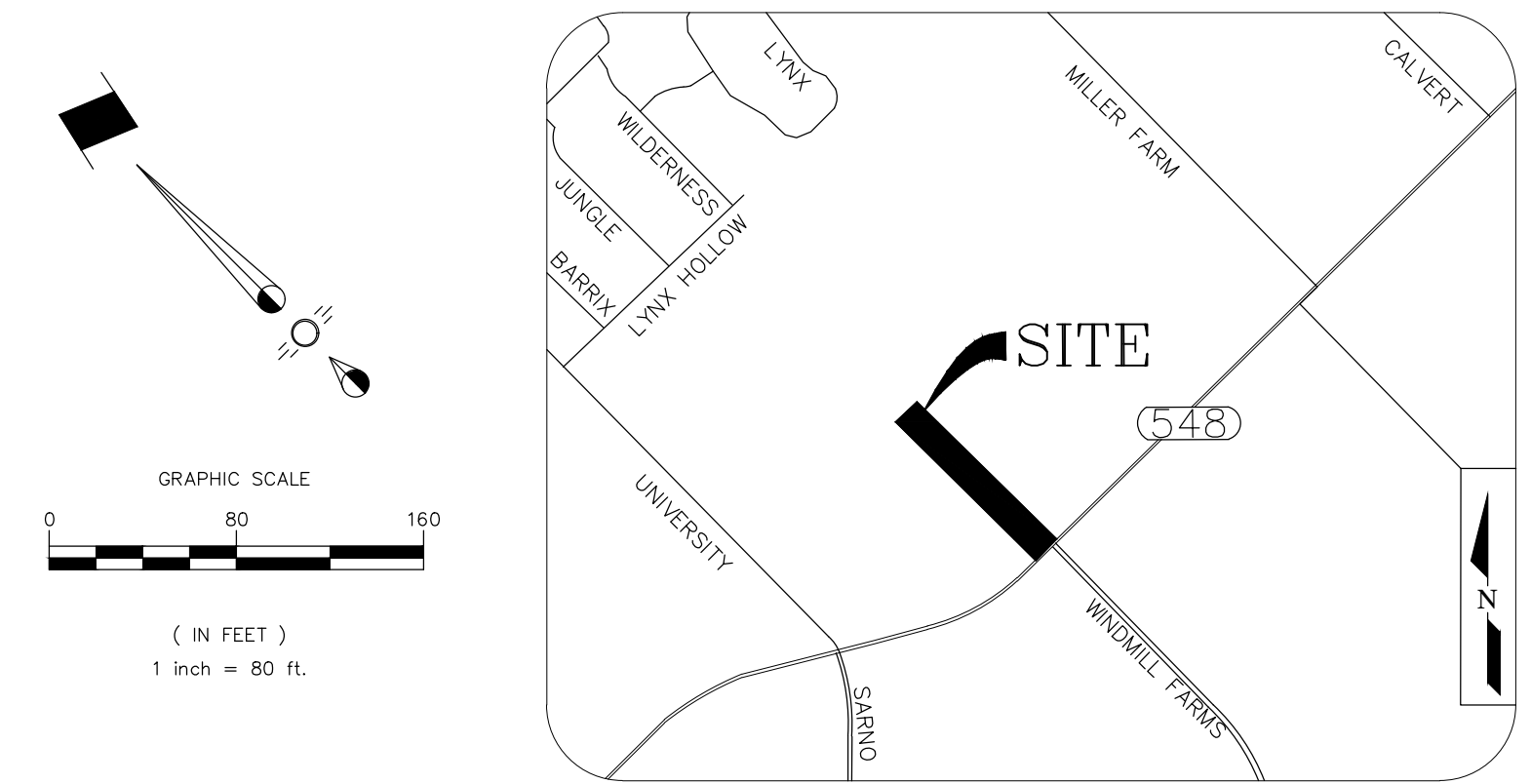
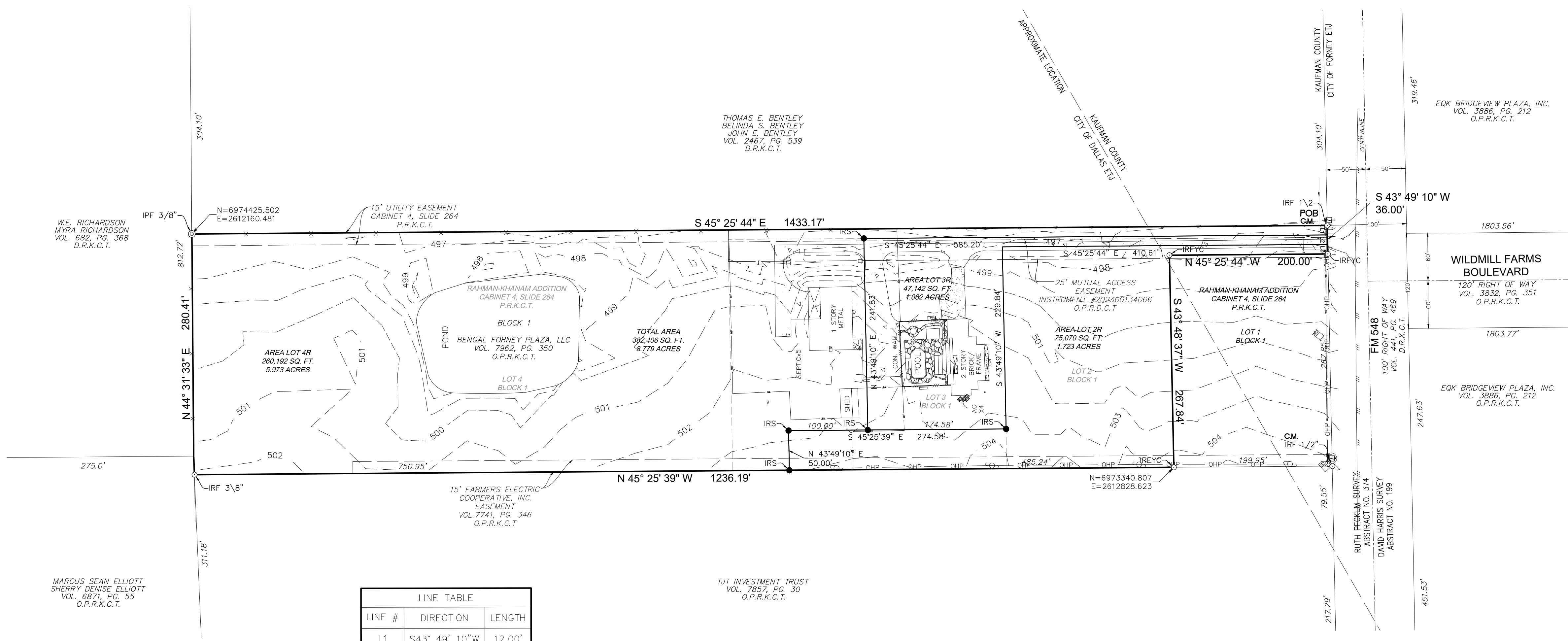


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Drawing: G:\My Drive\Survey\24039-16401 FM 548 Forney-Plat.dwg Saved By: eios Save Time: 5/23/2024 7:25 AM



VICINITY MAP (NOT TO SCALE)

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF KAUFMAN §

BEING a 382,406 square foot or 8.779 acre tract of land, situated in the Ruth Peckum Survey, Abstract Number 374, in the Forney, County of Kaufman, Texas, being all of Lots 2, 3 and 4, Block 1 of Rahman-Khanam Addition, an Addition to Kaufman County, Texas, recorded in Cabinet 4, Slide 264, Plat Records, Kaufman County, Texas, and being part of a tract of land described in a Warranty Deed to Bengal Forney Plaza, LLC, recorded in Volume 7962, Page 350, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found (Controlling Monument) at the East corner of said Lot 4, Block 1, same being in the Northwesterly right of way line of FM 548, a 100 foot right-of-way, said point being the South corner of a tract of land, described in a Deed to Thomas E. Bentley, Belinda S. Bentley, John J. Bentley and Marjorie E. Bentley, recorded in Volume 2467, Page 539, Deed Records, Kaufman County, Texas (D.R.K.C.T.);

**THENCE** South 43 degrees 49 minutes 10 seconds West, with the common line between said Lots 2-4, Block 1, and the Northwesterly right of way line of said FM 548, a distance of 36.00 feet to a 1/2 inch iron rod with yellow cap found for a corner of said Lot 2, from which a 1/2 inch iron rod found (Controlling Monument) for the South corner of Lot 1, Block 1, said Rahman-Khanam Addition and the East corner of a tract of land described in a Deed to TJT Investment Trust, recorded in Volume 7857, Page 30, (O.P.R.K.C.T.) bears South 43 degrees 49 minutes 10 seconds West, a distance of 267.85 feet;

**THENCE** North 45 degrees 25 minutes 44 seconds West, with the common line between said Lots 1 and 2, a distance of 200.00 feet to a 1/2 inch iron rod with yellow cap found for an ell corner of said Lot 2;

**THENCE** South 43 degrees 48 minutes 37 seconds West, with the common line between said Lots 1 and 2, a distance of 267.84 feet to a 1/2 inch iron rod with yellow cap found at the South corner of said Lot 2, same being the West corner of said Lot 2, said point being in the Northeasterly line of said TJT Investment Trust tract;

**THENCE** North 45 degrees 25 minutes 39 seconds West, with the common line between said Lots 2, 3 and 4, and said TJT Investment Trust tract, a distance of 1,236.19 feet to a 3/8 inch iron rod found for the West corner of said Lot 4, same being the North corner of said TJT Investment Trust tract, and being in the Easterly line of a tract of land described in a Deed to Marcus Sean Elliott and Sherry Denise Elliott, recorded in Volume 6871, Page 55, (O.P.R.K.C.T.);

**THENCE** North 42 degrees 37 minutes 54 seconds East, with the common line between said Lot 4, and said Marcus Sean Elliott and Sherry Denise Elliott tract, a distance of 23.39 feet to a 3/8 inch iron pipe found for the South corner of a tract of land described in a Deed to W.E. Richardson and Myra Richardson, recorded in Volume 682, Page 368, (D.R.K.C.T.);

**THENCE** North 44 degrees 31 minutes 33 seconds East, with the common line between said Lot 4, and said W.E. Richardson and Myra Richardson tract, a distance of 280.41 feet to a 3/8 inch iron pipe found for the North corner of said Lot 4, same being the West corner of said Thomas E. Bentley, Belinda S. Bentley, John J. Bentley and Marjorie E. Bentley tract;

**THENCE** South 45 degrees 25 minutes 44 seconds East, with the common line between said Lot 4, and said Thomas E. Bentley, Belinda S. Bentley, John J. Bentley and Marjorie E. Bentley tract, a distance of 1433.17 feet to the **POINT OF BEGINNING**, containing 382,406 square feet or 8.779 acres of land more or less.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_ 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00014077 (TXDOT scale factor)
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to adjust the lot lines of 3 platted lots.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- All Buildings to remain.
- Topographic survey provided by others.

LEGEND

- C.M. CONTROLLING MONUMENT
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS
- D.R.K.C.T. DEED RECORDS OF KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- IRFYC 1/2" IRON ROD WITH YELLOW CAP STAMPED 5129 CCG INC FOUND
- WF— WROUGHT IRON FENCE
- OHP— OVERHEAD POWER LINE
- X-X- BARWIRE FENCE
- O—O— CHAIN LINK FENCE
- W— WOOD FENCE
- WM WATER METER
- EB ELECTRIC BOX
- UP UTILITY POLE
- IRS 1/2" IRON ROD SET WITH ORANGE CAP "ARA 6671"

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bengal Forney Plaza, LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **RAHMAN-KHANAM ADDITION 2**, an addition to Kaufman County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane 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. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility 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 the \_\_\_\_ day of \_\_\_\_\_ 2024.

Faizur Rahman  
Bengal Forney Plaza, LLC  
Owner

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 Engineers and Land Surveyors, 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, Section 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 \_\_\_\_\_, 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez  
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_ 2024.

Notary Public in and for the State of Texas

OWNER:  
BENGAL FORNEY PLAZA, LLC  
16401 FM 548  
FORNEY, TX 75126

SURVEYOR  
**ARA SURVEYING**  
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL:(972) 946-4172  
TBPELS NO. 10194713  
ANEL RODRIGUEZ, RPLS  
arodriguez@arasurveying.com

PRELIMINARY PLAT  
**RAHMAN-KHANAM ADDITION 2**  
LOTS 2R, 3R AND 4R, BLOCK 1

A REPLAT OF LOTS 2, 3 AND 4, BLOCK 1 RAHMAN-KHANAM ADDITION

8.779 ACRES SITUATED IN THE  
RUTH PECKUM SURVEY, ABSTRACT NO. 374  
CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS  
CITY PLAN FILE: S234-134