

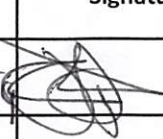


# PETITION REQUESTING ANNEXATION

BY MORE THAN 50% OF REAL PROPERTY OWNERS IN AREA  
TO BE ANNEXED

To the Mayor and Governing Body of the City of McKinney, Texas

The undersigned are owners of real property described in Exhibit "A" attached hereto and made a part hereof for all purposes. The area described by metes and bounds in Exhibit "A" is contiguous and adjacent to the present boundaries of the City of McKinney, Texas. The signers of this Petition certify that more than fifty percent (50%) of the real property owners in the area proposed for annexation have signed this Petition Requesting Annexation. A plat of the area accompanies this petition as Exhibit "B." We hereby petition the City Council of the City of McKinney to annex the area described in Exhibit "A" and include it as part of the City of McKinney.

Name	Address	Signature	Date	Voter Registration Date of Birth
Joplin Partners Ltd	407 S. Tennessee McKinney TX 75069		12-20-2020	1-6-47

**LEGAL DESCRIPTION:**

THAT certain parcel or tract of land being 60.123 acres of land, more or less, situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McAdoo, Collin County, Texas, being a portion of the called 103.86 acre tract as described in an Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, LTD., as recorded in Clerk's File Number 1987010000021900, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northwest corner of said JOPLIN tract, said corner also being the northeast corner of an 87,620 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's Lien to CADD ERWIN FARMS, LLC, as recorded in Clerk's File Number 2011022000030001 of the Land Records of Collin County, Texas, said corner also being on the centerline of County Road 184, said corner also being on the south boundary of a called 70,100 acre tract of land described in Deed to C. E. OTTAWAY, as recorded in Volume 003, Page 393 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADD ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.56 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'42" E, a distance of 473.33 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 628.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADD ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 034 of the Plat Records of Collin County, Texas;

THENCE S 89°09'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as recorded in Volume 2016, Page 376 of the Plat Records of Collin County, Texas, at 333.89 feet pass a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 750.98 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as recorded Clerk's File Number 2010201000187600 of the Land Records of Collin County, Texas;

THENCE S 83°57'42" W, along the south boundary of said JoPlin tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.07 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the southeast corner of the land described in 89°44-Way Warranty Deed to the CITY OF MCKINNEY, as recorded in Volume 3540, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 08°36'02" E, departing the south boundary of said JOPLIN tract, along the east boundary of said CITY OF MCKINNEY tract, a distance of 20.29 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northeast corner of said CITY OF MCKINNEY tract;

THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northwest corner of said CITY OF MCKINNEY tract, said corner also being the southerly most west boundary of said JOPLIN tract, and the easterly boundary of the land described in General Warranty Deed to BRINKMAN RANCHES OF COLLIN COUNTY, L.P., as recorded in Clerk's File Number 200501174718 of the Land Records of Collin County, Texas;

THENCE N 08°36'02" E, along the southerly most west boundary of said JOPLIN tract and the east boundary of said BRINKMAN RANCHES OF COLLIN COUNTY tract, a distance of 679.35 feet to a 1/2" iron rod found for corner at the northwest corner of said BRINKMAN RANCHES OF COLLIN COUNTY tract and an el corner of the JoPlin tract;

THENCE S 82°17'03" E, crossing said JOPLIN tract, a distance of 29.89 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner;

THENCE N 00°42'57" E, continuing across said JOPLIN tract, a distance of 1423.24 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner on the north boundary of said JOPLIN tract, also being on the centerline of said County Road 184, also being the south boundary of said C. E. OTTAWAY tract;

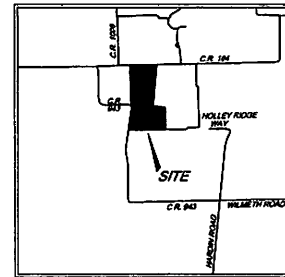
THENCE N 88°56'31" E, along the north line of said JOPLIN tract, the centerline of said County Road 184 and the south boundary of said C. E. OTTAWAY tract, a distance of 828.52 feet back to the POINT OF BEGINNING and containing 60.123 Acres, (2.818,602 Square Feet) of land MORE OR LESS.

**TITLE COMMITMENT NOTES**

- 1.) All bearings and distances are as measured in the field on the date of this survey.
- 2.) According to the Title Commitment referenced in certification below, this property is subject in part to the following items as listed in Schedule B, Item 10:
  - a.) Subject to covenants, conditions and restrictions recorded in Clerk's File No. 2015042000485700 and 20151203001511280 of the Land Records of Collin County, Texas;
  - b.) Easement granted to ES-Stone Fuel Company in Volume 005, Page 113, assigned to Energy Transfer Fuel, LP in Volume 5628, Page 993, corrected in Volume 5814, Page 3543 and assigned to Amoco Pipeline-Texas in Clerk's File Number 20150312000270100 of the Land Records of Collin County, Texas;
  - c.) easement granted to Southwestern Bell Telephone Company as recorded in Volume 912, Page 172 of the Land Records of Collin County, Texas;
  - d.) Statute easement 15 feet wide centered on pipe, granted to Amco R. Lines in Volume 897, Page 592, and assigned to Denville Water Supply Corporation in Volume 987, Page 283 of the Land Records of Collin County, Texas; Pipe buried, could not locate;
  - e.) easement granted to Metastor Pipelines, Inc. in Volume 1378, Page 509 and assigned to KPL, MGL Pipeline, LP, and Oneok, Inc. as recorded in Volume 0825, Page 2552 of the Land Records of Collin County, Texas;
  - f.) water transmission pipeline easement granted to the City of Irving, as recorded in Volume 4827, Page 1833 of the Land Records of Collin County, Texas;
  - g.) does not apply;
  - h.) does not apply;
  - i.) does not apply;
  - j.) does not apply;
  - k.) easement granted to Amoco Energy Corporation as recorded in Clerk's File Number 20150407000338600 of the Land Records of Collin County, Texas;
  - l.) easement granted to Amoco Energy Corporation as recorded in Clerk's File Number 20150407000338600 of the Land Records of Collin County, Texas;
  - m.) temporary drainage easement granted to the City of McKinney as recorded in Clerk's File Number 20150416000420500 of the Land Records of Collin County, Texas, does not apply (Phase 2)
  - n.) mineral interests referenced in Volume 077, Page 353 of the Land Records of Collin County, Texas;
  - o.) mineral interests referenced in Volume 011, Page 141 of the Land Records of Collin County, Texas;
  - p.) mineral interests referenced in Volume 011, Page 143 of the Land Records of Collin County, Texas;
  - q.) mineral interests referenced in Volume 562, Page 18 of the Land Records of Collin County, Texas;

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as called from Flood Insurance Rate Map (FIRM), 43065C, 03003, effective date June 2, 2002, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) All bearings and distances are as measured in the field on the date of this survey, date of Field Survey June 03, 2018, and December 31, 2018.
- 3.) The assumed bearing reference of N89°32'08" E is based on the north line of CTMOT ERWIN FARMS, LLC, as recorded in Clerk's File Number 20121210001967420 of the Land Records of Collin County, Texas.



Vicinity Map  
NO SCALE

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to First Continental Investment Co., Ltd. ("Lender"), CADD Erwin Farms LLC (Borrower) and Fidelity National Title Insurance Company (the "Title Company") the following:

a.) This map or plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property shown hereon (the "Property"), on June 3, 2018 and December 2, 2018, by or under the supervision of the Surveyor, and conforms to the current Texas Society of Professional Surveyors Standards and Specifications (the "Standards") for a Category 1A, Condon II Survey, and (b) the size and location of all monuments, (c) the size and location of any improvements and the distance that such improvements are set back from the property line, (d) the size and location of any visible and apparent easements and any signs, fences, drainage ditches, setbacks, covenants, encroachments onto easements or encroachments on or protrusions from the Property visible on the ground, (e) the distance from the nearest intersection or roadway, (a) all easements and other encroachments noted in the Title Commitment of F.N. 160004-CCJA effective February 8, 2017, as amended, issued by the Title Company (the "Title Commitment"), (f) all setback lines created by any plat or other documents referenced in the Title Commitment or of which the Surveyor has been advised by the Title Company, (g) the boundaries, dimensions, and area of the Property and of each individual parcel hereof, and (h) all utility lines, in each case within the tolerances set forth in the Standards for a Category 1A, Condon II Survey.

b.) All monuments shown hereon actually exist, and the type of material of which such monuments are made is correctly shown; except as stated hereon, there are no visible encroachments onto the Property or protrusions therefrom, no visible discrepancies, conflicts, shortages in area, or boundary line conflicts, and no encroachments of any improvements on the Property over any setback lines created by any plat or other documents referenced in the Title Commitment or of which the Surveyor has been advised by the Lender or the Title Company, except as shown hereon. There are no easements or rights-of-way on the Property and all means of ingress and egress are dedicated public streets and the Property has access to and from such public thoroughfares.

c.) No part of the Property lies within the 100-year flood plain, an "area of special flood hazard", or a "flood prone area", as defined by the Federal Emergency Management Agency, as reflected by Flood Insurance Rate Map No. 43065C, 03003, dated 2 June 2002.

The Surveyor understands and agrees that (a) both the Lender and the Title Company are entitled to rely on this plat of survey as being true and accurate (within the tolerances referred to above) and upon the representations contained in this Certificate as being true and accurate, and (b) no consideration shall be paid to the Surveyor for the preparation and certification of such survey has been paid, in part, for the benefit of the Lender and the Title Company and in indication of their reliance hereon.

EXECUTED this 10th day of December 2018.

**"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."**

Paul M. Valentin  
Registered Professional Land Surveyor  
State of Texas Certificate Number 6559

**OWNER/DEVELOPER**

**PREPARED BY:**

PETSCHÉ & ASSOCIATES, INC.  
2000 Eldorado Parkway, Suite 240  
McAdoo, Texas 75070  
872-662-9608

John Properties, L.L.C.  
401 W. Terrellwood Street  
McAdoo, Texas 75039  
214-738-8522

**ALTA/NSPS  
BOUNDARY SURVEY**

BEING 60.123 ACRES SITUATED IN THE HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

	<b>PETSCHÉ &amp; ASSOCIATES, INC.</b>			
	Professional Engineer - Land Surveying - Oklahoma Certificate Texas Registered Professional Surveyor Texas Registered Surveying License Number: 029183 303 Branch Valley, 5th Fl. Dallas, Texas 75201 817-824-8343			
Date of Survey PLN/V	Date APRIL 2020	SCALE: 1" = 100'	JOB NUMBER: 18-201	SHEET 2
Prepared by PLN/V	Checked by PLN/V			

Exhibit A

WILLIAM RICE SURVEY,  
ABSTRACT NUMBER 769

MILDRED RUTH OTTAWAY  
Clerk's File Number 20150417000433460  
LRCTT

CITY OF MCKINNEY  
Called 214.52 Acres  
Volume 672, Page 681, LRCTT  
N89°32'08" E 1540.62'  
(Assumed Basis of Bearings)

CL. COUNTY ROAD 184  
N 88° 59' 35" E 928.52'

ABSTRACT NO. 769  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 807

POINT OF  
BEGINNING

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCTT

W. H. BUTLER SURVEY,  
ABSTRACT NUMBER 87

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236620, LRCTT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

60.123 ACRES Out of the  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCTT

Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETISCHE & ASSOC., INC.) UNLESS NOTED
- FOR FOUND 1/2" CAPPED IRON REBAR (PETISCHE & ASSOC., INC.) OR AS NOTED
- PIP FOUND IRON PIPE (AS NOTED)
- PIR FOUND IRON REBAR (AS NOTED)
- SET 1/4" IN BRASS DISC (PETISCHE & ASSOC., INC.)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCTT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PROCT PLAT RECORDS OF COLLIN COUNTY, TEXAS



PREPARED BY:  
PETISCHE & ASSOCIATES, INC.  
2001 DOWNEY ROAD, SUITE 100  
MCKINNEY, TEXAS 75069  
972-432-0000

OWNER/CLIENTS:  
JOPLIN PARTNERS, LTD.  
427 E. BURNHAM STREET  
MCKINNEY, TEXAS 75069  
214-726-0000

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCTT

ALTRANSPS  
BOUNDARY SURVEY  
BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907  
AND THE W. H. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GENE COATS, TRUSTEE of the  
TRUST FOR GENE COATS  
established under  
NORIKO COATS TRUST  
Clerk's File Number  
20191007001254630, LRCTT

**P** PETISCHE & ASSOCIATES, INC.  
2001 DOWNEY ROAD, SUITE 100  
MCKINNEY, TEXAS 75069  
972-432-0000

DATE	10/20/11
BY	1
SCALE	1" = 100'
PLAT	1
BOOK	2

29.69°  
S 89° 17' 03" E

N 0° 42' 57" E 1523.14'

1622.58'

S 05° 17' 24" W

S 83° 03' 40" E 473.32'

S 0° 50' 18" E 828.61'

578.33'  
E 80° 36' 8" N

40.57°  
S 88° 57' 49" W  
20.29°  
N 8° 36' 08" E

S 88° 57' 49" W 638.07'

S 88° 59' 47" W 780.96'

THE EAGLE INSTITUTE  
Clerk's File Number  
20160216000187960, LRCTT

ERWIN FARMS PHASE 2  
Volume 2016, Page 376, PRCTT

ERWIN FARMS PHASE 1  
Volume 2016, Pages 694-696, PRCTT

Exhibit B