

DRAFT ORDINANCE NO. _____
(Section 2)

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, NORTH OF US 377, ALONG OLD GRANBURY ROAD AND MEANDER ROAD COMPRISING A TOTAL OF APPROXIMATELY 800 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 managed 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') located in Hood County, Texas, comprising a combined total of approximately 800 acres of land collectively located generally

north of US 377, along Old Granbury Road and Meander Road, 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 a 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 800 acres of land collectively located generally north of US 377, along Old Granbury Road and Meander Road, 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.

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.

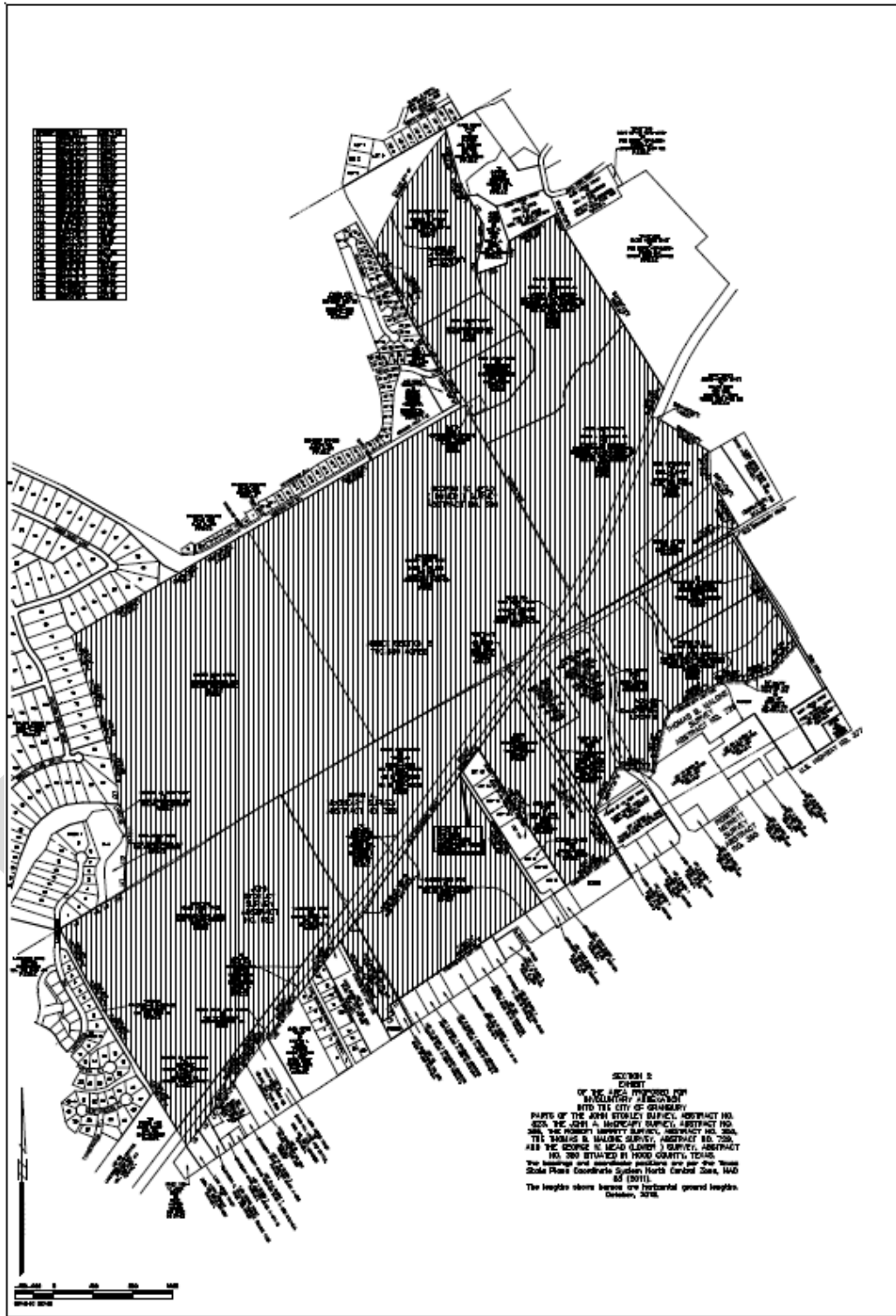


Exhibit 'B' - Property Boundary Map & Metes & Bounds Description – Section 2

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 2)**

Parts of the JOHN STOKLEY SURVEY, Abstract No. 523, the JOHN A. McCREARY SURVEY, Abstract No. 386, the ROBERT MERRITT SURVEY, Abstract No. 355, the THOMAS B. MALONE SURVEY, Abstract No. 729, and the GEORGE W. MEAD (Lower) SURVEY, Abstract No. 350 situated in Hood County, Texas; embracing a portion of the 50-6293/10000 acres tract described in the deed to NE-Granbury Holdings, LLC., recorded in Document No. 2015-0006625 of the Real Records of Hood County, Texas and all of the 0-403/1000 of an acre tract described in the deed to Hood County recorded in volume 2208 page 540 of the said Real Records, and a portion of Lot 1A, of AIKEN SUBDIVISION NO. ONE, according the Plat thereof recorded in Slide B-359 of the Plat Records of Hood County, Texas and all of Tract One, the 110-86/100 acres tract described in the deed to Ronny and Diane Hasty recorded in Document No. 2015-0000323 of the said Real Records, and all of the 42-330/1000 acres tract described in the deed to Tim Allen and Melissa Allen recorded in Document No. 2016-0013590 and by Correction Affidavit recorded in Document No. 2017-0007207 of the said Real Records, and all of the 137-882/1000 acres tract described in the deed to Teag Construction LLC., recorded in Document No. 2016-0005814 of the said Real Records, and all of Tract One, the 141-027/1000 acres tract and all of Tract Two the 1-473/1000 acres tract described in the deed to James E. Williams and wife Sandra K. Williams recorded volume 2000 page 405 of the said Real Records, and all of Lot 1 Block 1, CORNERSTONE CHRISTIAN ACADEMY ADDITION, according to the Plat thereof recorded in Slide B-384 of the said Plat Records, and all of the 9-197/1000 acres tract described in the deed to James English and spouse Jacqueline English recorded in Document No. 2016-0012227 of the said Real Records, and all of the 10-010/1000 acres tract described in the deed to Norway Properties, LLC., recorded in volume 2188 page 856 of the said Real Records, and a portion of the 37-853/1000 acres tract described in the deed to Thomas & Cheryl Jorgenson, LLC., recorded in volume 2066 page 778 of the said Real Records, and all of the 38-483/1000 acres tract described in the deed to Lonnie K. Ledbetter Jr., and Sandra Lea Ledbetter, Co-Trustees of the Lonnie K. Ledbetter and Sandra Lea Ledbetter 2000 Base Trust recorded in Document No. 2018-0006056 of the said Real Records, and all of the 49-395/1000 acres tract described in the deed to Lonnie K. Ledbetter Jr., and Sandra Lea Ledbetter, Co-Trustees of the Lonnie K. Ledbetter and Sandra Lea Ledbetter 2000 Base Trust recorded in Document No. 2018-0006055 of the said Real Records, and a portion of the

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY**,
continued;

38-16/100 acres tract described in the deed to Ronald L. Hasty and Cynthia D. Hasty recorded in volume 1458 page 91 of the said Real Records, and a portion of the tract described in the deed to The Board of Trustees of the Granbury Independent School District recorded in volume 2541 page 506 of the said Real Records, and portions of Parcels No. 1, 2, and 3 described in the deed to Suzanne Luton Woodruff, Trustee, Nancy Luton, Trustee, and John Henry Luton, Trustee recorded in Document No. 2012-0002093 of the said Real Records, and a portion of the 4-371/1000 acres tract described in the deed to Hood County recorded in volume 2535 page 496 of the said Real Records, and all of the 6-200/1000 acres tract described in the deed to Brazos Electric Power Cooperative Inc., recorded in volume 341 page 306 of the said Deed Records of Hood County, Texas and a portion of Lot 8, Block 1 of GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide A-383-B of the said Plat Records, and a portion of the First Tract to J. S. Luton and wife Doris Luton recorded in volume 105 page 11 of the said Deed Records, and a portion of the Cen-tex Rural Rail Transportation District Right of Way, and described as follows:

Beginning at the northeast corner of the said 50-6293/10000 acres tract, and for the northwest corner of Corporate Drive and southerly line of Old Granbury Road.

Thence south 32 degrees-36 minutes-53 seconds east, along the easterly line of the said 50-6293/10000 acres tract, and the westerly line of said Corporate Drive, 1535-65 /100 feet to the most westerly corner of Lot 7R2R Block 1, GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide B-42 of the said Plat Records, and existing Granbury City Limit Line.

Thence south 55 degrees-55 minutes-07 seconds west, along the said existing Granbury City Limit Line, and to and along the northwesterly line of Lot 6, Block 1 of GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide A-383-B of the said Plat Records, and to and along the northwesterly line of Lot 5R, Block 1 of GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide C-17 of the said Plat Records, and to and along the northwesterly line of Lot 3-R, Block 1 of GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide B-24 of the said Plat Records, and to and along the northwesterly line of Lots 2, 1, and 1A of Block 1 of GRANBURY CORNERS ADDITION, according to the Plat thereof recorded in Slide A-383-B of the said Plat Records, 1755-14 /100 feet to the most westerly corner of said Lot 1A, Block 1, and the most northerly corner of Lot 1B, AIKEN SUBDIVISION NO. ONE according to the Plat thereof recorded in Slide B-359 of the

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

said Plat Records.

Thence south 56 degrees-00 minutes-13 seconds west, along the said existing Granbury City Limit Line, and the northwesterly line of said Lot 1B, and along a southeasterly line of said Lot 1A, 100-12 /100 feet to the most westerly corner of said Lot 1B, and a re-entrant corner of said Lot 1A.

Thence south 25 degrees-44 minutes-30 seconds east, along said existing Granbury City Limit Line, and along the southwesterly line of said Lot 1B, and along the most southerly northeast line of said Lot 1A, 100-01 /100 feet.

Thence south 56 degrees-00 minutes-13 seconds west, along the said existing Granbury City Limit Line, 149-61 /100 feet to the northeasterly line of Lot 2, AIKEN SUBDIVISION NO. ONE, according to the plat thereof recorded in volume 117 page 600 of the said Deed Records.

Thence north 27 degrees-04 minutes-51 seconds west, along the said existing Granbury City Limit Line, and along the said northeasterly line of Lot 2, AIKEN SUBDIVISION NO. ONE (volume 117 page 600), 922-68 /100 feet to the most northerly corner of said Lot 2, AIKEN SUBDIVISION NO. ONE (volume 117 page 600), and the southeasterly line of Old Granbury Road.

Thence south 37 degrees-44 minutes-59 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the most northerly northwest line of said Lot 2, AIKEN SUBDIVISION NO. ONE (volume 117 page 600), and to and along the northwest line of the 1-145/1000 acres tract described in the deed to Rucker Creek LLC., recorded in Document No. 2017-0012912 of the said Real Records, and to and along the northwesterly line of EAST PARK SUB., according to the plat thereof recorded in Slide A-101 of the said Plat Records, 714-28 /100 feet to the most westerly corner of said EAST PARK SUB., and most northerly corner of the 8-48/100 acres tract described in the deed to Martin L. West, Trustee under Martin L. West Living Trust recorded in volume 1839 page 780 of the said Real Records.

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

Thence south 36 degrees-51 minutes-08 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of the said 8-48/100 acres tract, to an along the northwesterly line of the 0-025/1000 of an acre tract described in the deed to the City of Granbury recorded in volume 1708 page 619 of the said Real Records, 513-91 /100 feet to the most westerly corner of the said 8-48/100 acres tract, and the most westerly corner of the said 0-025/1000 of an acre tract, and the most northerly corner of the 4-925/1000 acres tract described in the deed to San Hill Land and Cattle LLC., recorded in Document No. 2017-0013588 of the said Real Records.

Thence south 37 degrees-04 minutes-32 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of the said 4-925/1000 acres tract, to and along the northwesterly line of Lot 8 of said AIKEN SUBDIVISION NO. ONE (volume 117 page 600), 353-04 /100 feet to the most westerly corner of said Lot 8 of said AIKEN SUBDIVISION NO. ONE (volume 117 page 600), and the most northerly corner of Lot 9 of said AIKEN SUBDIVISION NO. ONE (volume 117 page 600).

Thence south 37 degrees-04 minutes-32 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of said Lot 9 of AIKEN SUBDIVISION NO. ONE (volume 117 page 600), 217-93 /100 feet to most westerly corner of said Lot 9 of AIKEN SUBDIVISION NO. ONE (volume 117 page 600), and the most northerly corner of Lot 2-B-R-1, GRANBURY OAKS ADDITION, according to the plat thereof recorded in Slide P-518 of the said Plat Records.

Thence south 35 degrees-39 minutes-14 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of said Lot 2-B-R-1, 321-79 /100 feet to a northwesterly corner of said Lot 2-B-R-1, and the most northerly corner of the 0-33/100 of an acre tract described in the deed to Ed Faske recorded in volume 2456 page 211 of the said Real Records, and described in volume 1145 page 797 of the said Real Records.

Thence south 37 degrees-46 minutes-47 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of the said 0-33/100 of an acre tract, 122-67 /100 feet to the most westerly corner of the said 0-33/100 of an acre tract, and the most northerly corner of the 1-39/100 acres tract described in the deed to Sandra K. Williams, Trustee recorded in volume 1436 page 798 of the said Real Records.

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

Thence south 33 degrees-40 minutes-33 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of the said 1-39/100 acres tract, 160-66 /100 feet to the most westerly corner of the said 1-39/100 acres tract, and the most northerly corner of the 1-319/1000 acres tract described in the deed to Larry D. Riggan recorded in Document No. 2013-0014661 of the said Real Records.

Thence south 38 degrees-40 minutes-38 seconds west, along the said existing Granbury City Limit Line, and along the said southeasterly line of Old Granbury Road, and along the northwesterly line of said 1-319/1000 acres tract, 195-00 /100 feet to a re-entrant corner of the said Granbury City Limit Line.

Thence north 31 degrees-30 minutes-49 seconds west, crossing old Granbury Road, to and along the northeast line of Lot 56, and the northeast line of Tract D, of LAKEWOOD HILLS ESTATES, SECTION ONE, according to the plat thereof recorded in volume 138 page 417 of the said Plat Records, to and along the southwesterly line of said Tract One (110-86/100 acres), 1271-00 /100 feet,

Thence north 30 degrees-53 minutes-01 seconds west, along the northeast line of Tract D, of LAKEWOOD HILLS ESTATES, SECTION ONE, according to the plat thereof recorded in volume 138 page 417 of the said Plat Records, and along the southwesterly line of said Tract One (110-86/100 acres), 308-66 /100 feet.

Thence north 30 degrees-01 minutes-25 seconds west, along the northeast line of Tract D, of LAKEWOOD HILLS ESTATES, SECTION ONE, according to the plat thereof recorded in volume 138 page 417 of the said Plat Records, and along the southwesterly line of said Tract One (110-86/100 acres), 407-93 /100 feet,

Thence north 27 degrees-25 minutes-29 seconds west, along the northeast line of Tract D, of LAKEWOOD HILLS ESTATES, SECTION ONE, according to the plat thereof recorded in volume 138 page 417 of the said Plat Records, and along the southwesterly line of said Tract One (110-86/100 acres), 560-02 /100 feet to the most westerly corner of said Tract One (110-86/100 acres), and the most westerly corner of Lot 1, Block 1, LAKEWOOD HILLS ESTATES, SECTION ONE, according to the plat thereof recorded in volume 138 page 417 of the said Plat Records.

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

Thence north 60 degrees-02 minutes-06 seconds east, along a northwesterly line of said Tract One (110-86/100 acres), and along a southeasterly line of said Block 1, LAKEWOOD HILLS ESTATES, 350-67 /100 feet.

Thence north 56 degrees-48 minutes-19 seconds east, continuing along a northwesterly line of said Tract One (110-86/100 acres), and along the southeasterly line of said Block 1, LAKEWOOD HILLS ESTATES, 123-35 /100 feet.

Thence north 62 degrees-18 minutes-30 seconds east, continuing along a northwesterly line of said Tract One (110-86/100 acres), and along the southeasterly line of said Block 1, LAKEWOOD HILLS ESTATES, 91-75 /100 feet.

Thence north 60 degrees-21 minutes-45 seconds east, continuing along a northwesterly line of said Tract One (110-86/100 acres), to and along the southeasterly line of 2-224/1000 acres tract described in the deed to Texag Construction LLC., recorded in Document No. 2016-0005623 of the said Real Records, 201-03 /100 feet to the southwest corner of the said 137-882/1000 acres tract, and a southeasterly corner of the said 2-224/1000 acres tract.

Thence north 03 degrees-39 minutes-36 seconds west, along the westerly line of the said 137-882/1000 acres tract, and along the easterly line of the said 2-224/1000 acres tract, 172-26 /100 feet.

Thence north 06 degrees-16 minutes-28 seconds east, continuing along the said westerly line of the 137-882/1000 acres tract, and the said easterly line of the 2-224/1000 acres tract, 279-09 /100 feet.

Thence north 01 degrees-05 minutes-58 seconds west, continuing along the said westerly line of the 137-882/1000 acres tract, and the said easterly line of the 2-224/1000 acres tract, 103-90 /100 feet..

Thence north 04 degrees-52 minutes-23 seconds west, along the said westerly line of the 137-882/1000 acres tract, and the easterly line of the said 2-224/1000 acres tract, 53-68 /100 feet to the easterly line of the 0-659/1000 of an acre tract described in the deed to Texag Construction LLC., recorded in Document No. 2016-0005623 of the said Real Records.

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

Thence north 13 degrees-14 minutes-33 seconds west, along the easterly line of the said 0-659/1000 of an acre tract, and along the said westerly line of the said 137-882/1000 acres tract, 241-70 /100 feet.

Thence north 36 degrees-41 minutes-39 seconds west, along the said easterly line of the 0-669/1000 of an acre tract, and along the said westerly line of the 137-882/1000 acres tract, 48-33 /100 feet to the southeasterly corner of Lot 82, of MALLARD POINTE ON LAKE GRANBURY, according to the plat thereof recorded in Slide A-388-B of the said Plat Records.

Thence north 03 degrees-04 minutes-42 seconds west, along the said westerly line of the 137-882/1000 acres tract , and along the easterly line of said MALLARD POINTE ON LAKE GRANBURY, 181-91 /100 feet.

Thence northwesterly, along the said westerly line of the said 137-882/1000 acres tract, and the said easterly line of MALLARD POINTE ON LAKE GRANBURY, the following;

north 13 degrees-39 minutes-52 seconds west 367-56 /100 feet
north 16 degrees-59 minutes-44 seconds west 428-93 /100 feet
north 17 degrees-48 minutes-07 seconds west 347-35 /100 feet
north 18 degrees-37 minutes-49 seconds west 450-13 /100 feet to the northwest corner of the said 137-882/1000 acres tract, and a re-entrant corner of said MALLARD POINTE ON LAKE GRANBURY.

Thence north 59 degrees-39 minutes-35 seconds east, along the northerly line of the said 137-882/1000 acres tract, and along a southeasterly line of said MALLARD POINTE ON LAKE GRANBURY 1315-44 /100 feet.

Thence north 54 degrees-24 minutes-30 seconds east, continuing along the said 137-882/1000 acres tract, 22-72 /100 feet.

Thence north 59 degrees-32 minutes-30 seconds east, continuing along the said northerly line of the 137-882/1000 acres tract, for the southerly line of Hideaway Bay Court, 743-63 /100 feet to the northeast corner of the said 137-882/1000 acres tract, and the northwest corner of said Tract One (141-027/1000 acres tract).

Thence north 59 degrees-36 minutes-03 seconds east, along the northerly line of said Tract One (141-027/1000 acres tract), and the southerly line of Hideaway Bay Court, 2503-82 /100 feet.

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

Thence north 29 degrees-41 minutes-08 seconds west, to and along the northeasterly line of the 1-62/100 acres tract described in the deed to Meander Estates Property Owners Association, Inc., recorded in Document No. 2011-0005937 of the said Real Records, and the southwesterly line of Meander Road, 460-17 /100 feet to the northerly line of Estate Drive.

Thence south 60 degrees-23 minutes-45 seconds west, along the said northerly line of Estate Drive, 9-23 /100 feet to the southeast corner of Lot 1, Block 1 MEANDER PARK ADDITION, according to the Plat thereof recorded in Slide C-304 of the said Plat Records.

Thence north 29 degrees-36 minutes-01 seconds west, along the northeasterly line of said Lot 1, Block 1 (MEANDER PARK ADDITION), and the northeasterly line of Meander Road, 297-23 /100 feet to the northeast corner of said Lot 1, Block 1 (MEANDER PARK ADDITION), and the southeasterly corner of Lot 28, and southwesterly corner of TRACT C, of PHASE TWO, SECTION TWO, MEANDER ESTATES INTO EMERALD GLEN, according to the Plat thereof recorded in Slide P-498 of the said Plat Records.

Thence north 60 degrees-18 minutes-48 seconds east, along the southeasterly line of said Tract C, 8-73 /100 feet to the southeasterly corner of said Tract C, and the southwesterly line of said Meander Road.

Thence north 29 degrees-41 minutes-09 seconds west, along the northeasterly line of said Tract C. and to and along the northeasterly line of Tract B (PHASE TWO, SECTION TWO, MEANDER ESTATES INTO EMERALD GLEN), and along the said southwesterly line of Meander Road, 1068-84 /100 feet to the existing ETJ (Extra Territorial Jurisdiction) line City of Granbury, and beginning of a curve to the right having a radius of 5280-00/100 feet.

Thence northeasterly, along the existing ETJ (Extra Territorial Jurisdiction) line City of Granbury, crossing said Meander Road, and crossing the said 37-853/1000 acres tract, and along the arc of said curve to the right and arc length of 1427-98/100 feet to the northeasterly line of the said 37-853/1000 acres tract, and the southwesterly line of the 6-118/1000 acres tract described in the deed to Kenneth Parker and Natalie Parker recorded in Document No. 2016-0004938 of the said Real Records. The long chord of said 1427-98/100 feet arc bears north 31 degrees-43 minutes-36 seconds east 1423-64 /100 feet.

Thence south 15 degrees-12 minutes-02 seconds east, along the said northeasterly line of the 37-853/1000 acres tract, and along the southwesterly line of the said 6-118/1000 acres tract, 560-28 /100 feet.

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

Thence south 32 degrees-18 minutes-58 seconds east, along the northeasterly line of the said 37-853/1000 acres tract, and along the said southwesterly line of the 6-118/1000 acres tract, 135-16 /100 feet to a southerly corner of the said 6-118/1000 acres tract, and the northwest corner of the 4-090/1000 acres tract described in the deed to Eric W. Does and Paula A. Does recorded in Document No. 2012-0011912 of the said Real Records.

Thence southerly, along the easterly line of the said 37-853/1000 acres tract, and the westerly line of the said 4-090/1000 acres tract the following;

 south 28 degrees-19 minutes-18 seconds east 323-89 /100 feet
 south 01 degrees-37 minutes-41 seconds east 154-23 /100 feet
 south 15 degrees-27 minutes-31 seconds west 239-27 /100 feet
 south 01 degrees-02 minutes-03 seconds west 120-75 /100 feet to the southwest corner of the said 4-090/1000 acres tract, and a northwest corner of the said 38-483/1000 tract.

Thence north 71 degrees-05 minutes-20 seconds east, along the south line of the said 4-090/1000 acres tract, and along the northwesterly line of the said 38-483/1000 acres tract, 321-14 /100 feet.

Thence north 05 degrees-00 minutes-39 seconds east, along the southeasterly line of the said 4-090/1000 acres tract, and the northwesterly line of the said 38-483/1000 acres tract, 223-53 /100 feet to the southwest corner of the 4-055/1000 acres tract described in the deed to Eric W. Does and Paula A. Does recorded in Document No. 2012-0011912 of the said Real Records.

Thence north 60 degrees-01 minutes-06 seconds east, along the southerly line of the said 4-055/1000 acres tract, and the northwesterly line of the said 38-483/1000 acres tract, 572-92 /100 feet to the most northerly corner of the said 38-483/1000 acres tract, and the southeast corner of the said 4-055/1000 acres tract, in the southwesterly line of the 5-00/100 acres tract described in the deed to Bill A. Bloodgood and Annette R. Bloodgood recorded in volume 1673 page 498 of the said Real Records.

Thence south 23 degrees-34 minutes-02 seconds east, along the northeast line of the said 38-483/1000 acres tract, and along the southwest line of the said 5-00/100 acres tract, 199-35 /100 feet to the southwest corner of the said 5-00/100 acres tract, and the northwest corner of the 40-791/1000 acres tract described in the deed to Iron Horse Appaloosa Ranch LLC., recorded in volume 2538 page 288 of the said Real Records.

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

Thence south 31 degrees-55 minutes-42 seconds east, along the northeasterly line of the said 38-483/1000 acres tract, and the southwesterly line of the said 40-791/1000 acres tract, to and along the northeasterly line of the said 49-395/1000 acres tract, 1882-57 /100 feet to the southeast corner of the said 49-395/1000 acres tract, and the south corner of the said 40-791/1000 acres tract, for the northwesterly line of the tract to Centex Rural Rail Transportation District recorded in volume 1434 page 769 of said Real Records, and described in volume M page 141 of the said Deed Records.

Thence south 23 degrees-30 minutes-50 seconds west, along the southeasterly line of the said 49-395/1000 acres tract, and along the northwesterly line of the said Centex tract, 302-76 /100 feet.

Thence south 64 degrees-48 minutes-05 seconds east, crossing the said Centex tract, to and along the northeasterly line of the said 38-16/100 acres tract, 148-07 /100 feet.

Thence south 56 degrees-45 minutes-30 seconds east, along the northeasterly line of the said 38-16/100 acres tract, 546-57 /100 feet to a re-entrant corner of the said 38-16/100 acres tract.

Thence south 01 degrees-41 minutes-15 seconds east 316-48 /100 feet.

Thence south 37 degrees-14 minutes-50 seconds east 165-83 /100 feet.

Thence south 30 degrees-26 minutes-23 seconds east 356-97 /100 feet to the southeasterly line of the said 38-16/100 acres tract, for the northwesterly line of the Old Granbury Road.

Thence south 58 degrees-48 minutes-52 seconds west, along the said southeasterly line of the 38-16/100 acres tract, and the northwesterly line of said Old Granbury Road, 116-87 /100 feet.

Thence south 31 degrees-08 minutes-23 seconds east, crossing said Old Granbury Road, to and along the southwesterly line of Peck Road, 1322-40 /100 feet to the existing Granbury City Limit Line.

Thence westerly, along the said existing Granbury City Limit Line the following;

south 42 degrees-09 minutes-07 seconds west 384-00 /100 feet,
south 70 degrees-08 minutes-46 seconds west 268-34 /100 feet,
south 88 degrees-42 minutes-35 seconds west 250-32 /100 feet,

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

south 60 degrees-57 minutes-07 seconds west 496-89 /100 feet to the beginning of a curve to the left having a radius of 310-00/100 feet, along the arc of said curve to the left an arc distance of 257-52/100 feet, the long chord of said 257-52/100 feet arc bears south 37 degrees-09 minutes-13 seconds west, 250-18 /100 feet, south 13 degrees-21 minutes-20 seconds west 467-32 /100 feet, north 86 degrees-09 minutes-12 seconds west 368-97 /100 feet, south 27 degrees-11 minutes-31 seconds west 500-95 /100 feet, south 30 degrees-19 minutes-52 seconds east 466-64 /100 feet, south 55 degrees-55 minutes-09 seconds west 627-37 /100 feet to the southwesterly line of said Lot 8, Block 1 GRANBURY CORNERS ADDITION, (Slide A-383-B), and the most northerly corner of Lot 7R1R, Block 1 GRANBURY CORNERS ADDITION, (Slide B-42), and the most easterly corner of Lot 9, Block 1 GRANBURY CORNERS ADDITION , (Slide B-42).

Thence north 32 degrees-37 minutes-07 seconds west, along the northeasterly line of Lots 9, 10, 11, 11A, 12, 13, 14, and 15, a distance of 1647-84 /100 feet to most northerly corner of Lot 15, and the southeasterly line of Old Granbury Road.

Thence south 35 degrees-37 minutes-20 seconds west, along the northwesterly line of said Lot 15, Block1 GRANBURY CORNERS ADDITION, and the northerly line of said Corporate Drive, 323-10 /100 feet to the place of beginning and containing 797-680/1000 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.