

FINAL PLAT OF THE
SOUTH F.M. 548 RETAIL ADDITION
 BLOCK A, LOTS 1-5
 BEING 6.475 ACRES OUT OF THE
 ABSOLOM HYER SURVEY, ABSTRACT NO. 203
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

LINE TYPE TABLE

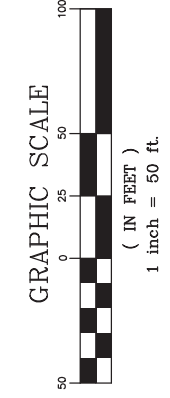
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

F.L.A.U.E. - ACCESS AND UTILITY

---	FIRE LANE, ACCESS AND UTILITY EASEMENT
---	WATER EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	PEDESTRIAN EASEMENT
---	DEDICATED BY THIS PLAT

- GENERAL NOTES:**
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Bearings of lines and elevations shown herein refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
 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.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Kaufman County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date July 3, 2012 Community Panel No. 48257C0155D subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater 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.



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

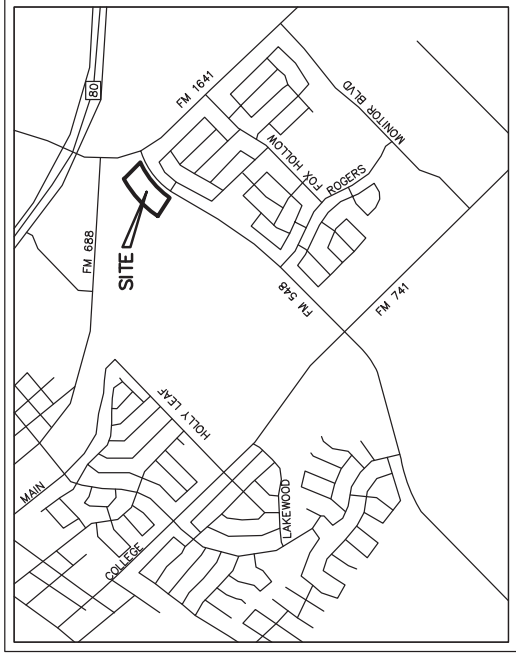
OWNER:
 FORNEY SOUTH INVESTMENTS LLC
 DONALD L. SILVERMAN
 4622 MAPLE AVE., SUITE 200
 DALLAS, TEXAS 75219
 214-393-3983

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

JOB NO.:	21-0212FP	SHEET	1
DATE:	09/01/2021	OF	2
FIELD DATE:	08/26/2021		
SCALE:	1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIELD:	A.R.M.		
DRAWN:	J.B.W.	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-461-1806 (O)	
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

VICINITY MAP
N.T.S.



OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT FORNEY SOUTH INVESTMENTS LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SOUTH F.M. 548 RETAIL 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 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 OR SHOWNS, 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 _____, 2021.

FORNEY SOUTH INVESTMENTS LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____ DONALD L. SILVERMAN, 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 DONALD L. SILVERMAN, 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

LINE BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L71 N	31.3158'	W 12.925'	
L72 S	58.2802'	W 16.535'	
L73 N	31.0011'	W 13.55'	
L74 N	75.1353'	E 16.54'	
L75 S	20.4145'	W 16.54'	
L76 N	55.4137'	W 186.90'	
L77 N	55.4137'	W 152.84'	
L78 S	72.1109'	E 130.29'	
L79 N	61.1437'	E 14.84'	
L80 S	61.1437'	W 113.86'	

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)(B)(C)(D), & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRELIMINARY-**FOR REVIEW ONLY** PRELIMINARY-**FOR REVIEW ONLY** PRELIMINARY-**FOR REVIEW ONLY**

RELEASED ON 10/28/2021
TIMOTHY R. MANKIN, MANAGER
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

OWNER:
FORNEY SOUTH INVESTMENTS LLC
DONALD L. SILVERMAN
4622 MAPLE AVE., SUITE 200
DALLAS, TEXAS 75219
214-393-3983

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

OWNER'S CERTIFICATE:
WHEREAS Forney South Investments LLC is the sole owner of that certain tract of land situated in the Absalom Hyer Survey, Abstract No. 203, City of Forney, Kaufman County, Texas, some being a portion of that certain tract of land conveyed to Forney/Fox Hollow, LLP, Tract 1, by deed recorded in Volume 2797, Page 307, Deed Records, Kaufman County, Texas, some being all of that tract of land to Forney South Investments LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2021-0022772, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most easterly corner of said Forney South Investments tract, some being in the southwest intersection of F.M. 1641 (variable width right-of-way not in use and unimproved) and South F.M. 548 (variable width right-of-way);

THENCE along the common line of said Forney South Investments tract and said South F.M. 548 as follows:
South 63 deg. 35 min. 37 sec. West, a distance of 53.27 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 1382.33 feet and a delta angle of 29 deg. 30 min. 11 sec.;
Along said curve to the left, an arc distance of 711.80 feet and a chord bearing and distance of South 48 deg. 50 min. 35 sec. West, 703.96 feet to an 'X' cut set for the south corner of the herein described tract, same being the most east corner of that certain tract of land conveyed to JNU Management, LLC, by deed recorded in Instrument Number 2020-0020022, Official Public Records, Kaufman County, Texas;

THENCE North 55 deg. 41 min. 37 sec. West, along the common line of said Forney South Investments, and said JNU tract, a distance of 352.94 feet to a point for the west corner of said Forney South Investments tract, from which a 3/8 inch iron rod with orange "RPLS 5244" cap found bears North 19 deg. 47 min. West, 0.9 feet, some being the north corner of said JNU tract, same being in the southeasterly line of that certain tract of land conveyed to City of Forney, by deed recorded in Volume 2433, Page 140, Deed Records, Kaufman County, Texas, some being the beginning of a non-tangent curve to the left, having a radius of 1732.34 feet and a delta angle of 27 deg. 29 min. 03 sec.;

THENCE along said non-tangent curve to the right and along the common line of said Forney South Investments tract and said City of Forney tract, an arc distance of 831.14 feet and a chord bearing and distance of North 47 deg. 36 min. 41 sec. East, 823.19 feet to a 1/2 inch iron rod set for the north corner of said Forney South Investments tract, from which a 1/2 inch iron rod found bears North 59 deg. 00 min. East, 1.5 feet, some being the southeast corner of said City of Forney tract, same being in the southwestwesterly line of aforesaid F.M. 1641, same being the beginning of a non-tangent curve to the left, having a radius of 363.40 feet and a delta angle of 10 deg. 59 min. 03 sec.;

THENCE along the common line of said Forney South Investments tract and said F.M. 1641, as follows:
Along said non-tangent curve to the left, an arc distance of 69.67 feet and a chord bearing and distance of South 39 deg. 55 min. 10 sec. East, 69.56 feet to a 1/2 inch iron rod set for angle point from which a 5/8 inch iron rod with red "JAL" cap found bears South 62 deg. 34 min. East, 1.3 feet; South 45 deg. 24 min. 39 sec. East, a distance of 304.19 feet to the POINT OF BEGINNING and containing 282,066 square feet or 6.475 acres of computed land, more or less.

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14.30.33	10.00	N 48°55'16" E	0°24'02"
C2	14.30.33	11.37	N 56°23'17" E	0°27'20"
C3	14.54.33	88.05	S 54°19'08" W	0°32'09"
C4	14.54.33	133.32	S 49°57'29" W	0°51'50"
C5	14.54.33	97.96	S 45°24'39" E	1°06'46"
C6	20.00	31.81	S 89°01'53" W	91°07'03"
C7	20.00	30.77	N 01°20'02" W	88°09'09"
C8	1687.18	99.07	N 45°16'19" E	0°32'14.5"
C9	1687.18	133.13	N 49°12'50" E	0°31'4.14"
C10	1687.18	95.33	N 53°05'35" E	0°31'4.14"
C11	20.00	27.88	S 85°20'59" E	79°52'41"
C12	20.00	35.42	N 01°19'17" W	101°27'51"
C13	20.00	31.49	N 10°10'30" W	90°11'19"
C14	1518.33	133.28	N 38°37'52" E	0°50'14.6"
C15	20.00	29.88	N 02°36'36" W	85°35'42"
C16	1711.42	142.39	N 44°32'14" E	0°46'01"
C17	1711.42	133.12	N 49°08'57" E	0°42'7.24"
C18	1711.42	124.26	S 45°24'36" E	0°40'9.36"
C19	1711.42	12.23	N 55°44'32" E	0°02'4.34"
C20	20.00	4.84	S 38°28'18" E	1°35'2.41"
C21	1382.33	12.00	S 58°09'13" W	0°02'9.51"
C22	1382.33	12.00	S 57°39'22" W	0°02'9.51"
C23	20.00	32.06	N 77°27'31" W	91°51'05"
C24	14.30.33	97.27	S 54°40'03" W	0°35'3.47"
C25	14.30.33	99.82	S 50°43'13" W	0°35'9.55"
C26	20.00	32.86	N 01°39'18" W	94°07'5.4"
C27	1126.03	12.05	S 47°43'27" W	0°03'6.48"
C28	771.83	11.98	N 47°13'34" W	0°05'3.21"
C29	20.00	30.87	N 89°40'02" W	88°25'55"
C30	14.30.66	98.88	S 44°08'07" W	0°35'7.36"
C31	14.30.66	118.75	S 39°46'39" W	0°44'5.21"
C32	20.00	18.31	N 11°03'06" W	52°27'4.5"
C33	44.00	25.35	S 01°19'34" W	33°00'4.0"
C34	20.00	25.56	S 18°47'06" E	73°14'0.0"
C35	1382.33	30.77	S 34°43'45" W	0°11'6.31"
C36	20.00	62.83	N 52°02'37" W	179°59'59"
C37	1496.58	81.11	N 39°25'36" E	0°30'6.18"
C38	20.00	62.73	S 49°21'53" E	0°30'7.05"
C39	1456.00	79.24	N 38°08'38" E	08°01'1.3"
C40	1711.42	239.57	S 35°38'04" W	06°58'10"
C41	1687.42	205.26	N 42°44'44" E	00°29'39"
C42	1687.42	14.36	N 43°00'04" E	00°29'46"
C43	1732.34	15.00	S 43°15'04" W	00°30'59"
C44	1684.42	15.00	N 44°03'58" E	01°06'5.1"
C45	1684.42	32.36	N 44°11'01" E	00°43'38"
C46	1687.18	21.41	S 44°59'50" W	00°44'5.3"
C47	1684.42	21.73	S 66°47'36" E	42°44'4.2"
C48	20.02	14.93	N 66°11'34" W	41°33'5.0"
C49	20.00	14.51	N 54°01'36" W	03°01'19"
C50	1711.41	90.26	S 50°58'55" W	02°45'58"
C51	1740.87	84.05	S 48°50'41" W	29°30'0.0"
C52	1402.33	722.02	N 37°19'45" E	3°35'2.9"
C53	1382.33	94.66	N 56°30'18" E	3°36'4.8"
C54	1402.33	15.01	S 15°39'58" W	86°35'57"
C55	1056.83	15.88	S 02°13'06" W	06°27'6.2"
C56	1405.83	158.41	N 08°16'23" E	06°27'6.2"
C57	1395.83	160.29	N 08°16'23" E	06°27'6.2"
C58	3.00	6.29	N 08°16'23" E	06°27'6.2"
C59	3.00	6.29	N 08°16'23" E	06°27'6.2"
C60	20.00	6.42	S 38°28'18" E	1°35'2.41"
C61	13.50	13.96	S 26°37'20" E	40°59'12"
C62	13.50	13.96	S 26°37'20" E	40°59'12"
C63	13.50	13.96	N 31°59'56" W	27°11'45"
C64	13.50	13.96	N 14°53'08" W	67°44'15"
C65	13.50	13.96	N 55°45'13" W	20°10'38"
C66	13.50	16.22	S 80°31'49" W	68°49'47"

JOB NO.: 21-0212FP
DATE: 09/01/2021
FIELD DATE: 08/26/2021
SCALE: J.D.H.
FIELD: J.B.W.
DRAWN: J.B.W.
CHECKED: T.R.M.

SHEET 2 OF 2

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

Texas Society of Professional Surveyors
Member Since 1977

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806 (O)

tmankin@peisersurveying.com FIRM No. 100999-00

SOUTH F.M. 548 RETAIL ADDITION
BLOCK A, LOTS 1-5
BEING 6.475 ACRES OUT OF THE
ABSOLOM HYER SURVEY, ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

