

**PETITION FOR ANNEXATION**

TO THE MAYOR AND COUNCIL OF THE CITY OF FORNEY, TEXAS:

WHEREAS, Platform 80-20, LP (“Owner”), a Texas limited partnership (“Owner”), is the record owner of that certain tract of land located in Kaufman County, Texas, and being more particularly described by metes and bounds in Exhibit A (the “Property”);

WHEREAS, the Property is located within the extraterritorial jurisdiction of the City of Forney, Texas, a home-rule municipality (the “City”);

WHEREAS, pursuant to Section 43.0671, Texas Local Government Code, the City may annex an area upon request of the owners of land in the area;

WHEREAS, the City and Owner have negotiated and entered into a Development Agreement (the “Agreement”) pursuant to Section 212.172, Texas Local Government Code, and in satisfaction of Section 43.0672, Texas Local Government Code; and

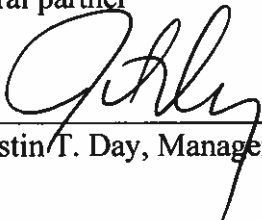
WHEREAS, pursuant to the Agreement, Owner now desires that the Property be incorporated in and made a part of the City for all purposes.

NOW, THEREFORE, premises considered, Owner does hereby submit to the City this petition requesting annexation (this “Petition”) of the Property and requests that the City: (i) accept this Petition for that purpose; (ii) promptly notice and conduct the requisite public hearings in accordance with Section 43.0673, Texas Local Government Code; (iii) adopt an ordinance annexing the area with an immediate effective date; and (iv) carry out any and all other necessary conditions to complete the annexation of the area.

Duly executed this 20<sup>th</sup> day of JANUARY, 2021.

Platform 80-20, LP,  
a Texas limited partnership

By: Platform 80-20 GP, LLC,  
a Texas limited liability company,  
its general partner

By:   
Justin T. Day, Manager

[acknowledgement follows]

**Exhibit A**  
Property Description

**TRACT 1:**

BEING, all of that 10.156 acre (442,388 square foot) tract of land situated in the Absalom Hyer Survey, Abstract Number 203, in Kaufman County, Texas; being all of that called 10.156 acre tract of land described in Warranty Deed with Vendor's Lien to La Joe Law and Freda Louis Law as recorded in Volume 2790, Page 418 of the Official Public Records of Kaufman County, Texas; said 10.156 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at the north corner of said 10.156 acre tract; said point being the east corner of that called 2.000 acre tract of land described in Warranty Deed with Vendor's Lien to Joe Don Law as recorded in Volume 1330, Page 20 of said Official Public Records; said point being in the occupied southwest line of County Road 212 (generally recognized public road, no record of dedication found); from said point a 3/8-inch iron rod found bears South 67° 48' West, a distance of 0.6 feet;

THENCE, South 45° 49' 40" East, along occupied southwest line of said County Road 212, a distance of 249.91 feet to a point at the east corner of said 10.156 acre tract; from said point a 3/8-inch iron rod found bears South 44° 32' West, a distance of 0.6 feet;

THENCE, South 44° 31' 34" West, a distance of 1,741.62 feet to a 60D nail found at the south corner of said 10.156 acre tract;

THENCE, North 44° 49' 37" West, with the southwest line of said 10.156 acre tract, at a distance of 92.17 feet passing a 5/8-inch iron rod found which bears South 45° 10' West, a distance of 4.5 at the north corner of that called 25 acre tract of land described in Warranty Deed with Vendor's Lien to Gary L. McManus and Joyce McManus as recorded in Volume 1182, Page 994 of said Official Public Records, and the east corner of that called 15.0134 acre tract of land described in General Warranty Deed to Jackrabbit Ventures, L.P. as recorded in Volume 2021, Page 380 of said Official Public Records, continuing in all a total distance of 258.78 feet to a 1/4-inch iron rod found at the west corner of said 10.156 acre tract; said point being the south corner of that called 4.000 acre tract of land described in Warranty Deed to Joe Don Law as recorded in Volume 1258, Page 806 of said Official Public Records;

THENCE, North 44° 49' 06" East, with the northwest line of said 10.156 acre tract, a distance of 1,737.18 feet to the POINT OF BEGINNING and containing an area of 10.156 acres or 442,388 square feet of land, more or less.

**TRACT 2:**

BEING, all of that 10.917 acre (475,546 square foot) tract of land situated in the Absalom Hyer Survey, Abstract Number 203, in Kaufman County, Texas; being all of that called 4.917 acre tract of land described in Warranty Deed with Vendor's Lien to Joe Don Law as recorded in Volume 1202, Page 51 of the Official Public Records of Kaufman County, Texas; all of that called 4.000 acre tract of land described in Warranty Deed to Joe Don Law as recorded in Volume 1258, Page 806 of the Official Public Records of Kaufman County, Texas; and all of that called 2.000 acre tract of land described in Warranty Deed with Vendor's Lien to Joe Don Law as recorded in Volume 1330, Page 20 of the Official Public Records of Kaufman County, Texas; said 10.917 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at the east corner of said 2.000 acre tract; said point being the north corner of that called 10.156 acre tract of land described in Warranty Deed with Vendor's Lien to La Joe Law and Freda Louis Law as recorded in Volume 2790, Page 418 of said Official Public Records; said point being in the occupied southwest line of County Road 212 (generally recognized public road, no record of dedication found); from said point a 3/8-inch iron rod found bears South 67° 48' West, a distance of 0.6 feet;

THENCE, South 44° 49' 06" West, with the northwest line of said 10.156 acre tract, a distance of 1,737.18 feet to a 1/4-inch iron rod found at the south corner of said 4.000 acre tract and the west corner of said 10.156 acre tract; said point being an angle point in the north line of that called 15.0134 acre tract of land described in General Warranty Deed to Jackrabbit Ventures, L.P. as recorded in Volume 2021, Page 380 of said Official Public Records;

THENCE, North 45° 06' 53" West, a distance of 150.46 feet to a point at the west corner of said 4.000 acre tract and the south corner of said 4.917 acre tract;

THENCE, North 44° 59' 10" West, at a distance of 214.05 feet passing a 1/2-inch iron rod found which bears South 45° 01' West, a distance of 2.1 at the east corner of that tract of land described in General Warranty Deed to Joe E. McSpadden and Karen R. McSpadden as recorded in Volume 2439, Page 76 of said Official Public Records, continuing in all a total distance of 249.40 feet to a 3/8-inch iron rod found at the most westerly corner of said 4.917 acre tract; said point being in the southeast line of that called 14.98 acre tract of land described in Warranty Deed to Robert Wayne Dale as recorded in Volume 745, Page 374 of the Deed Records of Kaufman County, Texas;

THENCE, North 44° 48' 43" East, along the southeast line of said 14.98 acre tract, a distance of 552.66 feet to a 3/8-inch iron rod found at a north corner of said 4.917 acre tract; said point being the west corner of that called 5.000 acre tract of land described in Warranty Deed with Vendor's Lien to Rodney E. Plowshay and wife, Nora L. Plowshay as recorded in Volume 1148, Page 732 of said Official Public Records;

THENCE, South 45° 59' 00" East, a distance of 185.01 feet to a point at the south corner of said 5.000 acre tract; said point being an inner ell corner of said 4.917 acre tract;

THENCE, North 44° 48' 41" East, a distance of 1,177.37 feet to a 3/8-inch iron rod found at the most northerly corner of said 4.917 acre tract and the east corner of said 5.000 acre tract; said point being in occupied southwest line of said County Road 212;

THENCE, South 45° 59' 00" East, along the occupied southwest line of said County Road 212, a distance of 64.41 feet to a 3/8-inch iron rod found at the east corner of said 4.917 acre tract and the north corner of said 2.000 acre tract;

THENCE, South 46° 10' 55" East, continuing along occupied southwest line of said County Road 212, a distance of 150.70 feet to the POINT OF BEGINNING and containing an area of 10.917 acres or 475,546 square feet of land, more or less.

State of Texas       §  
County of Travis    §

This instrument was acknowledged before me on this 20<sup>th</sup> day of January 2021, by Justin T. Day, Manager of Platform 80-20, GP, LLC, a Texas limited liability company, general partner of Platform 80-20, LP, a Texas limited partnership, on behalf of said partnership.

Jodie Manganiotis  
Notary Public, State of Texas

[SEAL]

