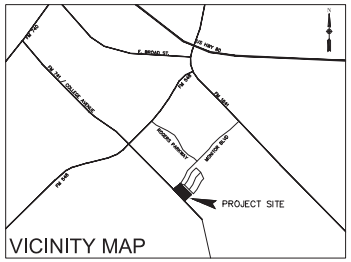
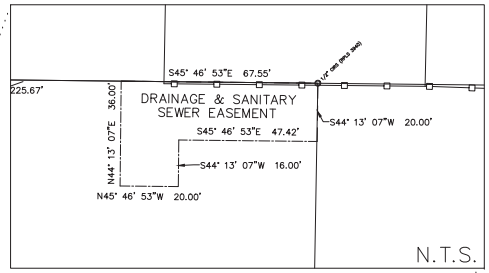
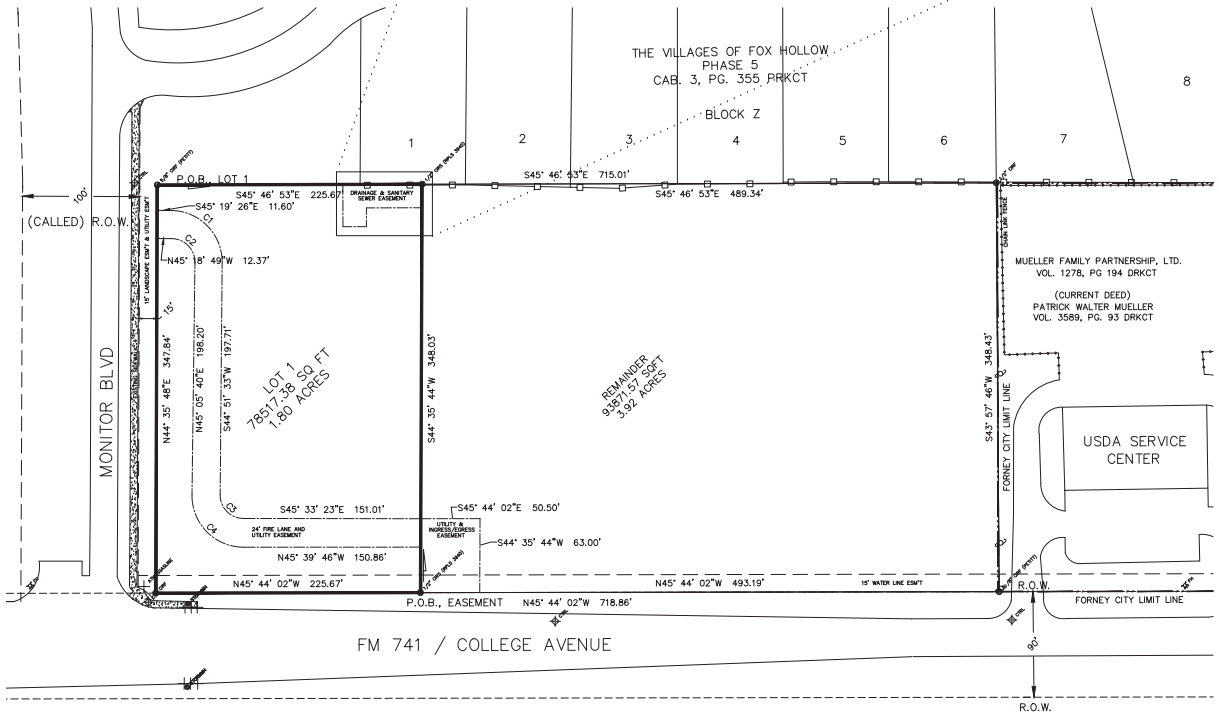


VICINITY MAP
N.T.S.



CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
P.O.B. - POINT OF BEGINNING
FH - FIRE HYDRANT (EXISTING)
STORMMH - STORM MAN-HOLE
—·—·— - CITY LIMIT LINE



FIRE LANE AND UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1.)	69.43'	44.00'	90°24'28"
C2.)	31.56'	20.00'	90°24'28"
C3.)	31.63'	20.00'	90°36'42"
C4.)	69.69'	44.00'	90°45'09"

TRACT AND ADJACENT PROPERTIES ARE
CLASSIFIED AS ZONE PD

DECLARATION OF COVENANTS

NOW THE REFORE KNOW ALL MEN BY THESE PRESENTS

That _____ , acting herein by and through duly authorized officers, do hereby adopt this plat designating the herein described property as _____, an addition to the City of Forney, Texas & does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements 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 Forney. 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 Forney's use thereof. The City of Forney 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 Forney 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.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owners shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

WITNESS OUR HAND AT _____, TEXAS, this the _____day of _____2019.

BY: _____

BY: _____

State of Texas

County of Kaufman

Before me, the undersigned , a notary public for said County and State , appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2019.

_____

Notary Public in and for the County of Kaufman, Texas.

State of Texas

County of Kaufman

Before me, the undersigned, a notary public for said County and State, appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____day of _____2019

_____

Notary Public in and for the County of Kaufman, Texas

FINAL PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commision
City of Forney, Texas

_____ _____ _____ _____
Signature of Chairman Date

APPROVED BY: City Council
City of Forney, Texas

_____ _____ _____ _____
Signature of Mayor Date

ATTEST:

_____ _____ _____ _____
City Secretary Date

SURVEYORS CERTIFICATE

I, Tom A. Fidler. A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas.

WITNESS MY HAND AT KAUFMAN COUNTY, TEXAS this the _____ day of _____2019

_____

TOM A. FIDLER
Texas Registered Professional Land Surveyor # 3940

STATE OF TEXAS

County of Kaufman

BEFORE ME, the undersigned , a Notary Public, in and for said County and State, on this day personally appeared Tom A. Fidler, known to me as the person whose name is subscribed to the foregoing instrument and acknowleged to me that he excuted the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of _____2019

_____

Notary Public in and for the County of Kaufman, Texas

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF KAUFMAN

Being that certain tract or parcel of land being 1.80 acres situated in the Absalom Hyer Survey, Abstract No. 203, in the City of Forney, Kaufman County Texas, and being part of that certain 5.724 acre tract of land described as Tract 1 in deed to MCA-Forney Holdings, LTD., recorded in Volume 2783, Page 269, of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rod found (Petitt RPLS 4087) for the most Northerly Corner of this description, also being the Most Northerly Corner of the above referenced 5.724 acres, being located on the Southerly ROW of Monitor Boulevard & on the WBL of the Villages of Fox Hollow, Phase 5, as recorded in Plat Cabinet 3, Page 355, P.R.K.C.T;

THENCE S 45 Deg. 46'53" E, - 225.67', along the EBL of this description, EBL of the overall 5.724 acres, also being the WBL of The Villages of Fox Hollow, Phase 5, to a ½" iron rod, set (Fidler, RPLS 3940) for the Most Easterly Corner of this tract;

THENCE S 44 Deg. 35'44" W, - 348.03', along this SBL to a ½" iron rod, set (Fidler RPLS 3940) for the most Southerly Corner of this tract, also being on the WBL of the overall 5.724 acres & the Easterly ROW of FM 741 (College Avenue);

THENCE N 45 Deg. 44'02" W - 225.67', along this WBL, the WBL of the overall 5.724 acres & the Easterly ROW of FM 741, to a 5/8" iron rod found (Petitt RPLS 4087) for this Most Westerly Corner, also be the NWC of the overall 5.724 acres & being located on the Easterly ROW of FM 741 with its intersection of the South ROW of Monitor Boulevard;

THENCE N 44 Deg. 35'48" E - 347.84' along this NBL, also being the NBL of the overall 5.724 acres & the Southerly ROW of Monitor Boulevard, to the POINT OF BEGINNING, containing 78517.38 Sq. Ft. or 1.80 acres, more or less;

TOGETHER with the following INGRESS-EGRESS easement:

COMMENCING at a 5/8" iron rod found (Petitt RPLS 4087) for the NWC of the above referenced 5.724 acre tract, Being at the intersection of the Southerly ROW of Monitor Boulevard & the Easterly ROW of FM 741 (College Avenue);

THENCE S 45 Deg. 44'02" E - 225.67' along the Easterly ROW of FM 741 & the WBL of the overall 5.724 acres, to a ½" iron rod set (Fidler RPLS 3940) being the POINT OF BEGINNING of this easement, said point being the SWC of Proposed Lot 1;

THENCE N 44 Deg. 35'44" E - 63.00' to the NEC of this easement;

THENCE S 45 Deg. 44'02" E -50.50' to the SEC of this easement;

THENCE S 45 Deg. 35'44" W - 63.00 to the SWC of this Easement, being located on the WBL of the overall 5.724 acres & the Easterly ROW of FM 741;

THENCE N 45 Deg. 44'02" W - 50.50' along this WBL, the WBL of the overall 5. 724 acres & the Easterly ROW of FM 741, to this POINT OF BEGINNING, containing 3412.5 sq ft. or 0.0078 acres, more or less.

GENERAL NOTES

1) Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011)
2) The purpose of this Plat is to show the boundaries of the subject property and set out the measurements, easements and other information for evaluation
3) Subject property is located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 0155D, effective date of 7-3-2012, for Community Panel No. 48257C, Kaufman County, Texas

City of Forney
Tax Status

Paid_____ Unpaid_____

Manager of Collections

To the Clerk of Kaufman County

This Plat approved subject to all platting ordinances, rules, regulations, & resolutions of City of Forney, Texas.
Under ordinances adopted by the City of Forney on July 20, 2000, The Approval of this plat by the City of Forney is automatically terminated after the _____ day of _____, 20____, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.

By _____
Commission Officer

Attest _____
Secretary

FINAL PLAT OF FORNEY DAYCARE ADDITION

FOX HOLLOW PLANNED DEVELOPMENT

TRACT 1/ BLOCK 1
78517.38 SQFT/ 1.80 ACRES
SITUATED IN THE ABSALAM HYER SURVEY A-203
CITY OF FORNEY, KAUFMAN COUNTY TEXAS

ERIC L. DAVIS ENGINEERING, INC.
F-3987
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com