

**CITY OF FORNEY, TEXAS**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

**WHEREAS**, Chapter 43 of the Texas Local Government Code and Section 1.04 of the Charter of the City of Forney, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and Charter of the City of Forney, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

An approximate 201.764 acres, situated in the S. Smith Survey, Abstract No. 450, and the L Pearce Survey, Abstract No. 373, Kaufman County, Texas, generally located on Helms Trail, including Kaufman County Property ID Parcel No. 12976 and 10892; said 201.764 acres of land, more or less, being more particularly described and depicted in Exhibit A.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:**

1. That the heretofore described property is hereby annexed to the City of Forney, Kaufman County, Texas, and that the boundary limits of the City of Forney be and the same are hereby extended to include the above described territory within the city limits of the City of Forney, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Forney and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan or agreement for the area is hereby adopted and attached as Exhibit B.

The City Secretary is hereby directed to file with the County Clerk of Kaufman County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

\_\_\_\_\_  
Mary Penn, Mayor

ATTEST:

\_\_\_\_\_  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Jon Thatcher, City Attorney

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

TRACT I:

BEING 93.14 acres of land situated in the Hrs. Of Samuel Smith Survey, Abstract 450, Kaufman County, Texas (Kaufman County Property ID No. 12976) and being a part of that certain 130.48 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records of Kaufman County, Texas, said 130.48 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{3}{4}$ -inch iron pipe found for the Southeast corner of the above referenced Countryside tract and the Southwest corner of a called 123.853 acre tract as recorded in Volume 2908, Page 335 of said deed records and being in County Road 211 (Helms Trail);

THENCE South 44 degrees 08 minutes 09 seconds West, a distance of 2128.67 feet with the Southeast boundary line of said Countryside tract and along County Road 211 (Helms Trail) to a point for the Southeast corner of Highland Prairie, Phase III as recorded in Cabinet 2, Page 467 of the Plat Records of said county;

THENCE North 45 degrees 49 minutes 33 seconds West with the Southwest boundary line of said Countryside tract and the Northeast boundary line of said Highland Prairie, Phase III at a distance of 10.02 feet pass a  $\frac{5}{8}$ -inch iron rod in the North margin of County Road 211 (Helms Trail) and at 1575.02 pass a  $\frac{5}{8}$ -inch iron rod for the Northeast corner of said Phase III and the Southeast corner of Highland Prairie, Phase IV as recorded in Cabinet 2, Page 719 of said Plat Records and continuing a total distance of 2673.70 feet to a  $\frac{1}{2}$ -inch iron rod set for the Northeast corner of said Phase IV and the Northwest corner of said Countryside tract, said corner being in the Southeast boundary line of the BDG Holdings tract as recorded in Volume 2382, Page 601 of said deed records;

THENCE North 44 degrees 20 minutes 57 seconds East, a distance of 2129.07 feet with the Northwest boundary line of said Countryside tract and the Southeast boundary line of said BDG Holdings tract to a  $\frac{5}{8}$ -inch iron rod found for the Northeast corner of said Countryside tract and the Southeast corner of said BDG Holdings tract and being in the Southwest boundary line of the above mentioned 123.853 acre tract;

THENCE South 45 degrees 49 minutes 03 seconds East, a distance of 2665.78 feet with the Northeast boundary line of said Countryside tract and the Southwest boundary line of said 123.853 acre tract to the place of beginning and containing 5,683,515 square feet or 130.48 acres of land.

TRACT 2:

BEING 108.624 acres of land situated in the Lewis Pearce Survey, Abstract 373, Kaufman County, Texas and being all of that certain called 108.73 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records of Kaufman

County, Texas, said 108.624 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the West corner of the above referenced 108.73 acre tract and the North corner of a called 10.00 acre tract as recorded in Volume 2925, Page 128 of said deed records and being in County Road 211 (Helms Trail);

THENCE North 44 degrees 20 minutes 21 seconds East, with the Northwest boundary line of said 108.73 acre tract and with County Road 211 (Helms Trail), a distance of 2742.61 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for the North corner of said 108.73 acre tract and a west corner of a called 18.426 acre tract as recorded in Volume 3024, Page 582 of said deed records;

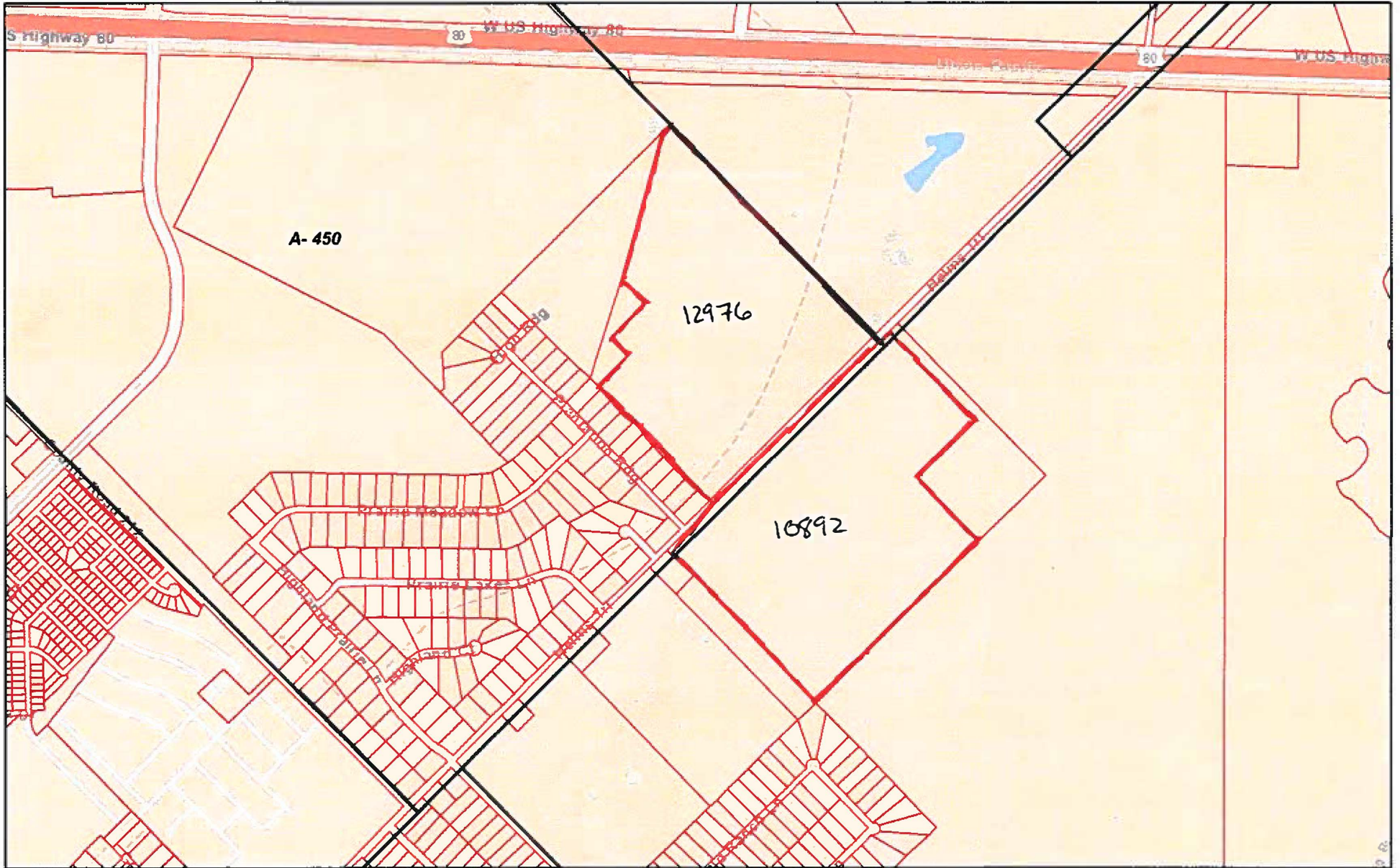
THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 1133.63 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for corner;

THENCE South 44 degrees 10 minutes 13 seconds West, with a Southeast boundary line of said 108.73 acre tract and a Northwest boundary line of said 18.426 acre tract, a distance of 741.98 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for corner;

THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 794.64 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for an east corner of said 108.73 acre tract and south corner of said 18.426 acre tract, said corner being in a northwest line of a called 1038.779 acre tract as recorded in Volume 2908, Page 247 of said deed records;

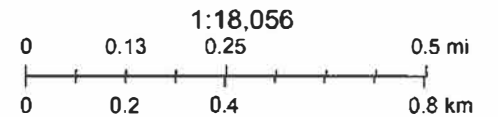
THENCE South 44 degrees 03 minutes 00 seconds West, with the common boundary line of said 108.73 acre tract and said 1038.779 acre tract, a distance of 2018.66 feet to a 5/8-inch iron rod found for the South corner of said 108.73 acre tract and the east corner of said 10.00 acre tract;

THENCE North 45 degrees 10 minutes 08 seconds West, with the common boundary line of said 108.73 acre tract and said 10.00 acre tract, a distance of 1940.71 feet to the place of beginning and containing 4,731,644 square feet or 108.624 acres of land.



3/31/2020, 4:25:02 PM

-  Abstracts
-  Parcels



Sources Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://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.