

DRAFT ORDINANCE NO. _____
(Section 5)

AN ORDINANCE PROVIDING FOR THE INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY OF TERRITORY MORE SPECIFICALLY DESCRIBED BELOW AND GENERALLY LOCATED NORTH OF THE CITY OF GRANBURY NORTH OF LOOP 567 AT AND AROUND THE F.M. 4 LOOP 567 AREA, COMPRISING A TOTAL OF APPROXIMATELY 335 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 approximately 335 acres of land located generally on the north side of the city, North of Loop 567 at and around the F.M. 4/Loop 567 area, 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 335 acres of land located generally on the north side of the city,
North of Loop 567 at and around the F.M. 4/Loop 567 area, 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.

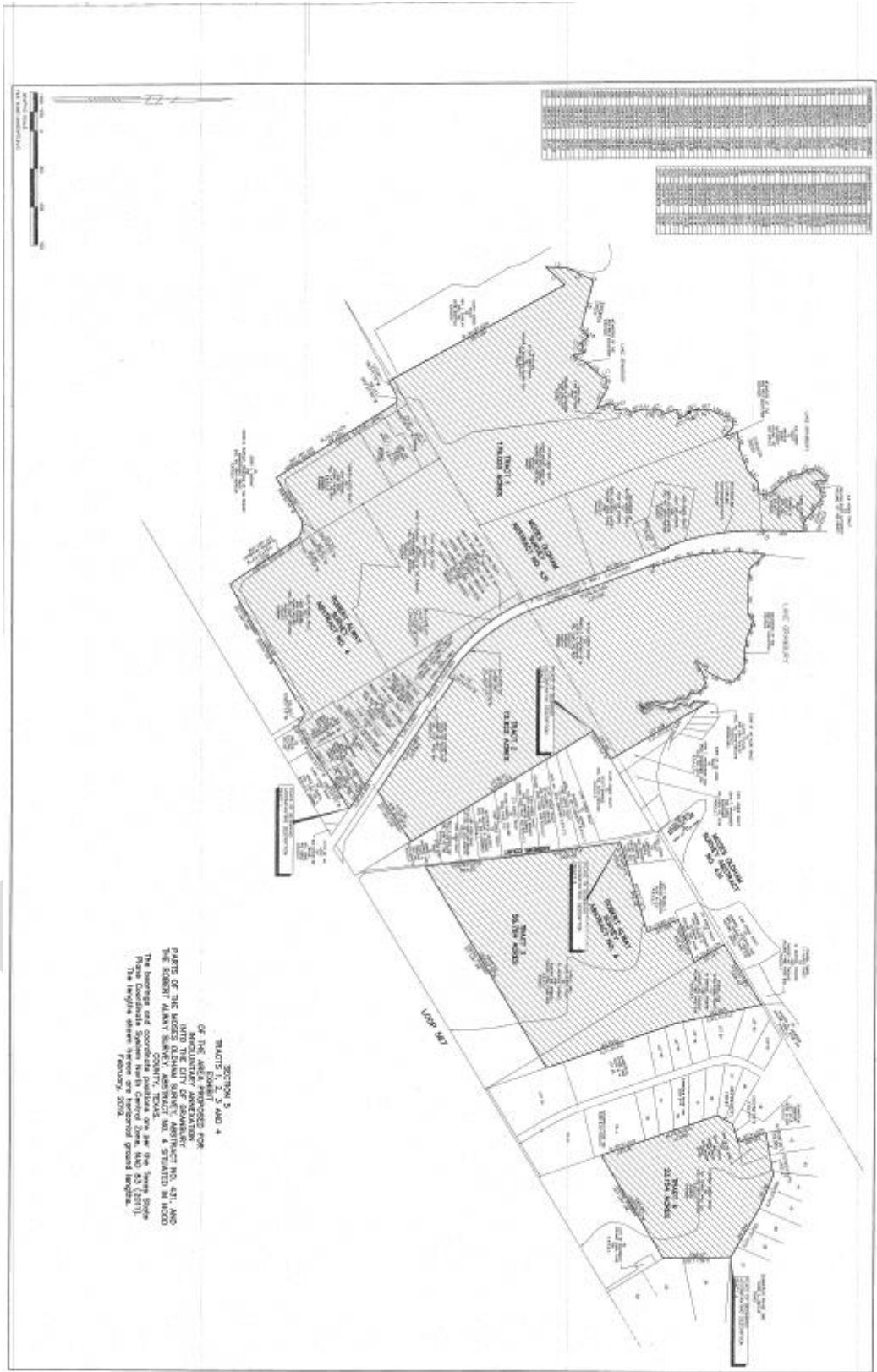


Exhibit 'B' - Property Boundary Map & Metes & Bounds Description – Section 5

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**

Part of the MOSES OLDHAM SURVEY, Abstract No. 431, and the ROBERT ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas; embracing all of the 1-379/1000 acres tract described in the deed to Lizardo G. Meza and Maria Elena Meza recorded in volume 2520, page 166 of the Real Records of Hood County, Texas, all of the 2-359/1000 acres tract described in the deed to Martin Briones and Jerardo Briones, Sr. recorded in volume 1905, page 403 of the said Real Records, all of the 1-99/100 acres tract described in the deed to Michael Barrington and Sherry Strong recorded in volume 2112, page 170 of the said Real Records, all of the 2-209/1000 acres tract described in the deed to Francisco J. Montellano recorded in volume 1863, page 930 of the said Real Records, all of the 3-00/100 acres tract described in the deed to Wanda Markell Jinkerson, and Joel Wayne Jinkerson Jr. recorded in Document No. 2018-0013288 of the said Real Records, all of the 1-3/10 acres tract described in the deed to Robert Carl Symank, and Kathy Sue Symank recorded in volume 1568, page 832 of the said Real Records, all of the 2-869/1000 acres tract described in the deed to Jerry V. Durant, Trustee recorded in volume 2483, page 221 of the said Real Records, all of the 0-786/1000 of an acre tract described in the deed to John E. Westhoff, Trustee of the Durant Grantor Trust A, and John E. Westhoff, Trustee of the Durant Grantor Trust B, Kathy Plowman Williams, Substitute Trustee recorded in Document No. 2011-0004577 of the said Real Records, all of the 37-911/1000 acres tract described in the deed to Jerry V. Durant and Vickie D. Durant, Trustees of the Durant Management Trust recorded in Document No. 2017-0010105 of the said Real Records, all of the 25-00/100 acres tract described in the deed to Jeff Pickrel and spouse, Penny Pickrel recorded in Document No. 2017-0011609 of the said Real Records, all of the 7-859/1000 acres tract described in the deed to Jeff Pickrel and wife, Penny Pickrel recorded in volume 1311, page 977 of the said Real Records, all of Lots 1 and 2 in Block 1 of LORI LEE ADDITION, an Addition to Hood County, Texas according to the plat thereof recorded in Slice C-92 of the Plat Records of Hood County, Texas, and all of Tract One, the 27-7133/10000 acres tract, and Tract Two, the 0-443/1000 of an acre tract described in the deed to Richard M. Williamson recorded in volume 1354, page 619 of the said Real Records, all of the 27-7133/10000 acres tract described in the deed to Curtis Edward Crider and Wanda Gayle Crider recorded in volume 1300, page 638 of the said Real Records, all of the 3-885/1000 acres tract described in the deed to Francis P. Gavin, Jr. recorded in Document No. 2018-000367 of the said Real Records, all of the 4-00/100 acres tract described in the deed to Jack Lee Martin and Beth Gleason Martin recorded in Document No. 2016-0000051 of the said Real Records, and a portion of the 82-787/1000 acres tract described in the deed to Jack Lee Martin and Beth Gleason Martin recorded in volume 2528, page 276 of the said Real Records, and a portion of Camp Crucis Court, and described by metes and bounds as follows:

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**(continued)

Beginning at the northeasterly corner of the 2-959/1000 acres tract described in the deed to Velez V. Garcia recorded in volume 1787, page 1 of the said Real Records, and the southeasterly corner of said 1-379/1000 acres tract, in the southwesterly right-of-way of F. M. Highway No. 4 (Lipan Highway), and in the Existing Granbury City Limit Line.

Thence south 58 degrees-00 minutes-55 seconds west, along the southeasterly line of said 1-379/1000 acres tract, and the said Existing Granbury City Limit Line, 344-00/100 feet to the southwesterly corner of said 1-379/1000 acres tract, and the southerly southeast corner of said 2-359/1000 acres tract.

Thence south 55 degrees-32 minutes-27 seconds west, along the southeasterly line of said 2-359/1000 acres tract, and the said Existing Granbury City Limit Line, 208-01/100 feet to the southwesterly corner of said 2-359/1000 acres tract, and the southeasterly corner of said 1-99/100 acres tract.

Thence south 59 degrees-11 minutes-50 seconds west, along the southeasterly line of said 1-99/100 acres tract, and the said Existing Granbury City Limit Line, 212-07/100 feet to the southwesterly corner of said 1-99/100 acres tract, for the northeasterly line of said Camp Crucis Court.

Thence north 56 degrees-51 minutes-13 seconds west, along the said Existing Granbury City Limit Line, crossing said Camp Crucis Court, 108-58/100 feet to the most easterly northeast corner of the tract described in the deed to Jerry V. Durant, and Vickie D. Durant, Trustees of the Durant Management Trust recorded in Document No. 2015-0012138 of the said Real Records.

Thence southwesterly and northwesterly, along the northeasterly line of said tract described in the deed to Jerry V. Durant, and Vickie D. Durant, Trustees of the Durant Management Trust recorded in Document No. 2015-0012138 of the said Real Records, for the northeasterly line of said Camp Crucis Court, and along the Existing Granbury City Limit Line, the following:

south 59 degrees-47 minutes-26 seconds west 1190-45/100 feet
north 34 degrees-04 minutes-23 seconds west 650-11/100 feet
north 61 degrees-27 minutes-03 seconds west 48-88/100 feet
north 80 degrees-25 minutes-25 seconds west 65-41/100 feet
south 82 degrees-10 minutes-54 seconds west 23-23/100 feet
south 58 degrees-50 minutes-41 seconds west 400-06/100 feet
north 31 degrees-43 minutes-50 seconds west 1097-84/100 feet
north 49 degrees-09 minutes-57 seconds west 29-81/100 feet

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**(continued)

south 83 degrees-24 minutes-56 seconds west 38-21/100 feet
south 63 degrees-11 minutes-15 seconds west 133-81/100 feet

Thence north 28 degrees-28 minutes-48 seconds west, crossing said Camp Crucis Court, to and along the west line of said Williamson 27-7133/10000 acres tract, 1573-65/100 feet to a re-entrant corner of said Williamson 27-7133/10000 acres tract.

Thence south 43 degrees-49 minutes-53 seconds west, along a southeasterly line of said Williamson 27-7133/10000 acres tract, 197-24/100 feet.

Thence northeasterly, along a westerly line of said Williamson 27-7133/10000 acres tract, the following:

north 03 degrees-28 minutes-37 seconds east 172-17/100 feet;
north 25 degrees-11 minutes-20 seconds east 206-18 /100 feet to the northwesterly corner of said Williamson 27-7133/10000 acres tract, at the 693 feet elevation contour of Lake Granbury.

Thence southeasterly and northeasterly, along the northwesterly line of said Williamson 27-7133/10000 acres tract, to and along the northwesterly line of said Crider 27-7133/1000 acres tract, and said 3-885/1000 acres tract, along the meanders of said 693 feet elevation countour, the following:

north 49 degrees-53 minutes-12 seconds east 12-37/100 feet
south 75 degrees-50 minutes-07 seconds east 386-26/100 feet
north 39 degrees-30 minutes-10 seconds east 65-86/100 feet
south 43 degrees-06 minutes-16 seconds east 7-09/100 feet
north 33 degrees-02 minutes-17 seconds east 17-94/100 feet
south 38 degrees-27 minutes-00 seconds east 83-71/100 feet
north 32 degrees-42 minutes-55 seconds east 23-75/100 feet
south 73 degrees-39 minutes-17 seconds east 40-50/100 feet
north 37 degrees-02 minutes-21 seconds east 30-03/100 feet
south 15 degrees-00 minutes-53 seconds east 92-64/100 feet
north 41 degrees-39 minutes-41 seconds east 47-83/100 feet
north 22 degrees-24 minutes-19 seconds east 68-89/100 feet
north 42 degrees-01 minute-36 seconds east 176-66/100 feet
north 17 degrees-51 minutes-55 seconds west 21-34/100 feet
north 81 degrees-11 minutes-23 seconds east 47-65/100 feet
north 73 degrees-02 minutes-32 seconds east 41-72/100 feet

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**(continued)

south 63 degrees-03 minutes-09 seconds east 173-02/100 feet
north 18 degrees-14 minutes-47 seconds west 93-13/100 feet
north 06 degrees-07 minutes-50 seconds east 33-87/100 feet
north 70 degrees-51 minutes-13 seconds east 47-71/100 feet
north 06 degrees-21 minutes-37 seconds west 93-82/100 feet
north 41 degrees-18 minutes-59 seconds east 44-58/100 feet
north 15 degrees-27 minutes-24 seconds west 93-27/100 feet
north 17 degrees-01 minute-37 seconds east 21-47/100 feet
north 03 degrees-52 minutes-34 seconds east 82-83/100 feet
north 31 degrees-29 minutes-31 seconds west 30-26/100 feet
north 36 degrees-58 minutes-35 seconds east 56-17/100 feet
north 16 degrees-35 minutes-02 seconds west 100-08/100 feet
north 77 degrees-46 minutes-50 seconds east 72-66/100 feet
north 29 degrees-26 minutes-05 seconds west 98-23/100 feet
south 01 degree-36 minutes-03 seconds west 31-96/100 feet
north 16 degrees-20 minutes-50 seconds west 113-99/100 feet
south 33 degrees-39 minutes-44 seconds east 36-72/100 feet
north 07 degrees-47 minutes-38 seconds west 69-97/100 feet
north 04 degrees-51 minutes-56 seconds west 33-08/100 feet
north 23 degrees-03 minutes-19 seconds east 126-38/100 feet
north 13 degrees-40 minutes-20 seconds east 27-27/100 feet
north 12 degrees-52 minutes-54 seconds east 42-50/100 feet
north 83 degrees-51 minutes-25 seconds east 73-81/100 feet
south 46 degrees-57 minutes-08 seconds east 103-29/100 feet
north 19 degrees-50 minutes-06 seconds west 112-65/100 feet
north 82 degrees-06 minutes-28 seconds east 148-98/100 feet
north 68 degrees-37 minutes-41 seconds east 158-47/100 feet
north 49 degrees-19 minutes-01 second east 124-16/100 feet
north 83 degrees-35 minutes-07 seconds east 88-40/100 feet
north 12 degrees-18 minutes-09 seconds east 40-61/100 feet
north 06 degrees-16 minutes-19 seconds west 29-41/100 feet
north 25 degrees-57 minutes-56 seconds west 46-33/100 feet
north 41 degrees-45 minutes-50 seconds west 68-73/100 feet
north 44 degrees-58 minutes-49 seconds west 77-53/100 feet
north 28 degrees-24 minutes-02 seconds west 38-33/100 feet
north 18 degrees-19 minutes-35 seconds west 29-89/100 feet
north 10 degrees-57 minutes-40 seconds west 77-60/100 feet
north 41 degrees-31 minutes-38 seconds west 41-66/100 feet
north 06 degrees-07 minutes-26 seconds west 45-65/100 feet

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**(continued)

north 26 degrees-11 minutes-47 seconds east 59-03/100 feet
north 49 degrees-01 minute-09 seconds east 83-37/100 feet
south 05 degrees-17 minutes-18 seconds east 89-28/100 feet
north 56 degrees-28 minutes-05 seconds east 69-61/100 feet
north 84 degrees-14 minutes-38 seconds east 75-91/100 feet
south 56 degrees-12 minutes-50 seconds east 75-41/100 feet
south 60 degrees-52 minutes-01 second east 42-97/100 feet
south 42 degrees-50 minutes-30 seconds east 69-36/100 feet
south 59 degrees-25 minutes-07 seconds east 65-44/100 feet
north 89 degrees-37 minutes-36 seconds east 51-75/100 feet to the northeasterly corner
of said 3-885/1000 acres tract, in the westerly right-of-way of said F. M. Highway No. 4.

Thence southerly, along the easterly line of said 3-885/1000 acres tract, and the westerly right-of-way of said F. M. Highway No. 4, to and along the easterly line of said 82-787/1000 acres tract, and said 4-00/100 acres tract, and said 37-911/1000 acres tract, and said 0-786/1000 acres tract, and said 2-869/1000 acres tract, and said 1-3/10 acres tract, and said 3-00/10 acres tract, and said 2-209/1000 acres tract, and said 2-359/1000 acres tract, and said 1-379/1000 acres tract, the following:

south 00 degrees-57 minutes-29 seconds west 317-03/100 feet;
north 82 degrees-57 minutes-48 seconds east 2-42/100 feet;
south 00 degrees-35 minutes-07 seconds west 44-48/100 feet to the beginning of a curve to the left having a radius of 1959-86/100 feet.
along said curve to the left an arc length of 716-60/100 feet to its end. The long chord of said 716-60/100 feet arc is south 09 degrees-53 minutes-22 seconds east 712-61/100 feet;
north 69 degrees-47 minutes-07 seconds east 15-00/100 feet;
south 20 degrees-12 minutes-57 seconds east 1148-24/100 feet to the beginning of a curve to the left having a radius of 1479-07/100 feet;
along said curve to the left an arc length of 917-09/100 feet to its end. The long chord of said 917-09/100 feet arc is south 39 degrees-16 minutes-28 seconds east 902-47/100 feet;
south 56 degrees-30 minutes-01 second east 209-82/100 feet;
south 56 degrees-01 minute-00 seconds east 816-55/100 feet;
south 55 degrees-48 minutes-38 seconds east 285-00/100 feet to the place of beginning and containing 176-025/1000 acres.

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

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 1)**(continued)

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.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 2)**

Part of the MOSES OLDHAM SURVEY, Abstract No. 431, and the ROBERT ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas; embracing a portion of the 79-547/1000 acres tract described in the deed to Romeo T. Bachand Jr. and Judith A. Bachand recorded in volume 2137, page 846 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

Beginning at a re-entrant corner of said 79-547/1000 acres tract, for the northwest corner of the 6-445/1000 acres tract described in the deed to Scott Barnes recorded in Document No. 2013-0001222 of the said Real Records.

Thence south 31 degrees-18 minutes-54 seconds east, along an east line of said 79-547/1000 acres tract, 1678-31/100 feet to the Existing Granbury City Limit Line.

Thence south 56 degrees-27 minutes-28 seconds west, along the Existing Granbury City Limit Line, 470-28/100 feet to the northeasterly line of the save and except tract to the State of Texas described in said volume 2137, page 846 of the said Real Records.

Thence north 56 degrees-23 minutes-43 seconds west, along the northeasterly line of said save and except tract, 1063-91/100 feet.

Thence south 33 degrees-35 minutes-04 seconds west, along the northwesterly line of said save and except tract, 44-79/100 feet to the southwesterly line of said 79-547/1000 acres tract, at the beginning of a curve to the right having a radius of 1395-78/100 feet.

Thence northwesterly and northeasterly, along the westerly line of said 79-547/1000 acres tract, for the northeasterly right-of-way of F. M. Highway No. 4 (Lipan Highway), the following:

along said curve to the right an arc length of 881-86/100 feet to its end. The long chord of said 881-86/100 feet arc is north 38 degrees-18 minutes-56 seconds west 867-27/100 feet;
north 20 degrees-12 minutes-56 seconds west 984-33/100 feet;
north 69 degrees-47 minutes-04 seconds east 15-00/100 feet;
north 19 degrees-17 minutes-56 seconds west 59-84/100 feet;
north 16 degrees-51 minutes-56 seconds west 97-36/100 feet;
north 16 degrees-47 minutes-56 seconds west 97-62/100 feet;

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 2)**(continued)

north 10 degrees-51 minutes-56 seconds west 97-63/100 feet;
north 07 degrees-51 minutes-56 seconds west 97-63/100 feet
north 01 degree-55 minutes-56 seconds west 97-62/100 feet
north 04 degrees-47 minutes-56 seconds west 97-62/100 feet
north 03 degrees-19 minutes-04 seconds east 99-38/100 feet to the northwest corner of
said 79-547/1000 acres tract, at the 693 feet elevation contour of Lake Granbury.

Thence easterly, along the meanders of the 693 feet elevation contour of Lake Granbury, for the
northerly line of said 79-547/1000 acres tract, the following:

north 06 degrees-18 minutes-04 seconds east 146-55/100 feet;
south 44 degrees-18 minutes-59 seconds east 166-22/100 feet;
south 87 degrees-55 minutes-11 seconds east 125-13/100 feet;
south 88 degrees-59 minutes-04 seconds east 218-97/100 feet;
north 53 degrees-12 minutes-05 seconds east 61-66/100 feet;
south 79 degrees-12 minutes-09 seconds east 59-44/100 feet;
south 65 degrees-25 minutes-19 seconds east 71-10/100 feet;
south 79 degrees-49 minutes-23 seconds east 128-13/100 feet;
south 88 degrees-03 minutes-12 seconds east 123-21/100 feet;
south 61 degrees-40 minutes-21 seconds east 48-32/100 feet;
south 49 degrees-31 minutes-34 seconds east 85-98/100 feet;
south 06 degrees-10 minutes-45 seconds west 76-48/100 feet;
south 25 degrees-26 minutes-08 seconds west 137-52/100 feet;
south 49 degrees-05 minutes-08 seconds west 109-89/100 feet;
south 46 degrees-55 minutes-37 seconds east 22-65/100 feet;
north 58 degrees-16 minutes-39 seconds east 71-84/100 feet;
north 71 degrees-42 minutes-50 seconds east 88-97/100 feet;
south 63 degrees-16 minutes-31 seconds east 47-77/100 feet;
south 41 degrees-34 minutes-07 seconds east 60-19/100 feet;
south 03 degrees-08 minutes-45 seconds east 59-69/100 feet;
south 53 degrees-17 minutes-57 seconds east 55-73/100 feet;
south 01 degree-33 minutes-49 seconds west 71-07/100 feet;
south 47 degrees-13 minutes-45 seconds east 46-56/100 feet;
south 12 degrees-22 minutes-23 seconds east 82-08/100 feet;
south 20 degrees-14 minutes-13 seconds west 69-52/100 feet;
south 35 degrees-24 minutes-59 seconds east 94-64/100 feet;
south 32 degrees-30 minutes-00 seconds west 47-39/100 feet;
north 45 degrees-26 minutes-00 seconds east 53-42/100 feet;

Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 2)**(continued)

north 12 degrees-47 minutes-09 seconds west 26-49/100 feet;
north 39 degrees-40 minutes-23 seconds west 58-78/100 feet;
north 15 degrees-16 minutes-35 seconds east 134-02/100 feet;
north 09 degrees-30 minutes-31 seconds west 47-89/100 feet;
north 47 degrees-01 minute-20 seconds west 47-49/100 feet;
north 19 degrees-48 minutes-33 seconds east 75-71/100 feet;
north 42 degrees-51 minutes-58 seconds west 61-51/100 feet;
north 12 degrees-19 minutes-13 seconds east 55-88/100 feet;
north 00 degrees-30 minutes-46 seconds west 43-01/100 feet to the northeasterly corner
of said 79-547/1000 acres tract.

Thence south 30 degrees-34 minutes-12 seconds east, along the easterly line of said 79-547/1000
acres tract, 874-43/100 feet to a southeasterly corner of said 79-547/1000 acres tract, in the
northwesterly line of said 6-445/1000 acres tract.

Thence south 58 degrees-14 minutes-53 seconds west, along a southeasterly line of said 79-
547/1000 acres tract, and the northwesterly line of said 6-445/1000 acres tract, 261-89/100 feet
to the place of beginning and containing 73-822/1000 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 5, TRACT 3)**

Part of the ROBERT ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas; embracing a portions of Parcel One, the 72-05/100, and Parcel Two, the 12-49/100 acres tract described in the deed to W. Michael Thomas, and Harvey Ike Thomas recorded in volume 1798, page 600 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

Beginning at the most westerly northwest corner of said 72-05/100 acres tract, in the southerly line of the 1-722/1000 acres tract described in the deed to Lawrence Tiberia, and Sharon Andrews recorded in volume 2340, page 342 of the said Real Records, and being in the easterly line of Andrews Court.

Thence north 72 degrees-49 minutes-54 seconds east, along a northwesterly line of said 72-05/100 acres tract, and the southerly line of said 1-722/1000 acres tract, 183-87/100 feet to the southeasterly corner of said 1-722/1000 acres tract, and the southwesterly corner of Lot 1 Block 1 ANDREWS ADDITION, an addition to Hood County, Texas according to the plat thereof recorded in Slide B-221 of the Plat Records of Hood County, Texas.

Thence north 72 degrees-42 minutes-32 seconds east, continuing along a northwesterly line of said 72-05/100 acres tract, and the southeasterly line of said Lot 1 Block 1, a distance of 546-46/100 feet to a re-entrant corner of said 72-05/100 acres tract, and the southeasterly corner of said Lot 1 Block 1.

Thence north 21 degrees-08 minutes-07 seconds west, along a southwesterly line of said 72-05/100 acres tract, and a northeasterly line of said Lot 1 Block 1, a distance of 263-23/100 feet to the most northerly northwest corner of said 72-05/100 acres tract, in the southeasterly line of the 2-2/10 acres tract described in the deed to Edward J. Lessman, and Connie R. Lessman recorded in volume 1561, page 559 of the said Real Records.

Thence north 69 degrees-04 minutes-23 seconds east, along a northwesterly line of said 72-05/100 acres tract, and the southeasterly line of said 2-2/10 acres tract, 356-60/100 feet to the northeasterly corner of said 72-05/100 acres tract, in the southwesterly line of said 12-49/100 acres tract, and the southeasterly corner of said 2-2/10 acres tract.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 3)**

Thence north 31 degrees-29 minutes-52 seconds west, along the southwesterly line of said 12-49/100, and the northeasterly line of said 2-2/10 acres tract, 273-75/100 feet to the northwesterly corner of said 12-49/100 acres tract, and the northeasterly corner of said 2-2/10 acres tract.

Thence north 57 degrees-41 minutes-19 seconds east, along the northwesterly line of said 12-49/100 acres tract, 558-40/100 feet to the northeast corner of said 12-49/100 acres tract, and the most northerly northwest corner of Lot 60 of SUMMERLIN PHASE TWO, an Addition to Hood County, Texas according to the plat thereof recorded in Slide B-4 of the said Plat Records.

Thence southeasterly, along the easterly line of said 12-49/100 acres tract, and the westerly line of said SUMMERLIN PHASE TWO, the following:

south 12 degrees-27 minutes-05 seconds east 695-15/100 feet;
south 19 degrees-16 minutes-12 seconds east 1074-10/100 feet to the existing Granbury City Limit Line.

Thence south 58 degrees-33 minutes-39 seconds west, along the existing Granbury City Limit Line, 1848-56/100 feet to the westerly line of said 72-05/100 acres tract, for the easterly line of said Andres Court.

Thence northwesterly, along the westerly line of said 72-05/100 acres tract, for the easterly line of said Andrews Court, the following:

north 06 degrees-24 minutes-35 seconds west 584-95/100 feet;
north 07 degrees-32 minutes-44 seconds west 962-48/100 feet to the place of beginning and containing 56-784/1000 acres.

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

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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 5, TRACT 4)**

Part of the ROBERT ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas; embracing a portion of the 33-562/1000 acres tract described in the deed to RLK TEMPLE HALL LLC. recorded in Document No. 2015-0006293 of the Real Records of Hood County, Texas, and all of the 0-932/1000 of an acre tract described in the deed to Scott L. Fenton and Debbie Fenton recorded in Document No. 2010-0014265 of the said Real Records, and described by metes and bounds as follows:

Beginning at a northeasterly corner of said 33-562/1000 acres tract, for the northwest corner of Lot 34, and the southwesterly corner of Lot 37 of SUMMERLIN PHASE ONE, an Addition to Hood County, Texas according to the plat thereof recorded in Slide A-393-B of the Plat Records of Hood County, Texas.

Thence south 01 degree-11 minutes-39 seconds east, along the east line of said 33-562/1000 acres tract, and the west line of said SUMMERLIN PHASE ONE, 528-57/100 feet to the Existing Granbury City Limit Line.

Thence south 58 degrees-26 minutes-15 seconds west, along the said Existing Granbury City Limit Line, 945-86/100 feet to the westerly line of said 33-562/1000 acres tract, and the easterly line of SUMMERLIN PHASE TWO, an Addition to Hood County, Texas according to the plat thereof recorded in Slide B-4 of the said Plat Records.

Thence northwesterly and northeasterly, along the westerly line of said 33-562/1000 acres tract, and the easterly line of said SUMMERLIN PHASE TWO, the following:

north 19 degrees-15 minutes-29 seconds west 367-97/100 feet;
north 19 degrees-16 minutes-24 seconds west 598-71/100 feet
north 29 degrees-49 minutes-03 seconds east 139-99/100 feet to a northwesterly corner of said 33-562/1000 acres tract, and the northeast corner of Lot 46 of said SUMMERLIN PHASE TWO.

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Field notes for: **INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY
(SECTION 5, TRACT 4)**

Thence north 72 degrees-58 minutes-23 seconds east, along a northwesterly line of said 33-562/1000 acres tract, 150-17/100 feet to the southwesterly corner of said 0-932/1000 of an acre tract.

Thence north 20 degrees-14 minutes-29 seconds west along the easterly line of said 0-932/1000 of an acre tract, 229-89/100 feet to the northwest corner of said 0-932/1000 of an acre tract, and the southwest corner of Lot 44 of SUMMERLING PHASE ONE.

Thence northwesterly, along the northerly line of said 0-932/1000 of an acre tract, and the southerly line of said SUMMERLIN PHASE ONE, to and along the northerly line of said 33-562/1000 acres tract, the following:

north 79 degrees-08 minutes-36 seconds east 178-88/100 feet;
north 79 degrees-04 minutes-54 seconds east 162-37/100 feet;
south 66 degrees-54 minutes-48 seconds east 281-56/100 feet;
south 59 degrees-51 minutes-45 seconds east 446-48/100 feet to the place of beginning and containing 23-154/1000 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.