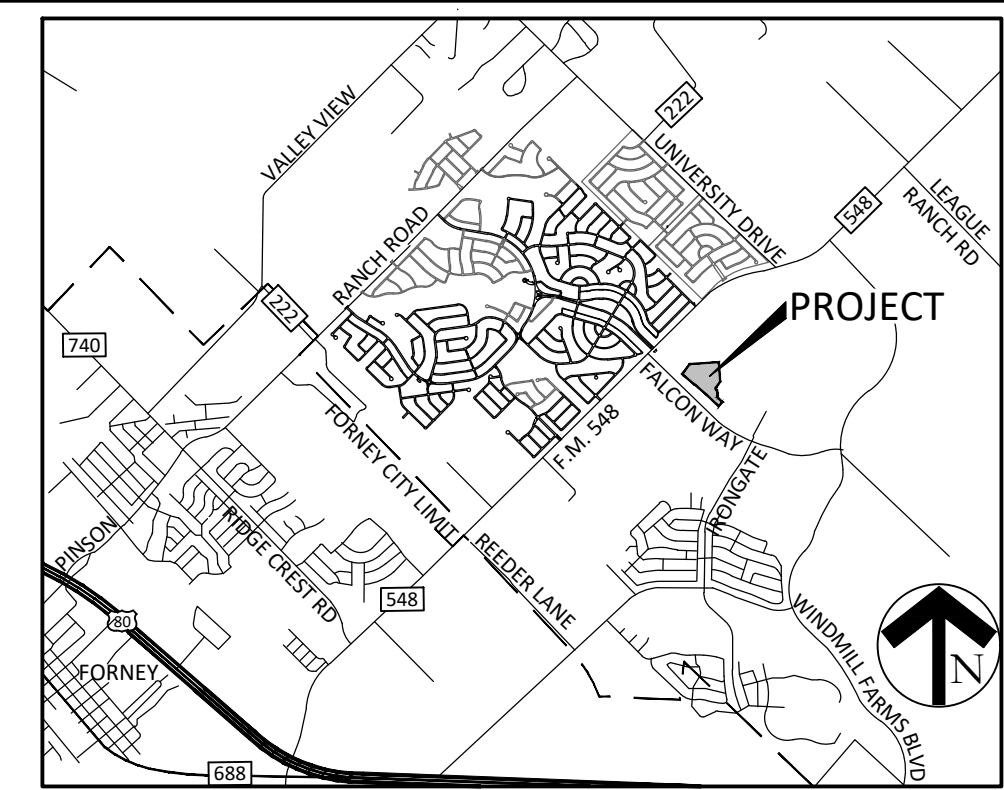


Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	54.63	51.50	060°46'37"	52.10
C2	206.54	189.50	062°26'47"	196.46

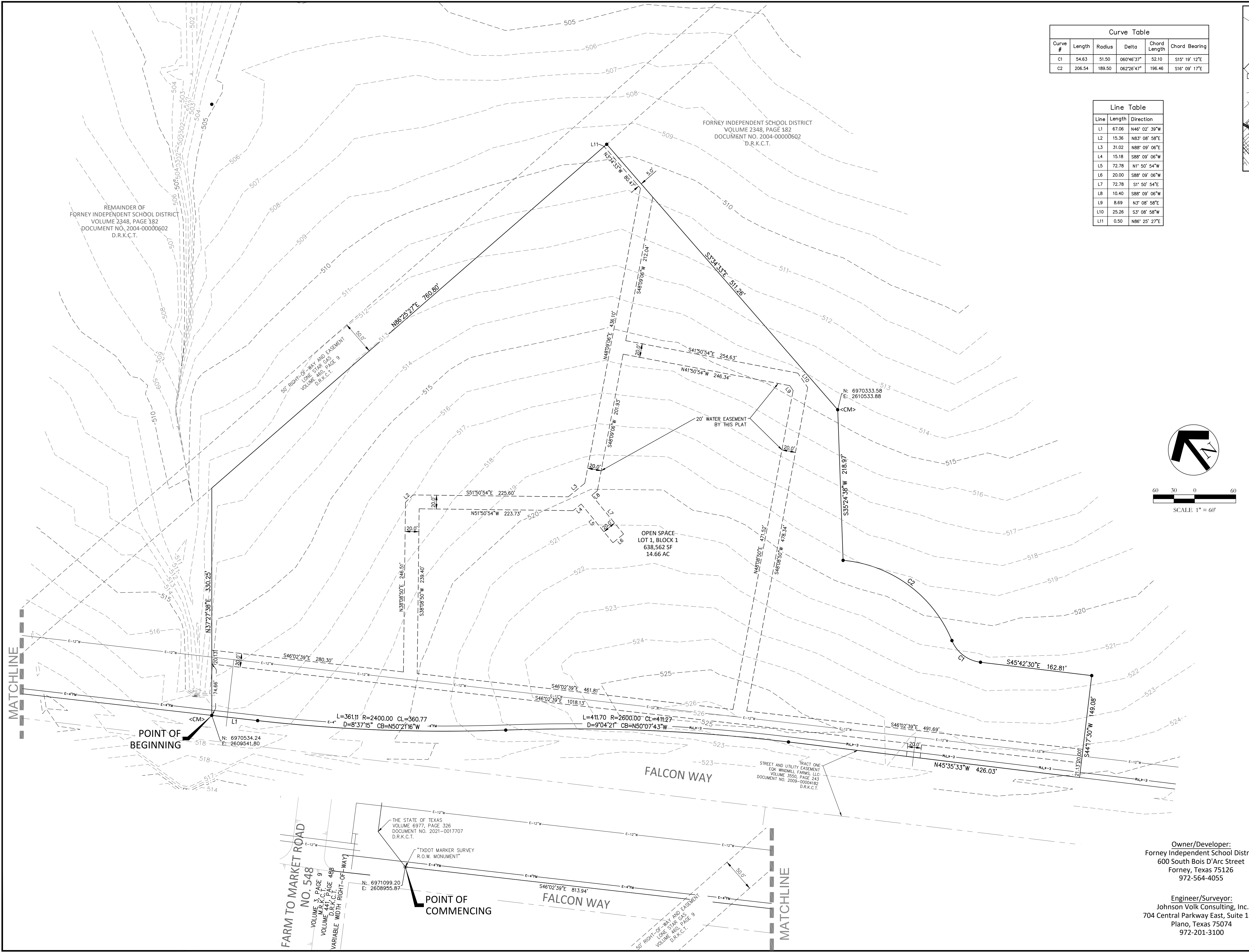
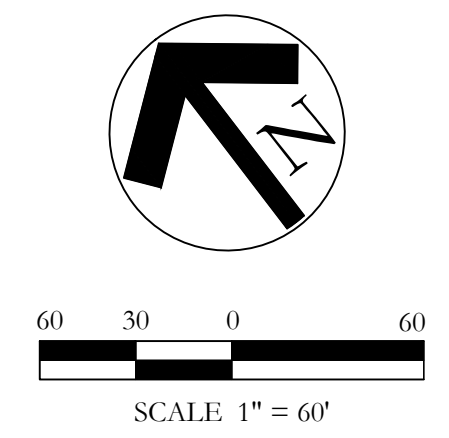
Line Table		
Line	Length	Direction
L1	67.06	N46°02'39"W
L2	15.36	N83°08'58"E
L3	31.02	N88°09'06"E
L4	15.18	S88°09'06"W
L5	72.78	N1°50'54"W
L6	20.00	S88°09'06"W
L7	72.78	S1°50'54"E
L8	10.40	S88°09'06"W
L9	8.69	N3°08'58"E
L10	25.26	S3°08'58"W
L11	0.50	N86°25'27"E



VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 128 (7B-7C & 8B-8C)

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
 - ⊙ 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - CL Center Line
 - <CM> Control Monument
 - DE Drainage Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - U.T.E. Utility & Telecommunications Easement
 - P.O.E. Positive Overflow Easement
 - W.M.E. Wall Maintenance Easement
 - M.R.K.C.T. = Map Records of Kaufman County, Texas
 - D.R.K.C.T. = Deed Records of Kaufman County, Texas

- GENERAL NOTES:**
- All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - Basis of Bearing is the south line of Knoxbridge Road, being North 31 degrees 02 minutes 13 seconds East, according to the Plat of Devonshire Phase 1C, as recorded in Cabinet 3, Page 58, Map Records, Kaufman County, Texas..
 - All Utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
 - Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 - All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.
 - No structures exist within the boundaries of the property.
 - Per FEMA FIRM panel 48257C0050D dated 07/03/2012, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE ONE 14.659 ACRE LOT FROM A TRACT OF LAND CONVEYED TO FORNEY INDEPENDENT SCHOOL DISTRICT.

**PRELIMINARY PLAT
FORNEY I.S.D.
FALCON WAY
ELEMENTARY ADDITION**

LOT 1, BLOCK 1
14.659 ACRES
OUT OF THE
SAMUEL SMITH, SURVEY, ABSTRACT NO 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S212-105
23 February 2022
SHEET 1 OF 2

Owner/Developer:
Forney Independent School District
600 South Bois D'Arc Street
Forney, Texas 75126
972-564-4055

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100



I:\VOL_30\PROJECTS\245 - NORTH FORNEY HS TRACT\DC PLANS\DWG\SHEETS\PRELIMINARY PLAT\245 - PRELIMINARY PLAT.DWG

OWNER'S CERTIFICATE:
STATE OF TEXAS §
COUNTY OF KAUFMAN §
14.659 ACRES

BEING a tract of land situated in the SAMUEL SMITH SURVEY, ABSTRACT NO. 450, Kaufman County, Texas and being part of that tract of land described in Deed to Forney Independent School District, as recorded in Volume 2348, Page 182 (Document No. 2004-0000602), Deed Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER ROW MONUMENT" found at the intersection of the southeast line of Farm to Market Road No. 548, a variable width right-of-way, with the northeast line of Falcon Way, a variable with right-of-way;

THENCE South 46 degrees 02 minutes 39 seconds East, with said northeast line, a distance of 813.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE North 37 degrees 27 minutes 38 seconds East, leaving said northeast line, a distance of 330.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of that 50' Right-of-Way and Easement to Lone Star Gas, as recorded in Volume 460, Page 9, Deed Records, Kaufman County, Texas;

THENCE North 86 degrees 25 minutes 27 seconds East, with said south line, a distance of 760.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 03 degrees 34 minutes 33 seconds East, a distance of 511.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 35 degrees 24 minutes 38 seconds West, a distance of 218.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 62 degrees 26 minutes 47 seconds, a radius of 189.50 feet and a chord bearing and distance of South 16 degrees 09 minutes 17 seconds East, 196.46 feet;

THENCE Southerly, with said curve to the right, an arc distance of 206.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 60 degrees 46 minutes 37 seconds, a radius of 51.50 feet and a chord bearing and distance of South 15 degrees 19 minutes 12 seconds East, 52.10 feet;

THENCE Southerly, with said curve to the left, an arc distance of 54.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 42 minutes 30 seconds East, a distance of 162.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 17 minutes 30 seconds West, a distance of 149.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the northeast line of the above mentioned Falcon Way;

THENCE Northwesterly, with said northeast line, the following four (4) courses and distances:

North 45 degrees 35 minutes 33 seconds West, a distance of 426.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 09 degrees 04 minutes 21 seconds, a radius of 2,600.00 feet and a chord bearing and distance of North 50 degrees 07 minutes 43 seconds West, 411.27 feet;

Northwesterly, with said curve to the left, an arc distance of 411.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 08 degrees 37 minutes 15 seconds, a radius of 2,400.00 feet and a chord bearing and distance of North 50 degrees 21 minutes 16 seconds West, 360.77 feet;

Northwesterly, with said curve to the right, an arc distance of 361.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 46 degrees 02 minutes 39 seconds West, a distance of 67.06 feet to the POINT OF BEGINNING and containing 14.659 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Forney Independent School District, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FORNEY I.S.D. **FALCON WAY ELEMENTARY ADDITION** an addition to the County of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 3. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Kaufman County Municipal Utility District No. 3. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Kaufman County Municipal Utility District No. 3's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its written approval, 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 a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof, if approved by Kaufman County Municipal Utility District No. 3, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District No. 3 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

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

By: Forney Independent School District

Name _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary public for and in the State of _____

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2022.

FOR REVIEW PURPOSES ONLY.

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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared RYAN S. REYNOLDS, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary public for and in the State of Texas

My commission expires: _____

PRELIMINARY PLAT
**FORNEY I.S.D.
FALCON WAY
ELEMENTARY ADDITION**

LOT 1, BLOCK 1
14.659 ACRES
OUT OF THE
SAMUEL SMITH, SURVEY, ABSTRACT NO 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS

Owner/Developer:
Forney Independent School District
600 South Bois D'Arc Street
Forney, Texas 75126
972-564-4055

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100



FILE NO. S212-105
23 February 2022
SHEET 2 OF 2