

LOT INFORMATION

BLOCK	RES.	NON RES.
L	32	1
M	23	0
N	19	0
O	15	0
P	15	0
Q	9	0
R	11	0
TOTAL	130	1

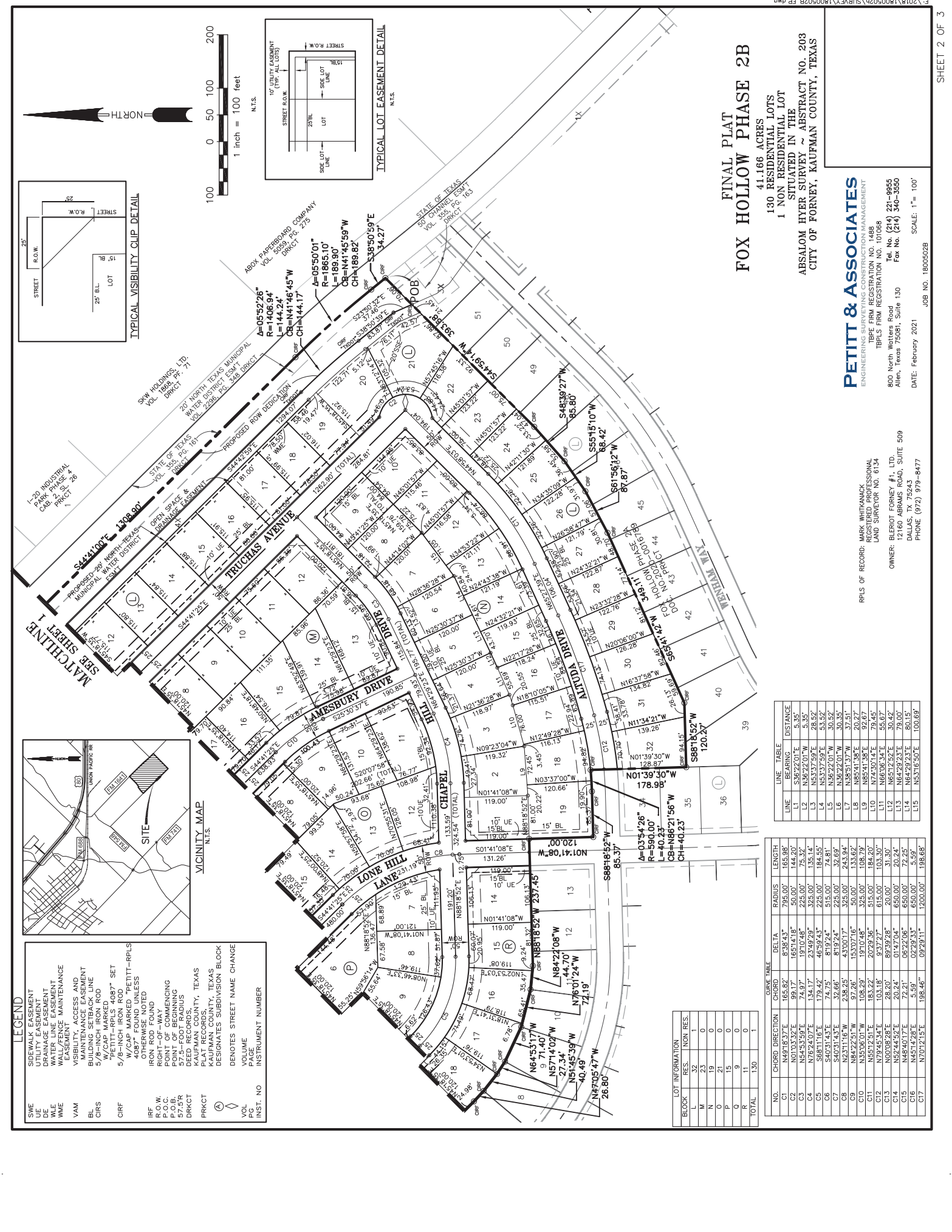
CHORD TABLE

NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N01°18'37"E	165.92'	8°38'43"	795.00'	165.98'
C2	N01°03'32"E	99.17'	16°51'41"	500.00'	144.20'
C3	N54°53'59"E	74.97'	19°10'48"	225.00'	75.37'
C4	N76°24'07"E	134.17'	23°49'29"	325.00'	135.14'
C5	S68°11'16"E	179.42'	46°59'43"	225.00'	184.55'
C6	S40°31'43"E	87.75'	81°29'24"	515.00'	74.81'
C7	N84°22'51"W	238.95'	43°00'17"	525.00'	243.94'
C8	N84°22'51"W	97.26'	153°07'16"	133.62'	133.62'
C9	N52°06'01"W	108.29'	19°10'48"	325.00'	108.79'
C10	N52°06'01"W	183.22'	20°29'36"	515.00'	184.20'
C11	N79°45'34"E	103.18'	8°37'27"	615.00'	103.30'
C12	N00°02'28"E	26.20'	89°59'28"	20.00'	31.30'
C13	N52°44'52"E	20.24'	01°37'04"	650.00'	20.24'
C14	N45°12'21"E	5.50'	02°29'33"	850.00'	5.50'
C15	N45°12'21"E	198.46'	02°29'33"	1200.00'	198.68'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°22'01"E	5.35'
L2	N36°22'01"W	5.35'
L3	N63°37'59"E	28.52'
L4	N63°37'59"E	53.52'
L5	N36°22'01"W	30.52'
L6	N36°22'01"W	30.35'
L7	N36°51'37"W	37.51'
L8	N88°41'38"E	62.67'
L9	N74°30'14"E	79.45'
L10	N66°08'34"E	55.67'
L11	N65°12'52"E	30.42'
L12	N64°29'23"E	79.00'
L13	N64°29'23"E	80.15'
L14	N64°29'23"E	80.15'
L15	N63°16'50"E	100.69'

PLS OF RECORD: MARK WHITKACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134
OWNER: BLETCH FORTNEY #1, LTD.
12160 ABRAMS ROAD, SUITE 509
DALLAS, TX 75243
PHONE (972) 979-8477



FINAL PLAT FOX HOLLOW PHASE 2B

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

PETTIT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
TPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
800 North Waters Road
Allen, Texas 75081, Suite 130
Tel. No. (214) 221-9855
Fax No. (214) 340-3550
DATE: February 2021
SCALE: 1" = 100'

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:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found the north corner of Fox Hollow Phase 2A on an addition to the City of Forney according to the Final Plat thereof recorded in Cabinet 3, Page 608, PRKCT and being on the southwestern right-of-way line of Farm to Market Road No. 1641;

THENCE departing the southwestern right-of-way line of said Farm to Market Road No. 1641, with the northerly line of said Fox Hollow Phase 2A 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 346.11 feet;

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

North 01°39'30" West, a distance of 178.98 feet to the beginning of a non-tangent curve to the right;

Southwesterly with said curve which has a central angle of 03°54'26", a radius of 590.00 feet, a chord that bears South 86°21'56" West, a distance of 40.23 feet, for an arc distance of 40.23 feet to the end of said curve;

North 01°41'08" West, a distance of 85.37 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°11'18" 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 30.06 feet;

North 36°22'01" West, a distance of 220.26 feet to a point 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 southeasterly right-of-way line of Copston 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 southwestern right-of-way line of Copston 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 to the beginning of a tangent curve to the left;

Northwesterly with said curve 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 90.45 feet, for an arc distance of 90.53 feet to the end of said curve;

North 44°59'41" East, a distance of 611.35 feet to the intersection of the southeasterly right-of-way line of said Monitor Boulevard and the southwestern right-of-way line of said Farm to Market Road No. 1641;

THENCE with said southwestern 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 to the beginning of a tangent curve to the right;

Southwesterly with said curve 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 to 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 officers, directors, and agents, in and to the City of Forney, Texas, 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, fences, sheds, sheds or other improvements or other structures shall be erected, placed, maintained or used on the premises 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, sheds, sheds or other structures which are located on the premises shown, in order to conform 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, paroling, maintaining, reading meters, and adding to or removing all or parts of the same 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 _____, 2021.

BLERIO FORNEY #1, LTD.

BY: SAND DESTIN, LLC, ITS GENERAL PARTNER

By: _____

GARY REDWINE, MANAGER

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 Gary Redwine 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 _____, 2021.

Notary Public in and for the State of Texas.

My Commission expires: _____

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.

CAUTION: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

James Mark Whitkanack
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF COLLIN §

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 _____, 2021.

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:
City of Forney, Texas

Signature of Chairman _____ Date _____
Approved by: _____ City Council _____ Date _____
City of Forney, Texas

Signature of Mayor _____ Date _____
Attest: _____ Date _____
City Secretary _____ Date _____

FINAL PLAT FOX HOLLOW PHASE 2B

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130 RESIDENTIAL LOTS
1 NON RESIDENTIAL LOT
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800 North Waters Road
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