

FLOOD STATEMENT: According to Community Panel No. 4825700175D, dated July 03, 2012, this property is within Flood Zone "X" (Areas Determined to be outside 500-year floodplain), which is not 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 heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

BENCHMARK GP5B-1 ALUMINUM DISK ON INLET
 N=6,953,863.47'
 E=2,606,429.69'
 ELEV. _____

POINT OF BEGINNING
 N=6,954,106.04'
 E=2,606,474.57'

16.5" WIDE APPROX. LOCATION OF AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT VOL. 293, PG. 362 D.R.K.C.T.

15" SANITARY SEWER EASEMENT VOL. 6378, PG. 40

GATEWAY PARKS ADDITION PHASE 5A PLAT PENDING

16.5" WIDE APPROX. LOCATION OF AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT VOL. 293, PG. 362 D.R.K.C.T. (AS MARKED)

16.5" WIDE APPROX. LOCATION OF AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT VOL. 293, PG. 362 D.R.K.C.T.

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16.5" WIDE APPROX. LOCATION OF AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT VOL. 293, PG. 362 D.R.K.C.T.

- NOTE:**
- 1.) Notice: 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, otherwise noted on plat.
 - 2.) All corners are a capped one-half inch iron rod set with yellow cap stamped "JH", unless otherwise noted on plat.
 - 3.) Lots with garage facing the street will be required to have a 25' building setback.
 - 4.) Lot 78X, Block NN, Lot 19X, Block QQ and Lot 8X, Block SS are open space lots which shall be owned and maintained by the Gateway Parks Homeowners Association.
 - 5.) Retaining wall maintenance is the responsibility of the property owner where the retaining wall is located (high side). A private well maintenance easement is located on the low side property owner property owner to allow for access during maintenance.

REPLACING OF 16.5" WIDE APPROX. LOCATION OF AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT VOL. 293, PG. 362 D.R.K.C.T. (CALLED TRACT 1-4) ASHTON DALLAS RESIDENTIAL, L.L.C. N=6,952,722.14' E=2,606,217.51' ELEV. _____

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OWNER/DEVELOPER
 ASHTON DALLAS RESIDENTIAL, L.L.C.
 1800 Valley View Lane, Suite 100
 Farmers Branch, Texas 75234
 (XXX) XXX-XXXX

SURVEYOR/ENGINEER
 JBI PARTNERS, INC.
 2121 Military Road, Suite 300
 Carrollton, Texas 75006
 TBP# No. F-438 TBP# No. 10076000
 (972) 248-7676

CITY OF FORNEY, TEXAS
 44-089 ACRES OUT OF THE ABSLAW HYER SURVEY, ABSTRACT NO. 203 ZONED PD 15-01

March 14, 2022

FINAL PLAT

GATEWAY PARKS ADDITION, PHASE 5B

017 RESIDENTIAL LOTS (TYPE A)

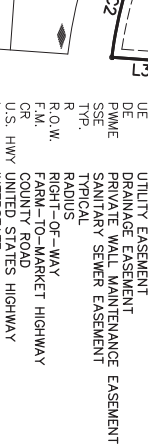
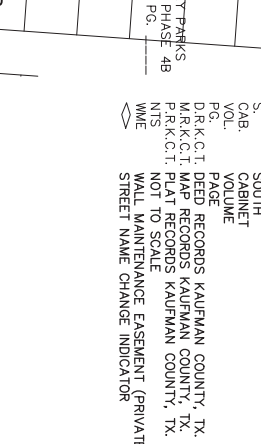
01 RESIDENTIAL LOTS (TYPE B)

4 OPEN SPACE LOTS

BASIS OF BEARINGS: HORIZONTAL AND VERTICAL POSITIONS ARE DERIVED FROM THE TEXAS WGS 84 NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HERE ON ARE SURFACE DISTANCES.

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- BUILDING LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PRIVATE WALL MAINTENANCE EASEMENT
- SANITARY SEWER EASEMENT
- TYPICAL RADIUS
- RIGHT-OF-WAY
- FARM-TO-MARKET HIGHWAY
- COUNTY ROAD
- U.S. HIGHWAY
- INTERSTATE
- SOUTH
- CABINET
- VOLUME
- DEED RECORDS KAUFMAN COUNTY, TX
- PLAT RECORDS KAUFMAN COUNTY, TX
- MAP RECORDS KAUFMAN COUNTY, TX
- NOT TO SCALE
- WALL MAINTENANCE EASEMENT (PRIVATE)
- STREET NAME CHANGE INDICATOR



LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
BLOCK-LOT	SQARE FEET	BLOCK-LOT	SQARE FEET	BLOCK-LOT	SQARE FEET	BLOCK-LOT	SQARE FEET	BLOCK-LOT	SQARE FEET	BLOCK-LOT	SQARE FEET
A-1	7,886	A-30	7,200	B-21	9,693	D-16	7,200	E-23	8,625	F-26	7,800
A-2	7,282	A-31	7,200	B-22	7,588	D-17	7,200	E-24	9,899	F-27	7,800
A-3	7,284	A-32	7,200	B-23	7,200	D-18	7,200	E-25	9,640	F-28	7,800
A-4	7,286	A-33	7,200	B-24	7,200	D-19	7,200	E-26	10,928	F-29	16,342
A-5	7,221	A-34	7,600	B-25	7,200	D-20	7,200	E-27	7,200	F-30	10,045
A-6	14,468	A-35	8,432	B-26	7,200	D-21	11,768	E-28	7,273	F-31	7,232
A-7	12,509	A-36	10,394	B-27	7,200	D-22	11,960	E-29	7,265	F-32	7,240
A-8	9,142	A-37	9,893	B-28X	19,585	E-1	8,992	F-3	7,263	F-33	7,237
A-9	9,152	A-38	9,411	C-1	8,910	E-2	8,178	F-4	7,261	F-34	8,441
A-10	7,800	B-1	8,778	C-2	8,400	E-3	8,360	F-5	7,259	F-35X	16,295
A-11	7,800	B-2	7,200	C-3	8,400	E-4	8,324	F-6	7,259	F-36	10,200
A-12	7,800	B-3	7,299	C-4	8,400	E-5	8,217	F-7	9,012	G-1	10,200
A-13	7,800	B-4	10,543	C-5	9,788	E-6	8,245	F-8	16,561	G-2	7,200
A-14	7,800	B-5	14,006	C-6X	72,029	E-7	7,800	F-9	9,012	G-3	7,200
A-15	7,800	B-6	7,534	D-1	10,452	E-8	7,800	F-10	7,800	G-4	7,200
A-16	8,580	B-7	7,200	D-2	9,327	E-9	7,800	F-11	7,800	G-5	7,200
A-17	8,580	B-8	7,200	D-3	7,192	E-10	7,800	F-12	7,800	G-6	7,200
A-18	7,800	B-9	7,200	D-4	7,200	E-11	7,800	F-13	7,800	G-7	7,200
A-19	7,800	B-10	7,200	D-5	7,200	E-12	7,800	F-14	7,800	G-8	10,690
A-20	7,800	B-11	8,247	D-6	7,200	E-13	7,800	F-15	7,800	H-1	14,512
A-21	7,800	B-12	7,192	D-7	7,200	E-14	8,450	F-16	7,800	H-2	7,800
A-22	8,728	B-13	7,200	D-8	7,200	E-15	8,450	F-17	8,700	H-3	7,800
A-23	14,959	B-14	7,200	D-9	7,200	E-16	7,800	F-18	9,351	H-4	7,800
A-24	8,672	B-15	7,200	D-10	7,200	E-17	7,800	F-19	10,509	H-5	7,800
A-25	7,198	B-16	7,200	D-11	7,200	E-18	7,800	F-20	15,148	H-6	7,800
A-26	7,200	B-17	7,200	D-12	7,970	E-19	7,800	F-21	8,550	H-7	8,450
A-27	7,200	B-18	7,200	D-13	8,305	E-20	7,800	F-22	7,800	H-8	7,800
A-28	7,200	B-19	7,200	D-14	7,200	E-21	7,800	F-23	7,800	H-9	8,450
A-29	7,200	B-20	7,200	D-15	7,200	E-22	7,800	F-24	7,800	I-1X	36,148

LINE TABLE	NO.	BEARING	DISTANCE
L1	S55°01'57"E	76.24'	
L2	N87°42'21"E	119.80'	
L3	S49°05'22"W	60.57'	
L4	S86°10'49"W	50.00'	
L5	N23°36'24"W	20.80'	
L6	S87°42'21"W	12.64'	
L7	S4°05'22"W	28.28'	
L8	N88°12'25"W	27.22'	
L9	N88°12'25"W	20.97'	
L10	N1°01'11"W	20.97'	
L11	N85°54'38"W	28.28'	

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	49°12'36"	275.00'	236.19'	125.93'	S24°29'04"W	229.00'	
C2	14°05'21"	477.42'	117.40'	59.00'	N30°51'51"W	117.10'	
C3	23°13'46"	376.54'	152.86'	77.39'	N35°13'17"W	151.62'	
C4	38°36'58"	600.00'	404.39'	210.21'	S68°23'52"W	396.78'	
C5	21°31'32"	502.42'	186.75'	95.50'	S15°03'25"E	187.64'	
C6	38°36'58"	400.00'	289.59'	140.14'	S68°23'52"W	284.52'	
C7	38°36'58"	403.68'	272.07'	141.43'	S68°23'52"W	286.95'	
C8	44°32'31"	342.15'	285.98'	140.12'	N24°33'55"W	259.34'	
C9	162°24'26"	50.00'	141.73'	323.11'	S88°48'48"W	98.82'	
C10	137°05'27"	50.00'	119.63'	127.23'	S1°47'35"W	93.07'	
C11	141°41'02"	50.00'	123.64'	143.92'	S4°05'22"W	94.46'	
C12	141°41'02"	50.00'	123.64'	143.92'	S4°05'22"W	94.46'	
C13	137°05'27"	50.00'	119.63'	127.23'	S1°47'35"W	93.07'	

FINAL PLAT

GATEWAY PARKS ADDITION,

PHASE 5B

187 RESIDENTIAL LOTS (TYPE A)
0 RESIDENTIAL LOTS (TYPE B)
4 OPEN SPACE LOTS

44.089 ACRES OUT OF THE ABSALOM HYER SURVEY, ABSTRACT NO. 203

ZONED: PD 15-01

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER/DEVELOPER
ASHTON DALLAS RESIDENTIAL, LLC

1800 Valley View Lane, Suite 100
Furners Branch, Texas 75234

JB PARTNERS, INC.

2121 Midway Road, Suite 300
Carrillion, Texas 75006
TPEE No. F-438
TPEAS No. 10076000

SURVEYOR/ENGINEER
(972) 248-7878

March 14, 2022

Sheet 2 of 3

WHEREAS Ashton Dallas Residential, L.L.C. is the owner of a tract of land located in the City of Forney, Kaufman County, Texas and being a part of the Abshalom Hyer Survey, Abstract Number 203 and being part of that called 161.209 acre Tract of Land (Tract 1-A) described in deed to Ashton Dallas Residential, L.L.C. recorded as Instrument No. 2021-0027891, Official Public Records, Kaufman County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "JBI" found in the northwest corner of said 161.209 acre tract, being the southwest corner of Gateway Parks Addition Phase 4 as recorded in Cadastre Slide 5, Plat Records, Kaufman County, Texas

THENCE, along the southeasterly line of said Phase 5A as follows: South 46 degrees 50 minutes 10 seconds East, a distance of 875.95 feet to a one-half inch iron rod with cap stamped "JBI" set;

THENCE, along the westerly line of said Phase 5B, South 02 degrees 17 minutes 39 seconds East for a distance of 820.00 feet to a one-half inch iron rod with cap stamped "JBI" set being in the northerly right-of-way line of Klabung Drive, North 87 degrees 42 minutes 21 seconds East for a distance of 119.80 feet to a one-half inch iron rod with cap stamped "JBI" set in the westerly right-of-way line of Greendale Drive (50 foot wide R.O.W.), the beginning of a non-tangent curve to the right;

THENCE, along said westerly right-of-way line and along said curve to the right through a central angle of 49 degrees 12 minutes 36 seconds, having a radius of 275.00 feet, an arc length of 236.19 feet, a chord bearing of South 24 degrees 29 minutes 04 seconds West and a chord distance of 229.00 feet, passing at an arc length of 103.13 feet the southwest corner of said Phase 2B, and the northwest corner of Gateway Parks Addition Phase 4B as recorded in Cadastre Slide 1, Plat Records, Kaufman County, Texas;

THENCE, along the westerly line of said Phase 4B as follows: South 04 degrees 59 minutes 05 minutes West, a distance of 60.57 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

THENCE, along said curve to the right through a central angle of 14 degrees 05 minutes 21 seconds, having a radius of 477.42 feet, an arc length of 117.40 feet, a chord bearing of South 24 degrees 29 minutes 04 seconds West, a chord distance of 117.10 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 66 degrees 10 minutes 49 seconds West for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 49 degrees 05 minutes 22 seconds West, a distance of 503.29 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 40 degrees 54 minutes 38 seconds East for a distance of 130.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 49 degrees 05 minutes 22 seconds West, a distance of 120.56 feet to a one-half inch iron rod with cap stamped "JBI" set, being the southwest corner of said Phase 4B;

THENCE, North 40 degrees 56 minutes 46 seconds West, a distance of 1,657.20 feet to a one-half inch iron rod with cap stamped "JBI" set, being in the northerly line of said 160.209 acre tract and being in the southeast line of said Lot 1X, Block H, Gate Parks Addition Phase 5A;

THENCE, along the northwest line of said 160.209 acre tract and the southeast line of said Phase 5A, North 44 degrees 29 minutes 48 seconds East for a distance of 1,234.11 feet to the POINT OF BEGINNING and containing _____ square feet or 44.059 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ASHTON DALLAS RESIDENTIAL, L.L.C. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as GATEWAY PARKS ADDITION, Phase 5B to the public use hereafter for the purpose of providing for the use of the streets and alleys and for the street purposes. The easements and public use areas, as shown, are dedicated for the purpose of providing for the use of the streets and alleys and for the street purposes. The easements and public use areas, as shown, are dedicated for the purpose of providing for the use of the streets and alleys and for the street purposes. The easements and public use areas, as shown, are dedicated for the purpose of providing for the use of the streets and alleys and for the street purposes. The easements and public use areas, as shown, are dedicated for the purpose of providing for the use of the streets and alleys and for the street purposes.

WITNESS, my hand, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas Rosa M Garcia My Comm Expires on 07/28/2024

STATE OF TEXAS - COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this _____ day of _____, 2022.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, WILLIAM J. JOHNSON, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Forney, Kaufman County, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be held or viewed as an acknowledgment of title.

WITNESSES: WILLIAM J. JOHNSON, R.P.L.S. No. 5426



STATE OF TEXAS - COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this _____ day of _____, 2022.

Notary Public in and for the State of Texas Rosa M Garcia My Comm Expires on 07/28/2024

My Commission Expires On: _____



APPROVED FOR THE 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: _____ Date _____

City Secretary _____ Date _____

FINAL PLAT

GATEWAY PARKS ADDITION, PHASE 5B

167 RESIDENTIAL LOTS (TYPE A) 0 RESIDENTIAL LOTS (TYPE B) 4 OPEN SPACE LOTS

44.059 ACRES OUT OF THE ABSALOM HYER SURVEY, ABSTRACT NO. 203 ZONED: PD 15-01

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER/DEVELOPER ASHTON DALLAS RESIDENTIAL, LLC

SURVEYOR/ENGINEER JBI PARTNERS, INC.

1800 Valley View Lane, Suite 100 Farmers Branch, Texas 75234

2121 Midway Road, Suite 300 Carrollton, Texas 75006 TPPE No. F-438 TPRLS No. 10076000