

"NOTICE OF PUBLIC HEARING FOR ANNEXATION"

The City Council of the City of Josephine, Texas will hold a public hearing in the City Council Chambers, 201 Main Street, Josephine, Texas, at 7:00 o'clock p.m. on July 18, 2022, to consider whether the properties described in Exhibit "A", Exhibit "B", and Exhibit "C" attached hereto should be annexed into the City of Josephine, Texas.

The public is invited to attend and participate or submit written comments to the Mayor or to contact the City Secretary at 469-717-0068 with any questions.

SIGNED this 14 day of June 2022.



A handwritten signature in blue ink that reads "Patti Brooks". The signature is written in a cursive style and is positioned above a horizontal line.

Patti Brooks, City Secretary
City of Josephine
201 Main Street
Josephine, Texas 75173

EXHIBIT "A"

LEGAL DESCRIPTION
PD NO. 3 – PHASE 1
MORNINGSIDE

BEING all of that tract of land in Collin County, Texas, out of the Thomas Ragsdale Survey, A-923, and being all of that called 34.981 acres of land described in deed to JCM Partners, LP as recorded in Volume 5554, Page 1232 of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8-inch steel rod found on the West line of F.M. Highway No. 547, at the Northeast corner of said 34.981 acres, and at the Southeast corner of that called 20.23 acres of land described in deed to David C. Morgan as recorded under CC# 20170320000355610 of the Official Public Records of Collin County, Texas:

THENCE South 08 degrees 21 minutes 57 seconds East, 2504.97 feet along the West line of said F.M. No. 547 to a point of curve;

THENCE Southeasterly, 165.62 feet along said highway and curve to the left having a radius of 358.31 feet and a central angle of 26 degrees 29 minutes 00 seconds (Chord bears South 21 degrees 36 minutes 27 seconds East, 164.15 feet) to a 5/8-Inch steel rod set at point of tangent;

THENCE South 34 degrees 50 minutes 57 seconds East, 7.28 feet along the West line of said F.M. Highway No. 547 to a 5/8-inch steel rod set at the Southeast corner of said 34.981 acres, and at the intersection of the West line of said F.M. Highway No. 547 and the North line of Jordan Street (unimproved);

THENCE South 55 degrees 10 minutes 54 seconds West, 215.08 feet along the North line of said Jordan Street to a 5/8-inch steel rod set at the Southeast corner of that Oncor Electric tract of land described as called 0.143 acre Save & Except in said JCM Partners deed (Vol. 5554, Pg. 1232);

THENCE North 34 degrees 52 minutes 30 seconds West 100.00 feet to a 5/8-inch steel rod set at the Northeast corner of said Oncor tract;

THENCE South 55 degrees 07 minutes 30 seconds West, 50.02 feet to a 5/8-inch steel rod set at the Northwest corner of said Oncor tract;

THENCE South 20 degrees 50 minutes 30 seconds East, 103.00 feet to a 5/8-inch steel rod set at the Southwest corner of said Oncor tract, and on the North line of said Jordan Street;

THENCE South 55 degrees 10 minutes 54 seconds West, 40.00 feet along the North line of said Jordan Street to a 1-inch pipe found at the Southwest corner of said 34.981 acres;

THENCE North 20 degrees 02 minutes 27 seconds West, 2855.30 feet to a 3/8-inch steel rod found at an angle point of that called 37.446 acres of land described in deed to Tamara James as recorded in Volume 3226, Page 708 of the Deed Records of Collin County, Texas;

THENCE North 19 degrees 40 minutes 38 seconds West, 20.45 feet along the East line of said 37.446 acres to a 5/8-inch steel rod found at the Northwest corner of said 34.981 acres, and at the Southwest corner of said 20.23 acres;

THENCE North 81 degrees 29 minutes 45 seconds East, 836.48 feet along the common line of said 34.981 acres and said 20.23 acres to the POINT OF BEGINNING, containing 34.843 acres of land.

EXHIBIT "B"

Metes and Bounds and Depiction of Property

DESCRIPTION

TRACT 1:

BEING all that tract of land in Collin County, Texas, out of the Thomas Ragsdale Survey, A-923, and being all of that called 20.23 acres of land described in a deed to David C. Morgan as recorded under CC# 20170320000355610 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found on the West line of F.M. Highway No. 547, at the Northeast corner of said 20.23 acres, and at the Southeast corner of that called 5.65 acres of land described as Tract 1 in a deed to Shalini Mishra and Dharmendra Mishra as recorded under CC# 20181213001516670 of the Official Public Records of Collin County, Texas;

THENCE South 08 degrees 21 minutes 57 seconds East (Directional Control Line), 955.37 feet along the West line of said F.M. Highway No. 547 to a 5/8 inch steel rod found at the Southeast corner of said 20.23 acres, and at the Northeast corner of that called 34.981 acres of land described in a deed to JCM Partners, L.P. as recorded in Volume S554, Page 1232 of the Land Records of Collin County, Texas;

THENCE South 81 degrees 29 minutes 45 seconds West, 836.48 feet to a 5/8 inch steel rod found at the Southwest corner of said 20.23 acres, at the Northwest corner of said 34.981 acres, and on the East line of that called 37.446 acres of land described in a deed to Tamara James as recorded in Volume 3226, Page 707 of the Land Records of Collin County, Texas;

THENCE North 19 degrees 40 minutes 38 seconds West, 955.37 feet along the East line of said 37.446 acres to a 5/8 inch steel rod set at the Northwest corner of said 20.23, and at the Southwest corner of that called 5.65 acres of land described in deed to Wilson Lee as recorded under CC# 20190628000755130 of the Official Public Records of Collin County, Texas;

THENCE North 80 degrees 28 minutes 58 seconds East, 1024.07 feet to the POINT OF BEGINNING, containing 20.23 acres of land.

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Exhibit "C"

F.M. Highway No. 547

TRACT 1:
BEING all that tract of land in Collin County, Texas, out of the Thomas Ragsdale Survey, A-923, and being all of that called 20.23 acres of land described in a deed to David C. Morgan as recorded under CC# 2017032000355810 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found on the West line of F.M. Highway No. 547, at the Northeast corner of said 20.23 acres, and at the Southeast corner of that called 5.85 acres of land described in a deed to Shailini Mishra and Dharmendra Mishra as recorded under CC# 20181215001516870 of the Official Public Records of Collin County, Texas;

THENCE South 08 degrees 21 minutes 57 seconds East (Directional Control Line), 955.37 feet along the West line of said F.M. Highway No. 547 to a 5/8 inch steel rod found at the Southwest corner of said 20.23 acres, and at the Northeast corner of that called 14.981 acres of land described in a deed to JCM Partners, L.P. as recorded in Volume 5554, Page 1232 of the Land Records of Collin County, Texas;

THENCE South 81 degrees 29 minutes 45 seconds West, 836.48 feet to a 5/8 inch steel rod found at the Southwest corner of said 20.23 acres, at the Northwest corner of said 34.981 acres, and on the East line of that called 37.446 acres of land described in a deed to Tamara James as recorded in Volume 3226, Page 707 of the Land Records of Collin County, Texas;

THENCE North 19 degrees 40 minutes 38 seconds West, 955.37 feet along the East line of said 37.446 acres to a 5/8 inch steel rod set at the Northwest corner of said 20.23, and at the Southwest corner of that called 5.85 acres of land described in deed to Wilson Lee as recorded under CC# 2019082600755130 of the Official Public Records of Collin County, Texas;

THENCE North 80 degrees 28 minutes 58 seconds East, 1024.07 feet to the POINT OF BEGINNING, containing 20.23 acres of land.

TRACT 2:
BEING all of that tract of land in Collin County, Texas, out of the Thomas Ragsdale Survey, A-923, and being all of that called 34.843 acres of land described in a deed to JCM Partners, LP as recorded in Volume 5554, Page 1232 of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found on the West line of F.M. Highway No. 547, at the Northeast corner of said 34.981 acres, and at the Southwest corner of that called 20.23 acres of land described in deed to David C. Morgan as recorded under CC# 2017032000355810 of the Official Public Records of Collin County, Texas;

THENCE South 08 degrees 21 minutes 57 seconds East, 2504.87 feet along the West line of said F.M. Highway No. 547 to a point of curve;

THENCE Southwesterly, 165.62 feet along said highway and curve to the left having a radius of 358.31 feet and a central angle of 28 degrees 28 minutes 00 seconds South; 21 minutes 38 seconds East, 164.15 feet to a 5/8 inch steel rod set at point of tangent;

THENCE South 34 degrees 50 minutes 57 seconds East, 7.28 feet along the West line of said F.M. Highway No. 547 to a 5/8 inch steel rod set at the Southeast corner of said 34.981 acres, and at the intersection of the West line of said F.M. Highway No. 547 with the North line of Jordan Street (unimproved);

THENCE South 55 degrees 10 minutes 34 seconds West, 215.08 feet along the North line of said Jordan Street to a 5/8 inch steel rod set at the Southeast corner of that Oscar Encar tract of land described as called 0.143 acre Save & Except in said JCM Partners deed (Vol. 5554, Pg. 1232);

THENCE North 34 degrees 52 minutes 30 seconds West, 100.00 feet to a 5/8 inch steel rod set at the Northeast corner of said Oscar tract;

THENCE South 55 degrees 07 minutes 30 seconds West, 50.02 feet to a 5/8 inch steel rod set at the Northwest corner of said Oscar tract;

THENCE South 20 degrees 50 minutes 30 seconds East, 103.00 feet to a 5/8 inch steel rod set at the Southwest corner of said Oscar tract, and on the North line of said Jordan Street;

THENCE South 55 degrees 10 minutes 34 seconds West, 40.00 feet along the North line of said Jordan Street to a 1 inch pipe found at the Southwest corner of said 34.981 acres;

THENCE North 20 degrees 02 minutes 27 seconds West, 2835.30 feet to a 3/8 inch steel rod found at an angle point of that called 37.446 acres of land described in deed to Tamara James as recorded in Volume 3226, Page 707 of the Deed Records of Collin County, Texas;

THENCE North 19 degrees 40 minutes 38 seconds West, 20.43 feet along the East line of said 37.446 acres to a 5/8 inch steel rod found at the Northwest corner of said 34.981 acres, and at the Southwest corner of said 20.23 acres;

THENCE North 81 degrees 29 minutes 45 seconds East, 836.48 feet along the common line of said 34.981 acres and said 20.23 acres to the POINT OF BEGINNING, containing 34.843 acres of land.

Tract 1 Notes Corresponding to Schedule 6 (G.F.# 1901352000802):

10.d.) Easement to F.P. & L., Vol. 185, Pg. 32 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.e.) Easement to F.P. & L., Vol. 303, Pg. 273 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.f.) Easement to State of Texas, Vol. 394, Pg. 310 - Located Northwest of subject tract.

10.g.) Easement to F.P. & L., Vol. 455, Pg. 314 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.h.) Easement to F.P. & L., Vol. 575, Pg. 517 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.i.) Easement to Henshaw Water Supply, Vol. 766, Pg. 498 - Bracket. The easement herein granted shall be limited to a strip of land 10' in width with the center line thereof being the pipe line as installed.

Tract 2 Notes Corresponding to Schedule 9 (G.F.# 1901352000801):

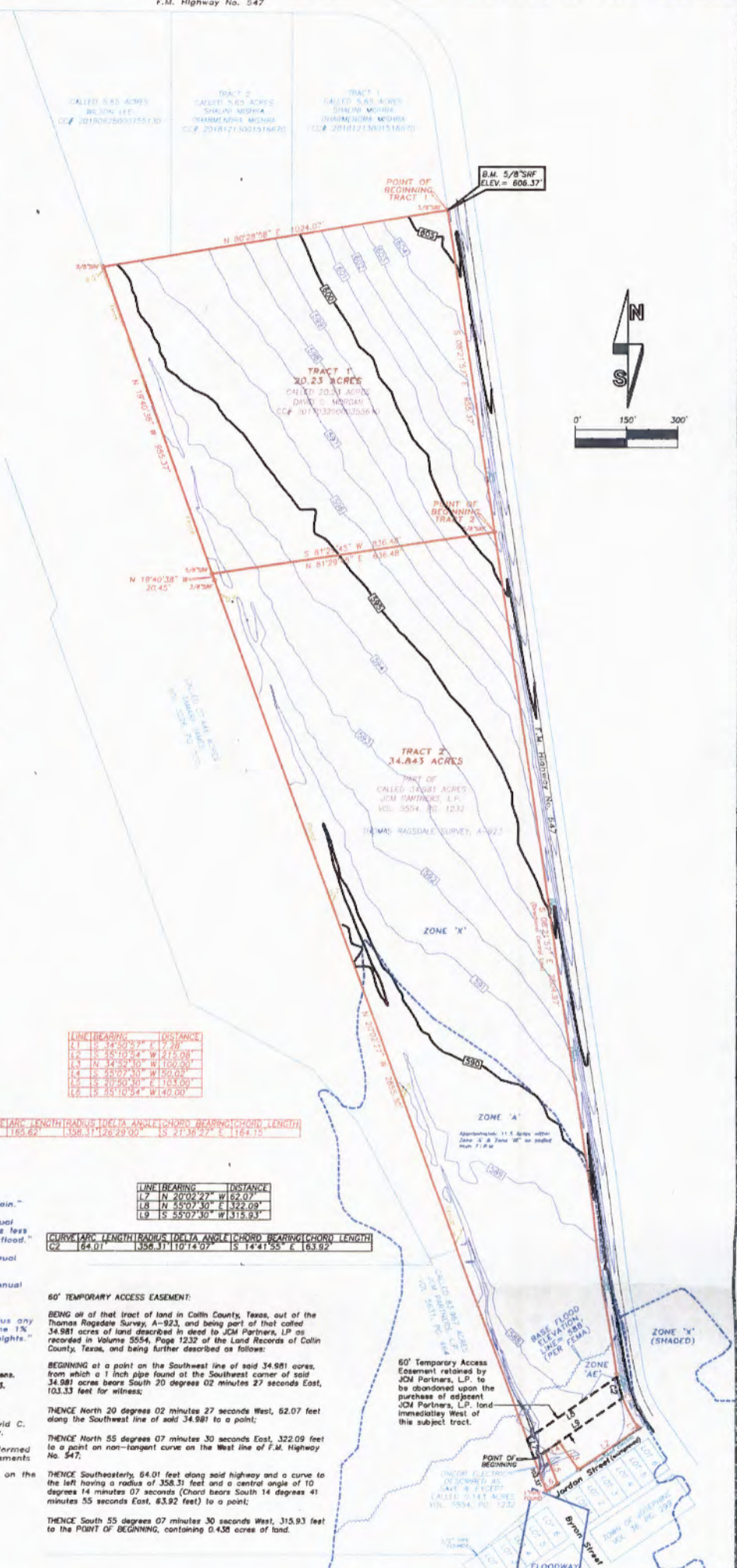
10.g.) Easement to F.P. & L., Vol. 387, Pg. 204 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.h.) Easement to F.P. & L., Vol. 368, Pg. 330 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.i.) Easement to F.P. & L., Vol. 368, Pg. 333 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.j.) Easement to F.P. & L., Vol. 505, Pg. 293 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.

10.k.) Easement to F.P. & L., Vol. 455, Pg. 314 - May affect, not located due to vague description. Above ground and visible evidence of electric lines shown hereon.



LINE BEARING	DISTANCE
L1 S 89°08'38" E 1024.07'	
L2 S 81°29'45" W 836.48'	
L3 S 19°40'38" W 20.43'	
L4 S 55°07'30" W 315.93'	
L5 S 20°02'27" W 2835.30'	
L6 S 55°10'34" W 100.00'	
L7 N 34°52'30" W 100.00'	
L8 N 19°40'38" W 20.43'	
L9 S 55°07'30" W 315.93'	
L10 S 81°29'45" W 836.48'	
L11 S 89°08'38" E 1024.07'	

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 1165.62'	358.31'	10°14'07"	S 14°41'55" E	63.92'

LINE BEARING	DISTANCE
L7 N 20°02'27" W 62.07'	
L8 N 55°07'30" E 322.09'	
L9 S 55°07'30" W 315.93'	

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2 64.01'	358.31'	10°14'07"	S 14°41'55" E	63.92'

FLOOD ZONE DEFINITIONS:
F.I.R.M. 48085C0455A, dated June 2, 2009
F.I.R.M. 48085C0460J, dated June 2, 2009

Zone 'K' - "Areas determined to be outside the 0.2% annual chance floodplain."
Zone 'X' (Shaded) - "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with less than 1 foot of water with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."
Zone 'AE' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevations determined."

Floodway Areas in Zone 'AE' - "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights."
SBS = STEEL ROD SET
SPT = STAINLESS STEEL PIPE
SDB = 5/8" STEEL ROD FOUND
SDB = 5/8" STEEL ROD FOUND

Notes: Elevations based on North American Vertical Datum 1988, utilizing Network GPS observations.
Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.
Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

CERTIFIED TO: Williamsburg Construction Services, LLC, JCM Partners, L.P., David C. Morgan, Lawyers Title Company, and Fidelity National Title Insurance Company.
The plot as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2021; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plot.

January 29, 2021
Revised, 2-22-2021
Modify South line of Tract 2
Revised, 3-16-2021
Fix Type & Add Corr Names
Revised, 9-7-2021
Return to original Tract 2 layout
Revised, 9-14-2021
Add 60' Temporary Access Esmt

Matthew Busby
R.P.L.S. No. 5751

CLIENT:
Williamsburg Construction Services, LLC



Boundary Solutions Inc.
Professional Land Surveyors
P.O. BOX 250
CADDO MILLS, TX 75135

BOUNDARY & TOPOGRAPHIC SURVEY

20.23 ACRES & 34.843 ACRES
THOMAS RAGSDALE SURVEY, A-923
COLLIN COUNTY, TEXAS

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/C&M LAND TITLE
SURVEYS
OFFICE: 214-488-8472
FAX: 972-782-7511
EMAIL: mbusby_bei@yahoo.com

G.F.# 1901352000801
G.F.# 1901352000802
Drawn by: mjb
WIND.SOL. Job# 2011-011