



LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
FADUE	= FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
P.R.K.C.T.	= PLAT RECORDS, KAUFMAN COUNTY, TEXAS
O.R.K.C.T.	= OFFICIAL RECORDS, KAUFMAN COUNTY, TEXAS

Project 1908.052-06
 Date 08/26/2021
 Drafter TMR



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

SURVEYOR
 Eagle Surveying, LLC
 Contact: Tyler Rank
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (840) 222-3009

ENGINEER
 Claymore Engineering, Inc.
 Contact: Clay Chitty
 1903 Central Ave, Suite: 406
 Denton, TX 76201
 (817) 281-0572

OWNER
 ForneyFox Hollow, LLC
 Contact: Michael D. Healey
 9901 E. Valley Ranch Pkwy., Suite: 2020
 Dallas, TX 75244
 (972) 888-9048

FINAL PLAT

FOX DAYCARE ADDITION

LOT 1, BLOCK A

BEING 1.570 ACRES OF LAND SITUATED IN THE
 ABSALOM HYER SURVEY, ABSTRACT NO. 203
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, **FORNEY/FOX HOLLOW, LLC** is the Owner of a tract of land situated in the Absalom Hyer Survey, Abstract No. 203, Kaufman County, Texas and being out of a 16.769 acre tract conveyed to them by deed of record in Volume 4858, Page 240 of the Official Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1, Block 1, 7-Eleven South Addition, recorded in Volume 3, Page 246 of the Plat Records of Kaufman County, Texas, also being the South corner;

THENCE North 45°54'49" West, along the Northeast line of said Lot 1, and the most Westerly Southwest line of said 16.769 acre tract, a distance of 235.07 feet to a 1/2 inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West corner hereof;

THENCE over and across said 16.769 tract the following three (3) calls:

- 1.) North 44°0'11" East, a distance of 290.81 feet to a 1/2 inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North corner hereof
- 2.) South 45°54'49" East, a distance of 235.40 feet to a 1/2 inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the East corner hereof
- 3.) South 44°05'11" West, a distance of 230.81 feet to the **POINT OF BEGINNING** and containing 1,570 acres (68,410 square feet) of land, more or less.

OWNER'S DEDICATION

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 the simplest, to the public use, the herein above described property for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be dedicated, for 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 easements 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 any or parts of their respective systems for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all ordinances, rules, regulations and resolutions of the City of Forney, Texas.

FIRE LANES

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 obstructions, 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 the 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.

GENERAL NOTES

- 1.) The purpose of this plat is to create an official lot of record from a portion of a tract of land and to dedicate easements for site development.
- 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 survey are based on GPS observations utilizing the AITerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.) The bearings and distances shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network, NAD 83(2011) Datum.

Project	1908.052-06
Date	08/26/2021
Drafter	TMR

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



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

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

OWNER
Forney/Fox Hollow, LLC
Contact: Michael D. Healey
9901 E. Valley Ranch Pkwy., Suite: 2020
Irving, TX 75063
(972) 866-9948

OWNER'S DEDICATION CONTINUED

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

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 true survey document.

Matthew Raabe, R.P.L.S. #6402
STATE OF TEXAS §
COUNTY OF DENTON §

Date

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.

John Cox, Notary Public in and for the State of Texas

CITY COUNCIL APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

APPROVED BY: City Council
City of Forney, Texas

Mayor of Forney, Texas

ATTEST:

City Secretary

PLANNING & ZONING APPROVAL

Approved by the City of Forney, Texas for filing at the office of the County Clerk of Kaufman County, Texas.

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

Planning and Zoning Chairman

Date

FINAL PLAT
FOX DAYCARE ADDITION
LOT 1, BLOCK A

BEING 1,570 ACRES OF LAND SITUATED IN THE
ABSALOM HYER SURVEY, ABSTRACT NO. 203
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS