



AGENDA FOR
SPECIAL CITY COUNCIL MEETING – 6:00 PM
MONDAY, JULY 14, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council 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 City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action on 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)

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 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 MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, JULY 11, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

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.



Meeting
Date: 7/14/2025

Date: 07/02/2025

Item #: 1.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on 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:

See the attached July 1, 2025, Planning and Zoning Commission Report and attachments.

Author:

Martin Mares, Senior Planner

Reviewed:

Mike Holder, City Manager

Cost: \$0.00

Funds Available: N/A

Source: N/A

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



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:

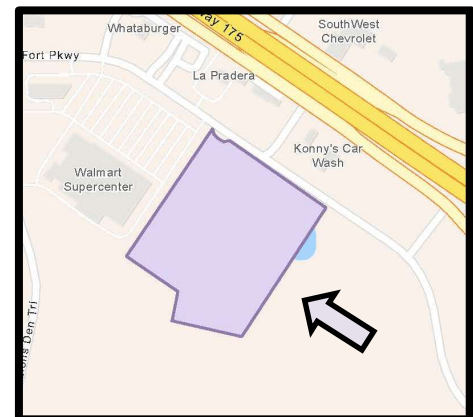
The applicant is requesting approval of a Final Plat for Lots 3, 4, 5, and 6, Block A, of the Kings Fort Addition, to allow for the development of a commercial center. Lot 3 is proposed for the development of a Lowe's, Lot 5 for junior tenant spaces, and Lots 4 and 6 are reserved for future development.

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 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:

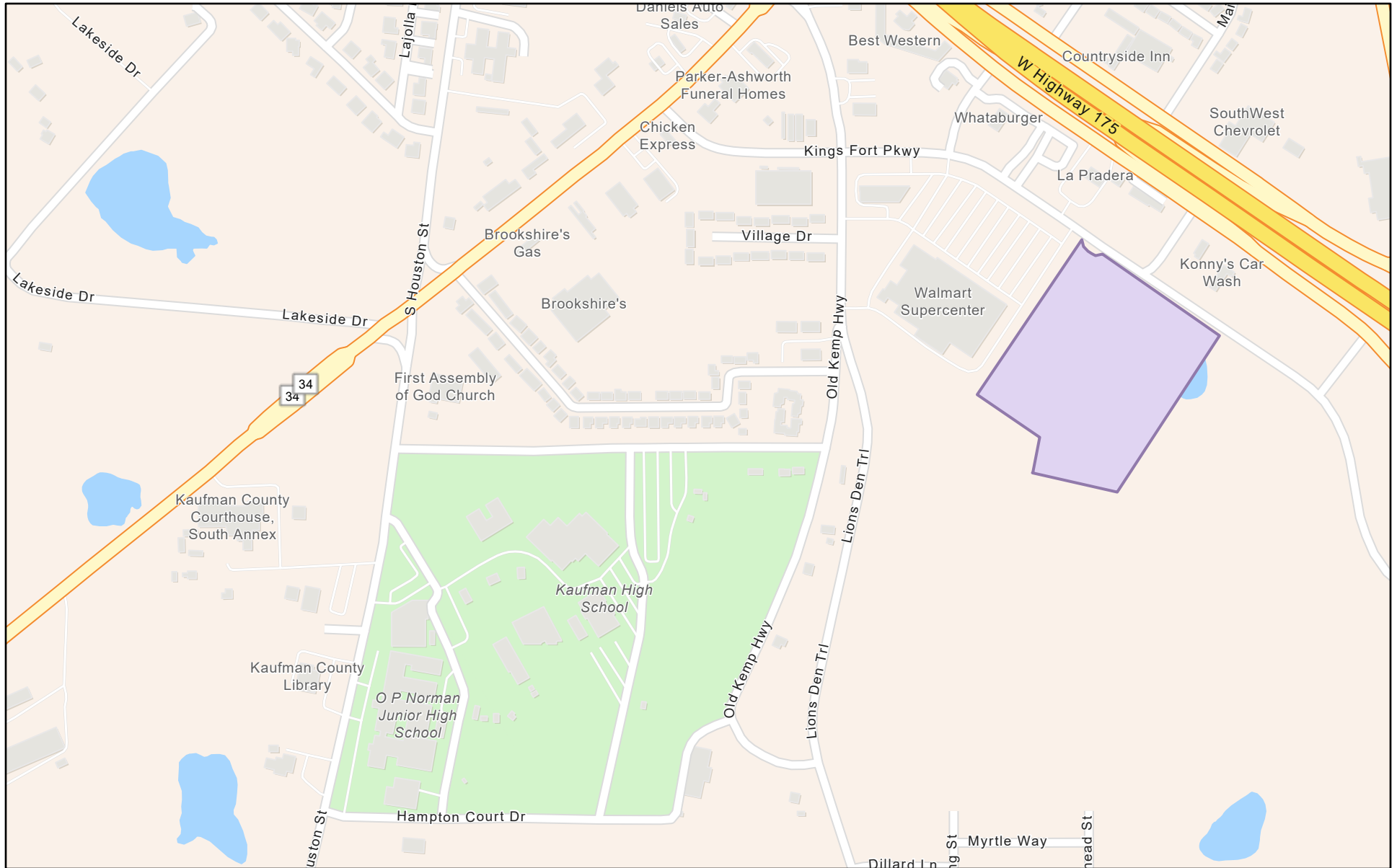
Staff recommends approval of the **Final Plat for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6.

ATTACHMENTS:

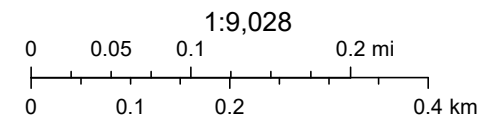
- Location Map
- Exhibit A – Final Plat

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

Kings Fort Property



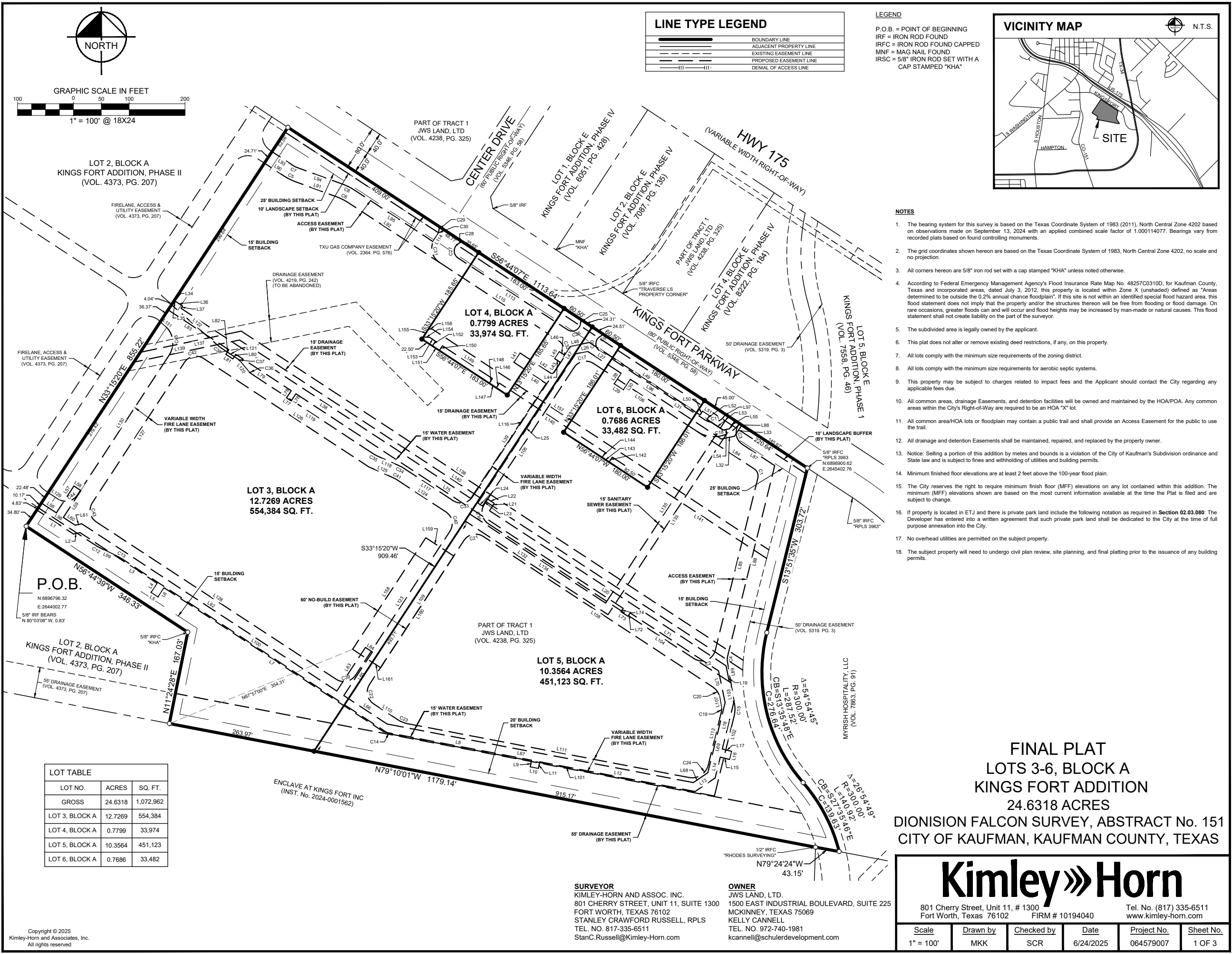
3/14/2025, 1:51:07 PM



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

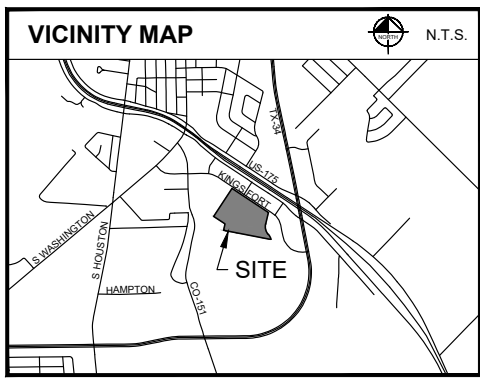
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

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.



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.

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

Tel. No. (817) 335-6511
www.kimley-horn.com

FIRM # 10194040

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

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:

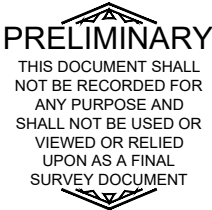
NOTES

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- 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.

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

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

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.
N/A	MKK	SCR	6/24/2025	064579007	3 OF 3

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