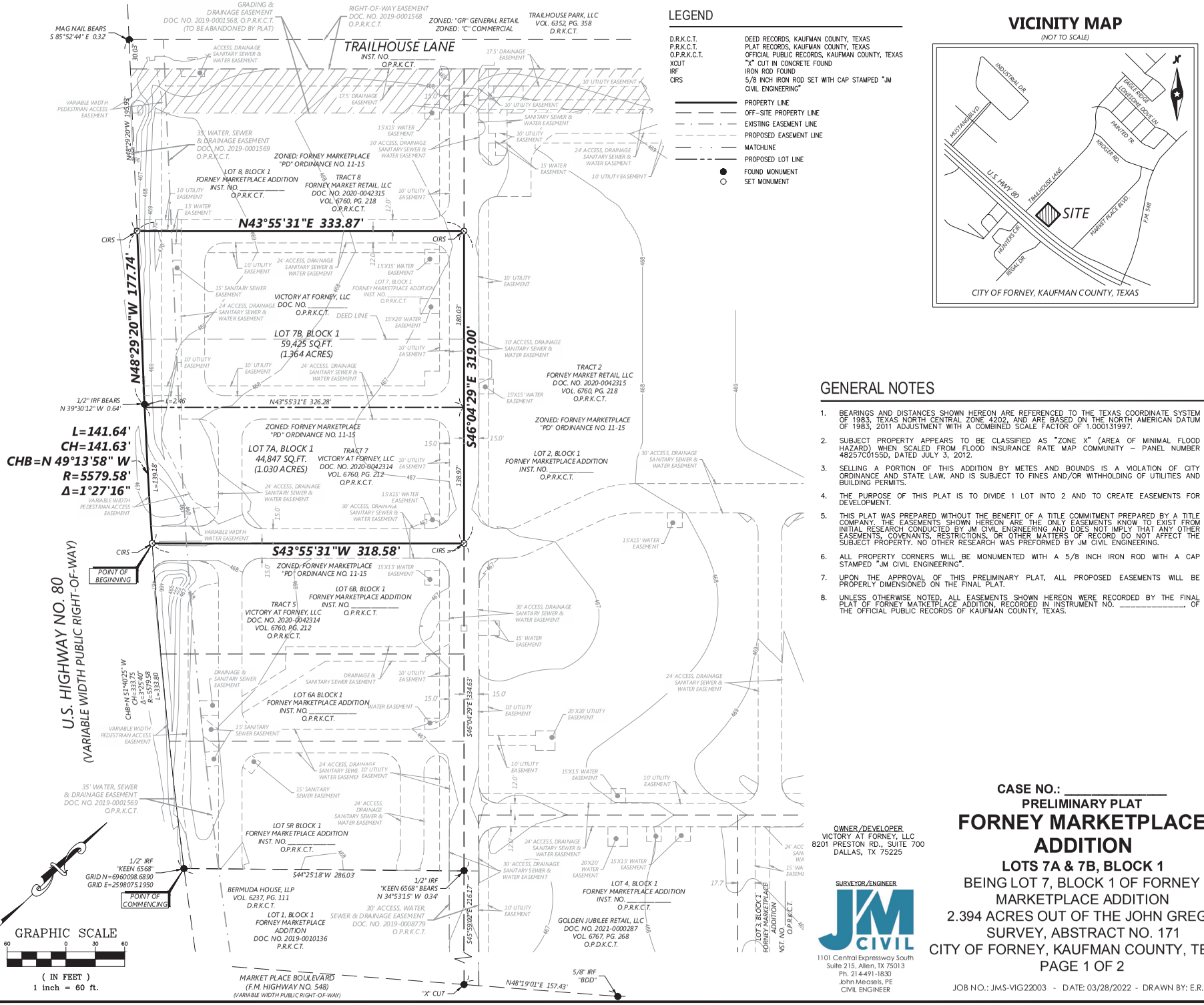


LEGEND

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
XCUT	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND
CIRS	5/8 INCH 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

VICINITY MAP

(NOT TO SCALE)

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 1.000131997.
2. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NUMBER 48257C0155D, DATED JULY 3, 2012.
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 2 AND TO CREATE EASEMENTS FOR DEVELOPMENT.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PREPARED BY A TITLE COMPANY. THE EASEMENTS SHOWN HEREON ARE THE ONLY EASEMENTS KNOW TO EXIST FROM INITIAL RESEARCH CONDUCTED BY JM CIVIL ENGINEERING AND DOES NOT IMPLY THAT ANY OTHER EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD DO NOT AFFECT THE SUBJECT PROPERTY. NO OTHER RESEARCH WAS PREFORMED 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 DIMENSIONED ON THE FINAL PLAT.
8. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN HEREON WERE RECORDED BY THE FINAL PLAT OF FORNEY MATKETPLACE ADDITION, RECORDED IN INSTRUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

OWNER/DEVELOPER
VICTORY AT FORNEY, LLC
8201 PRESTON RD., SUITE 700
DALLAS, TX 75225

SURVEYOR/ENGINEER
JM CIVIL
1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

CASE NO.: _____

PRELIMINARY PLAT

FORNEY MARKETPLACE ADDITION

LOTS 7A & 7B, BLOCK 1

BEING LOT 7, BLOCK 1 OF FORNEY MARKETPLACE ADDITION
2.394 ACRES OUT OF THE JOHN GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
PAGE 1 OF 2

JOB NO.: JMS-VIG22003 - DATE: 03/28/2022 - DRAWN BY: E.R.

J:\VICTORY GROUP\JM-VIG22003 LOT 7B_SURVEY\JMS-VIG22003 - 7A & 7B - PRELIM PLAT.DWG 4/21/2022 12:39 PM EDDIE RODRIGUEZ

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 ALL 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 DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), BEING THAT SAME TRACT OF LAND CONVEYED TO VICTORY AT FORNEY, LLC BY DEED RECORDED IN DOCUMENT NO. 2020-0042314, VOLUME 6760, PAGE 212, AND IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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. 2019-00101136 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS (P.R.K.C.T.), SAID POINT BEING THE SOUTH CORNER OF LOT 5R, 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. _____, O.P.R.K.C.T., SAME POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 80 (VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 40 SECONDS, A RADIUS OF 5579.58 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 "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 7, SAME BEING THE WEST CORNER OF LOT 6B, BLOCK 1 OF SAID SECOND-REFERENCED FORNEY MARKETPLACE ADDITION, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CONTINUATION CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES 27 MINUTES 16 SECONDS, A RADIUS OF 5579.58 FEET AND CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 13 MINUTES 58 SECONDS WEST, 141.63 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, CONTINUING WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 80, AND ALONG SAID CONTINUATION CURVE TO THE RIGHT, AN ARC LENGTH OF 141.64 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 39 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 0.64 FEET;

THENCE NORTH 48 DEGREES 29 MINUTES 20 SECONDS WEST, CONTINUING WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 80, A DISTANCE OF 177.74 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE WEST CORNER OF SAID LOT 7 AND BEING THE SOUTH CORNER OF LOT 8, BLOCK 1 OF SAID FIRST-REFERENCED FORNEY MARKETPLACE ADDITION;

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 SOUTHEAST LINE OF SAID LOT 8 AND THE NORTHWEST LINE OF SAID LOT 7, A DISTANCE OF 333.87 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 8, SAME BEING THE NORTH CORNER OF SAID LOT 7 AND LYING ON THE SOUTHWEST LINE OF LOT 2, BLOCK 1 OF SAID FIRST-REFERENCED FORNEY MARKETPLACE ADDITION;

THENCE SOUTH 46 DEGREES 04 MINUTES 29 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 319.00 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 7, SAME BEING THE NORTH CORNER OF SAID LOT 6B;

THENCE SOUTH 43 DEGREES 55 MINUTES 31 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID LOT 6B, A DISTANCE OF 318.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 104,272 SQUARE FEET OR 2.394 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FORNEY MARKET RETAIL, LLC, ACTING THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 7A & 7B, 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 PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSE 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 FOR 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 MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FORNEY'S USE THEREOF. 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 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 PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF FORNEY, ITS AGENTS, 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 RAMJI, 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 RAMJI, KNOWN TO ME TO BE THE PERSON WHOSE SANE 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.

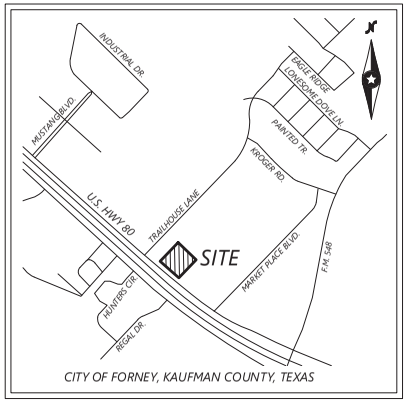
GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC, STATE OF _____

MY COMMISSION EXPIRES _____

VICINITY MAP

(NOT TO SCALE)



SURVEYOR'S CERTIFICATE

THAT I, SCOTT BERGHERR, 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 RELIED UPON AS A FINAL SURVEY DOCUMENT.

SCOTT BERGHERR, RPLS DATE:
TX LICENSE NO. 6821
FIRM NO. 10194666

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. BERGHERR, KNOWN TO ME TO BE THE PERSON WHOSE SANE 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

APPROVED BY: CITY COUNCIL
CITY OF FORNEY, TEXAS

_____ _____
MAYOR DATE

ATTEST:

_____ _____
CITY SECRETARY DATE

OWNER/DEVELOPER
VICTORY AT FORNEY, LLC
8201 PRESTON RD., SUITE 700
DALLAS, TX 75225

SURVEYOR/ENGINEER

1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

CASE NO.: _____

PRELIMINARY PLAT

FORNEY MARKETPLACE ADDITION

LOTS 7A & 7B, BLOCK 1

BEING LOT 7, BLOCK 1 OF FORNEY MARKETPLACE ADDITION
2.394 ACRES OUT OF THE JOHN GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
PAGE 2 OF 2

JOB NO.: JMS-VIG22003 - DATE: 03/28/2022 - DRAWN BY: E.R.

J:\VICTORY GROUP\JM-VIG22003 LOT 7B_SURVEY\JMS-VIG22003 - 7A & 7B - PRELIM PLAT.DWG 4/21/2022 12:39 PM EDDIE RODRIGUEZ