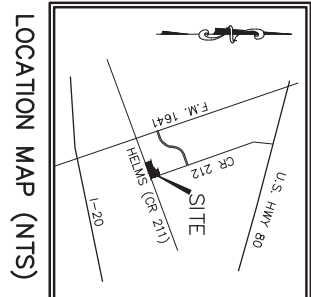
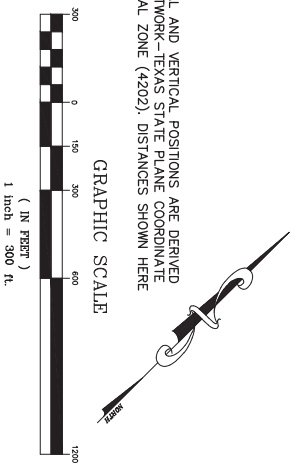


"SHEET INDEX"

BAIS 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, 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

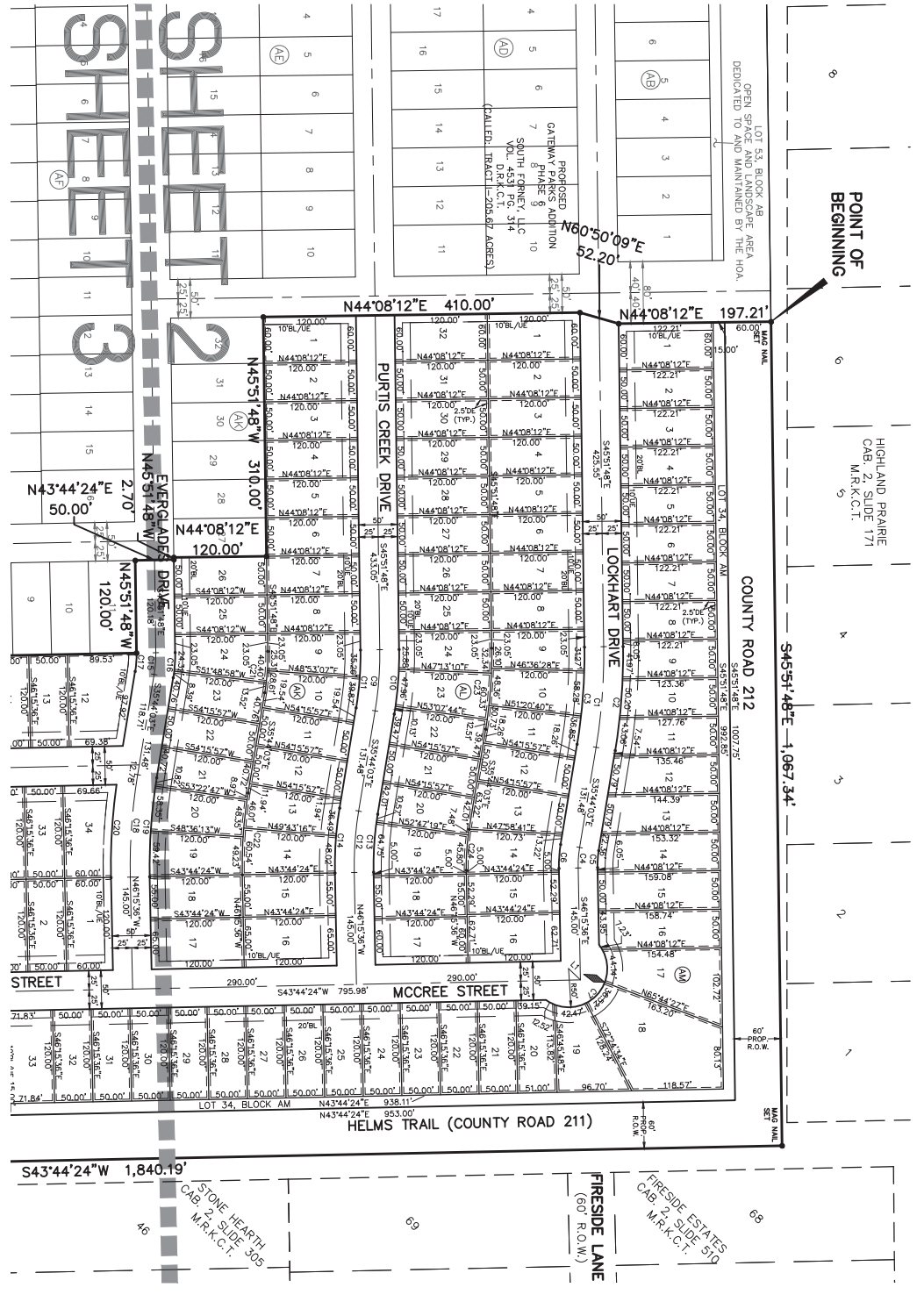
34,529 ACRES OUT OF THE ABSALOM HYER SURVEY, ABSTRACT NO. 205

ZONED: PD 15-01

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
Addicks, Texas 75001
IRP# No. F--438
SURVEYOR/ENGINEER
(972) 248-7676

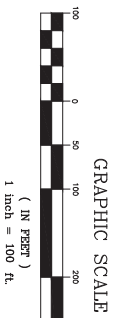
Submitted: February 21, 2018
Sheet 1 of 4



- LEGEND**
- P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - IRS IRON ROD SET
 - IRF IRON ROD FOUND
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 - WE WALL EASEMENT
 - DE DRAINAGE EASEMENT
 - ◆ STREET NAME CHANGE



BASIS 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.



CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	130.82'	0100°45'	739.99'	65.58'	N40°47'56"W	130.65'
C2	135.24'	0100°45'	764.99'	67.80'	N40°47'56"W	135.06'
C3	126.40'	0100°45'	714.99'	63.37'	N40°47'56"W	126.24'
C4	26.64'	010°31'32"	145.00'	13.36'	S40°59'49"E	26.60'
C5	22.04'	010°31'32"	120.00'	11.05'	S40°59'49"E	22.01'
C6	31.23'	010°31'32"	170.00'	15.66'	S40°59'49"E	31.19'
C7	142.89'	163°44'23"	50.00'	350.00'	N01°15'36"W	98.99'
C8	142.89'	163°44'23"	50.00'	350.00'	N88°44'24"E	98.99'
C9	79.55'	010°07'45"	449.99'	39.88'	N40°47'56"W	79.45'
C10	83.97'	010°07'45"	474.99'	42.10'	N40°47'56"W	83.86'
C11	75.13'	010°07'45"	424.99'	37.66'	N40°47'56"W	75.03'
C12	79.91'	010°31'32"	435.00'	40.07'	S40°59'49"E	79.80'
C13	75.32'	010°31'32"	410.00'	37.77'	S40°59'49"E	75.21'
C14	84.50'	010°31'32"	460.00'	42.37'	S40°59'49"E	84.39'
C15	28.28'	010°07'45"	159.99'	14.18'	N40°47'56"W	28.25'
C16	32.70'	010°07'45"	184.99'	16.39'	N40°47'56"W	32.66'
C17	23.86'	010°07'45"	134.99'	11.96'	N40°47'56"W	23.83'
C18	133.19'	010°31'32"	725.00'	66.78'	S40°59'49"E	133.00'
C19	128.99'	010°31'32"	700.00'	64.48'	S40°59'49"E	128.41'
C20	120.52'	009°12'25"	750.00'	60.39'	S41°39'23"E	120.39'
C21	53.92'	010°07'45"	304.99'	27.03'	N40°47'56"W	53.85'
C22	106.55'	010°31'32"	560.00'	53.43'	S40°59'49"E	106.40'
C23	105.19'	010°07'45"	594.99'	52.73'	N40°47'56"W	105.05'
C24	53.27'	010°31'32"	290.00'	26.71'	S40°59'49"E	53.20'

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°44'24"E	21.21'
L2	S01°15'36"E	21.21'
L3	N20°49'47"E	32.49'

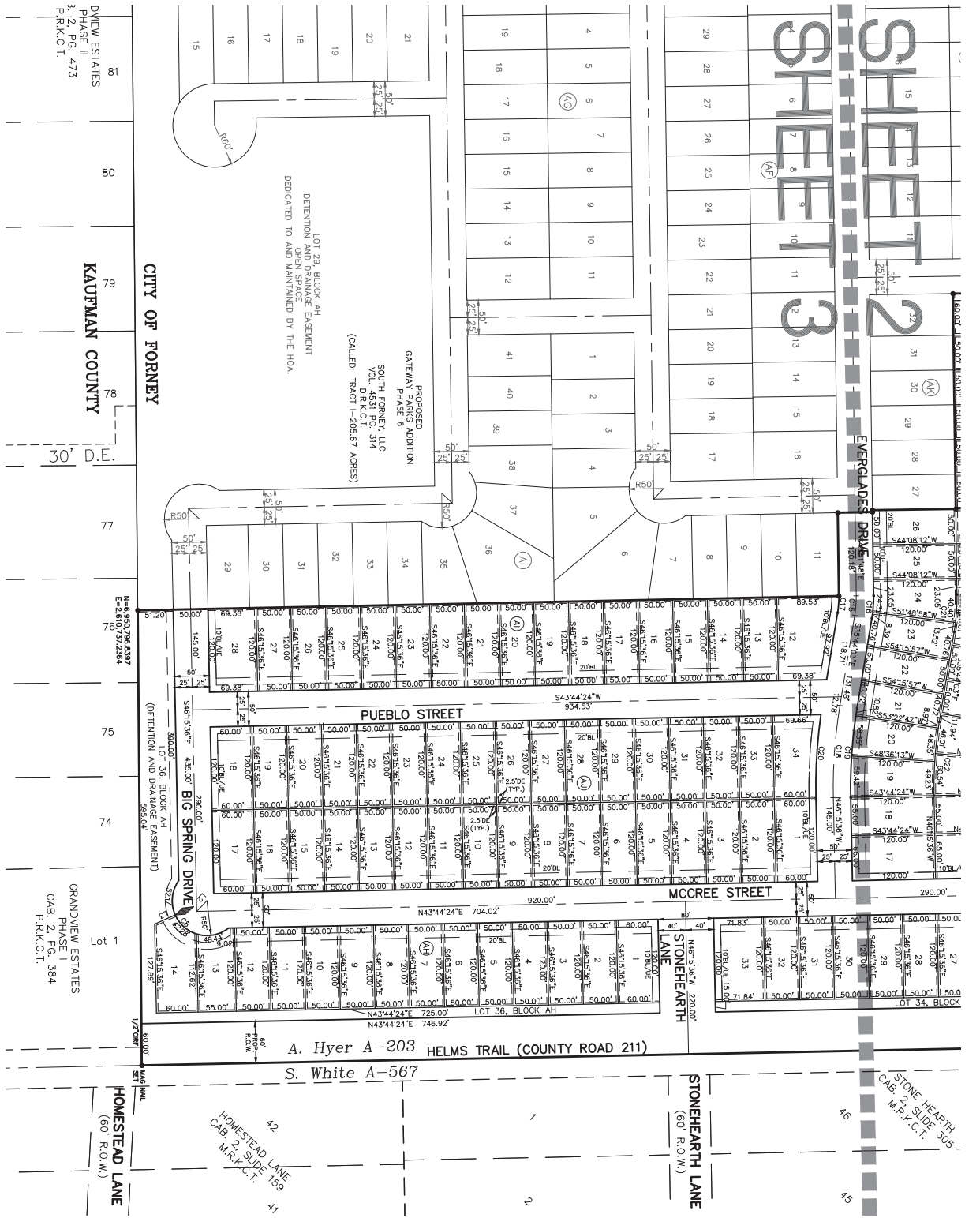
FINAL PLAT
GATEWAY PARKS ADDITION, PHASE 7

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
Denton, Texas 75201
(214) 880-9400
OWNER/DEVELOPER

JB PARTNERS, INC.
16301 Durum Drive, Suite 200 B
Address, Texas 75001
TBP# No. F-438
TBP#S No. 10078000
SURVEYOR/ENGINEER
(972) 248-7976

Submitted: February 21, 2018
Sheet 2 of 4



FINAL PLAT

GATEWAY PARKS ADDITION, PHASE 7

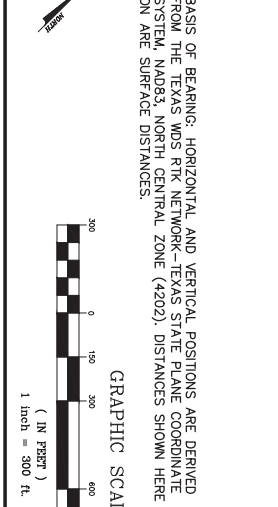
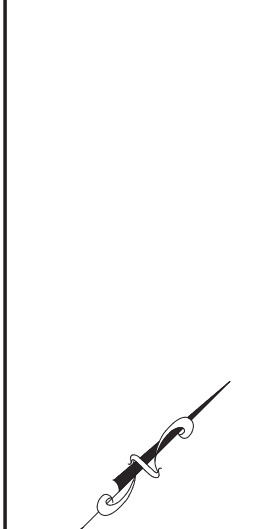
156 RESIDENTIAL LOTS (SF-6),
2 OPEN SPACE LOTS
SURVEY, ABSTRACT NO. 203
ZONED: PD 15-01

34.529 ACRES OUT OF THE ABSALOM HYER
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
Addicks, 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
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 - SC STREET NAME CHANGE



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

BASE 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.

WHEREAS, South Foreny, LLC is the owner of that parcel of land located in the City of Forney, Kaufman County, Texas and being a part of the Ableson Hwy Survey, Abstract Number 203 and being a part of that called Tract 1, a 205.67 acre tract of land described in deed to South Foreny, LLC, recorded in Volume 452-1, Page 314, Deed Record Kaufman County, Texas, and being a part of that called as follows:

COMMENCING at a red nail spike found at the westerly north corner of said 205.67 acre tract of land, said point being the east corner of that called 1,304 acre tract of land described in deed to Fishy Water Supply Corporation recorded in Volume 420-6, Page 313 Deed Records Kaufman County, Texas, and said point being in the approximate centerline of County Road 212 (a red nail spike 9' or 9' 1/2'); THENCE South 47 degrees 31 minutes 03 seconds East, 18.23 feet along the northwesterly line of said 205.67 acre tract of land and along the approximate centerline of County Road 212 to a point to which a three-eighths inch iron rod found for witness bears North 44 degrees 40 minutes 22 seconds East, at 25.21 feet;

THENCE South 45 degrees 52 minutes 01 seconds East, 2453.04 feet along the approximate centerline of County Road 212 to a 'Mag' nail set;

THENCE North 45 degrees 48 minutes 48 seconds East, 697.20 feet along the approximate centerline of County Road 212 to a 'Mag' nail set for the POINT OF BEGINNING of this tract of land;

THENCE along the southeast line of Gateway Parks Addition Phase 6 as follows: found for corner: 44 minutes 29 seconds East, 1,010.11 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 48 degrees 51 minutes 48 seconds West, 120.00 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 45 degrees 14 minutes 24 seconds West, 2.70 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 45 degrees 14 minutes 24 seconds East, 50.00 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 51 minutes 48 seconds West, 310.00 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 51 minutes 48 seconds East, 120.00 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 48 degrees 08 minutes 12 seconds East, 52.20 feet to one-half inch iron rod with a yellow cap stamped 'JHR' found for corner: 48 minutes 09 seconds East, 197.21 feet to the POINT OF BEGINNING and containing 1,504,065.67 square feet or 34,529 acres of land.

Base of Bearing: Horizontal positions are derived from the Texas WGS 84 NAD Network Texas State Plane Coordinate System, North; North Central Zone (2429). Distances shown between are surface distances.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AH-1 through AH-24.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AI-25 through AI-24.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AJ-25 through AJ-18.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AK-19 through AK-20.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AL-21 through AL-16.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AM-17 through AM-16.

Table with 3 columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows include AN-17 through AN-34K.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SOUTH FORENY, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as GATEWAY PARKS ADDITION, PHASE 7, an addition to the City of Forney, Texas, and does hereby dedicate, in full and forever, 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 utility purposes. The easements and public use areas, as shown, are dedicated for utility purposes. The easements and public use areas, as shown, are dedicated for utility purposes. The easements and public use areas, as shown, are dedicated for utility purposes.

WITNESS, my hand, this ___ day of _____, 2018.

an Authorized Agent for SOUTH FORENY, LLC. STATE OF TEXAS - COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this 4th day personally appeared _____ 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.

WITNESS MY HAND at Dallas, Texas, this ___ day of _____, 2018.

Notary Public in and for the State of Texas My Commission Expires On: _____

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, Edward Scott Black, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Forney, Kaufman County, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed as a final survey document." Edward Scott Black, R.P.L.S. No. 6248

STATE OF TEXAS - COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ 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.

WITNESS MY HAND at Dallas, Texas, this ___ day of _____, 2018.

Notary Public in and for the State of Texas My Commission Expires On: _____

APPROVED FOR THE 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 Signature of Mayor Date

APPROVED BY: City Council City of Forney, Texas

Signature of Mayor Date ATTEST: City Secretary Date

FINAL PLAT GATEWAY PARKS ADDITION, PHASE 7 156 RESIDENTIAL LOTS (SF-6), 2 OPEN SPACE LOTS 34,529 ACRES OUT OF THE ABLESOM HWY SURVEY, ABSTRACT NO. 203 ZONED: PD 15-01 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS SOUTH FORENY, LLC 1601 Elm Street, Suite 300 Dallas, Texas 75201 OWNER/DEVELOPER (214) 890-8400 SBI PARTNERS, INC. 16301 Quorum Drive, Suite 200 B Dallas, Texas 75001 SURVEYOR/ENGINEER (972) 248-7676