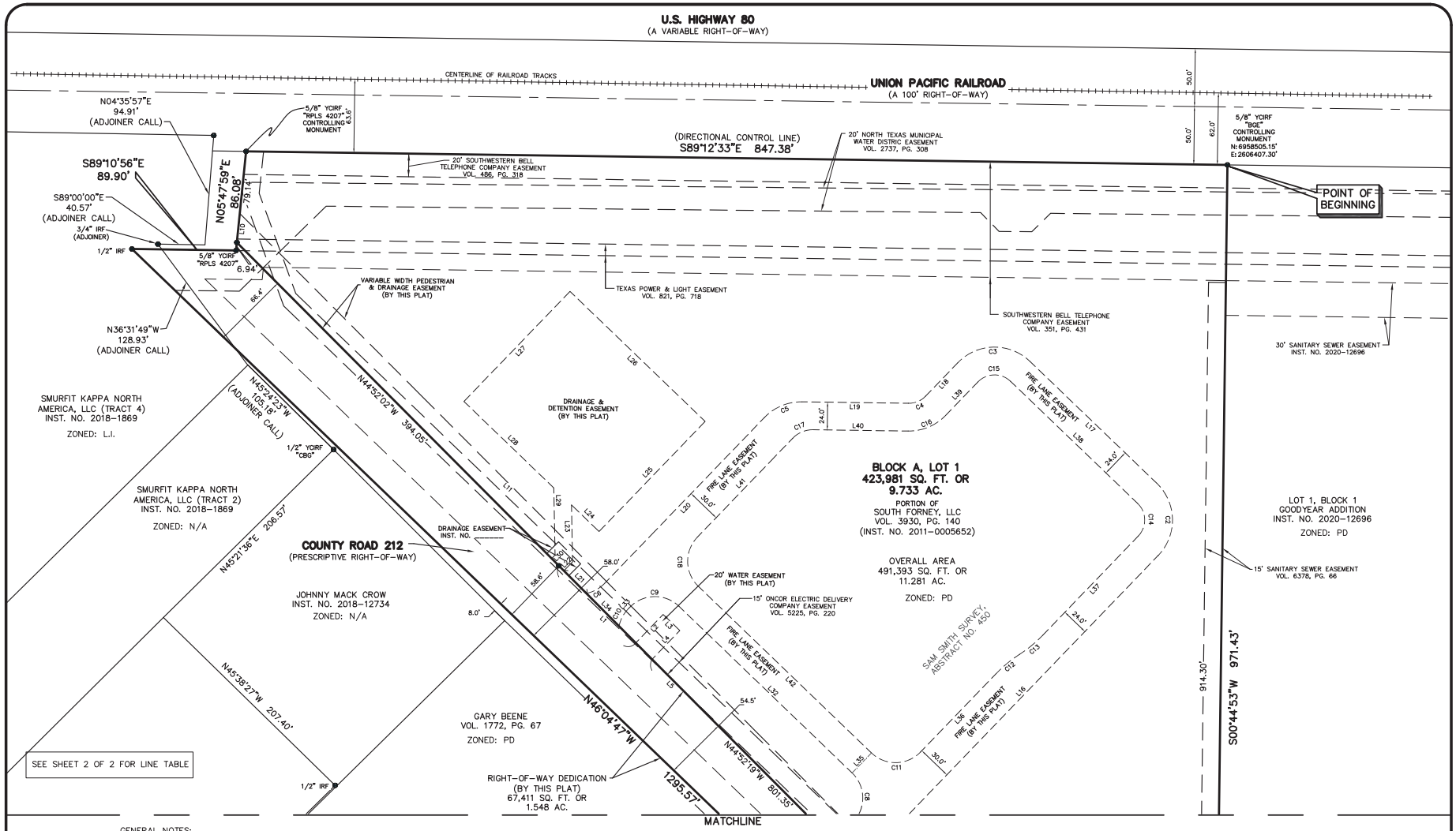


GENERAL NOTES:

1. IRF – Iron Rod Found
2. YCIRF – Iron Rod Found with yellow cap
3. Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000114077 was used to scale grid coordinates and distances to surface.
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.
5. All property corners are set with 1/2 inch iron rod w/ "PEISER & MANKIN SURV" red plastic cap, unless otherwise noted hereon.

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. 48257C0175D 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.

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

ENGINEER:

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

OWNER:

SOUTH FORNEY, LLC
1601 ELM STREET
SUITE 3400
DALLAS, TEXAS 75201

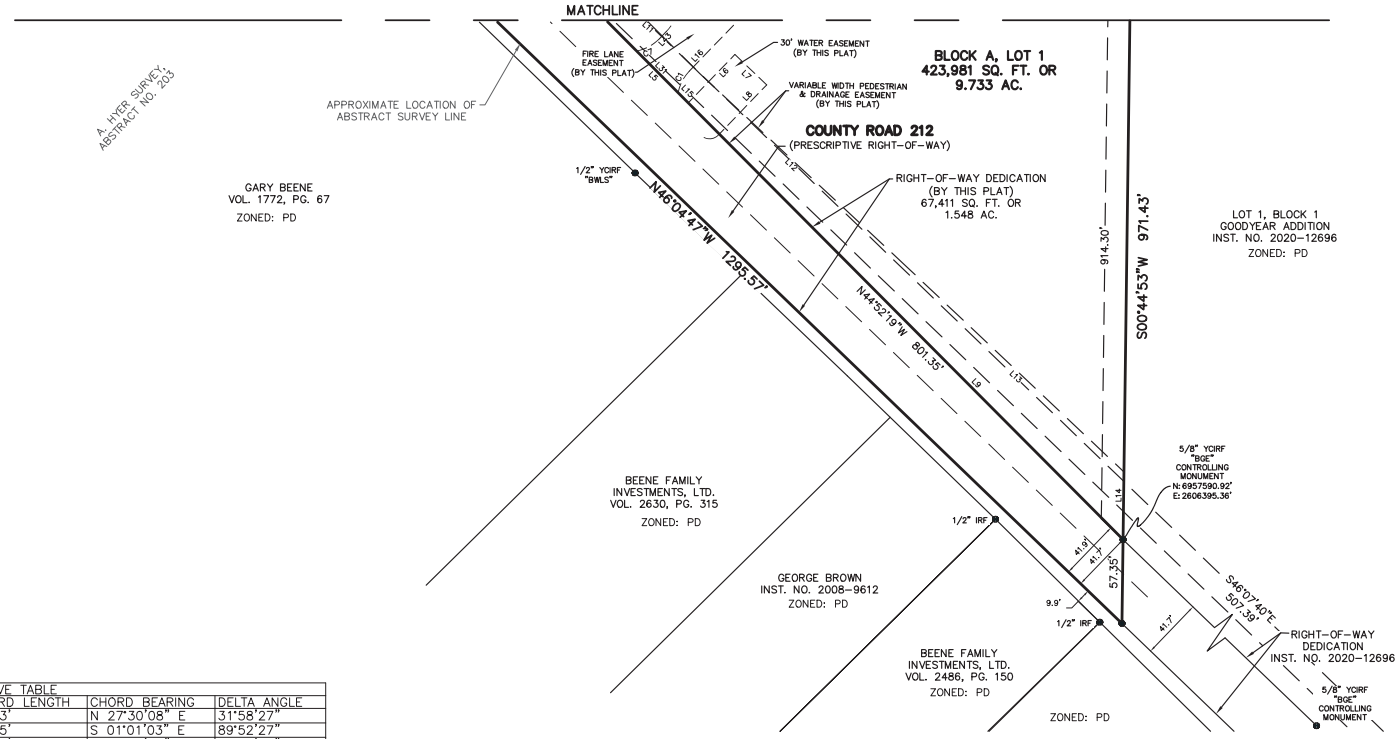
FINAL PLAT OF THE

ATMOS ADDITION

BLOCK A, LOT 1
BEING 11.281 ACRES OUT OF THE
SAM SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

JOB NO.:	21-0717FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	1/24/2022		
FIELD DATE:	1/14/2022		
SCALE:	1" = 60'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
FIELD:	N.T.K.		
DRAWN:	J.M.N.		
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	Texas Society of Professional Surveyors Member Since 1977

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°52'19" W	94.09'
L2	S 43°55'13" W	34.14'
L3	S 46°04'47" E	20.00'
L4	S 43°55'13" W	34.56'
L5	N 44°52'19" W	267.10'
L6	N 43°55'13" E	45.91'
L7	S 46°04'47" E	30.00'
L8	S 43°55'13" W	46.54'
L9	N 44°52'19" W	390.15'
L10	N 05°47'59" E	25.16'
L11	N 44°52'48" W	740.15'
L12	S 46°36'10" E	235.35'
L13	S 46°38'13" E	203.77'
L14	N 00°44'53" E	46.14'
L15	S 44°52'19" E	9.83'
L16	S 43°55'10" W	357.29'
L17	S 46°07'49" E	152.13'
L18	N 43°55'13" E	40.26'
L19	S 89°12'33" E	92.07'
L20	N 43°54'56" E	199.13'
L21	N 44°52'19" W	27.51'
L22	N 43°55'13" E	10.82'
L23	S 01°04'47" E	49.13'
L24	S 46°05'26" E	33.08'
L25	S 43°55'13" W	132.00'
L26	S 46°05'26" E	162.00'
L27	N 43°55'13" E	132.00'
L28	N 46°05'26" W	107.71'
L29	N 01°04'47" W	57.91'
L30	S 43°55'13" W	4.29'
L31	S 44°52'19" E	40.06'
L32	S 46°04'47" E	207.57'
L33	S 45°07'12" W	2.26'
L34	S 44°52'19" E	39.93'
L35	N 43°54'06" E	24.00'
L36	S 43°55'58" W	94.08'
L37	S 43°55'13" W	119.03'
L38	S 46°07'49" E	152.13'
L39	N 43°54'47" E	40.18'
L40	N 89°12'33" W	82.12'
L41	N 43°55'13" E	118.64'
L42	N 46°04'47" W	207.55'
L43	S 43°55'13" W	6.87'



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	16.74'	16.53'	N 27°30'08" E	31°58'27"
C2	44.14'	69.23'	62.35'	S 01°01'03" E	89°52'27"
C3	43.99'	68.99'	62.14'	N 88°56'38" E	89°51'07"
C4	20.00'	16.36'	15.91'	S 67°21'20" W	46°52'13"
C5	44.00'	35.99'	35.00'	S 67°21'20" W	46°52'13"
C6	29.90'	18.17'	17.90'	N 61°19'44" E	34°49'37"
C7	30.00'	17.95'	17.68'	S 61°34'36" W	34°16'15"
C8	30.00'	47.12'	42.43'	S 01°04'47" E	90°00'00"
C9	30.00'	46.50'	41.98'	S 89°31'12" W	88°48'02"
C10	30.00'	17.54'	17.29'	S 28°22'01" W	33°30'21"
C11	30.00'	47.12'	42.43'	S 88°55'13" W	90°00'00"
C12	110.00'	26.09'	26.03'	N 50°32'22" E	13°35'17"
C13	110.00'	26.09'	26.03'	S 50°32'22" W	13°35'17"
C14	19.91'	31.39'	28.23'	N 01°14'49" W	90°20'04"
C15	20.00'	31.40'	28.27'	S 88°53'42" W	89°56'58"
C16	43.99'	35.99'	35.00'	S 67°21'20" W	46°53'06"
C17	24.00'	19.63'	19.09'	N 67°21'20" E	46°52'13"
C18	30.00'	47.12'	42.43'	S 01°04'47" E	90°00'00"

GENERAL NOTES:

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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

FINAL PLAT OF THE

ATMOS ADDITION

BLOCK A, LOT 1

BEING 11.281 ACRES OUT OF THE
SAM SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

ENGINEER:

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

OWNER:

SOUTH FORNEY, LLC
1601 ELM STREET
SUITE 3400
DALLAS, TEXAS 75201

JOB NO.:	21-0717FP
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CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

tmankin@peisersurveying.com FIRM No. 100999-00

SHEET 2 OF 3

OWNER'S CERTIFICATE:

WHEREAS South Forney, LLC is the sole owner of that certain tract of land situated in the Sam Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas, being a portion of that certain tract of land conveyed to South Forney, LLC, by deed recorded in Volume 3930, Page 140 (aka Instrument No. 2011–0005652), Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow "BGE" cap found for the northeast corner of the herein described tract, same being in the north line of said South Forney tract, same being the northwest corner of Lot 1, Block 1, Goodyear Addition, an addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Instrument Number 2020–12696, said Official Public Records, and being in the southerly right–of–way line of Union Pacific Railroad (100 foot right–of–way);

THENCE South 00 deg. 44 min. 53 sec. West, through the interior of said South Forney tract and along the west line of said Lot 1, passing a 5/8 inch iron rod with yellow "BGE" cap found at a distance of 914.30 feet for the southwest corner of said Lot 1, same being the north corner of a right–of–way dedication for County Road 212 (a variable width right–of–way at this point), and continuing through the interior of said South Forney tract and said County Road 212, a total distance of 971.43 feet to a point for the south corner of the herein described tract, same being the southwest corner of said right–of–way dedication, same being in the southwesterly line of said County Road 212 (a prescriptive right–of–way at this point);

THENCE North 46 deg. 04 min. 47 sec. West, along the southwesterly line of said South Forney tract, same being the southwesterly line of said County Road 212, a distance of 1295.57 feet to a 1/2 inch iron rod found for the most westerly corner of the herein described tract;

THENCE South 89 deg. 10 min. 56 sec. East, along a northerly line of said South Forney tract and through the interior of said County Road 212, a distance of 89.90 feet to a 5/8 inch iron rod with yellow "RPLS 4207" cap found for an interior corner of said South Forney tract, same being in the easterly line of said County Road 212;

THENCE North 05 deg. 47 min. 59 sec. East, along the westerly line of said South Forney tract and the easterly line of said County Road 212, a distance of 86.08 feet to a 5/8 inch iron rod with yellow "RPLS 4207" cap found for the most northerly northwest corner of said South Forney tract, same being in the southerly line of aforesaid Union Pacific Railroad;

THENCE South 89 deg. 12 min. 33 sec. East, along the common line of said South Forney tract and said Union Pacific Railroad tract, a distance of 847.38 feet to the POINT OF BEGINNING and containing 491,393 square feet or 11.281 acres of computed land, more or less.

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.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTH FORNEY, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ATMOS 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 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 OF 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 _____, 2022.

SOUTH FORNEY, LLC
a Texas limited liability company

BY: _____
(Name, Title)

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 _____, 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 _____, 2022.

_____
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 FORNEY DEVELOPMENT CODE, SEC. 51A–8.617 (A)(B)(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
RELEASED ON 02/9/2022

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

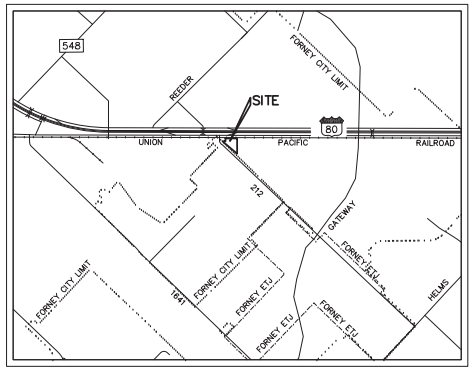
STATE OF TEXAS:
COUNTY OF TARRANT:

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 _____, 2022.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

VICINITY MAP
N.T.S.



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

ATTEST:

_____ _____
City Secretary Date

FINAL PLAT OF THE
ATMOS ADDITION
BLOCK A, LOT 1
BEING 11.281 ACRES OUT OF THE
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DATE: 1/24/2022			3
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SCALE:	1604 HART STREET SOUTHLAKE, TEXAS 76092 817–481–1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
FIELD: N.T.K. DRAWN: J.M.N. CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999–00	Texas Society of Professional Surveyors Member Since 1977	