

DRAFT ORDINANCE NO. _____
(Section 3)

AN ORDINANCE PROVIDING FOR THE INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY OF TERRITORY MORE SPECIFICALLY DESCRIBED BELOW AND GENERALLY LOCATED ON THE SOUTHWEST SIDE OF GRANBURY, SOUTH OF US 377 AND WEST OF S.H. 144 (MORGAN STREET) COMPRISING A TOTAL OF APPROXIMATELY 455 ACRES OF LAND COLLECTIVELY, 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 455 acres of land collectively of multiple separate tracts located generally on the southwest side of Granbury, south of Business US377 and west of SH 144, 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_.

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 455 acres of land collectively of multiple separate tracts located generally on the southwest side of Granbury, south of Business US377 and west of SH 144, 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.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)**

Parts of the MILAM COUNTY SCHOOL SURVEY, Abstract No. 348 (Upper and Lower League), situated in Hood County, Texas and embracing all of Tract II, the 8-85/100 acres tract described in the deed to Donnie L. Johnson, Trustee of the Martha Kay Johnson Disclaimer Trust recorded in volume 1472 page 178 of the said Real Records of Hood County, Texas and a portion of the 194-323/1000 acres tract described in the deed to William Harvey Trustee for The Granbury 377 Joint Venture recorded in volume 2007 page 130 of the said Real Records, and all of the 0-981/1000 of an acre tract described in the deed to William Harvey, Trustee for The Granbury Joint Venture recorded in volume 2057 page 797 of the said Real Records, all of the 5-897/1000 acres tract described in the deed to Hood County, Texas recorded in volume 2539 page 300 of the said Real Records, and all of Lot 1, Block 1 TSC-GRANBURY, according to the plat thereof recorded in Slide C-48 of the Plat Records of Hood County, Texas, and all of the 2-832/1000 acres tract described in the deed to First Christian Church (Disciples of Christ), Granbury Texas, A Non Profit Corp., recorded in volume 1488 page 590 of the said Real Records, and all of Tract One, the 4 acres tract, and Tract Two, the 1 acre tract described in the deed to First Christian Church (Disciples of Christ), Granbury Texas, A Non Profit Corp., recorded in volume 1528 page 391 of the said Real Records, and all of the 1-00/100 acre tract described in the deed to the Oh You Girls, LLC., recorded in Document No. 2018-0007139 of the said Real Records, and all of Lot 1, Block 1, COATES ADDITION, according to the plat thereof recorded in Slide C-42 of the said Plat Records, and all of Lot 1, Block 1, HICKS ADDITION, according to the plat thereof recorded in Slide B-398 of the said Plat Records, and a portion of the tract described in the deed to R. F. Daniel recorded in volume 95 page 298 of the Deed Records of Hood County, Texas, and a portion of the tract described in the deed to J. M. Daniel recorded in volume 95 page 297 of the said Deed Records, and all of the 37-139/1000 acres tract described in the deed to Lynn Turney and Marcie Turney recorded in volume 2419 page 251 of the said Real Records, and described as follows;

Beginning at the most easterly northeast corner of the said 194-323/1000 acres tract, and the most northerly northwest corner of the tract described in the deed to Hood County Hospital District, according to the plat thereof recorded in Slide A-253-B of the said Plat Records, for the southerly line of US. Highway No. 377, and in the existing Granbury City Limit Line.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence south 47 degrees-16 minutes-22 seconds west, along the northwesterly line of the said Hood County Hospital District tract, and along the most northerly southeast line of the said 194-323/1000 acres tract, and along the said existing Granbury City Limit Line, to and along the northwest line of Lot 3, Block 1 Hood County Hospital District, according to the plat thereof recorded in Slide A-364-B of the said Plat Records, 1190-22 /100 feet to the most westerly corner of said Lot 3, and in the northeast line of said Tract II.

Thence south 39 degrees-21 minutes-12 seconds east, along the said existing Granbury City Limit Line, and along the said northeast line of said Tract II, and along the southwest line of said Lot 3, Block 1, and to and along the southwest line of Lot 2 in Block 1 of Hood County Hospital District Addition, according to the plat thereof recorded in Slide A-305 of the said Plat Records, 750-12 /100 feet to the southeasterly corner of said Tract II, and the most southerly southwest corner of said Lot 2, Block 1, for the northwesterly line of Paluxy Highway (Farm To Market Highway No. 51).

Thence south 46 degrees-44 minutes-06 seconds west, along the said existing Granbury City Limit Line, and along the southeasterly line of said Tract II, and the said northwesterly line of Paluxy Highway, 109-09 /100 feet to the beginning of a curve to the left having a radius of 2914-79/100 feet.

Thence southwesterly, along the said existing Granbury City Limit Line, and along the arc of said curve to the left, and along the said southeasterly line of Tract II, and along the said northwesterly line of Paluxy Highway, and arc length of 469-35/100 feet. The long chord of said 469-35/100 feet arc bears south 42 degrees-03 minutes-00 seconds west 468-84 /100 feet.

Thence south 37 degrees-17 minutes-10 seconds west, along the said existing Granbury City Limit Line, and along the southeasterly line of the said 0-981/1000 of an acre tract, and along the said northwesterly line of said Paluxy Highway, 533-32 /100 feet to the most southerly corner of the said 0-981/1000 of an acre.

Thence southwesterly, along the said existing Granbury City Limit Line, and along the said southeasterly line of the 194-323/1000 acres tract, and along the southeasterly line of the said 5-897/1000 acres tract, and along the said northwesterly line of Paluxy Highway, the following;

south 37 degrees-13 minutes-43 seconds west 1244-48 /100 feet to the beginning of a curve to the right having a radius of 1382-55/100 feet,

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

along the arc of said curve to the right an arc length of 526-56/100 feet,
the long chord of said 526-56/100 feet arc bears south 48 degrees-07 minutes-48 seconds
west 523-38 /100 feet,
south 59 degrees-27 minutes-00 seconds west 209-75 /100 feet to the most southerly
southwest corner of the said 194-323/1000 acres tract, and the northeasterly line of Easy
Street.

Thence north 30 degrees-37 minutes-12 seconds west, along the southwesterly line of the said
194-323/1000 acres tract, and along the northeasterly line of WESTVIEW, according to the plat
thereof recorded in Slide A-151-A of the said Plat Records, 197-06 /100 feet.

Thence north 30 degrees-23 minutes-09 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the said northeasterly line of WESTVIEW, and
to and along the northeast line of the 3-17/100 acres tract described in the deed to Rita A. Tilley
recorded in Document No. 2011-0004070 of the said Real Records, and to and along the
northeasterly line of the 2-988/1000 acres tract described in the deed to John W. Hattenbach
recorded in Document No. 2015-0002244 of the said Real Records,
958-64 /100 feet to most northerly corner of the said 2-988/1000 acres tract, and the most
easterly corner of the 0-238/1000 of an acre tract described in the deed to Janet B. Holmes
recorded in Document No. D2006130 of the said Real Records.

Thence north 30 degrees-38 minutes-41 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the northeasterly line of the said 0-238/1000 of an
acre tract, 182-53 /100 feet to the most easterly corner of the 1-01/100 acres tract described in
the deed to John T. Sanders recorded in volume 60 page 650 of the said Deed Records.

Thence north 30 degrees-44 minutes-45 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the northeasterly line of the said 1-01/100 acres
tract, and to and along the northeasterly line of the tract described in the deed to Douglas
Eberman recorded in Document No. 2016-0004649 of the said Real Records, 187-61 /100 feet to
the most northerly corner of the said Eberman tract, and the most easterly corner of the 5-00/100
acres tract described in the deed to Hoyt E. Moore et ux, Greta June Moore recorded in volume
220 page 480 of the said Deed Records.

November 15, 2018
Page 4 of 5

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence north 30 degrees-25 minutes-36 seconds west, continuing along the said southwesterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 5-00/100 acres tract, 459-24 /100 feet to the most northerly corner of the said 5-00/100 acres tract, and the most easterly corner of the 3-00/100 acres tract described in the deed to Gale D. Pierceson and husband F. Kent Pierceson recorded in volume 1547 page 221 of the said Real Records.

Thence north 30 degrees-20 minutes-39 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 3-00/100 acres tract, 276-03 /100 feet to the most northerly corner of the said 3-00/100 acres tract, and the most easterly corner of the 5-00/100 acres tract described in the deed to John H. Brawner and wife Lynnell E. Brawner recorded in volume 160 page 337 of the said Deed Records.

Thence north 30 degrees-11 minutes-21 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 3-00/100 acres tract, to and along the northeasterly line of the 2-50/100 acres tract described in the deed to Bowen Brawner recorded in volume 2547 page 758 of the said Real Records, 459-68 /100 feet to the most northerly corner of the 2-50/100 acres tract, and the most easterly corner of the 2-999/1000 acres tract described in the deed to Daffan Investments LLC., recorded in Document No. 2015-0005364 of the said Real Records.

Thence north 30 degrees-44 minutes-08 seconds west, continuing along the said southwesterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 2-999/1000 acres tract, 263-28 /100 feet to the most northerly corner of the said 2-999/1000 acres tract, and the most easterly corner of the 6-00/100 acres tract described in the deed to James W. Chiles and wife Sonja M. Chiles recorded in volume 152 page 232 of the said Deed Records.

Thence north 30 degrees-24 minutes-43 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 6-00/100 acres tract, 500-53 /100 feet to the most westerly corner of the said 194-323/1000 acres tract, and for the most northerly corner of the said 6-00/100 acres tract, and the southeasterly line of the said 37-139/1000 acres tract.

Thence south 59 degrees-13 minutes-11 seconds west, along the northwesterly line of the said 6-00/100 acres tract, and the southeasterly line of the said 37-139/1000 acres tract, 540-37 /100 feet to the most southerly corner of the said 37-139/1000 acres tract, for the northeasterly line of Holmes Drive.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence northwesterly, along the southwesterly line of the said 37-139/1000 acres tract, for the northeasterly line of said Holmes Drive the following;

north 43 degrees-09 minutes-58 seconds west 270-11 /100 feet,
north 30 degrees-47 minutes-31 seconds west 937-17 /100 feet to most westerly corner of the said 37-139/1000 acres tract, in the southerly line of U.S. Highway No. 377, and the existing Granbury City Limit Line.

Thence northeasterly, along the existing Granbury City Limit Line, and along the said southerly line of U.S. Highway No. 377 the following;

north 66 degrees-54 minutes-47 seconds east 383-30 /100 feet,
south 23 degrees-32 minutes-58 seconds east 28-18 /100 feet to the beginning of a curve to the right having a radius of 3744-72/100 feet,
along the arc of said curve to the right an arc length of 2048-79 feet, the long chord of said 2048-79/100 feet arc bears north 82 degrees-42 minutes-40 seconds east 2023-33 /100 feet,
south 86 degrees-26 minutes-54 seconds east 100-30 /100 feet,
south 82 degrees-14 minutes-21 seconds east 62-71 /100 feet,
south 81 degrees-18 minutes-09 seconds east 312-50 /100 feet,
south 30 degrees-07 minutes-39 seconds east 7-81 /100 feet,
north 58 degrees-27 minutes-33 seconds east 9-60 /100 feet,
north 66 degrees-10 minutes-36 seconds west 0-05 /100 feet,
south 81 degrees-40 minutes-37 seconds east 308-01 /100 feet,
south 81 degrees-35 minutes-46 seconds east 2197-40 /100 feet to the place of beginning and containing 257-001/1000 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.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 2)**

Parts of the MILAM COUNTY SCHOOL SURVEY, Abstract No. 348 (Lower League), situated in Hood County, Texas and embracing a portion of the 678-07/100 acres tract described in the deed to Texas Resort Company recorded in volume 1848 page 294 of the Real Records of Hood County, Texas and described in the volume 322 page 125 of the Deed Records of Hood County, Texas and all of Tract One, the 55 acres tract described in the deed to Michael Glen Carmichael and Jeanette Carol Bennett Carmichael, Trustees of the Carmichael Family Trust recorded in volume 2323 page 851 of the said Real Records, and described by metes and bounds as follows;

Beginning at the most northerly corner of the said 55 acres tract, and the most westerly corner of Lot 2R-B, TRACT A of Hood County Medical Plaza, according the plat thereof recorded in Slide P-616 of the Plat Records of Hood County, Texas, in the southeasterly line of Paluxy Highway.

Thence south 31 degrees-14 minutes-44 seconds east, along the northeasterly line of the said 55 acres tract, and along the southwesterly line of said Tract A, 250-18/100 feet to the most southerly corner of said Tract A, and the most westerly corner of the said 29-949/1000 acres tract described in the deed to Norway Properties, LLC., recorded in volume 2384 page 505 of the said Real Records.

Thence south 31 degrees-11 minutes-56 seconds east, along the southwesterly line of the 29-949/1000 acres tract, and to and along the southwesterly line of the 10-000/1000 acres tract described in the deed to Granbury Lakeview Apartments LLC., recorded in Document No. 2017-0010389 of the said Real Records, 1488-94/100 feet to most easterly corner of the said 55 acres tract, and the most westerly corner of Lot 1, Block 1 of Our Savior Lutheran Church Addition, according to the plat thereof recorded in Slide B-180 of the said Plat Records, and the most northerly corner of Lot A, Block 7 of Misty Meadows Addition according to the plat thereof recorded in Slide A-276-B of the said Plat Records.

Thence south 49 degrees-55 minutes-57 seconds west, along the existing Granbury City Limit Line, and along the northwesterly line of said Lot A, and along the southeasterly line of the said 55 acres tract, 1381-37/100 feet to the most westerly corner of said Lot A, and the most southerly corner of the said 55 acres tract, and the northwest corner said Block 7, in a northeasterly line of the said 678-07/100 acres tract.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 2)** continued,

Thence south 30 degrees-34 minutes-13 seconds east, along the said existing Granbury City Limit Line, and along the northeasterly line of the said 678-07/100 acres tract, 1327-22/100 feet to a northeasterly corner of COMANCHE COVE SECTION B, according to the plat thereof recorded in Slide A-108-A, of the said Plat Records.

Thence southwesterly, along the northwesterly line of said COMANCHE COVE SECTION B, the following:
south 58 degrees-19 minutes-25 seconds west 375-76/100 feet,
south 60 degrees-34 minutes-38 seconds west 1419-60/100 feet to a southeasterly corner of COMANCHE COVE SECTION C, according to the plat thereof recorded in Slide A-150 of the said Plat Records.

Thence northwesterly, along a northeasterly line of said COMANCHE COVE SECTION C, the following,
north 30 degrees-06 minutes-21 seconds west, 100-86/100 feet,
north 59 degrees-53 minutes-39 seconds east 20-73/100 feet,
north 30 degrees-06 minutes-21 seconds west 455-00/100 feet.

Thence south 59 degrees-53 minutes-39 seconds west, along a northwesterly line of said COMANCHE COVE SECTION C, 754-34/100 feet.

Thence north 30 degrees-06 minutes-21 seconds west, along a northeasterly line of said COMANCHE COVE SECTION C, 764-13/100 feet to the existing Granbury City Limit Line.

Thence north 59 degrees-00 minutes-20 seconds east, along the said existing Granbury City Limit Line, 836-58/100 feet to the beginning of a curve to the left having a radius of 2580-61/100 feet.

Thence northeasterly, along the said existing Granbury City Limit Line, and along the arc of said curve to the left and arc length of 939-44/100 feet, the long chord of said 939-44/100 feet arc bears north 48 degrees-04 minutes-10 seconds east 934-26/100 feet.

November 26, 2018

Page 3 of 4

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 2)** continued,

Thence north 57 degrees-09 minutes-07 seconds west, along the said existing Granbury City Limit Line, 342-38/100 feet to the southeasterly line of Lot 1, Block 1, PALUXY PROFESSIONAL PLAZA, according to the plat thereof recorded in Slide C-342 of the said Plat Records.

Thence north 48 degrees-53 minutes-29 seconds east, along the said existing Granbury City Limit Line, and along the southeasterly line of said Lot 1, Block 1 (PALUXY PROFESSIONAL PLAZA), 229-42/100 feet to the most easterly corner of said Lot 1, Block 1 (PALUXY PROFESSIONAL PLAZA), and in the southwesterly line of Lot 1, Block 1 GRANBURY ASC, according to the plat thereof recorded in Slide C-110 of the said Plat Records.

Thence south 30 degrees-40 minutes-46 seconds east, along the said existing Granbury City Limit Line, and along the said southwesterly line of Lot 1, Block 1 (GRANBURY ASC), 120-41/100 feet to the most southerly corner of said Lot 1, Block 1 (GRANBURY ASC).

Thence north 59 degrees-20 minutes-52 seconds east, along the said existing Granbury City Limit Line, and the southeasterly line of said Lot 1, Block 1 (GRANBURY ASC), 687-09/100 feet to the most easterly corner of said Lot 1, Block 1 (GRANBURY ASC), in the southwesterly line of the said 55 acres tract.

Thence north 30 degrees-38 minutes-44 seconds west, along the said existing Granbury City Limit Line, and along the southwesterly line of the said 55 acres tract, and along the northeasterly line of said Lot 1, Block 1 (GRANBURY ASC), 383-63/100 feet to a northerly corner of said Lot 1, Block 1 (GRANBURY ASC), and the most easterly corner of Lot 1, Block 1 of PALUXY MEDICAL PLAZA, according to the plat thereof recorded in Slide C-98 of the said Plat Records.

Thence north 30 degrees-39 minutes-37 seconds west, along the said existing Granbury City Limit Line, and along the northeasterly line of said Lot 1, Block 1 (PALUXY MEDICAL PLAZA), and along the southwesterly line of the said 55 acres tract, 707-27/100 feet to the most northerly corner of said Lot 1, Block 1 (PALUXY MEDICAL PLAZA), and the most westerly corner of the said 55 acres tract, and the southeasterly line of Paluxy Highway.

November 26, 2018
Page 4 of 4

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 2)** continued,

Thence northeasterly, along the northwesterly line of the said 55 acres tract, and along the southeasterly line of Paluxy Highway the following;

north 37 degrees-17 minutes-20 seconds east 552-61/100 feet to the beginning of a curve to the right having a radius of 2815-09/100 feet,
along the arc of said curve to the right an arc length of 467-03/100 feet, the long chord of said 467-03/100 feet arc bears north 42 degrees-00 minutes-16 seconds east 466-49/100 feet,
north 46 degrees-38 minutes-49 seconds east 403-54/100 feet to the place of beginning and containing 129-432/1000 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.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)**

Parts of the MILAM COUNTY SCHOOL SURVEY, Abstract No. 348 (Upper and Lower League), situated in Hood County, Texas and embracing all of Tract II, the 8-85/100 acres tract described in the deed to Donnie L. Johnson, Trustee of the Martha Kay Johnson Disclaimer Trust recorded in volume 1472 page 178 of the said Real Records of Hood County, Texas and a portion of the 194-323/1000 acres tract described in the deed to William Harvey Trustee for The Granbury 377 Joint Venture recorded in volume 2007 page 130 of the said Real Records, and all of the 0-981/1000 of an acre tract described in the deed to William Harvey, Trustee for The Granbury Joint Venture recorded in volume 2057 page 797 of the said Real Records, all of the 5-897/1000 acres tract described in the deed to Hood County, Texas recorded in volume 2539 page 300 of the said Real Records, and all of Lot 1, Block 1 TSC-GRANBURY, according to the plat thereof recorded in Slide C-48 of the Plat Records of Hood County, Texas, and all of the 2-832/1000 acres tract described in the deed to First Christian Church (Disciples of Christ), Granbury Texas, A Non Profit Corp., recorded in volume 1488 page 590 of the said Real Records, and all of Tract One, the 4 acres tract, and Tract Two, the 1 acre tract described in the deed to First Christian Church (Disciples of Christ), Granbury Texas, A Non Profit Corp., recorded in volume 1528 page 391 of the said Real Records, and all of the 1-00/100 acre tract described in the deed to the Oh You Girls, LLC., recorded in Document No. 2018-0007139 of the said Real Records, and all of Lot 1, Block 1, COATES ADDITION, according to the plat thereof recorded in Slide C-42 of the said Plat Records, and all of Lot 1, Block 1, HICKS ADDITION, according to the plat thereof recorded in Slide B-398 of the said Plat Records, and a portion of the tract described in the deed to R. F. Daniel recorded in volume 95 page 298 of the Deed Records of Hood County, Texas, and a portion of the tract described in the deed to J. M. Daniel recorded in volume 95 page 297 of the said Deed Records, and all of the 37-139/1000 acres tract described in the deed to Lynn Turney and Marcie Turney recorded in volume 2419 page 251 of the said Real Records, and described as follows;

Beginning at the most easterly northeast corner of the said 194-323/1000 acres tract, and the most northerly northwest corner of the tract described in the deed to Hood County Hospital District, according to the plat thereof recorded in Slide A-253-B of the said Plat Records, for the southerly line of US. Highway No. 377, and in the existing Granbury City Limit Line.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence south 47 degrees-16 minutes-22 seconds west, along the northwesterly line of the said Hood County Hospital District tract, and along the most northerly southeast line of the said 194-323/1000 acres tract, and along the said existing Granbury City Limit Line, to and along the northwest line of Lot 3, Block 1 Hood County Hospital District, according to the plat thereof recorded in Slide A-364-B of the said Plat Records, 1190-22 /100 feet to the most westerly corner of said Lot 3, and in the northeast line of said Tract II.

Thence south 39 degrees-21 minutes-12 seconds east, along the said existing Granbury City Limit Line, and along the said northeast line of said Tract II, and along the southwest line of said Lot 3, Block 1, and to and along the southwest line of Lot 2 in Block 1 of Hood County Hospital District Addition, according to the plat thereof recorded in Slide A-305 of the said Plat Records, 750-12 /100 feet to the southeasterly corner of said Tract II, and the most southerly southwest corner of said Lot 2, Block 1, for the northwesterly line of Paluxy Highway (Farm To Market Highway No. 51).

Thence south 46 degrees-44 minutes-06 seconds west, along the said existing Granbury City Limit Line, and along the southeasterly line of said Tract II, and the said northwesterly line of Paluxy Highway, 109-09 /100 feet to the beginning of a curve to the left having a radius of 2914-79/100 feet.

Thence southwesterly, along the said existing Granbury City Limit Line, and along the arc of said curve to the left, and along the said southeasterly line of Tract II, and along the said northwesterly line of Paluxy Highway, and arc length of 469-35/100 feet. The long chord of said 469-35/100 feet arc bears south 42 degrees-03 minutes-00 seconds west 468-84 /100 feet.

Thence south 37 degrees-17 minutes-10 seconds west, along the said existing Granbury City Limit Line, and along the southeasterly line of the said 0-981/1000 of an acre tract, and along the said northwesterly line of said Paluxy Highway, 533-32 /100 feet to the most southerly corner of the said 0-981/1000 of an acre.

Thence southwesterly, along the said existing Granbury City Limit Line, and along the said southeasterly line of the 194-323/1000 acres tract, and along the southeasterly line of the said 5-897/1000 acres tract, and along the said northwesterly line of Paluxy Highway, the following;

south 37 degrees-13 minutes-43 seconds west 1244-48 /100 feet to the beginning of a curve to the right having a radius of 1382-55/100 feet,

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

along the arc of said curve to the right an arc length of 526-56/100 feet,
the long chord of said 526-56/100 feet arc bears south 48 degrees-07 minutes-48 seconds
west 523-38 /100 feet,
south 59 degrees-27 minutes-00 seconds west 209-75 /100 feet to the most southerly
southwest corner of the said 194-323/1000 acres tract, and the northeasterly line of Easy
Street.

Thence north 30 degrees-37 minutes-12 seconds west, along the southwesterly line of the said
194-323/1000 acres tract, and along the northeasterly line of WESTVIEW, according to the plat
thereof recorded in Slide A-151-A of the said Plat Records, 197-06 /100 feet.

Thence north 30 degrees-23 minutes-09 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the said northeasterly line of WESTVIEW, and
to and along the northeast line of the 3-17/100 acres tract described in the deed to Rita A. Tilley
recorded in Document No. 2011-0004070 of the said Real Records, and to and along the
northeasterly line of the 2-988/1000 acres tract described in the deed to John W. Hattenbach
recorded in Document No. 2015-0002244 of the said Real Records,
958-64 /100 feet to most northerly corner of the said 2-988/1000 acres tract, and the most
easterly corner of the 0-238/1000 of an acre tract described in the deed to Janet B. Holmes
recorded in Document No. D2006130 of the said Real Records.

Thence north 30 degrees-38 minutes-41 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the northeasterly line of the said 0-238/1000 of an
acre tract, 182-53 /100 feet to the most easterly corner of the 1-01/100 acres tract described in
the deed to John T. Sanders recorded in volume 60 page 650 of the said Deed Records.

Thence north 30 degrees-44 minutes-45 seconds west, continuing along the said southwesterly
line of the 194-323/1000 acres tract, and along the northeasterly line of the said 1-01/100 acres
tract, and to and along the northeasterly line of the tract described in the deed to Douglas
Eberman recorded in Document No. 2016-0004649 of the said Real Records, 187-61 /100 feet to
the most northerly corner of the said Eberman tract, and the most easterly corner of the 5-00/100
acres tract described in the deed to Hoyt E. Moore et ux, Greta June Moore recorded in volume
220 page 480 of the said Deed Records.

November 15, 2018
Page 4 of 5

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence north 30 degrees-25 minutes-36 seconds west, continuing along the said southwesterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 5-00/100 acres tract, 459-24 /100 feet to the most northerly corner of the said 5-00/100 acres tract, and the most easterly corner of the 3-00/100 acres tract described in the deed to Gale D. Pierceson and husband F. Kent Pierceson recorded in volume 1547 page 221 of the said Real Records.

Thence north 30 degrees-20 minutes-39 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 3-00/100 acres tract, 276-03 /100 feet to the most northerly corner of the said 3-00/100 acres tract, and the most easterly corner of the 5-00/100 acres tract described in the deed to John H. Brawner and wife Lynnell E. Brawner recorded in volume 160 page 337 of the said Deed Records.

Thence north 30 degrees-11 minutes-21 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 3-00/100 acres tract, to and along the northeasterly line of the 2-50/100 acres tract described in the deed to Bowen Brawner recorded in volume 2547 page 758 of the said Real Records, 459-68 /100 feet to the most northerly corner of the 2-50/100 acres tract, and the most easterly corner of the 2-999/1000 acres tract described in the deed to Daffan Investments LLC., recorded in Document No. 2015-0005364 of the said Real Records.

Thence north 30 degrees-44 minutes-08 seconds west, continuing along the said southwesterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 2-999/1000 acres tract, 263-28 /100 feet to the most northerly corner of the said 2-999/1000 acres tract, and the most easterly corner of the 6-00/100 acres tract described in the deed to James W. Chiles and wife Sonja M. Chiles recorded in volume 152 page 232 of the said Deed Records.

Thence north 30 degrees-24 minutes-43 seconds west, continuing along the said southeasterly line of the said 194-323/1000 acres tract, and along the northeasterly line of the said 6-00/100 acres tract, 500-53 /100 feet to the most westerly corner of the said 194-323/1000 acres tract, and for the most northerly corner of the said 6-00/100 acres tract, and the southeasterly line of the said 37-139/1000 acres tract.

Thence south 59 degrees-13 minutes-11 seconds west, along the northwesterly line of the said 6-00/100 acres tract, and the southeasterly line of the said 37-139/1000 acres tract, 540-37 /100 feet to the most southerly corner of the said 37-139/1000 acres tract, for the northeasterly line of Holmes Drive.

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 3, TRACT 1)** continued,

Thence northwesterly, along the southwesterly line of the said 37-139/1000 acres tract, for the northeasterly line of said Holmes Drive the following;

north 43 degrees-09 minutes-58 seconds west 270-11 /100 feet,
north 30 degrees-47 minutes-31 seconds west 937-17 /100 feet to most westerly corner of the said 37-139/1000 acres tract, in the southerly line of U.S. Highway No. 377, and the existing Granbury City Limit Line.

Thence northeasterly, along the existing Granbury City Limit Line, and along the said southerly line of U.S. Highway No. 377 the following;

north 66 degrees-54 minutes-47 seconds east 383-30 /100 feet,
south 23 degrees-32 minutes-58 seconds east 28-18 /100 feet to the beginning of a curve to the right having a radius of 3744-72/100 feet,
along the arc of said curve to the right an arc length of 2048-79 feet, the long chord of said 2048-79/100 feet arc bears north 82 degrees-42 minutes-40 seconds east 2023-33 /100 feet,
south 86 degrees-26 minutes-54 seconds east 100-30 /100 feet,
south 82 degrees-14 minutes-21 seconds east 62-71 /100 feet,
south 81 degrees-18 minutes-09 seconds east 312-50 /100 feet,
south 30 degrees-07 minutes-39 seconds east 7-81 /100 feet,
north 58 degrees-27 minutes-33 seconds east 9-60 /100 feet,
north 66 degrees-10 minutes-36 seconds west 0-05 /100 feet,
south 81 degrees-40 minutes-37 seconds east 308-01 /100 feet,
south 81 degrees-35 minutes-46 seconds east 2197-40 /100 feet to the place of beginning and containing 257-001/1000 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.

DRAFT