



March 20, 2024

Abdul Mohammed
Melissa Realty Partners, LLC
973 Holt Ln
Allen TX 75013

RE: ETJR2024-0011 – Release from Extraterritorial Jurisdiction for the Property Described in “Exhibit A” of the Petition (the “Property”)

Dear Mr. Mohammed:

On February 1, 2024, the City of McKinney, Texas received a petition satisfying Section 42.104 of the Texas Local Government Code, requesting release of the above-referenced property from the extraterritorial jurisdiction (ETJ) of the City of McKinney, Texas.

As of March 17, 2024, the City of McKinney, Texas hereby recognizes the Property as released from the extraterritorial jurisdiction (ETJ) of McKinney, by operation of law pursuant to Section 42.105 of the Texas Local Government Code.

Sincerely,

A handwritten signature in black ink that reads "Jake Bennett".

Jake Bennett
Planner II

RECEIVED
DEC 21 2023
CITY SECRETARY

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS:

The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Collin Central Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of McKinney, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b), Texas Local Government Code, to file this Petition as the owner of the majority in value of an area of land in the City's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area described by this Petition, as indicated by the tax rolls of the Collin Central Appraisal District attached as Exhibit B.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature(s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.

V.

The Property is located in Collin County, Texas, and totals approximately 62.12 acres, as described and depicted in Exhibit A, all of which is located within the extraterritorial jurisdiction

of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing at the following address:

Melissa Realty Partners, LLC
Attn: Abdul Mohammed
973 Holt Lane
Allen, Texas 75013

VIII.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

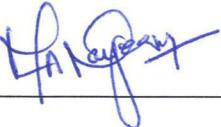
WHEREFORE, PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of McKinney, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of the City of McKinney, Texas; and (c) that Petitioner have such other order and relief to which it may show itself entitled.

[Remainder of Page Intentionally Blank]

RESPECTFULLY SUBMITTED this 20th day of December 2023.

PETITIONER

Melissa Realty Partners, LLC
a Texas limited liability company

By: 

Name: Abdul Mohammed, Managing Member

Date of Birth: March 12th, 1973

Address: 973 Holt Lane, Allen, Texas 75013

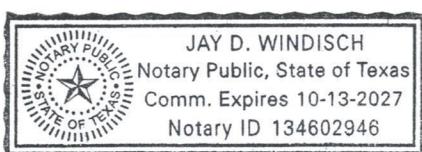
Date of Signing: 12/20/2023

THE STATE OF TEXAS §

COUNTY OF Allen §

This instrument was acknowledged before me on this day, December 20th, 2023, by Abdul Mohammed, Managing Member of Melissa Realty Partners, LLC, a Texas limited liability company, on behalf of said entity.

(SEAL)



Jay D. Windisch
Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

DESCRIPTION OF 62.12 ACRES

SITUATED in Collin County, Texas, in the Samuel Burton survey, abstract no. 123, being a survey of part of the 125.219 acre tract described in a deed from J. A. Gooch to Douglas Ray Graves, dated July 21, 1999, recorded in volume 4463, page 2253 of the Collin County deed records and a survey of part of the 8.462 acre tract recorded as clerk's file no. 20150511000543060 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rebar set at the southeast corner of the 2.000 acre tract recorded in volume 5407, page 5942, in the west right-of-way line of Farm Road 2933;

THENCE southerly with the west right-of-way line of said Farm Road 2933 as follows:

South 01°01'06" West, (Deed Call = South 01°46' West) 3.67 feet to a wood right-of-way marker found;

South 00°17'06" West, 845.09 feet (Deed Call = South 01°02' West, 845.22 feet) to a bent wood right-of-way marker found at the P.C. of a curve to the right;

THENCE along said curve to the right, having a radius of 768.50 feet an arc length of 499.90 feet, a central angle of 37°16'12", a chord direction of South 18°57'15" West and a chord length of 491.13 feet to a 1/2-inch iron rebar set in the south line of said 125.219 acre tract and in a north line of the 21.369 acre tract recorded as clerk's file no. 20090624000788700;

THENCE North 82°41'14" West, (Deed Call = N 83°W) with the south line of said 125.219 acre tract and a north line of said 21.369 acre tract, 671.08 feet to a 5/8" iron rebar found at the east-southwest corner of said 125.219 acre tract and the inside corner of said 21.369 acre tract;

THENCE North 17°18'18" East, (Deed Call = N 17°E, 11.42 chains = 753.72 feet) with an east line of said 21.369 acre tract, 753.76 feet to a 1/2-inch iron rebar set at the north-northeast corner of said 21.369 acre tract;

THENCE North 89°13'25" West, (Deed Call = West, 10.26 chains = 677.16 feet) with the north line of said 21.369 acre tract, 680.77 feet to a 1/2-inch iron rebar set at the northwest corner of said 21.369 acre tract;

THENCE South 00°09'12" West, (Deed Call = South, 10.72 chains = 707.52 feet) with the west line of said 21.369 acre tract, passing at 312.33 feet, the northeast corner of said 8.462 acre tract, continuing with the east line of said 8.462 acre tract, in all, 717.47 feet

to a 1/2-inch iron rebar set at the southeast corner of said 8.462 acre tract; same being the northeast corner of the 2 acre "Tract 1" recorded in volume 3628, page 227; same also being the east end of a property line agreement recorded as clerk's file no. 20150114000043860;

THENCE North 89°02'26" West, (Deed Call = West) with the south line of said 8.462 acre tract and the north line of said 2 acre tract and with said property line agreement, passing at 222.73 feet the northwest corner of said 2 acre tract and the northeast corner of the 2 acre "Tract 2" recorded in said volume 3628, page 227, continuing with the north line of last mentioned 2 acre tract, passing at 443.19 feet, the northwest corner of last mentioned 2 acre tract and the northeast corner of the 2.000 acre tract recorded in volume 5868, page 2729, same being the end of said property line agreement and the beginning of another property line agreement recorded as clerk's file no. 20150114000043850, continuing with the north line of last mentioned 2.000 acre tract, passing the northwest corner of last mentioned 2.000 acre tract and the end of last mentioned property line agreement at 654.88 feet; same being the northeast corner of a 2.000 acre tract recorded in volume 3148, page 342 and the beginning of another property line agreement recorded as clerk's file no. 20150114000043840; continuing with the north line of last mentioned 2.000 acre tract, passing at 852.65 feet the northwest corner of last mentioned 2.000 acre tract and the northeast corner of a 2.00 acre tract recorded as clerk's file no. 20110609000596000; same being the end of last mentioned property line agreement and the beginning of another property line agreement recorded as clerk's file no. 20150114000043830; continuing with the north line of last mentioned 2.00 acre tract, in all 946.79 feet to a 1/2-inch iron rebar set;

THENCE North 00°13'36" East, 287.68 feet to a 1/2-inch iron rebar set;

THENCE South 89°24'07" East, 126.74 feet to a 1/2-inch iron rebar set;

THENCE North 00°17'16" East, 1234.70 feet to a 1/2-inch iron rebar set in the south line of the 60.62 acre tract recorded as clerk's file no. 20211006002042910;

THENCE easterly with the south line of said 60.62 acre tract as follows:

THENCE South 78°49'52" East, (Deed Call = South 78°48'51" East), 371.16 feet to a 1/2-inch iron rebar set;

THENCE North 85°00'52" East, (Deed Call = North 85°01'10" East, 476.21 feet), 476.18 feet to a 1/2-inch iron rebar set at the south-southeast corner of said 60.62 acre tract;

THENCE North 06°46'46" East, (Deed Call = North 06°47'22" East, 70.09 feet) with an east line of said 60.62 acre tract, 70.09 feet to a 1/2-inch iron rebar set at an inside corner of said 60.62 acre tract;

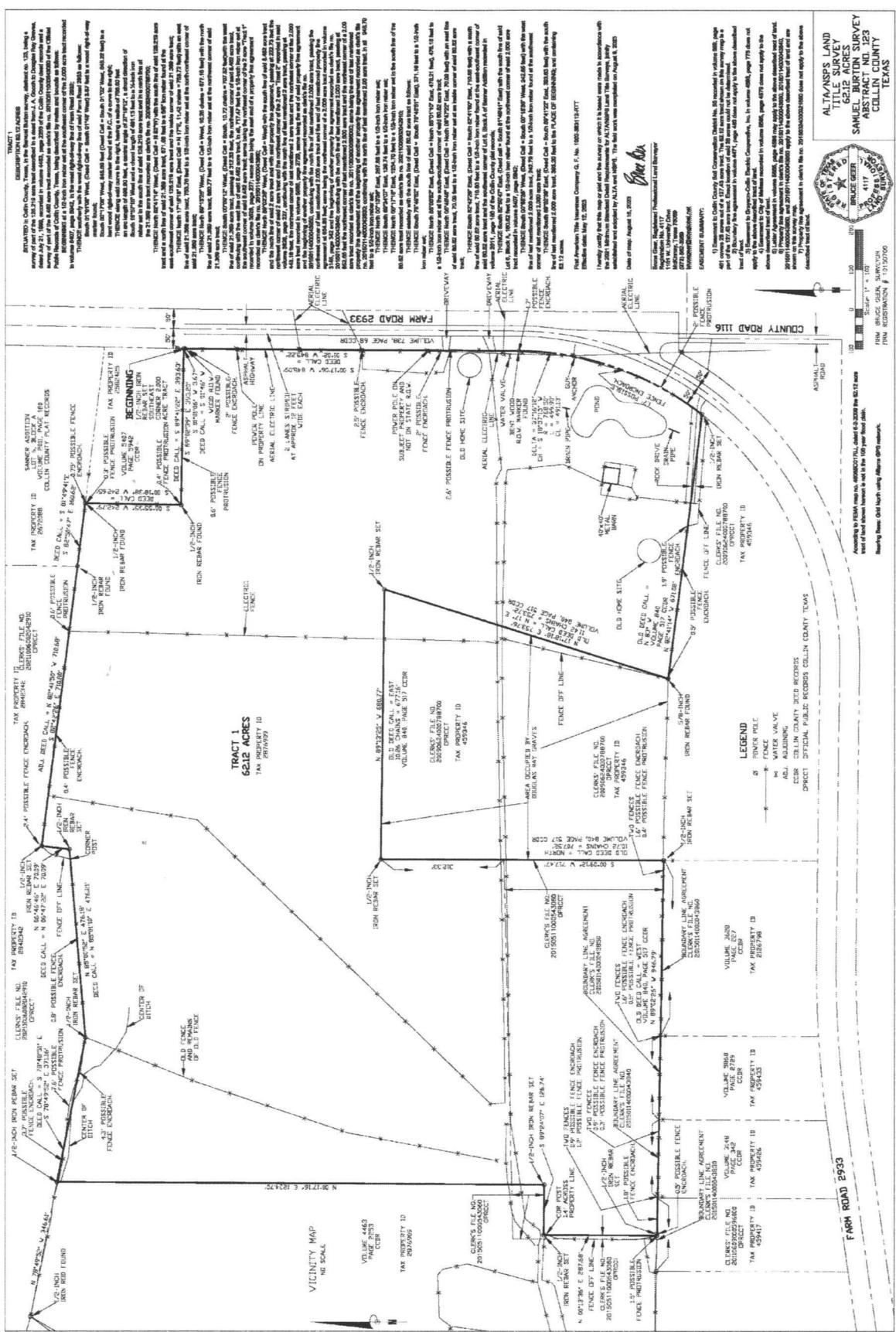
THENCE South 82°42'26" East, (Deed Call = South 82°41'50" East, 710.68 feet) with a

south line of said 60.62 acre tract, 710.80 feet to a 1/2-inch iron rebar found at the east-southeast corner of said 60.62 acre tract and the southwest corner of Lot 6, Block A of Sanner Addition recorded in volume 2011, page 180 of the Collin County plat records;

THENCE South 82°50'47" East, (Deed call = South 81°49'41" East) with the south line of said Lot 6, Block A, 160.62 feet to a 1/2-inch iron rebar found at the northwest corner of said 2.000 acre tract recorded in volume 5407, page 5942;

THENCE South 00°55'35" West, (Deed Call = South 00°18'38" West, 242.65 feet) with the west line of last mentioned 2.000 acre tract, 242.79 feet to a 1/2-inch iron rebar found at the southwest corner of last mentioned 2.000 acre tract;

THENCE South 89°02'39" East, (Deed Call = South 89°41'22" East, 393.63 feet) with the south line of last mentioned 2.000 acre tract, 393.20 feet to the PLACE OF BEGINNING; and containing 62.12 acres.



**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION
Exhibit A**