

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 11263
County Road 212 (South of Highway 80 along County Road 212)***

Dear Mr. Morgan:

As the sole owner of approximately 3.95 acres located at 11263 County Road 212 further described in the accompanying metes and bounds description (the "Property"), I am submitting 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 would be to extend City services to the Property.

In furtherance of this request, I have also enclosed with this letter a survey drawing of the area to be annexed. Please let me know if there is anything else you need from me at this time.

Sincerely,



George Brown

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

BEING a 172,128 square foot (3.9515 acre) tract of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, and being all of Tract I and Tract II described in the Warranty Deed to George Brown, recorded in Instrument No. 2008-00009612, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Tract I, and being on the southwest right-of-way line of County Road 212;

THENCE South 45°48'01" East, along the northeast line of said Tract I, and along the said southwest right-of-way line, a distance of 99.94 feet to a point for the east corner of the said Tract I;

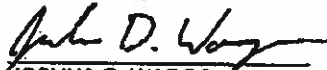
THENCE South 45°00'57" West, departing the said southwest right-of-way line, and along the southeast lines of said Tract I and Tract II, a distance of 1722.70 feet to a point for the south corner of said Tract II;

THENCE North 45°36'31" West, along the southwest line of said Tract II, a distance of 99.93 feet to a point for the west corner of said Tract II;

THENCE North 45°00'57" East, along the northwest lines of said Tract II and Tract I, a distance of 1722.37 feet to the **POINT OF BEGINNING** and containing 172,128 square feet or 3.9515 acres of land, more or less.

Bearings are based on the record bearing of the northwest line of Tract I and Tract II described in the Warranty Deed to George Brown, recorded in Instrument No. 2008-00009612, 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
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



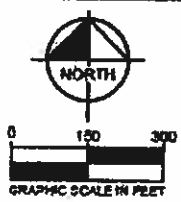
ANNEXATION EXHIBIT
A. HYER SURVEY
ABSTRACT NO. 203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Phone # 817-962-2193

Tel. No. (817) 355-5511
www.kimley-horn.com

| DATE | DESCRIPTION | CHECKED BY | DATE | PROJECT NO. | DRAWN NO. |
|------|-------------|------------|------------|-------------|-----------|
| N/A | CPG | JOW | 10/30/2020 | 063226740 | 1 OF 2 |



| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S45°48'01"E | 99.94' |
| L2 | N45°36'31"W | 99.93' |

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

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

COUNTY ROAD 212
BOBBY WAYNE HILBERT
(INST. NO. 2012-0010860)

P.O.B.

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

GARY BEENE
(VOL. 1772, PG. 87)

BEENE FAMILY LIMITED
PARTNERSHIP
(VOL. 2030, PG. 315)

GEORGE BROWN (TRACT I)
(INST. NO. 2008-00009612)

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

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

GEORGE BROWN (TRACT II)
(INST. NO. 2008-00009612)

N45°00'57"E 1722.37'
(BASIS OF BEARING LINE)

3.9506 ACRES
172,090 SQ. FT.

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

Bearings are based on the record bearing of the northwest line of Tract I and Tract II described in the Warranty Deed to George Brown, recorded in Instrument No. 2008-00009612, Deed Records, Kaufman County, Texas. A metes & bounds description of even survey date herewith accompanies this survey plat.

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.

HIGHLAND ESTATES
(VOL. 350, PG. 755)

LEGEND

P.O.B. = POINT OF BEGINNING

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, LME 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 336-6511
www.kimley-horn.com

| | | | | | |
|--------------------|-----------------|-------------------|--------------------|--------------------------|---------------------|
| Scale 1" = 300' | Drawn By GFG | Checked By JWV | DATE 10/30/2020 | Project No. 053205718 | Sheet No. 2 OF 2 |
|--------------------|-----------------|-------------------|--------------------|--------------------------|---------------------|