg. 31 min. 54 sec. East, a distance of 148.30 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the north corner of said Lot 5, same being the west corner of Lot 4R, Block A, Ridgecrest Center Addition, on Addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 376, Official Public Records of Kaufman County, Texas;

THENCE South 45 deg. 55 min. 58 sec. East, along the common line of said Lots 5 and 4R, passing at a distance of 280.00 feet, a TxDOT monument found, and continuing a total distance of 300.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the east corner of said Lot 5, same being the south corner of said Lot 4R, same being in the northwesterly right-of-way of adressed F.M. Road 548;

THENCE South 44 deg. 31 min. 54 sec. West, along the common line of said Lot 5 and said F.M. Road 548, a distance of 148.30 feet to the the POINT OF BEGINNING and containing 44,483 square feet or 1.021 acre of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **FORNEY RIDGECREST PARTNERS LTD**, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **RIDGECREST CENTER ADDITION**, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, ANY STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, BE DEDICATED FOR THE PURPOSES INDICATED ON THIS PLAT OF PUBLIC USE AREAS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT OF 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 PUBLICS AND CITY OF FORNEYS USE. THEREOF. THE CITY OF FORNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE OR ALTER ANY PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY 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 _____ DAY OF _____, 2021.

FORNEY RIDGECREST PARTNERS LTD
A TEXAS LIMITED PARTNERSHIP

BY: STACY O STANDRIDGE, MANAGER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STACY O STANDRIDGE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(9)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY-FOR REVIEW ONLY

TIMOTHY R. MANKIN DATE _____
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS


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BLOCK A, LOT 5R

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JOHN GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Signature of Chairman _____ Date _____
APPROVED BY: City Council
City of Forney, Texas
Signature of Mayor _____ Date _____
ATTEST:
City Secretary _____ Date _____

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JUAN VASQUEZ P.E.
(972) 278-2948 OFFICE
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SUITE 440, LB 44
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