

PETITION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF FORNEY, TEXAS:

WHEREAS, Platform 80-20, LP, a Texas limited partnership (“Owner”), is the record owner of that certain tract of land located in Kaufman County, Texas, and being more particularly described by metes and bounds in Exhibit A (the “Property”);

WHEREAS, the Property is located within the extraterritorial jurisdiction of the City of Forney, Texas, a home-rule municipality (the “City”);

WHEREAS, pursuant to Section 43.0671, Texas Local Government Code, the City may annex an area upon request of the owners of land in the area;

WHEREAS, the City and Owner have negotiated and entered into a Development Agreement (the “Agreement”) pursuant to Section 212.172, Texas Local Government Code, and in satisfaction of Section 43.0672, Texas Local Government Code; and

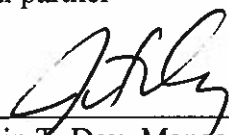
WHEREAS, pursuant to the Agreement, Owner now desires that the Property be incorporated in and made a part of the City for all purposes.

NOW, THEREFORE, premises considered, Owner does hereby submit to the City this petition requesting annexation (this “Petition”) of the Property and requests that the City: (i) accept this Petition for that purpose; (ii) promptly notice and conduct the requisite public hearings in accordance with Section 43.0673, Texas Local Government Code; (iii) adopt an ordinance annexing the area with an immediate effective date; and (iv) carry out any and all other necessary conditions to complete the annexation of the area.

Duly executed this 25th day of November, 2020.

Platform 80-20, LP,
a Texas limited partnership

By: Platform 80-20 GP, LLC,
a Texas limited liability company,
its general partner

By: 
Justin T. Day, Manager

[acknowledgement follows]

State of Texas §
County of Travis §

This instrument was acknowledged before me on this 25th day of November 2020, by Justin T. Day, Manager of Platform 80-20, GP, LLC, a Texas limited liability company, general partner of Platform 80-20, LP, a Texas limited partnership, on behalf of said partnership.

Jodie Manganiotis
Notary Public, State of Texas

[SEAL]

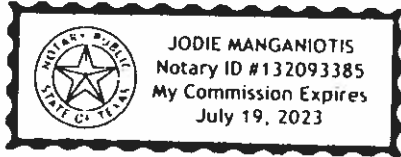


Exhibit A
Property Description

Being all that certain tract or parcel of land situated in the A. HYER SURVEY, ABSTRACT NO. 203, City of Forney, Kaufman County, Texas and being part of a called 35.663 acres as conveyed to Herbert Creamer Jr. and Eloise M. Creamer recorded in Volume 757, Page 150, Real Property Records of Kaufman County, Texas, (R.P.R.K.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner at the Easterly corner of said Creamer tract and being at the North corner of a called 13.831 acres conveyed to KGM Consultants LLC recorded in Volume 4952, Page 127, Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.) and in the Southwesterly line of a called 372.29 acres conveyed to South Forney LLC recorded in Volume 3930, Page 139 O.P.R.K.C.T. and being in the center line of County Road No. 212;

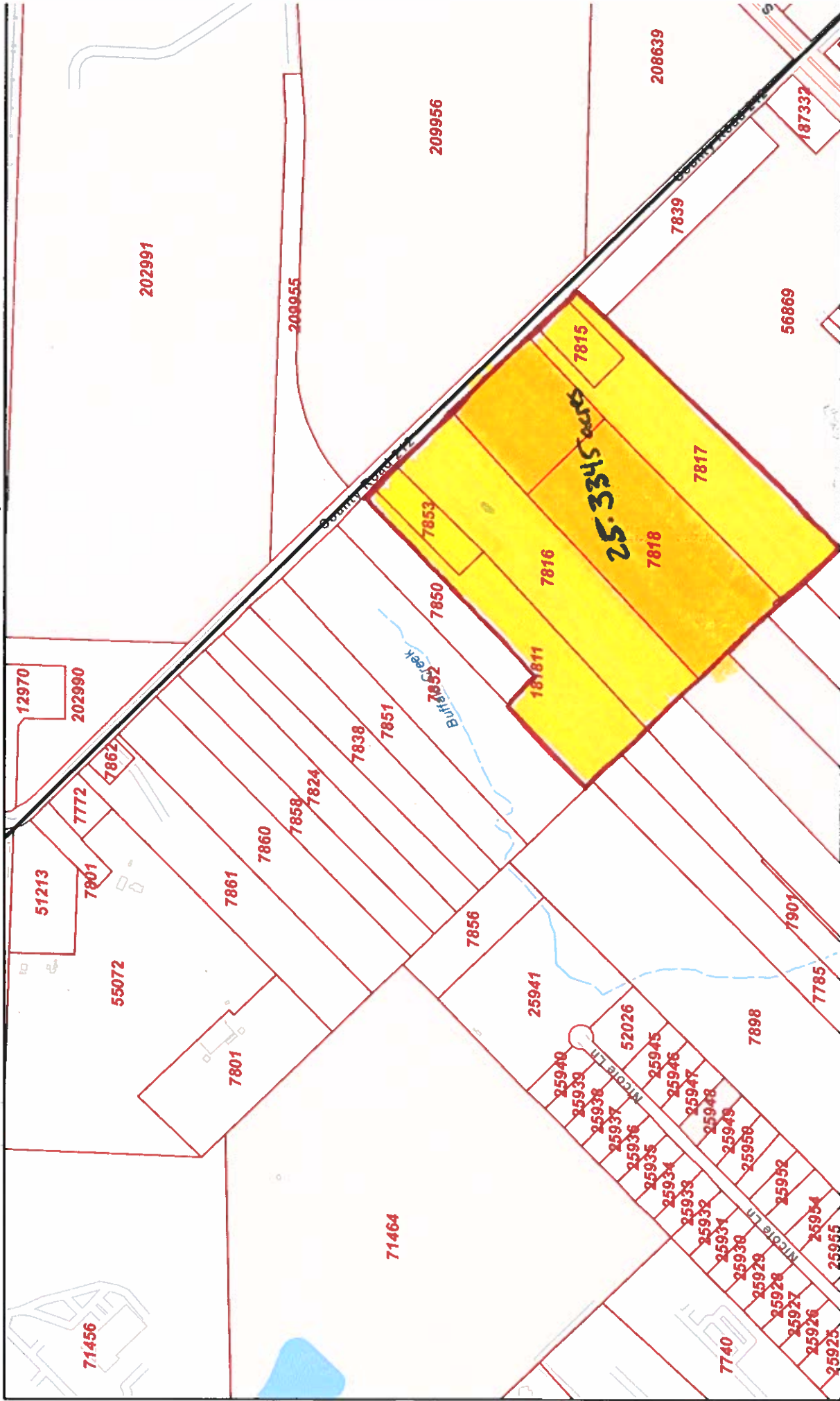
THENCE South 44 degrees 35 minutes 47 seconds West, with the Southeasterly line of said Creamer tract and the Northwesterly line of KGM tract passing at 27.71 feet a 1" iron pipe found for reference continuing in all a total distance of 1781.66 feet to a 1/2" iron rod found at the Southerly corner of said Creamer tract and being at the Westerly corner of said KGM tract and in the Northeasterly line of a called 25.358 acres as conveyed to Robert A. Herold and Kathryn J. Herold recorded in Volume 4911, Page 540, O.P.R.K.C.T.;

THENCE North 44 degrees 55 minutes 13 seconds West, passing a 1" iron pipe at 355.45 feet and bears South 45 degrees 04 minutes 47 seconds West, a distance of 2.20 feet at the North corner Herold tract and at the East corner of a called 25.00 acres as conveyed to Garly L. Mc Manus recorded in Volume 1182, Page 994, O.P.R.K.C. T., continuing in all with the Southwesterly line of said Creamer tract a total distance of 620.36 feet to a 60d nail found at the West corner of said Creamer tract and being at the South corner of a called 10.516 acres conveyed to La Joe Law and Freda Lousie Law recorded in Volume 2790, Page 418, O.P.R.K.C.T.;

THENCE North 44 degrees 31 minutes 09 seconds East, across the said Creamer tract and with the Northwesterly line of Creamer tract and the Southeasterly line of said Law tract passing a 3/8" iron rod at 1741.00 feet continuing in all a total distance of 1769.48 feet to a point for corner lying in the center line of County Road No. 212 and being in the Southwesterly line of said South Forney tract;

THENCE South 46 degrees 02 minutes 33 seconds East, with the Northeasterly line of said Creamer tract and the Southwesterly line of said South Forney tract a distance of 622.76 feet to the POINT OF BEGINNING containing 1,103,573 square feet or 25.3345 acres of land.

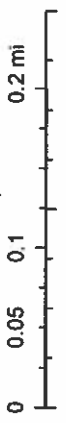
Kaufman CAD Web Map



12/9/2020, 10:45:59 AM

- Abstracts
- Parcels

1:9,028



Esri Community Maps Contributors, Texas Parks & Wildlife, E
Garmin, SafeGraph, INCREMENT P, MET/NASA, USGS, EPA
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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

Kaufman County Appraisal District, BIS Consulting - www.biscon