

ORDINANCE NO. 139

AN ORDINANCE AUTHORIZING THE EXPANSION OF THE CITY'S EXTRATERRITORIAL JURISDICTION ("ETJ") TO INCLUDE APPROXIMATELY 2,455.8 ACRES IN THE CITY'S ETJ; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR DEVELOPMENT AGREEMENT GOVERNANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, the City Council of Umland, Texas ("Umland") desires to expand its ETJ; and

WHEREAS, the owners of land described on Exhibit "A" ("Land") filed a valid petition with the City for inclusion of the Land into the City's ETJ;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Umland, Texas:

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of Umland, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. INCLUSION OF LAND IN ETJ

1. THAT Umland's ETJ is hereby expanded to include the Land described in Exhibit "A".
2. THAT the official map and ETJ boundaries of the City of Umland be amended and revised so as to include the Land described in Exhibit "A".
3. THAT the City Administrator is hereby instructed to include this Ordinance in the records of the City and file a certified copy of this Ordinance and attachments with the appropriate County Clerk and other proper entities.
4. THAT the City Engineer is hereby instructed to have maps depicting the new Umland ETJ boundaries prepared.
5. THAT the City Administrator of the City of Umland is hereby authorized to execute any documents necessary or appropriate for the approval and implementation of this Ordinance.

III. INCLUSION OF LAND IN DEVELOPMENT AGREEMENT

The owner's petition requested the Land described in Exhibit "A" become subject to that certain Development Agreement dated October 17, 2013 ("Development Agreement") between Walton Texas, LP, a Texas limited partnership, Walton Caldwell Ranch, LP, a Delaware limited partnership, and WCR Development Sub, LP, a Delaware limited partnership and City of Umland. The Land shall be subject to and governed by the terms and conditions of the Development Agreement.

IV. EFFECTIVE DATE

This Ordinance shall be effective and the expansion of the Uhland ETJ achieved herein shall be final and complete upon the adoption of this Ordinance.

V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable. If any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or *ultra vires* by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

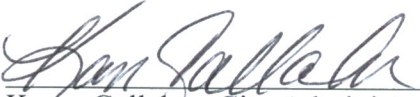
PASSED AND APPROVED as of the 6 day of November, 2013, by the City Council of the City of Uhland, Texas.

THE CITY OF UHLAND, TEXAS



Wil Jenkins, Mayor Pro Tem

ATTEST:



Karen Gallaher, City Administrator

EXHIBIT "A"

Exhibit A

LEGAL DESCRIPTION

2455.8 ACRES
ETJ ANNEXATION PETITION
CALDWELL VALLEY

FN. NO. 13-286 (MLT)
JUNE 24, 2013
BPI JOB NO. R0103932-10004

DESCRIPTION

OF 2455.8 ACRES OF LAND OUT OF AND A PART OF THE THOMAS YATES SURVEY, ABSTRACT NO. 313 AND THE ELBERT HINES SURVEY, ABSTRACT NO. 123, SITUATED IN CALDWELL COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO WALTON TEXAS, LP. BY DEEDS OF RECORD AS FOLLOWS:

- A) 464.83 ACRES OF RECORD IN VOLUME 598, PAGE 166;
- B) 339.00 ACRES AND 342.9 ACRES OF RECORD IN VOLUME 591, PAGE 449;
- C) 279.8 ACRE PORTION OF 312.48 ACRES OF RECORD IN VOLUME 568, PAGE 119;
- D) 136.0 ACRES OF RECORD IN VOLUME 617, PAGE 417; 48.95 ACRES (TRACT 1) AND 136.88 (TRACT 2) BOTH OF RECORD IN VOLUME 617, PAGE 767;
- E) 103.15 ACRES OF RECORD IN DOCUMENT NO. 111858;
- F) 102.02 ACRES OF RECORD IN VOLUME 597, PAGE 41;
- G) 151.4 ACRES OF RECORD IN VOLUME 640, PAGE 852;
- H) 58.29 ACRES OF RECORD IN VOLUME 634, PAGE 608;
- I) 50.11 ACRES OF RECORD IN VOLUME 640, PAGE 21;
- J) 81.261 ACRES OF RECORD IN VOLUME 643, PAGE 493;
- K) 74.78 ACRES OF RECORD IN VOLUME 643, PAGE 489;
- L) 79.523 ACRES OF RECORD IN VOLUME 643, PAGE 484;

ALL OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 2455.8 ACRES OF LAND ALSO INCLUDES ALL THE AREA WITHIN THE EXISTING RIGHTS-OF-WAY OF CALDWELL COUNTY ROAD NO. 228 AND NO. 229 AS USED ON-THE-GROUND WHICH ARE CONTAINED WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION; **SAVE AND EXCEPT THEREFROM** THAT CERTAIN 10.38 ACRE TRACT OF LAND CONVEYED TO F. VICKERY BY DEED OF RECORD IN VOLUME 88, PAGE 318 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2455.8 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southwesterly right-of-way line of F.M. 2720 (80' R.O.W.), for the northerly corner of said 100.02 acre tract and for the northerly corner hereof;

THENCE, S41°29'27"E, along the southwesterly right-of-way line of F.M. 2720, being the northeasterly line of said 100.02 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 2306.36 feet to a 60d nail found for the easterly most corner of said 100.02 acre tract and for an angle point hereof;

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THENCE, leaving the southwesterly right-of-way line of F.M. 2720, along the southeasterly lines of said 100.02 acre tract, for a portion of the irregular northeasterly line hereof, the following three (3) courses and distances:

- 1) S48°49'18"W, a distance of 1225.12 feet to a 60d nail found for an angle point of said 100.02 acre tract and hereof;
- 2) N42°03'16"W, a distance of 1077.92 feet to a point for corner of said 100.02 acre tract and for an angle point hereof;
- 3) S48°00'54"W, a distance of 1240.20 feet to a point for corner in the northeasterly line of said 58.29 acre tract being the southerly most corner of said 100.02 acre tract and an angle point hereof;

THENCE, leaving the southerly most corner of said 100.02 acre tract, along a portion of the northeasterly line of said 58.29 acre tract, for a portion of the irregular northeasterly line hereof, the following six (6) courses and distances:

- 1) S41°51'19"E, a distance of 2350.85 feet to a 1/2 inch iron rod found for an angle point of said 58.29 acre tract and hereof;
- 2) S48°23'35"W, a distance of 180.96 feet to a 1/2 inch iron rod found for an angle point of said 58.29 acre tract and hereof;
- 3) S39°55'46"E, a distance of 301.60 feet to a 1/2 inch iron rod found for an angle point of said 58.29 acre tract and hereof;
- 4) N80°31'20"E, a distance of 88.75 feet to a point for an angle point of said 58.29 acre tract and hereof;
- 5) N72°47'21"E, a distance of 62.04 feet to a 1/2 inch iron rod with cap found for an angle point of said 58.29 acre tract and hereof;
- 6) S41°49'16"E, a distance of 410.10 feet to a 1/2 inch iron rod found in the northwesterly right-of-way line of County Road 228, for the easterly corner of said 58.29 acre tract and for an angle point hereof;

THENCE, continuing S41°49'16"E, leaving the easterly corner of said 58.29 acre tract, over and across County Road 228, for a portion of the irregular northeasterly line hereof, a distance of 52.15 feet to a point in the southeasterly right-of-way line of County Road 228, being the northwesterly line of said 279.8 acre tract, for an angle point hereof;

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THENCE, N48°24'37"E, along the southeasterly right-of-way line of County Road 228, being a portion of the northwesterly line of said 279.8 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 145.88 feet to a 1/2 inch iron rod with cap found for an angle point of said 279.8 acre tract and hereof;

THENCE, leaving the southeasterly right-of-way line of County Road 228, along a portion of the northwesterly line of said 279.8 acre tract, for a portion of the irregular northeasterly line hereof, the following two (2) courses and distances:

- 1) S41°21'33"E, a distance of 379.55 feet to a 1/2 inch iron rod found for an angle point of said 279.8 acre tract and hereof;
- 2) N48°37'23"E, a distance of 1983.54 feet to a 1/2 inch iron rod found in the arc of a curve to the left in the curving southwesterly right-of-way line of F.M. 2720 being the northerly corner of said 279.8 acre tract and an angle point hereof;

THENCE, leaving the northerly corner of said 279.8 acre tract, along the southwesterly right-of-way line of F.M. 2720, being a portion of the northeasterly line of said 279.8 acre tract, for a portion of the irregular northeasterly line hereof, the following three (3) courses and distances:

- 1) Along said curve, having a radius of 2904.81 feet, a central angle of 03°55'58", an arc length of 199.39 feet, and a chord which bears S39°52'48"E, a distance of 199.35 feet to a TxDOT concrete monument found at the end of said curve;
- 2) S40°37'06"E, a distance of 703.85 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the left;
- 3) Along said curve, having a radius of 1185.96 feet, a central angle of 09°13'55", an arc length of 191.09 feet, and a chord which bears S45°29'51"E, a distance of 190.89 feet to a 1/2 inch iron rod found at the intersection of the southwesterly right-of-way line of F.M. 2720 and the southwesterly right-of-way line of Old Kyle Lockhart Road (public road) (R.O.W. varies) in the northeasterly line of said 279.8 acre tract being the end of said curve and an angle point hereof;

THENCE, S41°39'36"E, leaving the southwesterly right-of-way line of F.M. 2720, along the southwesterly right-of-way line of Old Kyle Lockhart Road, being a portion of the northeasterly line of said 279.8 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 924.56 feet to an axle found for the easterly corner of said 279.8 acre tract, also being the northerly corner of said 151.4 acre tract and an angle point hereof;

THENCE, S40°40'27"E, leaving the easterly corner of said 279.8 acre

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tract, along a portion the southwesterly right-of-way line of Old Kyle Lockhart Road, being the northeasterly line of said 151.4 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 19.84 feet to a 1/2 inch iron rod found for an angle point in the northwesterly line of said 464.83 acre tract, being an angle point in the northeasterly line of said 151.4 acre tract and hereof;

THENCE, leaving the northeasterly line of said 151.4 acre tract, along a portion of the southwesterly and southeasterly right-of-way lines of Old Kyle Lockhart Road, being a portion of the northwesterly line of said 464.83 acre tract, for a portion of the irregular northeasterly line hereof, the following three (3) courses and distances:

- 1) S23°43'21"E, a distance of 12.92 feet to an angle point of said 464.83 acre tract and hereof;
- 2) S40°38'09"E, a distance of 17.94 feet to an angle point of said 464.83 acre tract and hereof;
- 3) N48°39'31"E, a distance of 650.16 feet to a 60d nail found for an angle point of said 464.83 acre tract and hereof;

THENCE, leaving the southeasterly right-of-way line of Old Kyle Lockhart Road, continuing along the northwesterly line of said 464.83 acre tract, for a portion of the irregular northeasterly line hereof, the following two (2) courses and distances:

- 1) S41°28'50"E, a distance of 2727.38 feet to an angle point of said 464.83 acre tract and hereof;
- 2) N48°58'11"E, a distance of 3912.02 feet to an iron pipe found in the southwesterly right-of-way line of F.M. 2720, for the northerly corner of said 464.83 acre tract being an angle point hereof;

THENCE, S41°19'13"E, along the southwesterly right-of-way line of F.M. 2720, being a portion of the northeasterly line of said 464.83 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 1509.99 feet to a 1/2 inch iron rod found for an angle point of said 464.83 acre tract and hereof;

THENCE, leaving the southwesterly right-of-way line of F.M. 2720, along a portion of the northeasterly line of said 464.83 acre tract, for a portion of the irregular northeasterly line hereof, the following two (2) courses and distances:

- 1) S48°58'56"W, a distance of 3918.99 feet to a 1/2 inch iron rod with cap found being an angle point of said 464.83 acre tract and hereof;
- 2) S41°25'08"E, a distance of 2226.93 feet to the westerly corner

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of said 103.15 acre tract, being an angle point of said 464.83 acre tract and hereof;

THENCE, N49°00'20"E, leaving the northeasterly line of said 464.83 acre tract, along the northwesterly line of said 103.15 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 3914.10 feet to a 5/8 inch iron rod found in the southwesterly right-of-way line of F.M. 2720 being the northerly corner of said 103.15 acre tract and an angle point hereof;

THENCE, S41°18'47"E, along the southwesterly right-of-way line of F.M. 2720, being the northeasterly lines of said 103.15 acre tract and said 74.78 acre tract, for a portion of the irregular northeasterly line hereof, passing at a distance of 902.31 feet a 1/2 inch iron rod found for the common corner of said 103.15 acre tract and said 74.78 acre tract, and continuing for a total distance of 2571.81 feet to a 1/2 inch iron rod with cap found for the easterly corner of said 74.78 acre tract and an angle point hereof;

THENCE, S48°41'23"W, leaving the southwesterly right-of-way line of F.M. 2720, along a portion of the southeasterly line of said 74.78 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 739.02 feet to a 1/2 inch iron rod with cap found for an angle point in the northwesterly line of said 81.261 acre tract and hereof;

THENCE, leaving the southeasterly line of said 74.78 acre tract, along a portion of the northwesterly line of said 81.261 acre tract, for a portion of the irregular northeasterly line hereof, the following four (4) courses and distances:

- 1) S41°33'21"E, a distance of 300.18 feet to a 1/2 inch iron rod with cap found for an angle point of said 81.261 acre tract and hereof;
- 2) S48°34'00"W, a distance of 12.27 feet to a 1/2 inch iron rod with cap found for an angle point of said 81.261 acre tract and hereof;
- 3) S41°19'45"E, a distance of 31.15 feet to a 1/2 inch iron rod with cap found for an angle point of said 81.261 acre tract and hereof;
- 4) N48°28'08"E, a distance of 750.01 feet to a 1/2 inch iron rod with cap found in the southwesterly right-of-way line of F.M. 2720, for the northerly corner of said 81.261 acre tract and an angle point hereof;

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THENCE, S41°18'47"E, along the southwesterly right-of-way line of F.M. 2720, being the northeasterly line of said 81.261 acre tract, for a portion of the irregular northeasterly line hereof, a distance of 639.25 feet to a 1/2 inch iron rod found for the easterly corner of said 81.261 acre tract and hereof;

THENCE, leaving the southwesterly right-of-way line of F.M. 2720, along the southeasterly and southwesterly lines of said 81.261 acre tract, for a portion of the southeasterly line hereof, the following two (2) courses and distances:

- 1) S48°38'38"W, a distance of 3920.25 feet to a 1/2 inch iron rod found for the southerly corner of said 81.261 acre tract and an angle point hereof;
- 2) N41°11'25"W, a distance of 960.07 feet to a 1/2 inch iron rod with cap found for an angle point in the southeasterly line of said 79.523 acre tract, being the westerly corner of said 81.261 acre tract and an angle point hereof;

THENCE, S48°43'02"W, leaving the westerly corner of said 81.261 acre tract, along the southeasterly line of said 79.523 acre tract, for a portion of the southeasterly line hereof, a distance of 899.46 feet to a 1/2 inch iron rod found being the southerly corner of said 79.523 acre tract and the easterly corner of said 464.83 acre tract, for an angle point hereof;

THENCE, S48°49'37"W, leaving the southerly corner of said 79.523 acre tract, along the southeasterly line of said 464.83 acre tract, for a portion of the southeasterly line hereof, a distance of 1107.77 feet to a point for the southerly corner of said 464.83 acre tract and the easterly corner of said 339.00 acre tract, for an angle point hereof;

THENCE, S48°39'36"W, leaving the southerly corner of said 464.83 acre tract, along the southeasterly line of said 339.00 acre tract and a portion of said 342.9 acre tract, for a portion of the southeasterly line hereof, a distance of 1106.10 feet to a 1/2 inch iron rod found in the easterly right-of-way line of County Road 229 being an angle point of said 342.9 acre tract and hereof;

THENCE, S20°35'02"W, leaving the southeasterly line of said 342.9 acre tract, over and across County Road 229, for a portion of the southeasterly line hereof, a distance of 91.16 feet to a 1/2 inch iron rod with cap found in the westerly right-of-way line of County Road 229 being the northerly corner of said 48.95 acre tract and an angle point hereof;

THENCE, along the westerly right-of-way line of County Road 229, being the northeasterly line of said 48.95 acre tract, for a portion of the southeasterly line hereof, the following two (2) courses and distances:

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- 1) S63°56'23"E, a distance of 93.00 feet to a 1/2 inch iron rod with cap found being an angle point of said 48.95 acre tract and hereof;
- 2) S42°39'23"E, a distance of 2323.50 feet to a 1/2 inch iron rod with cap found at the intersection of the westerly right-of-way line of County Road 229 with the northwesterly right-of-way line of County Road 230 being the easterly corner of said 48.95 acre tract and an angle point hereof;

THENCE, S48°09'37"W, leaving the westerly right-of-way line of County Road 229, along the northwesterly right-of-way line of County Road 230, being the southeasterly line of said 48.95 acre tract and hereof, a distance of 912.33 feet to a 1/2 inch iron rod with cap found for an angle point in the northeasterly line of said 136.0 acre tract being the southerly corner of said 48.95 acre tract and an angle point hereof;

THENCE, leaving the southerly corner of said 48.95 acre tract, along a portion of the northwesterly right-of-way line of County Road 230, being a portion of the northeasterly, the southeasterly and the southwesterly lines of said 136.0 acre tract same being the southwesterly line of said 136.88 acre tract, for a portion of the southeasterly and southwesterly lines hereof, the following three (3) courses and distances:

- 1) S40°42'42"E, a distance of 22.01 feet to a 1/2 inch iron rod with cap found being the easterly corner of said 136.0 acre tract and an angle point hereof;
- 2) S48°34'53"W, a distance of 5003.10 feet to a 1/2 inch iron rod found being the southerly corner of said 136.0 acre tract and hereof;
- 3) N40°57'35"W, passing at a distance of 1197.08 feet a point for the common southerly corner of said 136.0 acre tract and said 136.88 acre tract, and continuing for a total distance of 2394.16 feet to a 1/2 inch iron rod found in the southeasterly right-of-way line of County Road 229 being the westerly corner of said 136.88 acre tract and an angle point hereof;

THENCE, N48°35'27"E, along a portion of the southeasterly right-of-way line of County Road 229, being a portion of the northwesterly line of said 136.88 acre tract and a portion of the southwesterly line hereof, a distance of 3296.65 feet for an angle point hereof;

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THENCE, N41°00'30"W, leaving the northwesterly line of said 136.88 acre tract, over and across County Road 229, for a portion of the southwesterly line hereof, a distance of 61.67 feet to a point in the northwesterly right-of-way line of County Road 229, being the southerly corner of said 342.9 acre tract for a point on-line hereof;

THENCE, leaving the northwesterly right-of-way line of County Road 229, along the southwesterly lines of said 342.9 acre tract and said 151.4 acre tract and a portion of the southeasterly line of said 279.8 acre tract, for a portion of the southwesterly line hereof, the following three (3) courses and distances:

- 1) N41°00'30"W, a distance of 5724.07 feet to the common southerly corner of said 342.9 acre tract and said 151.4 acre tract for an angle point hereof;
- 2) N41°01'54"W, a distance of 3414.31 feet to a 1/2 inch iron rod with cap found in the southeasterly line of said 279.8 acre tract being the westerly corner of said 151.4 acre tract and an angle point hereof;
- 3) S48°26'55"W, a distance of 677.86 feet to a point in the southeasterly line of said 279.8 acre tract for the point of curvature of a non-tangent curve to the left and an angle point hereof;

THENCE, over and across said 279.8 acre tract, for a portion of the southwesterly line hereof, along said curve, having a radius of 18480.00 feet, a central angle of 07°34'16", an arc length of 2441.96 feet, and a chord which bears N29°33'37"W, a distance of 2440.18 feet to a point in the southeasterly right-of-way line of County Road 228, for the westerly corner of said 279.8 acre tract and an angle point hereof;

THENCE, N48°24'37"E, along the southeasterly right-of-way line of County Road 228, being the northwesterly line of said 279.8 acre tract, for a portion of the southwesterly line hereof, a distance of 1710.33 feet to an angle point hereof;

THENCE, N41°52'12"W, leaving the northwesterly line of said 279.8 acre tract, over and across County Road 228, for a portion of the southwesterly line hereof, a distance of 52.02 feet to a point in the northwesterly right-of-way line of County Road 228, for the southerly corner of said 50.11 acre tract being a point on-line hereof;

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THENCE, leaving the northwesterly right-of-way line of County Road 228, along the southwesterly and northwesterly lines of said 50.11 acre tract, the northwesterly line of said 58.29 acre tract and a portion of the southwesterly line and the northwesterly line of said 100.02 acre tract, for a portion of the southwesterly line and the northwesterly line hereof, the following five (5) courses and distances:

- 1) N41°52'12"W, a distance of 3735.68 feet to an iron pipe found being the westerly corner of said 50.11 acre tract and hereof;
- 2) N48°14'11"E, a distance of 701.01 feet to a 1/2 inch iron rod found being the common westerly corner of said 50.11 acre tract and said 58.29 acre tract, for an angle point hereof;
- 3) N48°20'38"E, a distance of 706.93 feet to a 1/2 inch iron rod found for an angle point in the southwesterly line of said 100.02 acre tract, being the northerly corner of said 58.29 acre tract and an angle point hereof;
- 4) N41°35'14"W, a distance of 619.64 feet to a 1/2 inch iron rod found being the westerly corner of said 100.02 acre tract and for an angle point hereof;
- 5) N48°17'11"E, a distance of 2481.80 feet to the **POINT OF BEGINNING**, containing an area of 2466.18 acres of land, more or less, within these metes and bounds, **SAVE AND EXCEPT THEREFROM** the aforementioned 10.38 acre tract of land described as follows:

COMMENCING for reference, at a 1/2 inch iron rod found in the northwesterly right-of-way line of County Road 228, being the easterly corner of said 58.29 acre tract;

THENCE, S48°24'37"W, along the northwesterly right-of-way line of County Road 228, being the southeasterly line of said 58.29 acre tract, a distance of 531.96 feet to the **POINT OF BEGINNING** being the southerly corner of said 58.29 acre tract and the easterly corner of said 10.38 acre tract conveyed to F. Vickery by deed of record in Volume 88, Page 318 of said Official Public Records;

THENCE, S48°24'37"W, continuing along the northwesterly right-of-way line of County Road 228, for the southeasterly line of said 10.38 acre tract, a distance of 466.36 feet to the easterly corner of said 50.11 acre tract and being the southerly corner of said 10.38 acre tract;

THENCE, leaving the northwesterly right-of-way line of County Road 228, along a portion of the northeasterly lines of said 50.11 acre tract, for the southwesterly and northwesterly lines of said 10.38 acre tract, the following two (2) courses and distances:

- 1) N41°50'06"W, a distance of 1245.98 feet to the westerly corner

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of said 10.38 acre tract;


- 2) N48°25'37"E, a distance of 350.23 feet to a point in the southwesterly line of said 58.29 acre tract, for the northerly corner of said 10.38 acre tract;

THENCE, along a portion of the southwesterly line of said 58.29 acre tract, for the northeasterly line of said 10.38 acre tract, the following three (3) courses and distances:

- 1) S41°51'46"E, a distance of 1109.82 feet to an angle point;
- 2) N48°25'22"E, a distance of 116.21 feet to an angle point;
- 3) S41°34'35"E, a distance of 136.04 feet to the **POINT OF BEGINNING**, containing an area of 10.38 acres of land, more or less, leaving a **TOTAL NET AREA** of 2455.8 acres of land, more or less, within these metes and bounds.

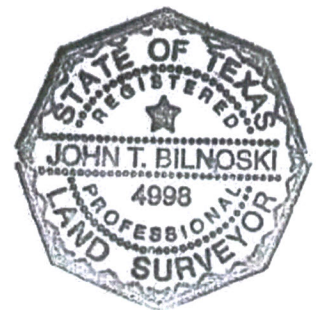
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

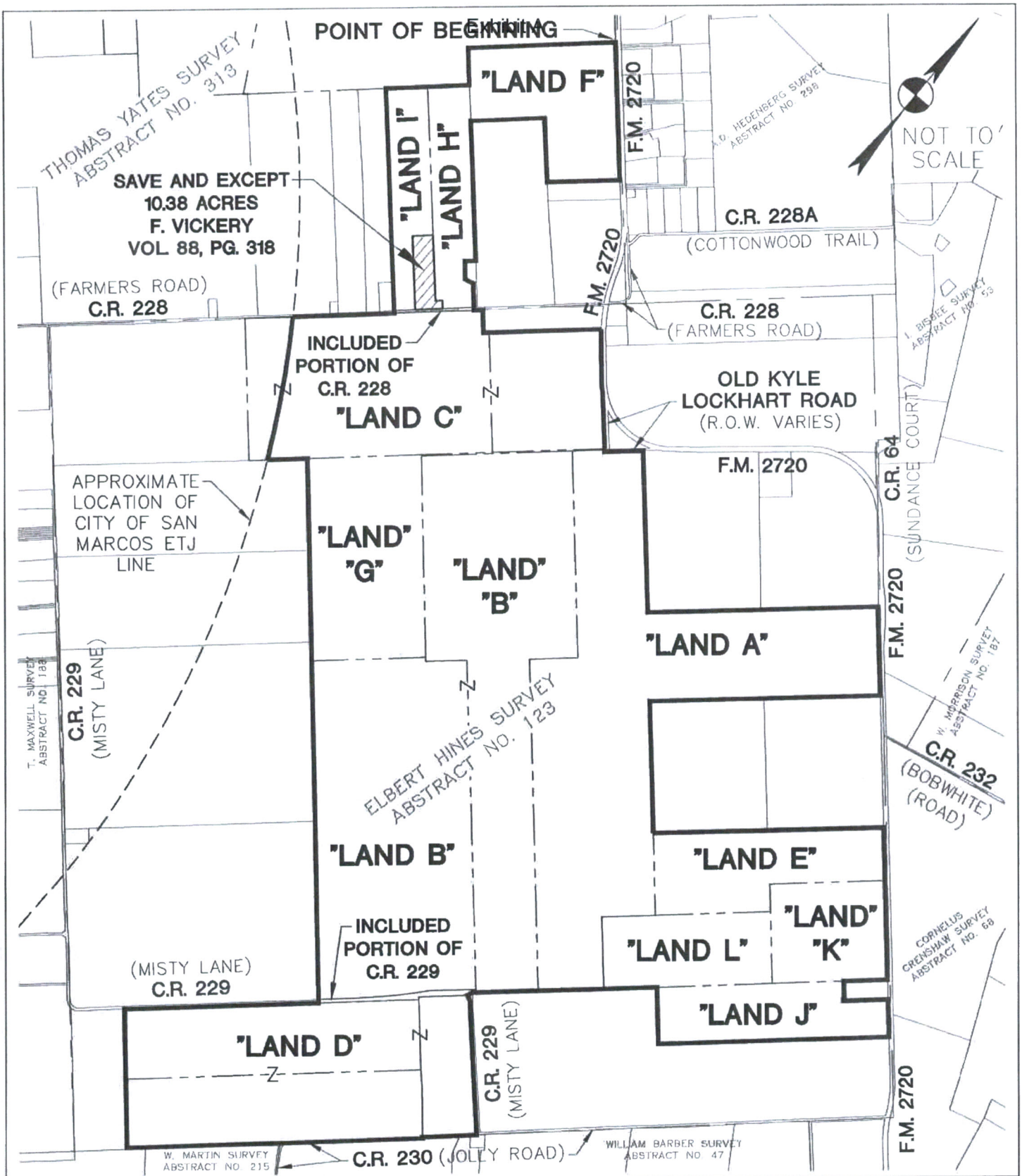
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JOHN A. BILNOSKI,
R.P.L.S. NO. 4998
STATE OF TEXAS

6/24/13
DATE





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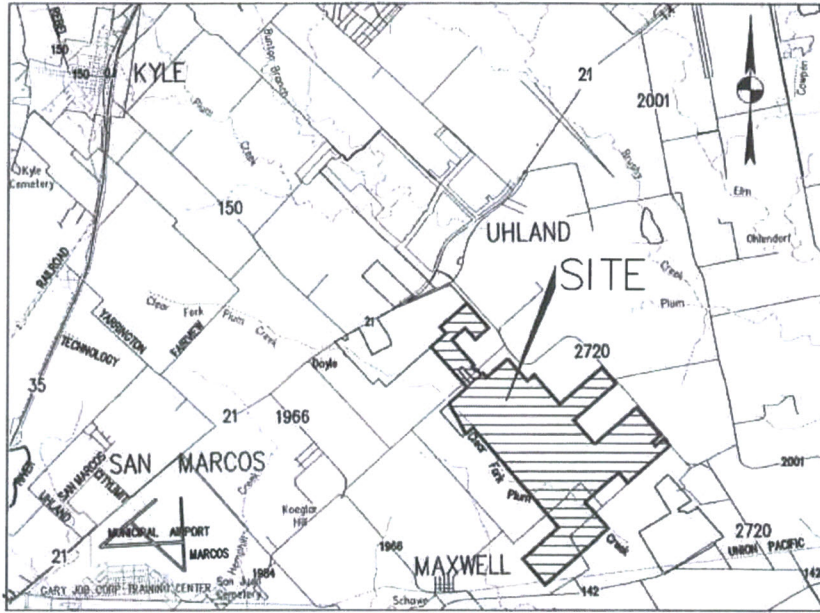
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ETJ ANNEXATION PETITION
OF A 2455.8 ACRE TRACT OF LAND OUT OF AND A PART OF
THE THOMAS YATES SURVEY, ABSTRACT NO. 313 AND THE
ELBERT HINES SURVEY, ABSTRACT NO. 123,
SITUATED IN CALDWELL COUNTY, TEXAS.

WALTON
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SHEET 1 OF 2

Exhibit A



VICINITY MAP
N.T.S.

AREA SUMMARY

LAND A	464.6 ACRES
LAND B	682.1 ACRES
LAND C	279.8 ACRES
LAND D	323.5 ACRES
LAND E	103.2 ACRES
LAND F	100.0 ACRES
LAND G	152.0 ACRES
LAND H	58.3 ACRES
LAND I	50.1 ACRES
LAND J	81.4 ACRES
LAND K	74.8 ACRES
LAND L	79.5 ACRES
COUNTY ROAD 228	1.6 ACRES
COUNTY ROAD 229	4.9 ACRES
TOTAL ACREAGE	2455.8 ACRES

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SHEET 2 OF 2