LEGEND
⊠ PK NAIL W/SHINER
● IRON ROD (Size As Noted)
○ IRON PIPE (Size As Noted)
⊛ IRON PIPE W/CAP
□ MAG NAIL W/REF. WASHER
⊛ BRASS DISC
⊕ CUT CENTERLINE MARK
⌐ ANGLE IRON
⊡ BENCHMARK
⊗ CUT "X" IN CONCRETE
⊗ 60-D NAIL
▲ GPS MONUMENT
CM (Controlling Monument)
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
ESMT. = EASEMENT
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
D.R.K.C.T. = DEED RECORDS OF KAUFMAN COUNTY, TEXAS
M.R.K.C.T. = MAP RECORDS OF KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

GENERAL NOTES:

1. The purpose of this plat is to create 2 lots from 1 tract.

2. Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

3. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values.

4. The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain or zone "D", areas in which flood hazards are undetermined, but possible, according to community panel 48257C0155D of the federal emergency management agency insurance rate map or flood hazard boundary map dated July 3, 2012.

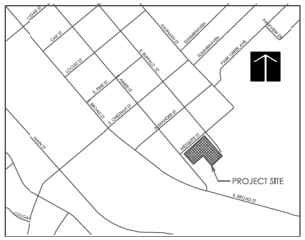
NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

SURVEYOR:

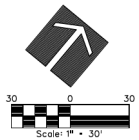
AAAA Plus Surveyors, LLC
Boundary ~ Platting ~ Construction
1500 Hickory Creek Lane ~ Rockwall, Texas 75032
Office (972) 771-9888 ~ Fax (972) 771-9888
plat@aaaaplussurveyors.com

OWNER / DEVELOPER:

MT ZION BAPTIST CHURCH
P O BOX 232
FORNEY, TX 75126



VICINITY MAP
NOT TO SCALE



NUMBER	DIRECTION	DISTANCE
L1	N 48°07'14" E	2.65
L2	N 48°07'14" E	2.38

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°01'43"	S 86°57'04" E	20.01	20.00	31.42	28.29
C2	89°53'04"	S 86°52'45" E	43.91	44.00	69.02	62.16

Owner's Certificate

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, MT ZION BAPTIST CHURCH is the Owner of a tract of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas and being all of Lots 1, 2 and 3 and part of Lot 4, Block 22, Original Plat of City of Forney, an addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Cabinet 1, Envelope 38 (Book O, Pages 12 and 13), Map/Deed Records, Kaufman County, Texas, and being the same tract of land described in Warranty Deed to Mt Zion Baptist Church, recorded in Volume 703, Page 876 and General Warranty Deed, recorded in Volume 3415, Page 183, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the Northeast line of Aimee Street, a 80 foot wide public right-of-way, with the Southeast line of Mesquite Street, a 80 foot wide public right-of-way, same being the West corner of said Lot 3;

THENCE North 48°55'33" East, along the Southeast line of said Mesquite Stree and the Northwest lines of Lots 2 and 3, a distance of 258.73 feet to a 1/2-inch iron rod found for corner in the Southwest line of Buffalo Street, a 80 foot wide public right-of-way, same being the North corner of said Lot 2;

THENCE South 41°02'50" East, along the Southwest line of said Buffalo Street and the Northeast lines of Lots 1 and 2, a distance of 250.52 feet to a 1/2-inch iron rod with a red plastic cap stamped "Saxxon 5669" found in the Northwest line of East Street, a variable width public right-of-way, same being the East corner of said Lot 1;

THENCE South 48°42'19" West, along the Northwest line of East Street and the Southeast lines of Lots 1 and 4, passing at a distance of 124.67 feet the East corner of Lot 4, continuing on said course for a total distance of 125.80 feet to a 1/2-inch iron rod with a red plastic cap stamped "RSCI RPLS 5034" found;

THENCE departing the Northwest line of said East Street same being over and across said Lot 4 THE FOLLOWING COURSES AND DISTANCES:

North 44°16'18" West, a distance of 24.84 feet to a 1/2-inch iron rod with a red plastic cap stamped "RSCI RPLS 5034"found;

North 40°37'40" West, a distance of 100.72 feet to a 1/2-inch iron rod with a red plastic cap stamped "RSCI RPLS 5034"found, same being in the Northwest line of said Lot 4;

THENCE South 49°08'22" West, along the common line of said Lots 3 and 4, a distance of 131.70 feet to a PK nail set in concrete, same being in the Northeast line of said Aimee Street, same being the South corner of said Lot 3;

THENCE North 41°18'30" West, along the Northeast line of said Aimee Street and the Southwest line of said Lot 3, *a distance of 124.59 feet to the POINT OF BEGINNING and containing 1.11 acres or 48279 square feet more or less.*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MT ZION BAPTIST CHURCH, acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **MT ZION BAPTIST CHURCH 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 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 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 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_____, 20__.
BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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_____ 20___

Notary Public in and for the State of Texas

My Commission Expires On:

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.

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Wilkens A. Engmann, 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.

Texas Registered Professional Land Surveyor No. 5629

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a notary Public in and for the State of Texas, on this day personally appeared Wilkens A. Engmann 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 _____, 20__.

Notary Public In and for the State of Texas

My Commission Expires On:

Approval Block

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

Special Notice

NOTICE: 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.

REPLAT

MT ZION BAPTIST CHURCH

LOT 1R, BLOCK 22

Replat of Lots 1, 2 and 3 and part of Lot 4
Original Plat of City of Forney

John G'egg Survey, Abstract No. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
CITY PLAN FILE NO. _____
ENGINEERING FILE NO._____

SIMON ENGINEERING & CONSULTING
15443 Knoll Trail Drive, Suite 140
Dallas, TX 75248

AAAA PLUS SURVEYORS, LLC
1500 HICKORY CREEK LN.
ROCKWALL, TEXAS 75032
OFFICE (972) 771-9888
FAX (972) 771-9888
plat@aaaaplussurveyors.com

Designed
Drawn E.O.
Checked W.E.
Approved
Date 08/08/2021
Title
Job Class

REVISIONS

Description	Date	Approved

File No.

Drawing No.

Sheet 1 of 1