

**DRAFT ORDINANCE NO. \_\_\_\_\_**  
**(Section 1)**

**AN ORDINANCE PROVIDING FOR THE INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY OF TERRITORY MORE SPECIFICALLY DESCRIBED BELOW AND GENERALLY NORTH OF THE DOWNTOWN SQUARE, SOUTH OF LOOP 567 AND WEST OF SH 51 (WEATHERFORD HIGHWAY) COMPRISING A TOTAL OF APPROXIMATELY 341 ACRES OF LAND COLLECTIVELY LOCATED , SITUATED IN HOOD COUNTY, TEXAS; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Granbury, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, public hearings on the proposed annexation have been held before the Granbury City Council on dates not more than forty nor less than twenty days before the adoption of this Ordinance; and

**WHEREAS**, all the property described herein and adjacent to and within the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Granbury, and

**WHEREAS**, a Service Plan has been prepared and presented at the public hearings and is attached to and adopted with this Ordinance; and

**WHEREAS**, the City Council of the City of Granbury finds that the proposed annexation is accomplished in accordance with generally accepted municipal planning principles and practices and the City's Comprehensive Plan, and;

**WHEREAS**, all requirements of law have been met to require this annexation, including compliance with the provisions of Chapter 43 of the Texas Local Government Code.

**NOW, THEREFORE IT BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS:**

**Section 1.**  
**ANNEXATION**

That all portions of the following parcel (the 'Territory') comprising a combined total of approximately 341 acres of land collectively located generally north of the downtown square,

south of Loop 567 and west of SH 51 (Weatherford Highway), within Hood County, Texas, is hereby annexed to the City of Granbury as a part of the City for all municipal purposes, and the City limits are hereby extended to include such territory more particularly described and depicted on Exhibit “B”, Boundary Map and Metes & Bounds Description attached hereto and incorporated in this Ordinance for all purposes.

**Section 2.**  
**RIGHTS AND DUTIES OF OWNERS AND**  
**INHABITANTS OF NEWLY ANNEXED AREAS**

The owners and inhabitants of the Territory are entitled to all the rights and privileges of all other citizens and property owners of the City of Granbury, and are bound by all acts, ordinances and other legal action now in full force and effect and those which may be subsequently adopted.

**Section 3.**  
**OFFICIAL MAP**

The official map and boundaries of the City, previously adopted, are hereby amended to include the Territory as a part of the City of Granbury, Texas. The City Manager is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the town to add the territory as annexed as required by law.

**Section 4.**  
**FILING CERTIFIED COPY**

The City Manager is directed to file or cause to be filed a certified copy of this Ordinance in the office of the Clerk of Hood County, Texas.

**Section 5.**  
**SERVICE PLAN**

The Service Plan, attached as Exhibit “A” and incorporated into this Ordinance, is approved in all things and made a part of this Ordinance for all purposes.

**Section 6.**  
**CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Granbury, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

**Section 7.**  
**SEVERABILITY CLAUSE**

Should any section or part of this Ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such

section or part shall in no way affect, impair or invalidate the remaining portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

**Section 8.**  
**AREAS EXCEPTED FROM ANNEXATION**

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Granbury, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Granbury every part of the area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that there is included within the general description of territory set out in Section 1 of this Ordinance to be hereby annexed to the City of Granbury any lands or areas which are presently part of and included within the limits of the City of Granbury, or which are presently a part of and included within the limits of any other City, Town, or Village, or which are within a CCN (Certificate of Convenience and Necessity) issued by the State of Texas to CCN holders other than the City of Granbury or which are not within the City of Granbury's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

**Section 9.**  
**ENGROSS AND ENROLL**

The City Secretary of the City of Granbury is directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance records of the Town.

**Section 10.**  
**EFFECTIVE CLAUSE**

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED on this, the \_\_\_\_\_, day of \_\_\_\_\_, 201\_.

\_\_\_\_\_  
NIN HULETT, MAYOR

ATTEST:

\_\_\_\_\_  
CARLA WALKER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
JEREMY SORELLE, CITY ATTORNEY

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Nin Hulett, Mayor of the City of Granbury, Texas.

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

DRAFT

## **Exhibit "A"**

### **MUNICIPAL SERVICE PLAN FOR THE INVOLUNTARY ANNEXATION OF Approximately 341 acres of land collectively located generally north of the downtown square, south of Loop 567 and west of SH 51 (Weatherford Highway), within Hood County, Texas, as depicted generally on Exhibit 'B'**

SERVICES TO BE PROVIDED UPON THE EFFECTIVE DATE OF ANNEXATION:

#### **FIRE AND AMBULANCE SERVICE**

The City of Granbury, Texas will provide, or cause to be provided fire protection and ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Granbury, Texas, with similar topography, land use and population.

#### **POLICE**

The City of Granbury, Texas will provide police protection to the newly annexed tracts at the same or similar level of service now being provided to other areas of the City of Granbury, Texas, with similar topography, land use and population.

#### **SOLID WASTE COLLECTION**

At the present time, the City of Granbury provides solid waste and refuse collection services within the city limits of the City of Granbury, Texas, through a contract with Waste Connections Waste Management Systems. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to residents in the newly annexed area to the extent that the City has access to the area to be serviced.

#### **MAINTENANCE OF WATER AND WASTEWATER FACILITIES**

Areas previously outside of the existing city limits and being annexed into the city which already receive water and/or sanitary sewer services from the City of Granbury will continue to receive such services. All municipal water and sanitary sewer facilities will be operated, monitored and inspected in accordance with standard policies and procedures. The presently existing water and sanitary sewer mains at existing locations shall be available for the point of use extension based on the City's standard extension policies now existing or as may be amended. Existing on-site water wells and sewerage systems (OSSF's) may be maintained in accordance with the City of Granbury's Code of Ordinances.

## **MAINTENANCE OF ROADS AND STREETS**

Any and all roads, streets or alleyways which have been dedicated to the City of Granbury, Texas, or which are owned by the City of Granbury, Texas shall be maintained to the same degree and extent that other roads, streets, and alleyways are maintained in areas with similar topography, land use, population and density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Granbury, Texas, pursuant to the current rules, regulations and fees of the City of Granbury, Texas.

## **MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS**

The City Council of the City of Granbury, Texas is not aware of the existence of any existing public parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such park, playground or swimming pool does exist and is a public facility, the City of Granbury, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Granbury, Texas.

## **MAINTENANCE OF PUBLICALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE**

The City Council of the City of Granbury, Texas is not aware of the existence of any publicly owned facilities, buildings or other municipal service now located in the area proposed for annexation. In the event any such publicly owned municipal facilities, buildings or municipal services do exist and are public facilities, the City of Granbury, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Granbury, Texas.

## **CAPITAL IMPROVEMENTS:**

### **GENERAL**

The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision and development ordinances.

Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with law. Nothing in this plan shall be interpreted to require a landowner within newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

### **POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES**

The City Council of the City of Granbury, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical service. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Granbury, Texas, with the same or similar topography, land use, and population density, without reducing by more than a negligible amount the level of fire, police, and emergency medical services provided within the corporate limits of the City.

### **WATER FACILITIES AND SERVICES**

The City Council of the City of Granbury, Texas, has determined that the area to be annexed is not within another CCN and that given the rural state of development and expected development, the area is or can be adequately served by existing mains or water wells, and capital improvements are not necessary. If further development occurs which warrants placement, extension or expansion of the water main, such placement, extension or expansion will be in accordance with the City's utility policies. Upon connection to existing mains, water will be provided at the rates established by the City.

## **SEWER SERVICE**

The City Council of the City of Granbury, Texas, has determined that the area to be annexed is not within another CCN and that given the rural state of development and expected development, the area is or can be adequately served by existing sanitary sewer lines or private septic systems, and it is not necessary to construct capital improvements to provide full municipal services. If further development occurs that warrants extension or expansion of the sewer main, such extension or expansion will be in accordance with the City's utility policies. Upon connection to existing mains, sewer will be provided at the rates established by the City.

## **ROADS AND STREETS**

Within 2-1/2 years, the City of Granbury, Texas, with a cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City of Granbury, Texas. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use, and subdevelopment of the annexed property. Developers will be required pursuant to the ordinances of the City of Granbury, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications as required by the City of Granbury, Texas.

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## **SPECIFIC FINDINGS**

The City Council of the City of Granbury, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from the services provided in other areas of the City of Granbury, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Granbury, Texas will undertake to perform consistent with this Service Plan as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Granbury, Texas who reside in areas of similar topography, land utilization and population.





Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY  
(SECTION 1, TRACT 1) - West Portion**

Part of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348 situated in Hood County, Texas embracing all of the 6 acres tract described in the deed to David Alden Smith recorded in volume 1716 page 775 of the Real Records of Hood County, Texas and all of the 10 acres tract described in the deed to David Alden Smith recorded in volume 1102 page 641 of the said Real Records, and all of the 5 acres tract described in the deed to Davis Alden Smith recorded in volume 321 page 52 of the Deed Records of Hood County, Texas and all of the 0-94/100 of an acre tract described in the deed to David Alden Smith and wife Barbara Smith recorded in volume 201 page 481 of the said Deed Records, and all of the 3-444/1000 acres tract described in the deed to the City of Granbury recorded in volume 2420 page 445 of the said Real Records, and a portion of the 109-328/1000 acres tract described in the deed to David A. Smith and Julie Walker Smith recorded in Document No. 2016-0015468 of the said Real Records, and a portion of the 3-021/1000 acres tract described in the deed to David Alden Smith recorded in Document No. 2014-0011878 of the said Real Records, and a portion of the 15-840/1000 acres tract described in the deed to Lipan Property Holding LLC, recorded in Document No. 2018-0010290 of the said Real Records, and described as follows:

The bearings are per the Texas Coordinate System North Central Zone Nad 83 (2011).

Beginning at the most easterly southeast corner of Parcel 1, the 356-230/1000 acres tract described in the deed to John E. Westhoff Trustee recorded in volume 2038 page 438 of the said Real Records, and the most southerly corner of the said 6 acres tract.

Thence north 30 degrees-00 minutes-59 seconds west, along the northeasterly line of said Parcel 1, and the southwesterly line of the said 6 acres, 1442-40/100 feet to the most westerly southeast line of the said 109-328/1000 acres tract.

Thence south 58 degrees-45 minutes-41 seconds west, along the most westerly southeast line of the said 109-328/1000 acres tract, and along most easterly north line of said Parcel 1, and to and along the southeast line of the said 3-444/1000 acres tract, 449-14/100 feet to the most southerly corner of the said 3-444/1000 acres tract, and for a re-entrant corner of said Parcel 1.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 1)** continued;

Thence north 30 degrees-40 minutes-52 seconds west, along the southwest line of the said 3-444/1000 acres tract, and along the most northerly northeast line of said Parcel 1, and along the most northerly southwest line of the said 109-328/1000 acres tract, 2481-97/1000 feet to the existing Granbury City Limit Line.

Thence south 58 degrees-19 minutes-19 seconds east, along the said existing Granbury City Limit Line, 314-13/100 feet.

Thence north 58 degrees-29 minutes-26 seconds east, continuing along the said existing Granbury City Limit Line, 899-53/100 feet to the northeasterly line of the said 3-444/1000 acres tract, and the southwesterly line of Lipan Highway (Farm to Market Highway No. 4).

Thence south 31 degrees-11 minutes-19 seconds east, along the northeasterly line of the said 3-444/1000 acres tract, and the southwesterly line of Lipan Highway, and along the northeasterly line of the said 109-328/1000 acres tract, 293-54/100 feet.

Thence northeasterly and southeasterly, along the northeasterly line of 109-328/1000 acres tract, and the southwesterly line of said Farm To Market Highway No. 4 the following:

north 58 degrees-51 minutes-53 seconds east 70-48/100 feet,  
north 52 degrees-20 minutes-33 seconds east 12-50/100 feet to the beginning of a curve to the left having a radius of 2914-79/100 feet,  
along the arc of said curve to the left a distance of 172-26/100 feet, the long chord of said 172-26/100 feet arc bears south 47 degrees-04 minutes-25 seconds east 172-23/100 feet,  
south 48 degrees-44 minutes-57 seconds east 551-35/100 feet to the beginning of a curve to the left having a radius of 2914-79/100 feet,  
along the arc of said curve to the left a distance of 171-50/100 feet, the long chord of said 171-50/100 feet arc bears south 53 degrees-47 minutes-21 seconds east 171-48/100 feet,  
south 30 degrees-12 minutes-33 seconds west 13-05/100 feet,  
south 22 degrees-22 minutes-56 seconds west 70-41/100 feet,

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 1)** continued;

south 67 degrees-33 minutes-12 seconds east 363-56/100 feet,  
south 67 degrees-28 minutes-35 seconds east 753-07/100 feet to the intersection of the  
existing Granbury City Limit line.

Thence south 00 degrees-14 minutes-22 seconds east, along the existing Granbury City Limit  
line, 1810-53/100 feet to the southeasterly line of the said 15-840/1000 acres tract.

Thence south 58 degrees-14 minutes-39 seconds west, along the said southeasterly line of the  
said 15-840/1000 acres tract, to and along the southeasterly line of the said 10 acres tract, to and  
along the southeasterly line of the said 6 acres tract 669-49/100 feet to the place of beginning and  
containing 109-572/1000 acres.

This document was prepared under 22TAC 663.21, and does not reflect the results of an on the  
ground survey, and is not to be used to convey or establish interests in real property except those  
rights and interests implied or established by the creation or configuration of the boundary of the  
political subdivision for which it was prepared.

Compiled from Previous Surveys, Deed and Real Records, Hood County, and Tax Appraisal  
Office Records.

October 5, 2018

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY  
(SECTION 1, TRACT 2) – East Portion**

Part of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348 situated in Hood County, Texas embracing a portion of the 55-328/1000 acres tract described in the deed to Granbury Independent School District recorded in volume 1146 page 897 of the Real Records of Hood County, Texas and all of Tract One, the 13-133/1000 acres tract described in the deed to The LR Radio Group, Inc., recorded in volume 2514 page 578 of the said Real Records, and all of the 6-976/1000 acres tract described in the deed to Hood County recorded in volume 1914 page 320 of the said Real Records, and a portion of the 3-45/100 acres tract described in the deed to Hood County recorded in volume 1919 page 178 of the said Real Records, and a portion of the 25-293/1000 acres tract described in the deed to Hood County recorded in volume 1914 page 320 of the said Real Records, and all of Tract 1, the 0-4875/10000 of an acre tract, and all of Tract 2, the 0-467/1000 of an acre tract described in the deed to Day Water Company recorded in volume 1592 page 858 of the said Real Records, and a portion of Lot 3-R of Granbury North, according to the Plat thereof recorded in Slide A-278-B of the Plat Records of Hood County, Texas and a portion of the 24-049/1000 acres tract described in the deed to Nakoni Land and Development, LLC., recorded in volume 2182 page 100 of the said Real Records, and a portion of Lot 1. Block 1 of Park 51 Addition according to the Plat thereof recorded in Slide C-220 of the said Plat Records, and a portion of the 4 acres tract described in the deed to Park 51, LLC., recorded in volume 2448 page 133 of the said Real Records, and all of the 5-116/1000 acres tract described in the deed to Park 51, LLC., recorded in volume 2540 page 851 of the said Real Records, and a portion of the 11-341/1000 acres tract described in the deed to Raymond Plaster and Linda M. Plaster recorded in volume 1473 page 821 of the said Real Records, and a portion of the 4 acres tract described in the deed to Granbury Baptist Church recorded in Document No. 2011-0000482 of the said Real Records, and a portion of the 34-461/1000 acres tract described in the deed to W. C. Black and wife Mary Black recorded in volume 1320 page 762 of the said Real Records, and a portion of the 75-539/1000 acres tract described in the deed to June McGee recorded in Document No. 2017-0012571 of the said Real Records, and all of the 15-116/1000 acres tract described in the deed to James M. Shelby et ux., Jennifer M. Shelby recorded in Document No. 2017-0012108 of the said Real Records, and described as follows:

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 2)** continued;

Beginning at the northwest corner of Lot 1, Block 1 of Daffan Addition recorded in Slide B-254 of the said Plat Records, and in the most northerly east line of the said 24-049/1000 acres tract, and in existing Granbury City Limit Line.

Thence south 02 degrees-25 minutes-41 seconds east, along the west line of said Lot 1, Block 1 Daffan Addition, and along the existing Granbury City Limit Line, 103-24/100 feet.

Thence south 28 degrees-01 minute-19 seconds west, along the said existing Granbury City Limit Line, to and along the west line of said Lot 1, Block 1 Granbury Baptist Church Addition, 1104-96/100 feet.

Thence north 83 degrees-38 minutes-48 seconds west, along the said existing Granbury City Limit Line, 2375-77/100 feet to a southerly corner of the said 75-539/1000 acres tract, and for the northwest corner of the 2-215/1000 acres tract described in the deed to Danny Reed and Kathleen Reed recorded in volume 2232 page 272 of the said Real Records.

Thence south 81 degrees-15 minutes-57 seconds west, along the said existing Granbury City Limit Line, 632-07/100 feet.

Thence south 20 degrees-25 minutes-13 seconds west, along the said existing Granbury City Limit Line, 19-78/100 feet to the northeasterly line of Lipan Highway (Farm To Market Highway No. 4), and the southwesterly line of the said 75-539/1000 acres tract.

Thence north 67 degrees-32 minutes-41 seconds west, along the said southwesterly line of the 75-539/1000 acres tract, and along the said northwesterly line of Lipan Highway, 858-49/100 feet.

Thence north 60 degrees-11 minutes-18 seconds west, along the said southwesterly line of the 75-539/1000 acres tract, and along the said northwesterly line of Lipan Highway, 171-64/100 feet to the most westerly southwest corner of the said 75-539/1000 acres tract, and for the most westerly southwest corner of the said 15-116/1000 acres tract, and a southerly corner of the 143-16/100 acres tract described in the deed to Granbury Villa Vista LP., recorded in volume 2196 page 10 of the said Real Records.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 2)** continued;

Thence northwesterly, along the westerly line of the said 15-116/1000 acres tract, and an easterly line of the said 143-16/100 feet, and along the said existing Granbury City Limit Line the following:

north 61 degrees-32 minutes-53 seconds west 41-87/100 feet,  
north 00 degrees-16 minutes-18 seconds east 59-85/100 feet,  
north 12 degrees-55 minutes-41 seconds west 99-05/100 feet,  
north 21 degrees-26 minutes-12 seconds west 161-33/100 feet,  
north 03 degrees-48 minutes-03 seconds west 607-98/100 feet to the most westerly corner of the said 15-116/1000 acres tract.

Thence north 59 degrees-53 minutes-52 seconds east, along the northwesterly line of the said 15-116/1000 acres tract, and a southeasterly line of the said 143-16/100 acres tract, and continuing along the said existing Granbury City Limit Line, 683-11/100 feet to the most northerly corner of the said 15-116/1000 acres tract, an a re-entrant corner of the said 143-16/100 acres tract.

Thence south 31 degrees-00 minutes-56 seconds east, along the northeasterly line of the said 15-116/1000 acres tract, and along a southwesterly line of the said 143-16/100 acres tract, and continuing along the said existing Granbury City Limit Line, 749-04/100 feet to the most easterly corner of the said 15-116/1000 acres tract, and a southwesterly corner of the said 143-16/100 acres tract, in the northwesterly line of the said 75-539/1000 acres tract.

Thence north 58 degrees-40 minutes-44 seconds east, along the said northwesterly line of the said 75-539/1000 acres tract, and along the southeasterly line of the said 143-16/100 acres tract, and to and along the southeasterly line of the 2-495/1000 acres tract described in the deed to Granbury Independent School recorded in volume 1325 page 185 of the said Real Records, and along the said existing Granbury City Limit Line, 2035-81/100 feet to the most northerly corner of the said 75-539/1000 acres tract, and the northwest corner of the said 25-293/1000 acres tract.

Thence north 58 degrees-23 minutes-59 seconds east, along the northwest line of the said 25-293/1000 acres tract, and along the said southeasterly line of the 143-16/100 acres tract, and along the existing Granbury City Limit Line, 388-88/100 feet to the most southerly corner of the said 55-328/1000 acres tract.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY, (SECTION 1, TRACT 2)** continued;

Thence north 30 degrees-44 minutes-22 seconds west, along the southwesterly line of the said 55-328/1000 acres tract, and along the said existing Granbury City Limit Line, 1498-93/100 feet.

Thence north 58 degrees-29 minutes-48 seconds east, along the said existing Granbury City Limit Line, 354-20/100 feet.

Thence north 70 degrees-51 minutes-23 seconds east, along the said existing Granbury City Limit Line, 193-65/100 feet to the southwesterly line of a tract to Larry W. Avery and Lisa R. Avery recorded in volume 1653 page 927 of the said Real Records.

Thence south 30 degrees-43 minutes-24 seconds east, along the said southwesterly line of Avery tract, and along the said existing Granbury City Limit Line, 169-67/100 feet to the most southerly corner of the said Avery tract, and a re-entrant corner of the said 55-328/1000 acres tract.

Thence north 59 degrees-25 minutes-20 seconds east, along the southeasterly line of the said Avery tract, and along the northwesterly line of the of the said 55-328/1000 acres tract, and along the said existing Granbury City Limit Line 463-27/100 feet.

Thence north 86 degrees-48 minutes-15 seconds east, along the said existing Granbury City Limit Line 84-10/100 feet.

Thence north 89 degrees-28 minutes-33 seconds east, along the said existing Granbury City Limit Line, 186- 79/100 feet to the southwesterly line of Lot 1, Block 1 of FUMC ADDITION, according to the plat thereof recorded in Cabinet B-340 of the said Plat Records, and the northeasterly line of the said 55-328/1000 acres tract.

Thence south 30 degrees-36 minutes-10 seconds east, along the said existing Granbury City Limit Line, and along the said northeasterly line of the said 55-328/1000 acres tract, and the said southwesterly line of said Lot 1, Block 1 FUMC ADDITION, 764-49/100 feet to the most southerly corner of said Lot 1, Block 1 of FUMC ADDITION, and the most westerly corner of the 18-289/1000 acres tract described in the deed to Tribco LLC., recorded in Document No. 2016-0002602 of the said Real Records.



Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 2)** continued;

Thence south 30 degrees-41 minutes-19 seconds east, along the said existing Granbury City Limit Line, and along the said northeasterly line of the 55-328/1000 acres tract, and along the southwesterly line of the said 18-289/1000 acres tract, and to and along the northeasterly line of said Tract One (13-133/1000 acres tract), 634-24/100 feet to the most southerly southwest corner of the said 18-289/1000 acres tract, and the northwesterly corner of said Tract 1 (0-4875/10000 acres tract).

Thence north 89 degrees-18 minutes-08 seconds east, along the said existing Granbury City Limit Line, and along the north line of said Tract 1 (0-4875/10000 of an acre tract), and along the south line of the said 18-289/1000 acres tract, 101-34/100 feet to the northeast corner of said Tract 1 (0-4875/10000 of an acre tract), and the most northerly northwest corner of the 16-566/1000 acres tract described in the deed to Hood County recorded in volume 1914 page 320 of the said Real Records.

Thence south 09 degrees-22 minutes-24 seconds east, along the said existing Granbury City Limit Line, along the east line of said Tract 1 (0-4875/10000 of an acre tract), and along the westerly line of the said 16-566/1000 acres tract, 204-63/100 feet to the southeast corner of said Tract 1 (0-4875/10000 of an acre tract), and a re-entrant corner of the said 16-566/1000 acres tract.

Thence south 80 degrees-34 minutes-45 seconds west, along the said existing Granbury City Limit Line, and along the south line of said Tract 1 (0-4875/10000 of an acre tract), and the most westerly north line of the said 16-566/1000 acres tract, 64-26/100 feet to the northeast corner of said Tract 2 (0-467/1000 of an acre tract), and the most westerly northwest corner of the said 16-566/1000 acres tract.

Thence south 10 degrees-07 minutes-20 seconds east, along the said existing Granbury City Limit Line, and along the east line of said Tract 2 ( 0-467/1000 of an acre tract), and along the westerly line of the said 16-566/1000 acres tract, 679-61/100 feet to the southeast corner of said Tract 2 ( 0-467/1000 of an acre tract), and the southwest corner of the said 16-566/1000 acres tract, in the northerly line of the said 3-45/100 acres tract.

Thence north 87 degrees-31 minutes-11 seconds east, along the said existing Granbury City Limit Line, and along the said northerly line of the 3-45/100 acres tract, 146-19/100 feet.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY,  
(SECTION 1, TRACT 2)** continued;

Thence south 02 degrees-11 minutes-49 seconds east, along the said existing Granbury City Limit Line, to and along the east line of the said 24-049/1000 acres tract, and to and along the west line of Lot 1R1B1 of Granbury North Addition according to the Plat thereof recorded in Slide C-341 of the said Plat Records, 935-43/100 feet to the place of beginning and containing 231-073/1000 acres.

The bearings are per the Texas Coordinate System North Central Zone Nad 83 (2011).

This document was prepared under 22TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or configuration of the boundary of the political subdivision for which it was prepared.

Compiled from Previous Surveys, Deed and Real Records, Hood County, and Tax Appraisal Office Records.