

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 11237
County Road 212 (South of Highway 80 along County Road 212)***

Dear Mr. Morgan:

As the sole owner of approximately 1.14 acres located at 11237 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 is to extend City services to the proposed Planned Development on 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,



Bobby Wayne Hilbert

**ANNEXATION METES & BOUNDS DESCRIPTION
(HILBERT TRACT)**

BEING a 49,675 square foot (1.1404 acre) tract of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, and being all of a called 1.14 acre tract of land described in the Warranty Deed to Bobby Wayne Hilbert, recorded in Instrument No. 2014-0010860, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of the said called 1.14 acre tract of land, and being on the southwest right-of-way line of County Road 212;

THENCE South 45°48'01" East, along the northeast line of the said called 1.14 acre tract of land, and along the said southwest right-of-way line, a distance of 103.50 feet to a point for the east corner of the said called 1.14 acre tract of land;

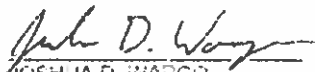
THENCE South 45°00'55" West, departing the said southwest right-of-way line, and along the southeast line of the said called 7.90 acre tract of land, a distance of 480.00 feet to a point for the south corner of the said called 1.14 acre tract of land;

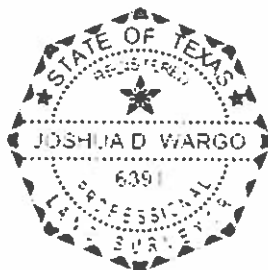
THENCE North 45°48'01" West, along the southwest line of the said called 1.14 acre tract of land, a distance of 103.50 feet to a point for the west corner of the said called 1.14 acre tract of land;

THENCE North 45°00'55" East, along the northwest line of the said called 1.14 acre tract of land, a distance of 480.00 feet to the **POINT OF BEGINNING** and containing 49,675 square feet or 1.1404 acres of land, more or less.

Bearings are based on the record bearing of the northwest line of the called 1.14 acre tract of land described in the Warranty Deed to Bobby Wayne Hilbert, recorded in Instrument No. 2014-0010860, 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 §563.21, 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
301 Cherry Street, Suite 1300, Fort Worth, Texas 76102 | Phone: 817-962-2193 | Fax: 817-962-2194 | www.kimley-horn.com

NA	CP	EN	CE	SA	SI
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LINE TABLE		
NO	BEARING	LENGTH
L1	S45°48'01"E	103.50'
L2	S45°00'55"W	480.00'
L3	N45°48'01"W	103.50'
L4	N45°00'55"E	480.00'

JOHNNY MACK CROW
(VOL. 745 PG. 371)

COUNTY ROAD 212

P.O.B.

BASIS OF BEARING LINE

SMURFIT KAPPA
NORTH AMERICA, LLC
(VOL. 5545 PG. 557)

GARY BEENE
(VOL. 1772 PG. 61)

BEE-NE FAMILY LIMITED
PARTNERSHIP
(VOL. 2630 PG. 315)

GEORGE BROWN
(INST. NO. 2004-0008612)

GEORGE BROWN
(INST. NO. 2003-0008612)

L1
L4
L2

1.1404 ACRES
49,675 SQ. FT.

IC'S ADDITION
(CAB. 2, F.W. 562)

EDWINA ELAINE EDWARDS
(VOL. 792 PG. 214)

BEE-NE FAMILY LIMITED
PARTNERSHIP
(VOL. 2486 PG. 140)

ROBERT W DALE
(VOL. 1225 PG. 574)

HIGHLAND ESTATES
(VOL. 180, PG. 755)

LEGEND

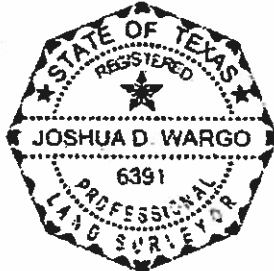
P.O.B. = POINT OF BEGINNING

This document was prepared under 23 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 1.14 acre tract of land described in the Warranty Deed to Bobby Wayne Hilbert recorded in Instrument No. 2014-0010360, Deed Records, Kaufman County, Texas. A metes & bounds description of every survey date herewith accompanies this survey plat.

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

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



Kimley»Horn
801 Cherry Street, Suite 11, Fort Worth, Texas 76102
Tel No. (817) 334-4311
www.kimley-horn.com

Scale	Author	Checked	Date	Project No.	Sheet No.
1" = 300'	CHG	JW	12/30/2014	2014-0010360	2 OF 2