

State of Texas)

County of Somervell)

PETITION FOR ANNEXATION

PRESENTED TO THE CITY OF GLEN ROSE,
SOMERVELL COUNTY, TEXAS

I, Will W. Schoonover, authorized agent for Joe Alvie Mitchell Jr., partner of Horizon Capital Solutions, LLC., do state and certify that Mr. Joe Alvie Mitchell Jr., partner of Horizon Capital Solutions, LLC. is the sole owner of the certain 37.625 acre tracts of land, a portion of which is further described herein by metes and bounds, and do hereby petition to the City of Glen Rose, Somervell County, Texas for annexation of this portion of said tract, which is less than 525' in width per Somervell County Water District annexation requirements, contiguous to the municipal boundary of the City of Glen Rose, within its exclusive extraterritorial jurisdiction, and upon which no qualified voters reside, by filing said Petition with the City of Glen Rose, Texas. The property proposed to be annexed, being 14.92 acres, is further described by metes and bounds as follows:

Tract 11, 14.92 Acres

Description for a tract of land in the MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 136, Somervell County, Texas, and being a portion of a tract of land described in a deed to Joe Alvie Mitchell, Jr, recorded in Instrument Number 20201505, Official Public Records, Somervell County, Texas. BEGINNING at a point in the center of County Road 312 (Old Highway 68) for the most southerly corner of said Mitchell tract.

THENCE North 23 degrees 39 minutes 05 seconds West at 31.20 feet passing a 5/8" iron rod with aluminum cap stamped "Vaughn Surveyor 1807", in all, a total distance of 303.90 feet to a 5/8" iron rod with aluminum cap stamped "Vaughn Surveyor 1807" for a southwesterly corner of said Mitchell tract, in the easterly line of State Highway 144, said point lying in a curve, concave to the west, having a radius of 1,314.31 feet, and a chord which bears 38.18 feet, North 05 degrees 39 minutes 05 seconds East;

THENCE Northerly along the southwesterly line of said Mitchell tract, the east line of State Highway 144, and along said curve, an arc length of 38.18 feet;

THENCE North 57 degrees 15 minutes 49 seconds East a distance of 1938.05 feet to the center of Squaw Creek and to a northeasterly line of said Mitchell tract;

THENCE South 29 degrees 45 minutes 43 seconds East a distance of 122.64 feet along the center of Squaw Creek and a northeasterly line of said Mitchell tract;

THENCE South 25 degrees 14 minutes 20 seconds East a distance of 209.31 feet, continuing along the center of Squaw Creek and the northeasterly line of said Mitchell tract to a point in the center of County Road 312 for the most easterly corner of said Mitchell tract; THENCE South 57 degrees 15 minutes 49 seconds West along the center of County Road 312 and the southeasterly line of said Mitchell tract to the Point of Beginning said described tract containing 14.92 acres of land.

Along with this request for approval for annexation of said tract described above, it is also requested herein that the City of Glen Rose agree to provide sanitary sewer service to the proposed development comprised of 40 townhome units via a proposed 8" sanitary sewer line that shall tie-in to the City's existing sanitary sewer facilities on the northern quadrant of the property, and be constructed under the pavement of the southern traffic lane of the proposed roadway as shown in the attached conceptual plan. It is also requested that the City of Glen Rose will adopt the roadways associated with this development to be public streets, owned and maintained by the City of Glen Rose.

Signed, acknowledged and executed this the 22ND day of OCTOBER, 2021.

Joe Alvie Mitchell Jr. (Horizon Capital Solutions, LLC.)
Owner

Will W. Schoonover
By: Will W. Schoonover, Authorized Agent

State of Texas)
County of Somervell)

Before me this the 22ND day of OCTOBER, 2021,
appeared Will W. Schoonover as an authorized agent of Joe Alvie Mitchell Jr. of Horizon Capital Solutions, LLC., who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind Joe Alvie Mitchell Jr. of Horizon Capital Solutions, LLC., as set forth in said Petition, subscribed to and sworn before me, the undersigned authority, on the 22ND day of OCTOBER, 2021, to certify which witness my hand and seal of office.

Cynthia Kay Scoggin
Notary Public, State of Texas

My Commission Expires:
SEPT 5, 2022

