

ORDINANCE NO. 1093

AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY GRANTING A PLANNED DEVELOPMENT DISTRICT (PD SF) FOR SINGLE FAMILY RESIDENTIAL USES FOR THE PROPERTY DESCRIBED AS 157.2 ACRES OF LAND MORE OR LESS IN THE MARTHA MUSICK SURVEY, ABSTRACT NO. 312, KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED, AND KNOWN AS GRAYHAWK NORTH; APPROVING PLANNED DEVELOPMENT STANDARDS AS EXHIBIT "B"; APPROVING A DEVELOPMENT PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Forney and the City Council of the City of Forney, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Forney is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Forney, Texas, be, and the same are hereby, amended so as to grant a Planned Development District (PD SF) for the property described as 157.2 acres, more or less, in the Martha Musick Survey, Abstract No. 312, Kaufman County, Texas, known as Grayhawk North, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

SECTION 2. That the granting of this Planned Development District is subject to the

a. That the Planned Development will be constructed in accordance with the Development Plan, attached hereto as Exhibit "C" and made a part hereof for all purposes, and which is found and determined by the City Council to be sufficient to be the Detailed Site Plan required by the zoning ordinance;

b. That the Planned Development will be constructed in accordance with the Planned Development Standards incorporated in Exhibit "B" attached hereto and made part hereof for all purposes;

c. That the Permitted Uses for the development shall be as listed in Exhibit "B" attached hereto and made part hereof for all purposes;

SECTION 3. That all ordinances of the City of Forney in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance and Map as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Forney, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Forney, Texas, on the 20 day of January, 2003.4



APPROVED AS TO FORM:

CITY ATTORNEY
(RLD/11-6-03)

APPROVED:

Danell L. Gwon
MAYOR

ATTEST:

Odessa Moore
CITY SECRETARY

Exhibit "A"
Legal Description
157.2-Acre Tract

Being all of that certain tract of land located in the Martha Musick Survey, Abstract No. 312, Kaufman County, Texas, described in deed to George W Sibley on April 12, 2001, and recorded in Volume 1686, Page 189, Deed Records Kaufman County, Texas, and being more fully described as follows:

BEGINNING in a county road and on the northwest line of said Musick Survey, S. 45° W 2504 8 ft. from the north corner, from which an iron rod in fence corner bears S. 44°58' E. 12.4 ft.,
THENCE S. 44°58' E. 3731.2 ft., with fence line and the southwest line of the G. E. Buie 50 acre tract, to an iron rod in fence corner, also on the northwesterly line of R. H. Sowell 200 acres;
THENCE S. 44°39' W 219 4 ft., with fence and said Sowell's line to an iron pipe in old pipe in old fence corner;

THENCE S. 42°34' E., with fence and Sowell's line, crossing Mustang Creek at 700 ft., continue a total distance of 764.2 ft. to an iron rod in fence corner on the easterly side of Mustang Creek;

THENCE Southerly with fence meanders running with Mustang Creek and the westerly line of W D Costello, Jr., 160 acre tract;

S. 55° 51' W., 93.5 ft.	N. 89° 14' W., 179.9 ft.
S. 22° 50' W., 97.2 ft.	S. 58° 36' W., 48.4 ft.
S. 19° 06' W., 181.6 ft.	S. 11° 49' W., 107.3 ft.
S. 35° 42' W., 183.3 ft.,	S. 65° 35' W., 69.6 ft.,
S. 12° 11' W., 552.0 ft.,	S. 47° 01' E., 171 1 ft.,
S. 54° 28' W., 67.6 ft.,	S. 39° 06' W., 415 4 ft.,
S. 26° 10' W., 118.7 ft.,	S. 09° 39' E., 307 4 ft.,
S. 35° 26' W., 357.5 ft.,	to an iron rod in fence corner;

THENCE N. 45°04' W., at 87 ft. cross Mustang Creek, continue a total distance of 1652.1 ft., with fence and the northeast line of J L. Fulghan to an iron rod in fence corner;

THENCE N. 45°24' E., 1479.2 ft., with fence and the southeast line of F G.J Bailey and F.G Chapman to an iron rod in fence corner;

THENCE N. 44°55' W., 2615.2 ft., with fence and F G. Chapman 100 acres;

THENCE N. 45° E. 236.11 ft. to an iron rod for corner;

THENCE N. 45° W., 1110.7 ft. to the northwest line of the Musick Survey in a county road, from which an iron rod in fence bears S. 44° 55' E. 4 ft.,

THENCE N. 45° E., 971.2 ft. along the northwest line of said Musick Survey to the Place of Beginning and containing 158.358 gross acres of land, more or less,

SAVE AND EXCEPT all of that certain 11106-acre tract of land described in deed to the State of Texas, acting by and through the Texas Department of Transportation, on April 25, 2001, and recorded in Volume 1706, Page 61, Deed Records Kaufman County, Texas.

This document was prepared under 22 TAC §663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit "B"
Planned Development Standards

A. Statement of Purpose and Intent

The purpose and intent of this planned development district is to provide a higher quality of mixed residential uses that are compatible with the natural characteristics of the land, such as topography, creeks, and floodplain, while still providing the highest and best use for the property based on its location and access to major roadways. This district is intended to be composed of detached single family dwellings together with parks and paseos in order to form a viable and unique neighborhood area.

B. Permitted Uses

No building, structure, or land shall be used, and no building nor structure shall be hereafter erected, nor structurally altered, which is to be used for other than one or more of the following uses:

1. All uses permitted in the (SF-R6) Single Family Residential District of the City of Forney Comprehensive Zoning Ordinance (Ordinance No. 832) as it exists as of the execution date on this document.
2. All dwelling units described in this document.
3. Public and private parks, greenbelt areas, paseos, and trails.
4. Real estate sales offices and model homes during the development and marketing of the residential areas.
5. Directional signs pertaining to the development.

C. Conditional Uses

All conditional uses permitted in the (SF-R6) Single Family Residential District of the City of Forney Comprehensive Zoning Ordinance (Ordinance No. 832) as it exists as of the execution date of this document.

D. Prohibited Uses

All uses prohibited in the (SF-R6) Single Family Residential District of the City of Forney Comprehensive Zoning Ordinance (Ordinance No. 832) as it exists as of the execution date of this document.

E. Area Requirements – R-8.4 Single Family Residential District

1. Minimum lot area – 8,400 square feet
2. Maximum number of single family detached dwelling units per lot – 1
3. Minimum square footage per dwelling unit – 1,600 square feet

4. Minimum lot width – 70 feet, as measured along the front setback line. Lots located on a cul-de-sac or an eyebrow may have a minimum lot width of sixty (60) feet as measured along the front setback line.
5. Minimum lot depth – 110 feet. Lots located on a cul-de-sac or an eyebrow may have a minimum lot depth of one hundred (100) feet.
6. Minimum depth of front setback – 25 feet. Lots located on a cul-de-sac or an eyebrow may be staggered and shall have a maximum front setback of forty (40) feet.
7. Minimum depth of rear setback – 20 feet
8. Minimum width of side setback:
 - a. Internal lot – 6 feet standard. In lieu of using a standard side setback and in an effort to encourage side and rear entry garages, the Developer may stagger the side setbacks as long as the minimum total side setback distance per lot is twelve (12) feet and the minimum side setback is three (3) feet. In no case shall the minimum separation of houses on adjacent lots be less than ten (10) feet.
 - b. Abutting a public street – 15 feet
 - c. Key lot – 25 feet
9. Maximum lot coverage – 45%
10. Maximum building height – 36 feet or 2 ½ stories

F. Area Requirements – R-8.8 Single Family Residential District

1. Minimum lot area – 8,800 square feet
2. Maximum number of single family detached dwelling units per lot – 1
3. Minimum square footage per dwelling unit – 1,700 square feet
4. Minimum lot width – 80 feet, as measured along the front setback line. Lots located on a cul-de-sac or an eyebrow may have a minimum lot width of seventy (70) feet as measured along the front setback line.
5. Minimum lot depth – 110 feet. Lots located on a cul-de-sac or an eyebrow may have a minimum lot depth of one hundred (100) feet.
6. Minimum depth of front setback – 25 feet. Lots located on a cul-de-sac or an eyebrow may be staggered and shall have a maximum front setback of forty (40) feet.
7. Minimum depth of rear setback – 20 feet
8. Minimum width of side setback:
 - a. Internal lot – 6 feet standard. In lieu of using a standard side setback and in an effort to encourage side and rear entry garages, the Developer may stagger the side setbacks

as long as the minimum total side setback distance per lot is twelve (12) feet and the minimum side setback is three (3) feet. In no case shall the minimum separation of houses on adjacent lots be less than ten (10) feet.

- b. Abutting a public street – 15 feet
- c. Key lot – 25 feet

9. Maximum lot coverage – 45%

10. Maximum building height – 36 feet or 2 ½ stories

G. Area Requirements – R-14.5 Single Family Residential District

1. Minimum lot area – 14,520 square feet (1/3 acre)

2. Maximum number of single family detached dwelling units per lot – 1

3. Minimum square footage per dwelling unit – 1,800 square feet

4. Minimum lot width – 85 feet, as measured along the front setback line. Lots located on a cul-de-sac or an eyebrow may have a minimum lot width of seventy-five (75) feet as measured along the front setback line.

5. Minimum lot depth – 140 feet. Lots located on a cul-de-sac or an eyebrow may have a minimum lot depth of one hundred and twenty (120) feet.

6. Minimum depth of front setback – 30 feet. Lots located on a cul-de-sac or an eyebrow may be staggered and shall have a maximum front setback of fifty (50) feet.

7. Minimum depth of rear setback – 20 feet

8. Minimum width of side setback:

a. Internal lot – 6 feet standard. In lieu of using a standard side setback and in an effort to encourage side and rear entry garages, the Developer may stagger the side setbacks as long as the minimum total side setback distance per lot is twelve (12) feet and the minimum side setback is three (3) feet. In no case shall the minimum separation of houses on adjacent lots be less than ten (10) feet.

b. Abutting a public street – 15 feet

c. Key lot – 25 feet

9. Maximum lot coverage – 40%

10. Maximum building height – 36 feet or 2 ½ stories

H. Area Requirements – R-22.0 Single Family Residential District

1. Minimum lot area – 22,000 square feet

2. Maximum number of single family detached dwelling units per lot – 1

3. Minimum square footage per dwelling unit – 2,000 square feet

4. Minimum lot width – 100 feet, as measured along the front setback line. Lots located on a cul-de-sac or an eyebrow may have a minimum lot width of eighty (80) feet as measured along the front setback line.
5. Minimum lot depth – 200 feet. Lots located on a cul-de-sac or an eyebrow may have a minimum lot depth of one hundred and fifty (150) feet.
6. Minimum depth of front setback – 35 feet. Lots located on a cul-de-sac or an eyebrow may be staggered and shall have a maximum front setback of fifty (50) feet.
7. Minimum depth of rear setback – 20 feet
8. Minimum width of side setback:
 - a. Internal lot – 10 feet
 - b. Abutting a public street – 15 feet
 - c. Key lot – 25 feet
9. Maximum lot coverage – 40%
10. Maximum building height – 36 feet or 2 ½ stories

I. Density and Average Lot Size

1. The maximum allowed dwelling units shall not exceed 314 units. The maximum allowed dwelling units by type are as follows:

R-8.4	60 lots
R-8.8	97 lots
R-15.0	106 lots
<u>R-22.0</u>	<u>51 lots</u>
Total	314 lots

2. The minimum total average lot size shall not be less than 15,000 square feet.

J. Garage, Parking and Driveway Requirements

1. Off-street parking requirements shall conform to Section XXVI: OFF-STREET PAVED PARKING AND LOADING REGULATIONS of the City of Forney Comprehensive Zoning Ordinance (Ordinance No. 832) as it exists as of the execution date of this document.
2. Each dwelling unit shall provide a minimum two (2) car garage integral to the dwelling unit. Garages shall be allowed to face on any side of the dwelling unit, provided that all other applicable regulations are met. The minimum setback for the garage door frame shall match the applicable setback depth for the respective lot type.
3. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle.

K. Building Criteria

- 1 Exterior building facing of all stories shall consist of a minimum of 90% stone, brick, hardy plank, or other masonry veneer of finished quality and/or glass materials, windows, and doors. If there is wood siding around a window, door, or garage door, then it shall count entirely as wood siding.
2. All dwellings shall have a minimum of 230-pound roof shingles.
- 3 The minimum roof pitch shall be 6.12.
4. The minimum roof overhang ("soffit") shall be twelve (12) inches.
- 5 All mailboxes shall be constructed of stone, brick, or other masonry veneer matching the major dwelling unit's building material.

L. Landscaping & Screening

1. There shall be a minimum fifteen (15) foot landscape buffer along F.M. 548 (Walnut Street).
2. Unless otherwise approved by the City Council or their designee, the Developer shall construct a minimum six (6) foot screen wall along F.M. 548 (Walnut Street) where single family lots abut the right-of-way. This screen wall shall be constructed of stone, stucco, brick, concrete block, concrete, or any combination thereof. Structural columns shall be of similar material as the wall and shall be spaced at a maximum interval of thirty (30) feet. This solid screen wall shall extend two (2) single family lots beyond the F.M. 548 (Walnut Street) right-of-way and along the District property line. Construction plans for the screen wall shall be approved by the City of Forney prior to its construction.
3. In lieu of a solid screen wall along F.M. 548 (Walnut Street), the Developer may construct a minimum four (4) foot ornamental metal fence with a living screen having a mature height of a minimum of six (6) feet. The Developer shall also be allowed to construct an earthen berm along F.M. 548 (Walnut Street). If the height of this earthen berm is at least four (4) feet, then the Developer shall only be required to install a living screen having a mature height of a minimum of six (6) feet; an ornamental fence would not be required in this instance. Any applicable fencing and planting shall be installed on the berm.
- 4 Unless otherwise approved by the City Council or their designee, the Developer shall construct a minimum six (6) foot ornamental metal fence along F.M. 548 (Walnut Street) where a Homeowner's Association ("HOA") park abuts the right-of-way. Structural columns shall be spaced at a maximum interval of thirty (30) feet and shall be constructed of stone, stucco, brick, concrete block, concrete, or any combination thereof. A living screen is not required in this situation.
- 5 Entry features may be constructed as part of the screen wall design and shall be of similar materials as the screen wall. The maximum height of any entry feature shall be eight (8) feet.

6. The Developer shall be allowed to construct a single divided entry into the site. This entry shall contain a median and 2-25' back-to-back pavement sections. Landscaping and entry features may be installed in this median.
7. The screen wall and entry features shall be contained in the required landscape buffer, in the entry median, or in an easement granted to the HOA for maintenance.
8. For all HOA parks, the Developer shall plant one (1) tree having a minimum two (2) inch caliper diameter, as measured four (4) feet above the base of the tree, for every fifty (50) feet of adjacent roadway frontage to be planted within twenty (20) feet of the back of curb.
9. The front yard of each dwelling shall be sodded with a landscape requirement of eight (8) shrubs and one (1) tree having a minimum two (2) inch caliper diameter, as measured four (4) feet above the base of the tree.
10. Unless otherwise approved by the City Council or their designee, all plantings shall be per the City of Forney approved planting list as it exists as of the execution date of this document.
11. The Developer shall install and the HOA shall maintain a standard underground irrigation system for the following items:
 - a. the minimum fifteen (15) foot landscape buffer along F.M. 548 (Walnut Street),
 - b. the paseos, and
 - c. the HOA parts, excluding the floodplain portion of the Mustang Creek park.

M. Fencing

1. Unless otherwise noted in Section N of these Standards or unless otherwise approved by the City Council or their designee, fences constructed for individual single family lots shall have a minimum height of six (6) feet and a maximum height of eight (8) feet. Fences shall be constructed by the respective homebuilder and shall be constructed of wood, ornamental metal, and/or masonry
2. Any wood fence facing a public street shall have the board side of the fence located on the street side of the fence support structure.

N. Paseos (Hike & Bike Trails)

1. The Developer shall have the option of constructing a paseo, twenty (20) feet in width, from the subdivision's F.M. 548 (Walnut Street) frontage to the proposed Mustang Creek park.
2. Unless otherwise approved by the City Council or their designee, the paseo shall contain a curvilinear concrete sidewalk six (6) feet in width.
3. All fencing along the paseo shall be similar ornamental metal material with a minimum height of four (4) feet, unless otherwise approved by the City Council or their designee, and shall be a consistent height throughout each individual segment of the paseo. The fencing of the first ten (10) feet of all side yards adjacent to paseos shall also be similar

ornamental metal material with an outer ending height of six (6) feet. All paseo fencing shall be constructed by the respective homebuilder

- 4 The Developer shall install a minimum of three (3) standard park benches in the paseos and/or HOA parks.
- 5 The Developer shall construct a sidewalk, six (6) feet in width, generally adjacent to the sixty (60) foot right-of-way collector road along the Mustang Creek park, or around the creek lots, along the entire length of the site. The sidewalk shall serve as the City-required four (4) foot sidewalk for this side of the collector road.

O. Sidewalks

- 1 Sidewalks, four (4) feet in width, shall be built on both sides of all streets within the public right-of-way (unless noted otherwise in Section N of these Standards). The developer shall construct all sidewalks in landscape buffers, HOA parks, and paseos. The homebuilder shall construct all sidewalks adjacent to the respective lot.
2. Handicap ramps shall be constructed by the responsible party at all street intersections. The Engineering plans shall specify that barrier-free curbs be constructed with the streets to allow for installation of the handicap ramps by the responsible party

P. Certificates of Occupancy

If requested so by the Developer, the City of Forney Building Official shall have the authority to issue building permits or certificates of occupancy for the construction and use of model homes prior to the completion of development of any respective phase and the installation of applicable franchise utilities. The maximum number of lots with early-released permits shall not exceed fifteen (15) percent of the total number of platted lots proposed with that respective phase.

Q. Maintenance of Common Facilities

1. The park shown along and including Mustang Creek may be owned and maintained by either the City of Forney or the HOA. Unless approved otherwise by the City Council or their designee, this park shall contain a minimum of five (5) non-floodplain acres before it can be dedicated as a City of Forney public park.
2. All other parks within this district shall be owned and maintained by the HOA. There shall be a minimum of two (2) HOA parks (excluding the Mustang Creek park) with a total minimum acreage of one (1) acre. Areas of paseos may be included in this minimum acreage.
- 3 The paseos within this district shall be owned and maintained by the HOA.
- 4 The minimum fifteen (15) foot landscape buffer along F.M. 548 (Walnut Street) shall be owned and maintained by the HOA. The screen wall (or other alternatives as defined in Section L) along F.M. 548 (Walnut Street) shall be owned and maintained by the HOA.

- 5 The City of Forney shall be under no obligation for ownership and/or maintenance of the above referenced HOA items without prior approval by the City Council or their designee.

R. General Requirements

- 1 A minimum of 40% of the streets shall be curvilinear.
- 2 Driveways shall be constructed of concrete or brick pavers.
- 3 All dwelling units shall be structurally connected to a permanent, reinforced concrete or pier and beam foundation.
- 4 All streets in fifty (50) foot rights-of-way shall be a minimum of twenty-seven (27) feet as measured from back of curb to back of curb. All streets in sixty (60) foot rights-of-way shall be a minimum of thirty-seven (37) feet as measured from back of curb to back of curb.
- 5 Street intersection offsets and maximum block lengths shall be allowed as generally shown on the Development Plan.
- 6 Streets should intersect at 90-degree angles as much as possible. In no case shall streets intersect at angles more than 10-degrees more or less than 90-degrees.
- 7 All private (franchise) utilities shall be located underground.

S. Application Process

- 1 Zoning Exhibit: The Zoning Exhibit for this Planned Development District is attached as Exhibit "A", incorporated herein by reference, and contains a Location Map and a Legal Description.
- 2 Development Plan: The Development Plan for this Planned Development District is attached as Exhibit "C", incorporated herein by reference. Development of this District shall be in general conformance with the Development Plan unless approved otherwise by the City Council or their designee during the Preliminary Plat process. Modifications to the street layout and lot mix locations shown on the Development Plan shall be allowed based on detailed design and the review and approval process through the City of Forney. A revised Development Plan submittal shall not be required.
- 3 Preliminary Plat: A Preliminary Plat (and Preliminary Engineering Plans) for each phase of development shall be submitted to the City of Forney in accordance with the City of Forney Subdivision Ordinance (Ordinance No. 1012) as it exists as of the execution date of this document.
- 4 Final Plat: A Final Plat (and Engineering Plans) for each phase of development shall be submitted to the City of Forney in accordance with the City of Forney Subdivision Ordinance (Ordinance No. 1012) as it exists as of the execution date of this document.

T. Conformance to the City of Forney Ordinances

Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of the City of Forney Comprehensive Zoning Ordinance (Ordinance No. 832), Subdivision Ordinance (Ordinance No. 1012), and any other applicable ordinances, rules, and regulations as they exist as of the execution date of this document.

U. Homeowner's Association

1. A Homeowner's Association will be incorporated in the State of Texas by the Developer prior to the recording of the Final Plat for the first phase of development.
2. Homeowner's Association Documents (Covenants, Codes, and Restrictions) will be recorded with Kaufman County and delivered to the City of Forney prior to the recording of the Final Plat for the first phase of development.

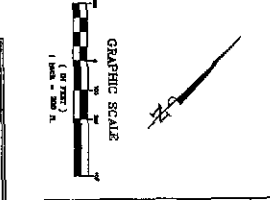
Lot 4	Lot 1
Lot 3	Lot 2
Lot 2	Lot 1
Lot 1	

Replat - Martha Musick Survey - Abstract 312

LOT SUMMARY			
DESIGNATOR	GENERAL TYPE	AREA	TOTAL SHOWN
R-22.0	110' x 200'	22,000 SF	56
R-14.5	85' x 175'	14,875 SF	86
R-8.8	80' x 110'	8,800 SF	99
R-6.4	70' x 120'	8,400 SF	47
			288
			314

PHASING SUMMARY			
TYPE	PHASE I	PHASE II	TOTAL
R-22.0	19	37	56
R-14.5	30	56	86
R-8.8	45	54	99
R-6.4	42	5	47
TOTAL	136	132	268

LAND USE SUMMARY	
TOTAL GROSS ACREAGE =	157.2 ACRES
TOTAL NET ACREAGE =	98.8 ACRES
PARK/PAVED =	10.3 ACRES
FLOORPLAN =	20.8 ACRES
RIGHT-OF-WAY =	37.5 ACRES
MAXIMUM ALLOWABLE LOTS =	314
MAXIMUM GROSS DENSITY =	2.00
NET DENSITY SHOWN =	2.91
MINIMUM AVERAGE LOT SIZE =	15,000 SF



No.	Date	Revisions	App

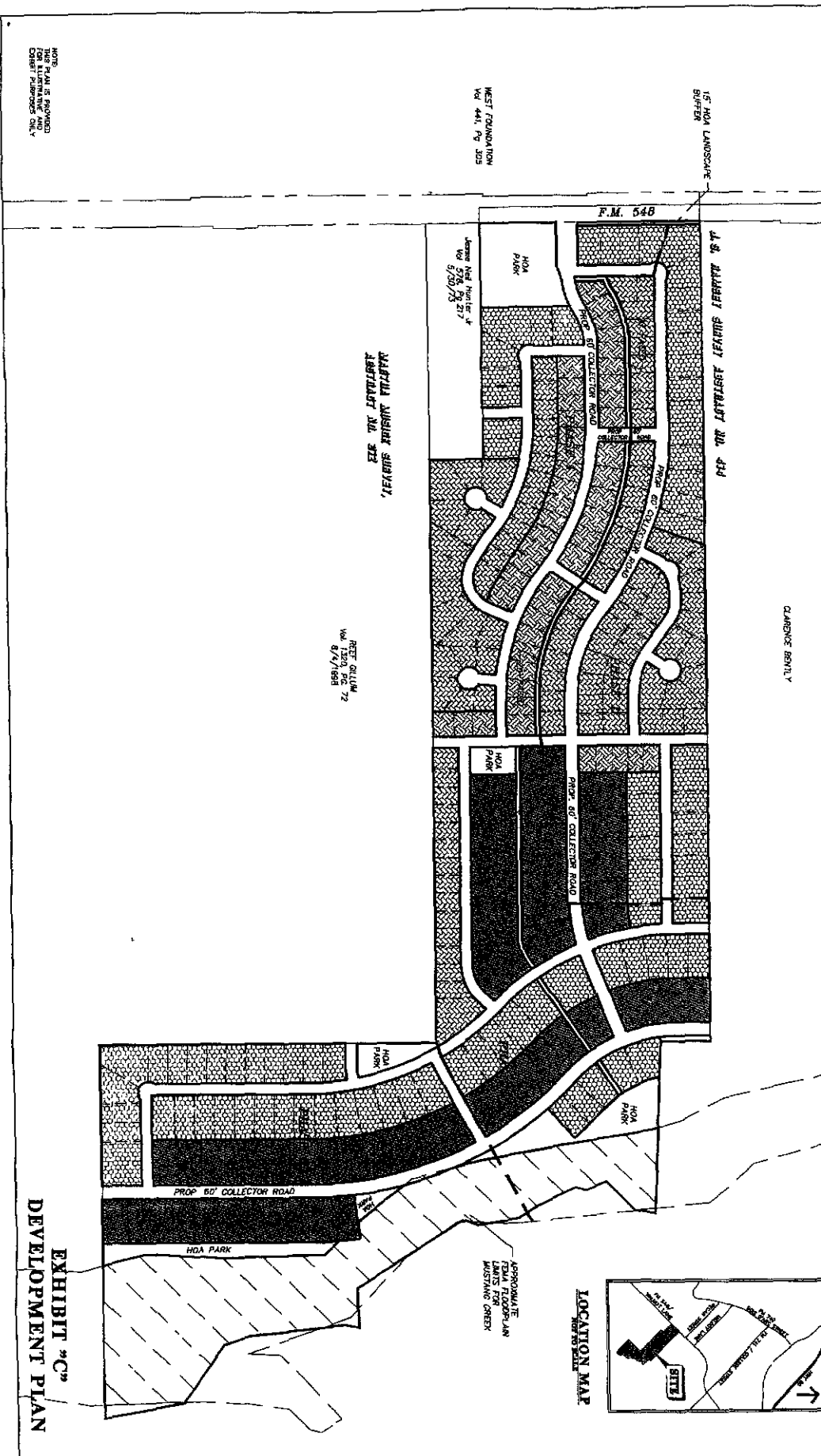


EXHIBIT "C"
DEVELOPMENT PLAN

APPROXIMATELY 157.2 ACRES
MARTHA MUSICK SURVEY
ABSTRACT NO. 312
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

Kimley-Horn
and Associates, Inc.

2000 West Loop South, Suite 500
Houston, Texas 77024
Phone: 713.861.8800

Scale: As noted	Drawn by: CDR	Checked by: PDK
		NOVEMBER 12, 2003
		Project No: 061242000

NOTES:
1. THIS PLAN IS PROVIDED FOR ILLUSTRATIVE AND CONCEPT PURPOSES ONLY.

1
OF 1
SHEET