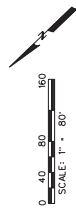
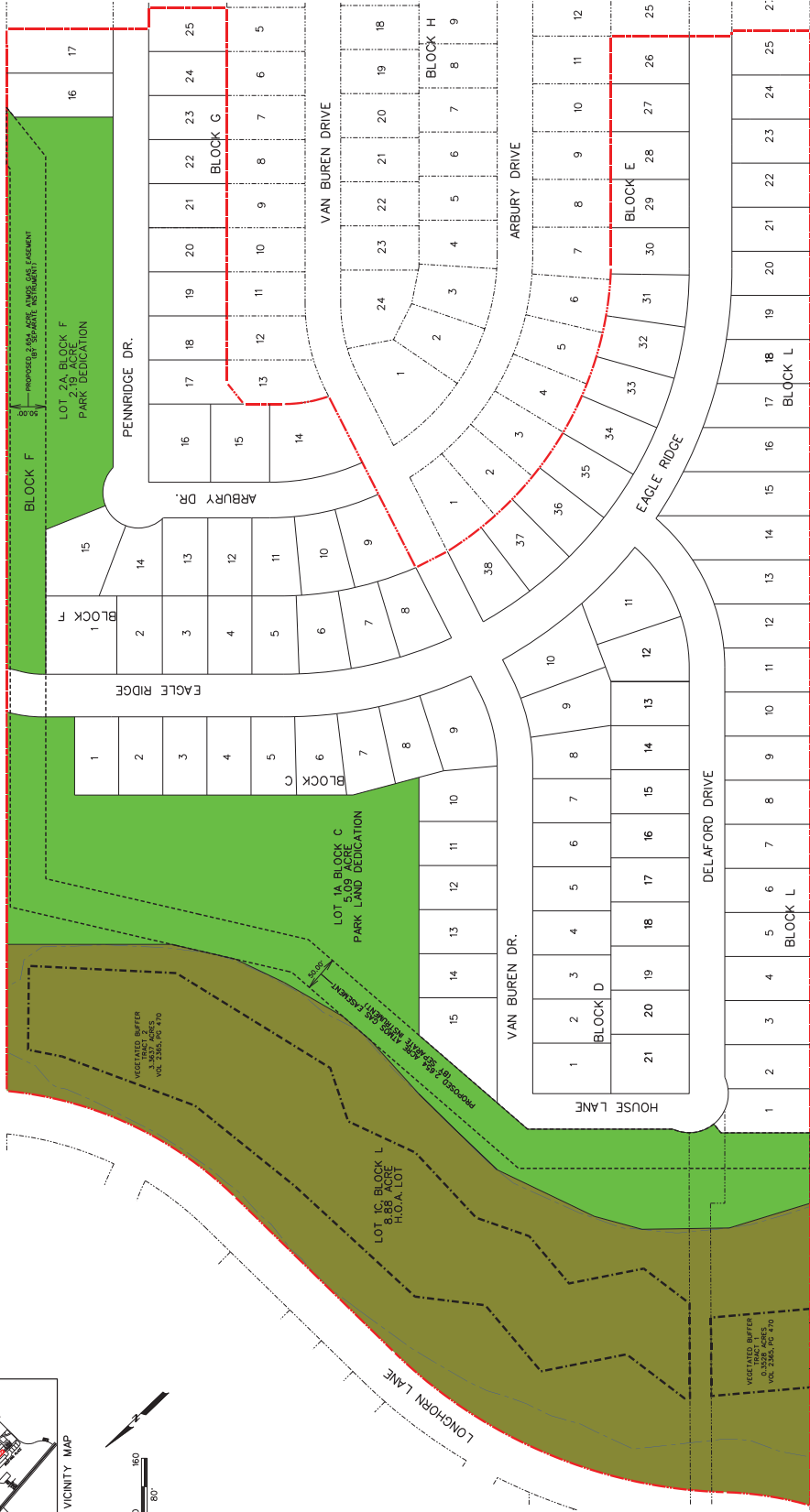




VICINITY MAP



RIDGECREST ROAD



LEGEND	
	PROPOSED PARK LAND DEDICATION
	OPEN SPACE - HOA LOT
	TOTAL OPEN SPACE (PUBLIC & PRIVATE)
	EX. 100-YEAR FLOODPLAIN LINE
	ACRES
	7.28
	8.88
	16.16

PROPOSED PARK LAND EXHIBIT
EAGLE RIDGE, PHASE 4

39.885 ACRES, 103 RESIDENTIAL LOTS,
& 100-YEAR FLOODPLAIN LINE
& PD-56 (PD 1043)

SITUATED IN THE

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

OWNER

OAK NATIONAL HOLDINGS, LLC
3715 W. 14TH STREET, SUITE 100
FARMERSBURG, TEXAS 75234-1000
(972) 772-1800

ENGINEER

HARRINGTON ENGINEERING, INC. RONALD D. SMITH, SURVEYOR, INC.
1200 BOB ALCORN BLVD., SUITE 100 P.O. BOX 879 FORNEY, TEXAS 75041
(214) 661-1000 (972) 772-1800 (972) 772-1800
FIRM REGISTRATION NO. F-8224 FIRM REGISTRATION NO. 000033-00
DECEMBER 31, 2018 SCALE: 1"=80'

PRELIMINARY- FOR REVIEW ONLY

SHEET 1 OF 1

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.



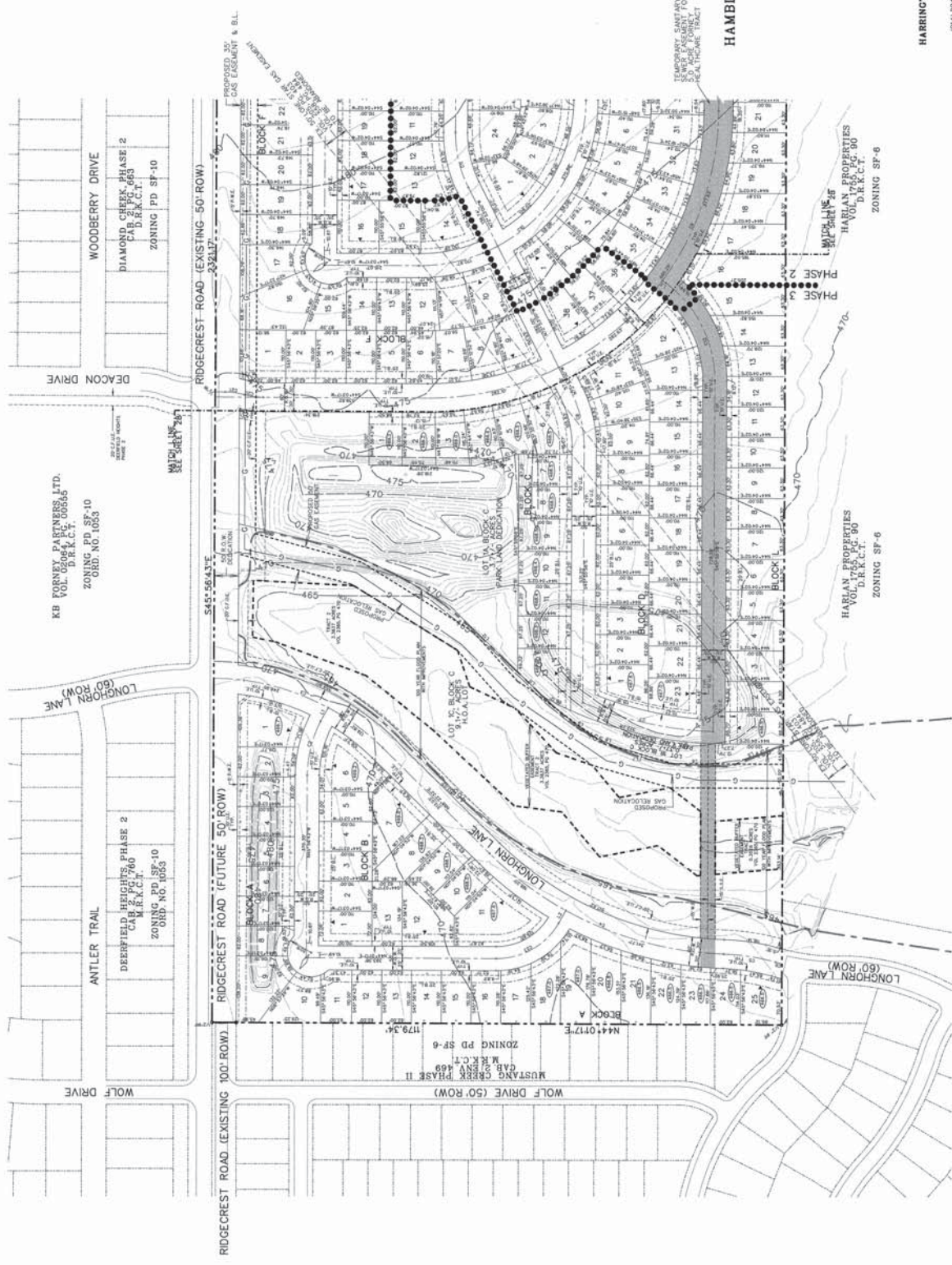
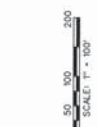
James E. Harrington, P.E.
President

Enclosures



VICINITY MAP

N.T.S.



- NOTES:
1. All easements shown on this plan are for the purpose of the proposed development and are not to be used for any other purpose.
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 19. All easements shown on this plan are for the purpose of the proposed development and are not to be used for any other purpose.
 20. All easements shown on this plan are for the purpose of the proposed development and are not to be used for any other purpose.

REVISED PRELIMINARY PLAT
OF
HAMLEN ESTATES PLANNED DEVELOPMENT

79.71 ACRES (SEE LOTS)
OUT OF THE
JOHN CREGG SURVEY
AS SHOWN ON THE
PLAT OF THE
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

FORNEY HOLDINGS, LTD.
1501 LBJ FREEWAY, SUITE 100
DALLAS, TEXAS 75244
(972) 277-0057 FAX (972) 489-9828

ENGINEER
HARRINGTON ENGINEERING, INC.
SURVEYOR
RONALD D. SMITH, SURVEYOR, INC.

0241 824-8224 FAX 0241 824-9035
DALLAS, TEXAS 75214
AUGUST 25, 2008 SCALE 1"=100'

REVISIONS
1. 08/25/08
2. 08/25/08
3. 08/25/08
4. 08/25/08
5. 08/25/08
6. 08/25/08
7. 08/25/08
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19. 08/25/08
20. 08/25/08

