

**RECEIVED**

By Kathy Wright at 10:46 am, Oct 14, 2013

PETITION REQUESTING ANNEXATION  
BY REAL PROPERTY OWNERS IN AREA  
TO BE ANNEXED

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

The signers of this Petition certify that they constitute all of the owners of the real property in the area proposed for annexation. The area is contiguous and adjacent to the present boundaries of the City of McKinney, Texas. Tract One is shown in the survey and metes and bounds description which accompanies this Petition as Exhibit "A". Tract Two is shown in the survey and metes and bounds description which accompanies this Petition as Exhibit "B". We hereby petition the City Council of the City of McKinney to annex and include as part of the City of McKinney the area described in Exhibits "A" and "B" attached hereto and incorporated herein for all purposes.

NAME/ADDRESS:

DATE:

SIGNATURE:

Tract One Owner:

1. Crown S, Ltd.  
15569 West FM 455  
Celina, TX 75009

\_\_\_\_\_, 2013

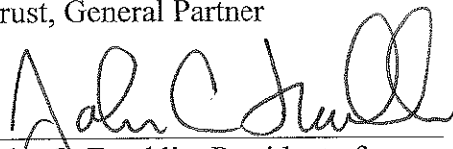
\_\_\_\_\_  
Cathy S. Apple, as Trustee of the  
Cathy S. Apple 2004 Trust, General  
Partner

\_\_\_\_\_, 2013

\_\_\_\_\_  
Frances L. Donaldson, as Trustee of  
the Frances L. Donaldson 2004  
Trust, General Partner

Tract Two Owner:

2. Starnes Creek Venture, Ltd. October 11, 2013  
9400 N. Central Expressway  
Suite 320  
Dallas, TX 75231

\_\_\_\_\_  
  
John C. Franklin, President of  
Franklin-Bates Ranch, Inc., the  
general partner of Starnes Creek  
Ventures, Ltd.

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NAME/ADDRESS:

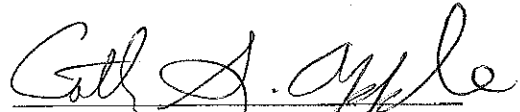
DATE:

SIGNATURE:

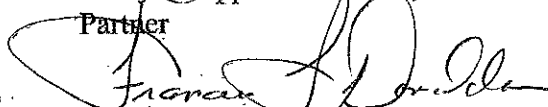
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Celina, TX 75009

10-11, 2013

  
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10-11, 2013

  
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John C. Franklin, President of  
Franklin-Bates Ranch, Inc., the  
general partner of Starnes Creek  
Ventures, Ltd.

Exhibit A  
(Tract One Property)

FIELD NOTE DESCRIPTION

BEING 900 square feet of land located in the Benjamin Thayer Survey, Abstract No. 915, Collin County, Texas and being part of a 20.00 acre tract of land owned by CROWN S LTD., according to the deed recorded in Doc# 2004-0071135 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the southwest corner of said 20.00 acre tract of land and being in the bend of County Road 168 running northerly and easterly from this point;

THENCE along the west line of said 20.00 acres, NORTH 00°20'46" EAST a distance of 30.00 feet to a point for corner;

THENCE departing said west line, SOUTH 89°38'23" EAST a distance of 30.00 feet to a point for corner located in the west line of a 10' wide strip of land annexed by the City of McKinney Ordinance 94-03-09;

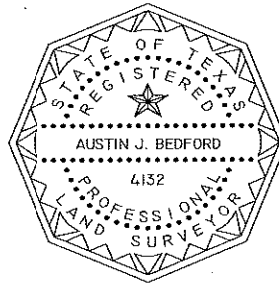
THENCE along the west line of said annexed strip, SOUTH 00°20'16" WEST a distance of 30.00 feet to a point for corner located in the south line of said 20.00 acre tract of land;

THENCE NORTH 89°38'23" WEST a distance of 30.00 feet to the POINT OF BEGINNING;

CONTAINING 900 square feet of land more or less.

*Austin J. Bedford*

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

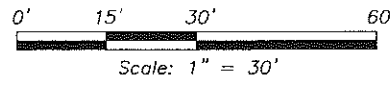
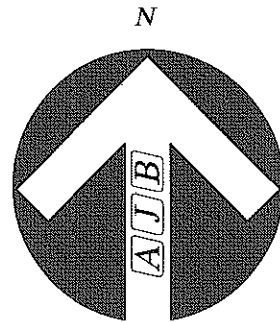


SHEET <b>1</b> OF <b>2</b>	SCALE: 1" = 30'      DATE: 10-06-13
	TECHNICIAN: BEDFORD
	DRAWN BY:
	FILE: ANNEXATION EXHIBIT
PROJECT No. 159-158	

ANNEXATION EXHIBIT  
BENJAMIN THAYER SURVEY  
ABST. 915  
COUNTY ROAD 168  
COLLIN COUNTY, TEXAS

**AJ BEDFORD GROUP, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

301 N. ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 , FAX (972) 722-0361



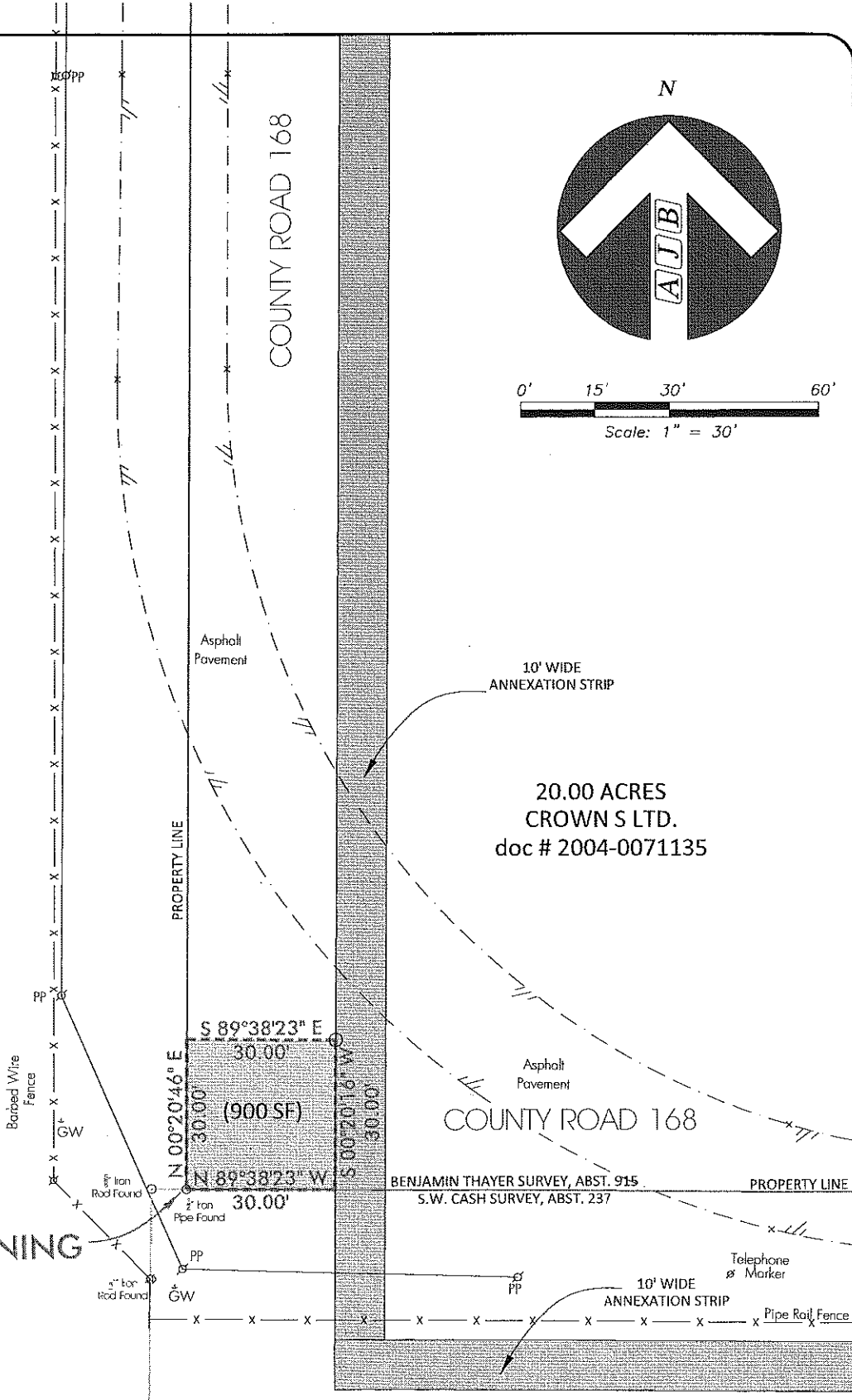
COUNTY ROAD 168

10' WIDE ANNEXATION STRIP

20.00 ACRES  
CROWN S LTD.  
doc # 2004-0071135

379.128 ACRES  
H.C. FRANKLIN  
VOLUME 1457, PAGE 669

BEGINNING



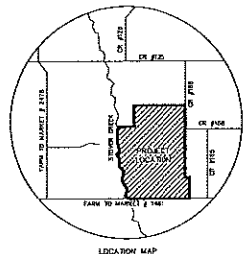
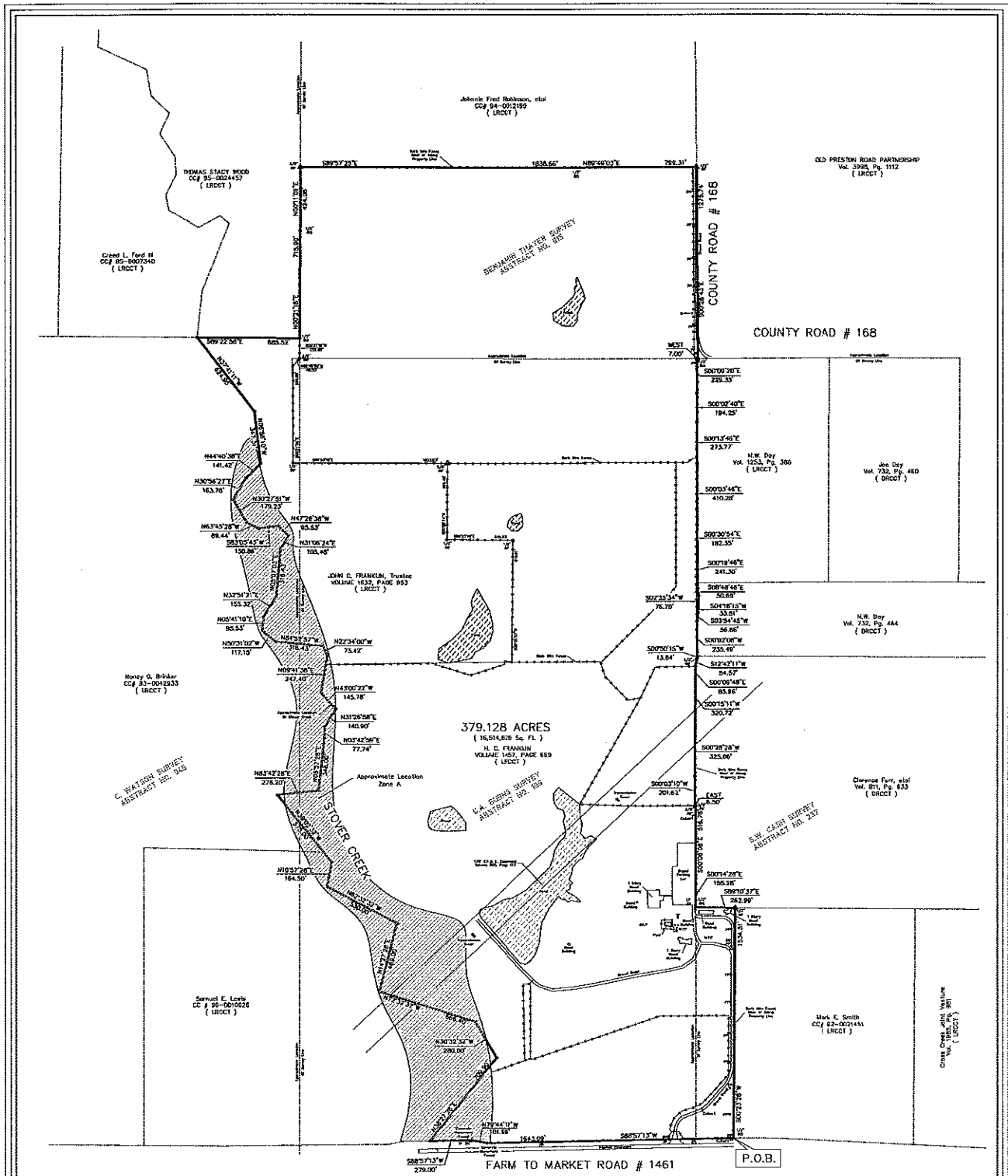
SHEET <b>2</b> OF <b>2</b>	1" = 30'    DATE: 09-10-13
	TECHNICIAN: BEDFORD
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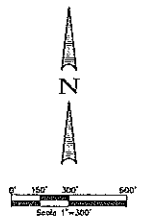
301 N. ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 , FAX (972) 722-0361

Exhibit B  
(Tract Two Property)



- LEGEND**
- PP Power Pole
  - DW Guy Wire
  - MB Utility
  - WH Well
  - TP Telephone Pedestal
  - WM Well Meter
  - FM Fire Hydrant
  - LP Light Pole
  - IV Irrigation Valve
  - DD Drain Out
  - AC Air Conditioner
  - TV Cable Box
  - SB Signal Box
  - SP Signal Pole
  - SM Sign
  - IR Iron Rod Found
  - RS Iron Rod Set
  - SS Sanitary Sewer
  - SW Storm Sewer
  - CM Control Monument
  - TR Transformer

**FLOOD PLAIN NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 460802450 D dated January 1979, 1986, a portion of the subject property does lie within the 100-year flood plain. The subject property does lie within ZONE A & ZONE X which is:  
 ZONE A = No base flood elevations determined.  
 ZONE X = Areas determined to be outside 500-year floodplain.



G:\2250\2250-1\DWG\17102000-1-00-06.dwg

Scale : 1"=300'	Date : 2/27/99
Designed By : W & A	
Drawn By : L.J.L.	
Checked By : S.J.E.	
File : 22982RDY.DWG	
Project No. : 2298.02152	

**BOND SURVEY**  
**379.128 ACRES**

BOND SURVEY, ABSTRACT NO. 918  
 C. WATSON SURVEY, ABSTRACT NO. 945  
 S.W. CASH SURVEY, ABSTRACT NO. 108  
 S.W. CASH SURVEY, ABSTRACT NO. 237  
 FRANKLIN INVESTMENT COMPANY  
 9400 N. CENTRAL EXPRESSWAY # 250  
 DALLAS, TEXAS 75210

No.	DATE	REVISION	APPROVED
2	1/21/99	Revised per Comments	S.J.E.
1	1/5/99	Revised per Title	S.J.E.

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 1990 HILLCREST ROAD, SUITE 300  
 IRVING, TEXAS 75038  
 (972) 251-7200  
 (972) 251-7200 FAX

STATE OF TEXAS  
COUNTY OF EDWIN

FIELD NOTE DESCRIPTION

BEING a tract of land situated in the C.A. BURNS SURVEY, Abstract No. 309, C. WATSON SURVEY, Abstract No. 945, S.W. CASH SURVEY, Abstract No. 237 and the BENJAMIN INAYER SURVEY, Abstract No. 915 and being all of a tract of land conveyed to John C. Franklin, Trustee as recorded in Volume 1632, Page 853 and all of a tract of land conveyed to J.E. Franklin as recorded in Volume 1457, Page 659 of the Land Records of Collin County, Texas (LRCC) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the most southeasterly corner of a tract of land conveyed to Mark C. Smith as recorded in DCJ 92-0021451 (LRCC) said point being set in the northerly Right-of-Way line of FARM TO MARKET ROAD # 1461 (variable width Right-of-Way);

THENCE departing the westerly line of said Smith tract and along the northerly Right-of-Way line of said FARM TO MARKET ROAD # 1461 as follows:

- South 88°57'13" West a distance of 1643.08 feet to a concrete highway marker found for corner;
- North 94°41'1" West a distance of 101.88 feet to a concrete highway marker found for corner;
- South 88°57'13" West a distance of 278.00 feet to a point for corner in the approximate centerline of STOVER CREEK;
- THENCE departing the northerly Right-of-Way line of said FARM TO MARKET ROAD # 1461 and along the approximate centerline of STOVER CREEK as follows:
- North 35°27'28" East a distance of 709.90 feet to a point for corner;
- North 30°32'52" West a distance of 280.00 feet to a point for corner;
- North 72°32'32" West a distance of 886.40 feet to a point for corner;
- North 14°27'28" East a distance of 489.00 feet to a point for corner;
- North 42°32'32" West a distance of 530.00 feet to a point for corner;
- North 105°27'28" East a distance of 161.50 feet to a point for corner;
- North 36°23'31" West a distance of 575.00 feet to a point for corner;
- North 83°42'58" East a distance of 276.30 feet to a point for corner;
- North 85°57'28" East a distance of 348.00 feet to a point for corner;
- North 83°42'58" East a distance of 77.24 feet to a point for corner;
- North 31°28'58" East a distance of 140.00 feet to a point for corner;
- North 43°02'27" West a distance of 145.78 feet to a point for corner;
- North 89°41'30" East a distance of 73.42 feet to a point for corner;
- North 84°52'57" West a distance of 318.43 feet to a point for corner;
- North 50°31'02" West a distance of 117.53 feet to a point for corner;
- North 85°41'10" East a distance of 85.53 feet to a point for corner;
- North 32°51'21" East a distance of 185.32 feet to a point for corner;
- North 85°07'03" East a distance of 318.43 feet to a point for corner;
- North 31°28'58" East a distance of 105.48 feet to a point for corner;
- North 47°28'38" West a distance of 85.53 feet to a point for corner;
- South 83°05'43" West a distance of 130.86 feet to a point for corner;
- North 83°45'28" West a distance of 89.44 feet to a point for corner;
- North 30°22'51" West a distance of 179.23 feet to a point for corner;
- North 30°58'27" East a distance of 163.78 feet to a point for corner;
- North 44°40'30" East a distance of 141.42 feet to a point for corner;
- North 80°58'10" West a distance of 347.31 feet to a point for corner;
- North 37°41'11" West a distance of 824.85 feet to a point for corner, said point being the most southeasterly corner of a tract of land conveyed to Thomas Stacey Wood as recorded in DCJ 87-0024457 (LRCC);

THENCE departing the approximate centerline of said STOVER CREEK and along the southerly line of said Thomas Stacey Wood tract South 89°27'28" East a distance of 685.52 feet to a 1/2 inch iron rod set for corner, said point being the most southeasterly corner of said Thomas Stacey Wood tract;

THENCE departing the southerly line of said Thomas Stacey Wood tract and along the easterly line of said Thomas Stacey Wood tract as follows:

- North 00°21'18" East a distance of 715.90 feet to a 1/2 inch iron rod set for corner;
- North 80°17'01" East a distance of 424.08 feet to a 3/8 inch iron rod found for corner, said point being the most southeasterly corner of a tract of land conveyed to Johnnie Fred Robinson et al, as recorded in DCJ 84-001698 (LRCC);
- THENCE departing the westerly line of said Thomas Stacey Wood tract and along the southerly line of said Robinson tract as follows:
- South 85°57'25" East a distance of 1638.66 feet to a 1/2 inch iron rod set for corner;
- North 80°49'03" East a distance of 799.33 feet to a 1/2 inch iron rod found for corner in the approximate centerline of COUNTY ROAD #168;

THENCE departing the southerly line of said Robinson tract and along the approximate centerline of said COUNTY ROAD # 168 South 00°28'43" East a distance of 1275.74 feet to a 1/2 inch iron rod set for corner in the northerly line of a tract of land conveyed to Nelson W. Day as recorded in Volume 1253, Page 286 (LRCC);

THENCE departing the approximate centerline of said COUNTY ROAD # 168 and along the northerly line of said Day tract WEST a distance of 7.00 feet to a 1/2 inch iron rod set for corner, said point being the most southeasterly corner of said Day tract;

THENCE departing the northerly line of said Day tract and along the westerly line of said Day tract and with the westerly line of a tract of land conveyed to Nelson W. Day as recorded in Volume 732, Page 484 (LRCC) as follows:

- South 00°09'20" East a distance of 229.25 feet to a point for corner;
- South 09°02'40" East a distance of 184.25 feet to a point for corner;
- South 00°13'46" East a distance of 273.77 feet to a point for corner;
- South 00°03'46" East a distance of 410.28 feet to a point for corner;
- South 00°30'54" East a distance of 182.35 feet to a point for corner;
- South 00°19'46" East a distance of 241.30 feet to a point for corner;
- South 08°48'48" East a distance of 50.89 feet to a point for corner;
- South 02°35'34" West a distance of 76.70 feet to a point for corner;
- South 94°18'10" West a distance of 33.51 feet to a point for corner;
- South 03°34'45" West a distance of 86.66 feet to a point for corner;
- South 08°02'00" West a distance of 228.49 feet to a point for corner;
- South 08°20'15" West a distance of 18.84 feet to a 1/2 inch iron rod found for corner, said point being the most southeasterly corner of a tract of land conveyed to Clarence Furr as recorded in Volume 811, Page 633 (LRCC);

THENCE departing the westerly line of said Day tract and along the westerly line of said Furr tract as follows:

- South 12°42'11" West a distance of 54.57 feet to a point for corner;
- South 00°09'48" East a distance of 85.68 feet to a point for corner;
- South 09°15'11" West a distance of 320.72 feet to a point for corner;
- South 00°28'28" West a distance of 325.06 feet to a point for corner;
- South 00°13'10" West a distance of 201.62 feet to a 5/8 inch iron rod found for corner;
- East a distance of 8.50 feet to a 5/8 inch iron rod found for corner;
- South 00°06'06" East a distance of 516.76 feet to a point for corner;
- South 00°14'28" East a distance of 185.28 feet to a 1/2 inch iron rod set for corner, said point being the most southeasterly corner of said Furr tract;

THENCE departing the westerly line of said Furr tract and along the southerly line of said Furr tract South 80°10'37" East a distance of 282.99 feet to a 1/2 inch iron rod found for corner, said point being the most southeasterly corner of said West E. Smith tract;

THENCE departing the southerly line of said Furr tract and along the westerly line of said Smith tract South 00°23'28" West a distance of 1534.51 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 379.128 acres or 16,514,829 square feet of land more or less.

BASIS OF BEARINGS  
Bearings shown hereon are based upon a deed to H. C. Franklin recorded in Volume 1457, Page 659 of the Land Records of Collin County, Texas (LRCC).

NOTE

Due to the age and/or generally the following easements could not be plotted but may affect the subject property:

1. Easement and Right of Way from Farry D. Lewis and Edna Lewis Ma wife to Collin County Soil Conservation District, dated December 17, 1933, filed August 10, 1936, recorded in Volume 520, Page 234 of the Deed Records of Collin County, Texas.
2. Easement and Right of Way from Poljak F. Daprez to Donella Hiler Supply Corporation, dated November 9, 1937, filed July 18, 1938, recorded in Volume 1121, Page 636 of the Deed Records of Collin County, Texas.
3. Easement and Right of Way from Dr. Robert L. Rhoad and Mrs. Margaret Rhoad, the wife to Collin County Soil Conservation District, dated September 31, 1945, filed August 12, 1956, recorded in Volume 520, Page 230 of the Deed Records of Collin County, Texas.

SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground the 18th day of February, 1998, on the property described hereon prepared by the undersigned. The survey shows the location of buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, whatever in area, boundary line, conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to and from a public roadway; and that the plat hereon is a representation of the property described hereon. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the lines shown on the plat of survey and described hereon and certifies that the quantity of land is as shown hereon (2,500 acres). This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition # Survey.

S. J. Elam  
Registered Professional Land Surveyor  
Texas Registration No. 4591  
Winkelman & Associates, Inc.  
12800 Wilcrest Road #200  
Dallas, Texas 75230  
(972) 490-7050

The Surveyor has not obstructed the record title and/or easements of the subject property. The Surveyor prepared this survey with the approval of a title commitment described below, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.  
This commitment provided by Southwest Land Title Company, Off. D-100778-C, dated December 2, 1998.

No.	DATE	REVISION	APPROVAL
2	1/21/99	Revised per Comments	B.J.E.
1	1/5/99	Revised per Title	B.J.E.

104-CF-43-00020101-13-AR-01-CF-252-252-252-252-252-252

Scale: 1"=300' Date: 2/27/98  
Designed By: W B A  
Drawn By: L.J.L.  
Checked By: B.J.E.  
Plot: 229280Y.DWG  
Project No.: 2292.02507

BOUNDARY SURVEY  
379.128 ACRES

GENU INAYER SURVEY, ABSTRACT NO. 915  
C. WATSON SURVEY, ABSTRACT NO. 945  
S.W. CASH SURVEY, ABSTRACT NO. 237  
FRANKLIN INVESTMENT COMPANY  
8400 N. CENTRAL EXPRESSWAY # 250  
DALLAS, TEXAS 75240

