

October 6, 2026

Richard M. Abernathy
City of Wylie, City Attorney
300 Country Club Road, Building 100
Wylie, Texas 75098

Re: Petition for Release from the Extraterritorial Jurisdiction of the City of Wylie

Dear Mr. Abernathy,

1. Todd Wilson ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. Todd Wilson owns property within the extraterritorial jurisdiction of the City of Wylie (the "City") located at 1945 East FM 544, Wylie, Texas 75098, PID 2824153 (the "Property"). *See* Exhibit A (Deed and Property Map).
3. Owner hereby petitions the City of Wylie to release the Property from the City's extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from its extraterritorial jurisdiction if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. The Property meets the requirements of TEX. LOC. GOV'T CODE § 42.101. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:
 - (1) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
 - (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
 - (B) that has a population greater than 240,000;

- (2) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, with "military installation" understood to have the same meaning as the term is defined by 10 U.S.C § 2687(g)(1), at which an active training program is conducted;
 - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, with "military installation" understood to have the same meaning as the term is defined by 10 U.S.C § 2687(g)(1), at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
6. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
7. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Collin Central Appraisal District.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
9. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
10. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (ii) voter registration number and
 - (iii) county of registration;

- (C) the signer's residence address; and
 - (D) the date of signing.
11. In compliance with TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature requirement within 180 days after the date the first signature for the Petition was obtained.
 12. In compliance with TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.
 13. In compliance with TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released in Exhibit A, which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
 14. As required by TEX. LOC. GOV'T CODE § 42.105(a)–(b), the City must verify this Petition upon receipt, shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.
 15. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the extraterritorial jurisdiction of the City of Wylie, the City must immediately release the area—the Property—from the City's extraterritorial jurisdiction.
 16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—the Property—is released by operation of law.

OWNER NAME: TODD WILSON

Todd Wilson
Signature

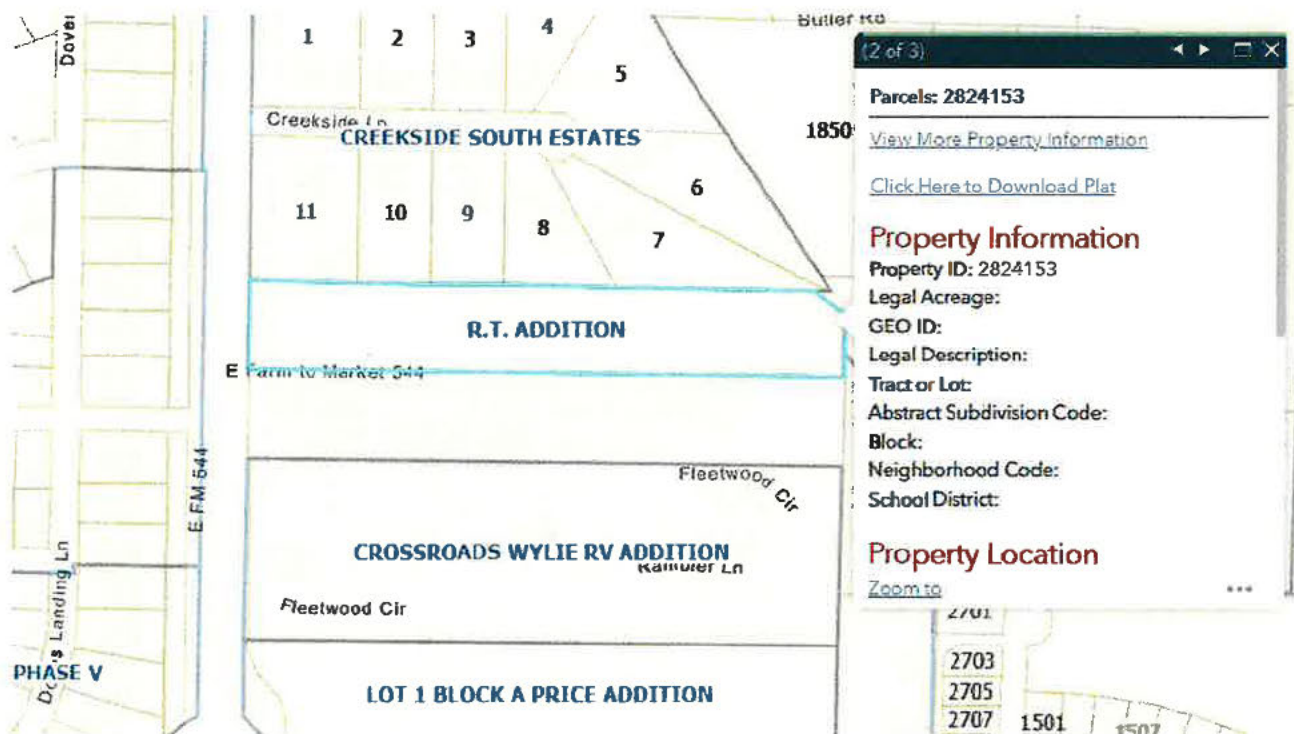
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Rockwall
Voter county of registration

4061 Troy Rd, Wylie, TX 75098
Residence address

10/07/2026
Date of signing

EXHIBIT A
DEED AND PROPERTY MAP



LTIC #1901351900695

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: January 6, 2020

Grantor: Delbert F. Beezley and wife, Ruby D. Beezley

Grantor's Mailing Address: 1945 E FM 544
Wylie, TX 75098

Grantee: Todd Wilson

Grantee's Mailing Address: 4061 Troy Rd
Wylie, TX 75098

Consideration: For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged and confessed, and the further consideration the execution and delivery by Grantee of Grantee's one certain promissory note (herein called the "Note") of even date in the principal sum of \$316,000.00 payable to Guaranty Federal Mortgage, LLC being due and payable as therein provided, the note being secured by a Vendor's Lien retained in this Deed and being further secured by a Deed of Trust from Grantee to Chris A. Peirson, Trustee.

Property (including any improvements):

BEING a tract of land situated in the J.D. Shelby survey, Abstract No. 819, in Collin County, Texas, being a tract of land described in deed to Delbert Beezley and Ruby Beezley, as recorded in Volume 1228, Page 527, of the Deed Records of Collin County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the East right of way line of E. F.M. 544, being the Northwest corner of a tract of land described in deed to Wylie South 544, LLC, as recorded in Instrument File No. 20160608000716460, of the Official Public Records of Collin County, Texas, being the Southwest corner of said Beezley tract;

THENCE North 00 degrees 19 minutes 13 seconds East, along said E. F.M. 544, a distance of 182.50 feet to a set 1/2 inch yellow-capped iron rod for corner, being the

Southwest corner of Creekside South Estates, an Addition in the City of Wylie, Collin County, Texas, according to the map thereof recorded in Cabinet E, Slide 174, of the Map Records of Collin County, Texas;

THENCE South 89 degrees 01 minutes 25 seconds East, along the South line of said Addition, a distance of 1157.06 feet to a found railroad cross tie for corner near the centerline of a creek;

THENCE South 54 degrees 21 minutes 38 seconds East, a distance of 77.47 feet to a point for corner;

THENCE South 00 degrees 57 minutes 02 seconds West, a distance of 129.00 feet to a point for corner, being the Northeast corner of said Wylie South 544, LLC tract;

THENCE North 89 degrees 28 minutes 00 seconds West, along said Wylie South 544, LLC tract, passing a set 1/2 inch yellow-capped iron rod for reference at a distance of 80.00 feet, continuing a total distance of 1218.78 feet to the PLACE OF BEGINNING and containing 4.95 acres of land.

Reservations from and Exceptions to Conveyance and Warranty:
See Attached Exhibit "A"

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty and subject to the restrictive covenants, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Guaranty Federal Mortgage, LLC at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for Guaranty Federal Mortgage, LLC transferred to that party without recourse on Grantor.

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

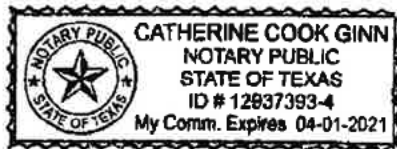

Delbert F. Beezley


Ruby D. Beezley

LTIC #1901351900695

STATE OF TEXAS)
COUNTY OF Collin)

The foregoing instrument was acknowledged before me on this 6 day of January, 2020 by Delbert F. Beezley and Ruby D. Beezley.



Catherine Gold
Notary Public, State of Texas

Exhibit "A"
Exceptions to Warranty of Title

1. All restrictive covenants appearing of record.
2. Visible and apparent easements on or across the property.
3. All easements appearing of record.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 97766
Dated: April 18, 2017
Prepared by: Rhodes Surveying, Brian S. Rhodes, Registered
Professional Land Surveyor No. 5962
Matters shown: Encroachments and/or protrusions of a steel pipe fence along the west lot line, steel pipe fences over and along the north lot line, wire fences along the north lot line, a wire fence along the south lot line, and a steel pipe fence along the south lot line; protrusion of a gravel drive over the west lot line; encroachment of overhead power lines over and across subject property; encroachment of a creek running over and across subject property
5. Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of a pond and a creek, in the event the boundary of said pond and creek has been artificially raised or is now or at any time has been below the high watermark, if said pond and creek is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of a pond and a creek, or has been formed by accretion to any such portion.

AFTER RECORDING RETURN TO:

Todd Wilson
4061 Troy Rd
Wylie, TX 75098



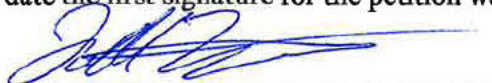
Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/07/2020 08:58:11 AM
\$38.00 DKITZMILLER
20200107000023240

Stacey Kemp

EXHIBIT B
AFFIDAVIT OF TODD WILSON IN SUPPORT OF
PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE
CITY OF WYLIE

Before me, the undersigned authority, on this day personally appeared, Todd Wilson, who under oath stated as follows:

1. My name is Todd Wilson. I am over 18 years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am a property owner in the extraterritorial jurisdiction of the City of Wylie. My property is located at the following address: 1945 East FM 544, Wylie, Texas 75098, PID 2824153 (the "Property").
3. There is 1 owner of the Property: Todd Wilson. I own 100% of the interest in the Property.
4. I swear that the property is not: (1) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (2) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751. I understand that the term "military base" refers to "military installations," as that term is defined by 10 U.S.C. § 2687(g)(1), and refers to military sites that are subject to the jurisdiction of the U.S. Department of Defense and may be closed or realigned by the U.S. Department of Defense.
5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth, voter registration number, and county of voter registration, (4) residence address, and (5) date of which I signed such petition.
6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.



Todd Wilson

Sworn and subscribed to before me on this the 7 day of October, 2026.



Notary Public in and for the State of Texas

