

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FORNEY FOR HOLLOW, LLP, ACTING HEREIN BY AND THROUGH ITS HEREBY ASSIGNED PROPERTY AS FORNEY CAR WASH ADDITION, THE SHOWN HEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED DOWN OVER OR ACROSS THE EASEMENTS AS SHOWN, AND THE PUBLIC SHALL BE AT ALL TIMES FREE TO USE AND ENJOY THE EASEMENTS WITHIN THE LIMITS OF THE PARTICULAR UTILITIES SAID TO BE USED BY PUBLIC UTILITIES BEING THE CONSTRUCTION, MAINTENANCE AND OPERATION OF OTHER RESPECTIVE IMPROVEMENTS OR GROUNDS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SUCH UTILITIES, SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE PROPERTY SAID TO BE DEDICATED, SUBJECT TO ALL EXISTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORNEY, TEXAS.

This plat proposed subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Witness my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Forney Fox Hollow, LLP (Representative)  
 STATE OF TEXAS  
 COUNTY OF KAUFMAN

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the one are executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for Dallas County, Texas  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Daniel Chase O'Neal, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual survey and are true and correct to the best of my knowledge and belief the \_\_\_\_\_ day of \_\_\_\_\_, 2022 and the monuments shown hereon were found or set under my supervision and their location, size and material description are correctly shown.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
 DANIEL CHASE ONEAL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 05750



STATE OF TEXAS  
 COUNTY OF COLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O'Neal, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public for the State of Texas  
 My commission expires \_\_\_\_\_

**PRELIMINARY PLAT**  
**1.831 ACRES**  
**FORNEY CARWASH ADDITION**

**SITUATED IN THE**  
**ABSOLOM HYER SURVEY, ABSTRACT NO. 230**  
**CITY OF FORNEY, DALLAS COUNTY, TEXAS**

SCALE: 1"=40' OCTOBER, 2022 SHEET 1 OF 1

**SURVEYOR:**  
 DANIEL CHASE ONEAL  
 ONEAL SURVEYING COMPANY  
 205 WINDCO CIR., STE. 100  
 WOODVILLE, TX 75798  
 PHONE: 737.878.0888  
 EMAIL: daniel.oneal@onealsurveying.com

**OWNER:**  
 FORNEY CAR WASH, LLP  
 8807 EAST VALLEY RANCH PKWY, SUITE 2020  
 IRVING, TEXAS 75038  
 EMAIL: daniel.oneal@onealsurveying.com

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF KAUFMAN

WHEREAS, Forney Fox Hollow, LLP, being the owner of an 1.831-acre tract of land situated in the City of Forney, Texas, and being the owner of the right and interest in said tract of land conveyed to Forney Fox Hollow, LLP, by Special Warranty Deed with Vendor's Lien recorded in Volume 2397, Page 308, Deed Records, Kaufman County, Texas, and being more particularly described as follows: \_\_\_\_\_

THENCE along said curve to the left, on an arc length of 114.45 feet to a point for corner; continuing along the southeast line of said City of Forney tract to the left corner of said City of Forney tract, a distance of 216.63 feet; thence along said curve to the left, on an arc length of 66.03 feet to the west corner of Lot 2, Block A of said Central Addition, and also being the POINT OF BEGINNING of the herein described tract;

THENCE South 55 degrees 56 seconds East, along the southwest line of said Lot 1R and Lot 2, Block A of said Forney Professional Center Addition, a distance of 216.63 feet to the northwest corner of said City of Forney tract, a distance of 216.63 feet; thence along said curve to the right, on an arc length of 253.00 feet to a 1/2" iron rod found in the northwest right-of-way line of said Farm to Market 548, (locally with Right-of-Way), and being the beginning of a non-tangent curve to the right having a radius of 8141.98 feet, a deflection angle of 23 minutes 09 seconds, and a chord bearing and distance of North 27 degrees 26 minutes 12 seconds East, 182.24 feet;

THENCE along said curve to the right, on an arc length of 253.00 feet to a 1/2" iron rod found in the northwest right-of-way line of said Farm to Market 548, and being the west corner of a herein described tract, and containing an area of 1.831 acres of 75,742 square feet of land.

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Commissioner  
 Planning & Zoning Commission

Approved for Preparation of Final Plat:

Mayor

Attest:

City Secretary

\*APPROVED\*

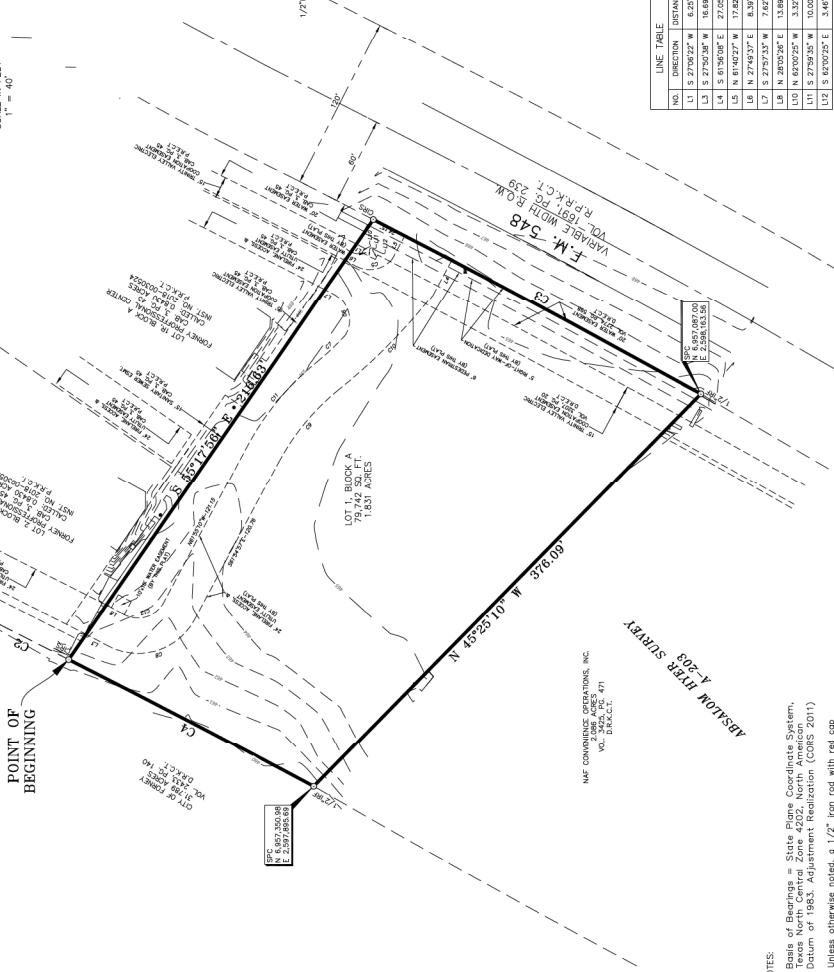
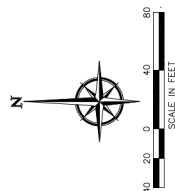
Witness My Hand this \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

Mayor, City of Forney, Texas Date \_\_\_\_\_

ACKNOWLEDGED:

Witness My Hand this \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

Notary Public for the State of Texas  
 My commission expires \_\_\_\_\_



NO.	DIRECTION	DISTANCE
L1	S 27°50'22" W	66.03
L2	S 27°50'22" W	18.69
L3	S 61°58'09" E	27.02
L4	S 61°58'09" E	17.82
L5	N 61°58'09" E	23.97
L6	N 27°57'53" E	8.39
L7	S 27°57'53" W	7.67
L8	N 29°03'52" E	3.98
L9	N 29°03'52" E	3.98
L10	S 27°50'22" W	10.02
L11	S 62°02'22" E	3.46



CURVE	BETA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	247°07'	1793.24	57.25	114.45	S 28°24'02" W	114.43
C2	229°10'	7762.98	33.02	66.03	N 26°45'12" E	66.03
C3	74°06'	8141.98	126.51	253.00	S 27°29'52" W	253.00
C4	72°53'	7762.98	36.13	182.24	N 27°28'12" E	182.24
C5	91°03'24"	20.00	20.30	31.17	S 74°24'54" W	28.42
C6	89°54'24"	108.86	13.90	26.13	N 43°28'24" E	26.13
C7	81°17'24"	43.74	44.03	60.69	S 17°25'24" E	62.58
C8	224°13'	198.29	32.74	84.97	S 57°17'51" E	64.12
C9	124°21'	411.13	45.77	81.91	S 45°01'34" E	96.98
C10	224°13'	198.29	38.96	75.37	N 57°17'51" W	74.52
C11	89°07'25"	20.01	19.70	31.12	N 16°56'16" W	28.08

CHRS	DESCRIPTION
1	IRON ROD SET WITH RED CAP
2	CONCRETE MONUMENT
3	PLAT RECORDS KAUFMAN COUNTY, TEXAS
4	DEED RECORDS KAUFMAN COUNTY, TEXAS
5	BUILDING LINE
6	UTILITY EASEMENT
7	POINT FOR CORNER

**NOTES:**

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment (NAD83) (GCRS 2011)
- Unless otherwise noted, a 1/2" iron rod with red cap and/or set reference points to lot corners, wherever possible, after the completion of all utilities and subdivision
- According to my Interpretations of the Dallas County Texas and Incorporated Areas, Flood Insurance Rate Map Number 482576001550, dated July 3, 2012, the subject property is not within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will not be flooded. Greater floods can and will occur and flood heights may vary. The surveyor's statement shall not create liability on the part of the surveyor.
- The address of this Preliminary Plat is to be 8807 East Valley Ranch Parkway, Suite 2020, Irving, Texas.



**ONEAL SURVEYING CO.**  
 205 WINDCO CIR., STE. 100  
 WOODVILLE, TX 75798  
 (937) 748-2899  
 WWW.ONEALSURVEYING.COM