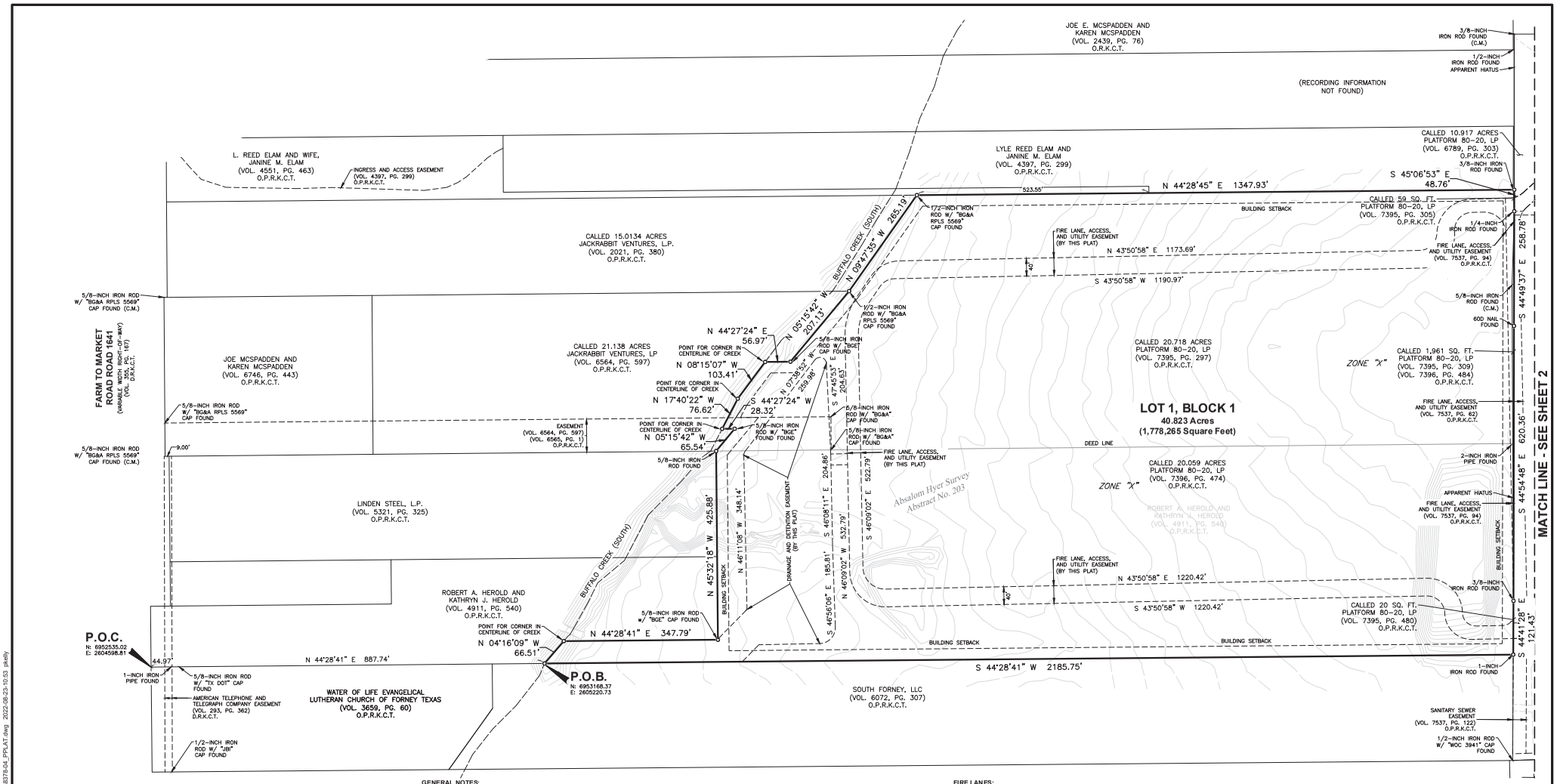
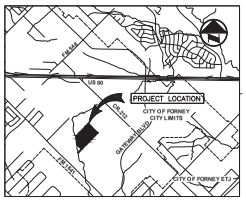


LEGEND

(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
	PROPERTY LINE
	EXISTING EASEMENT LINE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200
SCALE: 1" = 100'

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.00011477.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48397C0175D with Map Revised date July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. 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.
5. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
6. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

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 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 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.

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 traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or 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 and drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

PRELIMINARY PLAT
LOT 1, BLOCK 1
PLATFORM 80-20 ADDITION II

BEING 40.823 ACRES OUT OF THE
ABSALOM HYER SURVEY, ABSTRACT NO. 203
KAUFMAN COUNTY, TEXAS
AUGUST 2022
SHEET 1 OF 2

DEVELOPER
INTREPID EQUITY INVESTMENTS
4131 Spicewood Springs Road
Suite E4
Austin, Texas 78756
Contact: Tyler Wood
Phone: 214-909-9202

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2022

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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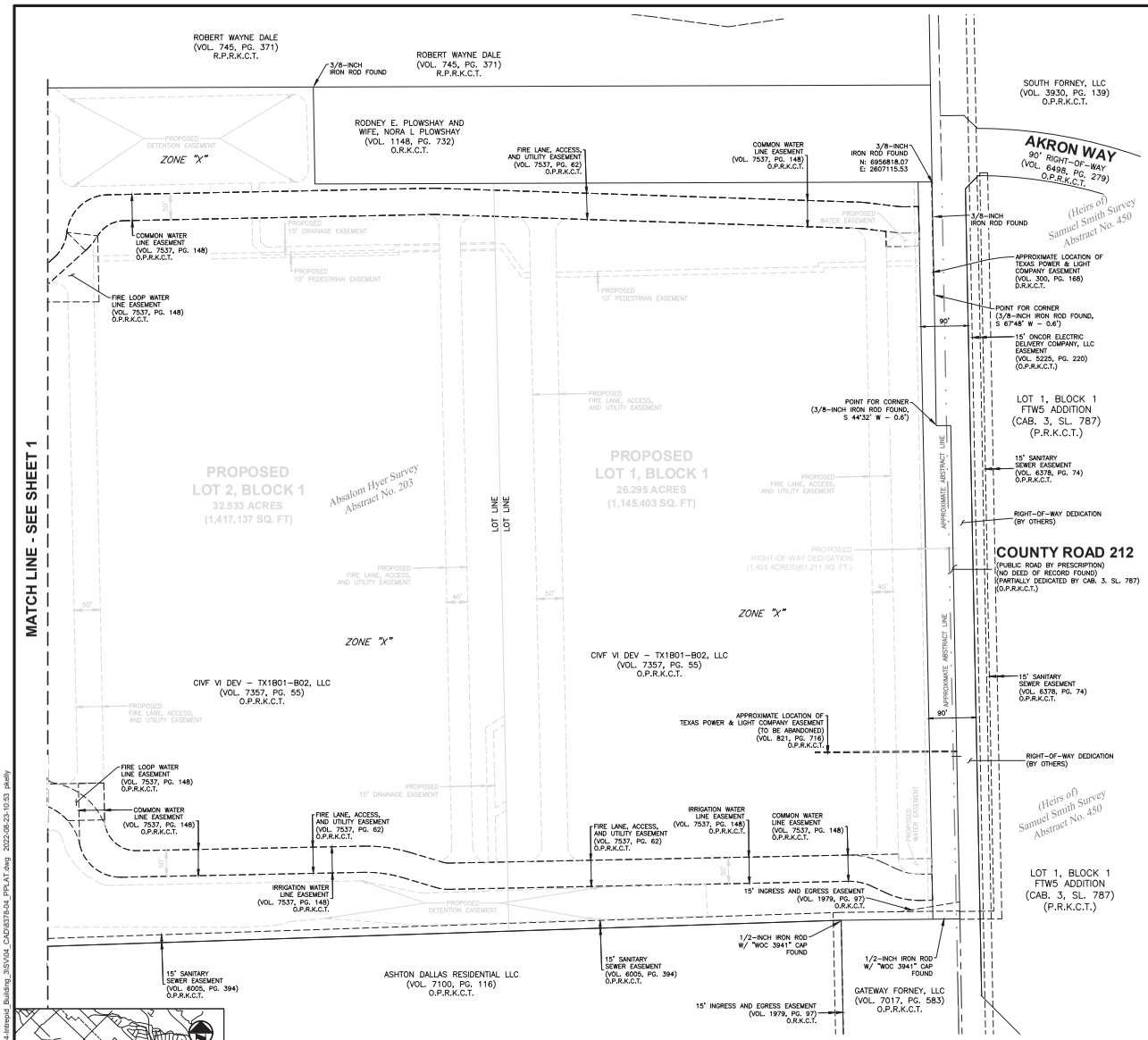

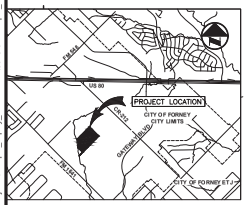

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.00011407.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised date July 3, 2012.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. 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.
5. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
6. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

SURVEYOR'S CERTIFICATE

That I, Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon 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 not be used or viewed or relied upon as a final survey document, release date 8/23/2022.

_____
Gregory Mark Peace
Registered Professional Land Surveyor No. 6608

STATE OF TEXAS
GREGORY MARK PEACE
6608
REGISTERED
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION:

WHEREAS, Platform 80-20, LP is the owner of a 40.823-acre (1,778,265-square-foot) tract of land situated in the Absalom Hyer Survey, Abstract No. 203, Kaufman County, Texas; said tract being all of that called 20.718-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 7395, Page 297, all of that called 20.059-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 7396, Page 474, all of that called 59-square-foot tract of land described in Deed Without Warranty to Platform 80-20, LP as recorded in Volume 7385, Page 305, all of that called 1,961-square-foot tract of land as described in Deeds Without Warranty to Platform 80-20, LP as recorded in Volume 7395, Page 309 and Volume 7396, Page 484, and all of that called 20-square-foot tract of land described in Deed Without Warranty as recorded in Volume 7395, Page480, all of the Official Public Records of Kaufman County; said 40.823-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a point for corner in the center of Farm to Market Road No. 1641; said point being the south corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Robert A. Herold and Kathryn J. Herold as recorded in Volume 4911, Page 540 of said Official Public Records and the west corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Water of Life Evangelical Lutheran Church of Forney, Texas as recorded in Volume 3959, Page 60 of said Official Public Records;

THENCE, North 44 degrees 28 minutes 41 seconds East, with the southeast line of said Herold tract, the northwest line of said Water of Life Church tract, and the northwest line of that certain tract of land described in Special Warranty Deed to South Forney, LLC as recorded in Volume 6072, Page 307 of said Official Public Records, at a distance of 44.97 feet passing a 1-inch iron pipe found for witness, continuing for a total distance of 887.74 feet to the POINT OF BEGINNING; said point being the south corner of said 20.059-acre Platform 80-20 tract and in the centerline of a creek;

THENCE, North 04 degrees 16 minutes 09 seconds West, departing the said northwest line of South Forney tract and with a west line of said 20.059-acre Platform 80-20 tract and said creek centerline, a distance of 66.51 feet to a point for corner;

THENCE, North 44 degrees 28 minutes 41 seconds East, departing said creek centerline and with a northwest line of said 20.059-acre Platform 80-20 tract, a distance of 347.79 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, North 45 degrees 32 minutes 18 seconds West, with a southwest line of said 20.059-acre Platform 80-20 tract, at a distance of 187.48 feet passing an interior corner of said Herold tract and the east corner of that certain tract of land described in Warranty Deed to Linden Steel, L.P. as recorded in Volume 5321, Page 325 of said Official Public Records, continuing for a total distance of 425.88 feet to a 5/8-inch iron rod found for corner in the southeast line of that called 21.138-acre tract of land described in Warranty Deed with Vendor's Lien to Jackrabbit Ventures, LP as recorded in Volume 6564, Page 597 of said Official Public Records; said point being the west corner of said 20.059-acre Platform 80-20 tract and the south corner of said 20.718-acre Platform 80-20 tract, and the north corner of said Linden Steel tract;

THENCE, with the southwest line of said 20.718-acre Platform 80-20 tract, the following seven (7) calls:

North 05 degrees 15 minutes 42 seconds West, a distance of 65.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 44 degrees 27 minutes 24 seconds West, a distance of 28.32 feet to a point for corner in the centerline of a creek;

North 17 degrees 40 minutes 22 seconds West, with said creek centerline, a distance of 76.62 feet to a point for corner;

North 08 degrees 15 minutes 07 seconds West, continuing with said creek centerline, a distance of 103.41 feet to a point for corner;

North 44 degrees 27 minutes 24 seconds East, departing said creek centerline, a distance of 56.97 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 05 degrees 15 minutes 42 seconds West, a distance of 207.13 feet to a 1/2-inch iron rod with "BG&A RPLS 5569" cap found for an angle point;

North 09 degrees 47 minutes 35 seconds West, a distance of 265.19 feet to a 1/2-inch iron rod with "BG&A RPLS 5569" cap found for corner in the southeast line that certain tract of land described in Special Warranty Deed to L. Reed Elam and wife, Janine M. Elam as recorded in Volume 4551, Page 463 of said Official Public Records;

THENCE, North 44 degrees 28 minutes 45 seconds East, with the northwest line of said 20.718-acre Platform 80-20 tract, the southeast line of said Elam tract, the southeast line of that certain tract of land described in Warranty Deed to Lyle Reed Elam and Janine M. Elam as recorded in Volume 4397, Page 299 of said Official Public Records, and the northwest line of said 59-square-foot Platform 80-20 tract, at a distance of 523.55 feet passing the northeast corner of the first-referenced Elam tract, at a distance of 1,345.49 feet passing a 3/8-inch iron rod found for the north corner of said 20.718-acre Platform 80-20 tract, the east corner of the second-referenced Elam tract, and the northwest corner of said 59-square-foot Platform 80-20 tract, continuing for a total distance of 1,347.93 feet to a point for corner in the southwest line of that called 10.917-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 6789, Page 303 of said Official Public Records; said point being the northeast corner of said 59-square-foot Platform 80-20 tract;

THENCE, South 45 degrees 06 minutes 53 seconds East, with the southwest line of said 10.917-acre Platform 80-20 tract and the northeast line of said 59-square-foot Platform 80-20 tract, a distance of 48.76 feet to a 1/4-inch iron rod found for corner; said point being the south corner of said 10.917-acre Platform 80-20 tract, the west corner of that called 10.156-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 6789, Page 505 of said Official Public Records, the southeast corner of said 59-square-foot Platform 80-20 tract, the northwest corner said 1,961-square-foot Platform 80-20 tract, and an angle point in the northeast line of said 20.718-acre Platform 80-20 tract;

THENCE, South 44 degrees 49 minutes 37 seconds East, departing the northeast line of said 20.718-acre Platform 80-20 tract and with the southwest line of said 10.156-acre Platform 80-20 tract and the northeast line of said 1,961-square-foot Platform 80-20 tract, a distance of 258.78 feet to a 60D nail found for corner; said point being the south corner of said 10.156-acre Platform 80-20 tract, the west corner of that called 25.3345-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 6673, Page 597 of said Official Public Records, and an angle point in the northeast line of said 1,961-square-foot Platform 80-20 tract

THENCE, South 44 degrees 54 minutes 48 seconds East, continuing with the northeast line of said 1,961-square-foot Platform 80-20 tract and with the southwest line of said 25.3345-acre Platform 80-20 tract, a distance of 620.36 feet to a 3/8-inch iron rod found for corner; said point being the south corner of said 25.3345-acre Platform 80-20 tract, the west corner of that called 13.8257-acre tract of land described in General Warranty Deed to Platform 80-20, LP as recorded in Volume 6681, Page 309 of said Official Public Records, the southeast corner of said 1,961-square-foot Platform 80-20 tract, the northwest corner of said 20-square-foot Platform 80-20 tract, and an angle point in the northeast line of said 20.059-acre Platform 80-20 tract;

THENCE, South 44 degrees 41 minutes 28 seconds East, departing the said northeast line of said 20.059-acre Platform 80-20 tract and with the southwest line of said 13.8257-acre Platform 80-20 tract and the northeast line of said 20-square-foot Platform 80-20 tract, a distance of 121.43 feet to a point for corner; said point being the southeast corner of said 20-square-foot Platform 80-20 tract and the north corner of said South Forney tract;

THENCE, South 44 degrees 28 minutes 41 seconds West, departing the said southwest line of said 13.8257-acre Platform 80-20 tract and with the said northwest line of said South Forney tract and the southeast line of said 20.059-acre Platform 80-20 tract, at a distance of 0.32 feet passing a 1-inch iron pipe found for the southwest corner of said 20-square-foot Platform 80-20 tract and the east corner of said 20.059-acre Platform 80-20 tract, continuing for a total distance of 2,185.75 feet to the POINT OF BEGINNING and containing an area of 40.823 acres or 1,778,265 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PLATFORM 80-20, LP,** acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK 1, PLATFORM 80-20 ADDITION II**, 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 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 purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at 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.

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 _____, Owner, 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:

0 50 100 200
SCALE: 1" = 100'

LEGEND

(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
———	PROPERTY LINE
- - - -	EXISTING EASEMENT LINE

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

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

PRELIMINARY PLAT
LOT 1, BLOCK 1
PLATFORM 80-20 ADDITION II

BEING 40.823 ACRES OUT OF THE
ABSALOM HYER SURVEY, ABSTRACT NO. 203
KAUFMAN COUNTY, TEXAS
AUGUST 2022
SHEET 2 OF 2

DEVELOPER
INTREPID EQUITY INVESTMENTS
4131 Spicewood Springs Road
Suite E4
Austin, Texas 78756
Contact: Tyler Wood
Phone: 214-909-9202

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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