

Petition for Disannexation

To the Mayor and City Council of the City of Glen Rose, Texas:

Whereas, the undersigned owners of the hereinafter described tracts of land wish to disannex from the City of Glen Rose, Texas (the "City") in accordance with Local Government Code Sec. 43.144 (Disannexation of Sparsely Populated Area in General Law Municipality) and Local Government Code Sec. 43.141 (Disannexation for Failure to Provide Services).

Whereas, the following described disannexation tracts consist of more than 10 acres; the tracts are contiguous to the City of Glen Rose; and the tracts are all uninhabited and without residents.

Whereas, the described disannexation tracts were annexed into the City in 2007 and the City has failed to provide services within the time prescribed by Local Government Code Section 43.056 (Provision of Services to Annexed Area).

Now, therefore, in accordance with Local Government Code Sec. 43.144 and Sec. 43.141, the undersigned owners hereby petition your honorable governing body to disannex the following described territory from the City and to amend the boundary limits of the City to exclude said territory from the city limits of the City:

Property One: ID R5538; Attached Exhibit A, Lot 1 of the Golf Course Addition, a subdivision in the Milam County Land Survey, Abstract No. 136; 2.32 acres; in the City of Glen Rose, TX; and

Property Two: ID R5539; Attached Exhibit B, Lot 2 of the Golf Course Addition, a subdivision in the Milam County Land Survey, Abstract No. 136; 2.25 acres; in the City of Glen Rose, TX; and

Property Three: ID R5591; Attached Exhibit C, Lot 3 of the Golf Course Addition, a subdivision in the Milam County Land Survey, Abstract No. 136; 2.25 acres; in the City of Glen Rose, TX; and

Property Four: ID R5644; Attached Exhibit D, Lot 4 of the Golf Course Addition, a subdivision in the Milam County Land Survey, Abstract No. 136; 1.60 acres; in the City of Glen Rose, TX; and

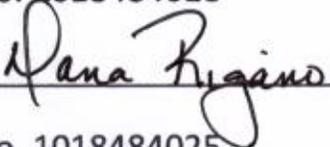
Property Five: ID R0000; Attached Exhibit E, 18.54 acres out of the Golf Course Addition; in the City of Glen Rose TX.

Petitioners

Owners Property One: Joseph & Dana Rigano

Owner Signature: 

Voter registration No. 1018484018

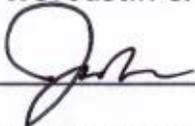
Owner Signature: 

Voter registration No. 1018484025

Owners Address: 1021 Sunset Trail, Glen Rose TX, 76043

Voting Precinct Number: 1

Owners Property Two: Justin & Torrie Poehls

Owner Signature: 

Voter registration No. 2124413958

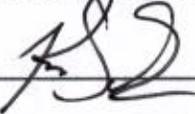
Owner Signature: 

Voter registration No. 2001110580

Owners Address: 404 SW Barnard, P.O. Box 29, Glen Rose TX, 76043

Voting Precinct Number: 2

Owners Property Three & Four: Kevin & Sandra Taylor

Owner Signature: 

Voter registration No. 1018488833

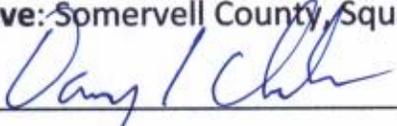
Owner Signature: Sandra Taylor

Voter registration No. 1018488281

Owners Address: 1955 C.R. 301, P.O. Box 5, Glen Rose TX, 76043

Voting Precinct Number: 3

Owner Property Five: Somervell County, Squaw Valley Golf Course

Owner Signature: , Somervell County Judge

Owners Address: P.O Box 851, Glen Rose TX, 76043



CTT/586784/103/SK

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Date: December 2, 2019

Grantor: Somervell County

Grantor's Mailing Address: P.O. Box 804, Glen Rose, TX 76043

Grantee: Joseph R. Rigano and wife, Dana J. Rigano

Grantee's Mailing Address: 1021 Sunset Trail, Glen Rose, TX 76043

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of Sixty-One Thousand Six Hundred and No/100th Dollars (\$61,600.00), executed by Grantee, payable to the order of InterBank (Lender), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Mark Martin, Trustee.

Lender, at the instance and request of the Grantee, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby transferred and assigned to said Lender, its successors and assigns, without recourse against Grantor.

Property (including any improvements):

Lot 1 of THE GOLF ADDITION, a subdivision in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, according to the plat thereof recorded in 20191683 of the Plat Records of Somervell County, Texas, and being part of a 135.24-acre tract described in a deed from Tom J. Brooks to Somervell County, dated May 28, 1997, recorded in Volume 50, Page 798 of the Real Property Records of Somervell County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

In addition, the Property is conveyed subject to the following restrictive covenants, which shall be covenants running with the Property, and which shall be binding upon, and shall be for the benefit of, Grantor, Grantee and their respective successors and assigns: **Residential structure to have a minimum of 1600 square feet of living area.**

The Vendor's Lien against and Superior Title to the Property are retained until the above described Note and all interest thereon are fully paid according to its terms, at which time this deed shall become absolute.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

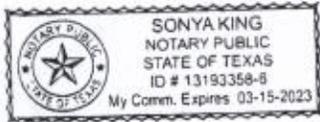
When the context requires, singular nouns and pronouns include the plural.

Somervell County

By: *Danny L. Chambers*
Danny L. Chambers, Judge of Somervell
County, Texas

STATE OF TEXAS §
COUNTY OF Somervell §

This instrument was acknowledged before me on the 2nd day of December, 2019 by
Danny L. Chambers, Judge of Somervell County, Texas on its behalf.



Sonya King
Notary Public, State of Texas

After Recording, Return to:
Joseph R. Rigano and Dana J. Rigano
1021 Sunset Trail
Glen Rose, TX 76043

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Michelle Reynolds

Michelle Reynolds, County Clerk
Somervell County Texas
December 03, 2019 10:49:05 AM

KCAMPBELL FEE \$30.00 20192033
WD

2 pgs
WD

20192067

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: December 3, 2019

Grantor: Somervell County

Grantor's Mailing Address (including county): P.O. Box 851, Glen Rose, Somervell County, Texas 76043

Grantee: Justin L. Poehls and wife, Torrie T. Poehls

Grantee's Mailing Address (including county): P.O. Box 29, Glen Rose, Somervell County, Texas 76043

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements): Lot 2 of the Golf Course Addition, a subdivision in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as shown on Plat recorded as Instrument No. 20191683, Official Public Records, Somervell County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any restrictions or conditions relating to zoning ordinances and land use restrictions of the City of Glen Rose, Somervell County, Texas.

Any and all easements, conditions, restrictions, and reservations, if any, relating to the above described property to the extent and only to the extent the same may still be in force and effect, shown of record in the Office of the County Clerk of Somervell County, Texas.

Any residence built on the property shall have a minimum of 1600 square feet of living area.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Somervell County

By:

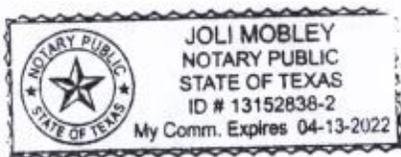
Danny L. Chambers

Danny L. Chambers

Its: County Judge

STATE OF TEXAS
COUNTY OF SOMERVELL

This instrument was acknowledged before me on December 3, 2019, by Danny L. Chambers, as County Judge of Somervell County, on behalf of said Somervell County.



Joli Mobley
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Michelle Reynolds

Michelle Reynolds, County Clerk
Somervell County Texas

December 05, 2019 11:48:57 AM

ANN BAKER

FEE: \$30.00

20192067

WD

AFTER RECORDING RETURN TO:
BRAZOS VALLEY TITLE COMPANY
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

PREPARED IN THE LAW OFFICE OF:
TORRIE T. POEHL
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

2 pgs
WD

20200782

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 8, 2020

Grantor: Somervell County

Grantor's Mailing Address (including county): P.O. Box 851, Glen Rose, Somervell County, Texas 76043

Grantee: Kevin D. Taylor and wife, Sandra L. Taylor

Grantee's Mailing Address (including county): P.O. Box 5, Glen Rose, Somervell County, Texas 76043

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements): Lot 3 of the Golf Course Addition, a subdivision in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as shown on Plat recorded as Instrument No. 20200542, Official Public Records, Somervell County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any restrictions or conditions relating to zoning ordinances and land use restrictions of the City of Glen Rose, Somervell County, Texas.

Any and all easements, conditions, restrictions, and reservations, if any, relating to the above described property to the extent and only to the extent the same may still be in force and effect, shown of record in the Office of the County Clerk of Somervell County, Texas.

In addition, this property is conveyed subject to the following restrictive covenant, which shall be a covenant running with the property, and which shall be binding upon, and shall be for the benefit of Grantor, Grantee, and their respective successors and assigns: **Any residence built on the property shall have a minimum of 1600 square feet of living area.**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

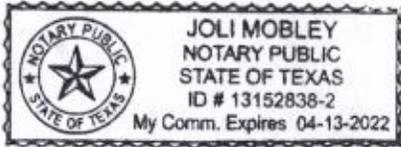
Somervell County

By: *Danny L. Chambers*
Danny L. Chambers
Its: **County Judge**

STATE OF TEXAS
COUNTY OF SOMERVELL

This instrument was acknowledged before me on May 8, 2020, by Danny L. Chambers, as County Judge of Somervell County, on behalf of said Somervell County.

Joli Mobley
Notary Public, State of Texas



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Michelle Reynolds

Michelle Reynolds, County Clerk
Somervell County Texas
May 08, 2020 01:50:36 PM

FREELI

FEE: \$30.00
WD

20200782

AFTER RECORDING RETURN TO:
BRAZOS VALLEY TITLE COMPANY
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

PREPARED IN THE LAW OFFICE OF:
TORRIE T. POEHLS
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

**WARRANTY DEED**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 1, 2021

Grantor:

Somervell County
P.O. Box 851
Glen Rose, Somervell County, Texas 76043

Grantee:

Kevin D. Taylor and Sandra L. Taylor, husband and wife
P.O. Box 5
Glen Rose, Somervell County, Texas 76043

Consideration: TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 4 of the Golf Course Addition, a subdivision in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as shown on Plat recorded as Instrument No. 20201393, Official Public Records, Somervell County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any restrictions or conditions relating to zoning ordinances and land use restrictions of the City of Glen Rose, Somervell County, Texas.

Any and all easements, conditions, restrictions, and reservations, if any, relating to the above described property to the extent and only to the extent the same may still be in force and effect, shown of record in the Office of the County Clerk of Somervell County, Texas.

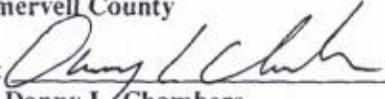
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

In addition, the property is conveyed subject to the following restrictive covenant, which shall be a

covenant running with the property, and which shall be binding upon, and shall be for the benefit of, Grantor, Grantee and their respective successors and assigns: **Any residential structures on the property shall have a minimum of 1600 square feet of living area.**

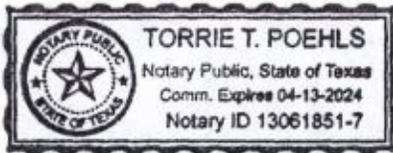
When the context requires, singular nouns and pronouns include the plural.

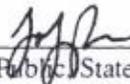
Somervell County

By: 
Danny L. Chambers
Its: County Judge

STATE OF TEXAS
COUNTY OF SOMERVELL

This instrument was acknowledged before me on June 1, 2021, by Danny L. Chambers, as County Judge of Somervell County, on behalf of said Somervell County.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BRAZOS VALLEY TITLE COMPANY
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

PREPARED IN THE LAW OFFICE OF:
TORRIE T. POEHLS
102 SW VERNON STREET
GLEN ROSE, TEXAS 76043

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Michelle Reynolds

Michelle Reynolds, County Clerk
Somervell County Texas
June 01, 2021 04:34:05 PM

FREE!

FEE \$30.00
WD

20211263

Field Notes For:

An 18.54-acre tract of land in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as surveyed on the ground in August of 2020 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of the called 135.24-acre tract described in a deed from Tom J. Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County Real Property Records and, being more particularly described, referenced to Texas Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at the northerly most corner of said 135.24-acre tract, the easterly most corner of a 1.00-acre tract described in a deed to James Collins, et ux, recorded in Instrument No. 20101516 of the Somervell County Official Public Records, a point in the southwesterly line of Farm Road 200, from which, an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," found for reference, bears North 58° 30' 38" East, 0.47 feet;

Thence, South 30° 41' 18" East, along the southwesterly line of Farm Road 200, for a distance of 50.00 feet to an A/C found at the northerly most corner of Lot 1 of The Golf Course Addition, plat recorded in Instrument No. 20192033 of the Somervell County Official Public Records.

Thence, South 58° 29' 38" West, along and beyond the northwesterly line of said Lot 1, for a distance of 873.42 feet to an A/C set for corner;

Thence, South 06° 51' 37" West, for a distance of 492.21 feet to an A/C set for corner;

Thence, South 47° 57' 35" West, for a distance of 187.65 feet to an A/C set for corner;

Thence, South 12° 07' 47" East, for a distance of 99.84 feet to an A/C set for corner;

Thence, South 31° 08' 22" West, for a distance of 121.86 feet to an A/C set for corner;

Thence, South 75° 51' 25" West, for a distance of 287.36 feet to a 5/8" iron set for corner;

Thence, South 80° 02' 33" West, for a distance of 511.58 feet to an A/C set for corner;

Thence, South 57° 35' 45" West, for a distance of 368.28 feet to an A/C set for corner;

Exhibit "A"

Thence, South 73° 20' 50" West, for a distance of 159.04 feet to an A/C set for corner;

Thence, North 83° 08' 43" West, for a distance of 97.98 feet to a 5/8" iron set for corner;

Thence, North 23° 12' 40" East, for a distance of 434.62 feet to an A/C set in the common line of said Somervell County tract and a tract described in a deed to the Wood Family Trust, recorded in Instrument No. 20100218 of the Somervell County Official Public Records.

Thence, North 58° 28' 28" East, along the common line of said Somervell County and Wood Family Trust tracts, in the general line of fence, for a distance of 1922.03 feet to an A/C found at the southerly most corner of a 3.20-acre tract described in a deed to Kenneth C. Wood, recorded in Volume 122, Page 305 of the Somervell County Real Property Records;

Thence, North 58° 30' 38" East, along the common line of said county and Wood tracts, to and along the common line of said county and Collins tracts, in the general line of fence, for a distance of 578.36 feet to the Place of Beginning and, containing 18.54 acres of land.

W.L. Vaughn

W.L. "Will" Vaughn
Registered Professional
Land Surveyor No. 1807