

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF Forney, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Forney, Texas, the following described territory, to wit:

See Exhibit A (Two tracts of Land owned by Royse World Land, LP)

We certify that the above described tract of land is contiguous and adjacent to the City of Forney, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

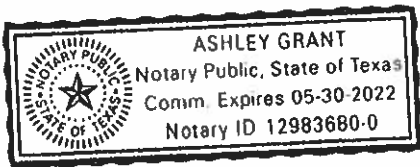
Signed: Alan Bain
Vice President of 1255 Investments, LLC,
Signed: general partner of Royse World Land, LP
Signed: _____

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Alan Bain, N/A, and N/A, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 23 day of March, 2020.



Ashley Grant
Notary Public in and for
Dallas County, Texas.

Exhibit A

TRACT 1:

BEING 130.48 acres of land situated in the Mrs. Of Samuel Smith Survey, Abstract 450, Kaufman County, Texas and being all of that certain 130.48 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records of Kaufman County, Texas, said 130.48 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for the Southeast corner of the above referenced Countryside tract and the Southwest corner of a called 123.853 acre tract as recorded in Volume 2908, Page 335 of said deed records and being in County Road 211 (Helms Trail);

THENCE South 44 degrees 08 minutes 09 seconds West, a distance of 2128.67 feet with the Southeast boundary line of said Countryside tract and along County Road 211 (Helms Trail) to a point for the Southeast corner of Highland Prairie, Phase III as recorded in Cabinet 2, Page 467 of the Plat Records of said county;

THENCE North 45 degrees 49 minutes 33 seconds West with the Southwest boundary line of said Countryside tract and the Northeast boundary line of said Highland Prairie, Phase III at a distance of 10.02 feet pass a 5/8 inch iron rod in the North margin of County Road 211 (Helms Trail) and at 1575.02 pass a 5/8 inch iron rod for the Northeast corner of said Phase III and the Southeast corner of Highland Prairie, Phase IV as recorded in Cabinet 2, Page 719 of said Plat Records and continuing a total distance of 2673.70 feet to a 1/2- inch iron rod set for the Northeast corner of said Phase IV and the Northwest corner of said Countryside tract, said corner being in the Southeast boundary line of the BDG Holdings tract as recorded in Volume 2382, Page 601 of said deed records;

THENCE North 44 degrees 20 minutes 57 seconds East, a distance of 2129.07 feet with the Northwest boundary line of said Countryside tract and the Southeast boundary line of said BDG Holdings tract to a 5/8 inch iron rod found for the Northeast corner of said Countryside tract and the Southeast corner of said BDG Holdings tract and being in the Southwest boundary line of the above mentioned 123.853 acre tract;

THENCE South 45 degrees 49 minutes 03 seconds East, a distance of 2665.78 feet with the Northeast boundary line of said Countryside tract and the Southwest boundary line of said 123.853 acre tract to the place of beginning and containing 5,683,515 square feet or 130.48 acres of land.

TRACT 2:

BEING 108.624 acres of land situated in the Lewis Pearce Survey, Abstract 373, Kaufman County, Texas and being all of that certain called 108.73 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records

Exhibit A (Continued)

of Kaufman County, Texas , said 108.624 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of the above referenced 108.73 acre tract and the North corner of a called 10.00 acre tract as recorded in Volume 2925, Page 128 of said deed records and being in County Road 211 (Helms Trail);

THENCE North 44 degrees 20 minutes 21 seconds East, with the Northwest boundary line of said 108.73 acre tract and with County Road 211 (Helms Trail), a distance of 2742.61 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for the North corner of said 108.73 acre tract and a west corner of a called 18.426 acre tract as recorded in Volume 3024, Page 582 of said deed records;

THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 1133.63 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for corner;

THENCE South 44 degrees 10 minutes 13 seconds West, with a Southeast boundary line of said 108.73 acre tract and a Northwest boundary line of said 18.426 acre tract, a distance of 741.98 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for corner;

THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 794.64 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for an east corner of said 108.73 acre tract and south corner of said 18.426 acre tract, said corner being in a northwest line of a called 1038.779 acre tract as recorded in Volume 2908, Page 247 of said deed records;

THENCE South 44 degrees 03 minutes 00 seconds West, with the common boundary line of said 108.73 acre tract and said 1038.779 acre tract, a distance of 2018.66 feet to a 5/8-inch iron rod found for the South corner of said 108.73 acre tract and the east corner of said 10.00 acre tract;

THENCE North 45 degrees 10 minutes 08 seconds West, with the common boundary line of said 108.73 acre tract and said 10.00 acre tract, a distance of 1940.71 feet to the place of beginning and containing 4,731,644 square feet or 108.624 acres of land.