



FINAL PLAT FOX DAYCARE ADDITION LOT 1, BLOCK A

BEING 2.361 ACRES OF LAND SITUATED IN THE
ABSALOM HYER SURVEY, ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER
Fomey/Fox Hollow, LLC
Contact: Michael D. Heatley
9901 E. Valley Ranch Pkwy., Suite: 2020
Irving, TX 75063
(972) 888-9948

ENGINEER
Claymore Engineering, Inc.
Contact: Clay Chley
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



Project	1908.052-04
Date	02/14/2020
Drafter	JDC

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
FADJUE	= FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
P.R.K.C.T.	= PLAT RECORDS, KAUFMAN COUNTY, TEXAS
O.R.K.C.T.	= OFFICIAL RECORDS, KAUFMAN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS, **FORNEYFOX HOLLOW, LLC**, is the sole owner of a 2.361 acre tract of land out of the ABSALOM HYER SURVEY, ABSTRACT NUMBER 203, City of Forney, Kaufman County, Texas, and being a portion of a called 16.769 acre tract of land conveyed to ForneyFox Hollow, LLC by deed of record in Volume 4858, Page 240 of the Official Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner hereof, and being in the Southwesterly line of Lot 50, Block Q of The Villages of Fox Hollow, Phase 4, an addition to the City of Forney, Texas, recorded in Volume 3, Page 34, Plat Records of Kaufman County, Texas;

THENCE South 45°16'35" East, with the Northeasterly line hereof and with the common Southwesterly line of said Block Q, a distance of 247.60 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner hereof, and being in the Southwesterly line of Lot 46, Block Q of said The Villages of Fox Hollow, Phase 4;

THENCE over and across said ForneyFox Hollow tract the following three (3) calls:

- 1.) South 43°38'47" West, a distance of 410.57 feet to an "X" cut in concrete set for the Southeast corner hereof;
- 2.) North 46°15'19" West, a distance of 250.75 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner hereof;
- 3.) North 44°05'11" East, a distance of 414.81 feet to the **POINT OF BEGINNING** and containing 2.361 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FORNEYFOX HOLLOW, LLC**, does hereby adopt this plat, designating herein described property as **FOX DAYCARE ADDITION**, an addition to the City of Forney, Texas, and 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 use hereof. 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 of any time procuring permission from anyone.

FIRE LANES

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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance or paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) 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.

ACCESS/EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

GENERAL NOTES

- 1.) The purpose of this plat is to create an official lot of record from a portion of a tract of land and to dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated July 3, 2012 as shown on Map Number 48257C0155D.
- 3.) The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011), State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) The bearings and distances shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011), Datum.

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OWNER'S DEDICATION CONTINUED

OWNER: **FORNEYFOX HOLLOW, LLC**, a Texas limited liability company
BY: **HC DEVELOPERS, LLC**, a Texas limited liability company (its manager)

BY: _____ Date _____
Michael D. Heatley
Sole Member

STATE OF TEXAS
COUNTY OF KAUFMAN

BEFORE ME, the undersigned authority, on this day personally appeared **MICHAEL D. HEATLEY**, as Sole Member of **HC DEVELOPERS, LLC**, the Manager of **FORNEYFOX HOLLOW, LLC**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF KAUFMAN

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Forney, Kaufman County, Texas.

PRELIMINARY
The document shall not be recorded for any purpose and shall not be used in any way as a final survey document.
Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

PLANNING & ZONING APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

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

Planning and Zoning Chairman _____ Date _____

CITY COUNCIL APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

APPROVED BY: City Council
City of Forney, Texas

Mayor of Forney, Texas _____ Date _____

ATTEST:

City Secretary _____ Date _____

FINAL PLAT
FOX DAYCARE ADDITION
LOT 1, BLOCK A

BEING 2.361 ACRES OF LAND SITUATED IN THE
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CITY OF FORNEY, KAUFMAN COUNTY, TEXAS