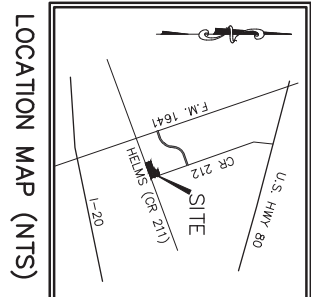
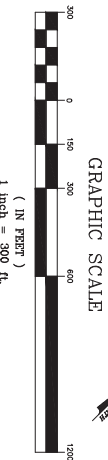


"SHEET INDEX"

BAISIS OF BEARING: HORIZONTAL AND VERTICAL POSITIONS ARE DERIVED FROM THE TEXAS WGS 84 NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HERE ON ARE SURFACE DISTANCES.

FLOOD STATEMENT: According to Community Panel No. 4829700175D, dated July 02, 2012, by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Hazard Data, within Flood Zone "X" (Areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



- LEGEND**
- P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - UE UTILITY EASEMENT
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - ◆ STREET NAME CHANGE

- NOTE:**
- 1.) 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.
 2. All corners are a capped on-half inch iron rod set with yellow cap stamped "JBI", unless otherwise noted on plat.

FINAL PLAT

GATEWAY PARKS ADDITION, PHASE 7

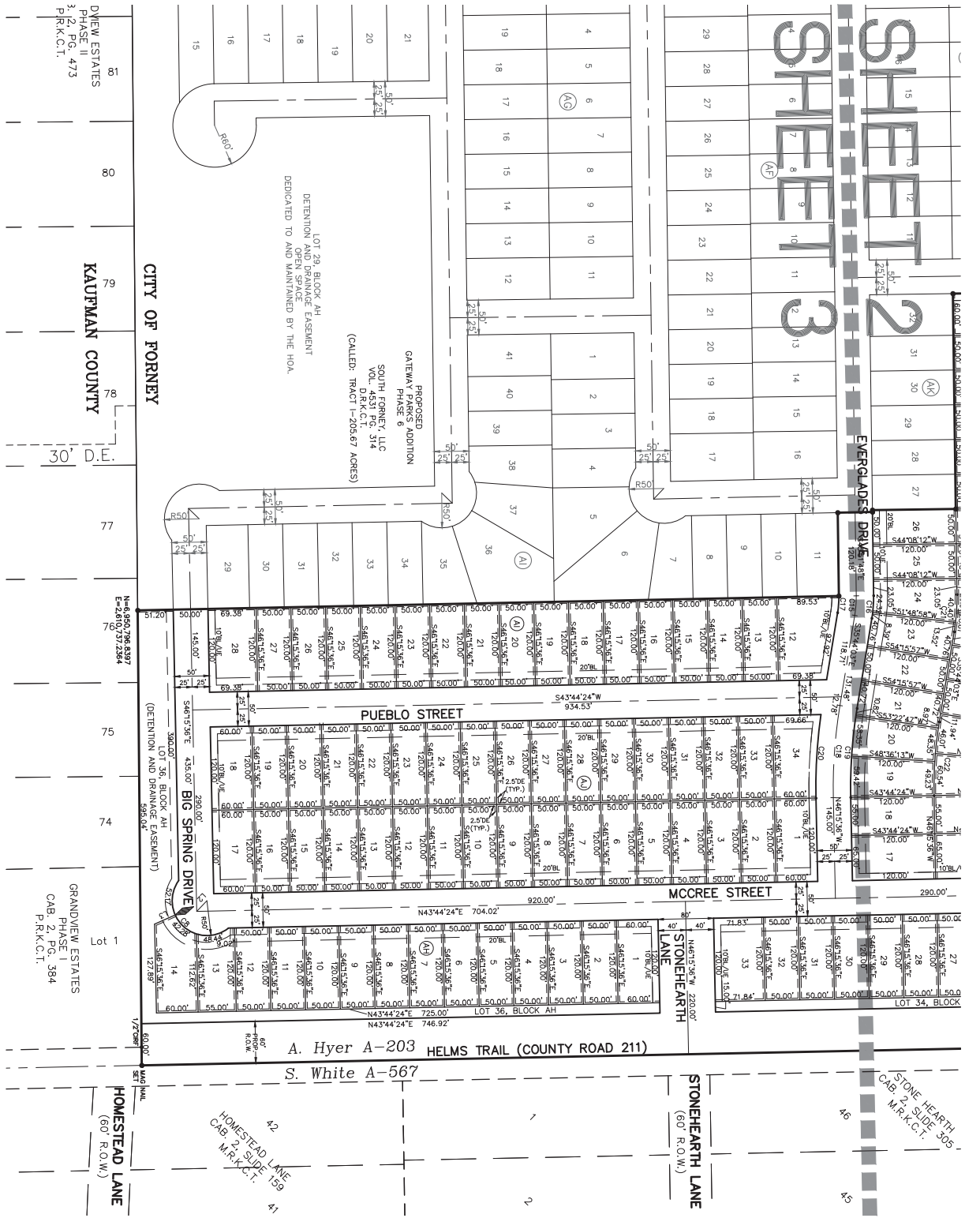
156 RESIDENTIAL LOTS (SF-6),
2 OPEN SPACE LOTS

34,529 ACRES OUT OF THE ABSALOM HYER SURVEY, ABSTRACT NO. 205

ZONED: PD 15-01

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
SOUTH FORNEY, LLC
 1601 Elm Street, Suite 300
 Dallas, Texas 75201
 OWNER/DEVELOPER
 (214) 880-9400

JBI PARTNERS, INC.
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001
 IRP# No. F--438
 TBRPLS No. 10076000
 SURVEYOR/ENGINEER
 (972) 248-7676



FINAL PLAT
GATEWAY PARKS ADDITION, PHASE 7
 156 RESIDENTIAL LOTS (SF-6),
 2 OPEN SPACE LOTS
 34.529 ACRES OUT OF THE ABSALOM HYER
 SURVEY, ABSTRACT NO. 203
 ZONED: PD 15-01

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
SOUTH FORNEY, LLC
 1601 Elm Street, Suite 300
 Dallas, Texas 75201
 (214) 880-8400
OWNER/DEVELOPER

JB PARTNERS, INC.
 16301 Quorum Drive, Suite 200 B
 Addition, Texas 75001
 IRPIS No. 10076000
 IRPE No. F-438
 Submitted: February 21, 2018
SURVEYOR/ENGINEER
 (972) 248-7676

LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRFS IRON ROD SET
- IRF IRON ROD FOUND
- UE UTILITY EASEMENT
- BL BUILDING LINE
- WE WALL EASEMENT
- DE DRAINAGE EASEMENT
- SC STREET NAME CHANGE

BASIS OF BEARING: HORIZONTAL AND VERTICAL POSITIONS ARE DERIVED FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HERE ON ARE SURFACE DISTANCES.

