



STATE OF TEXAS §
 §
COUNTY OF COLLIN §

PETITION TO RELEASE PROPERTY FROM EXTRATERRITORIAL JURISDICTION

Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code, JT HOLDINGS LLC (“Owner”) files this Petition to Release Property from Extraterritorial Jurisdiction, and certifies the following:

A. Owner is the owner of the property located at 4013 N Highway 78, Wylie, TX 75098, and legally described as SEE EXHIBIT “A” ATTACHED HERETO, situated in COLLIN County, Texas, according to a map or plat thereof recorded in Collin County Plat Record in COLLIN County, Texas (the “Property”), as shown and further described on Exhibit “A” hereto.

B. Owner is a resident of the extraterritorial jurisdiction of City of Wylie, Texas.

C. The Property is located in an area of the extraterritorial jurisdiction of City of Wylie, Texas, which is legally described as SEE EXHIBIT “A”, situated in Collin County, Texas, according to a map or plat thereof recorded in Collin County Plat Records, Collin County, Texas (the “Area”).

D. Owner represents a majority in value of the holders of title of land in the Area, as indicated by the tax rolls of the Collin County Appraisal District.

E. Owner requests that the City of Wylie, Texas immediately release the Area from the municipality’s extraterritorial jurisdiction in accordance with Tex. Loc. Gov’t Code § 42.105(c).

F. Pursuant to Tex. Loc. Gov’t Code § 42.105(d), if the City of Wylie fails to take action to release the Area by the later of the 45th day after the date the municipality receives this

Petition or the next meeting of the municipality's governing body that occurs after the 30th day after the date the municipality receives this Petition, the Area is released by operation of law.

IN WITNESS WHEREOF, Owner has executed this Petition as of April 17, 2026.

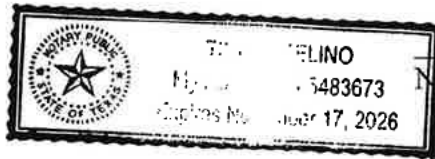
JT Holdings LLC

By: [Signature]
Name: Josh Taylor
DOB: [Redacted]
Title: Managing Member
Date of Signing: 4/17/26

VERIFICATION PURSUANT TO TEX. LOC. GOV'T CODE § 42.105(a)

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BEFORE ME, the undersigned notary public, on this day, personally appeared Josh Taylor who stated to me that he/she signed this instrument for the purposes therein contained on this the 17th day of April, 2026.



[Signature]
Notary Public

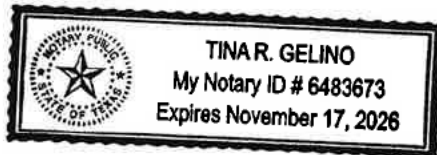
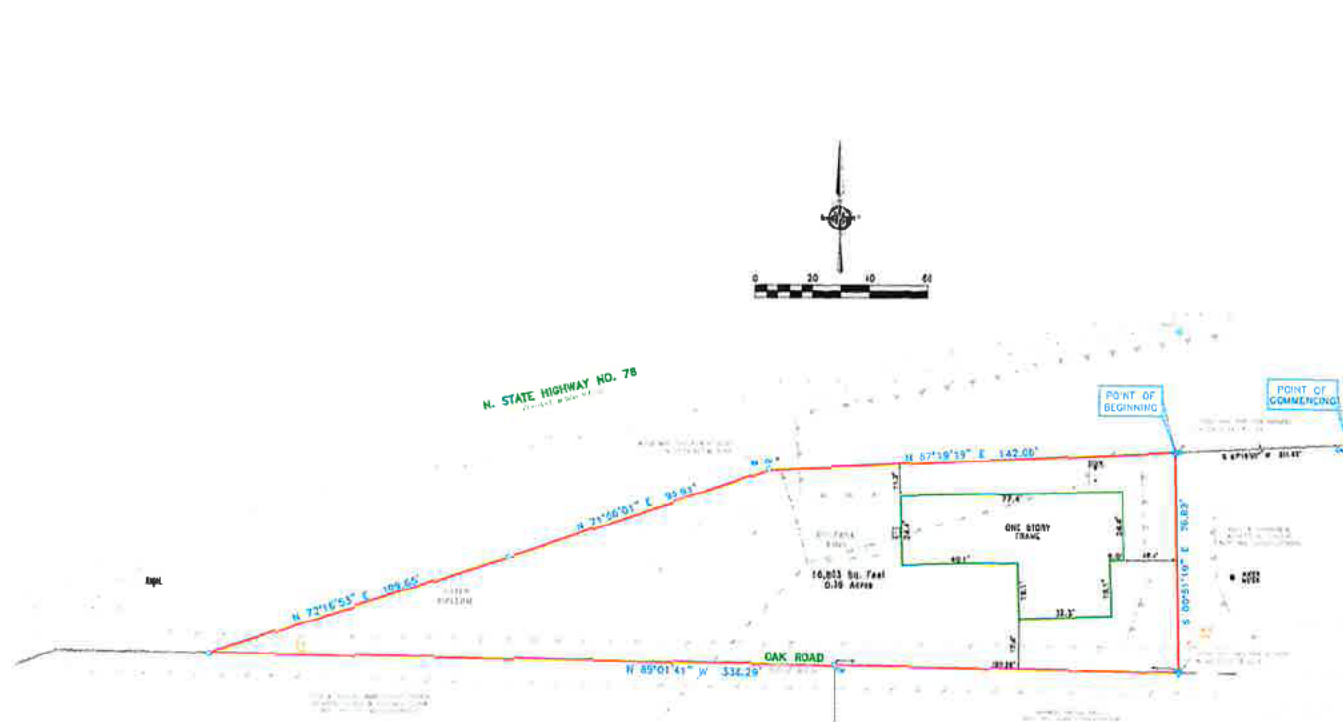


Exhibit A



4013 N. State Highway No. 78

Being a lot tract or parcel of land situated in the W.C. Twitty Survey, Abstract No. 918, City of Wylie, Collin County, Texas, and being a portion of a tract of land conveyed to Lee Key Welfare and with various additions, by deed recorded in Volume 512, Page 261, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for corner, said corner being the Northwest corner of that tract of land conveyed to Lufkin Living Trust, by deed recorded in Instrument No. 20180180000501660, Official Public Records, Collin County, Texas, said corner being along the South right of way line of S. State Highway No. 78 (variable width right of way);

THENCE South 87 degrees 19 minutes 50 seconds West, along the South right of way line of said S. State Highway No. 78, a distance of 331.82 feet to a point for corner and the POINT OF BEGINNING of herein described tract, from which a 1000 mill found bears, North 76 degrees 00 minutes 11 seconds East, a distance of 1.31 feet for witness;

THENCE South 00 degrees 51 minutes 18 seconds East, a distance of 76.82 feet to a point for corner, said corner being along the North line of that tract of land conveyed to Winters Living Trust, by deed recorded in Document No. 20181316001600050, Official Public Records, Collin County, Texas, said corner being in cantonella of Oak Road (Public Right of Way), from which a 1000 mill found bears, North 12 degrees 20 minutes 28 seconds East, a distance of 0.75 feet for witness;

THENCE North 89 degrees 01 minute 41 seconds West, along the centerline of said Oak Road, a distance of 330.29 feet to a 600 mill found for corner, said corner being along the Southeast right of way line of N. State Highway No. 78 (variable width right of way);

THENCE North 72 degrees 16 minutes 53 seconds East, along the Southeast right of way line of said N. State Highway No. 78, a distance of 109.65 feet to a 1/2 inch iron rod found with yellow pinna top stamped "CDB SURVEYING" for corner;

THENCE North 71 degrees 06 minutes 01 second East, along the Southeast right of way line of said N. State Highway No. 78, a distance of 84.91 feet to a 1/2 inch iron rod found for corner, from which a Wood monument found bears, North 69 degrees 55 minutes 57 seconds West, a distance of 5.65 feet for witness;

THENCE North 87 degrees 19 minutes 18 seconds East, along the South right of way line of said N. State Highway No. 78, a distance of 142.05 feet to the POINT OF BEGINNING and containing 16,853 square feet or 0.38 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Joshua Taylor and Capital Title Company, in connection with the transaction described in G.L. No. 25-802234-WY that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown herein actually existed on the date of the survey, and the location, size and type of monument are correctly shown; Use of this survey by any other parties and 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. This plat herein is a correct and accurate representation of the property lines and dimensions as so located, located and type of buildings are as shown and EXCEPT AS SHOWN, all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 9th day of April, 2025

Benj. Connally
 Registered Professional Land Surveyor



NOTE: According to the PLR, in Map No. 25-802234-WY, the property area is in Zone 1.

DATE	BY	NOTES

SYMBOL	DESCRIPTION
(Symbol)	BOUNDARY LINE
(Symbol)	EXISTING BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	EXISTING EASEMENT
(Symbol)	EXISTING RIGHT-OF-WAY
(Symbol)	EXISTING SURVEY MONUMENT
(Symbol)	EXISTING SURVEY POINT
(Symbol)	EXISTING SURVEY MARK
(Symbol)	EXISTING SURVEY BOUNDARY
(Symbol)	EXISTING SURVEY CORNER
(Symbol)	EXISTING SURVEY POINT
(Symbol)	EXISTING SURVEY MARK
(Symbol)	EXISTING SURVEY BOUNDARY
(Symbol)	EXISTING SURVEY CORNER

CBG
 4412 E. H. 30, Ste. F
 Garland, TX 75042
 P 214 249 5442
 F 214 249 5443
 Email: info@cbgtx.com
 www.cbgtx.com

SCALE: 1" = 20'
 DATE: 4/9/2025
 JOB NO.: 202506-01
 SHEET NO.: 10

METES AND BOUNDS SURVEY
 W.C. TWITTY SURVEY, ABSTRACT NO. 918
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 4013 N. STATE HIGHWAY NO. 78

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 518, PG. 540 DOC. NO. 20120728000904100

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 547, PG. 591

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

Capital Title
6F# 25-852234-WY

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 22, 2025

Grantor: Beth Lenora Hoffard, Robin Michele Gray, Michael Downey Gray, all single persons; and Jimmy Charles Beach, Individually, as Independent Executor of the Estate of Glenda Merle Hoffard Beach, Deceased

Grantor's Mailing Address: 3794 County Rd 1089, Celeste TX 75423

Grantee: Joshua Taylor, a married man

Grantee's Mailing Address: 1760 Old Millwood Rd, Rockwall TX 75087

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of HomeBank Texas in the principal amount of \$320,000.00 (Three Hundred Twenty Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of HomeBank Texas and by a first-lien deed of trust of even date from Grantee to Christopher M. Prater, trustee.

Property (including any improvements):

Being a lot tract or parcel of land situated in the W.C. Twitty Survey, Abstract No. 918, City of Wylie, Collin County, Texas, and being a portion of a tract of land conveyed to Lee Roy Hofford and wife Marlene Hofford, by deed recorded in Volume 512, Page 381, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for corner, said corner being the Northwest corner of that tract of land conveyed to Eubanks Living Trust, by deed recorded in Instrument No. 20190619000705160, Official Public Records, Collin County, Texas, said corner being along the South right of way line of S. State Highway No. 78 (variable width right of way);

THENCE South 87 degrees 19 minutes 50 seconds West, along the South right of way line of said S. State Highway No. 78, a distance of 331.62 feet to a point for corner and the POINT OF BEGINNING of herein described tract, from which a 100D nail found bears, North 76 degrees 00 minutes 11 seconds East, a distance of 1.31 feet for witness;

THENCE South 00 degrees 51 minutes 19 seconds East, a distance of 76.82 feet to a point for corner, said corner being along the North line of that tract of land conveyed to Winters Living Trust, by deed recorded in Document No. 20191216001600500, Official Public Records, Collin County, Texas, said corner being in centerline of Oak Road (Public right of way), from which a 100D nail found bears, North 12 degrees 20 minutes 29 seconds East, a distance of 0.75 feet for witness;

THENCE North 89 degrees 01 minute 41 seconds West, along the centerline of said Oak Road, a distance of 338.29 feet to a 60D nail found for corner, said corner being along the Southeast right of way line of N. State Highway No. 78 (variable width right of way);

THENCE North 72 degrees 16 minutes 53 seconds East, along the Southeast right of way line of said N. State Highway No. 78, a distance of 109.65 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 71 degrees 06 minutes 01 second East, along the Southeast right of way line of said N. State Highway No. 78, a distance of 95.91 feet to a 1/2 inch iron rod found for corner, from which a Wood monument found bears, North 63 degrees 56 minutes 57 seconds West, a

distance of 5.60 feet for witness;

THENCE North 87 degrees 19 minutes 19 seconds East, along the South right of way line of said N. State Highway No. 78, a distance of 142.06 feet to the POINT OF BEGINNING and containing 16,803 square feet or 0.39 acres of land.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

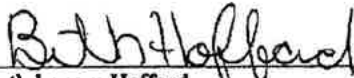
This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the plat of the subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

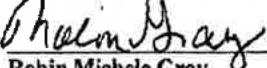
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

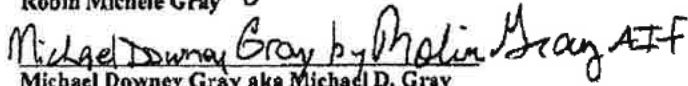
The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 22nd day of May, 2025.


Beth Lenora Hoffard

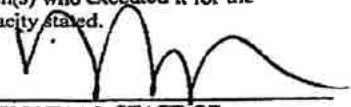

Robin Michele Gray

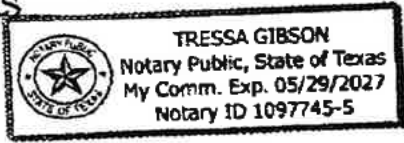

Michael Downey Gray aka Michael D. Gray
By and through my Agent and Attorney-in-Fact,
Robin M. Gray


Jimmy Charles Beach, Individually, as Independent
Executor of the Estate of Glenda Merle Hoffard
Beach, Deceased

THE STATE OF Texas §
COUNTY OF Collin §

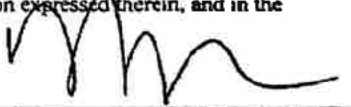
Before me, a Notary Public, the foregoing instrument was acknowledged on 22nd day of May, 2025 by Beth Lenora Hoffard who personally appeared before me, and who is known to me through 5/22/2025 DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

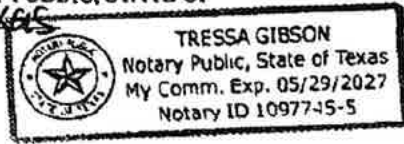

NOTARY PUBLIC, STATE OF
Texas



THE STATE OF Texas §
COUNTY OF Collin §

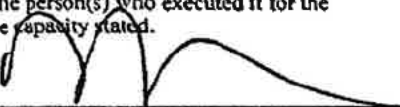
Before me, a Notary Public, the foregoing instrument was acknowledged on 22nd day of May, 2025 by Robin Michele Gray aka Robin M. Gray, individually and as Agent and Attorney-in-Fact for Michael Downey Gray aka Michael D. Gray who personally appeared before me, and who is known to me through 5/22/2025 DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

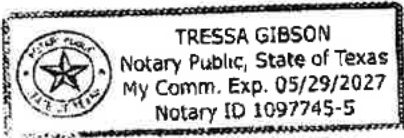

NOTARY PUBLIC, STATE OF
Texas



THE STATE OF Texas §
COUNTY OF Collin §

Before me, a Notary Public, the foregoing instrument was acknowledged on 22nd day of May, 2025 by Jimmy Charles Beach, Individually, as Independent Executor of the Estate of Glenda Merle Hoffard Beach, Deceased who personally appeared before me, and who is known to me through 5/22/2025 DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.


NOTARY PUBLIC, STATE OF
Texas



AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000065392

eRecording - Real Property

DEED

Recorded On: May 27, 2025 02:10 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000065392
Receipt Number: 20250527000650
Recorded Date/Time: May 27, 2025 02:10 PM
User: Kacy M
Station: cck074

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX