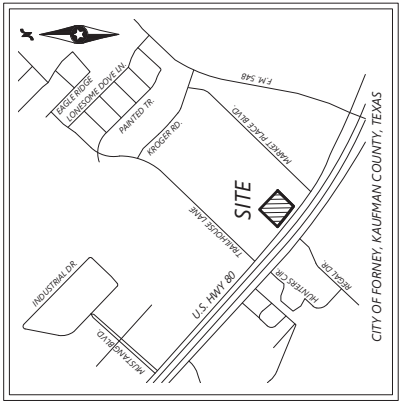


**VICINITY MAP**  
(NOT TO SCALE)



- LEGEND**
- D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
  - P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
  - O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
  - IRF IRON ROD FOUND
  - CRS 5/8 INCH IRON ROD SET WITH CAP STAMPED "JM"
  - CEILING CIVIL ENGINEERING
  - PROPERTY LINE
  - OFF-SITE PROPERTY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - MATCHLINE
  - PROPOSED LOT LINE
  - FOUND MONUMENT
  - SET MONUMENT

**GENERAL NOTES**

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.000151997.
2. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD RISK) ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 482570150D, DATED JULY 3, 2011.
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 3 AND TO CREATE EASEMENTS FOR DEVELOPMENT.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PREPARED BY A TITLE INSURANCE COMPANY. THE ENGINEER HAS CONDUCTED VISUAL SURVEY AND RESEARCH TO VERIFY THE EXISTING EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD DO NOT AFFECT THE SUBJECT PROPERTY; NO OTHER RESEARCH WAS PERFORMED BY JM CIVIL ENGINEERING.
6. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 5/8 INCH IRON ROD WITH A CAP STAMPED "JM CIVIL ENGINEERING".
7. UPON THE APPROVAL OF THIS PRELIMINARY PLAT, ALL PROPOSED EASEMENTS WILL BE PROPERLY EMBLEMED ON THE FINAL PLAT.
8. UNLESS OTHERWISE NOTED, ALL POINTS SHOWN HEREON WERE RECORDED BY THE FINAL PLAT. FORNEY MARKETPLACE ADDITION IS RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

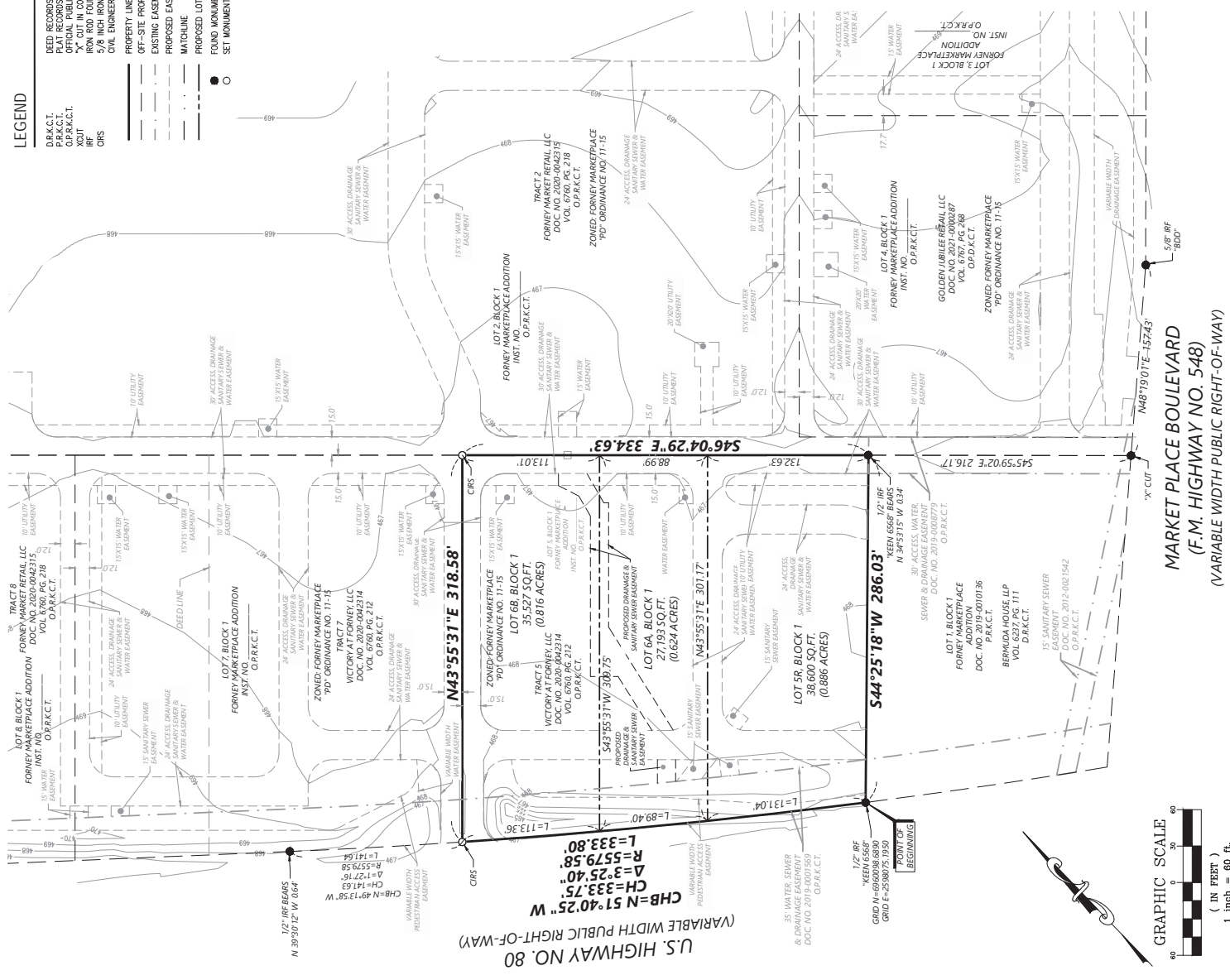
**CASE NO.:**  
**PRELIMINARY PLAT**  
**FORNEY MARKETPLACE**  
**ADDITION**

**LOTS 5R, 6A & 6B, BLOCK 1**  
BEING A REPLAT OF LOT 5, BLOCK 1 OF  
FORNEY MARKETPLACE ADDITION  
2.326 ACRES OUT OF THE JOHN GREGG  
SURVEY, ABSTRACT NO. 171  
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS  
PAGE 1 OF 2

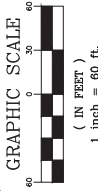
OWNER/DEVELOPER  
**JOHN GREGG, LLC**  
8201 PRESTON RD., SUITE 700  
DALLAS, TX 75225



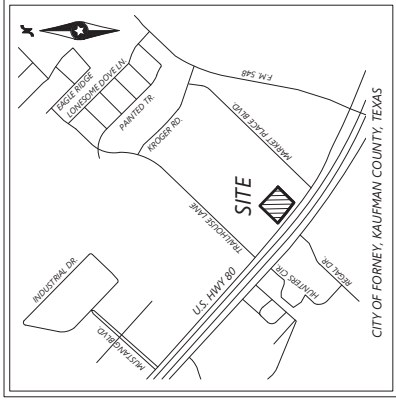
JOE NO. JMS-VIG22002 - DATE: 02/17/2022 - DRAWN BY: ER



**MARKET PLACE BOULEVARD**  
(F.M. HIGHWAY NO. 548)  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



**VICINITY MAP**  
(NOT TO SCALE)



**OWNER'S CERTIFICATE**

WHEREAS, VICTORY AT FORNEY, LLC, IS THE OWNER OF THAT SAME TRACT OF LAND SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT NO. 171, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO VICTORY AT FORNEY, LLC BY DEED RECORDED IN DOCUMENT NO. 2020-0042314, VOLUME 6760, PAGE 272, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "KEEN 6568" FOR THE WEST CORNER OF LOT 1, BLOCK 1, OF FORNEY MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2019-0010136 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS (P.R.K.C.T.), SAID POINT BEING THE SOUTH CORNER OF SAID VICTORY AT FORNEY, LLC TRACT AND THE SOUTH CORNER OF SAID LOT 5, SAME POINT LYING ON THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 14 NORTH, RANGE 10 WEST, COUNTY OF KAUFMAN COUNTY, TEXAS, A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 40 SECONDS, A RADIUS OF 3579.58 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 40 MINUTES 25 SECONDS WEST, 333.75 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 80, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 333.80 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "M CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE WEST CORNER OF SAID VICTORY AT FORNEY, LLC TRACT, SAME BEING THE SOUTH CORNER OF LOT 7, BLOCK 1, OF FORNEY MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. \_\_\_\_\_ P.R.K.C.T., SAME BEING THE WEST CORNER OF SAID LOT 5;

THENCE NORTH 43 DEGREES 55 MINUTES 31 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 80, WITH THE BEGINNING OF THE CURVE OF A STRAIGHT LINE TO A 1/2 INCH IRON ROD SET WITH A CAP STAMPED "M CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 2, BLOCK 1, OF SAID FORNEY MARKETPLACE ADDITION;

THENCE SOUTH 48 DEGREES 04 MINUTES 09 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 334.43 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 5, SAME BEING THE NORTH CORNER OF SAID LOT 1, FROM WHICH 1/2 INCH IRON ROD WITH A CAP STAMPED "KEEN 6568" FOUND FOR REFERENCE BEARS NORTH 34 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 0.34 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 18 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 286.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 101,320 SQUARE FEET OR 2.326 ACRES OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FORNEY MARKET RETAIL, LLC, VICTORY AT FORNEY, LLC, GOLDEN JUBILEE RETAIL, LLC, AND FM 548 RETAIL, LLC, ACTING AS TRUSTEES FOR THE BENEFIT OF THE JOHN GREGG SURVEY, ABSTRACT NO. 171, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, DO HEREBY DEDICATE TO THE CITY OF FORNEY, KAUFMAN COUNTY, 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 EASEMENTS SHOWN THEREON ARE DEDICATED FOR GENERAL PUBLIC USE. THE DEDICATION OF THESE STREETS, ALLEYS, BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT FOR LANDSCAPE IMPROVEMENTS, WHICH MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF FORNEY, IN ADDITION TO THE UTILITY EASEMENTS. ANY ALSO BE USED FOR THE MUTUAL USE AND BENEFIT OF THE CITY OF FORNEY, IN ADDITION TO THE UTILITY EASEMENTS. THE DEDICATION OF THESE STREETS, ALLEYS, BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE OPERATION OF THE PUBLIC UTILITIES OR THE OPERATION OF THE STREETS, ALLEYS, BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION FROM ANYONE.

**ACCESS EASEMENTS:**

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENTS MAYBE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR THE FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON AND ACROSS SAID EASEMENTS, AND FOR THE USE OF ANY PERSONS OR EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORNEY, TEXAS.

VICTORY AT FORNEY, LLC.

TONY RAMA, OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TONY RAMA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THAT I, SCOTT BERGHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY AND THAT ALL BLOCK MONUMENTS AND CORNERS WERE PLACED UNDER MY PERSONAL SUPERVISION, AND IN ACCORDANCE WITH THE PLATTING REGULATIONS OF THE CITY OF FORNEY, TEXAS.

SURVEYED ON THE GROUND DURING THE MONTH OF DECEMBER, 2021.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

SCOTT BERGHER, RPLS  
TX LICENSE #68201  
FRM NO. 10194666  
DATE: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SCOTT R. BERGHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**PRELIMINARY PLAT**  
APPROVED BY FOR PREPARATION OF FINAL PLAT FOR THE SUBDIVISION SHOWN ON THIS PLAT:  
APPROVED BY: PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CITY COUNCIL  
CITY OF FORNEY, TEXAS

**CASE NO.: \_\_\_\_\_  
PRELIMINARY PLAT  
FORNEY MARKETPLACE  
ADDITION**

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CITY OF FORNEY, KAUFMAN COUNTY, TEXAS  
PAGE 2 OF 2



OWNER/DEVELOPER  
VICTORY AT FORNEY, LLC  
ATTN: TONY RAMA, OWNER  
8201 W. PARKWAY, SUITE 700  
DALLAS, TX 75225