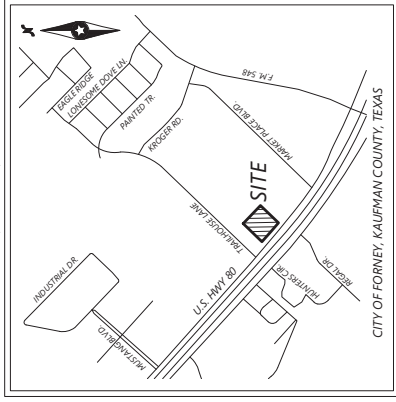


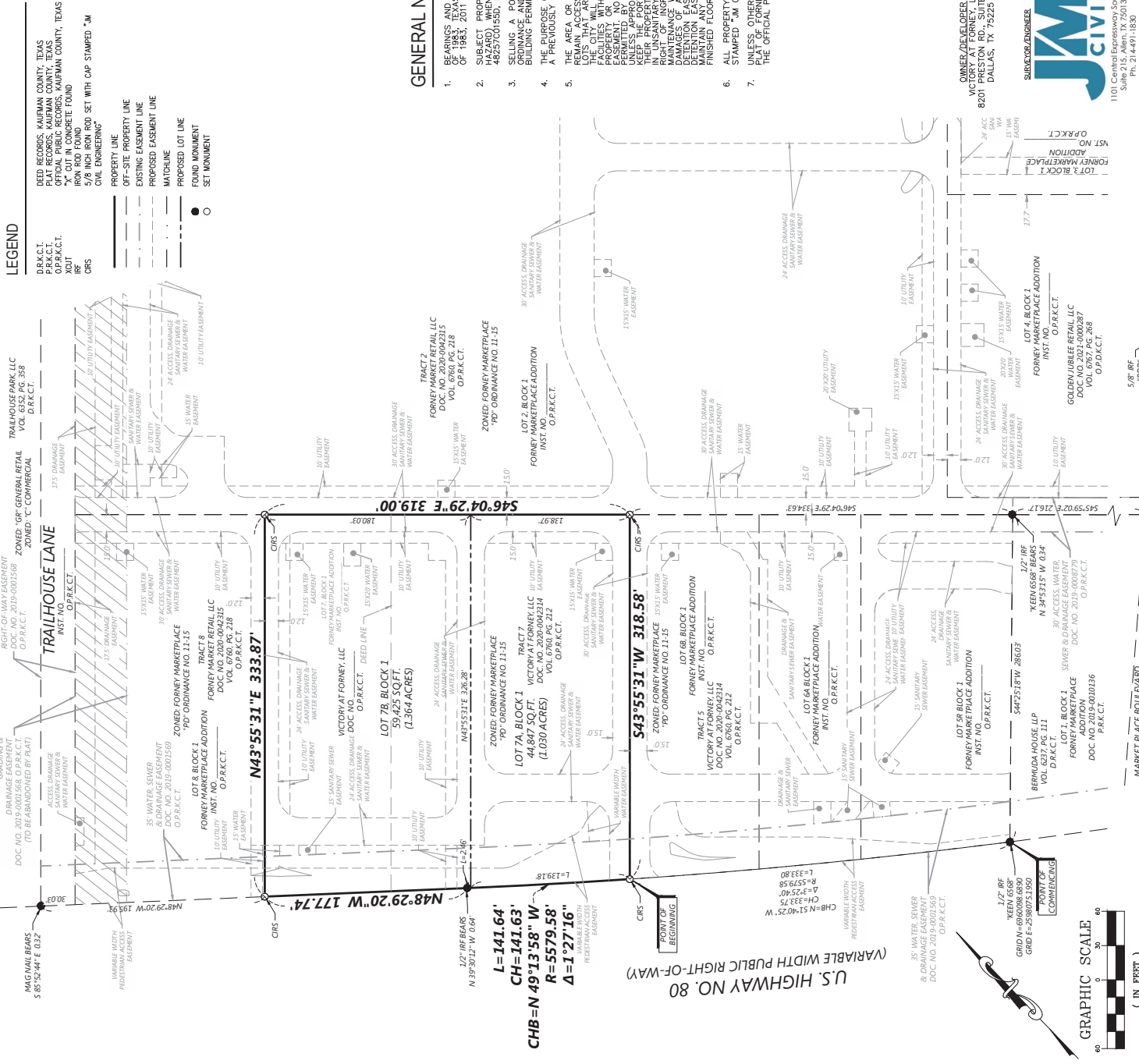
VICINITY MAP
(NOT TO SCALE)



CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

LEGEND

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



U.S. HIGHWAY NO. 80
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00031987.
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 482570155D, 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 RECORDED HEREON IS TO CREATE 2 LOTS AND EASEMENTS FOR DEVELOPMENT OUT OF THE HOUSEHOLD RECORDED LOT.
5. THE AREAS SHOWN ON THE PLAT AS "DRAINAGE AND DETENTION EASEMENT" SHALL REMAIN ACCESSIBLE TO THE PUBLIC AND SHALL BE MAINTAINED BY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE AND DETENTION EASEMENT. THE PROPERTY OR PERSON THAT RESULTS FROM THE DRAINAGE AND DETENTION EASEMENT SHALL PERMIT BY CONSTRUCTION OF ANY TYPE WITHIN THE DRAINAGE AND DETENTION EASEMENT UNLESS APPROVED BY THE OFFICE OF ENGINEERING SERVICES. EACH PROPERTY OWNER SHALL MAINTAIN THE DRAINAGE AND DETENTION EASEMENT FREE OF OBSTRUCTIONS, DEBRIS, SILT, AND ANY MATERIALS WHICH WOULD RESULT IN IMPROPER FLOW OF WATER. THE DRAINAGE AND DETENTION EASEMENT SHALL BE MAINTAINED FOR THE PURPOSES OF PREVENTING AND SUPERVISING MAINTENANCE WORK BY THE PROPERTY OWNER. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT RESULTS FROM THE DRAINAGE AND DETENTION EASEMENT. THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY TIME FOR INSPECTION, REPAIRS, MAINTENANCE, CONSTRUCTION AND REPAIRS OF THE DRAINAGE AND DETENTION EASEMENT. FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.
6. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 5/8" IRON ROD WITH A CAP STAMPED "JM CIVIL ENGINEERING".
7. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN HEREON WERE RECORDED BY THE FINAL PLAT OF FORNEY MARKETPLACE ADDITION, RECORDED IN INSTRUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

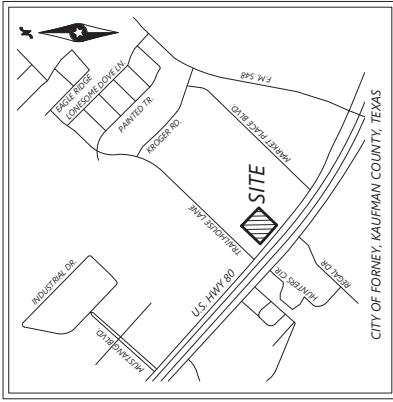
CASE NO.: FINAL PLAT
FORNEY MARKETPLACE ADDITION
 LOTS 7A & 7B, BLOCK 1
 MARKETPLACE ADDITION
 BEING LOT 7, BLOCK 1 OF FORNEY
 2.394 ACRES OUT OF THE JOHN GREGG
 SURVEY, ABSTRACT NO. 171
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
 PAGE 1 OF 2

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

SUBSCRIBER/ENGINEER

 1101 Central Expressway South
 Suite 215, Allen, TX 75013
 Ph: 214-911-1630
 www.jamcivil.com
 CIVIL ENGINEER

VICINITY MAP
(NOT TO SCALE)



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 RELEI UPON AS A FINAL SURVEY DOCUMENT.

SCOTT BERGHER, RPLS
374 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 ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND HE/ SHE HAS EXCLUDED 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.
APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF FORNEY, TEXAS
SIGNATURE OF CHAIRMAN _____ DATE _____
SIGNATURE OF MAYOR _____ DATE _____
ATTEST: _____
CITY SECRETARY _____ DATE _____

CASE NO.: _____
FINAL 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



1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph: 214.491-1818
FAX: 214.491-1819
CIVIL ENGINEER

JOB NO.: JMS-VIG522003 - DATE: 03/28/2022 - DRAWN BY: ER.

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 NOW CONVEYED TO VICTORY AT FORNEY, LLC, BEING RECORDED IN DOCUMENT NO. 2020-00422418 VOLUME _____ PAGE _____ OF THE OFFICIAL PUBLIC RECORDS OF 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 "NEEN 68697" FOR THE WEST CORNER OF LOT 1, BLOCK 1 OF FORNEY MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, BEING 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 LOT 5B, 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 BEING THE POINT OF 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 333.60 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "M 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 REFERENCED CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 40 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 30 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 "M 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 332.87 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "M CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 7 AND BEING THE POINT OF 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 CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 13 MINUTES 58 SECONDS WEST, 141.63 FEET;

THENCE SOUTH 46 DEGREES 04 MINUTES 29 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 318.00 FEET TO THE POINT OF 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 CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 13 MINUTES 58 SECONDS WEST, 141.63 FEET;

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 DEDICATE AND CONVEY 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 THE PURPOSE OF 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 THE PURPOSE INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE PLACED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT FOR LANDSCAPE IMPROVEMENTS MAY BE USED IN LANDSCAPE EASEMENTS, UNLESS APPROVED BY THE CITY OF FORNEY, IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE PURPOSE OF THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC AND THE 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 MANNER INTERFERE WITH THE OPERATION OF ANY PUBLIC UTILITY ENTITIES, AND THE CITY OF FORNEY SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS 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, SHALL NOT BE LIMITED BY THE TERMS, CONDITIONS, OR RESTRICTIONS OF ANY CONTRACTS, AGREEMENTS, WORKS OR 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 RAMALI, OWNER

STATE OF _____ DATE: _____ 20____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TONY RAMALI, 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 _____

OWNER/DEVELOPER
VICTORY AT FORNEY, LLC
1101 CENTRAL EXPRESSWAY SOUTH
SUITE 215, ALLEN, TX 75013
DALLAS, TX 75225