

GROSS AREA
68.394 Acres
(2,979,241 Square Feet)

LOT 2, BLOCK 1
25.343 Acres
(1,103,923 SF)

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
O.P.R.K.C.T.

LOT 1, BLOCK 1
13.775 Acres
(600,031 SF)

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
O.P.R.K.C.T.

LOT 1, BLOCK 1
DDX7 ADDITION
(CAB. 3, SL. 648)
P.R.K.C.T.

ALM FORNEY, LLC
(VOL. 6278, PG. 71)
O.P.R.K.C.T.

LOT 1, BLOCK 1
DDX7 ADDITION
(CAB. 3, SL. 648)
P.R.K.C.T.

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DDX7 ADDITION
(CAB. 3, SL. 648)
P.R.K.C.T.

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83. North Central Zone 4602 based on observations made on October 7, 2020 with an applied scale factor of 1.00014977.
- The floodhazard areas are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0725D with Map Revised July 3, 2012.
- Zone X Areas determined to be outside the 0.2% annual chance floodplain.
- 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.
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to place utilities within said easement areas, the right to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
- The location of easements shown herein that are created by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.

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. The Drainage and Detention Easement shall be used for the purpose of collecting and conveying stormwater runoff by the construction of any type of detention or drainage facility. The City shall have the right to enter upon the Drainage and Detention Easement 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 for the purpose of inspection and supervision of maintenance work by the property owner. 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
P.R.K.C.T.	KAUFMAN COUNTY, TEXAS
---	PLAT RECORD KAUFMAN COUNTY, TEXAS
---	PROPERTY LINE
---	EASEMENT LINE



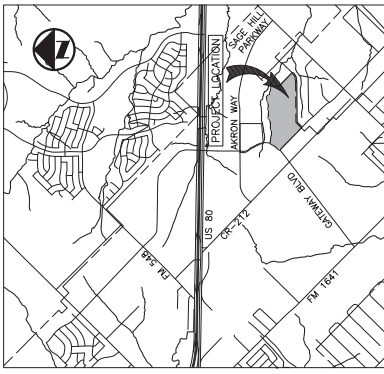
DEVELOPER
SEEFRIED INDUSTRIAL
 3030 LBJ Freeway, Suite 1050
 Dallas, Texas 75234



SURVEYOR
BGE, Inc.
 2955 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TPBLS Registration No. 10193953

BEING 68.394 ACRES SITUATED IN THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
FEBRUARY 2022
SHEET 1 OF 3

LOT 1, 2, 3, AND X; BLOCK 1
EAST GATE LOGISTICS CENTER
PHASE II



VICINITY MAP
(Not to Scale)

CURVE TABLE	CHORD	CHORD	ARC
NUMBER	DELTA	RADIUS	LENGTH
C1	43°26'41"	15.00'	S 24°08'40" E 11.10'
C2	43°26'41"	5.00'	S 24°08'40" E 3.70'
C3	20°51'30"	5.00'	S 56°15'41" E 1.81'
C4	20°49'25"	25.00'	S 56°16'43" E 9.64'
C5	20°49'25"	10.00'	N 86°19'45" W 3.61'
C6	20°51'30"	20.00'	N 86°15'41" W 7.24'
C7	43°26'41"	20.00'	N 24°08'40" W 14.80'

FIRE LANES

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, 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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats and other items, and shall be responsible for the maintenance and repair of the fire lane easements. 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 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.

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 COUNTY, TEXAS
- PROPERTY LINE
- - - EASEMENT LINE

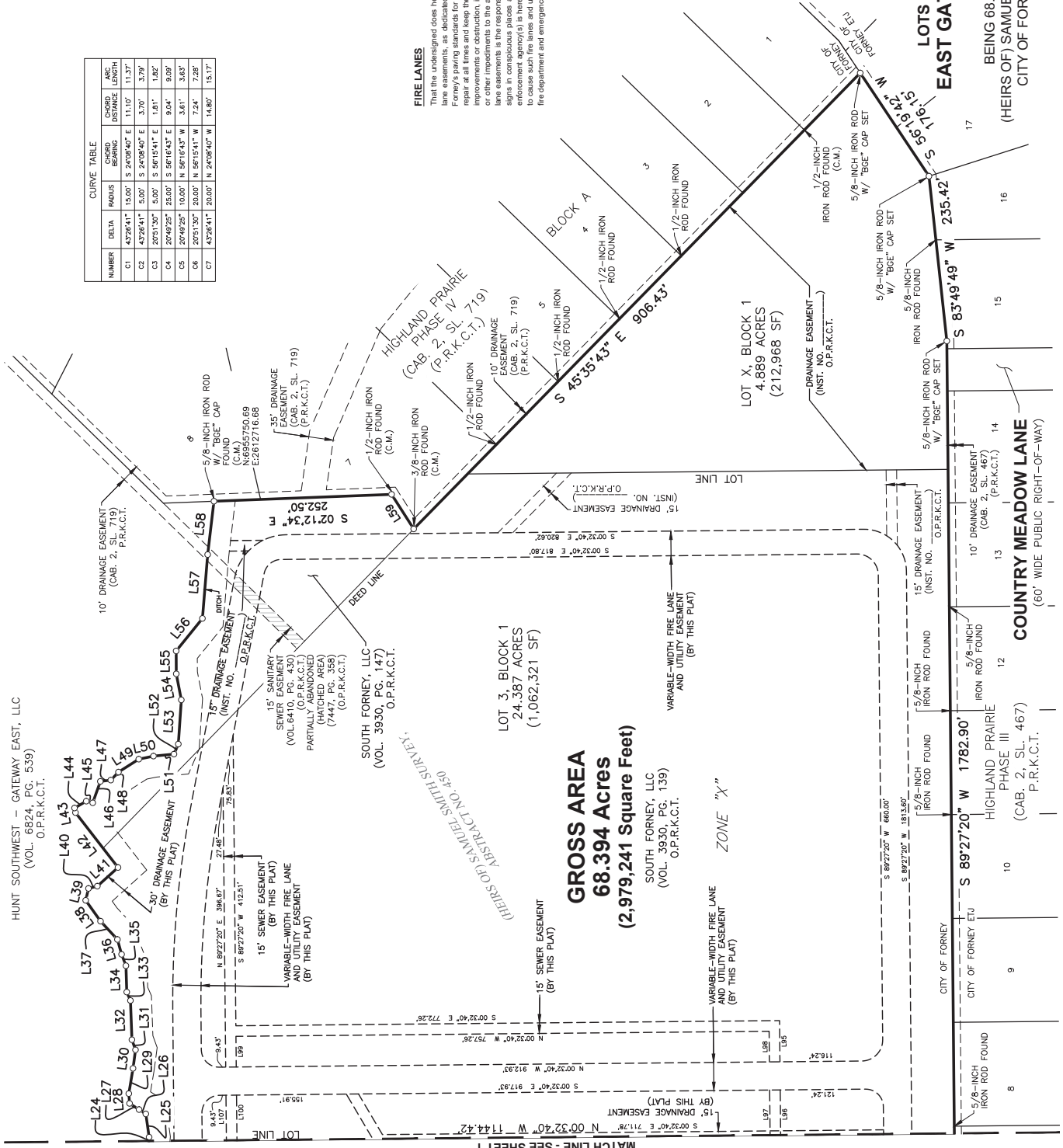
FINAL PLAT
LOTS 1, 2, 3, AND X; BLOCK 1
EAST GATE LOGISTICS CENTER
PHASE II

BEING 68.394 ACRES SITUATED IN THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
FEBRUARY 2022
SHEET 2 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1050
Dallas, Texas 75234

SURVEYOR
BGE, Inc.
2955 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-1800 • www.bgeinc.com
TBPELS Registration No. 10193953

Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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HUNT SOUTHWEST - GATEWAY EAST, LLC
(VOL. 6824, PG. 539)
O.P.R.K.C.T.

LOT X, BLOCK 1
4.889 ACRES
(212,968 SF)

GROSS AREA
68.394 Acres
(2,979,241 Square Feet)

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
O.P.R.K.C.T.

ZONE "X"

CITY OF FORNEY



