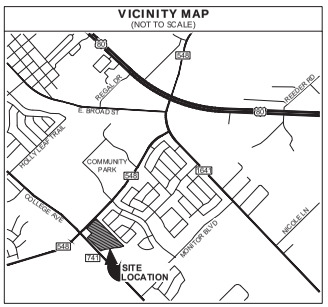
VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to show the configuration of three (3) proposed lots.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated July 3, 2012 as shown on Map Number 48257C0155D.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

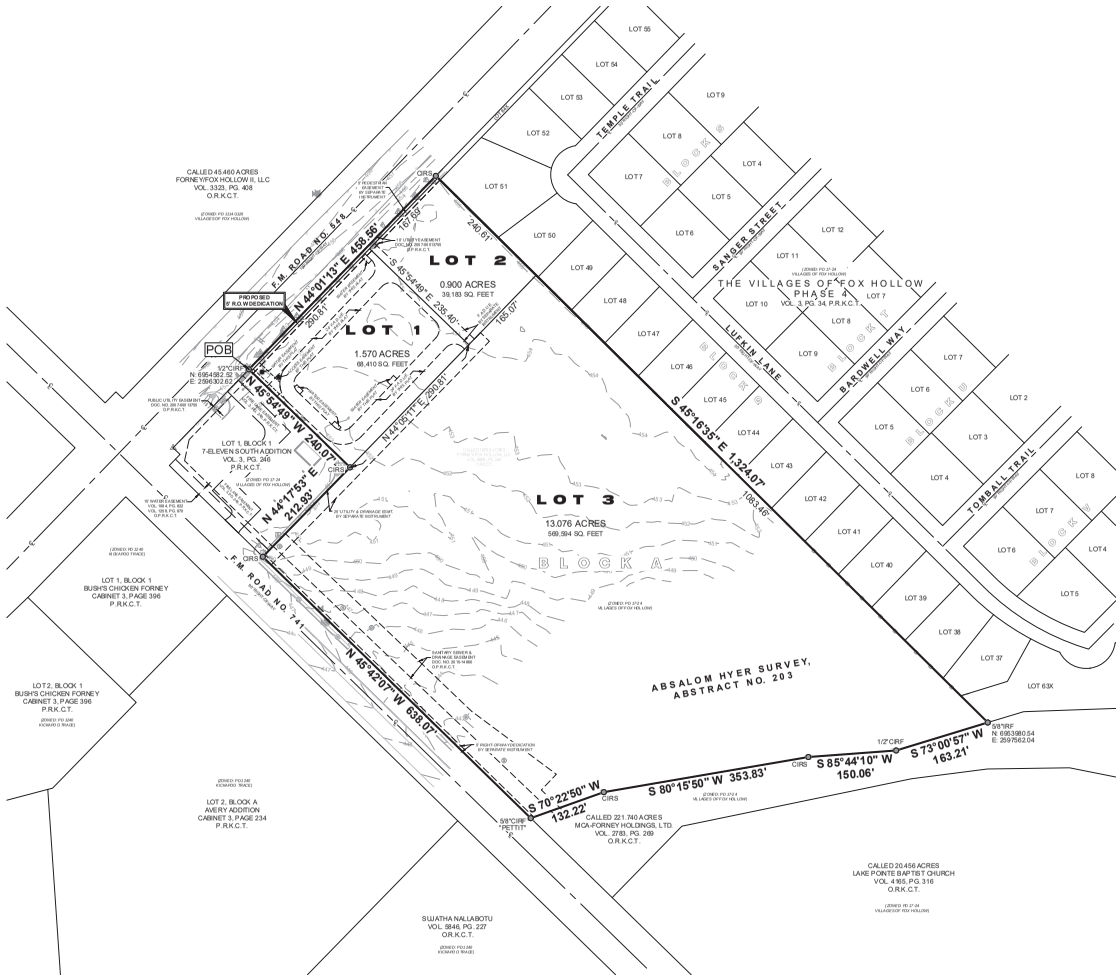
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011)

LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
P.E.	= PEDESTRIAN EASEMENT
U.E.	= UTILITY EASEMENT
W.E.	= WATER EASEMENT
FADUE	= FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.K.C.T.	= PLAT RECORDS, KAUFMAN COUNTY, TEXAS
O.R.K.C.T.	= OFFICIAL RECORDS, KAUFMAN COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Forney, Kaufman County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 — Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Forney, Texas

Planning and Zoning Chairman — Date

APPROVED BY: City Council
City of Forney, Texas

Mayor of Forney, Texas — Date

ATTEST:

City Secretary — Date

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, **FORNEY/FOX HOLLOW, LLC**, is the sole owner of a 15.60 acre tract of land out of the ABSALOM HYER SURVEY, ABSTRACT NUMBER 203, City of Forney, Kaufman County, Texas and being a portion of a called 16.769 acre tract of land conveyed to Forney/Fox Hollow, LLC by deed of record in Volume 4858, Page 240 of the Official Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with red plastic cap with illegible stamp found in the Southeast right-of-way line of Farm-to-Market Road Number 548, being the North corner of Lot 1, Block 1, 7-Eleven South Addition, a subdivision of record in Volume 3, Page 246 of the Plat Records of Kaufman County, Texas, also being in the Northwest line of said 16.769 acre tract;

THENCE, N44°01'13"E, along the Southeast right-of-way line of Farm-to-Market Road Number 548 and the common Northwest line of said 16.769 acre tract, a distance of 458.56 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 64-X, Block B of The Villages of Fox Hollow - Phase 4, a subdivision of record in Volume 3, Page 34 of said Plat Records, being the North corner of said 16.769 acre tract and hereof;

THENCE, S45°16'35"E, leaving the Southeast right-of-way line of Farm-to-Market Road Number 548, along the Northeast line of said 16.769 acre tract and the common Southeast line of said Villages of Fox Hollow - Phase 4, a distance of 1324.07 feet to a 5/8 inch iron rod found in the West line of a called 221.740 acre tract of land conveyed to MCA-Forney Holdings, LTD., by deed of record in Volume 2783, Page 269 of said Deed Records, being the most Westerly, Southwest corner of Lot 63X, Block Q of said The Villages of Fox Hollow - Phase 4, also being the West corner of said 16.769 acre tract and hereof;

THENCE, with the South line of said 16.769 acre tract and the common West line of said MCA-Forney Holdings, LTD. tract, the following four (4) courses and distances:

1. S73°00'57"W, a distance of 163.21 feet to a 1/2 inch iron rod with red plastic cap with illegible stamp found;
2. S85°44'10"W, a distance of 150.06 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for corner;
3. S80°15'50"W, a distance of 353.83 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for corner;
4. S70°22'50"W, a distance of 132.22 feet to a 5/8 inch iron rod with yellow plastic cap stamped "PETTIT" found in the Northeast right-of-way line of Farm-to-Market Road Number 741, being the common Southwest corner of said 16.769 acre tract and said MCA-Forney Holdings, LTD. tract, for the South corner hereof;

THENCE, N45°42'07"W, along the Northeast right-of-way line of Farm-to-Market Road Number 741, a distance of 638.07 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South corner of said Lot 1, for the West corner hereof;

THENCE, leaving the Northeast right-of-way line of Farm-to-Market Road Number 741, along the Southeast line and the Northeast line of said Lot 1, the following two (2) courses and distances:

1. N44°17'53"E, a distance of 212.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the East corner of said Lot 1;
2. N45°54'49"W, a distance of 240.07 feet to the **POINT OF BEGINNING** and containing an area of 15.60 Acres, or (679,480 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FORNEY/FOX HOLLOW, LLC**, acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **FOX DAYCARE ADDITION**, an addition to the City of Forney, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Forney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Forney's use thereof. The City of Forney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Forney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas.

FIRE LANES
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT
The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Forney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

WITNESS, my hand, this the ___ day of _____, 2021.

BY: _____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, on this day personally appeared **MICHAEL D. HEATLEY**, as Sole Member of HC DEVELOPERS, LLC, the Manager of FORNEY/FOX HOLLOW, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Forney/Fox Hollow, LLC
Contact: Michael D. Heatley
9901 E. Valley Ranch Pkwy., Suite: 2020
Irving, TX 75063
(972) 888-9948

Project	1908.052-05
Date	08/26/2021
Drafter	TMR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

PRELIMINARY PLAT
FOX DAYCARE ADDITION
LOTS 1 - 3, BLOCK A

BEING 15.60 ACRES OF LAND SITUATED IN THE ABSALOM HYER SURVEY, ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS