

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF STEPHENVILLE, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Stephenville, Texas, the following described territory, to wit:

BEING a 92.159 acre (4,014,427 square foot) tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, and being a portion of the called 94.85 acre tract of land described in the deed to Southwestern Pidgeon Road, LLC recorded in Document No. 2023-00119 of the Official Public Records of Erath County, Texas, said 92.159 acre (4,014,427 square foot) tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the east corner of said 94.85 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 1983" also being in the southwesterly right-of-way line of State Highway 108 (variable width right-of-way);

THENCE South 59 degrees 39 minutes 09 seconds West, with the southeasterly line of said 94.85 acre tract of land, a distance of 2,252.28 feet to a point for corner in South Fork North Bosque River;

THENCE Northwesterly with the said South Fork North Bosque River and departing the said southeasterly line of 94.85 acre tract of land, the following five (5) calls:

North 69 degrees 15 minutes 03 seconds West, a distance of 144.08 feet to a point for corner;

South 86 degrees 05 minutes 46 seconds West, a distance of 149.46 feet to a point for corner;

South 79 degrees 57 minutes 56 seconds West, a distance of 107.09 feet to a point for corner;

South 71 degrees 15 minutes 18 seconds West, a distance of 144.82 feet to a point for corner;

South 48 degrees 20 minutes 09 seconds West, a distance of 196.29 feet to a point for corner in the southwesterly line of said 94.85 acre tract of land;

THENCE North 33 degrees 58 minutes 15 seconds West, with the said southwesterly line of 94.85 acre tract of land, a distance of 380.50 feet to a 60d Nail found for corner;

THENCE North 29 degrees 48 minutes 43 seconds West, with the southwesterly line of said 94.85 acre tract of land, a distance of 1,652.21 feet to a point for the west corner of said 94.85 acre tract of land;

THENCE North 59 degrees 41 minutes 08 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 751.98 feet to a 3/8 inch iron rod found for the most westerly north corner of said 94.85 acre tract of land;

THENCE South 55 degrees 50 minutes 31 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 1,101.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 59 degrees 16 minutes 31 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 169.68 feet to a 1/2 inch rod found for corner;

THENCE South 30 degrees 17 minutes 13 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 416.73 feet to a 1/2 inch iron rod found for corner;

- THENCE** North 59 degrees 08 minutes 49 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 1,094.79 feet to a point for corner;
- THENCE** North 42 degrees 50 minutes 41 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 254.42 feet to a 3/8 inch iron rod found for the most easterly north corner of said 94.85 acre tract of land, said 3/8 inch iron rod also being in the southwesterly right-of-way line of Farm to Market Road 2303 (variable width right-of-way);
- THENCE** South 54 degrees 46 minutes 01 second East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 58.79 feet to a 3/8 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 528.30 feet, a central angle of 41 degrees 00 minutes 09 seconds, and a chord that bears South 74 degrees 47 minutes 13 seconds East, a chord distance of 370.05 feet;
- THENCE** Southeasterly, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, and with said non-tangent curve to the left, an arc length of 378.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;
- THENCE** South 68 degrees 53 minutes 07 seconds East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 283.01 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the intersection of the southwesterly right-of-way line of said Farm to Market Road 2303 with the southwesterly right-of-way line of said State Highway 108;
- THENCE** South 29 degrees 48 minutes 32 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 95.04 feet to a point for corner;
- THENCE** South 60 degrees 10 minutes 15 seconds West, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;
- THENCE** South 40 degrees 03 minutes 42 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 281.67 feet to the **POINT OF BEGINNING** and containing 4,014,427 square feet or 92.159 acres of land.

We certify that the above described tract of land is contiguous and adjacent to the City of Stephenville, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: *CP*

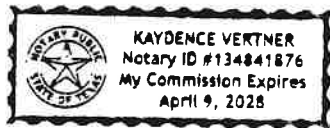
Signed: _____

Signed: _____

THE STATE OF TEXAS
COUNTY OF Erath

BEFORE ME, the undersigned authority, on this 30 day personally appeared Cole William Parks and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 30 day of April, 2024.



Kaydence Vertner
Notary Public in and for
Erath County, Texas.