

**EASEMENTS TABLE**

- A. 70' ACCESS & UTILITY EASEMENT  
Inst. No. 2007-00016392 or Vol. 3201, Pg. 234 ~ D.R.K.C.T.
- B. 10'x10' WATER EASEMENT  
Inst. No. 2017-0022914 & Inst. No. 2017-0024447 ~ D.R.K.C.T.
- C. 10'x10' WATER EASEMENT  
Inst. No. 2017-0022913 ~ D.R.K.C.T.
- D. FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT  
Inst. No. 2017-0022912 & Inst. No. 2017-0024446 ~ D.R.K.C.T.
- E. MUTUAL ACCESS EASEMENT AGREEMENT  
Inst. No. 2016-0024744 ~ D.R.K.C.T.

**GENERAL NOTES**

The bearings shown hereon are geodetic and were derived from GPS observations and measurements using the Topcon TopNET Network, referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

The Maximum Number of Lots Permitted by this Plat is two (2).

The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1982, on Grid Coordinate Values, No Scale and No Projection.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map Nos. 482570040D & 482570015SD (effective date July 3, 2012), published by the Federal Emergency Management Agency, for Kaufman County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

**FIRELANE EASEMENT NOTE:**

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, Texas, and 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 obstructions, including but not limited to the parking of motor vehicles, and shall maintain the same in a state of good repair of fire apparatuses. The maintenance of paving on the firelane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement (police) may authorize the removal of parking and utility easements which are not maintained free and unobstructed at all times for fire department and emergency use.

**NOTICES:**

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.

**PURPOSE STATEMENT:**

The purpose of this Replat is to subdivide one platted lot into 2 lots and add easements for development.

**REPLAT**

**LOTS 3R and 4, BLOCK A  
KROGER DRIVE NORTH ADDITION  
4.369 Acres  
Zoned: PD-20-54**

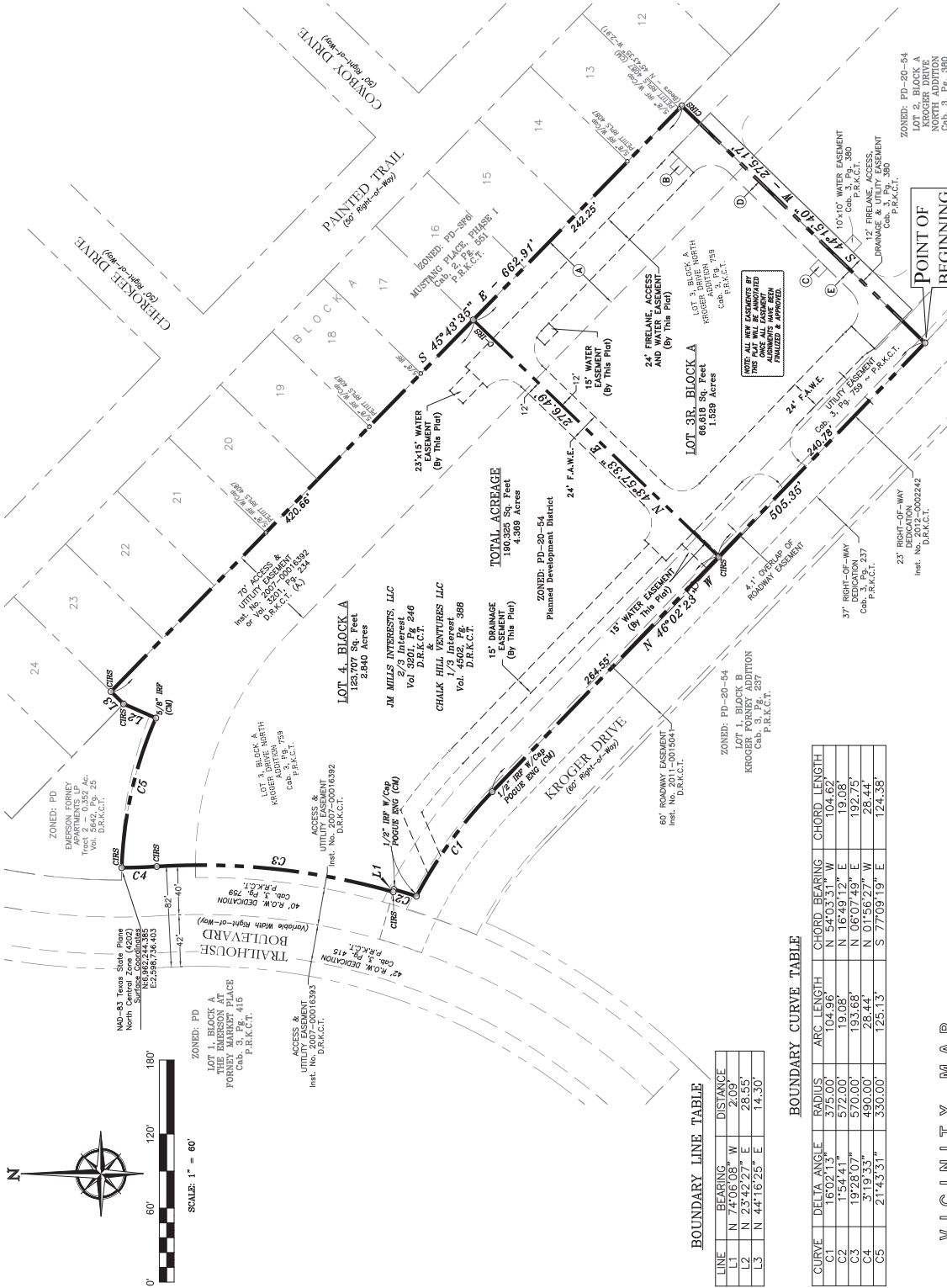
being a replat of  
Lot 3, Block A, Kroger Drive North Addition, recorded in  
Cabinet 3, Pg. 759, Plat Records, Kaufman County, Texas  
and situated in the  
Heirs of Samuel Smith Survey, Abstract No. 450  
City of Forney, Kaufman County, Texas

OWNERS REPRESENTATIVE/SURVEYOR



RINGLEY & ASSOCIATES, INC.  
SURVEYING - PLANNING - MAPPING  
Texas Firm Registration No. 10081300  
701 S. Verner Street, Suite 100  
Ft. Worth, Texas 76104

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stuber	04/27/22	1" = 60'	2021-089	2021-69-RP-DWG	1 of 2

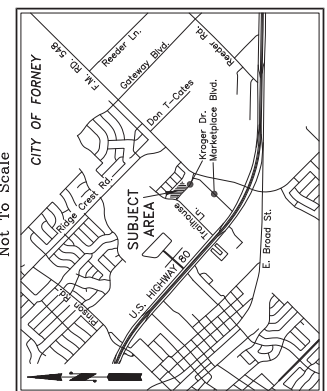


**LEGEND**

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE

**ABBREVIATIONS**

- Cab. = Cabinet
- Pg. = Page
- D.R.K.C.T. = Deed Records, Kaufman County, Texas
- F.A.W.E. = Firelane, Access And Water Easement (By This Plat)
- IRP = Iron Rod Found
- CIRS = Capped Iron Rod Set, being a 1/2 inch iron found, topped with a red plastic cap, stamped "RPLS 4701"
- RPLS 4701 = Registered Professional Land Surveyor No. 4701
- F.A.W.E. = Firelane, Access And Water Easement (By This Plat)
- CM = Controlling Monument



**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 74°06'08" W	2.09
L2	N 23°42'27" E	28.55
L3	N 44°16'25" E	14.30

**BOUNDARY CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°02'13"	375.00	104.90	104.62
C2	1°54'41"	572.00	19.08	19.08
C3	19°28'07"	570.00	193.68	192.75
C4	3°19'33"	490.00	28.44	28.44
C5	21°43'31"	330.00	125.13	124.38

THIS PLAT FILED IN CABINET SLIDE

OWNER  
JM MILLS INTERESTS, LLC & CHALK HILL VENTURES, LLC  
13995 Diplomat Drive, Suite 300  
Farmers Branch, Texas 75234  
Contact: Charles Stuber

STATE OF TEXAS  
COUNTY OF KAUFMAN

OWNERS CERTIFICATE

WHEREAS, JM MILLS INTERESTS, LLC and CHALK HILL VENTURES, LLC are the owners of that certain tract of land, situated in the City of Forney, in the John Gregg Survey, Abstract No. 171 of Kaufman County, Texas and being all of Lot 3, Block A of Kroger Drive North Addition, an addition to the City of Forney, according to the plat thereof, recorded in Cabinet 3, Page 759, Plat Records, Kaufman County, Texas (P.R.K.C.T.) and same being described in a deed to JM Mills Interests, LLC (2/3 Interest), recorded in Volume 3201, Page 246, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and in a deed to Chalk Hill Ventures, LLC (1/3 Interest), recorded in Volume 4502, Page 388, D.R.K.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northeastern right-of-way line of Kroger Drive (60' wide right-of-way) for the southern corner of the above described Lot 3, Block A and same being the same as the southern corner of Block A of Kroger Drive North Addition and addition to the City of Forney, according to the plat thereof, recorded in Cabinet 3, Page 380, P.R.K.C.T.;

THENCE: North 46 deg. 02 min. 23 sec. West, along the common line of said Lot 3, Block A and said Kroger Drive, a distance of 505.35 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Pogue Eng.", found for corner at the beginning of a curve to the left, having a radius of 375.00 feet, a central angle of 16 deg. 02 min. 13 sec. and a chord that bears North 54 deg. 03 min. 31 sec. West - 104.62 feet;

THENCE: Continuing along said common line and along said curve to the left, an arc distance of 104.96 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Pogue Eng.", found for corner at the intersection of the northeasterly right-of-way line of said Kroger Drive and the east right-of-way line of Trailhouse Boulevard (a variable width right-of-way) and said point being in a non-tangent curve to the left, having a radius of 572.00 feet, a central angle of 01 deg. 54 min. 41 sec. and a chord that bears North 16 deg. 49 min. 12 sec. East - 19.08 feet;

THENCE: Along the common line of said Lot 3, Block A and the eastern right-of-way line of said Trailhouse Boulevard and with said curve to the left, an arc distance of 19.08 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Pogue Eng.", found for corner at the end of said curve;

THENCE: North 74 deg. 06 min. 08 sec. West, continuing along said common line, a distance of 2.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner in a non-tangent curve to the left, having a radius of 570.00 feet, a central angle of 19 deg. 28 min. 07 sec. and a chord that bears North 06 deg. 07 min. 49 sec. East - 192.75 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 193.68 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the point of reverse curve to the right, having a radius of 490.00 feet, a central angle of 03 deg. 19 min. 33 sec. and a chord that bears North 01 deg. 56 min. 27 sec. West - 28.44 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 28.44 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner on the southern line of that certain called 0.352 acre tract of land described as Tract 2, in a deed to Emerson Pointy Apartments, LP, recorded in Volume 5642, Page 259, D.R.K.C.T. and said point being in a non-tangent curve to the right, having a radius of 330.00 feet, a central angle of 21 deg. 43 min. 31 sec. and a chord that bears South 77 deg. 09 min. 19 sec. East - 124.38 feet;

THENCE: Departing from said Trailhouse Boulevard, along the common line of said Lot 3, Block A and said 0.352 acre tract and with said curve to the right, an arc distance of 125.13 feet to a 5/8 inch iron rod found for the southeast corner of said 0.352 acre tract and an inside ell corner of said Lot 3, Block A;

THENCE: North 23 deg. 42 min. 27 sec. East, continuing along said common line, a distance of 28.55 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said 0.352 acre tract and same being the most southerly corner of Lot 24, Block A of Mustang Place, Phase I, an addition to the City of Forney, according to the plat thereof, recorded in Cabinet 2, Page 551, P.R.K.C.T.;

THENCE: North 44 deg. 16 min. 25 sec. East, along the common line of said Lot 3, Block A and said Lot 24, Block A, a distance of 14.30 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most northerly corner of said Lot 3, Block A and same being the most western corner of Lot 23, Block A of said Mustang Place, Phase I;

THENCE: South 45 deg. 43 min. 35 sec. East, along the common line of said Lot 3, Block A and said Mustang Place, Phase I, a distance of 662.91 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most easterly corner of said Lot 3, Block A and same being the northern corner of the above described Lot 2, Block A

THENCE: South 44 deg. 15 min. 40 sec. West, departing from said Mustang Place addition, along the common line of said Lot 3 and Lot 2, Block A, a distance of 275.17 feet to the POINT OF BEGINNING and containing 190,325 square feet or 4.369 acres of land.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JM MILLS INTERESTS, LLC AND CHALK HILL VENTURES, LLC, acting herein by and through its duly authorized officers, does hereby admit this plat designating the herein above described property as LOTS 3R AND 4, BLOCK A, KROGER DRIVE NORTH ADDITION, 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 in the streets, alleys or easements shown thereon. The streets, alleys and easements shown thereon shall 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 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 gas, water, sewer, telephone, electric, cable television, or other utility lines, or which may impede or obstruct the free passage of traffic, or which may be a nuisance, or which may be a hazard to the public safety, or which may be a detriment to the health, safety or convenience of the community, and the City of Forney and public utility entities shall have the right to remove and keep removed all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CHARLES STUBER  
JM MILLS INTERESTS, LLC  
(Owner)  
a Texas limited liability company

STATE OF TEXAS )( )  
COUNTY OF DALLAS )( )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CHARLES STUBER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ 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, Lawrence H. Ringley, do hereby certify, that I prepared this plat from an actual and accurate survey of the land hereon shown, and that I was personally supervised and in charge under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

Texas Registered Professional  
Land Surveyor No. 4701  
Lawrence H. Ringley

STATE OF TEXAS )( )  
COUNTY OF COLLIN )( )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, Land Surveyor, 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 purpose, and considerations therein 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 On: \_\_\_\_\_

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

Signature of Chairperson

APPROVED BY: City Council  
City of Forney, Texas

Signature of Mayor

ATTEST:

City Secretary

REPLAT

LOTS 3R and 4, BLOCK A  
KROGER DRIVE NORTH ADDITION  
4.369 ACRES  
Zoned: PD-20-54

being a replat of  
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and situated in the  
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City of Forney, Kaufman County, Texas

OWNERS REPRESENTATIVE/SURVEYOR



RINGLEY & ASSOCIATES, INC.  
SURVEYING - PLANNING - MAPPING  
Texas Firm Registration No. 10081300  
701 S. Wimmer (872) 542-1266  
75069

Drawn by	Date	Scale	Job	Title	Sheet
Monte Mack	04/27/22	1" = 60'	2021-089	2021-69-RP-DWG	1 of 2

OWNER  
JM MILLS INTERESTS, LLC &  
CHALK HILL VENTURES, LLC  
13995 Diplomat Drive, Suite 300  
Farmers Branch, Texas 75234  
Contact: Charles Stuber

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_