

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO WIT: APPROXIMATELY 806.0448 ACRES OF LAND IN JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, GENERALLY LOCATED JUST WEST OF THE JOHNSON COUNTY AND ELLIS COUNTY BORDER, SOUTH OF MANSFIELD, AND INCLUDING PORTIONS OF THE JOSEPH STEWART SURVEY, ABSTRACT NO. 754, THE J.H. WORKING SURVEY, ABSTRACT NO. 897, THE T. GARDNER SURVEY, ABSTRACT NO. 303, AND LAND CONVEYED TO PRA PRAIRIE RIDGE NORTH, LP AND PRAIRIE RIDGE, LP THROUGH INSTRUMENTS 1900288, 2025-10528, 2025-10525, AND 2025-10526, AND ALL ADJACENT RIGHTS-OF-WAY INTO THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Grand Prairie is a Home Rule Municipality located in Dallas, Tarrant, Ellis, and Johnson County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Grand Prairie City Charter (the (“City”); and

WHEREAS, following receipt of a request from each owner (the “Owners”) of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 19th day of August, 2025, in the City of Grand Prairie Council Chambers, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notice of the public hearing was published in a newspaper of general circulation within the City of Grand Prairie, Texas and the area to be annexed, on a date not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

WHEREAS, the Ordinance was first published in a newspaper of general circulation in the City at least thirty (30) days prior to August 19, 2025;

WHEREAS, all City of Grand Prairie charter requirements and required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City’s internet website; and

WHEREAS, the City Council of the City of Grand Prairie, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Grand Prairie, Texas; and

WHEREAS, the City Council of the City of Grand Prairie, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Grand Prairie's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B" and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3. ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4. FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5. EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Grand Prairie, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Grand Prairie, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that

are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Grand Prairie is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Grand Prairie and by filing this Ordinance in the Ordinance records of the City.

SECTION 9. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THE ____ DAY OF _____, 2025. SECOND AND FINAL READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THIS THE ____ DAY OF _____, 2025.

APPROVED:

Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

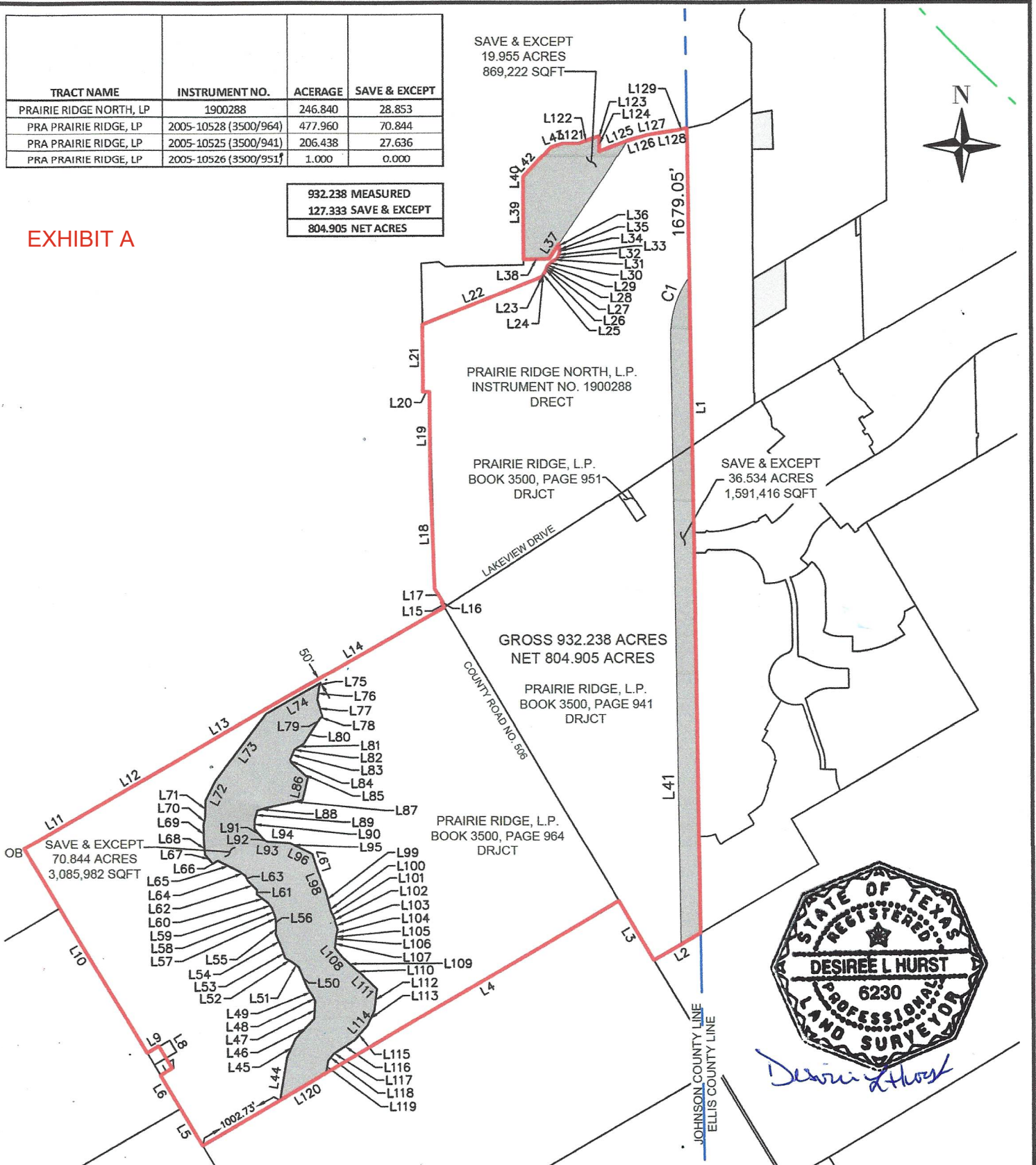
City Secretary

City Attorney

TRACT NAME	INSTRUMENT NO.	ACERAGE	SAVE & EXCEPT
PRAIRIE RIDGE NORTH, LP	1900288	246.840	28.853
PRA PRAIRIE RIDGE, LP	2005-10528 (3500/964)	477.960	70.844
PRA PRAIRIE RIDGE, LP	2005-10525 (3500/941)	206.438	27.636
PRA PRAIRIE RIDGE, LP	2005-10526 (3500/951)	1.000	0.000

932.238 MEASURED
127.333 SAVE & EXCEPT
804.905 NET ACRES

EXHIBIT A



YAZEL PEEBLES & ASSOCIATES LLC

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EXHIBIT 804.905 ACRES

J. Stewart Survey, Abs.No. 754; I. Gardner Survey, Abs. 303;
J. Working Survey, Abs. No. 897; Allen Larrison Survey, Abstract No. 497;
T Stansbury Survey, Abstract No. 762 Johnson County, Texas

This document was prepared under 22 TAC §663.21, 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 reconfiguration of the boundary of the political subdivision for which it was prepared.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°46'38"E	9062.28'
L2	S59°48'50"W	604.65'
L3	N30°19'05"W	767.89'
L4	S59°32'15"W	3795.10'
L5	N30°17'41"W	485.03'
L6	N30°48'56"W	432.95'
L7	N59°55'51"E	150.17'
L8	N30°44'47"W	149.99'
L9	S59°59'52"W	150.00'
L10	N30°47'31"W	2672.35'
L11	N59°59'45"E	884.63'
L12	N60°06'05"E	1077.88'
L13	N59°33'57"E	1233.53'
L14	N60°12'34"E	2230.06'
L15	N31°00'52"W	61.64'
L16	N59°55'47"E	15.00'
L17	N31°23'32"W	171.88'
L18	N02°01'56"W	1228.34'
L19	N00°18'29"W	988.86'
L20	N89°43'57"W	72.01'
L21	N00°22'19"W	763.71'
L22	N68°17'26"E	1438.29'
L23	N45°01'14"E	16.07'
L24	N14°02'44"E	9.37'
L25	N29°21'25"E	25.15'
L26	N20°47'48"E	16.85'
L27	N13°32'42"E	20.12'
L28	N25°34'33"E	18.47'
L29	N40°07'16"E	27.00'
L30	N50°03'48"E	55.95'
L31	N59°40'43"E	48.09'
L32	N35°37'02"E	37.42'
L33	N18°18'50"E	48.66'

LINE TABLE		
NO.	BEARING	LENGTH
L34	N02°54'37"W	53.88'
L35	N02°54'37"W	53.88'
L36	N09°01'04"W	37.00'
L37	S33°54'25"W	196.28'
L38	S88°10'25"W	284.90'
L39	N00°13'19"W	895.30'
L40	N00°14'28"E	29.02'
L41	N00°46'38"W	6843.92'
L42	N42°32'03"E	459.80'
L43	N70°31'53"E	134.99'
L44	N09°40'01"E	485.00'
L45	N24°30'50"E	229.13'
L46	N43°22'14"E	299.59'
L47	N03°33'33"E	203.90'
L48	N23°24'57"W	61.43'
L49	N33°10'58"W	107.75'
L50	N22°02'02"W	256.18'
L51	N50°17'33"W	77.87'
L52	N59°08'09"W	106.56'
L53	N18°32'36"W	108.04'
L54	N22°31'23"W	179.30'
L55	N00°41'47"E	113.08'
L56	N01°01'53"W	36.02'
L57	N11°05'52"W	51.64'
L58	N21°20'41"W	97.16'
L59	N36°08'31"W	68.64'
L60	N52°46'30"W	156.40'
L61	N00°07'38"E	49.89'
L62	N44°59'55"W	141.61'
L63	N24°39'46"W	62.15'
L64	N53°57'26"W	91.08'
L65	N63°30'14"W	264.67'
L66	S59°28'03"W	65.08'

LINE TABLE		
NO.	BEARING	LENGTH
L67	N40°10'09"W	134.04'
L68	N04°33'22"W	137.78'
L69	N01°17'29"W	201.12'
L70	N12°16'36"E	89.38'
L71	N01°43'08"E	190.30'
L72	N27°07'00"E	247.63'
L73	N37°09'31"E	938.20'
L74	N60°07'18"E	702.93'
L75	S23°48'24"W	47.22'
L76	S07°36'11"W	153.61'
L77	S17°21'52"E	196.88'
L78	S61°17'57"W	28.93'
L79	S34°06'41"W	95.35'
L80	S32°16'45"W	253.88'
L81	S59°23'52"W	111.83'
L82	S33°16'39"W	17.43'
L83	S22°29'06"W	108.71'
L84	S15°58'35"E	37.15'
L85	S47°48'48"E	250.69'
L86	S13°26'07"W	257.00'
L87	S77°50'29"W	425.64'
L88	S73°15'38"W	91.66'
L89	S16°01'20"W	108.74'
L90	S01°58'32"W	104.49'
L91	S40°17'17"E	158.42'
L92	S57°30'53"E	40.55'
L93	S85°17'19"E	32.61'
L94	S86°04'35"E	225.32'
L95	S63°51'32"E	88.24'
L96	S63°20'05"E	190.58'
L97	S17°15'55"E	205.74'
L98	S21°45'05"E	236.10'
L99	S14°37'28"E	185.28'

LINE TABLE		
NO.	BEARING	LENGTH
L100	S14°55'44"E	50.51'
L101	S27°31'08"E	80.22'
L102	S09°15'53"E	43.20'
L103	S19°32'33"E	87.99'
L104	S10°47'13"W	76.23'
L105	S07°09'46"W	23.12'
L106	S07°09'46"W	13.14'
L107	S07°09'46"W	99.52'
L108	S38°59'54"E	135.16'
L109	S46°50'58"E	211.79'
L110	S53°28'59"E	49.71'
L111	S44°47'02"E	261.74'
L112	S06°42'20"W	245.06'
L113	S24°15'48"W	187.15'
L114	S43°06'13"W	60.25'
L115	S40°58'03"W	154.31'
L116	S56°51'50"W	256.12'
L117	S52°58'01"W	33.34'
L118	S38°33'05"W	89.56'
L119	S09°40'01"W	137.29'
L120	S59°32'15"W	600.00'
L121	S89°52'36"E	182.09'
L122	N69°56'36"E	246.00'
L123	S06°44'04"E	11.98'
L124	S01°11'53"W	161.33'
L125	N69°34'21"E	338.72'
L126	N73°59'44"E	234.63'
L127	N80°15'19"E	213.33'
L128	N81°59'10"E	104.35'
L129	N77°26'33"E	123.81'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°41'51"	1110.00'	710.95'	N17°34'17"E	698.86'



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EXHIBIT 804.905 ACRES

J. Stewart Survey, Abs.No. 754; I. Gardner Survey, Abs. 303;
J. Working Survey, Abs. No. 897; Allen Larrison Survey, Abstract No. 497;
T Stansbury Survey, Abstract No. 762 Johnson County, Texas

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METES AND BOUNDS DESCRIPTION:

BEING a 932.238 acre tract of land situated in the John Working Survey, Abstract No. 897, Allen Larrison Survey, Abstract No. 497 and J. Stewart Survey, Abstract No. 754; I. Gardner Survey, Abstract Number 303; T. Stansbury Survey, Abstract No. 762, Johnson County, Texas and being a portion of a portion of a tract of land described in deeds to PRA Prairie Ridge, L.P. tracts recorded in Instrument Numbers 2005-10528 (Volume 3500, Page 964), Instrument Number 2005-10525 (Volume 3500, Page 941) and Instrument Number 2005-10526 (Volume 3500, Page 951) of the Deed Records, Johnson County, Texas (DRJCT) and in a tract of land described in Special Warranty Deed to Prairie Ridge North LP record in Document Number 1900288 the Deed Records, Ellis County, Texas (DRECT) and being more particularly described as follows:

BEGINNING at the Northwest corner of said PRA Prairie Ridge LP tract recorded in Volume 3500, Page 964;

THENCE North 59° 59' 45" East, a distance of 884.63 feet to a point;

THENCE North 60° 06' 05" East, a distance of 1,077.88 feet to a point;

THENCE North 59° 33' 57" East, a distance of 1,233.53 feet to a point;

THENCE North 60° 12' 34" East, a distance of 2,230.06 feet to a point at the North corner of said PRA Prairie Ridge tract recorded in Document No. 2005-10528;

THENCE North 31°00'52" West, a distance of 61.64 feet to a point;

THENCE North 59°55'47" East, a distance of 15.00 feet to a point;

THENCE North 31°23'32" West, a distance of 171.88 feet to a point;

THENCE North 2°01'56" West, a distance of 1,228.34 feet to a point;

THENCE North 0°18'29" West, a distance of 988.86 feet to a point;

THENCE North 89°43'57" West, a distance of 72.01 feet to a point; 72.01 feet to a point on a line.

THENCE North 00° 22' 19" West for a distance of 763.71 feet to a point being approximately 600 feet South of the centerline of Mountain Creek and being in the approximate City of Grand Prairie ETJ Limits as established in Settlement Agreement No. 17-89808-85 in the 17th Judicial District Court of Tarrant County, Texas;

THENCE North 68° 17' 26" East, with said ETJ limits line, for a distance of 1438.29 feet to a point at the approximate intersection of the centerline of said Mountain Creek with the confluence of the centerline of Grassy Creek; THENCE Northerly, with said ETJ limits line and the meanders of said Mountain Creek, the following fourteen (14) bearings and distances:

1. North 45° 01' 14" East for a distance of 16.07 feet to a point;
2. North 14° 02' 44" East for a distance of 9.37 feet to a point;
3. North 29° 21' 25" East for a distance of 25.15 feet to a point;
4. North 31° 03' 23" East for a distance of 29.97 feet to a point;
5. North 20° 47' 48" East for a distance of 16.85 feet to a point;
6. North 13° 32' 42" East for a distance of 20.12 feet to a point;
7. North 25° 34' 33" East for a distance of 18.47 feet to a point;
8. North 40° 07' 16" East for a distance of 27.00 feet to a point;
9. North 50° 03' 48" East for a distance of 55.95 feet to a point;
10. North 59° 40' 43" East for a distance of 48.09 feet to a point;
11. North 35° 37' 02" East for a distance of 37.42 feet to a point;

12. North 18° 18' 50" East for a distance of 48.66 feet to a point;
13. North 02° 54' 37" West for a distance of 53.88 feet to a point;
14. North 09° 01' 04" West for a distance of 37.00 feet to a point;

THENCE South 33° 54' 25" West for a distance of 196.28 feet to a point on a line.

THENCE South 88° 10' 25" West for a distance of 284.90 feet to a point on the West line of said Prairie Ridge North Tract recorded in Instrument No. 1900288;

THENCE North 00° 13' 19" West for a distance of 895.30 feet to a point on a line.

THENCE North 0°14'28" East, a distance of 29.02 feet to a point;

THENCE North 42°32'03" East, a distance of 459.80 feet to a point;

THENCE North 70°31'53" East, a distance of 134.99 feet to a point;

THENCE South 89°52'36" East, a distance of 182.09 feet to a point;

THENCE North 69°56'36" East, a distance of 246.00 feet to a point;

THENCE South 6°44'04" East, a distance of 11.98 feet to a point;

THENCE South 1°11'53" West, a distance of 161.33 feet to a point in the approximate centerline of Mountain Creek;

THENCE with the approximate centerline of Mountain Creek the following six (6) courses and distances:

1. North 69°34'21" East, a distance of 338.72 feet to a point;
2. North 73°59'44" East, a distance of 234.63 feet to a point;
3. North 80°15'19" East, a distance of 213.33 feet to a point;
4. North 81°59'10" East, a distance of 104.35 feet to a point;
5. North 77°26'33" East, a distance of 123.81 feet to a point in the Johnson Ellis County line;

THENCE South 0°46'38" East, along said county line, a distance of 9,062.28 feet to a point;

THENCE South 59°48'50" West, a distance of 604.65 feet to a point on County Road No. 506;

THENCE North 30°19'05" West, with said County Road 506, a distance of 767.89 feet to a point at the Southeast corner of said PRA Prairie Ridge tract recorded in Document No. 2005-10528;

THENCE South 59°32'15" West, a distance of 5,397.83 feet to a point;

THENCE North 30°17'41" West, a distance of 485.03 feet to a point;

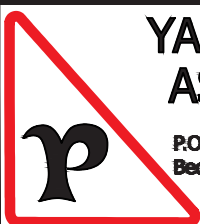
THENCE North 30°48'56" West, a distance of 432.95 feet to a point;

THENCE North 58°22'15" East, a distance of 150.33 feet to a point;

THENCE North 30°52'57" West, a distance of 285.88 feet to a point;

THENCE South 58°26'25" West, a distance of 149.99 feet to a point;

THENCE North 30°47'31" West, a distance of 2,672.35 feet to the PLACE OF BEGINNING and containing 932.238 acres of land more or less. Save and Except the following described tract of land - a 19.955 acre tract of land, a 36.534 acre tract of land and a 70.844 acre tract of land leaving a net of 804.905 acres, more or less.



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EXHIBIT 804.905 ACRES

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METES AND BOUNDS DESCRIPTION:

SAVE & EXCEPT:

BEING a 36.534 acre tract of land situated in the I. Gardner Survey, Abstract 303, J. Stewart Survey, Abstract No. 754 and the J. Working Survey, Abstract No. 897, Johnson County, Texas and being a portion of a tract of land described in Special Warranty Deed to Prairie Ridge North LP tract recorded in Instrument Number 1900288 of the Official Public Records, Ellis County, Texas (OPRECT) and being a portion of a tract of land described in General Warranty Deed to PRA Prairie Ridge, L.P. tracts recorded in Document Number 2005-10525 (Book 3500, Page 941 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

BEGINNING at a point of intersection of the Johnson County, Ellis County line with the North right-of-way line of Prairie Ridge Boulevard, a variable width right-of-way, recorded in Instrument No. 2230143 recorded in Plat Records Ellis County Texas (PRECT);

THENCE South 0°46'38" East, along said county line, a distance of 4,443.97 feet to a point in the South line of the Johnson County Freshwater Supply District No. 2 (JCFWSD No. 2) as established in Volume 3766, Page 558 OPRJCT;

THENCE South 59°48'50" West, along said JCFWSD No. 2 line, a distance of 252.54 feet a point in the proposed West right-of-way line of Goodland Parkway;

THENCE North 0°46'38" West, along proposed West right-of-way line of Goodland Parkway, a distance of 6,843.92 feet to the beginning of a curve to the right having a radius of 1110.00 feet and a chord bearing and distance of North 17° 34' 17" East a distance of 698.86 feet;

THENCE Northerly along said curve to the right through a central angle of 36°41'51" an arc distance of 710.95 feet to a point on the Johnson County, Ellis County line;

THENCE South 0°46'38" East, along said county line, a

distance of 2,939.27 feet to the POINT OF BEGINNING and containing 36.534 acres of land, more or less.

SAVE & EXCEPT:

BEING a 19.955 acre tract of land situated in the W. Gardner Survey, Abstract Number 303, Johnson County, Texas, and being a portion of tract of land described in Special Warranty Deed to Prairie Ridge North LP recorded in Instrument Number 1900288, Deed Records, Ellis County, Texas (DRECT), said 19.955 acre tract being more particularly described as follows:

COMMENCING at an inner ell corner on the North line of said Prairie Ridge North Tract;

THENCE with the North line of said Prairie Ridge North Tract; the following ten (10) courses and distances:

1. North 00° 13' 19" West for a distance of 58.13 feet to the POINT OF BEGINNING of the herein described tract;
2. North 00° 13' 19" West for a distance of 895.30 feet to a point;
3. North 00° 14' 28" East for a distance of 29.02 feet to a point at the most Northerly Northwest corner of said Prairie Ridge North Tract;
4. North 42° 32' 03" East for a distance of 459.80 feet to a point;
5. North 70° 31' 53" East for a distance of 134.99 feet to a point;
6. South 89° 52' 36" East for a distance of 182.09 feet to a point;
7. North 69° 56' 36" East for a distance of 246.00 feet to a point;
8. South 06° 44' 04" East for a distance of 11.98 feet to a point;
9. South 01° 11' 53" West for a distance of 161.33 feet to a point;
10. North 69° 34' 21" East for a distance of 338.72 feet to a point;

THENCE South 32° 31' 55" West for a distance of 484.24 feet to a point;

THENCE South 33° 54' 25" West for a distance of 1108.25 feet to a point;

THENCE South 88° 10' 25" West a distance of 284.90 feet to the POINT OF BEGINNING and containing 19.955 acres of land, more or less.



**YAZEL PEEBLES &
ASSOCIATES LLC**

P.O. Box 210097
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TBPELS 10194022

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EXHIBIT 804.905 ACRES

J. Stewart Survey, Abs.No. 754; I. Gardner Survey, Abs. 303;
J. Working Survey, Abs. No. 897; Allen Larrison Survey, Abstract No. 497;
T Stansbury Survey, Abstract No. 762 Johnson County, Texas

This document was prepared under 22 TAC §663.21, 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 reconfiguration of the boundary of the political subdivision for which it was prepared.

METES AND BOUNDS DESCRIPTION:

SAVE & EXCEPT:

BEING a 70.844 acre tract of land situated in the Allen Larrison Survey, Abstract 497, Johnson County, Texas and being part of a tract of land described in Special Warranty Deed to PRA Prairie Ridge LP record in Book 3500, Page 964 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

COMMENCING at the southwest corner or said PRA Prairie Ridge Tract;

THENCE North 59°32'15" East, along the South line of said PRA Prairie Ridge tract, a distance of 1002.73 feet to the southwest corner of said 70.829 acre tract and to the **POINT OF BEGINNING**;

THENCE Over and across said Prairie Ridge Tract the following seventy-six (76) courses and distances:

1. North 09° 40' 01" East a distance of 485.00 feet to a point;
2. North 24° 30' 50" East a distance of 229.13 feet to a point;
3. North 43° 22' 14" East a distance of 299.59 feet to a point;
4. North 03° 33' 33" East a distance of 203.90 feet to a point;
5. North 23° 24' 57" West a distance of 61.43 feet to a point;
6. North 33° 10' 58" West a distance of 107.75 feet to a point;
7. North 22° 02' 02" West a distance of 256.18 feet to a point;
8. North 50° 17' 33" West a distance of 77.87 feet to a point;
9. North 59° 08' 09" West a distance of 106.56 feet to a point;
10. North 18° 32' 36" West a distance of 108.04 feet to a point;
11. North 22° 31' 23" West a distance of 179.30 feet to a point;
12. North 00° 41' 47" East a distance of 113.08 feet to a point;
13. North 01° 01' 53" West a distance of 36.02 feet to a point;
14. North 11° 05' 52" West a distance of 51.64 feet to a point;
15. North 21° 20' 41" West a distance of 97.16 feet to a point;
16. North 36° 08' 31" West a distance of 68.64 feet to a point;
17. North 52° 46' 30" West a distance of 156.40 feet to a point;
18. North 00° 07' 38" East a distance of 49.89 feet to a point;
19. North 44° 59' 55" West a distance of 141.61 feet to a point;
20. North 24° 39' 46" West a distance of 62.15 feet to a point;
21. North 53° 57' 26" West a distance of 91.08 feet to a point;
22. North 63° 30' 14" West a distance of 264.67 feet to a point;
23. South 59° 28' 03" West a distance of 65.08 feet to a point;
24. North 40° 10' 09" West a distance of 134.04 feet to a point;
25. North 04° 33' 22" West a distance of 137.78 feet to a point;
26. North 01° 17' 29" West a distance of 201.12 feet to a point;
27. North 12° 16' 36" East a distance of 89.38 feet to a point;
28. North 01° 43' 08" East a distance of 190.30 feet to a point;
29. North 27° 07' 00" East a distance of 247.63 feet to a point;
30. North 37° 09' 31" East a distance of 938.20 feet to a point;
31. North 60° 07' 18" East a distance of 702.93 feet to a point;
32. South 23° 48' 24" West a distance of 47.22 feet to a point;

33. South 07° 36' 11" West a distance of 153.61 feet to a point;
34. South 17° 21' 52" East a distance of 196.88 feet to a point;
35. South 61° 17' 57" West a distance of 28.93 feet to a point;
36. South 34° 06' 41" West a distance of 95.35 feet to a point;
37. South 32° 16' 45" West a distance of 253.88 feet to a point;
38. South 59° 23' 52" West a distance of 111.83 feet to a point;
39. South 33° 16' 39" West a distance of 17.43 feet to a point;
40. South 22° 29' 06" West a distance of 108.71 feet to a point;
41. South 15° 58' 35" East a distance of 37.15 feet to a point;
42. South 47° 48' 48" East a distance of 250.69 feet to a point;
43. South 13° 26' 07" West a distance of 257.00 feet to a point;
44. South 77° 50' 29" West a distance of 425.64 feet to a point;
45. South 73° 15' 38" West a distance of 91.66 feet to a point;
46. South 16° 01' 20" West a distance of 108.74 feet to a point;
47. South 01° 58' 32" West a distance of 104.49 feet to a point;
48. South 40° 17' 17" East a distance of 158.42 feet to a point;
49. South 57° 30' 53" East a distance of 40.55 feet to a point;
50. South 85° 17' 19" East a distance of 32.61 feet to a point;
51. South 86° 04' 35" East a distance of 225.32 feet to a point;
52. South 63° 51' 32" East a distance of 88.24 feet to a point;
53. South 63° 20' 05" East a distance of 190.58 feet to a point;
54. South 17° 15' 55" East a distance of 205.74 feet to a point;
55. South 21° 45' 05" East a distance of 236.10 feet to a point;
56. South 14° 37' 28" East a distance of 185.28 feet to a point;
57. South 14° 55' 44" East a distance of 50.51 feet to a point;
58. South 27° 31' 08" East a distance of 80.22 feet to a point;
59. South 09° 15' 53" East a distance of 43.20 feet to a point;
60. South 19° 32' 33" East a distance of 87.99 feet to a point;
61. South 10° 47' 13" West a distance of 76.23 feet to a point;
62. South 07° 09' 46" East a distance of 23.12 feet to a point;
63. South 07° 09' 46" East a distance of 13.14 feet to a point;
64. South 07° 09' 46" East a distance of 99.52 feet to a point;
65. South 38° 59' 54" East a distance of 135.16 feet to a point;
66. South 46° 50' 58" East a distance of 211.79 feet to a point;
67. South 53° 28' 59" East a distance of 49.71 feet to a point;
68. South 44° 47' 02" East a distance of 261.74 feet to a point;
69. South 06° 42' 20" West a distance of 245.06 feet to a point;
70. South 24° 15' 48" West a distance of 187.15 feet to a point;
71. South 43° 06' 13" West a distance of 60.25 feet to a point;
72. South 40° 58' 03" West a distance of 154.31 feet to a point;
73. South 56° 51' 50" West a distance of 256.12 feet to a point;
74. South 52° 58' 01" West a distance of 33.34 feet to a point;
75. South 38° 33' 05" West a distance of 89.56 feet to a point;
76. South 09° 40' 01" West a distance of 137.29 feet to a point in the South line of said PRA Prairie Ridge tract;

THENCE South 59° 32' 15" West a distance of 600.00 feet to the **POINT OF BEGINNING** and containing 70.844 acres of land, more or less.



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Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Chapter 43. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Grand Prairie in accordance with the following plan. The City of Grand Prairie shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density. The provisions of the service plan will be made available for public inspection and explained at a public hearing held by the City Council prior to annexation.
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services. Provisions of this service plan related to the City providing public infrastructure facilities are conditioned upon the ETJ property owner's obligation to design and construct the public infrastructure consistent with the "Development Agreement (Goodland)" entered between the Parties on September 19, 2023 and filed in the county land records.

B) EMERGENCY SERVICES

1) Police Protection

- a) Police protection from the City of Grand Prairie Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.

b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of similar areas.

- c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

- a) The Grand Prairie Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;

- v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
- b) Fire protection from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of similar areas. It is anticipated that fire stations planned to service areas currently with the City of Grand Prairie will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

- a) Following removal of any annexed property from an emergency services district, if any, the Grand Prairie Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of similar areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains will be extended in accordance with the provisions of the City's codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations, policies and contract obligations. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or

any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Grand Prairie water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 10105, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations, policies and contract obligations. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Grand Prairie codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with the City of Grand Prairie's codes, ordinances, regulations, policies and contract obligations. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable annexation ordinance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's codes, ordinances, regulations, policies, procedures and contract obligations.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within the annexed property, the policies of the City of Grand Prairie with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory list for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority list and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric

provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within the annexed area within sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Grand Prairie, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexation ordinance.
- 5) As development and construction commence in the annexed area, sufficient personnel will be provided to furnish the annexed area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to the annexation area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the annexed area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from annexed areas.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Grand Prairie on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Grand Prairie, such as municipal and general administration will be made available on the effective date of the annexation. The City of Grand Prairie shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density similar to those reasonably contemplated and projected in the annexation area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Grand Prairie to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation.
- 2) The City of Grand Prairie's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at:

https://library.municode.com/tx/grand_prairie/codes/code_of_ordinances?nodeId=COORGRPRT

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M) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.