

		9				
CURVE NO.	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	CHORD (FT)	CHORD
5	190.00	64.41	19° 25'23"	32.52	64.10	S 34°20'36" W
C2	489.98	480.19		261.36	461.21	S 16°01'31" E
C3	420.00	5.16	0° 42'12"	2.58	5.16	N 59° 12'49" E
C4	480.00	116.14	13*51'46"	58.35	115.85	N 52*38'03" E
C5	695.00	517.62	42° 40'22"	271.48	505.74	N 67*02'21" E
93	530.00	359.9	38* 54'27"	187.2	353.03	N 68*55'19" E

П	_													_		
ш	DISTANCE (FT.	1493.81	199.82	30.46	110.00	528.26	38.07	56.10	270.23	20.00	325.07	170.00	7.27	110.00	2074.16	313.03
BOUNDARY LINE TABLE	BEARING	S 45°56'43" E	S 44°04'02" W	S 45°55'58" E	S 44°04'02" W	N 45° 55'58" W	N 84° 34'27" W	S 44°03'17" W	N 72°53'00" W	S 16°58'54" W	S 45°55'58" E	S 44°04'02" W	S 45°55'58" E	S 44°04'02" W	N 45°55'58" W	N 88°22'37" F
BOU	LINE NO.	11	۲3	L3	L4	L5	97	۲٦	87	67	10	L11	L12	L13	L14	15
	_		Τ.	Τ.					_							

		N.	INTERIOR CURVE TABLE	/E TABLE			Z	INTERIOR LINE TABLE	
H	1 0110 1	١.	AT: T4	TABIOTALT	00010	00017	LINE NO.	BEARING	DISTANCE
(FT) (FT)	(FT)		VEL I A	(FT)	(FT)	BEARING	L16	S 84° 34'27" E	21.35
749.08 277.89	277.89	Г	21° 15'20"	140.56	276.30	N 56° 19'47" F	L17	S 84° 34'27" E	30.2
t	117 50	L	26* 57:02"	50 01	116. 5.1	C 50* 24.20" F	L18	S 84° 34'27" E	12.05
+		, [,	10 00 01			1 100 100 10	L19	S 84° 34'27" E	20.20
1	40.2	۰Ī	12- 23.04	20.20	40.10	N 01-44-49" E	۲50	S 84° 34'27" E	15.43
150.00 10.62	9.01	2	04*03'22"	5.31	10.62	N 57*24'41" E	121	84° 34'27"	29.30
345.00 145.96	145.9	96	24°14'28"	74.09	144.88	S 31°56'03" W	L22	S 84° 34'27" E	7.19
600.00 942.35	942.3	52	89*59'16"	599.87	848.44	S 00*56'21" E	L23	S 44°04'02" W	13.06
250.00 238.90	238.5	٥	54° 45'03"	129.45	229.91	S 73°18'30" E	L24	S 80°07'40" W	5.8
55.00 61.05	61.0	2	63* 35:35"	34.10	57.96	S 36*53'26" W	L25	N 84° 34'27" W	88.10
		l					L26	N 45°56'43" W	1016.17
							L27	S 57°07'13" W	378.87
							L28	S 84°56'16" W	407.56
							L29	S 44°04'02" W	204.38
							L30	N 84°54'22" W	15.92
							L31	S 44°04'02" W	125.39
							L32	N 45°55'58" W	50.00
							L33	N 44°04'02" E	409.99
							L34	N 84° 56'16" E	421.65
							L35	N 57° 07'13" E	406.27
							L36	S 45° 56'43" E	1038.37
							L37	S 84° 34'27" E	8.01

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682000 11 7,154.59 28 28 28 28 28 28 28 2	13	6,820.00	10	7,512.98	27	7,392.00
682000 12 682000 29	14	6,820.00	11	7,154.59	28	7,392.00
6820.00 13 7.038.81 30	15	6,820.00	12	6,820.00	59	7,476.42
682000 14 619023 31 682000 16 10,590213 32 682000 16 9,212.59 33 682000 17 9,288.46 34 9,191.39 2A 85,003.19 35 1	91	6,820.00	13	7,038.81	30	7,230.65
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6,00,00 17 9,288.46 34 9,101.39 2A 85,003.19 36 9,101.39 2A 85,003.19 36 9,101.30 2A 2A 2A 2A 9,101.30 2A 2A 2A 2A 9,101.30 2A 2A 2A 2A 9,101.30 2A 2A 2A 9,101.30 2A 2A 9,101.30 2A 2A 9,101.30 2	19	6,820.00	16	9,212.59	33	7,561.05
9,191.39 2A 95,603.19 35 36 37 38 39 39 39 39 39 39 39 39 39 39 39 39 39	20	6,820.00	17	9,288.46	34	7,596.81
36 37 38 7673.52 7,882.33	21	9,191.39	ZA	95,603.19	32	7,600.93
37 38 7673.52 7,882.33					96	7,572.66
38 7,673.52 7,862.33					37	7,515.10
					38	7,624.36
		PHASE 4 -103	LOT AVG.=			
		PH 2A+2B+3+4 - 25	1 LOT AVG.=			

EAGLE RIDGE, PHASE 39.885 ACRES, 103 RESIDENTAL LOTS. 8, 3 OPEN SPACE LOTS PD-SF6 (PD 1043) FINAL PLAT

JOHN GREGG SURVEY, ABSTRACT 171 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS KAUFMAN COUNTY, TEXAS SITUATED IN THE

OWNER
OAK NATIONAL HOLDINGS, LLC
576.3 S. S. 19.5 S. SUTE 100
ROCKWALL TX 750.32
(972) 772-1800

ENGINEER INC. RONALD D. SMITH, SURVEYOR P.O. BOX. 140.47 P.O. BOX. 140.47 DALLAS, 17. 75214 (27.2) 564-2940 P.FAX (274) 824-2574 F.FAX (274) 824-2554 F.FAX (274) 824-2524 F.FAX (274) 824-2525 (27.2) 564-2940 F.FAX 1400.NO. 10025.3-00 DECEMBER 31, 2018

SCALE: 1"-100" SHEET 2 OF 3

2B

Owner's Certificate

STATE OF TEXAS SCOUNTY OF KAUFMAN \$

WHEREAS, OAK NATTONAL HOLDNOS. LLC, Ster Downer or a 39,885 arcer tact of land stuaded in the John Geog Survey, Abstract Not 171, Kaufman County, Texas and being a portion of that certain 102,03 acre tract of land as conveyed to J.E. Hamblen, as recorded in Volume 500. Page 589, Deed Records, Kaufman County Texas RD.R.K.C.T., Safe 38,885 acre tract of land also being a portion of tract certain 76,059 acre tract of land as conveyed to OAK NATONAL HOLDINGS, LLC, as recorded in Volume 4499, Page 373 of said Deed Records. Safe 39,885 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped RDS, INC., set at the most East corner of that certain Eagle Ridge, Phase 3, an addition to the City of Forney, as recorded in Cabinet. Page of the Map Records, Kardiman County, Texas (M.R.K.C.T.), said point being on the northerly line of the aforementhoned Oak National Holdings. LLC tract, said point also being on the southerly line of Ridgecrest Road, an existing 100 foot right-of-way, as conveyed to the City of Forney as recorded in Cabinet 3, Envelope 187, M.R.K.C.T.

THENCE along the common southerly line of the aforementioned Ridgecrest Road and the northerly line of the aforementioned Oak National Holdings, LLC tract, South 45 degrees 56 minutes 43 seconds East, 1493.81 feet, to a 1/2 inch iron rod set, with cap stamped RDS. INC., belog the most northern comer of of that certain Eagle RIdge, Phase 2A, an addition to the City of Forney, as recorded in Cabinet 3, Page 220, M.R.K.C.T.;

THENCE departing the common southerly line of the aforementloned Ridgecrest Road and the northerly line of the aforementloned Oak National Holdings, LLC tract, along the westerly line of the aforementioned Eagle Ridge, Phase 2A the following:

South 44 degrees 04 minutes 02 seconds West, a distance of 199.82 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

South 45 degrees 55 minutes 58 seconds East, a distance of 30.46 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

South 44 degrees 04 minutes 02 seconds West, a distance of 110,00 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC., said point being on the northerly line of that certain Eagle Ridge. Phase 2B, an addition to the City of Forney, as recorded in Cabinet 3, Page 266, M.R.K.C.T.;

THENCE departing the westerly line of the aforementloned Eagle Ridge, Phase 2A, along the northerly line of the aforementloned Eagle Ridge, Phase 2B the following:

North 45 degrees 55 mInutes 58 seconds West, a distance of 528.26 feet, to a 1/2 Inch Iron rod set, with cap stamped RDS, INC.;

North 84 degrees 34 minutes 27 seconds West, a distance of 38.07 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

South 44 degrees 03 minutes 17 seconds West, a distance of 56.10 feet to a 1/2 inch iron rod set, with cap stamped RDS, INC., being the beginning of a mort-angent curve to the felf having a central range 19 degrees 25 minutes 25 seconds, a radius of 190.00 feet, a rond bearing of South 34 begiese 20 Minutes 36 Seconds West, and a chord distance of 64.10 feet, 190.00 feet, a rhord bearing of South 34 begiese 20 Minutes 36 Seconds West, and a chord distance of 64.10 feet,

Southwesterty along the arc of sald curve, a distance of 64.41 feet to a 1/2 Inch Iron rod set, with cap stamped RDS, INC., being the end of said curve;

North 72 degrees 53 minutes 00 seconds West, a distance of 270.23 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

THENCE along the southerly line of the aforementloned Eagle Ridge, Phase 2B the following:

South 16 degrees 55 minutes 54 seconds West, 50,00 feet to a 1/2 inch iron rod set, with cap stamped RDS, INC. being the beginning a cantal angle 56 degrees 09 minutes 07 seconds, a radius of 489.98 feet, a chord bearing of South 16 Degrees 01 Minutes 31 Seconds East, and a chord distance of 461.21 feet,

Southerly along the arc of sald curve, a distance of 480.19 feet to a 1/2 Inch Iron rod set, with cap stamped RDS, INC., being the end of said curve;

South 45 degrees 55 minutes 58 seconds East, a distance of 325.07 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC., same being on the westerly line of the aforementioned Eagle Ridge, Phase 2A;

THENCE along the westerly line of the aforementioned Eagle Ridge, Phase 2A the following:

South 44 degrees 04 minutes 02 seconds West, a distance of 170.00 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

South 45 degrees 55 minutes 58 seconds East, a distance of 7.27 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC.;

South 44 degrees 04 minutes 02 seconds West, a distance of 110.00 feet, to a 1/2 inch iron rod set, with cap stamped RDS, INC., being the most westen corner of the aberiamentoned Eagle RIdge, Phase 2A, also being in the Southerly line of the aforementloned Oak National Holdings, LLC tract, also being on the northerly line of that certain tract of land as conveyed to Zell Investments, L.C., a recorded in Volume 3208, Page 377, said D.R.K.C.T.;

THENCE North 45 degrees 55 minutes 58 seconds West, generally along a backed wire fence and along the common most Northeasterly line of the atorementismed 2all investments L.C., tract and the southerly line of the atorementismed 2all investments L.C., tract and the southerly line of the atorementioned 2all investments L.C., tract and the southerly line of the atorementioned feath and so 2014 16 feet to a first from rod set, with cap stamped 105, 116. Leibt give most south comen of the atorementioned feath Rulge. Phase 3, also hand the beginning of a non-tangent curve for the fight, whose retails is 420.00 feet, and whose long chord bears. North 56 Degrees 12 Minutes 491 Seconds East for a distance of 5, 16 feet,

THENCE along the southerly line of the aforementioned Eagle Ridge, Phase 3 the following:

Northeastery along said curve to the right through a central angle of 00 Degrees 42 Minutes 12 Seconds, an arc length of 5,16 feet to a 1/2 inch from root set, with cap stamped RDS, INC., being the end of stand curve, and the beginning of a tangent curve to the 16 whose radius is 480,00 lest, and whose long chord bears North 52 Degrees 38 Minutes 03 Seconds East for a distance of 175.85 feet, whose radius is 480,00 lest, and whose long chord bears North 52 Degrees 38 Minutes 03 Seconds East for a distance of 175.85 feet,

Northeasterly along said curve to the left through a central angle of 13 Degrees 51 Minutes 46 Seconds, an arc length of 116.14 feet of a 17 Inch that mor dest, white raps fathered KDS, InC., beld the end of staff curve, the beginning of a larigent curve to the fight, whose radius is 695.00 feet, and whose long chord bears North Chagness D2 Minutes 21 Seconds East for a distance of 505.74 feet;

Northeasterry atong said curve to the right through a central angle of 42 Degrees 40 Minutes 22 Seconds, an arc length of 517.62 feet to a 1/2 inch fron rod set, with cap stamped RDS, INC., being the end of said curve;

North 88 degrees 22 minutes 32 seconds East, 313.03 feet to a 112 inch iron rod set, with cap stamped RDS, INC., being the beginning of a tangent curve to the felf, whose radia is 550.00 feet, and whose long chord bears violently becomes 19 Seconds East for a distance of 353.03 feet;

Northeasterly along sald curve to the left through a central angle of 38 Degrees 54 Minutes 27 Seconds, an arc length of 359.90 feet to the POINT OF BEGINNING and containing 39.885 acres (1,737,411.24 sq. ft.) of land, more or less.

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
KNOW ALL MEN BY THESE PRESENTS:
That I, Ronald D. Smith, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that Iprepared
this plot from and actual ond accurate survey of the land, and the corner monuments shown thereon were properly found
and/or placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney, Texas.

12/31/2018 NOT TO BE RECORDED.

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Randd D. Smith, Land Surveyor 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 and considerations therein expressed.

NOTARY PUBLIC in and for the State of Texas My Commission Expires On:

2019.

DAY OF

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, OAK NATIONAL HOLDINGS, LLC acting herein by and through its duly, authorize officers, does hereby adopt this plat designating the hereinboare abscribed profety or EACHE INDICE, that Sold for the order to the control to the control of the co

The area or areas shown on the plot as "VAM" (Visibility, Access, and Mointenance) Eosement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, inclin of access for maintenance upon and across as an easement to provide visibility, inclin of accessors for maintenance upon and accessors. Should the City shall have been additionable the Visibility and all and score of a maintenance and separate the Visibility and all and accessors of any and all and score of a maintenance of the Visibility and all and accessors the Visibility and an accessor of a maintenance of the Visibility and a maintenance of the Visibility and accessors of the Visibility of the VMR Easement I and of the VMR Easement and of the VMR Easement of any undergoing an approvements are contracted as a second and the VMR Easement and of the VMR Easement of any part thereof, the purposes and with all affaits and privilege at all times to enter upon the VMR Easement or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas. OAK NATIONAL HOLDINGS, LLC, a Texas Limited Liability Company day of TEXAS, this WITNESS MY HAND AT

Name: KEVIN WEBB Title: VICE PRESIDENT OF LAND By:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned outhority, a Natory Public in and for the State of Texas, on this day personally appeared Kevin Webb. Vice President of Land, of Ook National Holdings LLC, 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 considerations. 2019.

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

day of GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_

Final Plat
Approved by the City of Forney for filing at the office of the County Clerk of Kaufman County, Texas. Date APPROVED BY: Planning and Zoning Commission City of Forney, Texas Signature of Chairma APPROVAL

JOHN GREGG SURVEY, ABSTRACT 39.885 ACRES, 103 RESIDENTIAL LOTS, & 3 OPEN SPACE LOTS PD-SF6 (PD 1043) EAGLE RIDGE, PHASE SITUATED IN THE

4

FINAL PLAT

OWNER
OAK NATIONAL HOLDINGS, LLC
576.3 S. 205. SUTE 100
ROCKWALL TX 750.32
(972) 772-1800 KAUFMAN COUNTY, TEXAS

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Date

Signature of Mayor

ATTEST:

APPROVED BY: City Council City of Forney, Texas

Date

City Secretary

ENGINEER INC. RONALD D. SMITH, SURVEYOR P.O. BOX, HOAN TO ALLAS, TX, 75214 (274), 864-8647 F.W. 1972, 544-3640 F.AX 1872, 546-8867 (274), 874-874 F.W. 1972, 546-3867 F.W. 1877, 546-8867 F.W. 1877, 546-8867

DECEMBER 31, 2018

SCALE: 1"-100" SHEET 3 OF 3



HARRINGTON ENGINEERING, INC.

P.O. Box 140447 Dallas, Texas 75214 (214) 824-9324 Firm Registration No. F-1224

December 31, 2018

Mr. Peter Morgan City of Forney - Director of Community Development 101 E. Aimee Street Forney, TX 75126

RE: Final Plat & Civil Engineering Plans Eagle Ridge, Phase 4 – 103 Lots

Dear Mr. Morgan:

Attached are following items for the above listed project:

- A. 4 Folded prints of the Final Plat.
- B. 16 11" x 17" reductions of the Final Plat.
- C. 4 Folded prints of the Proposed Park Land Exhibit.
- D. 1 CD with a pdf file of the Final Plat & Park Land Exhibit.
- E. 4 Sets of the Civil Engineering Plans.

It's our understanding the Final Plat Application and the application fees in the amount of \$4,260.00 that were previously submitted earlier this year will be applied to this submittal. If this is incorrect, please let us know.

We'd like to request this Final Plat and the Proposed Park Land Exhibit be placed on the next available Park Board agenda and the next available P&Z Agenda and Council Agenda. Believed to be Feb. 7th and Feb. 19th respectively.

Summary of Revisions:

- 1. The layout has been revised to show the proposed high-pressure gas line realignment as negotiated with Atmos. Once the gas line is realigned the existing gas easement which cuts thru the proposed residential lots will be released; the recording information of that release will be placed on the plat and the current existing gas easement removed from the face of the plat.
- 2. The lot layout is in substantial compliance with the previously approved preliminary plat dated June 4, 2008 with slightly differences generally along the Ridgecrest Road. Most of the lots adjacent to Ridgecrest Road were eliminated due to Atmos no longer allowing any portion of a residential lots on the proposed gas line easement. Those areas are now proposed as Park Land Dedication. There are two proposed Park Land Dedications Lots. Lot 1A-Blk C, being 5.08 acres adjacent to the creek, all outside the floodplain, Lot 2A-Blk F, being 2.19 acres between Ridgecrest Road and Pennridge Dr. Total proposed Park Land Dedication is 7.28 Acres. Total proposed open space (public & private) is 16.16 acres.
- 3. With this revised layout the lot count dropped to 103 residential lots. The Average Lot Area for Phase 4 is 7,673.52 SF; The Overall Average Lot Area for all Phases is 7,882.23 SF. The PD calls for 7,500 SF minimum over lot area average. The over lot count for all phase is reduced to 251 lots. The approved preliminary plat showed 262 lots. Thus 11 fewer lots than the approved preliminary plat.

Thank you for your help with this matter. Please let me know if you have any questions or comments.

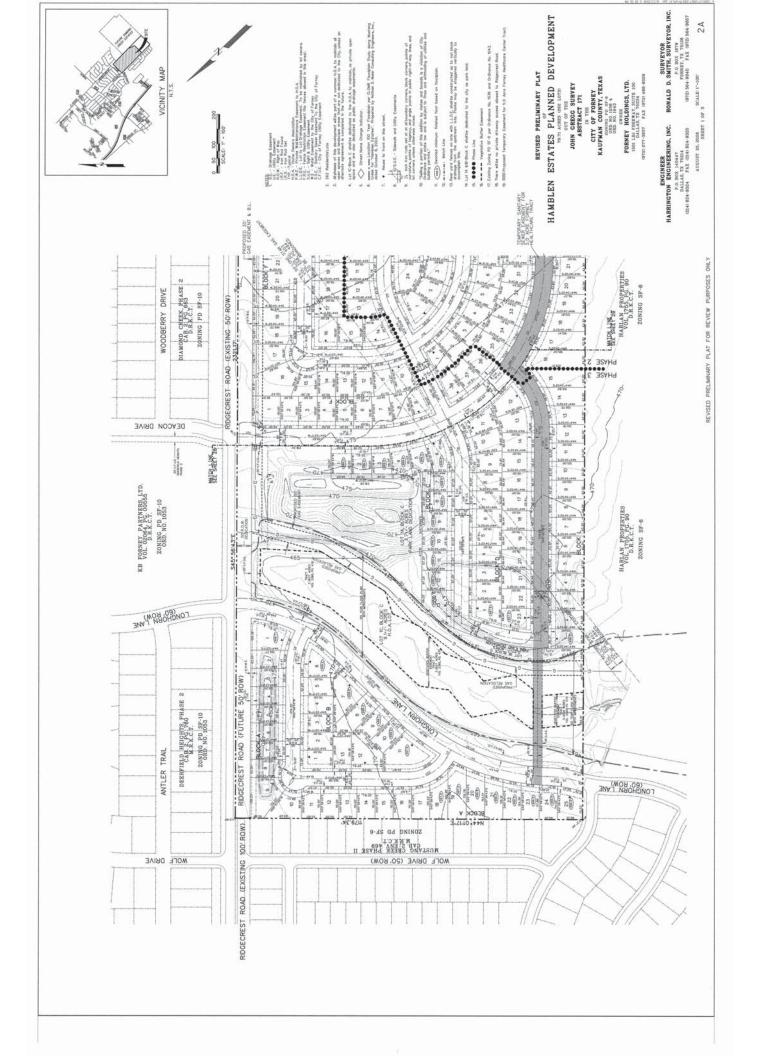
Sincerely,

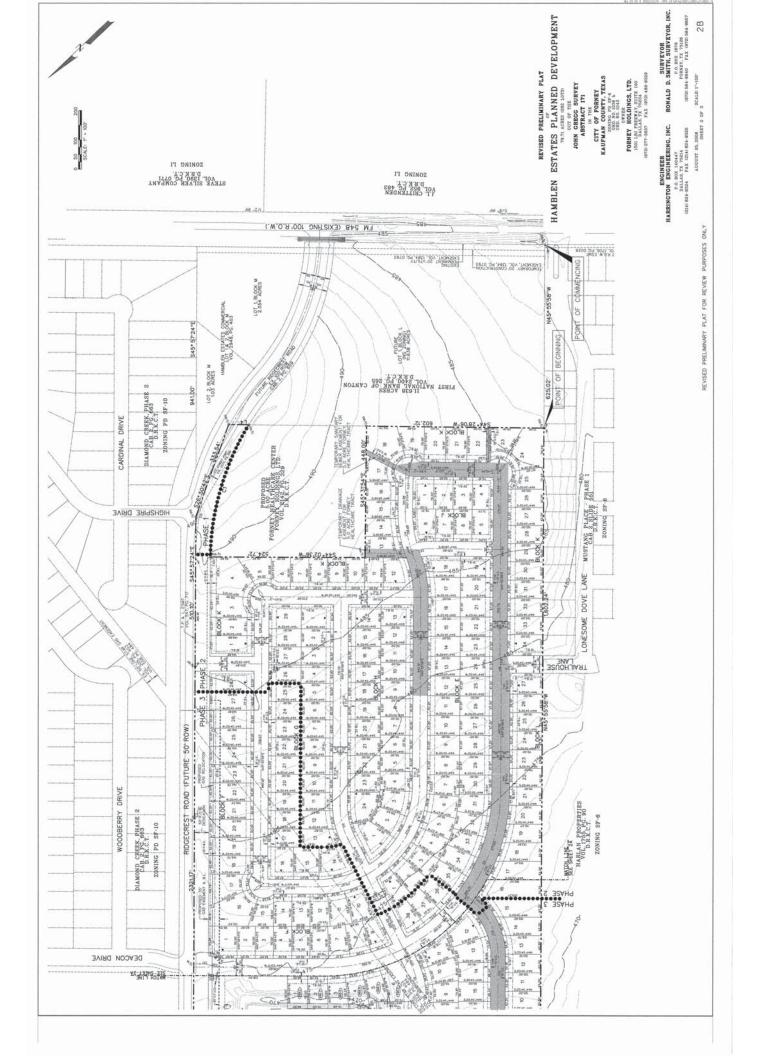
HARRINGTON ENGINEERING, INC.

James E. Harrington, P.E.

President

Enclosures





Considering Consid EDMS of 79 Trace frost of land should be the sales decay, Servey, Abriton the OT Belley a species of the great species of the species of the sales of the species of the sales of the species of the spec

The strategies of present 2 channels of the secretary control, treas is not received to the secretary control of the secr

LINE NO.		BEARING		DISTANCE
	40	17*38'49"	tall	22.33
	z	17-17'16"	*	25,48
	w	80-07'40"	*	8.81
		44,28,06"	142	68.88
	z	21+33'42"	u	119.06
		46-22'57"	u	127.57
	2	61*21'51"	140	108.89
	z	66*14"06"	w	54,52
	z	79*48'51"	140	69,36
	z	.90,60.58	w	66.39
	z	87.53.09"	148	71,73
	2	88*00'00"	ш	197,33
	2	74*10'62"	u	124.18"

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197574 22 75.00 535.94 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	'n	44*19"15"	500.00	386,77	203,64		
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07 + 45 × 52, 00 33, 58 52 + 49 × 72	15.	29*24"06"	935.00	479.807	245,31		
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15*23'01" 150.00' 40.27' 19*03'35" 200.00' 66.53' 61*18'33" 150.00' 160.51'	20.	15.23'04"	150.00	40.28	20.26		
19*03'35" 200.00' 66.53' 3 61*18'33" 150.00' 160.51' 8	21.	15.23'01"	150.00	40.27	20.26		
61*18"33" 150.00" 160.51" 8	22.	19*03'35"	200,00	66.53	33.58		
	23.	61"18"33"	150.00	160.51	88,90		

STATE OF TEXAS: COUNTY OF KAJEMAN

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NOTARY PUBLIC in and for the State of Years

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FORMEY HOLDMOS, LTD., is Texon Limited By: McQurffR HOMEBULDERS, BC. is Tesses Corporation, its General Po This plot approved of the City of Formey, Teves

None MCHAEL K. LOVE, Title: PRESDENT

ME, the undersigned authority, o hotory Public in and for the State of Teess, day presently especially filled Light, President, of Michael Administration, one is to the present where even a subscribed to the foregoing instrument and that the executed the same for the proposes and consideration. STATE OF TEXAS ...

CRETEATE OF APPROVA.

INSTANCE OF APPROVA.

TO THE THAL PLAT FOR TANKEY FOR PRESENTION
OF THE THAL PLAT FOR THE PRESENTION OF THE PLAT,
WINDOWED BY THAPPED AND ZORGE COMMISSION.

Notery Public in and for the State of Tests

DATE DATE DATE SCHATURE OF CHARMAN
APPROVED BY CY COLNEY
OTY OF FORMEY, TEXAS SONATURE OF MAYOR

HAMBLEN ESTATES PLANNED DEVELOPMENT

"PART ACTES ONE 10771

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TON OFFICE TONE

CITY OF FORKY

KAUPAN COUNTY. TEXAS

ONE 1821 FORKY WOLDINGS, LTD.

1900 1821 FORKY WITH 1070

1900 1821 FORKY WITH REVISED PRELIMINARY PLAT

ENGINEER SURVEYOR HARRINGTON ENGINEERING, INC. RONALD D. SMITH, SURVEYOR, INC. P.O. BOX 1679 FORNEY, TX 75126 (972) 564-9640 PAX (972) P.O. BOX 140447 DALLAS, TX 75214 (214) 024-9324 PAX (214) 524-9325

AUGUST 35, 2008 SCALE 1"-100" SHEET 3 OF 3

2C

REVISED PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY