

**DRAFT ORDINANCE NO. \_\_\_\_\_**  
**(Section 4)**

**AN ORDINANCE PROVIDING FOR THE INVOLUNTARY ANNEXATION INTO THE CITY OF GRANBURY OF TERRITORY MORE SPECIFICALLY DESCRIBED BELOW AND GENERALLY LOCATED SOUTH OF GRANBURY AT SH 144 (GLEN ROSE HIGHWAY) CONNECTING AT ITS SOUTHERNMOST POINT AND GENERALLY TRAVERSING SOUTH ALONG AND EXTENDING AWAY FROM THE EXISTING CITY LIMIT BOUNDARY AT SH 144 EXTENDING TO AND TERMINATING AT THE EXTRA-TERRITORIAL JURISDICTION (ETJ) BOUNDARY OF THE CITY OF GRANBURY, COMPRISING A TOTAL OF APPROXIMATELY 537 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 537 acres of land located generally south of Granbury at SH 144 (Glen Rose Highway) connecting at its southernmost point at the existing city limit boundary and generally traversing south along and extending away from SH 144, extending south towards and terminating at the Extra-Territorial Jurisdiction (ETJ) boundary of the City of Granbury, 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.**  
**ENROSS 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: \_\_\_\_\_

## **Exhibit "A"**

**MUNICIPAL SERVICE PLAN FOR THE INVOLUNTARY ANNEXATION OF  
Approximately 537 acres of land located generally south of Granbury at SH 144  
(Glen Rose Highway) connecting to the existing city boundary at its  
southernmost point and generally traversing south along and extending away  
from the existing city limit boundary at SH 144, extending to and terminating at  
the Extra-Territorial Jurisdiction (ETJ) boundary of the City of Granbury, within  
Hood County, Texas, as depicted generally on Exhibit 'B'.**

SERVICES TO BE PROVIDED UPON THE EFFECTIVE DATE OF ANNEXATION:

### **FIRE AND AMBULANCE SERVICE**

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

### **POLICE**

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

### **SOLID WASTE COLLECTION**

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

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

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

water wells and sewerage systems (OSSF's) may be maintained in accordance with the City of Granbury's Code of Ordinances.

## **MAINTENANCE OF ROADS AND STREETS**

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

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

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

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

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

## **CAPITAL IMPROVEMENTS:**

### **GENERAL**

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

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

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

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

### **WATER FACILITIES AND SERVICES**

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

## **SEWER SERVICE**

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

## **ROADS AND STREETS**

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

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## **SPECIFIC FINDINGS**

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

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



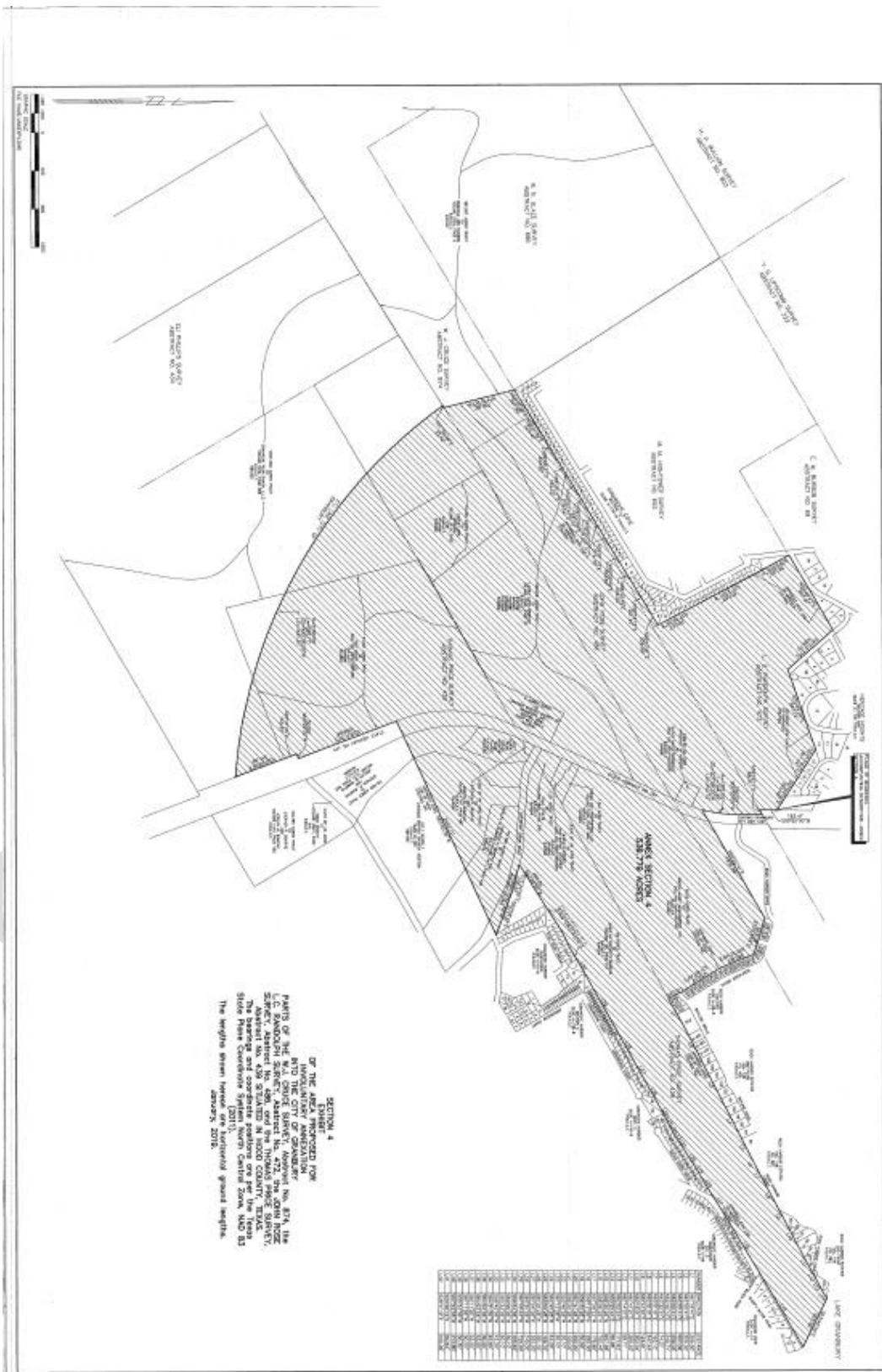


Exhibit 'B' - Property Boundary Map & Metes & Bounds Description – Section 4

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

Parts of the L.C. RANDOLPH SURVEY, Abstract No. 472, the JOHN ROSE SURVEY, Abstract No. 486, and the THOMAS PRICE SURVEY, Abstract No. 439, and the W. J. CRUCE SURVEY, Abstract No. 874 situated in Hood County, Texas and embracing a portion of the 256-292/1000 acres tract described in the deed to Laura Laine Grisham recorded in volume 2325 page 15 of the Real Records of Hood County, Texas, and all of the 16-205/1000 acres tract described in the deed to Laura Laine Grisham recorded in volume 2471 page 278 of the said Real Records, and all of the 5 acres tract described in the deed to Lakeside Baptist Church of Granbury Inc., recorded in volume 1686 page 815 of the said Real Records, and all of the 0-88/100 of an acre tract described in the Affidavit of Heirship to Kathy Gayle Purselley recorded in Document No. 2012-0002035 of the said Real Records, and a portion of the 84-001/1000 acres tract described in the deed to Red Cedar, LLC., recorded in Document No. 2018-0001238 of the said Real Records, and a portion of the 1000-82/100 acres tract described in the deed to Comanche Peak Ranch, LLC., recorded in volume 1672 page 866 of the said Real Records, a portion of the 65-00/100 acres tract described in the deed to Gibson Asset Management, LLC., recorded in Document No. 2016-0014161 of the Real Records of Hood County, Texas and all of the 0-670/1000 of an acre tract described in the deed to Maria Elizondo and Rafael Elizondo recorded in Document No. 2016-0002061 of the said Real Records, and all of the 1-01/100 acres tract described in the deed to Siena Way Properties, LLC., recorded in volume 2334 page 968 of the said Real Records, and all of the 1-131/1000 acres tract described in the deed to Paul Stults recorded in volume 1822 page 209 of the said Real Records, and a portion of the 85 acres tract described in the deed to Carolyn Prescott Bumpas recorded in volume 121 page 617 of the Deed Records of Hood County, Texas and a portion of the 102-466/1000 acres tract described in the deed to Stephen P. Bumpas and Jerilyn W. Bumpas recorded in volume 1477 page 425 of the said Real Records, and a portion of Lot 1, Block 1 LAKESIDE BAPTIST CHURCH ADDITION, according to the plat thereof recorded in Slide B-105 of the Plat Records of Hood County, Texas and all of the 0-293/1000 of an acre tract described in the deed to Stephen P. Bumpas and Jerilyn W. Bumpas recorded in volume 1777 page 487 of the said Real Records, and all of Lot 1, Block 1, PEAK PLAZA ADDITION, according to the plat thereof recorded in Slide P-422 of the said Plat Records, and described by metes and bounds as follows:

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

Beginning at a northeasterly corner of the said 256-292/1000 acres tract, and the most easterly southeast corner of HERITAGE HEIGHTS, SECTION ONE, according to the plat thereof recorded in Slide A-181 of the Plat Records of Hood County, Texas and the westerly line of State Highway No. 144, and in the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, and in the existing Granbury City Limit Line.

Thence south 00 degrees-55 minutes-00 seconds west, along the said existing Granbury City Limit Line, and along the said westerly line of State Highway No. 144, and along the easterly line of the said 256-292/1000 acres tract, 183-41/100 feet.

Thence north 59 degrees-19 minutes-11 seconds east, continuing along the said existing Granbury City Limit Line, and along the said westerly line of State Highway No. 144, and along the easterly line of the said 256-292/1000 acres tract, 58-71/100 feet.

Thence south 00 degrees-55 minutes-00 seconds west, continuing along the said existing Granbury City Limit Line, and along the said westerly line of State Highway No. 144, and along the easterly line of the said 256-292/1000 acres tract, 290-69/100 feet to the beginning of a curve to the right having a radius of 1382-00/100 feet.

Thence southwesterly, along the said westerly line of State Highway No. 144, and along the easterly line of the said 256-292/1000 acres tract, along the arc said curve to the right an arc length of 344-59/100 feet, the long chord of said 344-59/100 feet arc is south 07 degrees-58 minutes-25 seconds west 343-70/100 feet.

Thence north 60 degrees-02 minutes-41 seconds east, crossing said State Highway No. 144, 1309-88/100 feet to the southwest corner of Lot 247 ROCK HARBOR ESTATES, according to the plat thereof recorded in Slide A-22-B of the said Plat Records, and the apparent CCN (Certificates of Convenience and Necessity) line for Aqua Utilities Inc

Thence southeasterly, along the southwesterly line of said ROCK HARBOR ESTATES (Slide A-22-B) the following;

south 73 degrees-03 minutes-49 seconds east 393-00 /100 feet,  
south 22 degrees-22 minutes-49 seconds east 383-80 /100 feet,  
south 31 degrees-45 minutes-49 seconds east 478-33 /100 feet,  
south 20 degrees-46 minutes-19 seconds east 50-83 /100 feet;

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

south 28 degrees-11 minutes-19 seconds east 100-06 /100 feet to the southeasterly corner of the said 65-00/100 acres tract, in the northwesterly line of the said 85 acres tract, and the southwesterly corner of ROCK HARBOR ESTATES, according to the plat thereof recorded in Slide A-22-B of the said Plat Records, and the apparent CCN (Certificates of Convenience and Necessity) line for Aqua Utilities Inc.

Thence northeasterly, along the said northwesterly line of the 85 acres tract, and along the southeasterly line of said ROCK HARBOR ESTATES ( Slide A-22-B), to and along the southeasterly line of ROCK HARBOR ESTATES, 3<sup>RD</sup> FILING, according to the plat thereof recorded in volume 138 page 405 of the said Plat Records, and to and along the southeasterly line of ROCK HARBOR ESTATES, according to the plat thereof recorded in volume 138 page 387 of the said Plat Records, and to and along the southeasterly line of ROCK HARBOR ESTATES, 2<sup>ND</sup> FILING according to the plat thereof recorded in volume 145 page 29A of the said Plat Records, and along the said apparent the CCN (Certificates of Convenience and Necessity) line for Aqua Utilities Inc, the following;

north 61 degrees-19 minutes-41 seconds east 359-50 /100 feet,  
north 62 degrees-50 minutes-41 seconds east 350-30 /100 feet,  
north 62 degrees-55 minutes-41 seconds east 597-06 /100 feet,  
north 63 degrees-00 minutes-41 seconds east 259-03 /100 feet,  
north 62 degrees-40 minutes-13 seconds east 340-71 /100 feet,  
north 63 degrees-32 minutes-51 seconds east 74-31 /100 feet,  
north 63 degrees-01 minute-51 seconds east 163-12 /100 feet,  
north 62 degrees-01 minute-51 seconds east 347-44 /100 feet,  
north 61 degrees-41 minutes-51 seconds east 124-01 /100 feet,  
north 62 degrees-16 minutes-51 seconds east 362-04 /100 feet,  
north 61 degrees-41 minutes-51 seconds east 280-53 /100 feet,  
north 61 degrees-14 minutes-51 seconds east 58-11 /100 feet,  
north 62 degrees-05 minutes-24 seconds east 177-62 /100 feet,  
north 53 degrees-25 minutes-24 seconds east 56-06 /100 feet to approximate 693 feet  
elevation contour of Lake Granbury.

Thence south 63 degrees-48 minutes-56 seconds east, along the said approximate 693 feet elevation contour of Lake Granbury, 565-92 /100 feet to the most northerly corner of COMANCHE COVE, according to the plat thereof recorded in Slide A-14 of the said Plat Records.

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

Thence southwesterly, along the northwesterly line of said COMANCHE COVE (Slide A-14), and to an along the northwesterly line of COMANCHE HARBOR SUBDIVISION, SECTION C according to the plat thereof recorded in Slide A-68 of the said Plat Records, and to and along the northwesterly line of COMANCHE HARBOR SUBDIVISION, SECTION C according to the plat thereof recorded in Slide A-119-B of the said Plat Records, and to an along the northwesterly line of COMANCHE HARBOR, SECTION C, according to the plat thereof recorded in Slide A-118-B of the said Plat Records, and to and along the northwesterly line of COMANCHE HARBOR SUBDIVISION, according to the plat thereof recorded in Slide A-61-B of the said Plat Records, and along the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, the following;

south 59 degrees-30 minutes-28 seconds west 897-98 /100 feet,  
south 58 degrees-56 minutes-28 seconds west 760-46 /100 feet,  
south 57 degrees-28 minutes-23 seconds west 176-86 /100 feet,  
south 59 degrees-12 minutes-28 seconds west 289-30 /100 feet,  
south 59 degrees-30 minutes-28 seconds west 50-00 /100 feet,  
south 57 degrees-47 minutes-28 seconds west 250-00 /100 feet,  
south 56 degrees-20 minutes-28 seconds west 100-00 /100 feet,  
south 53 degrees-46 minutes-28 seconds west 50-10 /100 feet,  
south 61 degrees-12 minutes-28 seconds west 50-10 /100 feet,  
south 62 degrees-45 minutes-28 seconds west 64-20 /100 feet,  
south 63 degrees-09 minutes-28 seconds west 159-70 /100 feet,  
south 61 degrees-01 minute-28 seconds west 351-10 /100 feet,  
south 61 degrees-04 minutes-28 seconds west 300-00 /100 feet,  
south 60 degrees-30 minutes-28 seconds west 310-00 /100 feet,  
south 61 degrees-00 minutes-43 seconds west 725-00 /100 feet,  
south 59 degrees-34 minutes-56 seconds west 165-60 /100 feet,  
south 60 degrees-06 minutes-56 seconds west 50-10 /100 feet,  
south 60 degrees-33 minutes-56 seconds west 50-10 /100 feet,  
south 58 degrees-40 minutes-56 seconds west 42-20 /100 feet,  
south 64 degrees-31 minutes-56 seconds west 40-80 /100 feet,  
south 64 degrees-03 minutes-56 seconds west 50-00 /100 feet,  
south 64 degrees-03 minutes-56 seconds west 53-50 /100 feet,  
south 61 degrees-11 minutes-56 seconds west 53-50 /100 feet,  
south 61 degrees-11 minutes-56 seconds west 50-00 /100 feet,  
south 55 degrees-33 minutes-56 seconds west 50-30 /100 feet,  
south 57 degrees-22 minutes-56 seconds west 213-80 /100 feet the most westerly corner  
of said COMANCHE HARBOR SUBDIVISION.

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

Thence south 57 degrees-22 minutes-56 seconds west, along the said apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, 499-85/100 feet to the approximate northeasterly line of Contrary Creek Road.

Thence south 75 degrees-34 minutes-56 seconds east, along the approximate northeasterly line of Contrary Creek Road, and the said apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, 248-29/100 feet.

Thence south 69 degrees-08 minutes-49 seconds east, continuing along the approximate northeasterly line of Contrary Creek Road, and the said apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, 513-06/100 feet.

Thence south 65 degrees-05 minutes-26 seconds west, crossing said Contrary Creek Road, to the said apparent CCN (Certificates of Convenience and Necessity) line for Aqua Utilities Inc., and crossing the said 102-466/1000 acres tract, to and crossing said Lot 1, Block 1 LAKESIDE BAPTIST CHURCH ADDITION, and crossing the said 102-466/1000 acres tract, and crossing said State Highway No. 144, a distance of 2462-11/100 feet to the easterly line of said 84-001/1000 acres tract, and the westerly right-of-way of said State Highway No. 144.

Thence south 20 degrees-31 minutes-25 seconds east, continuing along the said westerly line of State Highway No. 144, and along the easterly line of the said 84-001/1000 acres tract, 1099-06/100 feet.

Thence south 69 degrees-28 minutes-35 seconds west, continuing along the said westerly line of State Highway No. 144, and along the easterly line of the said 84-001/1000 acres tract, 50-00/100 feet.

Thence south 20 degrees-31 minutes-25 seconds east, continuing along the said westerly line of State Highway No. 144, and along an easterly line of the said 84-001/1000 acres tract, 143-32/100 feet to the southeast corner of the said 84-001/1000 acres tract, and a northeasterly corner of the said 1000-802/1000 acres tract.

Thence south 20 degrees-32 minutes-06 seconds east, continuing along the said westerly line of State Highway No. 144, and along an easterly line of the said 1000-802/1000 acres tract, 541-99/100 feet to the existing Granbury ETJ ( Extra Territorial Jurisdiction) line, in a curve to the right having a radius of 5280-00/100 feet.

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

Thence northwesterly, along the said existing Granbury ETJ ( Extra Territorial Jurisdiction) line, along the arc of said curve to the right an arc length of 4595-17/100 feet to the southerly line of the 387-907/1000 acres tract described in the deed to Rebecca Ann Fleming recorded in volume 2325 page 9 of the said Real Records, the long chord of said 4595-17/100 feet arc is north 60 degrees-38 minutes-29 seconds west 4451-51/100 feet.

Thence north 57 degrees-56 minutes-09 seconds east, along the said southerly line of the 387-907/1000 acres tract, 25-52/100 feet to the southeast corner of the said 387-907/1000 acres tract, and a re-entrant corner of the said 256-292/1000 acres tract.

Thence north 14 degrees-01 minutes-20 seconds west, along the an easterly line of the said 387-907/1000 acres tract, and along a westerly line of the said 256-292/1000 acres tract, 756-86/100 feet to the most westerly northwest corner of the said 256-292/1000 acres tract, and an easterly corner of the said 387-907/1000 acres tract, and the most southerly southwest corner of COMANCHE COVE, SECTION A, according to the plat thereof recorded in Slide A-175-B of the said Plat Record, and the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities.

Thence northeasterly, along the most westerly north line of the said 256-292/1000 acres tract, and along the southerly line of said COMANCHE COVE, SECTION A, and along the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, the following;

north 58 degrees-09 minutes-06 seconds east 247-99/100 feet,  
north 58 degrees-21 minutes-39 seconds east 329-42/100 feet,  
north 58 degrees-58 minutes-37 seconds east 309-80/100 feet,  
north 58 degrees-35 minutes-11 seconds east 185-22/100 feet,  
north 59 degrees-02 minutes-41 seconds east 219-54/100 feet,  
north 58 degrees-52 minutes-58 seconds east 165-03/100 feet,  
north 58 degrees-50 minutes-20 seconds east 219-92/100 feet,  
north 59 degrees-01 minutes-13 seconds east 274-78/100 feet,  
north 58 degrees-29 minutes-49 seconds east 164-87/100 feet,  
north 58 degrees-40 minutes-49 seconds east 328-00/100 feet,  
north 58 degrees-53 minutes-15 seconds east 201-40/100 feet,  
north 59 degrees-10 minutes-01 seconds east 238-99/100 feet to a re-entrant corner of the  
said 256-292/1000 acres tract, and the southeasterly corner of said COMANCHE  
COVE, SECTION A.

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

Thence northwesterly, along a westerly line of the said 256-292/1000 acres tract, and along the easterly line of said COMANCHE COVE, SECTION A, and along the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, the following;

north 27 degrees-28 minutes-39 seconds west 395-57/100 feet,  
north 27 degrees-33 minutes-01 seconds west 819-82/100 feet,  
north 29 degrees-00 minutes-05 seconds west 341-99/100 feet to the most northerly northwest corner of the said 256-292/1000 acres tract, and in the southerly line of said HERITAGE HEIGHTS, SECTION ONE.

Thence easterly, along the northerly line of the said 256-292/1000 acres tract, and along the southerly line of said HERITAGE HEIGHTS, SECTION ONE, and along the apparent CCN (Certificates of Convenience and Necessity) line for Monarch Utilities, the following;

north 59 degrees-46 minutes-47 seconds east 907-31/100 feet,  
south 41 degrees-03 minutes-37 seconds east 629-76/100 feet,  
north 70 degrees-49 minutes-56 seconds east 887-12/100 feet,  
south 57 degrees-17 minutes-52 seconds east 367-44/100/100 feet  
south 57 degrees-04 minutes-52 seconds east 383-40/100/100 feet to the place of beginning and containing 536-779/1000 acres total, of which 9-257/1000 acres lies within State Highway No. 144.

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.