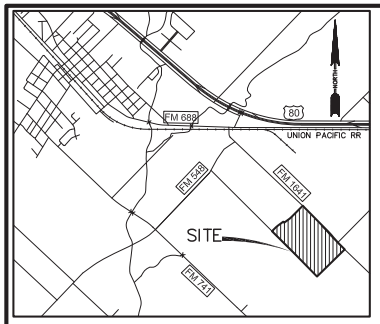
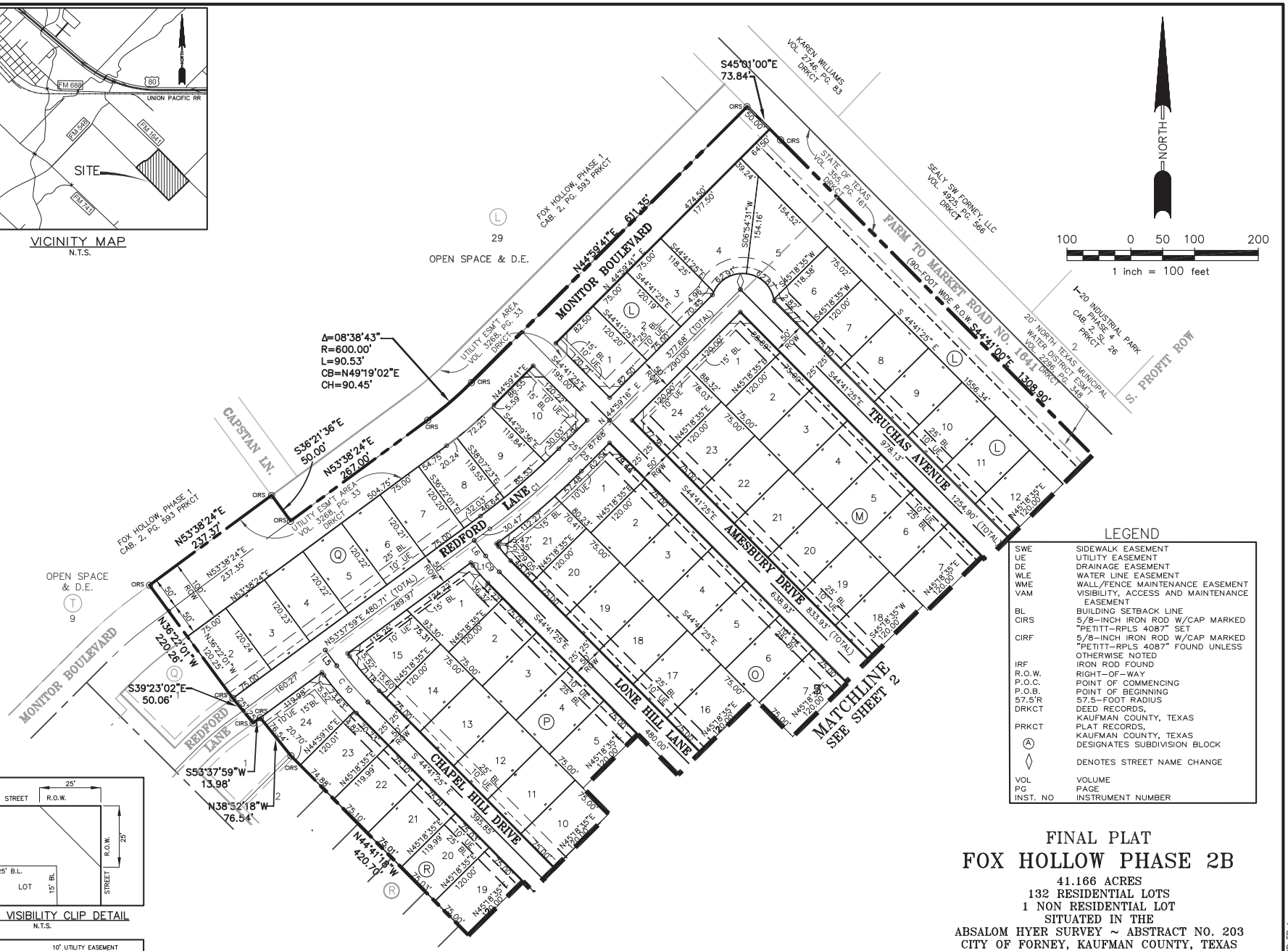
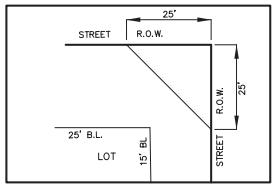
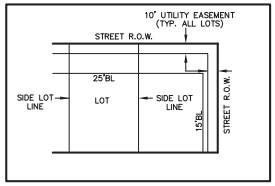


VICINITY MAP
N.T.S.





TYPICAL VISIBILITY CLIP DETAIL
N.T.S.



TYPICAL LOT EASEMENT DETAIL
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°22'01"E	5.35'
L2	N36°22'01"W	5.35'
L3	N53°37'59"E	28.52'
L4	N53°37'59"E	53.52'
L5	N36°22'01"W	30.52'
L6	N36°22'01"W	30.35'
L7	N38°51'37"W	37.51'

LEGEND

SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL/FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
DRKCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
Ⓐ	DESIGNATES SUBDIVISION BLOCK
◊	DENOTES STREET NAME CHANGE
VOL	VOLUME
PG	PAGE
INST. NO	INSTRUMENT NUMBER

FINAL PLAT
FOX HOLLOW PHASE 2B

41.166 ACRES
132 RESIDENTIAL LOTS
1 NON RESIDENTIAL LOT
SITUATED IN THE
ABSALOM HYER SURVEY ~ ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

OWNER: BLERIOT FORNEY #1, LTD.
12160 ABRAMS ROAD, SUITE 509
DALLAS, TX 75243
PHONE (972) 979-8477

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DATE: MARCH 2020
SCALE: 1"= 100'
JOB NO. 1800502B

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LEGEND

SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
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CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
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IRF	IRON ROD FOUND
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VICINITY MAP
N.T.S.

TYPICAL VISIBILITY CLIP DETAIL

TYPICAL LOT EASEMENT DETAIL
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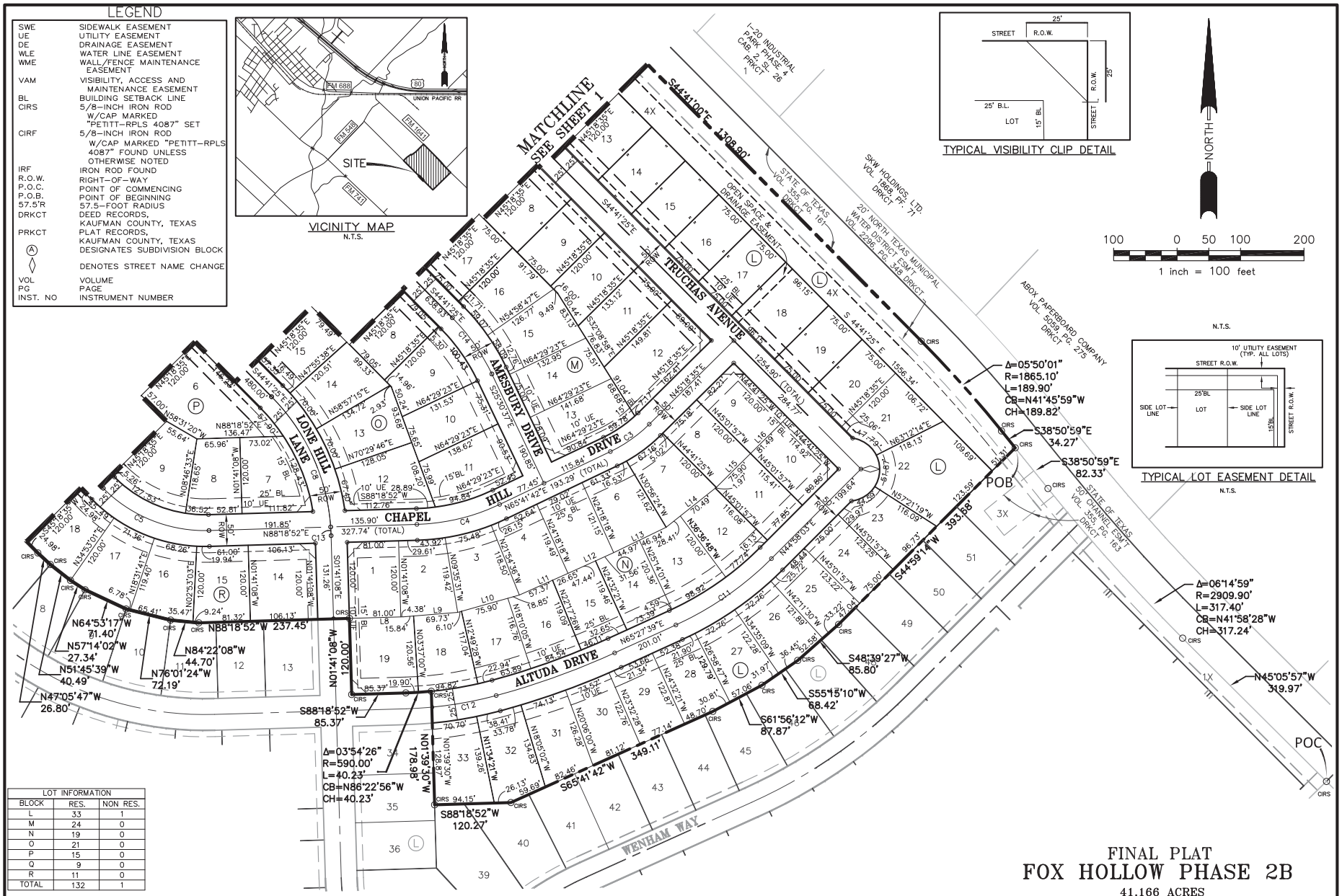

LOT INFORMATION		
BLOCK	RES.	NON RES.
L	33	1
M	24	0
N	19	0
O	21	0
P	15	0
Q	9	0
R	11	0
TOTAL	132	1

CURVE TABLE					
NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N49°18'37"E	119.84	8°38'43"	795.00'	119.96'
C2	N89°51'05"W	28.36	90°19'19"	20.00'	31.53'
C3	N55°30'08"E	79.63	20°23'07"	225.00'	80.05'
C4	N77°00'17"E	127.47	22°37'10"	325.00'	128.30'
C5	S68°11'16"E	179.42	46°59'43"	225.00'	184.55'
C6	S40°31'43"E	74.75	8°19'24"	515.00'	74.81'
C7	S40°31'43"E	32.66	8°19'24"	225.00'	32.69'
C8	N24°23'59"W	225.41	40°34'52"	325.00'	230.19'
C9	N02°53'50"W	13.75	2°25'25"	325.00'	13.75'
C10	N35°06'01"W	108.29	19°10'48"	325.00'	108.79'
C11	N55°12'51"E	183.22	20°29'36"	515.00'	184.20'
C12	N75°00'51"E	204.14	19°06'24"	615.00'	205.13'
C13	N00°08'28"E	28.20	89°39'28"	20.00'	31.30'
C14	N52°44'52"E	20.24	01°47'04"	650.00'	20.24'
C15	N48°40'17"E	72.21	06°22'06"	650.00'	72.25'
C16	N45°14'28"E	5.59	02°29'33"	650.00'	5.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°22'01"E	5.35'
L2	N36°22'01"W	5.35'
L3	N53°37'59"E	28.52'
L4	N53°37'59"E	53.52'
L5	N36°22'01"W	30.52'
L6	N36°22'01"W	30.35'
L7	N38°51'37"W	37.51'
L8	N88°18'52"E	85.38'
L9	N85°19'17"E	85.57'
L10	N74°14'57"E	100.85'
L11	N65°58'30"E	84.02'
L12	N65°41'42"E	79.00'
L13	N64°06'59"E	91.91'
L14	N51°28'30"E	100.87'
L15	N45°18'35"E	75.90'
L16	N45°18'35"E	81.49'

FINAL PLAT
FOX HOLLOW PHASE 2B

41.166 ACRES
132 RESIDENTIAL LOTS
1 NON RESIDENTIAL LOT
SITUATED IN THE
ABSALOM HYER SURVEY ~ ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

OWNER: BLERIOT FORNEY #1, LTD.
12160 ABRAMS ROAD, SUITE 509
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DATE: MARCH 2020
SCALE: 1"= 100'
JOB NO. 1800502B

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Mar 20, 2020 - 11:12am
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STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS Bleriot Forney #1, LTD. is the owner of that certain tract or parcel of land situated in the Absalom Hyer Survey, Abstract No. 203 in the City of Forney, Kaufman County, Texas, and being all of that certain tract of land described as Tract 2, and part of that certain Tract of Land described as Tract 1 in deed to MCA–Forney Holdings, LTD., recorded in Volume 2783, Page 269 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

COMMENCING at a 5/8–inch iron rod with cap marked "PETITT RPLS 4087" found on the southwesterly right–of–way line of Farm to Market Road No. 1641 (called 90 foot right–of–way), from which a 5/8–inch iron rod found bears North 80°37'13" East, a distance of 0.92 feet, and being the south corner of that certain tract of land described in Right–of–Way deed to the State of Texas recorded in Volume 355, Page 161, DRKCT, said set iron rod also being located at the north corner of Lot 1R, Block A, of the F.I.S.D. – F.M. 1641 Addition, an addition to the City of Forney according to Replat recorded in Cabinet 3, Page 205 of the Plat Records of Kaufman County, Texas (PRKCT);

THENCE with the southwesterly right–of–way line of said Farm to Market Road No. 1641, the following courses to 5/8–inch iron rods with cap marked "PETITT RPLS 4087" found for corner:

North 45°05'57" West, a distance of 319.97 feet, said iron rod being located at the beginning of a tangent curve to the right;

Northwesterly with said curve which has a central angle of 06°14'59", a radius of 2909.90 feet, a chord that bears North 41°58'28" West, a distance of 317.24 feet, for an arc distance of 317.40 feet to the end of said curve;

North 38°50'59" West, a distance of 82.33 feet, said iron rod being the POINT OF BEGINNING;

THENCE departing the southwesterly right–of–way line of said Farm to Market Road No. 1641, over and across said MCA–Forney Holdings, LTD tract the following courses to 5/8–inch iron rods with cap marked "PETITT RPLS 4087" found for corner:

South 44°59'14" West a distance of 393.68 feet;

South 48°39'27" West, a distance of 85.80 feet;

South 55°15'10" West, a distance of 68.42 feet;

South 61°56'12" West, a distance of 87.87 feet;

South 65°41'42" West, a distance of 349.11 feet;

South 88°18'52" West, a distance of 120.27 feet;

North 01°39'30" West, a distance of 178.98 feet;

Southwesterly with said tangent curve to the left which has a central angle of 03°55'26", a radius of 590.00 feet, a chord that bears South 86°22'27" West, a distance of 40.40 feet, for an arc distance of 40.41 feet to the end of said curve;

South 88°18'52" West, a distance of 85.20 feet;

North 01°41'08" West, a distance of 120.00 feet;

South 88°18'52" West, a distance of 237.45 feet;

North 84°22'08" West, a distance of 44.70 feet;

North 76°01'24" West, a distance of 72.19 feet;

North 64°53'17" West, a distance of 71.40 feet;

North 57°14'02" West, a distance of 27.34 feet;

North 51°45'39" West, a distance of 40.49 feet;

North 47°05'47" West, a distance of 26.80 feet;

North 44°41'18" West, a distance of 420.70 feet;

North 38°52'18" West, a distance of 76.54 feet;

South 53°37'59" West, a distance of 13.98 feet;

North 39°23'02" West, a distance of 50.06 feet;

North 36°22'01" West, a distance of 220.26 feet to said iron rod bieng in the southeasterly line of Lot 9, Block T, according to the Final Plat of Fox Hollow Phase 1, an addition to the City of Forney recorded in Cabinet 2, Page 593, PRKCT;

THENCE North 53°38'24" West, a distance of 237.77 feet with the southeasterly line of said Lot 9, Block T, to a 5/8–inch iron rod with cap marked "PETITT RPLS 4087" found in the southwesterly right–of–way line of Capstan Lane (called 50–foot right–of–way), according to said Final Plat of Fox Hollow Phase 1 and being the easternmost corner of said Lot 9, Block T;

THENCE South 36°21'36" East, with said southwesterly right–of–way line of Capstan Lane, a distance of 50.00 feet to a 5/8–inch iron rod with cap marked "PETITT RPLS 4087" found for corner on the southeasterly right–of–way line of Monitor Boulevard (called 50–foot wide), according to said Final Plat of Fox Hollow Phase 1;

THENCE with the southeasterly right–of–way line of said Monitor Boulevard, the following courses to 5/8–inch iron rods with caps marked "PETITT RPLS 4087" found for corner:

North 53°38'24" East, a distance of 267.00 feet, said iron rod being located at the beginning of a tangent curve to the left;

Northeasterly with said tangent curve to the left which has a central angle of 08°38'43", a radius of 600.00 feet, a chord that bears North 49°19'02" East, a distance of 90.44 feet, for an arc distance of 90.53 feet to the end of said curve;

And North 44°59'41" East, a distance of 611.35 feet, said iron rod being located at the intersection of said southeasterly right–of–way line of Monitor Boulevard, and the southwesterly right–of–way line of said Farm to Market Road No. 1641;

THENCE with said southwesterly right–of–way line of Farm to Market Road No. 1641, the following courses to 5/8–inch iron rods with cap marked "PETITT RPLS 4087" found for corner:

South 45°01'00" East, a distance of 73.84 feet;

South 44°41'00" East, a distance of 1308.90 feet, said iron rod being located at the beginning of a tangent curve to the right;

Southeasterly with said tangent curve to the right which has a central angle of 05°50'01", a radius of 1865.10 feet, a chord that bears South 41°45'59" East, a distance of 189.82 feet, for an arc distance of 189.90 feet to the end of said curve;

South 38°50'59" East, a distance of 34.27 feet, said iron rod being located at the beginning of a tangent curve to the left to the POINT OF BEGINNING of herein described tract containing 41.166 acres of land, more or less.

Now, therefore, know all men by these presents:

That Bleriot Forney #1, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as FOX HOLLOW – PHASE 2A, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, alleys and public use areas shown hereon. the streets are dedicated in fee simple for street purposes. the easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on the plat. no buildings, trees, fences, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape 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 utility, 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 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 of procuring permission from anyone.

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

Witness, my hand, this the _____ day of _____, 2020.

BLERIOT FORNEY #1, LTD.

BY: Bleriot Forney #1, Ltd.
Its General Partner

By: _____
Jim Bell

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jim Bell of Bleriot Forney #1, Ltd., known to me to be the person and officer 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.

Given under my hand and seal of office, this _____ day of _____, 2020.

_____

Notary Public in and for the State of Texas.

My Commission expires: _____

NOTES:

1. 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 WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

2. SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAPS FOR KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48257C0155D, EFFECTIVE DATE JULY 3, 2012, FLOODPLAIN LINES PLOTTED HEREON ARE GRAPHICALLY SHOWN ACCORDING TO THIS MAP.

3. LOTS WITH "X" DESIGNATION ARE NON–RESIDENTIAL LOTS.

4. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED SOUTHWEST LINE OF THE VILLAGES OF FOX HOLLOW – PHASE 4, ACCORDING TO THE FINAL PLAT RECORDED IN CABINET 3, PAGE 34, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS (N44°57'39"W).

5. PERIMETER BOUNDARY CORNERS ARE 5/8–INCH IRON RODS WITH CAPS MARKED "PETITT–RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8–INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

OWNER: BLERIOT FORNEY #1, LTD.
12160 ABRAMS ROAD, SUITE 509
DALLAS, TX 75243
PHONE (972) 979–8477

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Mark Whitkanack, do hereby certify that this plat was prepared from an actual survey made on the ground of the land described herein, and the corner monuments shown hereon as set were properly found or placed under my personal supervision in accordance with the subdivision ordinances for the City of Forney.

"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."

_____

James Mark Whitkanack

Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

_____

Notary Public in and for the State of Texas.

My commission expires: _____

Final Plat
Approved by The City of Forney for filing at the office of the County Clerk of Kaufman County, Texas.
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

FINAL PLAT
FOX HOLLOW PHASE 2B

41.166 ACRES
133 RESIDENTIAL LOTS
1 NON RESIDENTIAL LOT
SITUATED IN THE
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PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

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