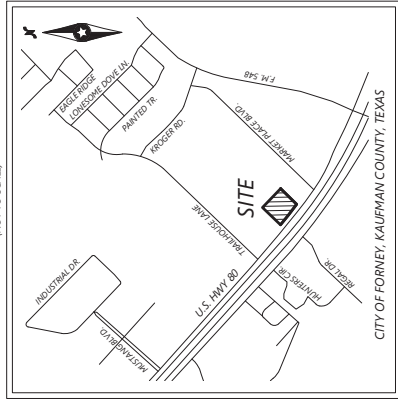


VICINITY MAP
(NOT TO SCALE)



LEGEND

- D.R.K.C.T.
- P.R.K.C.T.
- O.P.R.K.C.T.
- IRF
- CRS
- DEED RECORDS, KAUFMAN COUNTY, TEXAS
- PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- 5/8" IRON ROD SET WITH CAP STAMPED "JM"
- CIVIL ENGINEERING

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- MATCHLINE
- PROPOSED LOT LINE
- FOUND MONUMENT
- SET MONUMENT

Line #	Direction	Length
L1	S43°55'31"W	19.38'
L2	S43°55'31"W	17.90'
L3	S11°50'23"W	52.52'
L4	N46°04'29"W	22.84'
L5	N43°55'31"E	132.19'
L6	N13°55'31"E	18.98'
L7	S19°08'04"E	18.88'
L8	S43°55'31"W	10.10'
L9	N13°55'31"E	27.89'
L10	S46°04'29"E	3.99'
L11	N43°55'31"E	102.39'
L12	N11°50'23"E	100.19'

GENERAL NOTES

- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. 2011 ADJUSTMENT WITH A SCALING SCALE FACTOR OF 1.00031989.
- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE C" (AREAS OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE "MAP" COMMUNITY - PANEL NUMBER 482570458D, DATED JULY 3, 2012.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND EASEMENTS FOR DEVELOPMENT OUT OF A PREVIOUSLY RECORDED LOT.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "DRAINAGE AND DETENTION EASEMENT" SHALL BE TRAVELED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT LOTS THAT ARE TRAVELED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT LOTS. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS WITHIN THE DRAINAGE AND DETENTION EASEMENT AREAS. THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AREAS FOR THE PURPOSES OF MAINTENANCE OR SURVEYING. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS WITHIN THE DRAINAGE AND DETENTION EASEMENT AREAS. 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 DRAINAGE AND DETENTION EASEMENT AREAS. THE MINIMUM FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.
- ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 5/8" IRON ROD WITH A CAP STAMPED "JM CIVIL ENGINEERING".
- UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN HEREON WERE RECORDED BY THE FINAL PLAT OF FORNEY MARKETPLACE ADDITION, RECORDED IN INSTRUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

CASE NO.:

FINAL PLAT

FORNEY MARKETPLACE ADDITION

LOTS 5R, 6A & 6B, BLOCK 1 OF 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

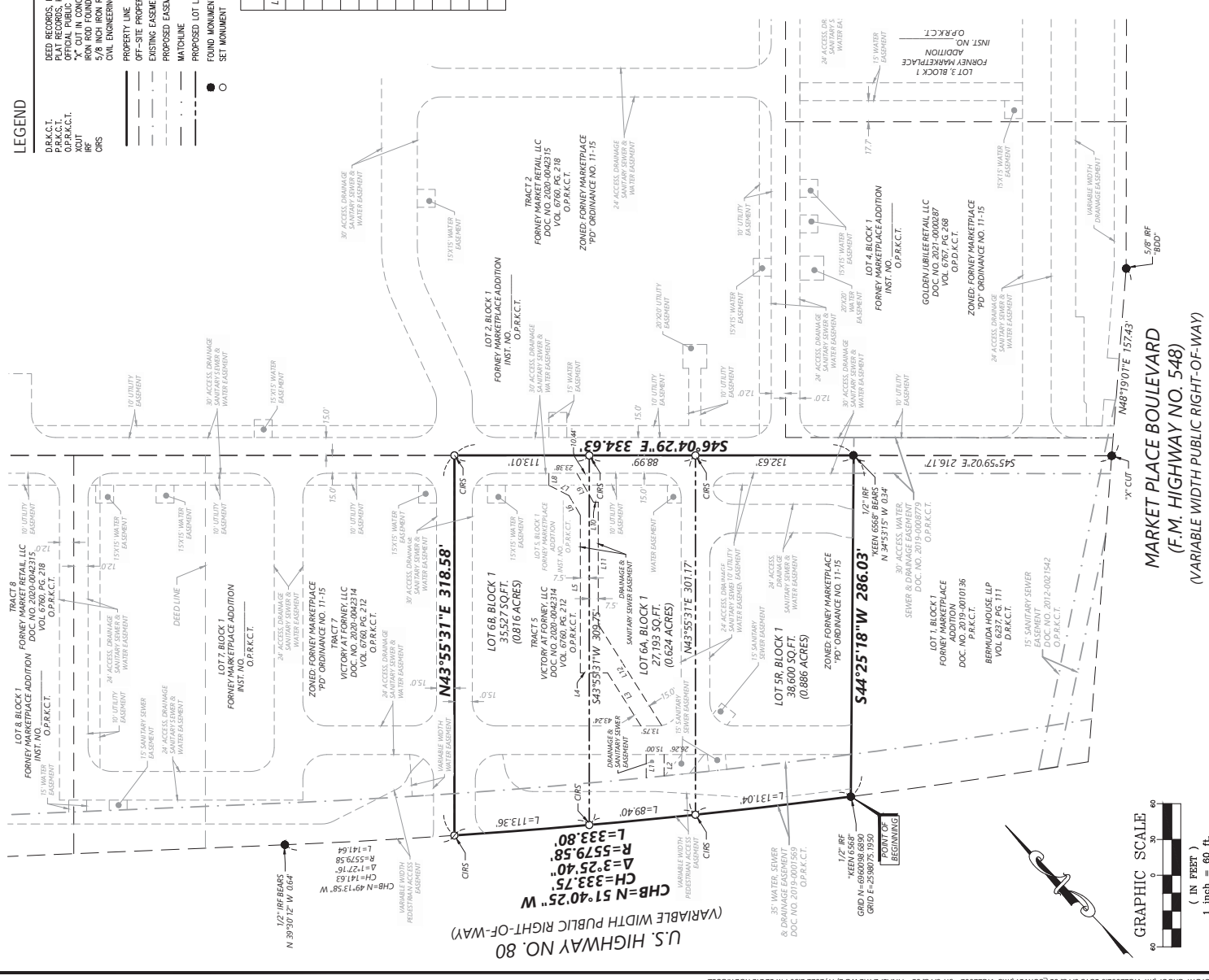
OWNER/DEVELOPER
VICORP DEVELOPER, LLC
1101 Central Expressway South
Suite 113
P.O. Box 1830
John Mabess, PE
CIVIL ENGINEER
DALLAS, TX 75225

SURVEYOR/ENGINEER



1101 Central Expressway South
Suite 113
P.O. Box 1830
John Mabess, PE
CIVIL ENGINEER

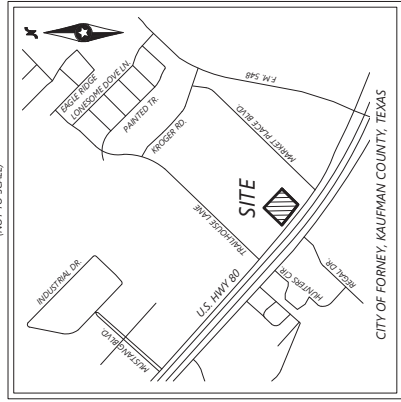
JOHN NO. JMS-VIGS2002 . DATE: 02/17/2022 . DRAWN BY: E.R.



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

U.S. HIGHWAY NO. 80
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
CHB=N 51°40'25" W
L=333.75'
Δ=333.75'
R=5579.58'
L=333.80'
CH=141.64'
R=5579.58'
L=141.64'

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 IN A NORTH-SOUTH LINE 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;

THENCE SOUTH 15 DEGREES 15 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 PUBLIC, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF FORNEY, TEXAS, THE ABOVE DESCRIBED PROPERTY AS LOCATED IN BLOCK 1, FORNEY MARKETPLACE ADDITION, AN ADDITION 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 UTILITIES ARE DEDICATED FOR UTILITY PURPOSES. THE DEDICATION OF THE STREETS, ALLEYS, AND EASEMENTS TO THE PUBLIC USE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE DEDICATION OF THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN, EXCEPT FOR LANDSCAPE IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR UNDER THE STREETS, ALLEYS, AND EASEMENTS; (2) THE DEDICATION OF THE STREETS, ALLEYS, AND EASEMENTS SHALL BE APPROVED BY THE CITY OF FORNEY, IN ADDITION TO THE UTILITY EASEMENTS; (3) THE DEDICATION OF THE STREETS, ALLEYS, AND EASEMENTS SHALL BE SUBJECT TO THE MUTUAL USE AND ENJOYMENT OF THE PUBLIC AND THE CITY OF FORNEY; (4) THE DEDICATION OF THE STREETS, ALLEYS, AND EASEMENTS SHALL BE SUBJECT TO THE CITY OF FORNEY AND PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FORNEY'S USE THEREOF; (5) THE CITY OF FORNEY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE USE OF THE STREETS, ALLEYS, AND EASEMENTS; (6) 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.

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 RELEIED 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 SIGNATURE AND NAME APPEAR ON THE FOREGOING INSTRUMENT, ACKNOWLEDGED THAT HE HAD 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 _____

APPROVED BY THE CITY OF FORNEY FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF KAUFMAN COUNTY, TEXAS.
CITY OF FORNEY, TEXAS

SIGNATURE OF CHAIRMAN _____ DATE _____
APPROVED BY: CITY COUNCIL
CITY OF FORNEY, TEXAS

SIGNATURE OF MAYOR _____ DATE _____
A T T E S T:

CITY SECRETARY _____ DATE _____

CASE NO.: _____
FINAL PLAT
FORNEY MARKETPLACE ADDITION
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 2 OF 2



OWNER/DEVELOPER
VICTORY AT FORNEY, LLC
ATTENTION: JAMES W. GREGG
8201 W. PARKWAY, SUITE 700
DALLAS, TX 75225