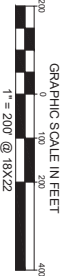


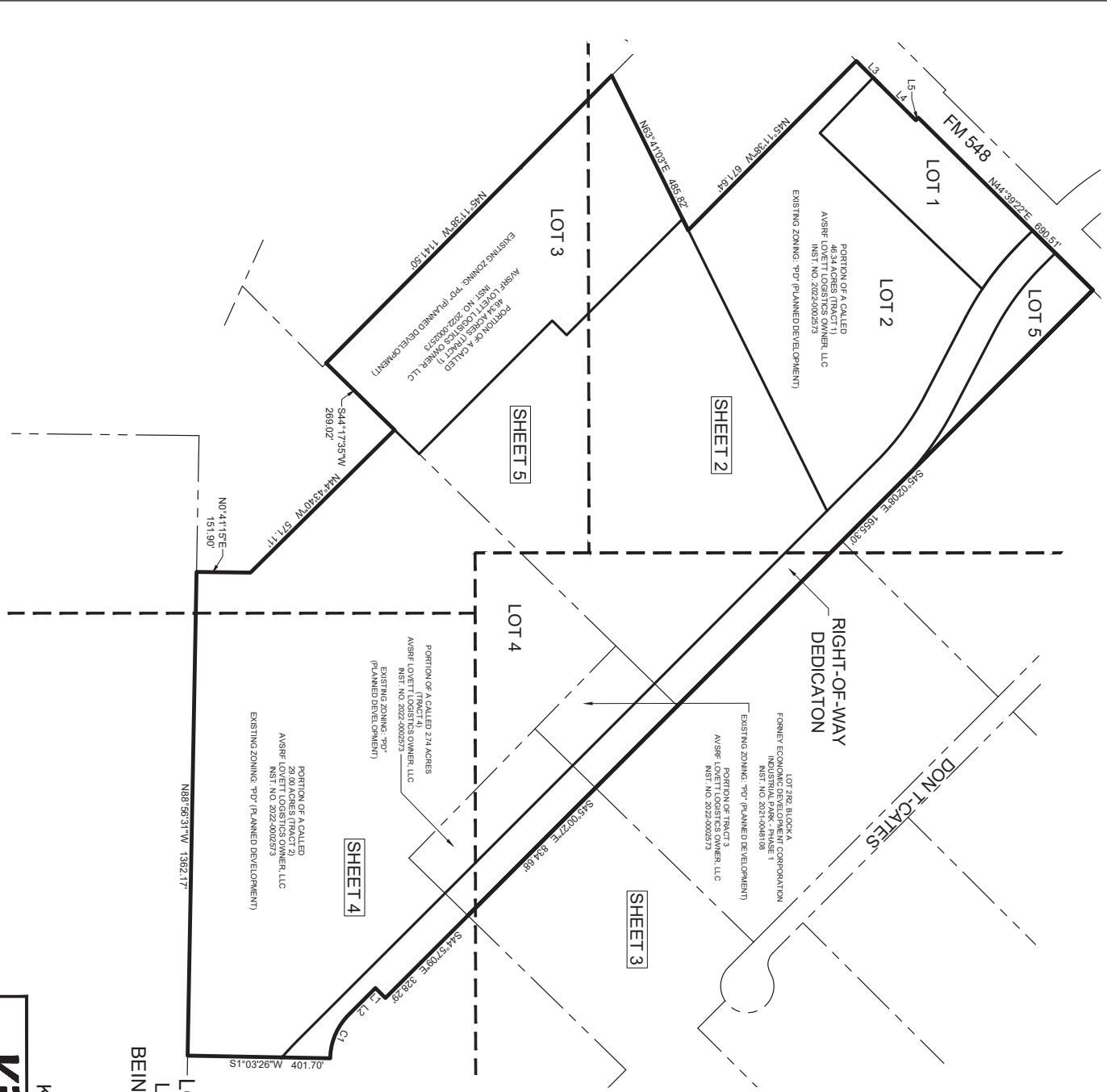
**LINE TYPE LEGEND**  
 EQUIPMENT LINE

SEE SHEET 4 FOR LINE & CURVE TABLE



**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

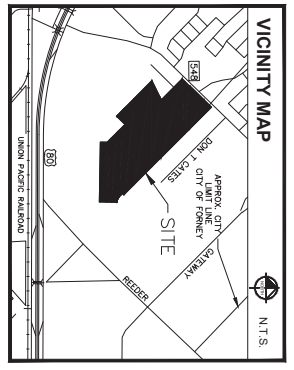
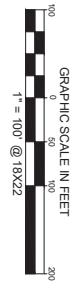
**FINAL PLAT**  
 LOT 1, 2, 3, 4 & 5, BLOCK 1  
 LOVETT FORNEY ADDITION  
 BEING 79.8876 ACRES OUT OF THE  
 A. HYER SURVEY  
 ABSTRACT NO. 203  
 CITY OF FORNEY  
 KAUFMAN COUNTY, TEXAS



**Kimley-Horn**

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102  
 TEL: (817) 335-6511  
 WWW.KIMLEY-HORN.COM

Scale: 1" = 200'  
 Drawn by: CRG  
 Checked by: JDW  
 Date: 6/24/2022  
 Project No.: 06922564.1  
 Sheet No.: 1 OF 6



**LINE TYPE LEGEND**

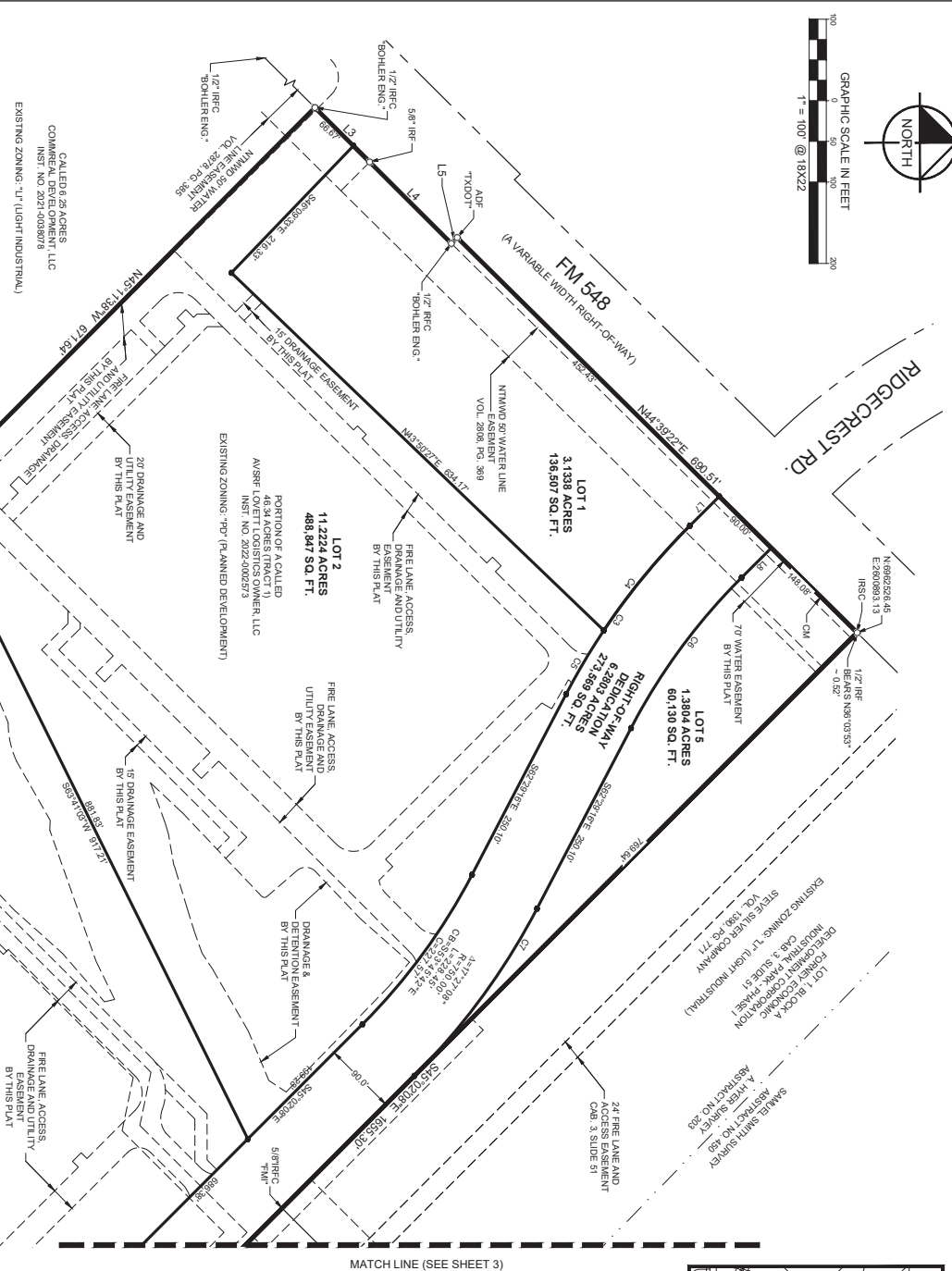
	EQUIPMENT LINE
	EASEMENT LINE

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 R.S.C. = RIGHT-OF-WAY CURVE SET  
 R.F. = IRON ROD FOUND  
 R.G. = IRON ROD FOUND  
 R.F.C. = IRON ROD W/ CAP FOUND

SEE SHEET 4 FOR LINE & CURVE TABLE

NOTE: ALL NEW EASEMENTS BY THIS PLAT ALIGNMENTS HAVE BEEN FINALIZED AND APPROVED.



**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

**FINAL PLAT**

**LOT 1, 2, 3, 4 & 5, BLOCK 1**

**LOVETT FORNEY ADDITION**

**BEING 79.8876 ACRES OUT OF THE**

**A. HYER SURVEY**

**ABSTRACT NO. 203**

**CITY OF FORNEY**

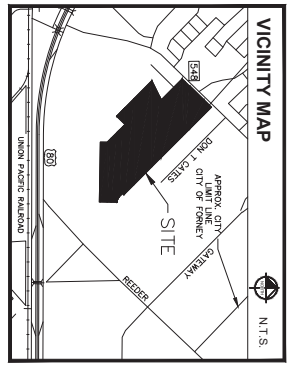
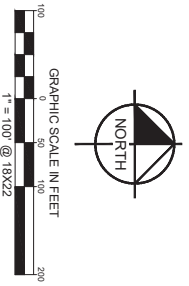
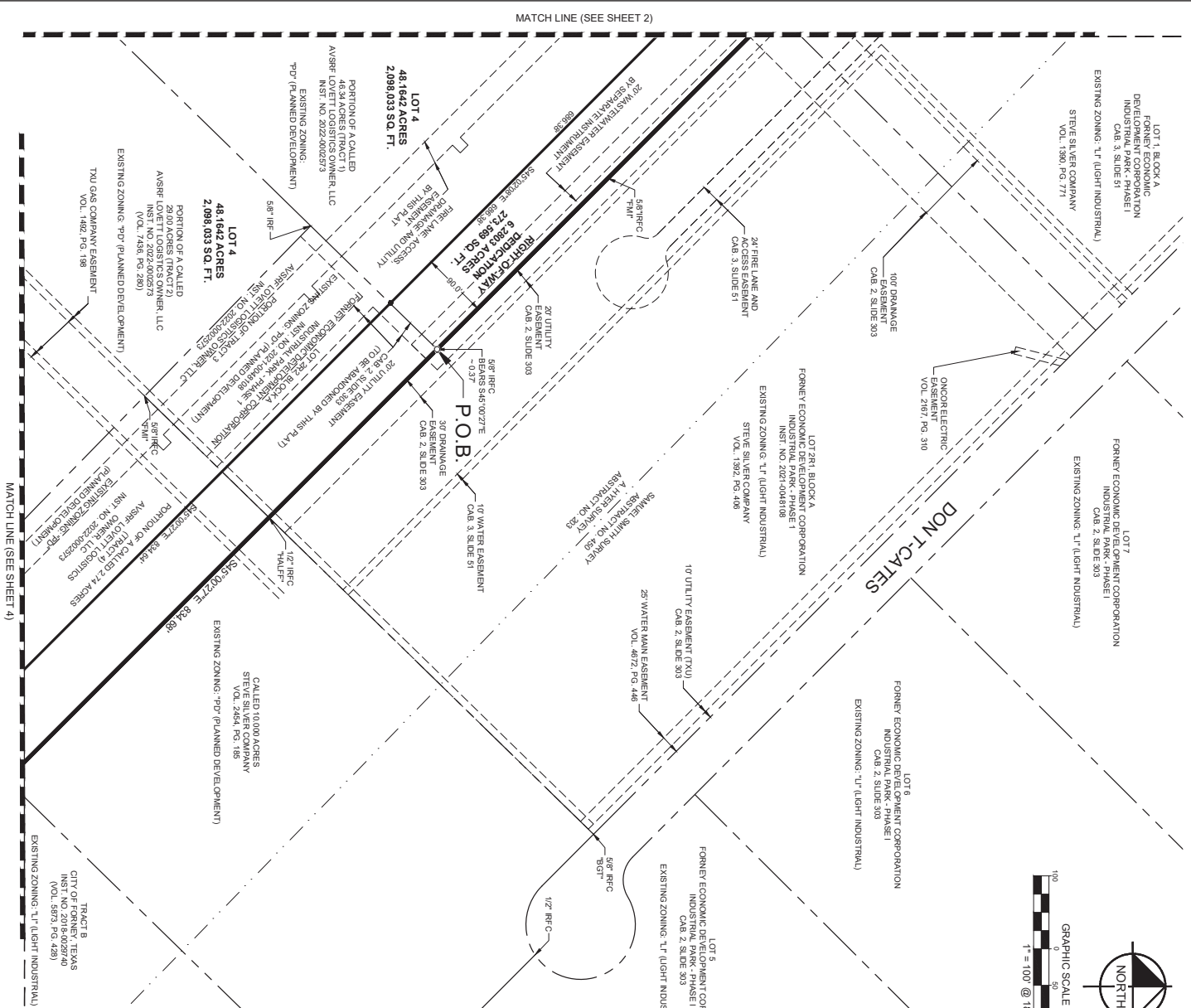
**KAUFMAN COUNTY, TEXAS**

Kimley»Horn

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

T4, No. (817) 335-6511  
 Project No. 069225641  
 Sheet No. 2 OF 6

Scale: 1" = 100'  
 Drawn by: CRG  
 Checked by: JDW  
 Date: 6/24/2022



**LINE TYPE LEGEND**

	EASEMENT LINE
	RIGHT-OF-WAY

**LEGEND**

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
R.F.C. = 50' R.F.C. R/W "N/A" CAP SET  
R.F.C. = 100' R.F.C. R/W "N/A" CAP SET  
R.F.C. = IRON ROD FOUND  
R.F.C. = IRON ROD W/ CAP FOUND

SEE SHEET 4 FOR LINE & CURVE TABLE

NOTE: ALL NEW EASEMENTS BY THIS PLAT ALIGNMENTS HAVE BEEN FINALIZED AND APPROVED.

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**FINAL PLAT**

**LOT 1, 2, 3, 4 & 5, 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 Cheney Street, Unit 11, # 1300  
Fort Worth, Texas 76102

Scale: 1" = 100'

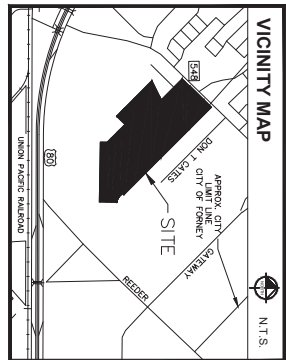
Drawn by: CRG

Checked by: JDW

Date: 6/24/2022

Project No.: 069225641

Sheet No.: 3 OF 6



**VICINITY MAP**

APPROX. CITY OF FORNEY, TEXAS

DELIMIT CANYON

GALTWAY

BEEBER

N.T.S.

**LINE TYPE LEGEND**

— EQUIPMENT LINE

- - - EASEMENT LINE

**LEGEND**

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

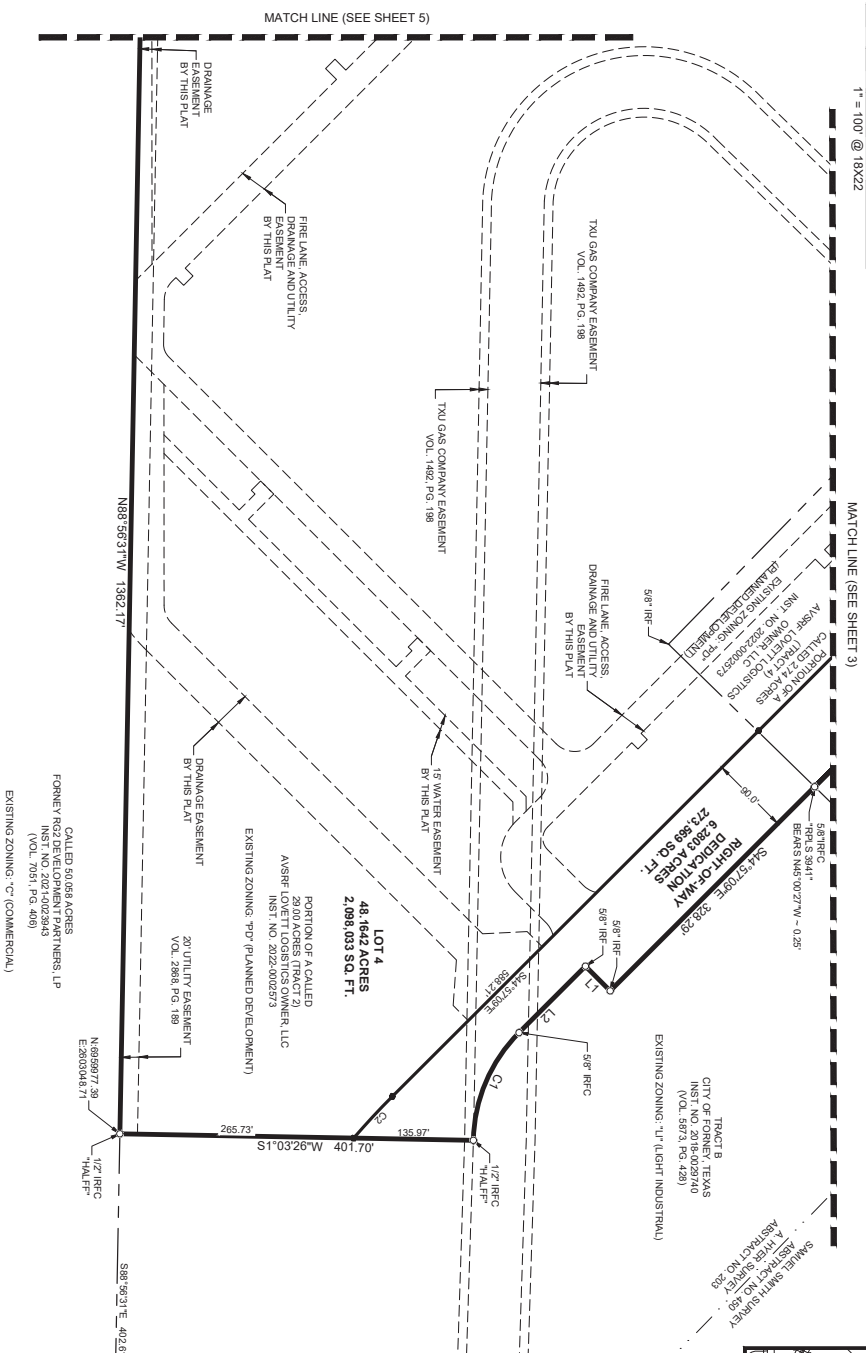
RSC = 5/8" IRON ROD W/ "W/M" CAP SET

IRC = IRON ROD FOUND

RFC = IRON ROD FOUND

RFC = IRON ROD W/ CAP FOUND

NOTE: ALL NEW EASEMENTS BY THIS PLAT ALIGNMENTS HAVE BEEN FINALIZED AND APPROVED.



LINE TABLE		CURVE TABLE						
LINE NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S44°55'00"W	38.72'	C1	43°54'31"	171.77'	138.23'	S88°59'17"E	132.82'
L2	S45°02'02"E	106.73'	C2	47°24'06"	840.00'	64.53'	S47°09'12"E	64.52'
L3	N44°47'48"E	66.67'	C3	17°36'13"	840.00'	257.84'	S53°41'39"E	268.83'
L4	N44°55'05"E	141.75'	C4	11°21'40"	840.00'	168.86'	N63°34'52"W	168.29'
L5	N45°03'34"W	10.16'	C5	6°12'41"	840.00'	91.07'	S59°27'25"E	91.02'
L6	N44°57'52"E	57.50'	C6	17°36'13"	750.00'	230.21'	S53°41'39"E	229.31'
L7	N44°50'03"W	50.93'	C7	17°27'08"	840.00'	255.86'	S53°44'52"E	254.88'
L8	S44°54'03"E	51.63'						

**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

**FINAL PLAT**

**LOT 1, 2, 3, 4 & 5, 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

Scale: 1" = 100'

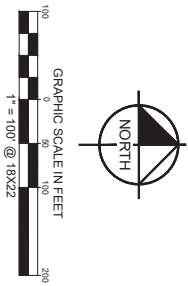
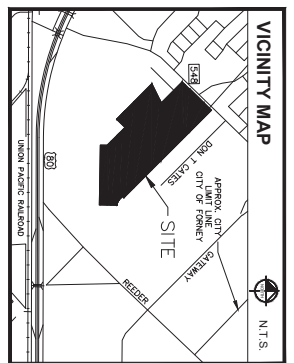
Drawn by: [blank]    Checked by: JDW

Project No.: 624242022

Date: 6/24/2022

Tel. No. (817) 335-6511  
www.kimley-horn.com

Sheet No. 4 OF 6



**LINE TYPE LEGEND**

	EQUIVALENT LINE
	EASEMENT LINE

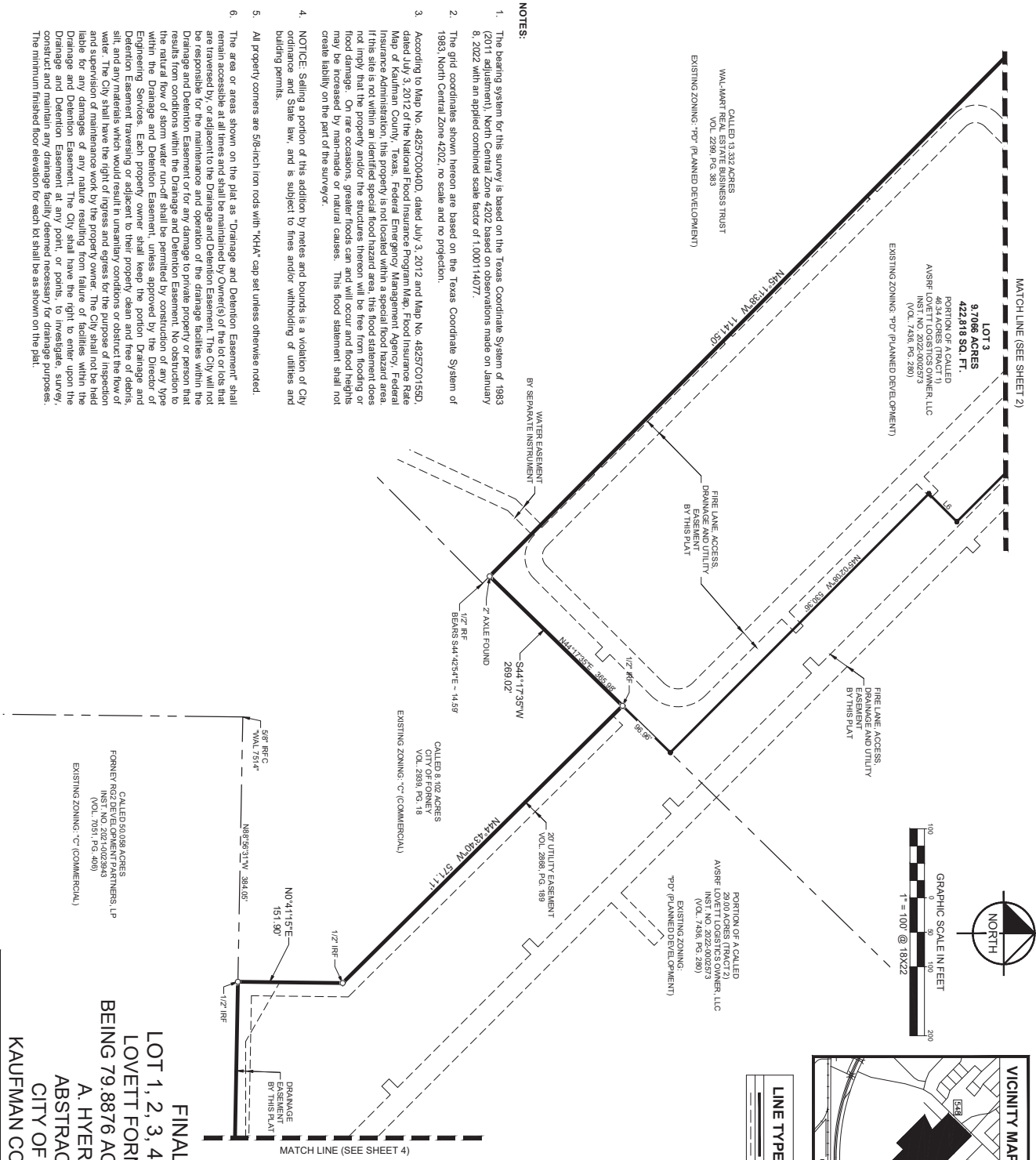
**LEGEND**

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

**SEE SHEET 4 FOR LINE & CURVE TABLE**

**NOTE: ALL NEW EASEMENTS BY THIS PLAT ALIGNMENTS HAVE BEEN FINALIZED AND APPROVED.**

- 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. 48257C0040D dated July 3, 2012 and Map No. 48257C0155D 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:** Selling a portion of this addition by mates and bounds 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 "K4H" 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 their property clear of any obstruction of silt and materials, where said silt and materials would obstruct 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. 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 any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.



**FINAL PLAT**

**LOT 1, 2, 3, 4 & 5, BLOCK 1**

**LOVETT FORNEY ADDITION**

**BEING 79.8876 ACRES OUT OF THE**

**A. HYER SURVEY**

**ABSTRACT NO. 203**

**CITY OF FORNEY**

**KAUFMAN COUNTY, TEXAS**

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT

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

Scale: 1" = 100'

Drawn by: [blank]      Checked by: JDW

Date: 6/24/2022

Project No.: 629225641

Sheet No.: 5 OF 6

**METES AND BOUNDS DESCRIPTION**

**WEREAS** AVSRF Lovett Logistics Owner, LLC is the owner of a 3,479,903 square foot (79,8876 acres) tract of land situated in the A. Hyer Survey, Abertard No. 203, and being all of a 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 7456, Page 280, Plat Records, Kaufman County, Texas, and being all of Lot 2R2, Block A, Amended Plat Forney Economic Corporation Industrial Park, Phase I, an addition to the City of Forney, recorded in Cabinet 4, Page 11, Plat Records, Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at the north corner of said Lot 2R2, from which a 58-inch iron rod with cap found bears South 45°00'27" East, a distance of 0.37 feet;

**THENCE** South 45°00'27" East, along the northeast line of said Lot 2R2, 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 2R2, for a total distance of 633.68 feet to the east corner of said Lot 2R2, a 2.74 acre tract, from which a 38-inch iron rod with "RPLS 3941" cap found bears North 45°00'27" West, 0.25 feet;

**THENCE** along the northeast line of the said called 29.00 acre tract, the following five (5) call:

South 44°57'09" East, a distance of 328.29 feet to a 58-inch iron rod found for corner;

South 44°58'00" West, a distance of 39.72 feet to a 58-inch iron rod found for corner;

South 45°02'02" East, a distance of 106.73 feet to a 58-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 1777.77 feet, a chord bearing and distance of South 68°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;

South 1°03'26" West, 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 289.02 feet to a 2-inch axle bound for corner;

**THENCE** South 44°17'35" West, along the southeast line of the said called 46.34 acre tract, a distance of 289.02 feet to a 2-inch axle bound for corner;

**THENCE** North 45°11'38" 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°41'03" East, along the southernmost northwest line of the said called 46.34 acre tract, a distance of 495.82 feet to a point for an interior corner of the said called 46.34 acre tract;

**THENCE** North 45°11'38" West, along the northernmost 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 northernmost west corner of the said called 46.34 acre tract, and being in the southeast right-of-way line of FM 5484 (a variable width right-of-way);

North 44°47'48" East, a distance of 94.79 feet to a 58-inch iron rod found for corner;

North 44°59'05" East, a distance of 141.79 feet to a 58-inch iron rod with "BOHLER ENG." found for corner;

North 45°03'34" West, a distance of 10.16 feet to an aluminum disk stamped "TXCOOT" found for corner;

North 44°39'22" East, a distance of 890.51 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being the north corner of the said called 46.34 acre tract, from which a 1/2-inch iron rod found bears South 44°42'54" East, a distance of 14.59 feet;

**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 79,8876 acres of land, more or less.

**FINAL PLAT**

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 \_\_\_\_\_

APPROVED BY: City Council  
City of Forney, Texas

Signature of Mayor \_\_\_\_\_

Date \_\_\_\_\_

ATTEST:

City Secretary \_\_\_\_\_

Date \_\_\_\_\_

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Kimley-Horn and Associates, Inc.  
All rights reserved.

STATE OF TEXAS  
COUNTY OF KAUFMAN

**NOW FORTNEY 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 (hereby, 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, and shall not be construed to be a dedication of the public utility easements to the public. The City of Forney 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 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 of 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 the lanes, stating "Fire Lane No Parking." The local law enforcement agency(s) 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 platting 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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, in and for the state of Texas

My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

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 thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL BE VOID IF FILED UPON AS A FINAL SURVEY DOCUMENT

Signature of Registered Public Land Surveyor  
Registration 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, in and for the state of Texas

My commission expires \_\_\_\_\_

**DEVELOPER**  
AVSRF Lovett Logistics Owner, LLC  
Attention: Joshua D. Wargo, Land Surveyor  
1520 Oliver Street  
Houston, TX 77007

**SURVEYOR**  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street  
Unit 11, Suite 1300  
FertVorth, Texas 76102  
Ph. 817-862-2193

Plat # \_\_\_\_\_

Cabinet # \_\_\_\_\_

**Kimley-Horn**  
801 Cherry Street, Unit 11, # 1300  
FertVorth, Texas 76102  
FRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	6/24/2022	069225641	6 OF 6

**FINAL PLAT**  
**LOT 1, 2, 3, 4 & 5, BLOCK 1**  
**LOVETT FORNEY ADDITION**  
**BEING 79.8876 ACRES OUT OF THE**  
**A. HYER SURVEY**  
**ABSTRACT NO. 203**  
**CITY OF FORNEY**  
**KAUFMAN COUNTY, TEXAS**