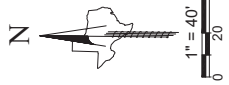


VICINITY MAP
(NOT TO SCALE)



FARM-TO-MARKET ROAD 740
RIGHT-OF-WAY VARIES



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.37	685.07	8.5007°	S 41.0870° E	133.37
C2	27.69	30.00	52.5235°	N 28.9426° W	28.14
C3	27.69	30.00	52.5235°	S 81.3935° E	28.14
C4	47.03	30.00	88.4948°	S 10.3138° W	42.36
C5	27.45	30.00	52.7525°	S 81.3935° E	26.50
C6	47.21	30.00	89.1011°	N 79.2302° E	42.89
C7	46.98	30.00	89.4514°	N 10.2954° W	42.85
C8	42.42	30.00	81.0046°	S 14.5073° E	38.97
C9	27.89	30.00	53.2722°	S 82.0025° E	26.89

LINE TABLE

LINE	DESCRIPTION	LENGTH
L1	N 84.7232° E	24.32
L2	N 53.5044° W	6.80
L3	N 31.9038° E	24.00
L4	N 52.7525° E	28.32
L5	N 84.5078° E	24.00
L6	S 55.2641° E	17.82

GENERAL NOTES

- The purpose of this plat is to create one lot of record from one tract of land.
- This property is located in Zone "X" (Unsubdivided) and Zone "AE" according to the F.E.M.A. Flood Insurance Rate Map dated July 03, 2012, as shown on Map Number 48257C00400.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITra RTK Network, State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (Adjustment Realization 2011).
- 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.

LEGEND

- CIRP CAPPED IRON ROD FOUND
- CIRS CIRS
- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

FINAL PLAT
FORNEY MONTESSORI
LOT 1, BLOCK A
2.59 ACRES

BEING 2.59 ACRES OF LAND OUT OF THE JOHN GREGG SURVEY, ABSTRACT NO. 171, CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

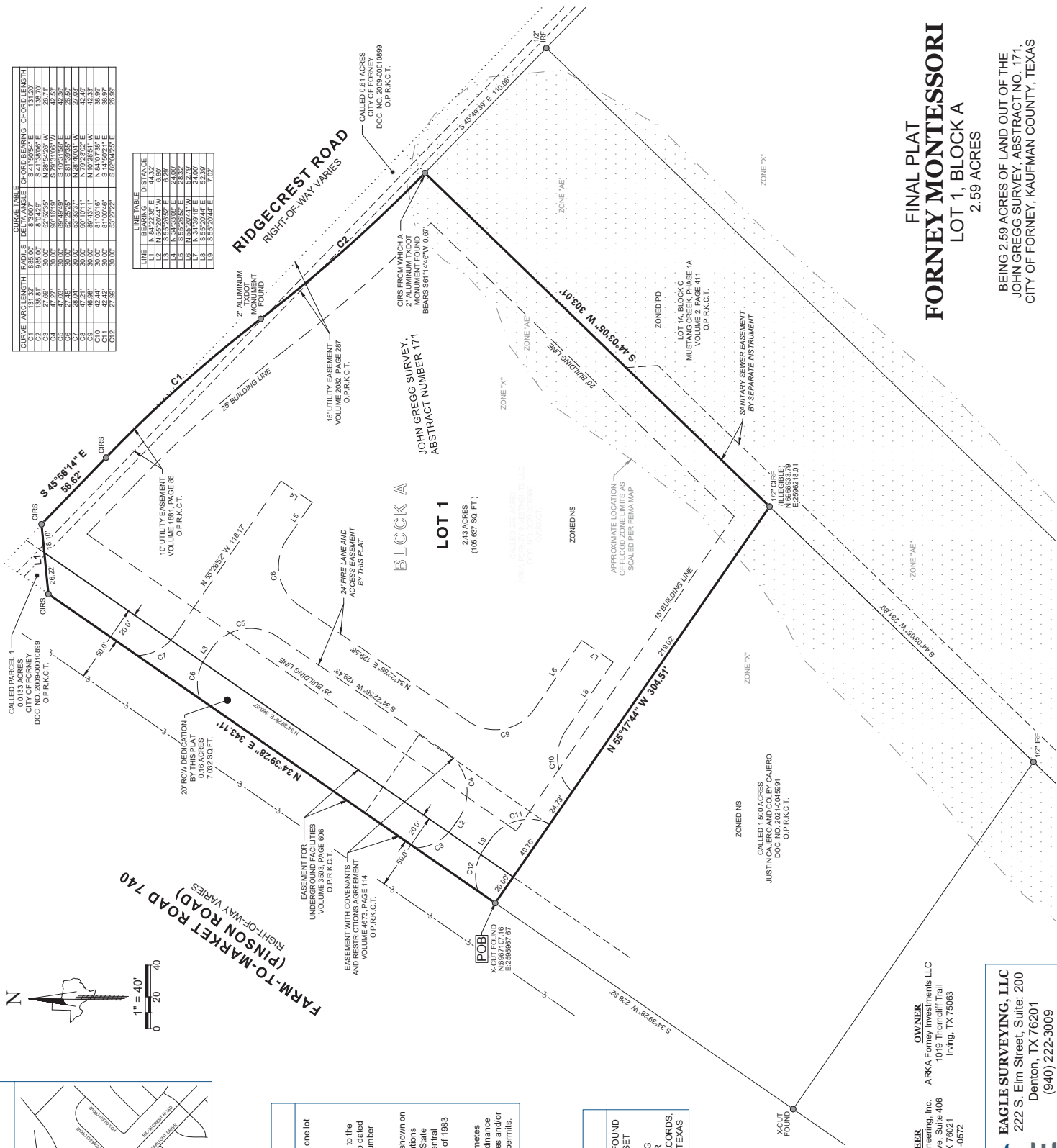
SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eckman
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3008

ENGINEER
Clymore Engineering, Inc.
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 261-6572

OWNER
ARKA Forney Investments LLC
1019 Thorncliff Trail
Irving, TX 75063

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project	2106.078-03
Date	06-21-2022
Drafter	CHM/BE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, **ARKA Forney Investments LLC**, is the owner of a 2.59 acre tract of land out of the JOHN GREGG SURVEY, ABSTRACT NUMBER 171, situated in the City of Forney, Kaufman County, Texas, being all of a called 2.59 acre tract of land conveyed to ARKA Forney Investments LLC by deed of record in Document Number 2020-0037488 of the Official Public Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the East right-of-way line of Farm-to-market Road 740 (Pinson Road - right-of-way varies), being the Northwest corner of a called 1.500 acre tract of land conveyed to Justin Cajero and Cobay Cajero by deed of record in Document Number 2021-0045991 of said Official Public Records, also being the Southwest corner of said 2.59 acre tract;

THENCE N34°32'28"E, along the East right-of-way line of Farm-to-market Road 740, being the common West line of said 2.59 acre tract, a distance of 343.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a cutback line at the intersection of the East right-of-way line of Farm-to-market Road 740 and the South right-of-way line of Ridgcrest Road (right-of-way varies), being the Southwest corner of a called Parcel 1 - 0.033 acre tract of land conveyed to the City of Forney by deed of record in Document Number 2009-0010699 of said Official Public Records, being the most Westerly Northwest corner of said 2.59 acre tract;

THENCE N84°22'39"E, along said cutback line, being the South line of said 0.0133 acre tract and the common North line of said 2.59 acre tract, a distance of 44.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the East end of said cutback line, being the Southeast corner of said 0.0133 acre tract;

THENCE S45°59'14"E, along the South right-of-way line of Ridgcrest Road, being the common North line of said 2.59 acre tract, a distance of 58.62 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 0.61 acre tract of land conveyed to the City of Forney by deed of record in Document Number 2009-0010699 of said Official Public Records;

THENCE, continuing along the South right-of-way line of Ridgcrest Road, being the South line of said 0.61 acre tract and the common North line of said 2.59 acre tract, the following two (2) courses and distances:

1. Along a non-langent curve to the right, having a radius of 885.00 feet, a chord bearing of S41°50'54"E, a chord length of 131.20 feet, a delta angle of 0°08'30"07", an arc length of 131.32 feet to an iron rod with 2 inch aluminum cap stamped "TXDOT" found at the point of curvature of a reverse curve to the left;
2. Along said reverse curve to the left, having a radius of 985.00 feet, a chord bearing of S41°38'06"E, a chord length of 138.70 feet, a delta angle of 0°08'04"29", an arc length of 139.81 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 1A, Block C of Mustang Creek Phase 1A, a subdivision of record in Cabinet 2, Page 411 of the Official Public Records of Kaufman County, Texas, being the Southeast corner of said 0.61 acre tract, also being the Northeast corner of said 2.59 acre tract, from which a 1/2 inch iron rod found at the Northeast corner of said Lot 1A bears S45°49'39"E, a distance of 110.06 feet;

THENCE, S44°00'05"W, leaving the South right-of-way line of Ridge Road, along the West line of said Lot 1A, being the common East line of said 2.59 acre tract, a distance of 303.01 feet to a 1/2 inch iron rod with an illegible yellow plastic cap found at the Northeast corner of said 1.500 acre tract, being the Southeast corner of said 2.59 acre tract;

THENCE, N55°17'44"W, leaving the West line of said Lot 1A, along the North line of said 1.500 acre tract, being the common South line of said 2.59 acre tract, a distance of 304.51 feet to the **POINT OF BEGINNING** and containing an area of 2.59 Acres, or (1,162,668 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ARKA Forney Investments LLC**, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **FORNEY MONTESSORI**, an addition to the City of Forney, 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 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 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 for 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, leading meters, and adding to or removing all or parts of their respective systems without the necessity of any line procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas.

FIRE LANES

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 (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of vehicles, and shall be responsible for the maintenance of the same. 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(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 fire department and emergency use.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person, or the general public, for ingress and egress to their real property, and for the purpose of general public vehicular and pedestrian use and access, and for 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.



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
ARKA Forney Investments LLC
1018 Thorncliff Trail
Living, TX 75063

OWNER'S DEDICATION, CONTINUED

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

BY: _____
Authorized Signature of Owner

Printed Name and Title _____

STATE OF TEXAS
COUNTY OF KAUFMAN

BEFORE ME, the undersigned authority, on this day personally appeared _____ of ARKA Forney Investments LLC, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Forney, Kaufman County, Texas.

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.

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CITY COUNCIL APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

APPROVED BY: City Council
City of Forney, Texas

Mayor of Forney, Texas _____ Date _____

ATTEST:

City Secretary _____ Date _____

PLANNING & ZONING APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

Planning and Zoning Chairman _____ Date _____

FINAL PLAT
FORNEY MONTESSORI
LOT 1, BLOCK A
2.59 ACRES

BEING 2.59 ACRES OF LAND OUT OF THE JOHN GREGG SURVEY, ABSTRACT NO. 171, CITY OF FORNEY, KAUFMAN COUNTY, TEXAS