

**TOWN OF FAIRVIEW, TEXAS**  
**NOTICE OF 1<sup>st</sup> PUBLIC HEARING REGARDING THE VOLUNTARY ANNEXATION OF AN**  
**AREA WITHIN THE TOWN'S EXTRATERRITORIAL JURISDICTION**

Pursuant to Section 43.063(c) and 43.905(b) of the Texas Local Government Code, as amended, notice is hereby given that the Town Council of the Town of Fairview, Texas (the "Town"), will hold the 1<sup>st</sup> public hearing regarding the following:

Conduct a public hearing, consider, and discuss a request to annex a 16.484± acres tract of land situated in the Samuel Sloan Survey – Abstract No. 791, and that is generally located north of Country Club Road and west of Rowley Mile. **(A2015-01)**.

**Time and Place of the Hearing.** The public hearing will start at 7:30 p.m. June 2, 2015 at *Fairview Town Hall, 372 Town Place, Fairview, Texas, 75069.*

**Proposed Annexation Area.** The Property proposed to be annexed is comprised of an approximately 16.484± acre tract of land situated in the Samuel Sloan Survey – Abstract No. 791, and that *is generally located north of Country Club Road and west of Rowley Mile*, as more particularly described in Exhibits "A" and "B" below.

**Financial Impact to Public School District.** *Lovejoy Independent School District* is the public school district located in the area proposed for annexation. The annexation will result in no financial impact and no changes in utility costs to the *Lovejoy Independent School District*.

**Exhibit "A"**

**PROPERTY DESCRIPTION**

**BEING A 16.484 ACRE TRACT OF LAND IN THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 791, COLLIN COUNTY TEXAS, CALLED FIFTH TRACT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 776, PAGE 360, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING, AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE WOODS OF ASCOT HEATH, AS RECORDED IN VOLUME G, PAGE 292, PLAT RECORDS, COLLIN COUNTY, TEXAS, P.R.C.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID FIFTH TRACT, IN THE NORTH LINE OF F.M. 1378, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.);**

**THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT AND THE EAST BOUNDARY LINE OF SAID THE WOODS OF ASCOT HEATH, N 00°46'11" W, A DISTANCE OF 1196.10 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID FIFTH TRACT, SAME BEING THE NORTHEAST CORNER OF SAID THE WOODS OF ASCOT HEATH, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE HEARD NATIONAL SCIENCE MUSEUM AND WILDLIFE SANCTUARY;**

**THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND SAID HEARD TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:**

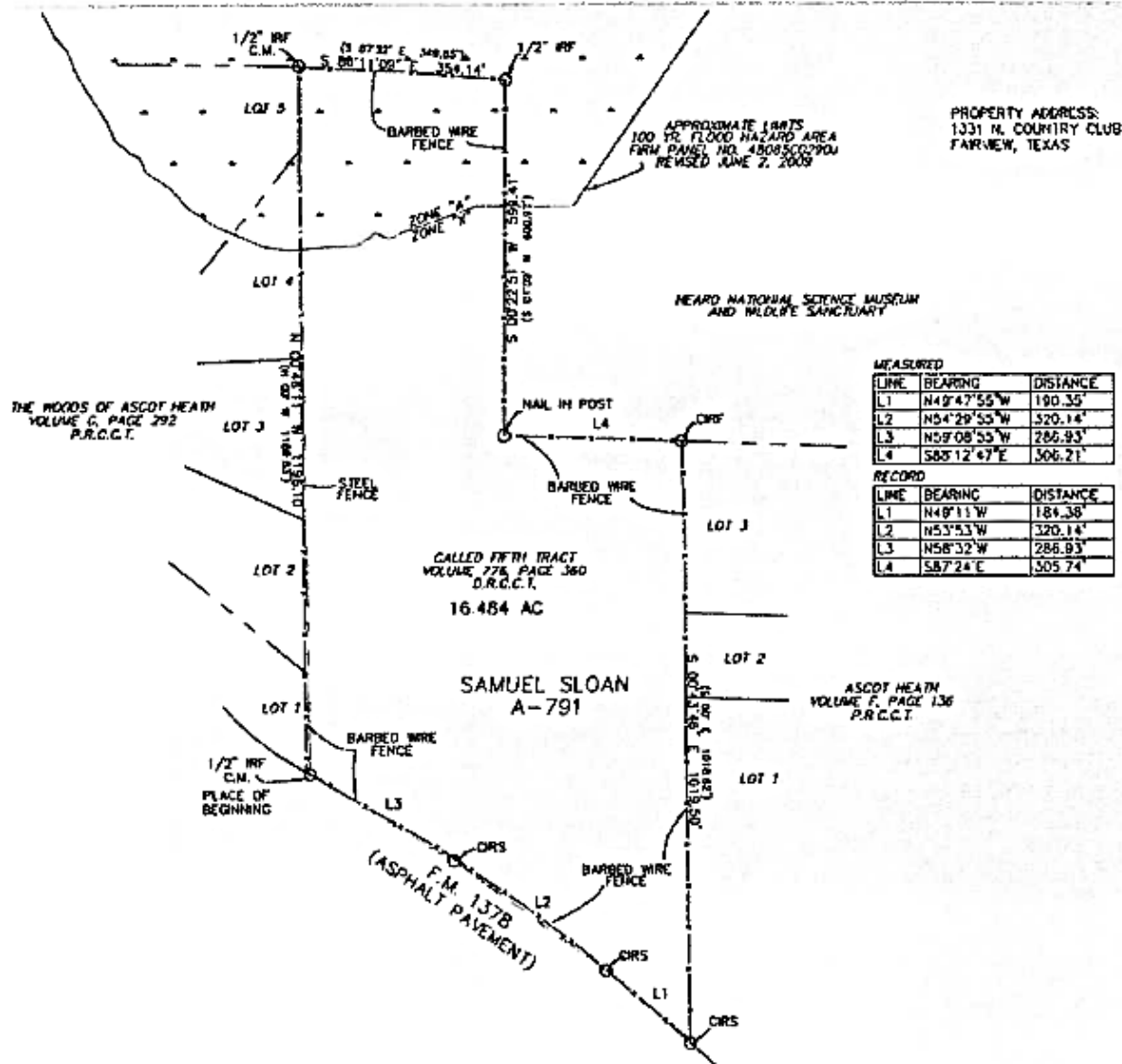
- 1. S 86°11'09" E, A DISTANCE OF 354.14 FEET, TO A 1/2" IRON ROD FOUND;**
- 2. S 00°22'51" W, A DISTANCE OF 599.41 FEET TO A NAIL FOUND IN A WOOD POST, AT AN INTERIOR ELL CORNER OF SAID FIFTH TRACT;**
- 3. S 88°12'47" E, A DISTANCE OF 306.21 FEET, TO A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF ASCOT HEATH, AS RECORDED IN VOLUME F, PAGE 136, P.R.C.C.T.;**

**THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND SAID ASCOT HEATH TRACT, S 00°43'46" E, A DISTANCE OF 1019.50 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE SOUTHEAST CORNER OF SAID FIFTH TRACT, SAME BEING IN THE NORTH LINE OF SAID F.M. 1378;**

**THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND THE NORTH LINE OF SAID F.M. 1378, THE FOLLOWING THREE (3) COURSES AND DISTANCES:**

- 1. N 49°47'55" W, A DISTANCE OF 190.35 FEET, TO TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084";**
- 2. N 54°29'55" W, A DISTANCE OF 320.14 FEET TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084";**
- 3. N 59°08'55" W, A DISTANCE OF 286.93 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 16.484 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 26, 2012. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 96). SEE THE ACCOMPANYING EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.**

Exhibit "B"



PROPERTY ADDRESS:  
1331 N. COUNTRY CLUB  
FARMVIEW, TEXAS

APPROXIMATE LIMITS  
100 YR. FLOOD HAZARD AREA  
FORM PANEL NO. 4808500290U  
REVISED JUNE 7, 2009

MEASURED

LINE	BEARING	DISTANCE
L1	N49°47'55"W	190.35'
L2	N54°29'55"W	320.14'
L3	N59°08'55"W	286.93'
L4	S88°12'47"E	306.21'

RECORD

LINE	BEARING	DISTANCE
L1	N48°11'W	184.38'
L2	N53°53'W	320.14'
L3	N58°32'W	286.93'
L4	S87°24'E	305.74'

0' 200' 400' 600'



LEGEND

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET  
STAMPED "RPLS 6084"
- CIRF CAPPED IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (GORS 98).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. ( ) DENOTES RECORD DATA.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 26, 2012. SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.



SJH/1 4-5-2013

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084

REVISED 4-5-2013

SURVEY EXHIBIT SHOWING  
A 16.484 ACRE TRACT OF LAND, IN THE SAMUEL SLOAN SURVEY,  
ABSTRACT NO. 791, COLLIN COUNTY, TEXAS

<b>GEOMATIC SOLUTIONS, INC.</b>		
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS 76109		
OFFICE: 817-487-8916		
Scale: 1"=200'	Date: 1/14/2013	DWG: 2012067-SURVEY-002
Drawn: OF	Checked: SJH	Job: 2012-087