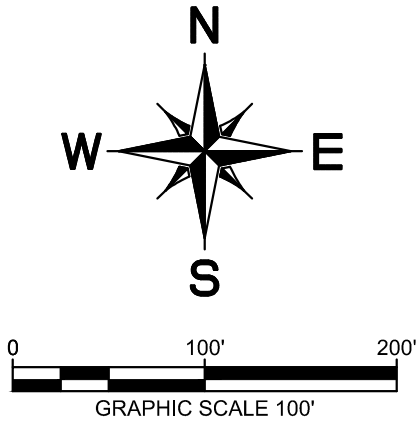


DOCK QUANTITIES	
60' DOCK - 10 LOTS - LOTS 2,3,4,5,6,27,28,29,30,31	→ [Green]
30' DOCK - 5 LOTS - LOTS 7,13,32,33,34	→ [Cyan]
20' DOCK - 12 LOTS - LOTS 8,9,10,11,12,14,25,26,35,36,37,38	→ [Orange]
COMMUNITY DOCK - 1 PRIVATE DOCK - 20 SLIPS	→ [Blue]
1 FISHING DOCK	→ [Yellow]

**Table 5-1. Dock Component Standards**

Component	Minimum Size or Requirement	Maximum Size or Requirement
Main Dock Walkway (Width)	3 feet	6 feet
Walkway Finger Between Slips (Width)	3 feet	6 feet
Boat Dock (Maximum dock width or length = 60 feet)	200 SF	1,000 SF
Fishing/Patio Dock (No side less than 10 feet)	200 SF	200 SF
Slip (Width)	N/A	12 feet
Slip (Length)	N/A	30 feet
Access Ramp – Gangway (Width)	3 feet	6 feet
Access Ramp – Gangway (Length)	20 feet	60 feet*
Deck, Walkway, Gangway – Design Load (Substructure)	30 ppsf	N/A
Wind Load (Superstructure)	20 ppsf	N/A
Roof Load (Superstructure)	10 ppsf	N/A
Roof Overhang	0 inches	24 inches

SF = square feet; N/A = not applicable; ppsf = pounds per square foot  
 \* See Appendix F, Sections 2.2, 2.3, and 2.6 for additional standards applicable to gangways.



**LEGEND**

PROPERTY BOUNDARY (541 ELEVATION LINE)	- - - - -
120' MAX DISTANCE OF PRIVATE DOCKS	- - - - -
150' MAX DISTANCE OF COMMUNITY DOCK	- - - - -
FLOWAGE EASEMENT (545 ELEVATION LINE)	- - - - -
534 ELEVATION LINE (NWSEL)	- - - - -
BUILDING SETBACK	- - - - -
UTILITY SETBACK	- - - - -
EXISTING 2-FOOT CONTOURS	- - - - -

**NOTE**

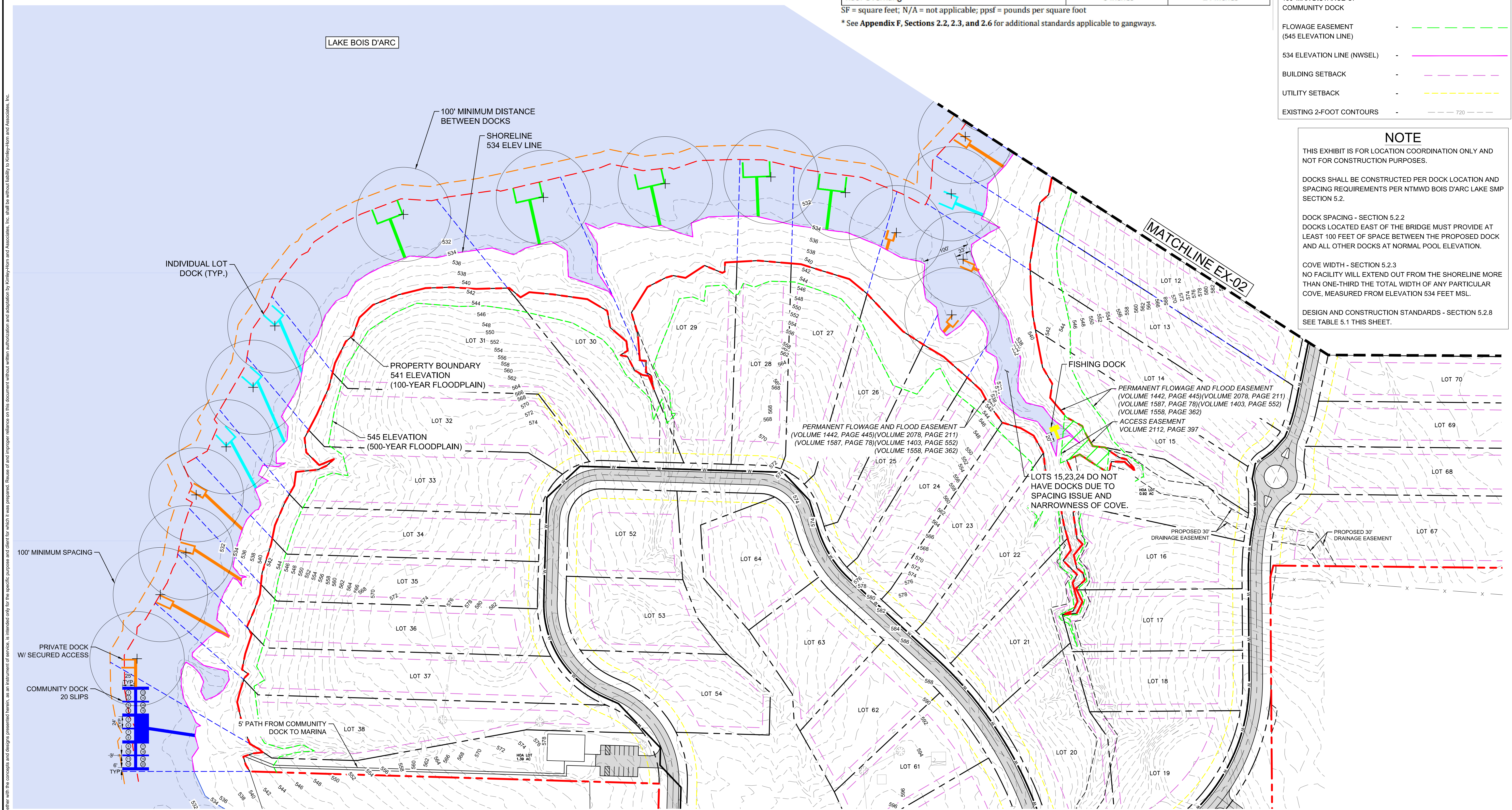
THIS EXHIBIT IS FOR LOCATION COORDINATION ONLY AND NOT FOR CONSTRUCTION PURPOSES.

DOCKS SHALL BE CONSTRUCTED PER DOCK LOCATION AND SPACING REQUIREMENTS PER NTMWD BOIS D'ARC LAKE SMP SECTION 5.2.

DOCK SPACING - SECTION 5.2.2  
DOCKS LOCATED EAST OF THE BRIDGE MUST PROVIDE AT LEAST 100 FEET OF SPACE BETWEEN THE PROPOSED DOCK AND ALL OTHER DOCKS AT NORMAL POOL ELEVATION.

COVE WIDTH - SECTION 5.2.3  
NO FACILITY WILL EXTEND OUT FROM THE SHORELINE MORE THAN ONE-THIRD THE TOTAL WIDTH OF ANY PARTICULAR COVE, MEASURED FROM ELEVATION 534 FEET MSL.

DESIGN AND CONSTRUCTION STANDARDS - SECTION 5.2.8  
SEE TABLE 5.1 THIS SHEET.



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review and proper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 NORTH TRAVIS STREET, SUITE 500, SHERMAN, TX 75090 PHONE: 469-301-2860 FAX: 972-239-9320 WWW.KIMLEY-HORN.COM TX F-928	
<b>PRELIMINARY</b> FOR REVIEW ONLY Not for construction or permit purposes.	
Project: 064588002 Date: AUG 2025 Scale: AS SHOWN Designed by: MJC Drawn by: MJC Checked by: MJC	
KYA PROJECT DATE SCALE DESIGNED BY DRAWN BY CHECKED BY	
CYPRESS POINT FANNIN COUNTY, TEXAS	
NORTH TRACT DOCK LOCATION EXHIBIT	
SHEET NUMBER <b>EX-01</b>	
BY	DATE
REVISIONS	No.

