



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 1, 2025 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG "HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states Commissioners present, and declares a quorum present.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the agenda. Comments must be directed to the P&Z Commission as a whole. When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.

PRESENTATION Presentation and discussion regarding impact fees and associated capital improvement plans, including current assessments, peer city comparisons, and next steps for staff and the capital improvements advisory committee.

CONSENT AGENDA All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request the removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary.

1. Consider and take appropriate action on the minutes of the June 3, 2025 Planning and Zoning Commission meeting.
2. Consider and take appropriate action on the minutes of the June 12, 2025 Special Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council regarding a Replat of Wilson Addition, Block 37, Lots 1R and 2R, being a partial replat of Block 37 of the Wilson Addition, to create one single-family residential lot. The subject property consists of

approximately 0.208 acres, situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and is generally located at 608 S. Wilson Street (Parcel IDs 24188 and 24189). (Case No. RP-01-25)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of The Trails**, on 132.44 acres out of the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located on the east side of FM 2727 (Property IDs 2199, 2206, 2207, 187114, 213257, 213258). (Case No: PP-02-25)
5. Consider and make a recommendation to City Council for a **Final Plat for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6, situated on 24.6318 acres of land (Property ID 202753), out of the Dionisio Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No. FP-05-25)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

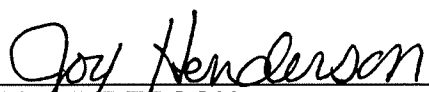
The City Council will meet on Monday, July 28th, to discuss the approved cases.
The Planning and Zoning Commission will meet on Tuesday, August 5th.

BOARD INQUIRY

If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, JUNE 27, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNER

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



**MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 3, 2025 AT 6:00 PM KAUFMAN
CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG “HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE”.

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.

Chairman Dunn called the meeting to order at 6:01 p.m. on Tuesday, June 3, 2025. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Burton Brown, Commissioner Lindsey Haynes, Commissioner Mike Slye, and Commissioner Kathleen Sisson. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience were Jim Meara, Joseph Garza, Mr. Mathis, and Tivakar Vethamany.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the agenda. Comments must be directed to the P&Z Commission as a whole. When addressing the P&Z Commission, please step forward to the speaker’s podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.

CONSENT AGENDA All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request the removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary.

1. Consider and take appropriate action on the minutes of the May 6, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Vice-Chairman Lopez made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Brown, with the members voting 6-0. The motion passed.

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council for a **Site Plan for Tabor Plaza**, Block A, Lot 3, situated on 2.145 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No. SP-04-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan, located at the northeast corner of Tabor Parkway and State Highway 34. Details of the case can be found in report SP-04-25 dated 06-03-2025.

Tivakar Vethamany stated they will start with a spec building while their real estate company looks for different kinds of applicants.

Vice-Chairman Lopez made a motion to approve the **Site Plan for Tabor Plaza**. The motion was seconded by Commissioner Sisson. The motion passed by a vote of 6-0.

3. Consider and make a recommendation to City Council for a **Final Plat for Tabor Plaza, Block A, Lots 1, 2, 3, and 4** situated on 4.792 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No. FP-04-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Final Plat, located at the northeast corner of Tabor Parkway and State Highway 34. Details of the case can be found in report FP-04-25 dated 06-03-2025.

Commissioner Sisson made a motion to approve the **Final Plat for Tabor Plaza**. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 6-0.

4. Consider and make a recommendation to City Council for a **Site Plan for Brakes Plus**, situated on 0.845 acres of land (Property ID 202753), being a portion of Lot 2, Block F of Kings Fort Addition, out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort (Case No. SP-02-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan, located in the 900 Block of Kings Fort Parkway. Details of the case can be found in report SP-02-25 dated 06-03-2025.

Commissioner Slye asked if there will be any cars parked at the business overnight? Mr. Mathis stated any vehicles that will be on the property overnight will be locked in a bay for security reasons.

Commissioner Haynes made a motion to approve the **Site Plan for Brakes Plus** with staff recommended conditions. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 6-0.

5. Consider and make a recommendation to City Council for a **Replat for Kings Fort Addition, Block F, Lots 4R & 5R** (Brakes Plus), being a replat of a portion of Lot 2, Block F of Kings Fort Addition, situated on 3.845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of

Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort Parkway. (Case No. R-01-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Replat, located in the 900 Block of Kings Fort Parkway. Details of the case can be found in report R-01-25 dated 06-03-2025.

Commissioner Slye made a motion to approve the **Replat for Kings Fort Addition, Block F, Lots 4R & 5R** . The motion was seconded by Commissioner Brown. The motion passed by a vote of 6-0.

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

Senior Planner Martin Mares announced the City Council will meet on Monday, June 23rd, to discuss the cases from the June 3rd and June 12th Planning and Zoning meeting. A Special Planning and Zoning Commission will meet on Thursday, June 12th and the regular Planning and Zoning Commission will meet on Tuesday, July 1st.

BOARD INQUIRY

If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

Since there is no further business, we stand adjourned at 6:28 p.m.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER



MINUTES
PLANNING AND ZONING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 12, 2025 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

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INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states Commissioners present, and declares a quorum present.

Chairman Dunn called the meeting to order at 6:01 p.m. on Thursday, June 12, 2025. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Burton Brown, Commissioner Kathleen Sisson, and Commissioner Kathy Thorpe. The City of Kaufman staff present included: City Manager Mike Slye, Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience were Jim Meara, and Tivakar Vethamany.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the agenda. Comments must be directed to the P&Z Commission as a whole. When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.

PRESENTATION Presentation and discussion regarding definition and purpose of impact fees, procedural process for conducting the impact fee study and adopting fees, and the role and responsibility of staff, consultants, and the capital improvement plan advisory committee.

Philip Varughese and Chris Edwards of Teague Nalls and Perkins presented a report on impact fees.

CONSENT AGENDA All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request the removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary.

END OF CONSENT AGENDA

PUBLIC HEARING

1. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-59)** for alcoholic beverage sales in conjunction with a restaurant (Morita's Brunch) on approximately 0.5142 acres of land, located at 300 East Cherry Street, Suite A, being Lot 1, Block 39 of the Fantasy Plaza Addition, City of Kaufman, Kaufman County, Texas (Parcel ID 177708). (Case No. Z-07-25)

The Public Hearing opened at 6:20 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for a **Specific Use Permit (SUP-59)** for alcoholic beverage sales in conjunction with a restaurant for property located at 300 East Cherry Street, Suite A. Details of the case can be found in report Z-07-25 dated 06-12-2025.

The Public Hearing closed at 6:24p.m.

Vice-Chairman Lopez made a motion to approve the **Specific Use Permit (SUP-59)**. The motion was seconded by Commissioner Sisson. The motion passed by a vote of 5-0.

2. Conduct a public hearing and make a recommendation to City Council to **Amend O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC)** by adding a 15-foot side yard setback requirement to Exhibit G. The subject property is located south of E. U.S. Highway 175 between Old Kemp Highway (C.R. 151) and the Highway 34 Bypass on land out of the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas. (Case No. Z-05-25)

The Public Hearing opened at 6:25 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for an amendment to O-15-17. Details of the case can be found in report Z-05-25 dated 06-12-2025.

The Public Hearing closed at 6:30p.m.

Commissioner Sisson made a motion to approve an **Amendment to O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC)**. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 5-0.

DISCUSSION/ACTION ITEMS

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the City Council will meet on Monday, June 23rd, to discuss and take action the cases from the June 3rd and June 12th Planning and Zoning meeting. The regular Planning and Zoning Commission will meet on Tuesday, July 1st.

BOARD INQUIRY

If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

Since there is no further business, we stand adjourned at 6:31 p.m.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER



Planning and Zoning Commission Report

Meeting Date: July 1, 2025

SUBJECT Conduct a public hearing and make a recommendation to City Council regarding a **Replat of Wilson Addition**, Block 37, Lots 1R and 2R, being a partial replat of Block 37 of the Wilson Addition, to create one single-family residential lot. The subject property consists of approximately 0.208 acres, situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and is generally located at 608 S. Wilson Street (Parcel IDs 24188 and 24189). (Case No. RP-01-25)

SUMMARY:

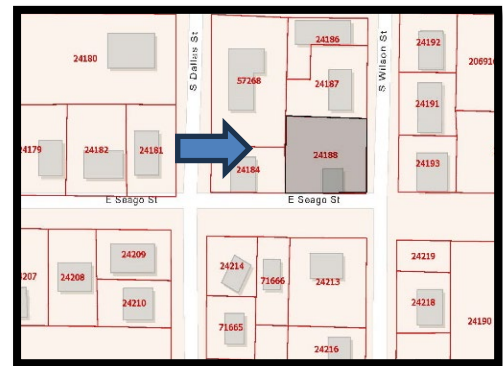
The applicant is requesting approval of a Replat for Wilson Addition, Block 37, Lots 1R and 2R, to combine the two lots into a single lot.

The subject property is zoned Single-Family (SF-6) for residential uses and contains an existing house. Combining the two lots into one will allow the property to meet the minimum requirements of the Single-Family (SF-6) zoning district, as outlined below.

Single Family (SF-6)	Required	Provided
Minimum Lot Area	6,000 sf	9,053 sf
Minimum Lot Width	60'	90.55'
Minimum Lot Depth	100'	100.125'
Minimum Front Yard (Wilson Street)	25'	25'
Minimum Rear Yard	25'	25'
Minimum Side Yard Interior	6'	6'
Minimum Side Yard Exterior (Seago Street)	15'	15'

The zoning districts surrounding this property are all compatible with the use of this property.

	Zoning	Existing Land Use
North:	SF-6	Single Family Homes
East:	MF-1 & TH	Single Family Homes
South:	SF-6	Single Family Homes
West:	SF-6	Single Family Homes



THOROUGHFARE PLAN:

The Thoroughfare Plan classifies both Wilson Street and Seago Street as Local Service Streets, which require a 50-foot right-of-way. This required right-of-way already exists at the subject location.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 26 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 26

RECOMMENDATION:

Staff recommends approval of the Replat of the Wilson Addition Block 37, Lots 1R and 2R.

ATTACHMENTS:

- Location Map
- Exhibit A – Replat

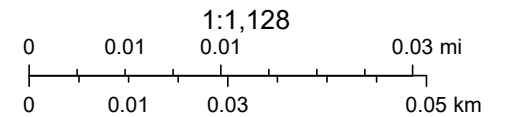
Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

Location Map



6/4/2025, 4:15:01 PM

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this the _____ day of _____, 2025, and the monuments shown thereon have been found or set under my supervision and their location, size and material description are correctly shown.

Donald S. Holder R.P.L.S. No. 5266

STATE OF TEXAS: _____
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public in and for _____ County, Texas

APPROVAL CERTIFICATE

"Recommended for Approval"

Chairman, Planning & Zoning Commission

Date

"Approved and Accepted"

Mayor, City of Kaufman, Texas

Date

The undersigned, the City Secretary of the City of Kaufman, Texas, hereby certifies that the foregoing Final Plat of _____ was submitted to the City Council on the _____ day of _____, 2025, and the Council, by formal action then and there accepted the dedication of streets, alleys and public places as shown and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

City Secretary, City of Kaufman, Texas

NOTES:

- 1. Bearings are based on North Central Texas State Plane 4202 NAD83.
2. All lots comply with the minimum size requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
4. All drainage and detention Easements shall be maintained, repaired and replaced by the property owner.
5. Notice - selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits.
6. This Plat does not alter or remove existing deed restriction, if any, on this property.
7. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
8. According to the Flood Insurance Rate Map No. 48257C0310D dated July 3, 2012, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
9. The purpose of this Plat is to combine lots.
10. No overhead utilities are permitted on the subject property.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS Maria Sara Campa, is the owner of a tract or parcel of land situated in City of Kaufman, Kaufman County, Texas and being further described as follows:

LEGAL DESCRIPTION

BEING a tract or part of land situated within the City of Kaufman, Kaufman County, Texas, and being a part of the J. B. Cole Survey, Abstract No. 84, and being part of Block 37 of French and Wilson Addition as recorded in Cabinet 1 on Slide 29, Plat Records Kaufman County, Texas, and being known as that tract of land described in a Warranty Deed from Romana Mendoza to Maria Sara Campa as recorded in Document No. 2011-0019034, Official Public Records Kaufman County, Texas and being known as that of land described in a Warranty Deed from the Estate of Doris Ann Council to Maria Sara Campa as recorded in Document No. 2012-0011596, Official Public Record Kaufman County, Texas and being further described as follows: BEGINNING at a 1/2 inch iron rod set for a corner at the intersection of the West line of S. Wilson Street and the North line of E. Seago Street, said point being at the Southeast corner of Block 37 and at the Southeast corner of said Campa tract (2011-0019034); THENCE S 89°24'32" W along the North line of E. Seago Street and along the South line of said Campa tract (2011-0019034), a distance of 99.88 feet to a 1/2" iron rod set for corner at the Southwest corner of said Campa tract (2011-0019034) and at the Southeast corner of a called 0.11 acre tract as conveyed to Jason Starr Family Trust as recorded in Volume 8884, Page 516, O.P.R.K.C.T.; THENCE N 00°12'58" W along the West line of said Campa tract (2011-0019034), and along the East line of said 0.11 acre tract, a distance of 55.42 feet to a 3/8" capped iron rod found for corner at the Northeast corner of said 0.11 acre tract and at the Southeast corner of Lot 1 Hughey Addition as recorded Cabinet 2, Slide 439, P.R.K.C.T.; THENCE N 00°57'41" W along the West line of said Campa tract (2012-0011596); THENCE N 00°57'41" W along the West line of said Campa tract (2012-0011596), and along the East line of said Lot 1, a distance of 35.57 feet to a 1/2" iron rod set for corner at the Northwest corner of said Campa tract (2012-0011596) and at the Southwest corner of a tract of land conveyed to GAV Real Estate LLC Series 604, as recorded in Volume 8026, Page 136, O.P.R.K.C.T.; THENCE N 89°54'19" E along the North line of said Campa tract (2012-0011596), and along the South line of said GAV Real Estate LLC Series 604 tract, a distance of 100.37 feet to a 1/2" iron rod set for corner in the West line of S. Wilson Street, said point being at the Northeast corner of said Campa tract (2012-0011596) and at the Southeast corner of said GAV Real Estate LLC Series 604 tract; THENCE S 00°11'51" E along the West line of S. Wilson Street, along the East line of said Campa tract (2012-0011596) and along the East line of said Campa tract (2012-0019034), a distance of 90.12 feet returning to the Point of Beginning and containing 0.208 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF KAUFMAN

That Maria Campa, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as REPLAT OF PART OF BLOCK 37 OF THE FRENCH & WILSON ADDITION, an addition to the City of Kaufman, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks and trails, and to the public use forever Easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all Easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs or other improvements and growths shall be constructed or placed upon, over, across the Easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective Easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this the _____ day of _____, 2025.

Owner

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and in the capacity therein stated.

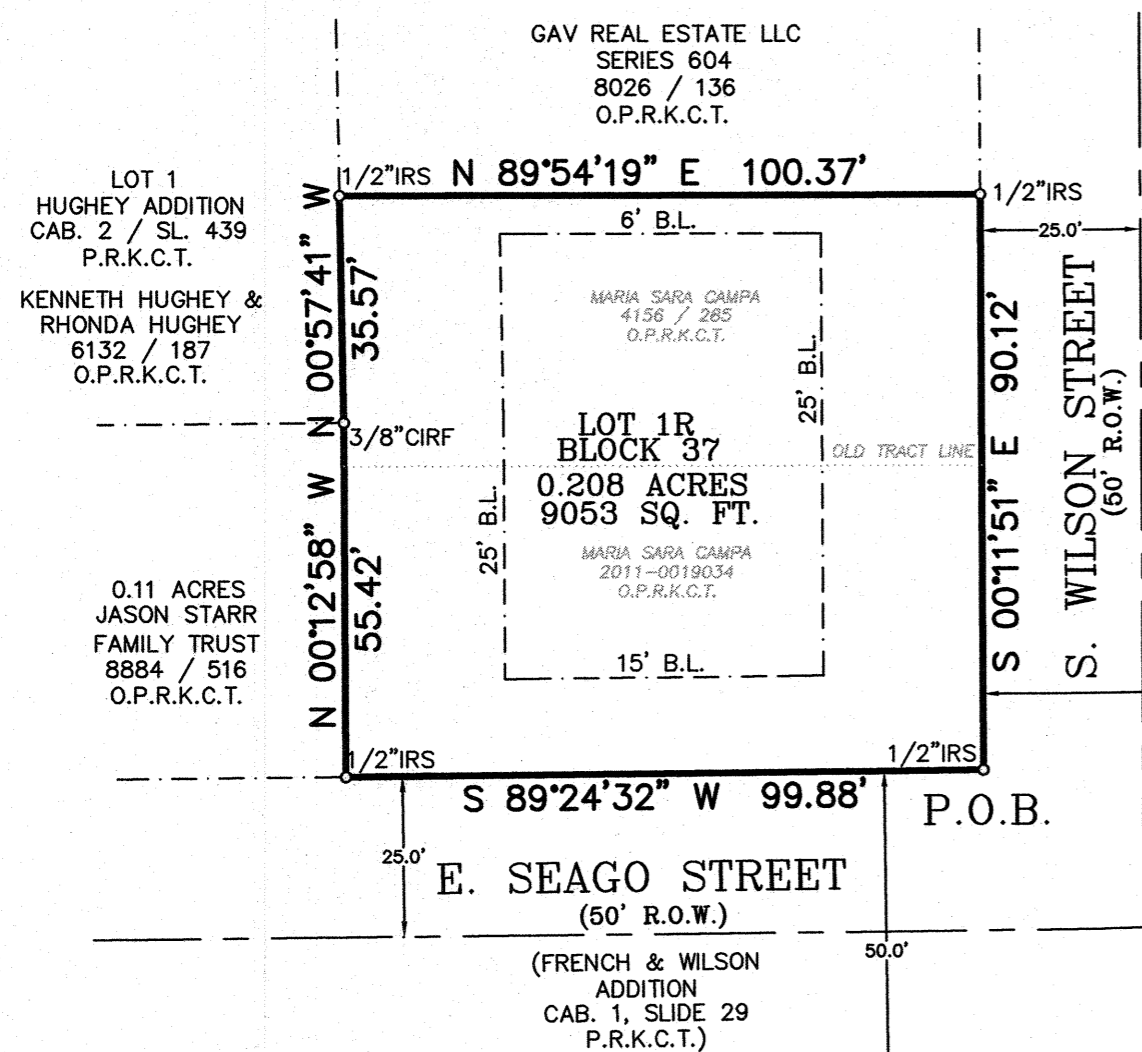
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public in and for _____ County, Texas

FINAL PLAT
REPLAT OF PART OF
BLOCK 37 OF THE
FRENCH & WILSON
ADDITION
J.B. COLE SURVEY, ABSTRACT NO. 84
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
0.208 ACRE
JUNE 2025
CASE #: PP-02-25

Owner:
Maria S. Campa
608 S Wilson St.
Kaufman, Texas 75142
victorcampa2389@gmail.com
972-433-3480

Surveyor:
Eyncon Engineering & Surveying
P.O. Box 1025
Greenville, Texas 75403
sholder@eyncon.com
903-450-9837



JESUS L. GOMEZ & MARGARITA GOMEZ 3860/67 O.P.R.K.C.T.

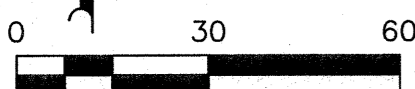
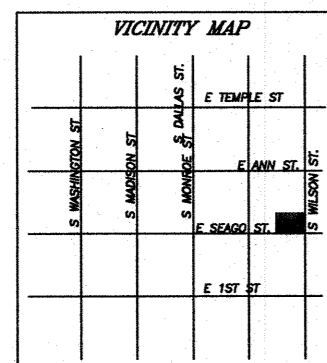
JESUS L. GOMEZ & MARGARITA GOMEZ 7073/431 O.P.R.K.C.T.

JESUS CARRILLO 4038/382 O.P.R.K.C.T.

JESUS L. GOMEZ & MARGARITE GOMEZ 3860/67 O.P.R.K.C.T.

0.116 ACRES KRISTOFER AZEVEDO 6098/99 O.P.R.K.C.T.

ELOISA CORDERO AKA SELENA R. RAMIREZ 2460/606 O.P.R.K.C.T.



LEGEND

Table with 4 columns listing symbols for various features: PROPERTY CORNER, WATER VALVE, TELE. PEDESTAL, MAILBOX, WIRE FENCE, GAS, POWER POLE, FIRE HYDRANT, FIBER OPTIC MARKER, HVAC, CHAINLINK FENCE, WATER, GUY WIRE, GAS METER, CABLE TV PEDESTAL, TRAFFIC SIGN, WOOD FENCE, FIBER OPTIC, ELEC. TRANS., GAS LINE MARKER, CLEANOUT, SAN. SEWER MANHOLE, IRON FENCE, SANITARY SEWER, ELECTRIC METER, GAS VALVE, SEPTIC, STORM SEWER MANHOLE, ELECTRIC, STORM SEWER, WATER METER, PIPELINE MARKER, AEROBIC, LIGHT POLE, UNDERGROUND ELEC.

Eyncon ENGINEERING & SURVEYING P.O. BOX 1025 • GREENVILLE, TX 75403 www.eyncon.com • (903) 450-9837

Table with 2 columns: DATE: May 15, 2025, JOB NO.: 0525048; DRAWN BY: S. HOLDER, DWG: REPLAT; SCALE: 1" = 30', FIRM REG. CERT. #10022400



Planning and Zoning Commission Report

Meeting Date: July 1, 2025

SUBJECT: Consider and make a recommendation to City Council on the Land Study and Preliminary Plat of The Trails, on 132.44 acres out of the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located on the east side of FM 2727 (Property IDs 2199, 2206, 2207, 187114, 213257, 213258). (Case No: PP-02-25)

BACKGROUND:

A Development Agreement for the subject property was approved by City Council on November 18, 2024 and was amended May of 2025. As required by the agreement, the property has been rezoned to Planned Development District-28 (PD-28) to ensure consistency with the adopted standards and to allow the provisions to remain in perpetuity.

The applicant is now requesting approval of a Preliminary Plat in accordance with the adopted PD and associated concept plan. This submittal represents the next step in the entitlement process, prior to final platting and construction.

SUMMARY

The proposed development consists of a single-family residential subdivision that includes a total of 449 residential lots—241 Type A lots with a minimum size of 6,000 square feet and 208 Type B lots with a minimum size of 7,200 square feet. The development will be accessed via four access points along FM 2727 and will include public infrastructure improvements such as streets, drainage, and utility extensions, all of which will be reviewed through civil construction plans. The subdivision also features amenitized open space, a trail network, and a dedicated amenity center for residents.

The land study indicates that the development will be divided into four phases, with Phase 1 including 138 Type B, Phase 2 including 71 Type B Phase 3 including 120 Type A, and Phase 4 including 120 Type A. Additionally, the land study identifies the general location of the amenities and the proposed trail network within the development. Staff is currently working with the applicant regarding street block lengths. While minor adjustments may occur at the time of final plat submission, staff does not anticipate any major changes, and the overall lot count is expected to remain consistent with what is currently proposed and allowed in the development.

THOROUGHFARE PLAN:

The Kaufman County 2035 Thoroughfare Plan designates FM 2727 as a “Type B” Minor Arterial, requiring a right-of-way width of 100 to 120 feet with 3 to 4 lanes. A 30-foot street dedication along FM 2727 is proposed to provide the required right-of-way from the centerline. The internal streets are classified as local streets and meet the 50-foot right-of-way requirement.

RECOMMENDATION:

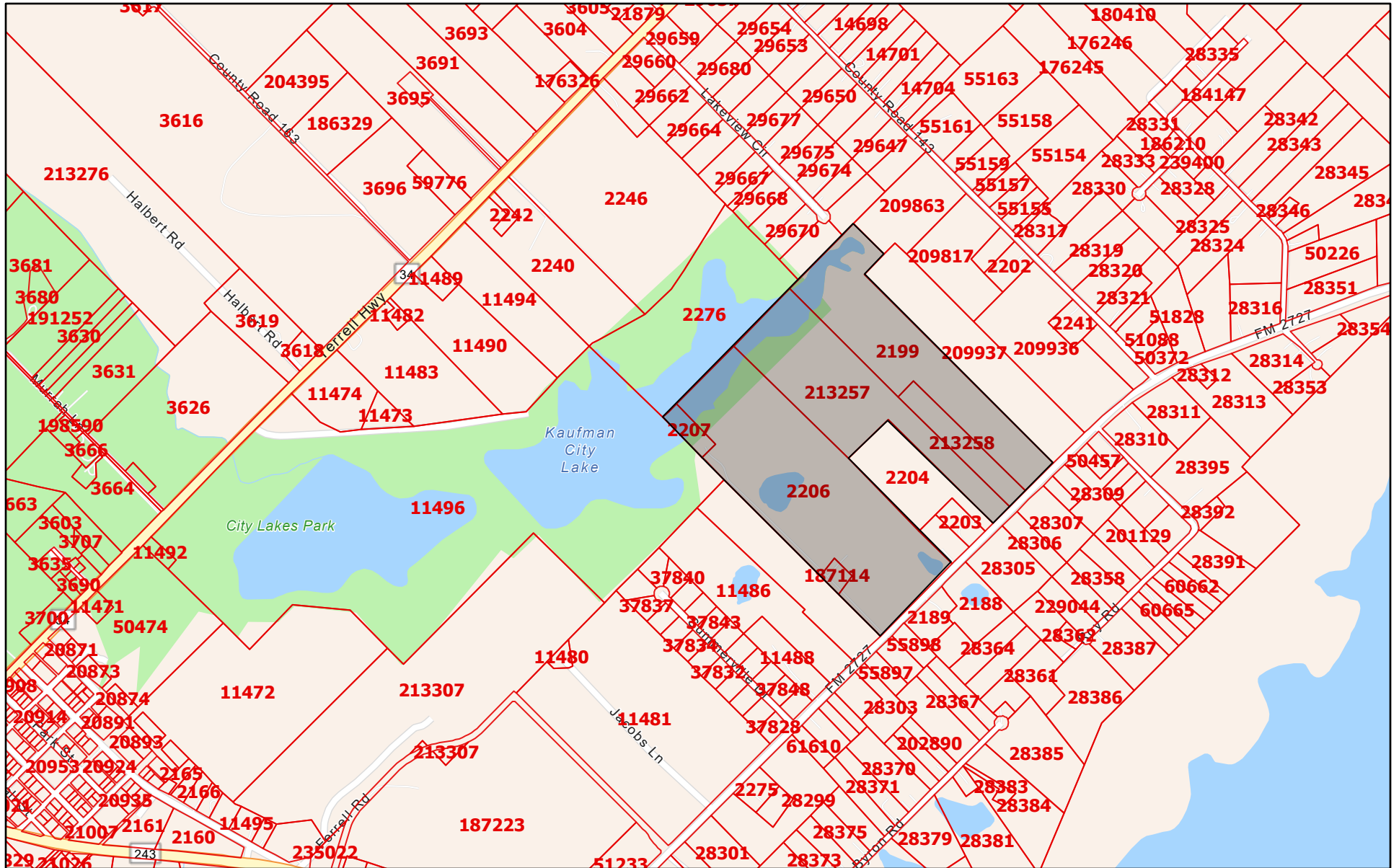
Staff recommends approval of the Land Study and Preliminary Plat of The Trails.

ATTACHMENTS:

1. Location Map
2. Land Study of The Trails
3. Preliminary Plat of The Trails

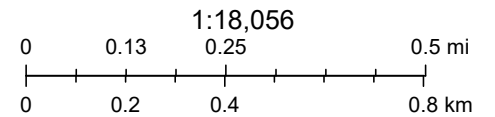
Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

The Trails 01-28-2025



2/18/2025, 2:52:31 PM

 Parcels



Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph,

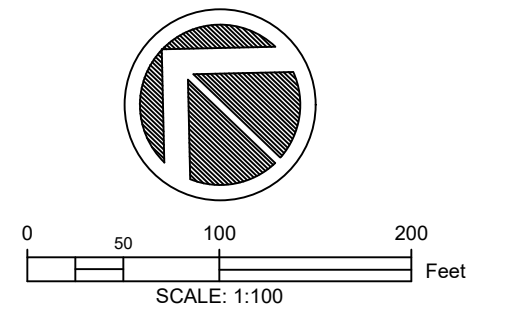
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

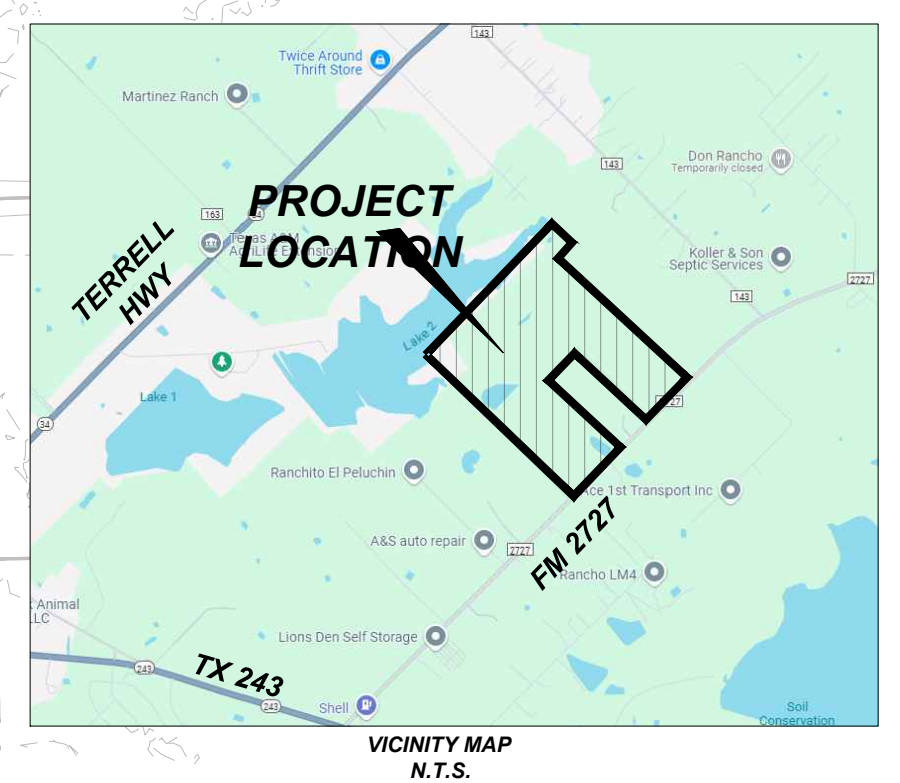
LOT BREAKDOWN

241 LOTS ~ TYPE 'A'
MIN 7,200 SF

208 LOTS ~ TYPE 'B'
MIN 6,000 SF



- LEGEND**
- ROW RIGHT OF WAY
 - IRF IRON ROD FOUND
 - HOA HOMEOWNERS ASSOCIATION
 - AC ACRES
 - SF SQUARE FEET
 - ESMT EASEMENT
 - MIN FF MINIMUM FINISHED FLOOR
 - D.E. DRAINAGE EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - BLOCK



PREPARED BY:
OWNER/DEVELOPER:
TEJAS WYCLIFF PROPERTIES, LLC
GSI BAYLOR LLC, ETAL
13601 PRESTON ROAD, SUITE 810
DALLAS, TEXAS 75240
CONTACT: YEHUDA GOLDMAN EMAIL:
YEHUDA@GSIINVESTMENTS.COM

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX
CONTACT: CODY CRANNELL
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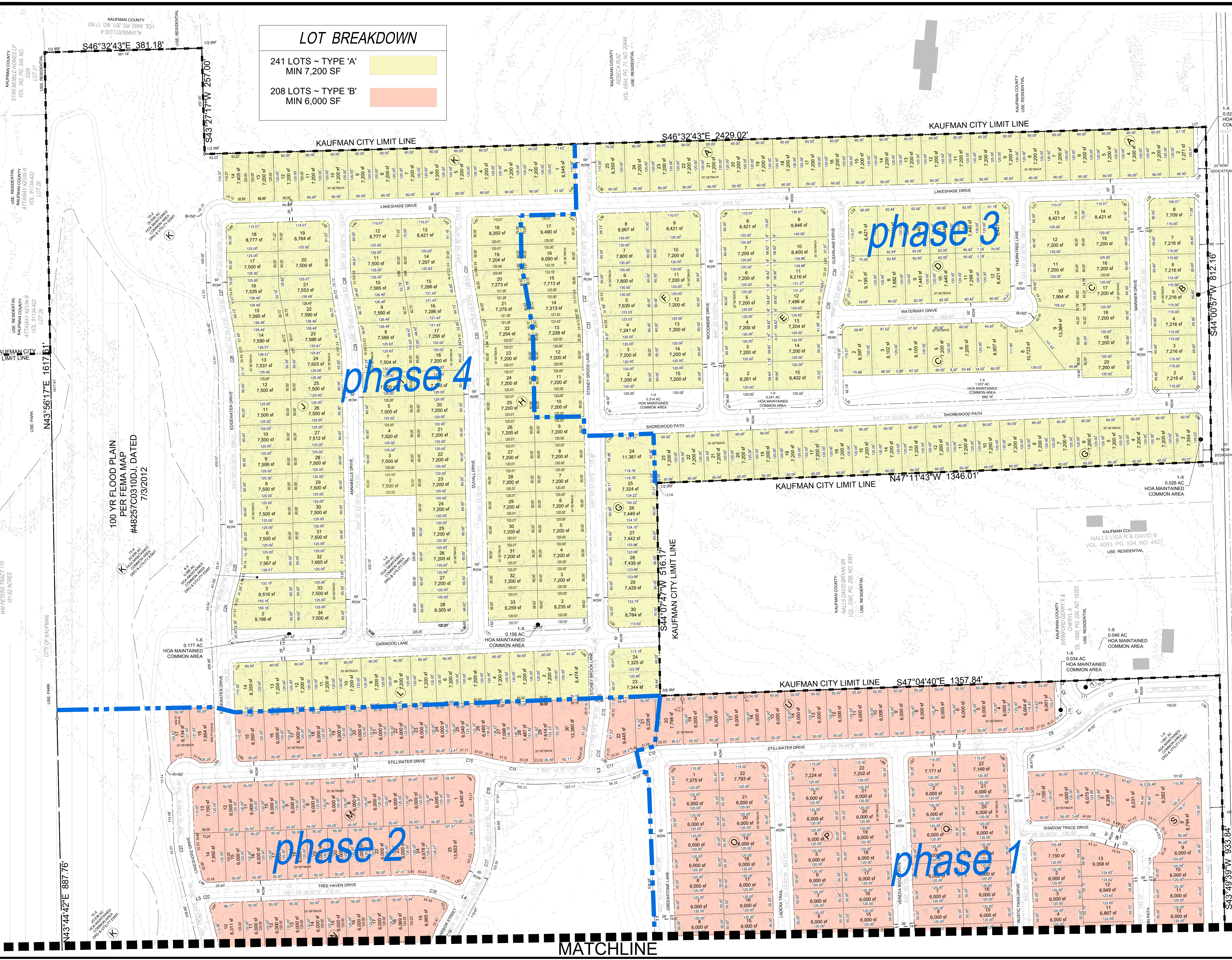
**LAND STUDY
THE TRAILS
AT KAUFMAN**

132.44 ACRES (25.26 ac ROW)

SITUATED IN THE THOMAS BEEDY
SURVEY, ABSTRACT NO. 21
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS

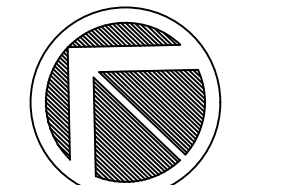
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7,200 SF
208 TYPE B LOTS
6,000 SF
16 COMMON AREA LOTS

JUNE, 2025
SHEET 1 OF 2



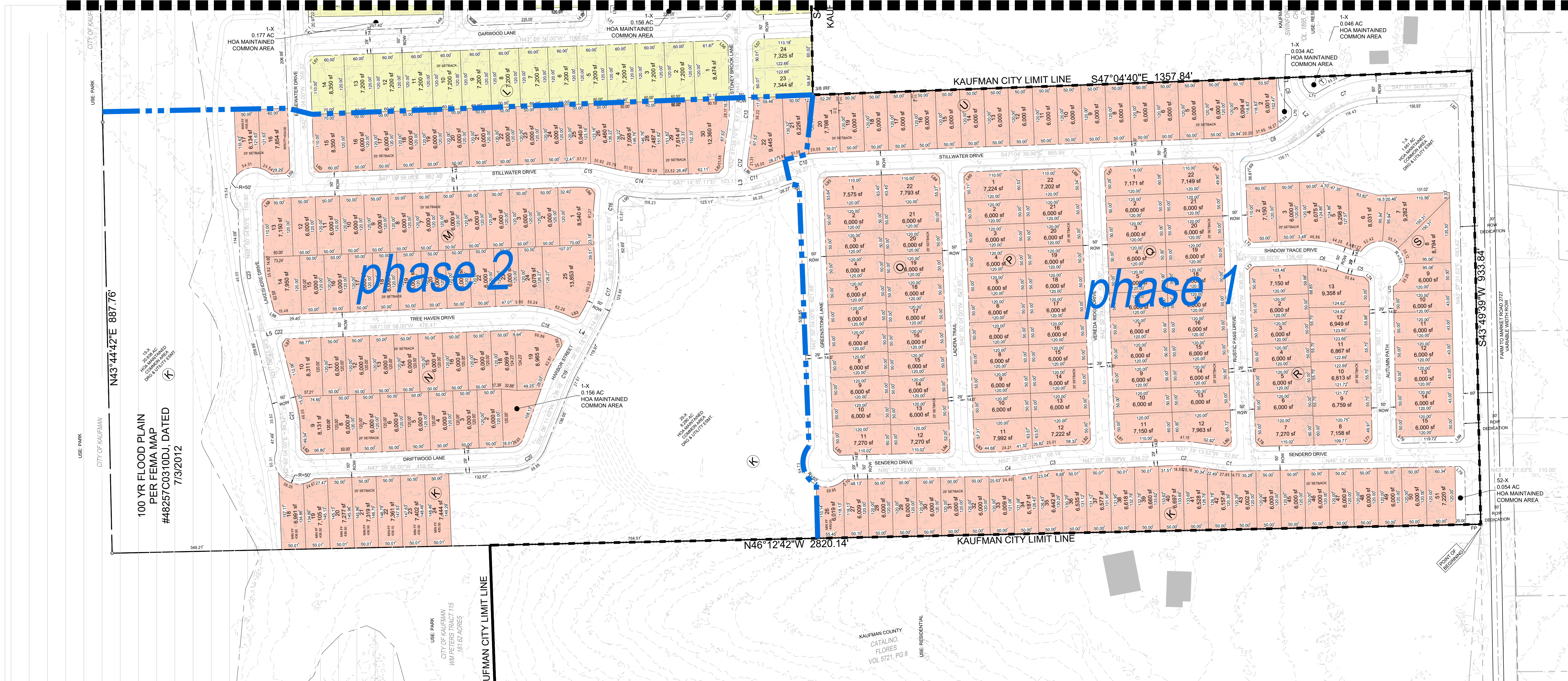
100 YR FLOOD PLAIN
PER FEMA MAP
#48257C0310D, DATED
7/3/2012

MATCHLINE



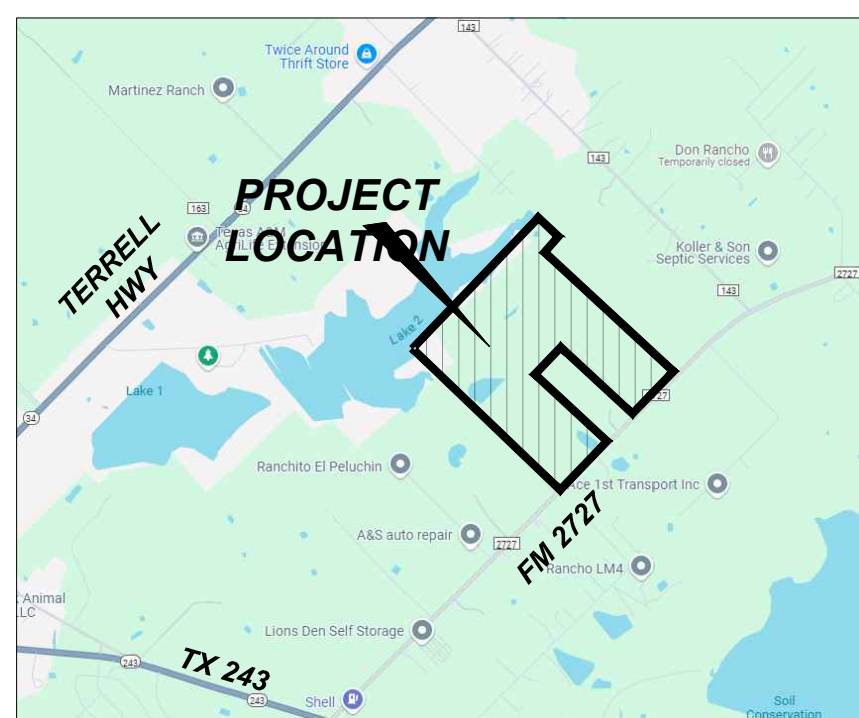
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Feet

MATCHLINE



LOT BREAKDOWN

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**LAND STUDY
THE TRAILS
AT KAUFMAN**

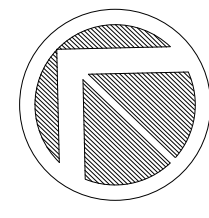
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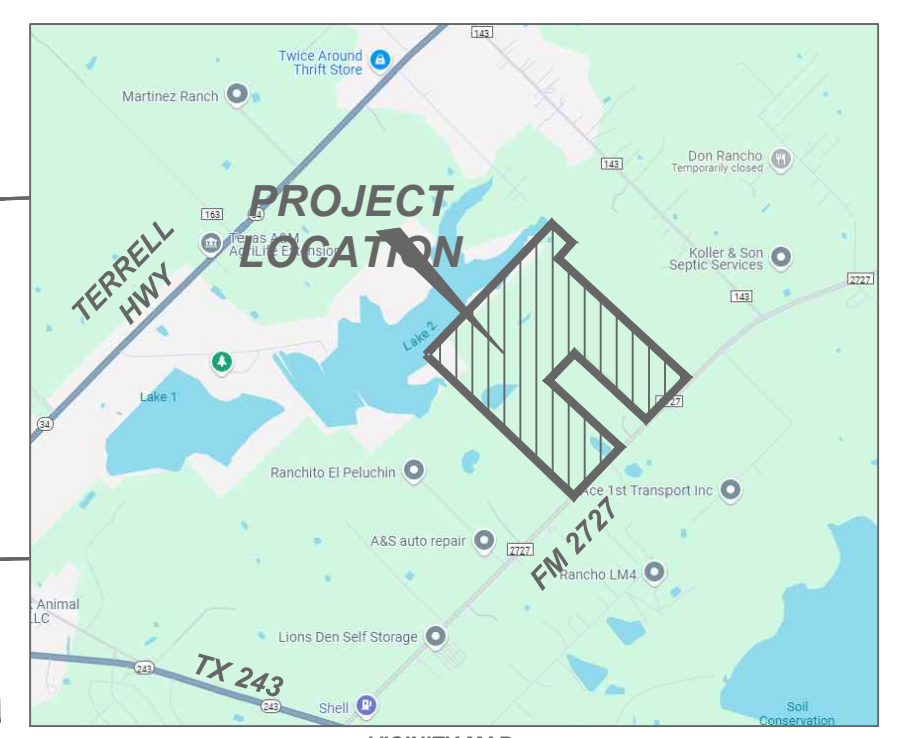
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0 50 100 200
SCALE 1"=100'
Feet

LEGEND

- ROW RIGHT OF WAY
- IRF IRON ROD FOUND
- HOA HOMEOWNERS ASSOCIATION
- AC ACRES
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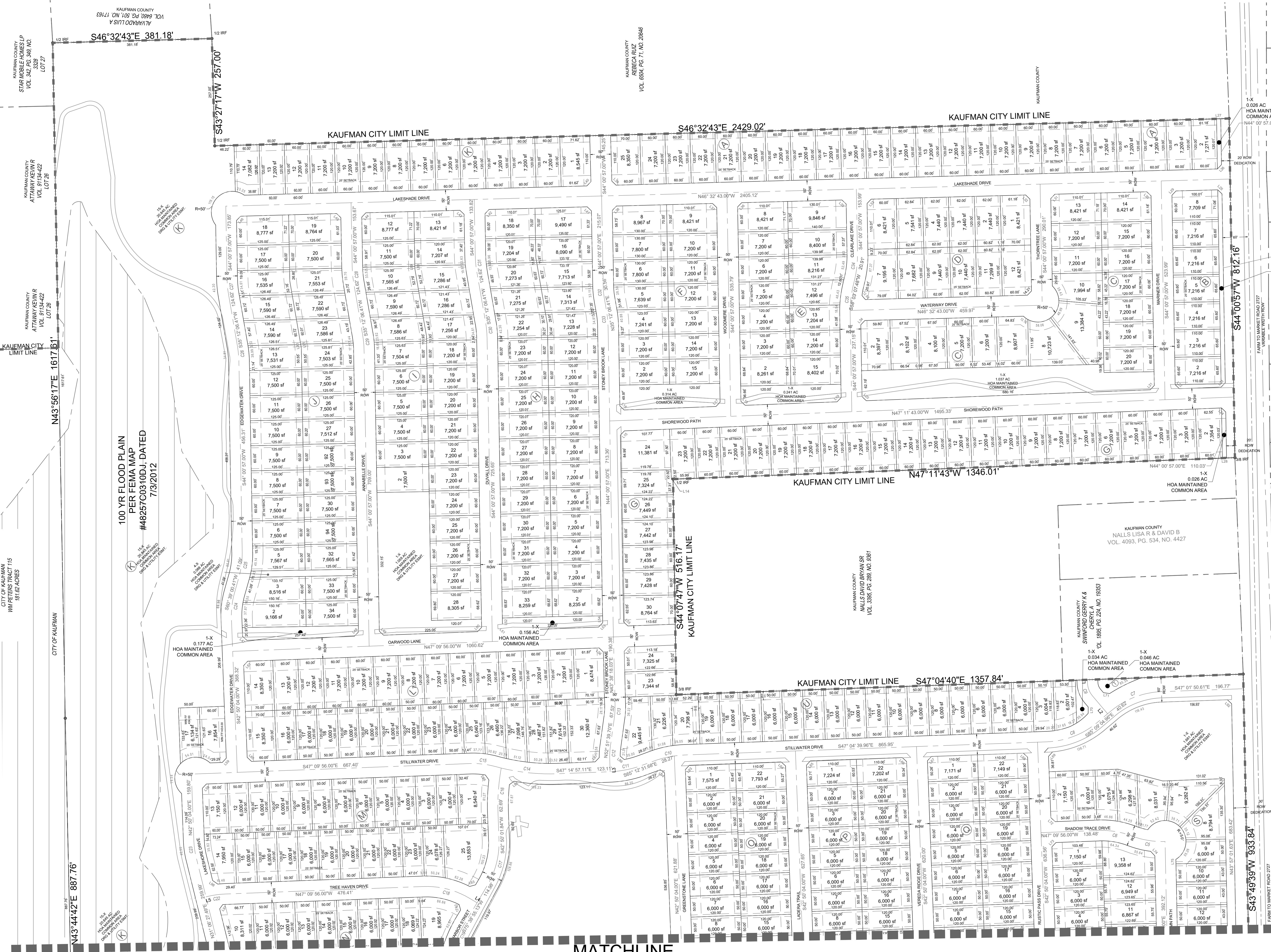
PRELIMINARY PLAT THE TRAILS AT KAUFMAN

132.44 ACRES (25.26 ac ROW)

SITUATED IN THE THOMAS BEEDY
SURVEY, ABSTRACT NO. 21
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS

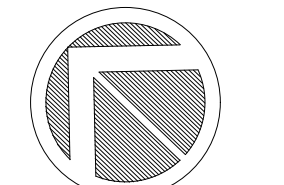
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JUNE, 2025
SHEET 1 OF 3



100 YR FLOOD PLAIN
 PER FEMA MAP
 #48257C0310DJ, DATED
 7/3/2012

MATCHLINE



0 50 100 200 Feet
SCALE 1"=100'

MATCHLINE



100 YR FLOOD PLAIN
PER FEMA MAP
#48257C0310DJ, DATED
7/3/2012

CITY OF KAUFMAN
MMPETERS TRACT 115
181.82 ACRES

KAUFMAN COUNTY
CATALINO
FLORES
VOL 5721, PG 8

PRELIMINARY PLAT THE TRAILS AT KAUFMAN

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SURVEY, ABSTRACT NO. 21
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VICINITY MAP
N.T.S.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
 COUNTY OF _____ §

I, the undersigned, a Licensed Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

 preliminary
 Crystal Robertson

Date
 STATE OF TEXAS §
 COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, on this day personally appeared Crystal Robertson, 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 therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

 Type or Print Notary's Name
 My Commission Expires: _____

APPROVED BY: PLANNING AND ZONING COMMISSION
 CITY OF KAUFMAN

BY: _____
 CHAIRMAN

_____ DATE

APPROVED BY: CITY COUNCIL
 CITY OF KAUFMAN

BY: _____
 MAYOR

_____ DATE

NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
- All common areas, drainage Easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's Right-of-Way are required to be an HOA "X" lot.
- All common area/HOA lots or floodplain may contain a public trail and shall provide an Access Easement for the public to use the trail.
- All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner.
- Notice – selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits".
- This Plat does not alter or remove existing deed restriction, if any, on this property".
- Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
- The City reserves the right to require minimum finish floor (MFF) elevations on any lot contained within this addition. The minimum (MFF) elevations shown are based on the most current information available at the time the Plat is filed and are subject to change.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
- No overhead utilities are permitted on the subject property.

OWNER ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF Kaufman §

I (we), the undersigned, owner (s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Thomas Beedy Survey, Abstract Number 21 and being all of that certain tract of land conveyed to GSI Baylor LLC, et al, as described in Instrument Number 2024-27693 of the Official Public Records of Kaufman County, Texas and being all of that certain tract of land conveyed to Tejas Wycliff Properties, as described in Instrument Number 2023-0014802 of the Official Public Records of Kaufman County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for the most southerly corner of said Baylor tract, said point also being in the northwest right-of-way line of Farm-to-Market Road Number 2727, having a variable width right-of-way;
 THENCE North 46°12'42" West, a distance of 2,820.14 feet to a point for corner;
 THENCE North 43°44'42" East, a distance of 887.76 feet to a point of for corner;
 THENCE North 43°56'17" East, a distance of 1,617.61 feet to a 1/2 inch capped iron rod (Mobly 2141) found for corner;
 THENCE South 46°32'43" East, a distance of 381.18 feet to a 1/2 inch iron rod found for corner;
 THENCE South 43°27'17" West, a distance of 257.00 feet to a 1/2 inch capped iron rod found (Mobly 2141) for corner;
 THENCE South 46°32'58" East, a distance of 2,429.02 feet to a point for corner in the northwest right-of-way line of said Farm-to-Market Road Number 2727
 THENCE South 44°00'57" West, with the northwest right-of-way line of said Farm-to-Market Road Number 2727, a distance of 812.16 feet to a 3/8 inch iron rod found;
 THENCE North 47°04'40" West, a distance of 1,357.84 feet to a 1/2 inch iron rod found for corner;
 THENCE South 44°07'47" West, a distance of 516.87 feet to a 3/8 inch iron rod found for corner;
 THENCE South 47°13'17" East, a distance of 1,357.84 feet to a fence corner post found for corner in the northwest right-of-way line of said Farm-to-Market Road Number 2727;
 THENCE South 43°49'39" West, with the northwest right-of-way line of said Farm-to-Market Road Number 2727, a distance of a distance of 933.84 feet to the POINT OF BEGINNING and containing 132.443 acres of land.

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT the City of Kaufman, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as _____ (lot/block/subdivision), an addition to the City of Kaufman, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks and trails, and to the public use forever Easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all Easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences tress shrubs or other improvements or growths shall be constructed or placed upon, over, across the Easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective Easements without the necessity at any time of procuring permission from anyone.

By: _____ GSI Baylor, LLC
 Owner: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____, County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

 Type or Print Notary's Name
 My Commission Expires: _____

By: _____ Tejas Wycliff Properties, LLC
 Owner: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____, County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

 Type or Print Notary's Name
 My Commission Expires: _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.80	250.00	8.89	N41° 45' 58"W	38.76
C2	42.96	250.00	9.85	N42° 14' 35"W	42.90
C3	22.73	250.00	5.21	N49° 46' 14"W	22.73
C4	26.90	250.00	6.16	N49° 17' 37"W	26.88
C5	80.98	200.00	23.20	N35° 33' 56"W	80.43
C6	80.98	200.00	23.20	N35° 33' 56"W	80.43
C7	133.07	200.00	38.12	S66° 05' 28"E	130.63
C8	132.90	200.00	38.07	S66° 06' 52"E	130.47
C9	33.23	50.00	38.07	N23° 53' 08"E	32.62
C10	79.11	250.00	18.13	S56° 08' 36"E	78.78
C11	78.36	250.00	17.96	S56° 13' 44"E	78.04
C12	34.69	200.00	9.94	N47° 53' 30"E	34.65
C13	32.19	200.00	9.22	N48° 14' 59"E	32.16
C14	153.39	500.00	17.58	S38° 27' 39"E	152.79
C15	61.06	200.00	17.49	S38° 25' 08"E	60.83
C16	109.15	500.00	12.51	S49° 05' 16"W	108.93
C18	114.54	200.00	32.81	N30° 45' 30"W	112.98
C19	37.39	200.00	10.71	S70° 17' 33"W	37.34
C20	59.25	50.00	67.90	N81° 06' 52"W	55.85
C21	40.93	200.00	11.73	N36° 58' 16"E	40.86

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	40.93	200.00	11.73	N53° 01' 44"W	40.86
C23	40.93	200.00	11.73	N36° 58' 16"E	40.86
C24	62.19	200.00	17.82	S51° 44' 32"W	61.94
C25	58.06	200.00	16.63	S52° 19' 59"W	57.86
C26	38.46	250.00	8.81	S39° 36' 32"W	38.42
C27	38.46	250.00	8.81	S39° 36' 32"W	38.42
C28	38.46	250.00	8.81	S39° 36' 32"W	38.42
C29	38.46	250.00	8.81	S39° 36' 32"W	38.42
C30	38.46	250.00	8.81	S39° 36' 32"W	38.42
C31	38.46	250.00	8.81	S39° 36' 32"W	38.42
C32	30.77	200.00	8.81	N39° 36' 32"E	30.74
C33	38.46	250.00	8.81	N39° 36' 32"E	38.42
C34	61.24	250.00	14.04	S51° 02' 02"W	61.09
C35	61.24	250.00	14.04	S51° 02' 02"W	61.09

Parcel Line Table		
Line #	Length	Direction
L1	7.95	N42° 55' 20.04"E
L2	56.43	N4° 50' 55.04"E
L3	27.46	N42° 55' 20.04"E
L4	21.64	N14° 21' 04.87"W
L5	4.46	N58° 53' 32.51"W
L6	120.00	S0° 00' 00.00"E
L7	60.00	N90° 00' 00.00"W
L8	70.00	N90° 00' 00.00"W
L9	120.00	N0° 00' 00.00"E
L10	120.00	S0° 00' 00.00"E
L11	50.00	N90° 00' 00.00"E
L12	60.00	N90° 00' 00.00"E
L13	120.00	N0° 00' 00.00"E
L14	4.01	S47° 11' 43.00"E
L15	14.29	S88° 24' 37.00"W
L16	13.99	S1° 35' 23.00"E
L17	14.29	N88° 24' 37.00"E
L18	13.99	S1° 35' 23.00"E
L19	14.29	N88° 24' 37.00"E
L20	13.99	N1° 35' 23.00"W

Parcel Line Table		
Line #	Length	Direction
L21	14.29	S88° 24' 37.00"W
L22	14.06	S1° 17' 36.42"E
L23	14.29	N88° 24' 37.00"E
L24	13.99	N1° 35' 46.53"W
L25	14.07	N1° 15' 57.99"W
L26	14.21	N88° 44' 11.90"E
L27	10.00	N46° 32' 43.00"W
L28	10.00	S47° 11' 43.00"E
L29	14.21	S88° 44' 07.00"W
L30	14.07	S1° 15' 53.00"E
L31	14.21	N88° 44' 07.00"E
L32	14.07	N1° 15' 53.00"W
L33	14.21	S88° 44' 07.00"W
L34	14.21	N88° 44' 07.00"E
L35	14.07	N1° 15' 53.00"W
L36	14.21	S88° 44' 07.00"W
L37	14.07	N1° 15' 53.00"W
L38	14.21	S88° 44' 07.00"W
L39	14.14	S1° 32' 43.00"E
L40	14.14	N88° 27' 17.00"E

Parcel Line Table		
Line #	Length	Direction
L41	14.07	N1° 15' 53.00"W
L42	14.21	S88° 44' 07.00"W
L43	14.07	N1° 15' 53.00"W
L44	14.21	S88° 44' 07.00"W
L45	14.07	N1° 15' 53.00"W
L46	14.21	S88° 44' 07.00"W
L47	14.14	S2° 09' 56.00"E
L48	14.29	N88° 25' 30.50"E
L49	14.00	S1° 34' 29.50"E
L50	14.29	N88° 25' 30.50"E
L51	14.00	S1° 34' 29.50"E
L52	20.33	S44° 00' 57.00"W
L53	14.29	N88° 25' 30.50"E
L54	16.55	N44° 00' 57.00"E
L55	14.00	N1° 34' 29.50"W
L56	14.04	N1° 45' 48.98"W
L57	14.24	N88° 48' 28.50"E
L58	14.14	S87° 50' 04.00"W
L59	14.14	N87° 50' 04.00"E
L60	14.14	S2° 09' 56.00"E

Parcel Line Table		
Line #	Length	Direction
L61	14.14	S87° 50' 04.00"W
L62	14.14	N2° 09' 56.00"W
L63	14.40	S60° 24' 55.45"E
L64	14.15	N2° 07' 17.98"W
L65	14.13	S87° 52' 42.02"W
L66	14.15	N2° 07' 17.98"W
L67	14.13	S87° 52' 42.02"W
L68	14.15	N2° 07' 17.98"W
L69	14.37	S86° 53' 06.59"W
L70	15.27	S45° 03' 14.07"W
L71	14.95	N36° 47' 26.09"W
L72	14.14	S2° 09' 56.00"E
L73	14.14	S87° 52' 42.02"E
L74	14.95	N2° 12' 36.50"E
L75	10.80	S43° 49' 39.00"W
L76	14.14	S1° 11' 31.50"E
L77	14.15	N88° 48' 28.50"E
L78	14.26	S1° 41' 19.00"E
L79	14.12	N1° 07' 50.19"W
L80	13.23	S88° 35' 34.24"E

Parcel Line Table		
Line #	Length	Direction
L81	14.14	S2° 09' 56.00"E
L82	14.14	N87° 50' 04.00"E
L83	14.26	S1° 41' 19.00"E
L84	14.02	N88° 18' 41.00"E
L85	14.26	S1° 41' 19.00"E
L86	12.95	S5° 22' 49.53"E
L87	14.25	N88° 11' 28.61"E
L88	6.62	S44° 00' 57.00"W
L89	6.62	N44° 00' 57.00"E
L90	8.12	N35° 12' 06.41"E
L91	8.12	N35° 12' 06.41"E
L92	14.02	N1° 32' 24.49"W
L93	14.13	N87° 52' 42.02"E
L94	12.27	N9° 20' 26.18"W
L95	13.71	S81° 38' 09.52"E
L96	14.63	N9° 15' 31.63"E
L97	12.62	S81° 58' 15.75"W
L98	14.92	N10° 38' 13.03"W
L99	14.16	S88° 52' 09.81"W

PRELIMINARY PLAT
 THE TRAILS
 AT KAUFMAN

132.44 ACRES (25.26 ac ROW)

SITUATED IN THE THOMAS BEEDY
 SURVEY, ABSTRACT NO. 21
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS

241 TYPE A LOTS
 7,200 SF
 208 TYPE B LOTS
 6,000 SF
 16 COMMON AREA LOTS

OWNER/DEVELOPER :
 TEJAS WYCLIFF PROPERTIES, LLC
 GSI BAYLOR LLC, ETAL
 13601 PRESTON ROAD, SUITE 810
 DALLAS, TEXAS 75240
 CONTACT: YEHUDA GOLDMAN EMAIL:
 YEHUDA@GSIINVESTMENTS.COM
 PREPARED BY :
 CCM ENGINEERING
 2570 JUSTIN ROAD #209
 HIGHLAND VILLAGE, TX
 CONTACT: CODY CRANNELL
 EMAIL: CODY@CCM-ENG.COM
 (972) 691-6633



Planning and Zoning Commission Report

Meeting Date: July 1, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Final Plat for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6, situated on 24.6318 acres of land (Property ID 202753), out of the Dionisio Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No. FP-05-25)

BACKGROUND/SUMMARY:

The applicant is requesting approval of a Final Plat for Lots 3, 4, 5, and 6, Block A, of the Kings Fort Addition, to allow for the development of a commercial center. Lot 3 is proposed for the development of a Lowe's, Lot 5 for junior tenant spaces, and Lots 4 and 6 are reserved for future development.

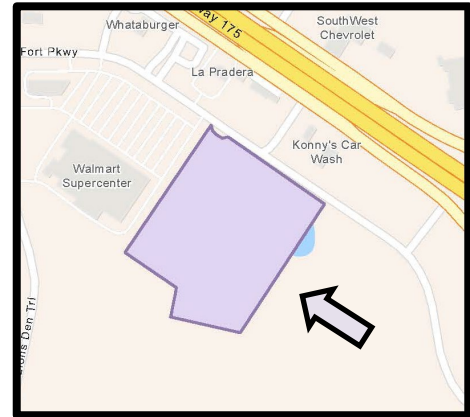
The development consists of four tracts with varying lot sizes and building footprints. Tract 1 encompasses 12.73 acres and includes a building footprint of approximately 107,136 square feet, along with an additional 30,360 square feet of garden area. Tract 2 spans 10.36 acres and includes a building footprint of roughly 108,000 square feet. Tracts 3 and 4 are smaller, each under one acre—Tract 3 is 0.78 acres with a 6,000-square-foot building footprint, and Tract 4 is 0.77 acres, also with a 6,000-square-foot building footprint.

The development consists of four tracts with varying lot sizes and building footprints. Tract 1 encompasses 12.73 acres and includes a building footprint of approximately 107,136 square feet, along with an additional 30,360 square feet of garden area. Tract 2 spans 10.36 acres and includes a building footprint of approximately 108,000 square feet. Tracts 3 and 4 are smaller, each under one acre. Tract 3 is 0.78 acres with a 6,000-square-foot building footprint, and Tract 4 is 0.77 acres, also with a 6,000-square-foot building footprint.

The subject properties are located in the 400 block of Kings Fort Parkway. The conveyance plat, civil plans, and site plan have been approved for this development.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Vacant land, Burger King, Konny Carwash
West:	Planned Development	Walmart
South:	Planned Development	Vacant land, Enclave Development with homes
East:	Planned Development	Vacant land



THOROUGHFARE PLAN:

Kings Fort Parkway is designated as a major collector (Type C; four lanes) with an 80-foot right-of-way. The required right-of-way for this thoroughfare already exists at this location.

RECOMMENDATION:

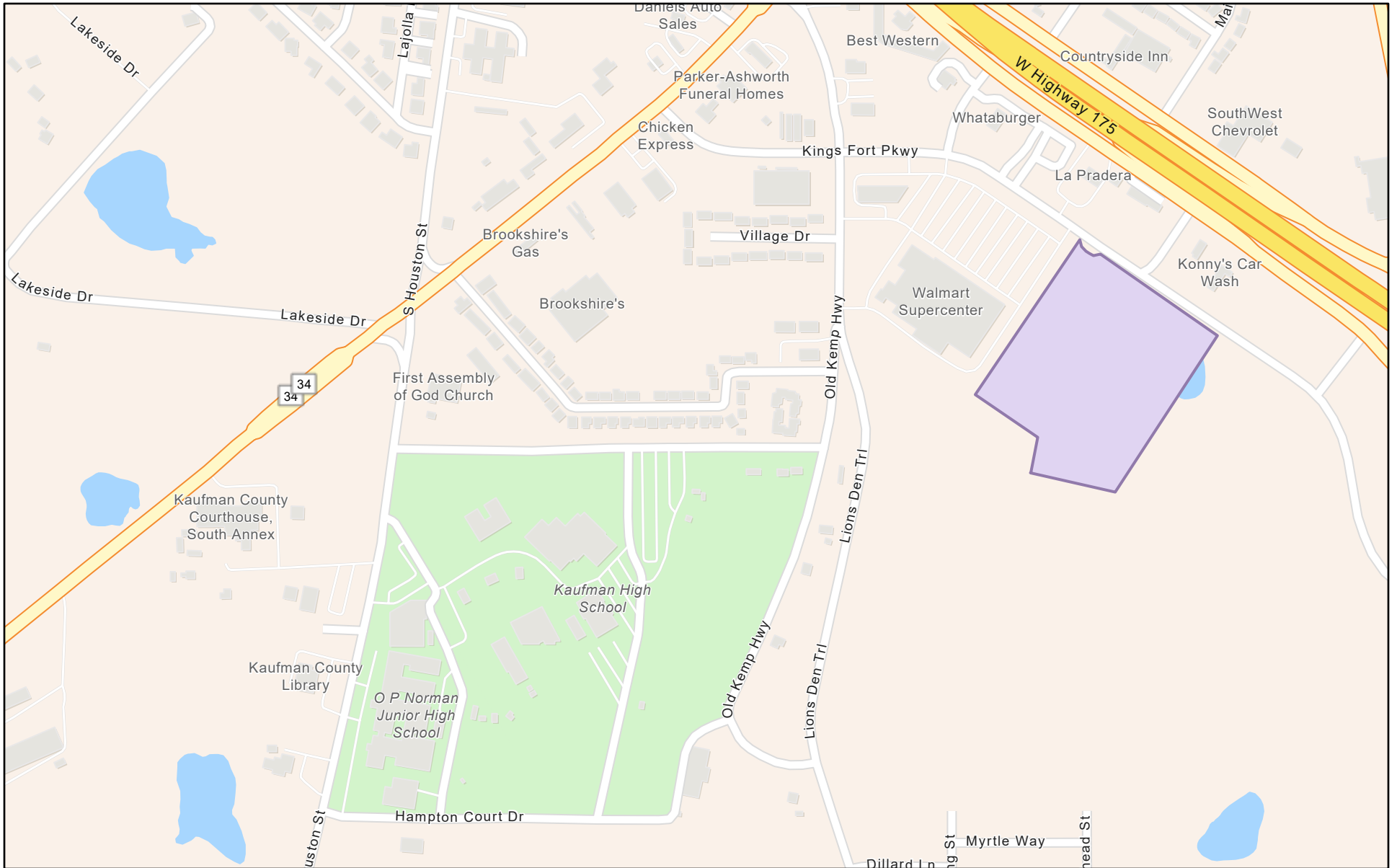
Staff recommends approval of the **Final Plat for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6.

ATTACHMENTS:

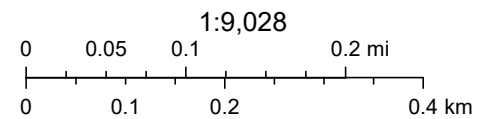
- Location Map
- Exhibit A – Final Plat

Martin Mares
 Senior Planner
 972-932-2216 ext. 117
mmares@kaufmantx.org

Kings Fort Property



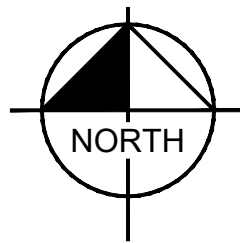
3/14/2025, 1:51:07 PM



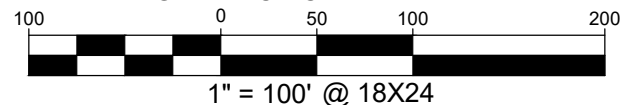
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



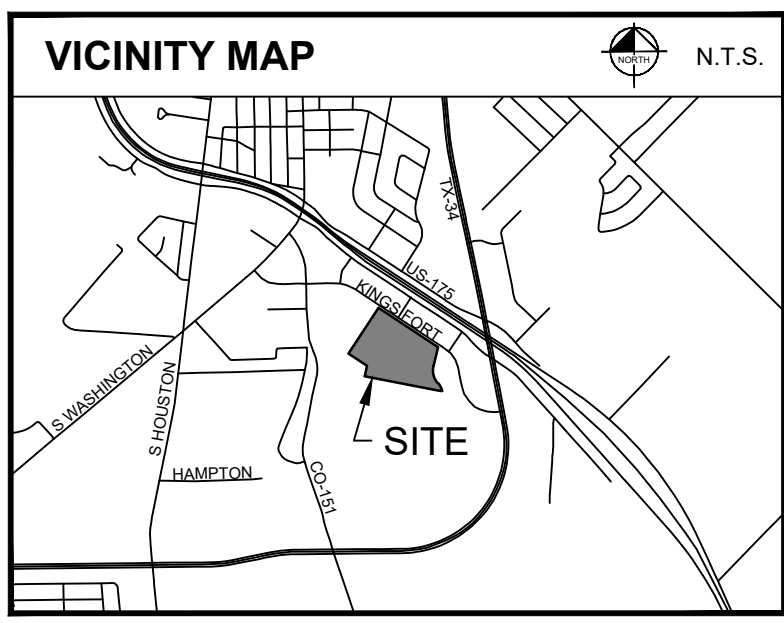
GRAPHIC SCALE IN FEET



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRFC = IRON ROD FOUND CAPPED
 MNF = MAG NAIL FOUND
 IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"



NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on September 13, 2024 with an applied combined scale factor of 1.000114077. Bearings vary from recorded plats based on found controlling monuments.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48257C0310D, for Kaufman County, Texas and incorporated areas, dated July 3, 2012, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The subdivided area is legally owned by the applicant.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- All lots comply with the minimum size requirements of the zoning district.
- All lots comply with the minimum size requirements for aerobic septic systems.
- This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
- All common areas, drainage Easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's Right-of-Way are required to be an HOA "X" lot.
- All common area/HOA lots or floodplain may contain a public trail and shall provide an Access Easement for the public to use the trail.
- All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision ordinance and State law and is subject to fines and withholding of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
- The City reserves the right to require minimum finish floor (MFF) elevations on any lot contained within this addition. The minimum (MFF) elevations shown are based on the most current information available at the time the Plat is filed and are subject to change.
- If property is located in ETJ and there is private park land include the following notation as required in Section 02.03.080: The Developer has entered into a written agreement that such private park land shall be dedicated to the City at the time of full purpose annexation into the City.
- No overhead utilities are permitted on the subject property.
- The subject property will need to undergo civil plan review, site planning, and final platting prior to the issuance of any building permits.



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
GROSS	24.6318	1,072,962
LOT 3, BLOCK A	12.7269	554,384
LOT 4, BLOCK A	0.7799	33,974
LOT 5, BLOCK A	10.3564	451,123
LOT 6, BLOCK A	0.7686	33,482

FINAL PLAT
LOTS 3-6, BLOCK A
KINGS FORT ADDITION
24.6318 ACRES
DIONISION FALCON SURVEY, ABSTRACT No. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MKK	SCR	6/24/2025	064579007	1 OF 3

SURVEYOR
 KIMLEY-HORN AND ASSOC. INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS 76102
 STANLEY CRAWFORD RUSSELL, RPLS
 TEL. NO. 817-335-6511
 StanC.Russell@Kimley-Horn.com

OWNER
 JWS LAND, LTD.
 1500 EAST INDUSTRIAL BOULEVARD, SUITE 225
 MCKINNEY, TEXAS 75069
 KELLY CANNELL
 TEL. NO. 972-740-1981
 kcannell@schulerdevelopment.com

DWG NAME: \KIMLEY-HORN\KING FORT ANCHOR RETAIL DWG\064579007-KINGS FORT ANCHOR RETAIL_PP.DWG PLOTTED BY: RUSSELL, STAN C 6/24/2025 11:16 AM LAST SAVED: 6/24/2025 11:15 AM

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS JWS Land, LTD is the owner of a 24.6318 acre (1,072,962 square foot) tract of land situated in the Dionision Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas; said tract being a portion of a tract of land described as Tract 1 in Special Warranty Deed to JWS Land, Ltd, recorded in Volume 4238, Page 325, Deed Records, Kaufman County, Texas (D.R.K.C.T.); said tract being more particularly described as follows:

BEGINNING at a point for corner being an interior ell corner in the east line of Lot 2, Block A, Kings Fort Addition, Phase II, an addition to the City of Kaufman according to the plat recorded in Volume 4373, Page 207, Plat Records, Kaufman County, Texas (P.R.K.C.T.); from which a 5/8" iron rod found bears North 80°03'08" West, a distance of 0.83 feet;

THENCE North 33°15'20" East, along the said east line of Lot 2, a distance of 855.22 feet to a point for corner in the southwest right-of-way line of Kings Fort Parkway (an 80' public right-of-way); said point being the east corner of said Lot 2;

THENCE South 56°44'07" East, along the said southwest right-of-way line of Kings Fort Parkway, a distance of 1,113.64 feet to a 5/8" iron rod found with a cap stamped "RPLS 3963"; said iron rod being the northwest corner of a tract of land described in Special Warranty Deed to Myrish Hospitality, LLC recorded in Volume 7863, Page 91, D.R.K.C.T.;

THENCE along the west line of said Myrish Hospitality, LLC tract, the following three (3) courses and distances:

South 13°51'35" West, a distance of 303.72 feet to a point at the beginning of a tangent curve to the left with a radius of 300.00 feet, a central angle of 54°54'45", and a chord bearing and distance of South 13°35'48" East, 276.64 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 287.52 feet to a point at the beginning of a reverse curve to the right with a radius of 300.00 feet, a central angle of 26°54'49", and a chord bearing and distance of South 27°35'46" East, 139.63 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 140.92 feet to a point for corner; said point being the southwest corner of said Myrish Hospitality, LLC tract;

THENCE North 79°24'24" West, a distance of 43.15 feet to a 1/2" iron rod found with a cap stamped "RHODES SURVEYING" being the northeast corner of a tract of land described in Special Warranty Deed with Vendor's Lien to Enclave at Kings Fort Inc., recorded in Instrument Number 2024-0001562, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.);

THENCE North 79°10'01" West, along the north line of said Enclave at Kings Fort Inc. tract, a distance of 1,179.14 feet to a point for corner; said point being the southeast corner of said Lot 2;

THENCE North 11°24'28" East, along the east line of said Lot 2, a distance of 167.03 feet to a 5/8" iron rod found with a cap stamped "KHA"; said iron rod being an exterior ell corner in the said east line of Lot 2;

THENCE North 56°44'39" West, continuing along the said east line of Lot 2, a distance of 346.33 feet to the POINT OF BEGINNING and containing 1,072,962 square feet or 24.6318 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

That JWS Land, LTD acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **KINGS FORT ADDITION**, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. 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 utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman 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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

WITNESS, my hand, this the ____ day of _____, 2025.

By: JWS Land, LTD, a Texas limited partnership

By: Kelly Cannell

By: _____
Signature

Printed Name: Kelly Cannell
Title: President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for, _____, County, Texas, on this day personally appeared Kelly Cannell, President of JWS Land, LTD, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she is _____, and that she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

Notary Public, State of Texas

My commission expires on: _____

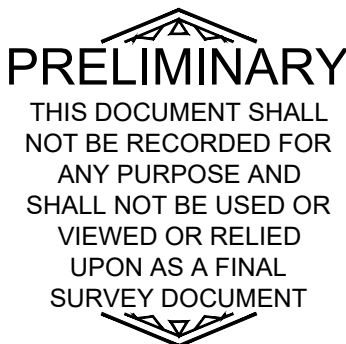
NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on September 13, 2024 with an applied combined scale factor of 1.000114077. Bearings vary from recorded plats based on found controlling monuments.
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- 5. The subdivided area is legally owned by the applicant.
- 6. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 7. All lots comply with the minimum size requirements of the zoning district.
- 8. All lots comply with the minimum size requirements for aerobic septic systems.
- 9. This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
- 10. All common areas, drainage Easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's Right-of-Way are required to be an HOA "X" lot.
- 11. All common area/HOA lots or floodplain may contain a public trail and shall provide an Access Easement for the public to use the trail.
- 12. All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner.
- 13. Notice: Selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- 14. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
- 15. The City reserves the right to require minimum finish floor (MFF) elevations on any lot contained within this addition. The minimum (MFF) elevations shown are based on the most current information available at the time the Plat is filed and are subject to change.
- 16. If property is located in ETJ and there is private park land include the following notation as required in **Section 02.03.080**: The Developer has entered into a written agreement that such private park land shall be dedicated to the City at the time of full purpose annexation into the City.
- 17. No overhead utilities are permitted on the subject property.
- 18. The subject property will need to undergo civil plan review, site planning, and final platting prior to the issuance of any building permits.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.



Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

CERTIFICATE OF PLAT APPROVAL

Approved _____

Planning and Zoning Commission Chairperson
City of Kaufman, Texas
Date _____

Mayor
City of Kaufman, Texas
Date _____
Witness by hand this ____ day of _____, 2025:

City Secretary
City of Kaufman, Texas

FINAL PLAT
LOTS 3-6, BLOCK A
KINGS FORT ADDITION
24.6318 ACRES
DIONISION FALCON SURVEY, ABSTRACT No. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	SCR	6/24/2025	064579007	2 OF 3

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S56°44'40"E	78.54'	L41	N33°17'21"E	20.00'	L81	N56°44'07"W	15.00'	L121	N56°44'07"W	34.54'
L2	N78°15'20"E	12.12'	L42	S56°42'39"E	69.32'	L82	N33°15'53"E	9.75'	L122	N48°47'38"W	112.85'
L3	S56°44'07"E	165.02'	L43	N33°15'20"E	25.66'	L83	N56°44'07"W	130.27'	L123	N33°15'20"E	308.75'
L4	S33°15'20"W	20.00'	L44	N56°44'40"W	12.05'	L84	S56°44'07"E	121.93'	L124	N56°44'07"W	106.26'
L5	S56°44'40"E	15.00'	L45	N33°15'20"E	15.00'	L85	S13°51'35"W	318.34'	L125	N65°51'08"W	49.69'
L6	N33°15'20"E	20.00'	L46	S56°44'40"E	12.05'	L86	S31°42'50"W	6.21'	L126	N56°44'07"W	353.92'
L7	S56°44'07"E	471.17'	L47	N33°15'20"E	18.98'	L87	S56°44'07"E	69.19'	L127	S33°15'20"W	300.50'
L8	S79°10'01"E	269.34'	L48	N78°15'20"E	34.49'	L88	S13°51'35"W	351.92'	L128	S56°44'07"E	514.00'
L9	S10°49'59"W	12.50'	L49	S56°44'07"E	237.16'	L89	S09°32'55"E	38.12'	L129	S56°44'40"E	21.00'
L10	S79°10'01"E	15.00'	L50	N33°15'53"E	8.50'	L90	S56°44'07"E	41.63'	L130	N33°15'20"E	299.90'
L11	N10°49'59"E	12.50'	L51	S56°44'07"E	15.00'	L91	S69°50'06"E	79.73'	L131	N48°54'37"W	11.64'
L12	S79°10'01"E	283.61'	L52	S33°15'53"W	8.50'	L92	S56°44'07"E	195.12'	L132	S56°44'07"E	306.43'
L13	N55°49'59"E	43.31'	L53	S56°44'07"E	34.41'	L93	S56°44'07"E	48.64'	L133	N33°15'53"E	415.75'
L14	N13°51'35"E	38.31'	L54	N78°15'53"E	11.58'	L94	S69°58'02"E	89.76'	L134	S56°44'07"E	291.43'
L15	S76°08'25"E	17.50'	L55	N33°15'53"E	17.81'	L95	S56°44'07"E	168.88'	L135	N33°15'53"E	400.75'
L16	N13°51'35"E	15.00'	L56	S56°44'40"E	32.00'	L96	S56°44'07"E	226.05'	L137	N78°07'53"E	184.77'
L17	N76°08'25"W	17.50'	L57	N33°15'20"E	57.53'	L97	N33°15'20"E	3.50'	L138	S56°44'07"E	1076.15'
L18	N13°51'35"E	85.44'	L58	S56°44'40"E	15.00'	L98	S56°44'59"E	121.12'	L139	N78°07'53"E	193.60'
L19	N11°44'07"W	67.66'	L59	S33°15'20"W	57.53'	L99	S64°14'44"E	30.62'	L140	S56°44'07"E	1078.79'
L20	N56°44'07"W	507.03'	L60	S56°44'40"E	25.33'	L100	S56°44'07"E	563.54'	L141	N56°44'07"W	330.89'
L21	N33°15'53"E	15.75'	L61	N78°15'20"E	12.12'	L101	S79°10'01"E	588.56'	L142	S33°15'40"W	10.51'
L22	N56°44'07"W	15.00'	L62	S56°44'07"E	546.60'	L102	N13°51'35"E	148.19'	L143	N56°44'14"W	15.00'
L23	S33°15'53"W	15.75'	L63	N33°15'20"E	93.50'	L103	N09°32'55"W	39.68'	L144	N33°15'40"E	10.51'
L24	N56°44'07"W	10.00'	L64	S56°44'40"E	15.00'	L104	N56°44'07"W	520.21'	L145	N56°44'07"W	227.00'
L25	N33°15'20"E	319.81'	L65	S33°15'20"W	93.51'	L105	N33°15'20"E	293.58'	L146	S33°15'40"W	10.15'
L26	N78°15'20"E	22.07'	L66	S56°44'07"E	92.83'	L106	S56°44'07"E	222.99'	L147	N56°44'07"W	15.00'
L27	S56°44'07"E	71.45'	L67	S79°10'01"E	558.76'	L107	N09°32'55"W	16.09'	L148	N33°15'40"E	10.15'
L28	S33°15'53"W	22.82'	L68	N55°49'59"E	31.35'	L108	N56°44'07"W	491.61'	L149	N56°44'07"W	107.00'
L29	S56°44'07"E	20.00'	L69	N13°51'35"E	129.58'	L109	S33°15'20"W	308.75'	L150	S33°15'40"W	10.15'
L30	N33°15'53"E	22.82'	L70	N11°44'07"W	58.04'	L110	S56°44'07"E	51.95'	L151	N56°44'07"W	15.00'
L31	S56°44'07"E	195.11'	L71	N56°44'07"W	189.32'	L111	S79°10'01"E	512.89'	L152	N33°15'40"E	10.15'
L32	N78°15'53"E	24.01'	L72	S33°15'53"W	7.17'	L112	N13°51'35"E	96.97'	L153	N56°44'07"W	12.63'
L33	N33°15'53"E	24.02'	L73	N56°44'07"W	15.00'	L113	N56°44'07"W	234.81'	L154	N86°44'07"W	11.39'
L34	S56°44'07"E	2.86'	L74	N33°15'53"E	7.17'	L114	S33°15'20"W	10.42'	L155	N33°15'20"E	17.32'
L35	N33°15'53"E	5.07'	L75	N56°44'07"W	701.48'	L115	S56°44'07"E	255.27'	L156	S86°44'07"E	6.76'
L36	S56°44'07"E	15.00'	L76	S33°15'53"W	15.42'	L116	S33°15'20"W	293.58'	L157	S56°44'07"E	721.46'
L37	S33°15'53"W	5.07'	L77	N56°44'07"W	10.00'	L117	N56°44'07"W	108.16'	L158	N33°15'53"E	239.33'
L38	S56°44'07"E	621.14'	L78	N33°15'53"E	15.42'	L118	N65°51'08"W	47.30'	L159	S56°44'07"E	60.00'
L39	N33°15'20"E	246.38'	L79	N56°44'07"W	118.75'	L119	N56°44'07"W	262.08'	L160	S33°15'53"W	239.32'
L40	N56°42'39"W	69.33'	L80	S33°15'53"W	9.75'	L120	N39°29'41"W	21.27'	L161	N56°44'40"W	60.00'

CURVE TABLE						CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	70°35'42"	S21°26'16"E	17.33'	18.48'	C26	15.00'	108°49'48"	S68°50'58"W	24.40'	28.49'
C2	25.00'	109°23'51"	S68°33'30"W	40.81'	47.73'	C27	15.00'	108°56'40"	N02°15'48"W	24.41'	28.52'
C3	25.00'	83°47'22"	S14°50'26"E	33.39'	36.56'	C28	40.00'	13°46'01"	N59°05'33"E	9.59'	9.61'
C4	25.00'	23°24'30"	S02°09'20"W	10.14'	10.21'	C29	40.39'	13°29'15"	S07°09'54"W	9.49'	9.51'
C5	100.00'	13°05'59"	S63°17'07"E	22.81'	22.86'	C30	19.45'	12°20'54"	S21°23'42"W	4.18'	4.19'
C6	100.00'	13°05'59"	S63°17'07"E	22.81'	22.86'	C31	30.22'	90°17'55"	S11°24'55"E	42.85'	47.63'
C7	10.00'	13°13'55"	S63°21'05"E	2.30'	2.31'	C32	25.00'	89°59'28"	S11°44'24"E	35.35'	39.27'
C8	100.00'	13°13'55"	S63°21'05"E	23.04'	23.09'	C33	25.00'	90°00'32"	S78°15'36"W	35.36'	39.27'
C9	40.00'	13°34'56"	S59°37'19"W	9.46'	9.48'	C34	30.00'	9°07'00"	N61°17'37"W	4.77'	4.77'
C10	15.00'	109°33'58"	S01°57'08"E	24.51'	28.68'	C35	30.00'	9°07'00"	N61°17'37"W	4.77'	4.77'
C11	25.00'	90°00'32"	N78°15'36"E	35.36'	39.27'	C36	30.00'	17°14'27"	N48°06'54"W	8.99'	9.03'
C12	100.00'	7°29'46"	S60°29'51"E	13.07'	13.08'	C37	30.00'	17°14'27"	N48°06'54"W	8.99'	9.03'
C13	100.00'	7°30'37"	S60°29'26"E	13.10'	13.11'	C38	30.00'	7°56'30"	N52°45'53"W	4.15'	4.16'
C14	30.00'	22°25'53"	S67°57'04"E	11.67'	11.75'	C39	25.00'	90°00'32"	N78°15'36"E	35.36'	39.27'
C15	49.00'	23°24'30"	N02°09'20"E	19.88'	20.02'	C40	25.00'	89°59'28"	N11°44'24"W	35.35'	39.27'
C16	25.00'	89°59'28"	N11°44'24"W	35.35'	39.27'	C41	30.00'	9°07'00"	N61°17'37"W	4.77'	4.77'
C17	25.00'	90°00'32"	N78°15'36"E	35.36'	39.27'	C42	25.00'	90°00'32"	S78°15'36"W	35.36'	39.27'
C18	55.00'	88°26'14"	N79°02'46"E	76.71'	84.89'	C43	25.00'	89°59'28"	S11°44'24"E	35.35'	39.27'
C19	25.00'	23°24'30"	N02°09'20"E	10.14'	10.21'	C44	25.00'	90°00'00"	N78°15'20"E	35.36'	39.27'
C20	30.00'	47°11'12"	N33°08'31"W	24.01'	24.71'	C45	40.00'	82°02'58"	N07°46'09"W	52.51'	57.28'
C21	25.00'	90°00'32"	S78°15'36"W	35.36'	39.27'						
C22	25.00'	89°59'28"	S11°44'24"E	35.35'	39.27'						
C23	50.00'	22°25'53"	S67°57'04"E	19.45'	19.58'						
C24	30.00'	86°58'24"	N57°20'47"E	41.29'	45.54'						
C25	40.00'	13°48'03"	S07°32'03"W	9.61'	9.63'						

FINAL PLAT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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