

LINE TYPE LEGEND

---	EQUIVALENT LINE
---	EASEMENT LINE
---	WATER LINE
---	SEWER LINE
---	STAIR
---	DRYING AND WASHING LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TELEVISION LINE
---	CONCRETE EASEMENT
---	ASPHALT PAVEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 R.S.C. = 5/8\"/>

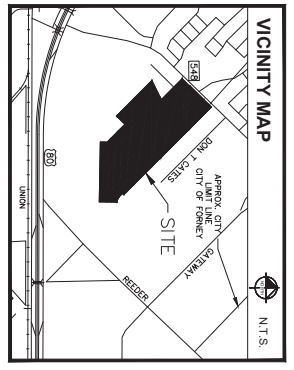
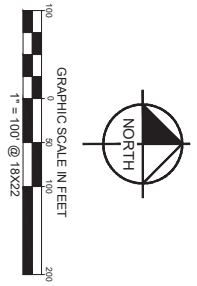
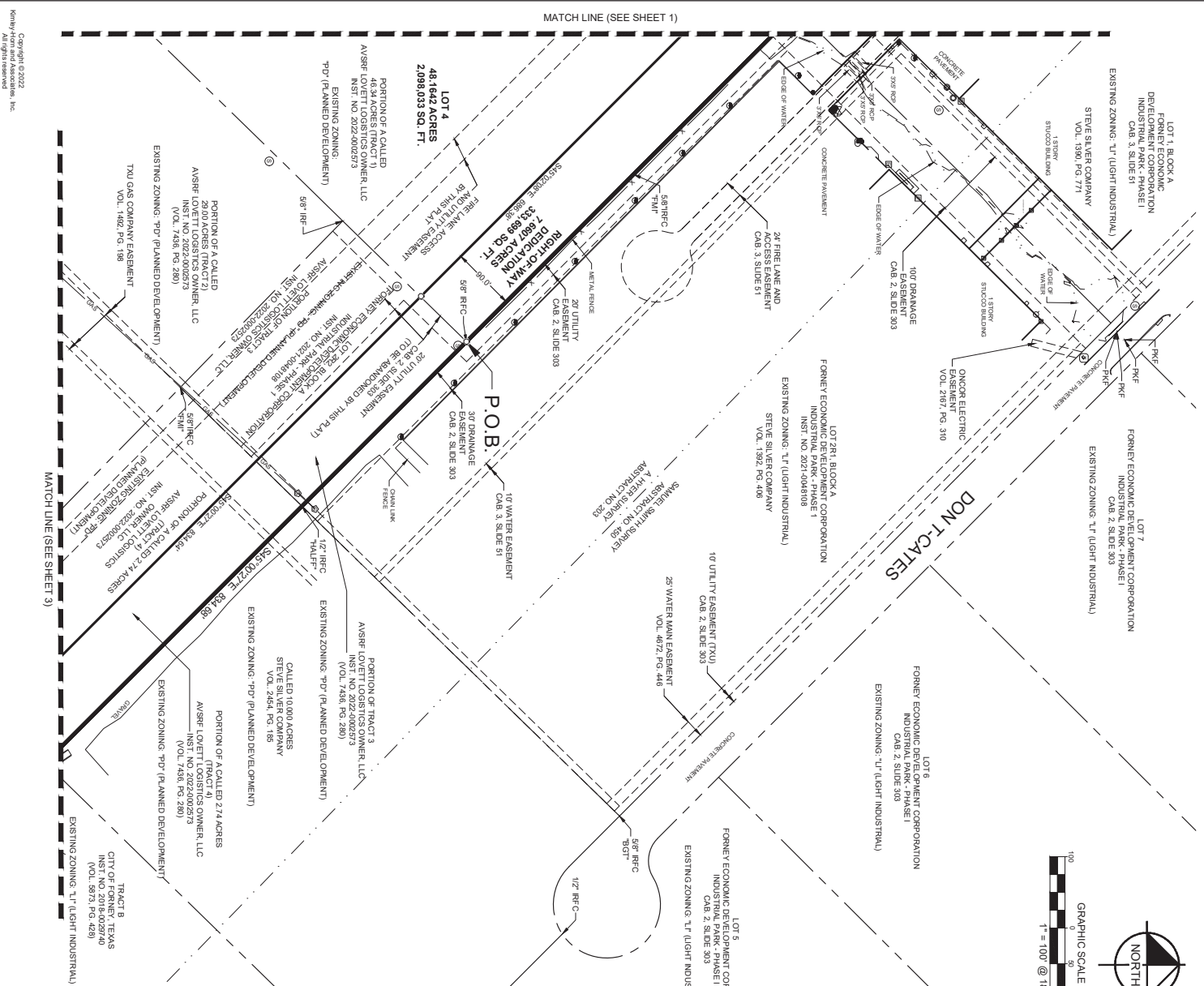
SEE SHEET'S FOR LINE & CURVE TABLE

PRELIMINARY PLAT
LOT 1, 2, 3 & 4, BLOCK 1
LOVETT FORNEY ADDITION
BEING 79.8876 ACRES OUT OF THE
A. HYER SURVEY
ABSTRACT NO. 203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 FIRM # 10194040
 www.kimley-horn.com

Tel. No. (817) 335-6511
 Project No. 069225641
 Sheet No. 1 OF 5

Scale: 1" = 100'
 Drawn by: CRG
 Checked by: JDW
 Date: 3/24/2022



LINE TYPE LEGEND

---	EQUIVALENT LINE
---	EASEMENT LINE
---	WATER LINE
---	SEWER LINE
---	UTILITY EASEMENT LINE
---	CONCRETE EASEMENT LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE TV LINE
---	CONCRETE EASEMENT
---	CONCRETE EASEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R.S.C. = 5/8" IRON ROD W/ "KHA" CAP SET
R.F.C. = IRON ROD FOUND
R.F.C. = IRON ROD FOUND
R.F.C. = IRON ROD W/ CAP FOUND

SEE SHEET'S FOR LINE & CURVE TABLE

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Project No.: 069225641
Sheet No.: 2 OF 5

PRELIMINARY PLAT
LOT 1, 2, 3 & 4, BLOCK 1
LOVETT FORNEY ADDITION
BEING 79.8876 ACRES OUT OF THE
A. HYER SURVEY
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CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

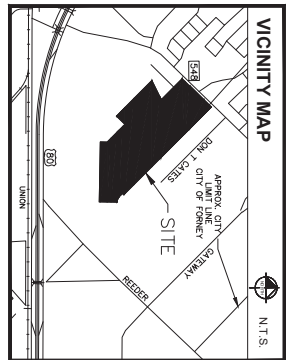
TRACT 8 (1520 ACRES)
CITY OF FORNEY, TEXAS
INST. NO. 2018-0029740
(VOL. 9873, PG. 428)

PORTION OF TRACT 3
AVSRF LOVETT LOGISTICS OWNER, LLC
INST. NO. 2022-0002573
(VOL. 7488, PG. 288)

PORTION OF A CALLED
AVSRF LOVETT LOGISTICS OWNER, LLC
INST. NO. 2022-0002573
(VOL. 7488, PG. 288)

LOT 4
48.1642 ACRES
2,095,033 SQ. FT.

TRACT B
CITY OF FORNEY, TEXAS
INST. NO. 2018-0029740
(VOL. 9873, PG. 428)

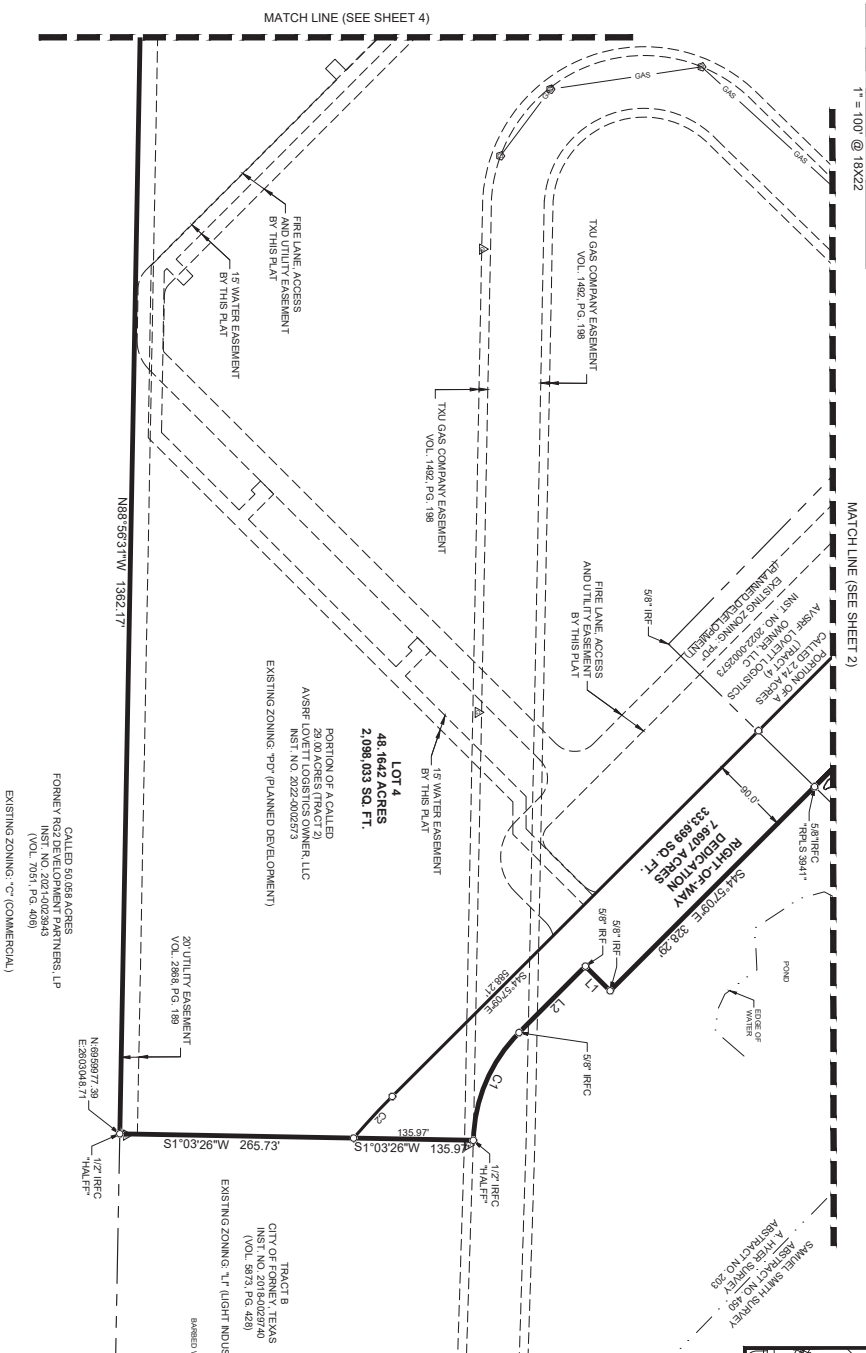


LINE TYPE LEGEND

EQUIVALENT LINE	---
EASEMENT LINE	---
WATER LINE	---
WASTEWATER LINE	---
SEWER LINE	---
UTILITY LINE	---
UNDERGROUND UTILITY LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELEPHONE LINE	---
UNDERGROUND GAS LINE	---
CONCRETE PAVEMENT	---
ASPHALT PAVEMENT	---

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 RSC = 5/8" IRON ROD W/ "HAM" CAP SET
 RRF = IRON ROD FOUND
 RFG = IRON ROD FOUND
 RFC = IRON ROD W/ CAP FOUND



LINE TABLE

NO.	BEARING	LENGTH
L1	S44°55'07"W	39.72'
L2	S45°02'07"E	108.73'
L3	N44°47'48"E	68.87'
L4	N44°55'05"E	141.75'
L5	N45°03'34"W	10.16'
L6	N44°57'52"E	57.80'
L7	N44°54'03"W	50.93'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°54'51"	171.77'	138.23'	S68°58'17"E	132.82'
C2	4°24'05"	840.00'	64.53'	S47°09'12"E	64.52'

PRELIMINARY PLAT

LOT 1, 2, 3 & 4, BLOCK 1
 LOVETT FORNEY ADDITION
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 A. HYER SURVEY
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 CITY OF FORNEY
 KAUFMAN COUNTY, TEXAS

Kimley-Horn

801 Cherry Street, Unit 11, # 1300
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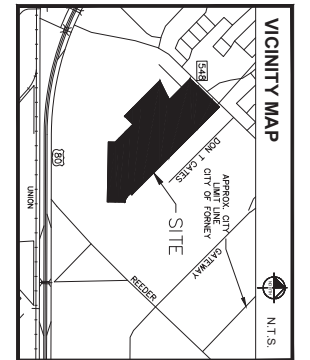
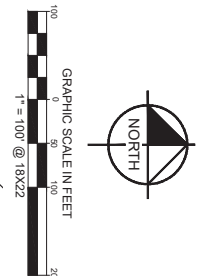
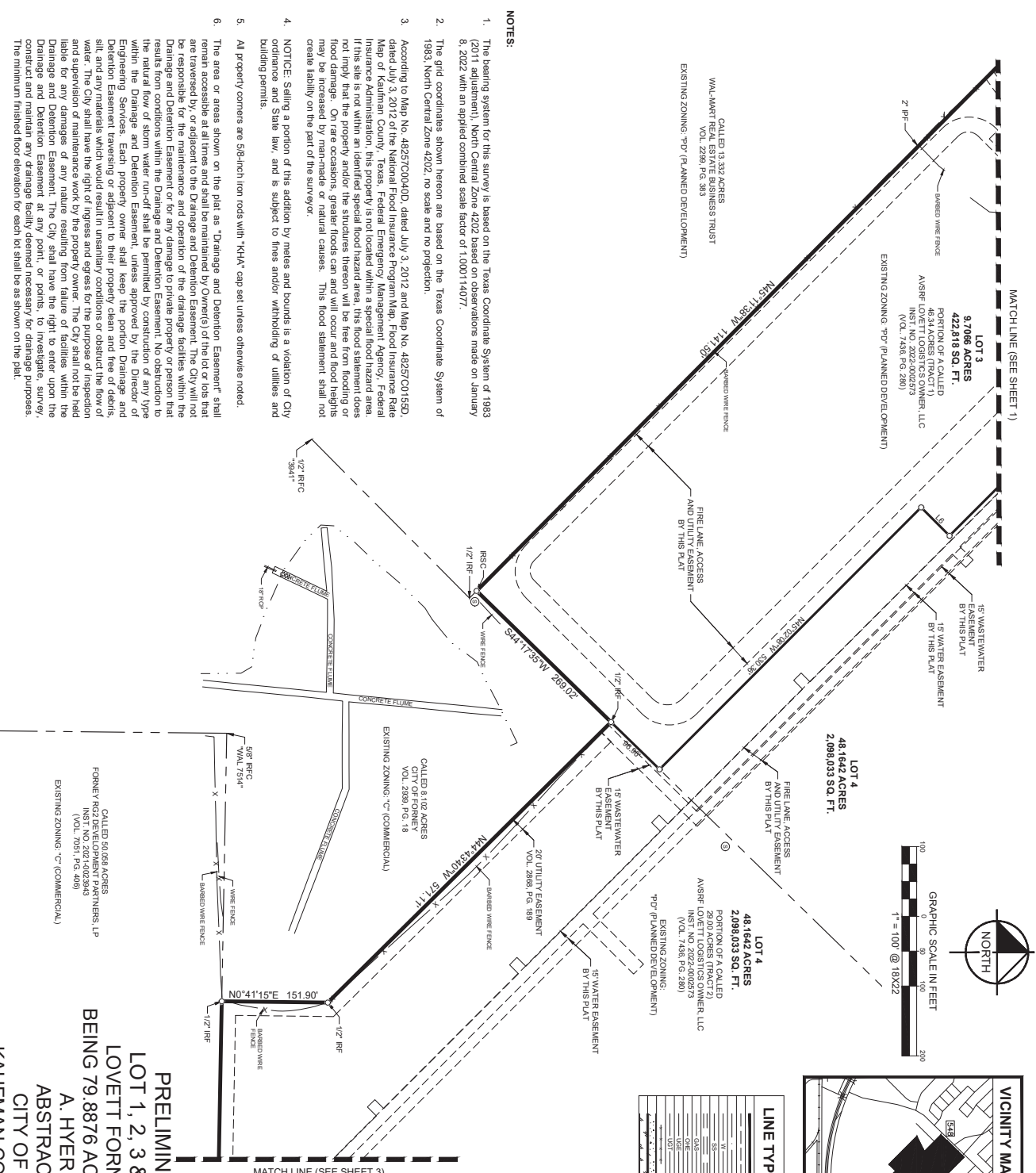
Tel. No. (817) 335-6511
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Scale: 1" = 100'

Drawn by: [blank] Checked by: [blank]

Project No.: 32/24/2022 Date: 06/22/2022

Sheet No.: 3 OF 5



LINE TYPE LEGEND	
---	EQUIPMENT LINE
---	EASEMENT LINE
---	WATER LINE
---	SEWER LINE
---	DRYING SERVICE LINE
---	UNDERGROUND UTILITY LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELEPHONE LINE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 R.S.C. = 5/8" IRON ROD W/ "K/H" CAP SET
 R.F. = IRON ROD FOUND
 R.F.C. = IRON ROD FOUND
 R.F.C. = IRON ROD W/ CAP FOUND

SEE SHEETS FOR LINE & CURVE TABLE

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 based on observations made on January 8, 2022 with an applied combined scale factor of 1.000114077.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 North Central Zone 4202, no scale and no projection.
- According to Map No. 48257C040D dated July 3, 2012 and Map No. 48257C015SD dated July 3, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kaufman County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
- NOTICE: Sealing a portion of this addition by mazes and bours is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- All property corners are 5/8-inch iron rods with "K/H" cap set unless otherwise noted.
- 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 existing adjacent to his property clear of any obstruction and shall be responsible for maintaining the same in a condition to assist 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. 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.

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LOT 1, 2, 3 & 4, BLOCK 1
LOVETT FORNEY ADDITION
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KAUFMAN COUNTY, TEXAS

Kimley-Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102

Scale: 1" = 100'

Drawn by: CRG
 Checked by: JDW
 Date: 3/24/2022
 Project No.: 069225641
 Sheet No.: 4 OF 5

FRM # 10194040
 Td. No. (817) 335-6511
 www.kimley-horn.com

METES AND BOUNDS DESCRIPTION

WHEREAS AVSRF Lovett Logistics Owner, LLC is the owner of a 3,479,903 square foot (79,897 acres) tract of land situated in the A. Hyer Survey, Abstract No. 203, and being all of or called 46.34 acre tract of land; Tract 1), a 29.00 acre tract of land; Tract 2), and a 2.74 acre tract of land; Tract 4), described in the Special Warranty Deed to AVSRF Lovett Logistics Owner, LLC, recorded in Volume 7436, Page 280, Plat Records, Kaufman County, Texas, and being all of Lot 2B2, Block A, Amended Plat Forney Economic Corporation Industrial Park, Phase 1, an addition to the City of Forney, recorded in Cabinet 14, Page 11, Plat Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 58-inch iron rod with cap found for the north corner of said lot 2B2;
THENCE South 45°02'07" East, along the northeast line of said lot 2B2, at a distance of 326.13 feet passing a 1/2-inch iron rod with "HALFE" cap found for the east corner of said lot 2B2, for a total distance of 834.88 feet to a 5/8-inch iron rod with "RPLS 3941" cap found for the east corner of the said called 2.74 acre tract;
THENCE along the northeast line of the said called 29.00 acre tract, the following (five (5)) calls:

South 44°57'05" East, a distance of 328.29 feet to a 5/8-inch iron rod found for corner;
South 44°58'00" West, a distance of 59.22 feet to a 5/8-inch iron rod found for corner;
South 45°02'02" East, a distance of 106.73 feet to a 5/8-inch iron rod with cap found for a point for corner, and being at the beginning of a tangent curve to the left having a central angle of 43°54'31", a radius of 177.77 feet, a chord bearing and distance of South 66°59'17" East, 132.92 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 136.23 feet to a 1/2-inch iron rod with "HALFE" cap found for corner;
North 45°02'07" East, a distance of 401.70 feet to a 1/2-inch iron rod with "HALFE" cap found for the southeast corner of the said called 29.00 acre tract of land;

THENCE North 88°56'31" West, along the south line of the said called 29.00 acre tract, a distance of 1382.17 feet to a 1/2-inch iron rod found for the southernmost west corner of the said called 29.00 acre tract;

THENCE North 0°41'15" East, along the southwest line of the said called 29.00 acre tract, a distance of 151.90 feet to a 1/2-inch iron rod found for corner;

THENCE North 44°43'40" West, continuing along the said southwest line, a distance of 571.11 feet to a 1/2-inch iron rod found for the northwest corner of the said called 29.00 acre tract;

THENCE South 44°17'35" West, along the southeast line of the said called 46.34 acre tract, a distance of 269.02 feet to a point for corner;

THENCE North 45°11'39" West, along the southernmost southwest line of the said called 46.34 acre tract, a distance of 1141.50 feet to a 1/2-inch iron rod with "HALFE" cap found for the westernmost corner of the said called 46.34 acre tract;

THENCE North 63°41'05" East, along the southernmost northwest line of the said called 46.34 acre tract, a distance of 465.82 feet to a point for an interior corner of the said called 46.34 acre tract;

THENCE North 46°11'39" West, along the northeast southwest line of the said called 46.34 acre tract, a distance of 671.64 feet to a 1/2-inch iron rod with "BOHLER ENG." cap found for the northeastern west corner of the said called 46.34 acre tract, and being in the southeast right-of-way line of FM 548 (a variable width right-of-way);

North 44°47'48" East, a distance of 94.79 feet to a 5/8-inch iron rod found for corner;
North 44°55'05" East, a distance of 141.75 feet to a 5/8-inch iron rod with "BOHLER ENG." found for corner;
North 45°05'34" West, a distance of 101.05 feet to a aluminum disk stamped "XDOOT" found for corner;
North 44°39'22" East, a distance of 690.51 feet to a 1/2-inch iron rod found for the north corner of the said called 46.34 acre tract;

THENCE South 45°02'08" East, along the aforementioned northwest line of the said called 46.34 acre tract, a distance of 1655.30 feet to the **POINT OF BEGINNING** and containing 3,479,903 square feet or 79,897.6 acres of land, more or less.

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

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 _____

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW HEREBY KNOW ALL MEN BY THESE PRESENTS:

That AVSRF Lovett Logistics Owner, LLC acting herein by and through his/its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOVETT FORNEY ADDITION** an addition to the City of Forney, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown hereon. 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 or 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 purposes indicated on this plat. The easements and public use areas as shown, are dedicated for the public use forever, for the purposes indicated on this plat. The easements and public use areas as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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.

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(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 the department and emergency use.

This plat approved subject to all plying ordinances, rules, regulations and resolutions of the City of Forney, Texas.

Witness my hand this _____ day of _____, 2022

By: _____
Authorized signature of owner

Printed Name and Title _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2022.

Notary Public, in and for the state of Texas _____

My commission expires _____

SURVEYOR'S CERTIFICATION

This is to certify that I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

Joshua D. Wargo _____ Date _____
Registered Professional Land Surveyor No. 6391

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joshua D. Wargo, Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2022.

Notary Public, in and for the state of Texas _____

My commission expires _____

DEVELOPER
AVSRF Lovett Logistics Owner, LLC
1520 Oliver Street
Houston, TX 77007

SURVEYOR
Joshua D. Wargo, RPLS
Professional Land Surveyor
801 Cherry Street
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-862-2193

Plat # _____

Cabinet # _____

Kimley»Horn
PRELIMINARY PLAT
LOT 1, 2, 3 & 4, BLOCK 1
LOVETT FORNEY ADDITION
BEING 79.8876 ACRES OUT OF THE
A. HYER SURVEY
ABSTRACT NO. 203
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