

LEGEND:

P.O.B. = POINT OF BEGINNING  
 TRC = TRINTY VALLEY ELECTRIC COOPERATIVE, INC.  
 MINFE = MINIMUM FINISHED FLOOR ELEVATION  
 D.R.C.T. = DEED RECORDS OF KAUFMAN COUNTY, TEXAS  
 P.R.C.T. = PLAT RECORDS OF KAUFMAN COUNTY, TEXAS  
 DE = DRAINAGE EASEMENT (BY THIS PLAT)  
 UE = UTILITY EASEMENT (BY THIS PLAT)  
 WE = WATER EASEMENT (BY THIS PLAT)  
 ◆ = STREET NAME CHANGE

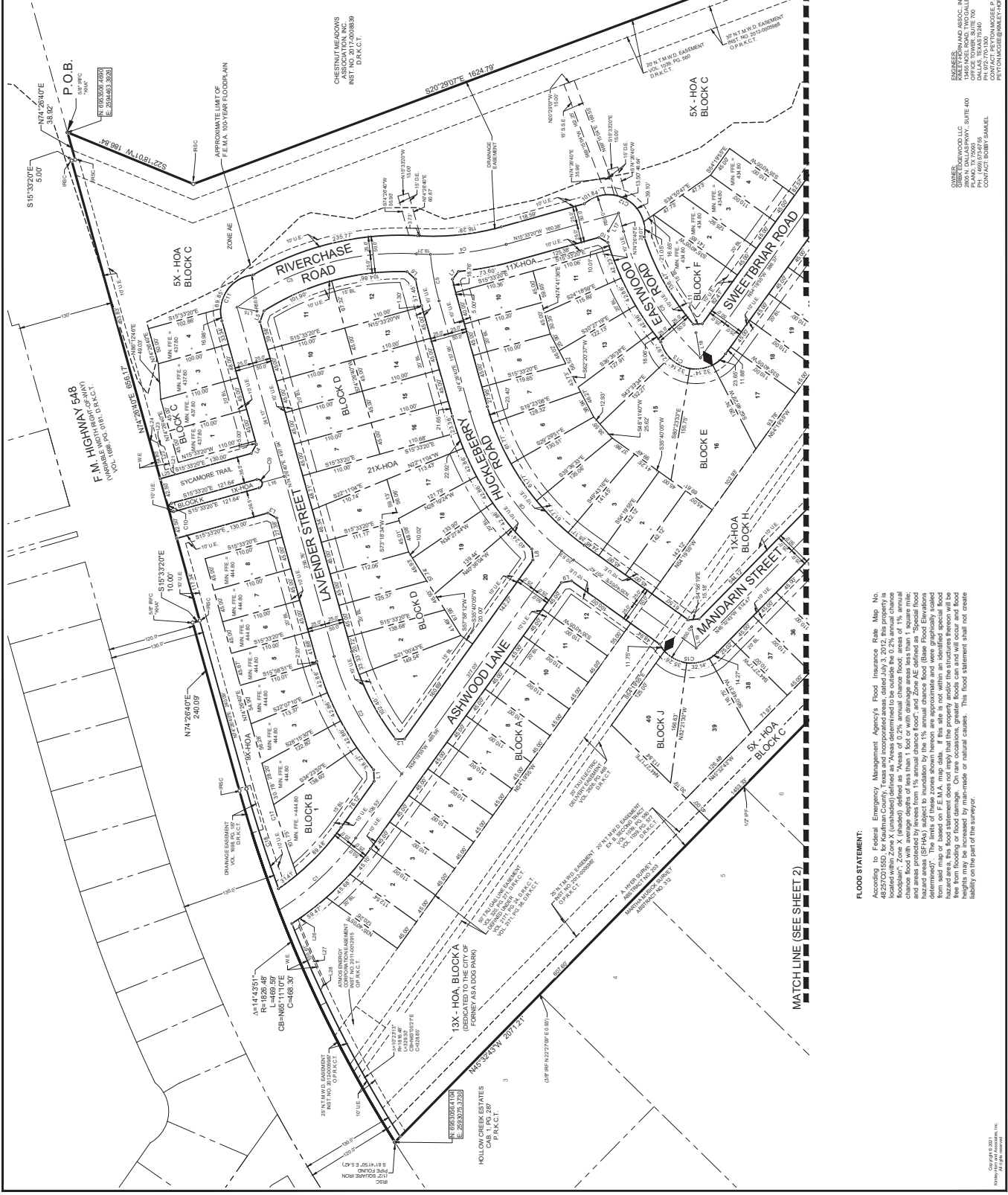
NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (CZ2).  
 NPTCS, Survey 1864-61, dated 10/11/83, by City of Forney, Texas, is a subdivision of City extension and State law, and is subject to fees and/or withholding of data and building permits.  
 The coordinates shown herein are grid values based on the Texas Coordinate System of 1983, North Central Zone (CZ2), North American Datum of 1983. The combined scale factor is 1.00011112.  
 Lot 13X-HOA, Block A is dedicated to the City of Forney for use as a dog park.

**FINAL PLAT**  
**OAK CREEK**  
**LOTS 1-13, BLOCK A**  
**117 RESIDENTIAL LOTS AND 6 OPEN SPACES**  
**BEING 38.7715 ACRES SITUATED IN THE**  
**A. HYER SURVEY, ABSTRACT NO. 203**  
**CITY OF FORNEY, KAUFMAN COUNTY, TEXAS**

15485 North Road, Two Gulches Limited  
 P.O. Box 9727, Dallas, TX 75220  
 Tel. 972.335.1300  
 Fax. 972.335.1301

OWNER	FORNEY, TEXAS
OWNER'S ADDRESS	1335 N. GILBERT, SUITE 400, FORNEY, TX 75045
OWNER'S PHONE	PH 972.770.1000
OWNER'S FAX	PH 972.770.1000
CONTACT	BOBBY SAMUEL
PREPARED BY	KIMLEY-HORN
DATE	JUN. 2021
SCALE	1" = 6'
DATE	JUN. 2021
PROJECT NO.	06269406
SHEET	1 OF 3



**FLOOD STATEMENT:**

As shown on Flood Hazard Management Agency's Flood Insurance Rate Map No. 482270100, for Kaufman County, Texas and incorporated areas, dated July 3, 2012, the areas located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain," Zone X (shaded) defined as "Areas of 0.2% annual chance flood areas of 1% annual and areas protected by levees from 1% annual chance flood," and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations from said map or based on F.E.M.A. map data. 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 flooded by a flood of greater depth than that shown on the map." Flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



NO.	BEARING	LENGTH	AREA	PERIMETER	CHORD
C1	271°18'17"	15.20'	315.00'	541.00'	463.00'
C2	284°23'37"	32.00'	383.84'	567.02327W	383.37'
C3	40°25'58"	32.00'	26.99'	110.23359W	27.92'
C4	14°02'55"	14.34'	1.94'	5.91145W	1.94'
C5	19°01'17"	15.00'	2.82'	8.0724420W	2.82'
C6	18°40'52"	32.00'	26.99'	58.02327W	24.89'
C7	8°47'27"	76.00'	707.35'	584.67875E	507.24'
C8	107°00'00"	6.00'	18.80'	147.24045E	13.00'
C9	107°00'00"	6.00'	18.80'	67.75494W	13.00'
C10	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C11	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C12	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C13	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C14	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C15	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C16	107°00'00"	6.00'	18.80'	107.04924W	13.00'
C17	4°30'17"	178.64'	162.53'	1677.19107E	162.50'
C18	4°30'17"	178.64'	162.53'	1677.19107E	162.50'

NO.	BEARING	LENGTH	AREA	PERIMETER	CHORD
L1	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L2	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L3	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L4	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L5	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L6	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L7	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L8	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L9	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L10	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L11	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L12	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L13	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L14	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L15	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L16	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L17	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L18	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L19	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L20	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L21	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L22	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L23	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L24	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L25	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L26	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L27	N07°32'27W	12.20'	1.50'	12.20'	12.20'
L28	N07°32'27W	12.20'	1.50'	12.20'	12.20'

**LEGEND:**  
 POB = POINT OF BEGINNING  
 TWC = TRINITY VALLEY ELECTRIC COOPERATIVE, INC.  
 TWC RECORDS ARE KEPT AT 1305 N. CENTRAL STREET, SUITE 200, DALLAS, TEXAS 75201  
 D.R.A.C.T. = DEED RECORDS OF KAUFMAN COUNTY, TEXAS  
 P.R.A.C.T. = PLAT RECORDS OF KAUFMAN COUNTY, TEXAS  
 D.E. = DRAINAGE EASEMENT (BY THIS PLAT)  
 S.E. = SANITARY SEWER EASEMENT (BY THIS PLAT)  
 U.E. = UTILITY EASEMENT (BY THIS PLAT)  
 ◆ = STREET NAME CHANGE

**NOTES:**  
 Basing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.  
 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 withdrawing of titles and building permits.  
 The coordinates shown hereon are not values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The combined scale factor is 1.000111892.  
 Lot 130A HOA, Block A is dedicated to the City of Ennis for use as a dog park.

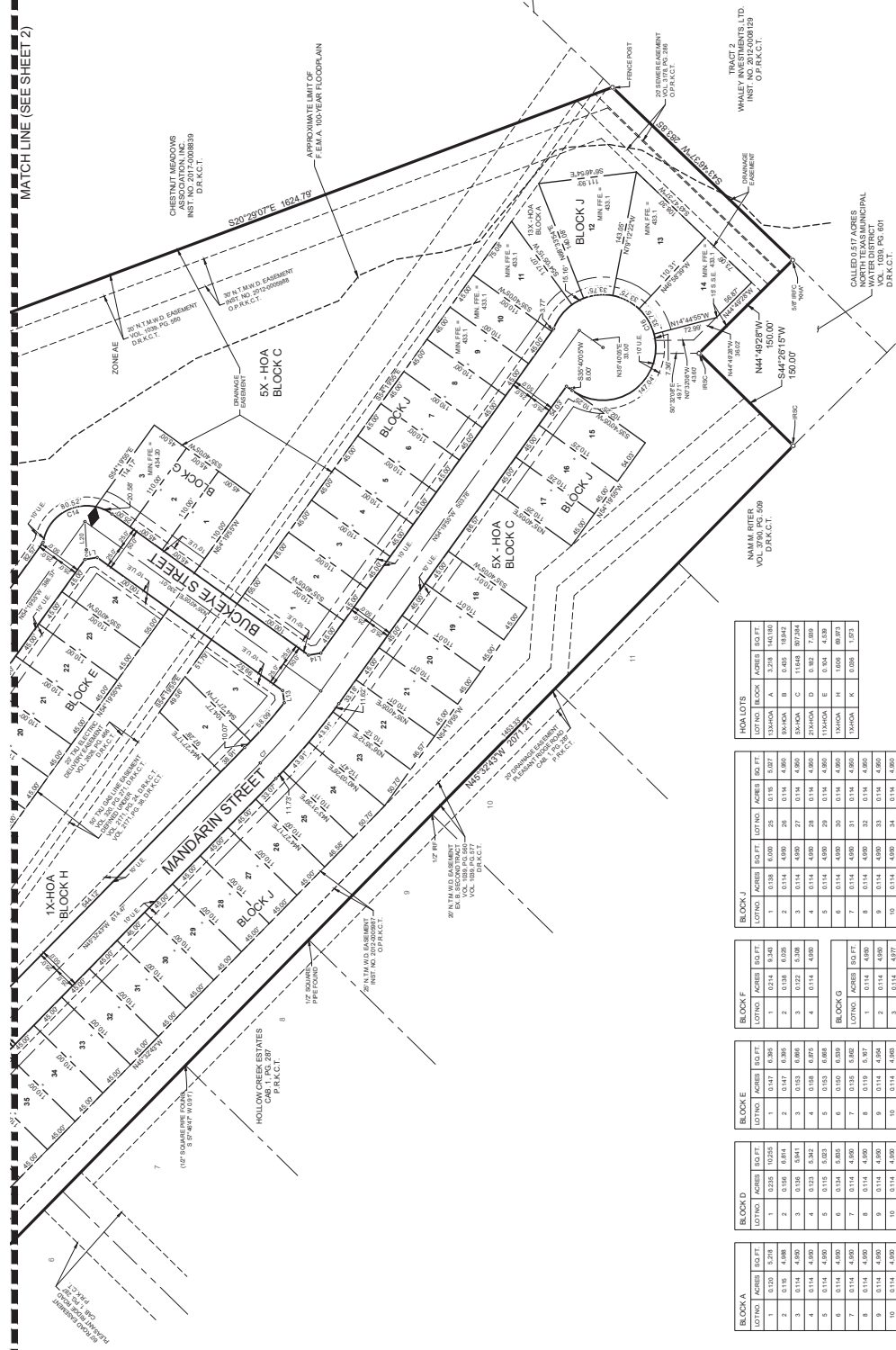
**FINAL PLAT**  
**OAK CREEK**  
**LOTS 1-13, BLOCK A**  
**117 RESIDENTIAL LOTS AND 6 OPEN SPACES**  
**BEING 38.7715 ACRES SITUATED IN THE**  
**A. HYER SURVEY, ABSTRACT NO. 203**  
**CITY OF FORNEY, KAUFMAN COUNTY, TEXAS**

**Kimley»Horn**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 13455 North Road, Two Creeks Plaza, Suite 100  
 Dallas, Texas 75244  
 Phone: 972.233.1200  
 Fax: 972.233.1202  
 Email: kimley@kimleyhorn.com  
 Website: www.kimleyhorn.com  
 Date: Jun 2021  
 Sheet No.: 7 OF 3

**OWNER:**  
 BORNAL DEVELOPMENT, L.P.  
 2800 N. DALLAS STREET, SUITE 400  
 PLANO, TX 75095  
 PH 972.770.1000  
 CONTACT: BOBBY SAMUEL

**MEMBER:**  
 KAUFMAN COUNTY ASSOCIATION OF REALTORS  
 OFFICE TOWER, SUITE 700  
 1305 N. CENTRAL STREET  
 DALLAS, TEXAS 75201  
 PH 972.770.1000  
 CONTACT: BOBBY SAMUEL

MATCH LINE (SEE SHEET 2)



HOA LOTS	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
130A HOA A	1	130A HOA A	2.711	140,140	1	0.138	6,000
130A HOA B	2	130A HOA B	6.452	354,842	2	0.114	4,900
130A HOA C	3	130A HOA C	11.648	627,384	3	0.122	5,300
130A HOA D	4	130A HOA D	8.362	453,788	4	0.114	4,900
130A HOA E	5	130A HOA E	9.504	515,328	5	0.114	4,900
130A HOA F	6	130A HOA F	10.646	576,872	6	0.114	4,900
130A HOA G	7	130A HOA G	11.788	638,416	7	0.114	4,900
130A HOA H	8	130A HOA H	12.930	699,960	8	0.114	4,900
130A HOA I	9	130A HOA I	14.072	761,504	9	0.114	4,900
130A HOA J	10	130A HOA J	15.214	823,048	10	0.114	4,900
130A HOA K	11	130A HOA K	16.356	884,592	11	0.114	4,900
130A HOA L	12	130A HOA L	17.498	946,136	12	0.114	4,900
130A HOA M	13	130A HOA M	18.640	1,007,680	13	0.114	4,900
130A HOA N	14	130A HOA N	19.782	1,069,224	14	0.114	4,900
130A HOA O	15	130A HOA O	20.924	1,130,768	15	0.114	4,900
130A HOA P	16	130A HOA P	22.066	1,192,312	16	0.114	4,900
130A HOA Q	17	130A HOA Q	23.208	1,253,856	17	0.114	4,900
130A HOA R	18	130A HOA R	24.350	1,315,400	18	0.114	4,900
130A HOA S	19	130A HOA S	25.492	1,376,944	19	0.114	4,900
130A HOA T	20	130A HOA T	26.634	1,438,488	20	0.114	4,900
130A HOA U	21	130A HOA U	27.776	1,499,032	21	0.114	4,900
130A HOA V	22	130A HOA V	28.918	1,559,576	22	0.114	4,900
130A HOA W	23	130A HOA W	30.060	1,620,120	23	0.114	4,900
130A HOA X	24	130A HOA X	31.202	1,680,664	24	0.114	4,900

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 Kimley»Horn, Inc.

**OWNER'S CERTIFICATE**  
**STATE OF TEXAS** §  
**COUNTY OF KAUFMAN**

WHEREAS GRBK EDGEWOOD LLC, is the owner of a tract of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas and being all of a 38.774 acre tract of land described in Special Warranty Deed to GRBK EDGEWOOD LLC, recorded in Instrument No. 2012-0089791 Official Public Records of Kaufman County, Texas and being more particularly described as follows:

**BEGINNING** at a 58' iron rod with plastic cap stamped "KIM" found in the southeast 8/16 of a 1/4 of E.M. 564 (a variable width right-of-way) at the northwest corner of a tract of land described in Special Warranty Deed to Chestnut Meadows Association, Inc., recorded in Instrument No. 2017-0088881 Official Public Records of Kaufman County, Texas;

**THENCE** departing said southeast 8/16 of a 1/4 of a 58' iron rod with plastic cap stamped "KIM" set for corner; South 22°18'01" West, a distance of 186.84 feet to a 5/8" iron rod with plastic cap stamped "KIM" set for corner; South 29°20'47" East, a distance of 182.79 feet to a 5/8" iron rod with plastic cap stamped "KIM" set for corner in the northwest 1/4 of said 1/4 section; thence following the northeast line of said 1/4 section to said Chestnut Meadows Association, Inc., tract;

**THENCE** with the northwest line of said Tract 2, South 43°46'37" West, a distance of 283.85 feet to a 5/8" iron rod with plastic cap stamped "KIM" found at the east corner of a 0.317 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1193, Page 661 (Civild Records of Kaufman County, Texas);

**THENCE** departing said northwest line and with the northeast line of said 0.317 acre tract; North 42°49'28" West, a distance of 125.63 feet to a 5/8" iron rod with plastic cap stamped "KIM" set for corner at the northeast corner of said 0.317 acre tract;

**THENCE** with the northwesterly line of said 0.317 acre tract; South 44°29'13" West, a distance of 150.00 feet to a 5/8" iron rod with plastic cap stamped "KIM" found at the northeast corner of said 0.317 acre tract;

**THENCE** in a northwesterly direction, with said curve to the right, an arc distance of 529.84 feet to a 5/8" iron rod with plastic cap stamped "KIM" found for corner; North 74°20'40" East, a distance of 240.09 feet to a 5/8" iron rod with plastic cap stamped "KIM" found for corner; North 12°33'20" East, a distance of 1,030 feet to a 5/8" iron rod with plastic cap stamped "KIM" set for corner; South 15°33'20" East, a distance of 5.05 feet to a 5/8" iron rod with plastic cap stamped "KIM" set for corner; North 74°20'40" East, a distance of 39.82 feet to the **POINT OF BEGINNING** and containing 33,7715 acres or 1,688,886 square feet of land.

Being system based on the Texas Coordinate System of 1983, North Central Zone (2025), North American Datum of 1983.

**OWNERS DEDICATION**  
**STATE OF TEXAS** §  
**COUNTY OF KAUFMAN**

THE GRBK EDGEWOOD LLC, solely trusts by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **OAK CREEK**, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that improvements or growths may also be used for the mutual use and accommodation of all public utilities existing to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to and kept removed from all parts of any building, fence, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the constitution, maintenance, or efficiency of their respective systems in maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessary at any time procuring permission from anyone.

THIS PLAT APPROVED SUBJECT TO ALL PENDING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORNEY, TEXAS.

By: \_\_\_\_\_  
GRBK EDGEWOOD LLC

**STATE OF TEXAS** §  
**COUNTY OF DALLAS**  
BEFORE ME, the undersigned, a Notary Public in and for said 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 executed the same for the purposes 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**FINAL PLAT**

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

**APPROVED** Planning and Zoning Commission, City of Forney, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

Printed Name \_\_\_\_\_



J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOCIATES, INC.  
13066 Preston Road, Suite 500  
Dallas, Texas 75240  
(972) 770-1300

**STATE OF TEXAS** §  
**COUNTY OF DALLAS**

BEFORE ME, the undersigned, authority on this day personally appeared J. Andy Dobbs, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this date, June 16, 2021.

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

Printed Name \_\_\_\_\_

**OWNERS DEDICATION**  
**STATE OF TEXAS** §  
**COUNTY OF KAUFMAN**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THE GRBK EDGEWOOD LLC, solely trusts by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **OAK CREEK**, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that improvements or growths may also be used for the mutual use and accommodation of all public utilities existing to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to and kept removed from all parts of any building, fence, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the constitution, maintenance, or efficiency of their respective systems in maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessary at any time procuring permission from anyone.

THIS PLAT APPROVED SUBJECT TO ALL PENDING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORNEY, TEXAS.

By: \_\_\_\_\_  
GRBK EDGEWOOD LLC

**STATE OF TEXAS** §  
**COUNTY OF DALLAS**  
BEFORE ME, the undersigned, a Notary Public in and for said 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 executed the same for the purposes 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**FINAL PLAT**

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

**APPROVED** Planning and Zoning Commission, City of Forney, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT**  
**OAK CREEK**  
**LOTS 1-13, BLOCK A**  
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**A. HYER SURVEY, ABSTRACT NO. 203**  
**CITY OF FORNEY, KAUFMAN COUNTY, TEXAS**



MEMBER: INTERNATIONAL ASSOCIATION OF LAND SURVEYORS  
15465 North Road, Two Cities, Texas 77381  
PLANO, TEXAS 75095  
PH: 972-770-1300  
FAX: 972-770-1330  
WWW.KIMLEY-HORN.COM  
PREYON@KIMLEY-HORN.COM

OWNER: GRBK EDGEWOOD LLC  
15465 North Road, Two Cities, Texas 77381  
PLANO, TX 75095  
PH: 972-770-1300  
FAX: 972-770-1330  
CONTACT: BOBBY SAMUEL

OWNER: GRBK EDGEWOOD LLC  
15465 North Road, Two Cities, Texas 77381  
PLANO, TX 75095  
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