

APPENDIX G

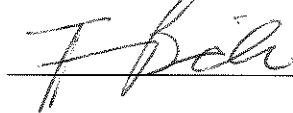
***** ANNEXATION PETITION *****

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF TOM BEAN, TEXAS

GREETINGS:

I, the owner of the territory more fully described in Exhibit "A", attached hereto and a part hereof, which adjoins the City limits and is not more than one-half mile in width, hereby petition your honorable body to extend the present city limits so as to include such territory as described in said Exhibit "A". I am the owner of the above described territory and have expressed my choice and vote by affixing my signature to this petition under the appropriate heading below.

"FOR THE ANNEXATION"



Authorized Agent

THE STATE OF TEXAS

COUNTY OF GRAYSON

Before me, the undersigned authority, on this day personally appeared TOM BEAN, known to me to be the person whose name is subscribed to the foregoing instrument and who has acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 2 day of JAN, 2021.



Notary Public in and for

Grayson County, Texas.

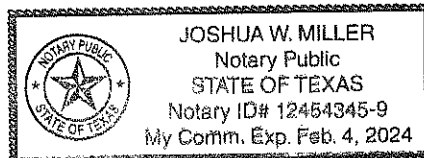


EXHIBIT “A”

LEGAL DESCRIPTION AND GRAPHIC DEPICTION

BY-LINE SURVEYING LLC

P.O. BOX 834
EMORY, TX 75440
903-473-5150
Texas Surveying Firm No. 10194233

TRACT 1

Being a 30.65 acre tract or parcel of land situated in the Claiborne Morgan Survey, Abstract No. 772, Grayson County, Texas, and being part of that certain called 138.103 acre tract of land conveyed from William Paul Baumler and Marilyn Angela Baumler, Trustees to Frankum, Ltd., by General Warranty Deed, as recorded in File No. 2020-8175, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the East line of State Highway No. 11, at the Southeast corner of a called 9.30 acre tract of land conveyed to Bruce Anderson, by Warranty Deed, as recorded in Volume 4379, Page 340, Official Public Records, Grayson County, Texas, and at the Southwest corner of said 138.103 acre tract;

THENCE North 00 degrees 27 minutes 37 seconds East, with the East line of said 9.30 acre tract and with a West line of said 138.103 acre tract, a distance of 1,082.66 feet to a 1/2" iron rod set capped (By-Line) at the Northeast corner of said 9.30 acre tract, in the South line of a called 90 acre tract of land conveyed to Susiebel Taliaferro, by deed, as recorded in Volume 258, Page 61, Deed Records, Grayson County, Texas, and at the most Westerly Northwest corner of said 138.103 acre tract;

THENCE with the common line of said 90 acre tract and said 138.103 acre tract, the following courses and distances:
South 87 degrees 07 minutes 46 seconds East, a distance of 371.59 feet to a 1/2" iron rod set capped (By-Line) at the Southeast corner of said 90 acre tract;

North 01 degrees 40 minutes 18 seconds West, a distance of 62.99 feet to a point for corner, from which a point in a stump hole bears North 01 degrees 40 minutes 18 seconds West, a distance of 151.47 feet;

THENCE over and across said 138.103 acre tract, the following courses and distances:
South 89 degrees 39 minutes 14 seconds East, a distance of 773.54 feet to a point for corner;
South 18 degrees 07 minutes 03 seconds West, a distance of 1,184.53 feet to a point for corner in the North line of a called 57.443 acre tract of land conveyed to Tom Bean Independent School District, by Warranty Deed, as recorded in Volume 1447, Page 61, Deed Records, Grayson County, Texas and in a South line of said 138.103 acre tract

THENCE North 88 degrees 59 minutes 03 seconds West, with the North line of said 57.443 acre tract and with a South line of said 138.103 acre tract, passing at 63.88 feet a 1/2" iron rod set capped (By-Line) for reference, continuing for a total distance of 100.43 feet to a point at the centerline of a creek and at the Northwest corner of said 57.443 acre tract;

THENCE with the centerline of said creek and with the common line of said 57.443 acre tract and said 138.103 acre tract, the following courses and distances:

South 64 degrees 22 minutes 28 seconds West, a distance of 38.06 feet to a point;
South 45 degrees 47 minutes 30 seconds West, a distance of 30.45 feet to a point;
South 54 degrees 21 minutes 43 seconds East, a distance of 43.38 feet to a point;
South 29 degrees 06 minutes 44 seconds East, a distance of 24.69 feet to a point;
South 23 degrees 59 minutes 17 seconds West, a distance of 91.91 feet to a point;
South 34 degrees 58 minutes 26 seconds East, a distance of 20.52 feet to a point;
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South 41 degrees 28 minutes 00 seconds East, a distance of 25.73 feet to a point;
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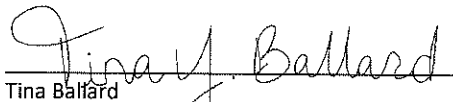
South 23 degrees 05 minutes 02 seconds East, a distance of 99.75 feet to a point at or near the centerline of a 60' Channel Easement;

South 54 degrees 50 minutes 37 seconds West, a distance of 328.98 feet to a 1/2" iron rod set capped (By-Line) in the East line of State Highway No. 11, at the Southwest corner of said 57.443 acre tract, and at the most Southerly Southeast corner of said 138.103 acre tract;

THENCE North 35 degrees 10 minutes 09 seconds West, with the East line of State Highway No. 11 and with a West line of said 138.103 acre tract, a distance of 781.03 feet to the POINT OF BEGINNING and CONTAINING 30.65 acres of land.

I, Tina Ballard, RPLS No. 6746, do hereby certify that this legal description was prepared from an actual on the ground survey done under my supervision. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 9th day of December, 2020.



Tina Ballard
Registered Professional Land Surveyor
State of Texas No. 6746



BY-LINE SURVEYING LLC

P.O. BOX 834
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TRACT 2

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THENCE with the common line of said 57.443 acre tract and said 138.103 acre tract, the following courses and distances:
North 89 degrees 20 minutes 56 seconds West, a distance of 1,048.96 feet to a 1/2" iron rod set capped (By-Line);
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South 89 degrees 39 minutes 14 seconds East, a distance of 530.55 feet to a point for corner in Franklin Road, in a West line of a called 497.481 acre tract of land, described as Tract 1, conveyed to 500 Choctaw Partners, LLC, by Special Warranty Deed and Bill of Sale, as recorded in File No. 2020-19121, Official Public Records, Grayson County, Texas, in an East line of said 138.103 acre tract;

THENCE South 13 degrees 42 minutes 16 seconds West, with a West line of said 497.481 acre tract and with an East line of said 138.103 acre tract, a distance of 278.63 feet to a 1/2" iron rod found at a Southwest corner of said 497.481 acre tract and at an ell corner of said 138.103 acre tract;

THENCE South 75 degrees 23 minutes 44 seconds East, generally along the centerline of Franklin Road and with a North line of said 138.103 acre tract, a distance of 467.59 feet to a 1/2" iron rod found at the most Easterly Northeast corner of said 138.103 acre tract;

THENCE South 00 degrees 53 minutes 09 seconds West, along the West margin of Franklin Road and with an East line of said 138.103 acre tract, a distance of 750.00 feet to the POINT OF BEGINNING and CONTAINING 25.35 acres of land.

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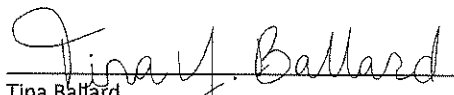

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EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. _____

THIS DEVELOPMENT 56.00 ACRES PD- SINGLE FAMILY(PD/SF-2) PARCEL

I. GENERAL CONDITIONS:

- A.** This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Tom Bean Code of Ordinances.

Planned Development – Single Family (PD / SF-2)		
Lot Size (Minimum)	Type 'A' Lots	Type 'B' Lots
Lot Area (sq. ft.)	5,500	7,200
Lot Width (feet)***	50	60
Lot Depth (feet)	110*	110*
Lot Depth of Double Front Lots (feet)	110	110
Dwelling Regulations (Minimum Square Footage)		
All Homes will be a minimum of	1,800 - 80% at Minimum 2,000	
Yard Requirements – Main Structures		
Front Yard (feet)	20	20
Side Yard (feet)	5	5
Side Yard of Corner Lots (feet)	10	10
Side Yard of Corner Lots (feet) on key lots	20	20
Rear Yard (feet)	15**	15**
Rear Yard Double Front Lots (feet)	20	20
Lot Coverage of Building Structure	50%	50%
Height of Structures		
Main Structure (feet)	35	35
Accessory Structure (feet)	15	15
Landscaping		
Minimum 3" caliper Tree	1 Tree in Front Yard	
Shrub	12	
Sodd	Front and Side Yards	

*Cul-de-sac and Elbow lots may have a minimum depth of 100 feet.

**Cul-de-sac and Elbow lots may have a minimum rear yard setback of 10 feet.



II. SPECIAL CONDITIONS:

- A. Maximum number of residential lots not to exceed 210 lots.
- B. Key lots are defined as a corner lot which is backing up to an abutting side yard.
- C. All homes may be front entry.
- D. Lots which back or side onto park land shall provide a decorative metal fence of uniform design to be installed by the homebuilder.

III. MAINTENANCE OF THE COMMON AREAS:

- A. Maintenance of the common areas will be the responsibility of the homeowners' association (HOA).
- B. Developer will be the contact entity with the City for all concerns regarding maintenance of park and open space until 100% of HOA control is turned over to the homeowners.
- C. HOA maintenance and responsibilities of amenities include:
 - 1. Clean up and litter removal.
 - 2. Landscaping installation, care, and maintenance.
 - 3. Trimming, clearing, and removal of unwanted vegetation.
 - 4. Maintain irrigation system, pay for the water used in the system.
 - 5. Maintain benches, concrete trail, entry feature and any other installed improvements, per Zoning Exhibit.
 - 6. Pay for the electricity used for the lighting for the entry feature.
- D. It is the Developers' responsibility to install irrigation systems, benches, concrete trails, entry features, subdivision screening wall and any other improvements included in this Planned Development.

IV. DESIGN CONDITIONS:

A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria:

B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries

Stone capped monument with landscaping and incorporated into open space area and illuminated by means other than street lights.

(a) Desirable Design Attributes

Decorative iron accent panels of 2 or more different type/color of stone (can be synthetic or cultured).





2. Street Treatments – Street Name Signs

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

3. Pedestrian Sidewalks - Sidewalk Locations

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.



**EXHIBIT A
LEGAL DESCRIPTION**

EXHIBIT C

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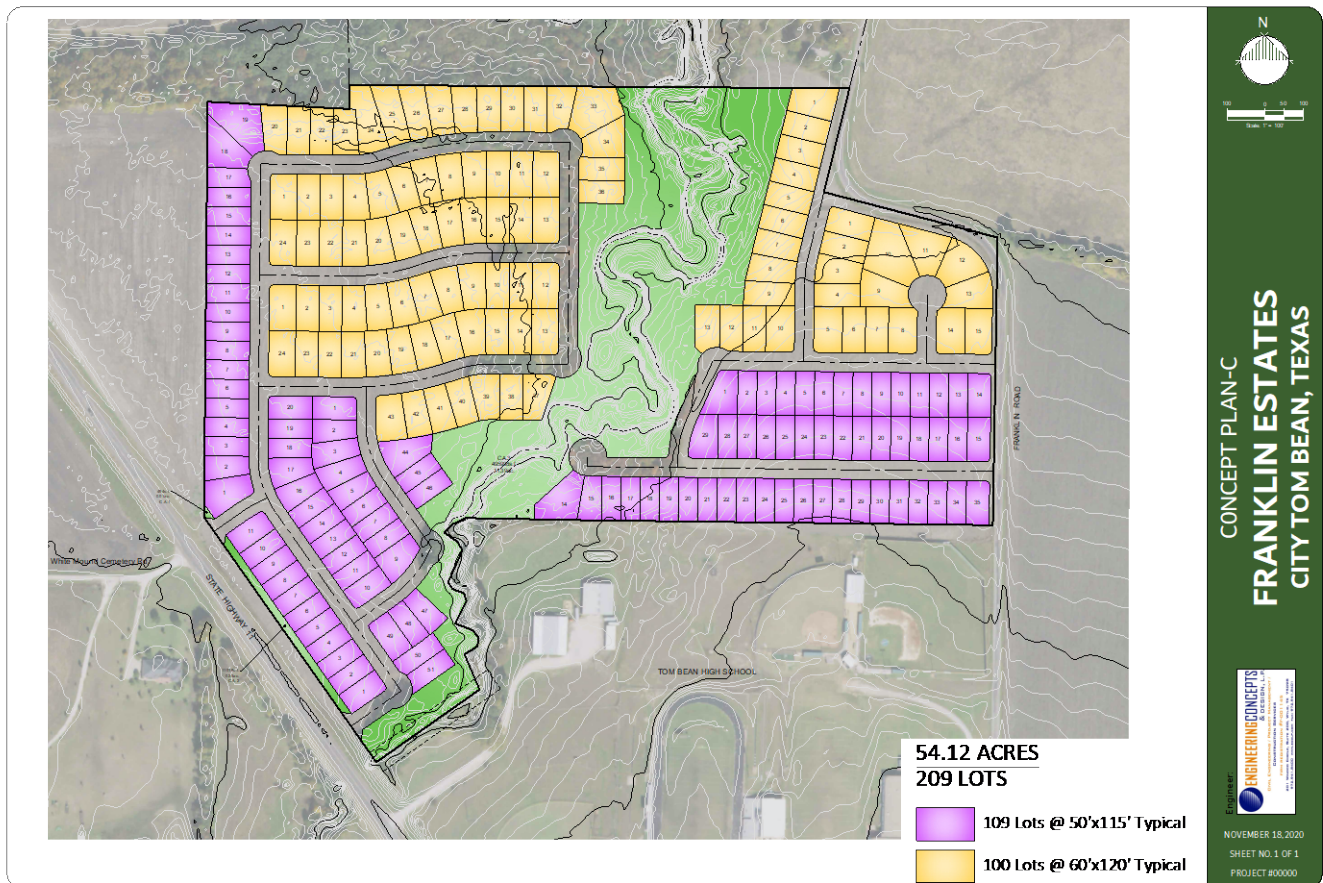
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**ZONING AMENDMENT
REQUEST
PLANNING AND ZONING
COMMISSION**

☐ Zoning Petition

☐ Specific Use

☐ Appeal

FILING FEE: \$150.00

☐ Plat Approval

FILING FEE: \$300.00

City of Tom Bean
201 S. Britton St., Tom Bean, Texas
Phone (903)546-6321

PERMIT # PZ-_____

Applicant F2 Capital Partners, LLC 4232 Ridge Road, Suite 104, Heath, TX 75032
(Name of person making application) (Mailing address)

Phone # 214-422-1219 Email: mittchell@f2capital.com

Description of property Appx. 56 Acres @ TBD Hwy 11 and TBD Franklin Road - Refer to Attached
(Legal description and map must be attached, if not application is not complete.)

Refer to Attached

Lot	Block	Street No.
Applicant's interest in property <u>Purchaser/Developer</u> (Owner, Agent, Lease, Option, Etc.)		

Change requested from N/A Zone to Planned Development Zone.

Reason for request Applicant in process of seeking annexation for the property

Proposed use of property To facilitate development of a single family detached residential community

Are there deed restrictions which would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

J. B. Bole 1-8-21
Signature of property owner Date

Note: Zoning Change or Specific Use Permit applications may take up to 45 to process. There will be two Public Hearings concerning this application with property owners within 200 feet being notified of the Public Hearings and allowed to speak.

The following is to be completed only if persons other than the owner is making this application.

I, _____, do hereby certify that I am authorized to act for _____, owner of the above-named property in making this zoning application.

Signature Address Phone

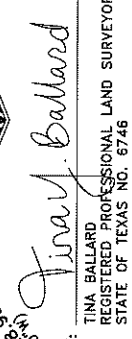
State of Texas

County of town

Subscribed and Sworn to before me, this the 8 day of Jan, 2021

Date Accepted _____
By: _____
Paid \$ _____ CK _____ Cash _____ Credit _____
Card _____

J. B. Bole
Notary Signature
My Commission Expires _____
JOSHUA W. MILLER
Notary Public
STATE OF TEXAS
Notary ID# 12454345-9
My Comm. Exp. Feb. 4, 2024



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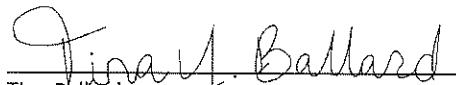
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BEGINNING at a 1/2" iron rod set capped (By-Line) in the West margin of Franklin Road, in the North line of a called 57.443 acre tract of land conveyed to Tom Bean Independent School District, by Warranty Deed, as recorded in Volume 1447, Page 61, Deed Records, Grayson County, Texas, and at most Easterly Southeast corner of said 138.103 acre tract;

THENCE with the common line of said 57.443 acre tract and said 138.103 acre tract, the following courses and distances:
North 89 degrees 20 minutes 56 seconds West, a distance of 1,048.96 feet to a 1/2" iron rod set capped (By-Line);
North 88 degrees 59 minutes 03 seconds West, a distance of 224.91 feet to a point for corner;

THENCE over and across said 138.103 acre tract, the following courses and distances:
North 18 degrees 07 minutes 03 seconds East, a distance of 1,184.53 feet to a point for corner;
South 89 degrees 39 minutes 14 seconds East, a distance of 530.55 feet to a point for corner in Franklin Road, in a West line of a called 497.481 acre tract of land, described as Tract 1, conveyed to 500 Choctaw Partners, LLC, by Special Warranty Deed and Bill of Sale, as recorded in File No. 2020-19121, Official Public Records, Grayson County, Texas, in an East line of said 138.103 acre tract;

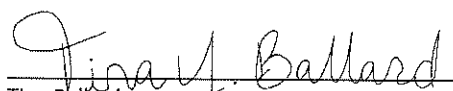
THENCE South 13 degrees 42 minutes 16 seconds West, with a West line of said 497.481 acre tract and with an East line of said 138.103 acre tract, a distance of 278.63 feet to a 1/2" iron rod found at a Southwest corner of said 497.481 acre tract and at an ell corner of said 138.103 acre tract;

THENCE South 75 degrees 23 minutes 44 seconds East, generally along the centerline of Franklin Road and with a North line of said 138.103 acre tract, a distance of 467.59 feet to a 1/2" iron rod found at the most Easterly Northeast corner of said 138.103 acre tract;

THENCE South 00 degrees 53 minutes 09 seconds West, along the West margin of Franklin Road and with an East line of said 138.103 acre tract, a distance of 750.00 feet to the POINT OF BEGINNING and CONTAINING 25.35 acres of land.

I, Tina Ballard, RPLS No. 6746, do hereby certify that this legal description was prepared from an actual on the ground survey done under my supervision. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 9th day of December, 2020.


Tina Ballard
Registered Professional Land Surveyor
State of Texas No. 6746

