

November 3, 2020

Peter Morgan, AICP
Director of Community Development
101 E Aimee Street
P.O. Box 826
Forney, TX 75126

**Re: Request for Voluntary Full Purpose Annexation of Property Located at 11379
County Road 212 (South of Highway 80 along County Road 212)**

Dear Mr. Morgan:

The Beene Family Limited Partnership is the sole owner of approximately 34.2 acres located at 11379 County Road 212 further described in the accompanying metes and bounds description (the "Property"). The Beene Family Limited Partnership submits this letter to request the voluntary full purpose annexation of the Property into the City of Forney (the "City") pursuant to Texas Local Government Code. The purpose of this annexation is to extend City services to the Property.

In furtherance of this request, enclosed with this letter is also a survey drawing of the area to be annexed. Because the survey drawing does not show the recording information for the deed from Gary Beene to Beene Family Limited Partnership, we have also attached a copy of that deed.

Please let us know if there is anything else you need from us at this time regarding this request..

Sincerely,

Beene Family Limited Partnership

By: 

Printed Name: GARY BEENE

Title: PRESIDENT

**ANNEXATION METES & BOUNDS DESCRIPTION
(BEENE TRACTS)**

BEING a 1,488,318 square foot (34.1671 acre) tract of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, and being all of a called 15.3339 acre tract of land described in the Warranty Deed to Gary Beene, recorded in Volume 1772, Page 67, Deed Records, Kaufman County, Texas, and being all of a called 5.531 acre tract of land described in the Warranty Deed to the Beene Family Limited Partnership, recorded in Volume 2630, Page 315, said Deed Records, and being a portion of a called 14.48 acre tract of land described in the Warranty Deed to the Beene Family Limited Partnership, recorded in Volume 2486, Page 150, said Deed Records, and being more particularly described as follows:

BEGINNING at a point for the north corner of the said called 15.3339 acre tract of land, and being on the southwest right-of-way line of County Road 212;

THENCE South 45°48'00" East, along the northeast line of the said called 15.3339 acre tract of land, and along the said southwest right-of-way line, a distance of 388.10 feet to a point for the east corner of the said 15 acre tract of land, and being the north corner of the said called 5.531 acre tract of land;

THENCE South 45°48'03" East, along the northeast line of the said called 5.531 acre tract of land, and continuing along the said southwest right-of-way line, a distance of 140.47 feet to a point for the east corner of the said called 5.531 acre tract of land;

THENCE South 45°35'24" West, departing the said southwest right-of-way line, and along the southeast line of the said called 5.531 acre tract of land, a distance of 1719.11 feet to a point for the south corner of the said 5.531 acre tract, and being on a northeast line of the said called 14.48 acre tract of land;

THENCE South 45°21'52" East, along the said northeast line, a distance of 300.23 feet to a point for an interior corner of the said called 14.48 acre tract of land;

THENCE North 45°36'27" East, along the northwest line of the said called 14.48 acre tract of land, a distance of 1242.71 feet to a point for the west corner of a called 1.14 acre tract of land described in the Warranty Deed to Bobby Wanye Hilbert, recorded in Instrument No. 2014-0010860, Official Public Records, Kaufman County, Texas;

THENCE South 45°12'29" East, departing the said northwest line, and along the southwest line of the said called 1.14 acre tract of land, a distance of 103.50 feet to a point for the south corner of the said called 1.14 acre tract of land;

THENCE North 45°36'27" East, along the southeast line of the said called 1.14 acre tract of land, a distance of 480.00 feet to a point for the east corner of the said called 1.14 acre tract of land, and being on the northeast line of the said called 14.48 acre tract of land, and being on the aforementioned southwest right-of-way line;

CONTINUED ON SHEET 2

**ANNEXATION EXHIBIT
A. HYER SURVEY
ABSTRACT NO. 203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS**

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 P.O. # 10194040 Tel. No. (817) 336-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JWV	10/30/2020	063226710	1 OF 6

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ANNEXATION METES & BOUNDS DESCRIPTION (CONTINUED)

THENCE South 45°43'38" East, along the northeast line of the said called 14.48 acre tract of land, and along the said southwest right-of-way line, a distance of 171.49 feet to a point for the east corner of the said called 14.48 acre tract of land;

THENCE South 45°36'26" West, departing the said southwest right-of-way line, and along the southeasterly line of the said called 14.48 acre tract of land, a distance of 1726.44 feet to a point for an interior corner on the southeasterly line of the said called 14.48 acre tract of land;

THENCE South 44°45'18" East, continuing along the said southeasterly line, a distance of 86.22 feet to a point for the southernmost east corner of the said called 14.48 acre tract of land;

THENCE South 43°56'40" West, continuing along the said southeasterly line, a distance of 222.27 feet to a point for the southernmost corner of the said called 14.48 acre tract of land;

THENCE North 44°22'10" West, along the southwest line of the said called 14.48 acre tract of land, a distance of 715.49 feet to a point for the westernmost corner of the said called 14.48 acre tract of land;

THENCE North 43°55'33" East, along the northwest line of the said called 14.48 acre tract of land, a distance of 213.94 feet to a point for the westernmost north corner of the said called 14.48 acre tract of land, and being on the southwest line of the aforementioned called 5.531 acre tract of land;

THENCE North 45°36'33" West, along the said southwest line, a distance of 86.03 feet to point for the west corner of the said called 5.531 acre tract of land, and being the south corner of the aforementioned called 15.3339 acre tract of land;

THENCE North 45°37'45" West, along the southwest line of the said called 15.3339 acre tract of land, distance of 388.07 feet to a point for the west corner of the said called 15.3339 acre tract;

THENCE North 45°34'30" East, along the northwest line of the said called 15.3339 acre tract of land, a distance of 1716.99 feet to the **POINT OF BEGINNING** and containing 1,488,318 square feet or 34.1671 acres of land, more or less.

Bearings are based on the record bearing of the northwest line of the called 15.3339 acre tract of land described in the Warranty Deed to Gary Beene, recorded in Volume 1772, Page 67, Deed Records, Kaufman County, Texas. A survey plat of even survey date herewith accompanies this metes & bounds description.

This document was prepared under 22 TAC §663.21, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Joshua D. Wargo

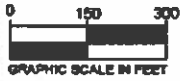
JOSHUA D. WARGO
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6391
 801 CHERRY STREET,
 UNIT 11 SUITE 1300
 FORT WORTH, TEXAS 76102
 PH. 817-962-2193
 josh.wargo@kimley-horn.com



ANNEXATION EXHIBIT
A. HYER SURVEY
ABSTRACT NO. 203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

Kimley»Horn		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		Tel. No. (817) 336-6511 www.kimley-horn.com	
Scale	Drawn By	Checked By	Date	Sheet No.	Sheet No.
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LEGEND

P.O.B. - POINT OF BEGINNING

SMURFIT KAPPA NORTH AMERICA, LLC
(VOL. 5569, PG. 557)

JOHNNY MACK CROW
(VOL. 745, PG. 371)

34.1671 ACRES
1,488,318 SQ. FT.

P.O.B.

COUNTY ROAD 212

BOBBY WAYNE HILBERT
(INST. NO. 2014-001086)

N45°34'30"E 1716.99'
(BASIS OF BEARING LINE)

GARY BEENE
(VOL. 1772, PG. 67)

BEENE FAMILY LIMITED PARTNERSHIP
(VOL. 2630, PG. 315)

EDWINA ELAINE EDWARDS
(VOL. 792, PG. 214)

GEORGE BROWN
(INST. NO. 2008-00008612)

S45°35'24"W 1719.11'

GEORGE BROWN
(INST. NO. 2008-00008612)

N45°36'27"E 1242.71'

BEENE FAMILY LIMITED PARTNERSHIP
(VOL. 2486, PG. 150)

ROBERT W. DALE
(VOL. 1225, PG. 574)

This document was prepared under 22 TAC §663.21, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the record bearing of the northwest line of the called 15.3339 acre tract of land described in the Warranty Deed to Gary Beene, recorded in Volume 1772, Page 67, Deed Records, Kaufman County, Texas. A metes & bounds of even survey date herewith accompanies this survey plat.

I.C.S. ADDITION
(CAB. 2, ENV. 582)

HIGHLAND ESTATES
(VOL. 150, PG. 755)

Joshua D. Wargo
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KAUFMAN COUNTY, TEXAS

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Scale 1" = 300'	Drawn by CNG	Checked by JWV	Date 10/30/2020	Project No. 063236710	Sheet No. 3 OF 4
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LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°48'00"E	388.10'
L2	S45°48'03"E	140.47'
L3	S45°21'52"E	300.23'
L4	S45°12'29"E	103.50'
L5	N45°36'27"E	480.00'
L6	S45°43'38"E	171.49'
L7	S44°45'18"E	88.22'
L8	S43°56'40"W	222.27'
L9	N43°55'33"E	213.94'
L10	N45°36'33"W	88.03'
L11	N45°37'45"W	388.07'

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KAUFMAN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	ONG	JOW	10/30/2020	063236710	4 OF 4

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Vol 2357

Ps 194

SPECIAL WARRANTY DEED

Date: January 23rd, 2004

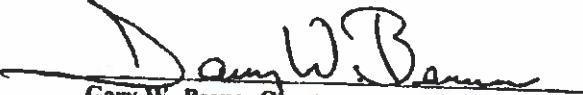
Grantor: Gary W. Beene
Grantor's P. O. Box 1467
Mailing Address: Forney, Texas 75126

Grantee: Beene Family Limited Partnership
Grantee's P. O. Box 1467
Mailing Address: Forney, Texas 75126

Consideration: TEN DOLLARS and 00/100 Cents, and other good and valuable consideration

Property: All of Gary W. Beene's interest in the property described in attached Exhibit A.

Reservations from and Exceptions to Conveyance and Warranty: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.


Gary W. Beene, Grantor

Doc	Bk	Vol	Ps
00001843	OR	2357	193

THENCE South 32 deg. 58 min. 42 sec. East, with a fence line, a distance of 141.57 feet to a 1/2 inch Iron rod at a fence corner;

THENCE South 60 deg. 37 min. 47 sec. West with a fence line, a distance of 192.98 feet to a point for corner in the centerline of the Old Kemp Highway, from which a 1/2 inch Iron rod bears North 60 deg. 37 min. 47 sec. East - 34.70 feet;

THENCE North 30 deg. 19 min. 48 sec. West, with the Southwest line of said 5.30 acre tract and with the centerline of the Old Kemp Highway, a distance of 142.20 feet to the place of beginning, containing 0.617 of an acre of land of which 0.052 of an acre is within the Old Kemp Highway, according to a survey made on the ground by Gary Sjerven, R.P.S. No. 1693 on the 24th day of August, 1983.

Holder of the note acknowledges its payment and releases the property from the lien.

When the context requires, singular nouns and pronouns include the plural.

THE AMERICAN NATIONAL BANK OF TEXAS

Steve Robertson
Banking Center Pres

(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF HAUPIAN

This instrument was acknowledged before me on the 13th day of January, 2004, by Steve Robertson, Banking Center President of The American National Bank of Texas, on behalf of said bank.

Becky Dosier
Notary Public, State of Texas
Notary's name (printed):
BECKY DOSIER
Notary's commission expires:

Filed for Record in: Kaufman County
On: Jan 16, 2004 at 03:12P

RELEASE OF LIEN
.001



EXHIBIT A

County Clerk's Memo
Portions of this document not
reproducible when recorded

Being a tract or parcel of land situated in the County of Kaufman, Texas, being part of the A. Myer Survey Abstract Number 203 and being all of that certain tract of land called 15 acres described in Warranty Deed from Dollie Merl Watkins and Debra Ann Watkins Dams to James Ray Smith recorded in Volume 533, Page 333 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the monumented southwestern line of Kaufman County Road 210, being the most northerly corner of said Smith tract and the easterly corner of that certain tract of land described in Warranty Deed to Hanelle Smith Crow and Loyd Crow recorded in Volume 331, Page 642 of the Deed Records of Kaufman County, Texas;

THENCE South 45°33'00" East along the southwestern line of said county road and along the northeasterly line of said Smith tract a distance of 189.00 feet to a 1/2 inch iron rod with plastic cap stamped B/WLS set for corner being the easterly corner of said Smith tract and the northerly corner of that certain tract of land described in Quit-Claim Deed to James Ray Smith recorded in Volume 2987, Page 611 of the Real Property Records of Kaufman County, Texas;

THENCE South 45°34'10" West along the common line between said Smith tracts and generally along the remains of a fence a distance of 1718.15 feet to a 1/2 inch iron rod with plastic cap stamped B/WLS set for corner being the common westerly corner of said Smith tracts and being in the most easterly northeasterly line of that certain tract of land described as 167.074 acres in Warranty Deed to Corrugated Services LP recorded in Book 1325, Page 0223 of the Official Public Records of Kaufman County, Texas;

THENCE North 43°27'43" West along the common line between said Smith and Corrugated Services, LP tracts and generally along the remains of a wire fence part of the way a distance of 188.97 feet to a 1/2 inch iron rod found for corner being the westerly corner of said Smith tract and the southerly corner of that certain tract of land described in General Warranty Deed to Yonack Services, Inc recorded in Book 1236, Page 0233 of the Official Public Records of Kaufman County, Texas;

THENCE North 45°34'30" East along the common line between said Smith and Yonack Services, Inc tracts and near a chain-link fence, passing at 1252.10 feet a easterly corner of said Yonack Services, Inc tract from which a 1/2 inch iron rod found bears North 12°09'50" West 164 feet and along the southeasterly line of said Crow tract, in all a total distance of 1710.99 feet to the POINT OF BEGINNING and containing approximately 667.943 square feet or 15.3330 acres of land

Filed for Record in: Kaufman County
On: Jan 28, 2004 at 03:12P

FOR DEPOSIT ONLY
KAUFMAN COUNTY TREASURER
JOHN J. SCHMIDT
60001 3312