

ORDINANCE NO. 26-16

AN ORDINANCE, AMENDING ORDINANCE NO. 01-819, THE ZONING ORDINANCE OF THE CITY OF GRANBURY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF GRANBURY; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Granbury is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Granbury heretofore adopted Ordinance No. 01-819, as amended, the Zoning Ordinance of the City of Granbury, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the owner of the property described as a 2,084.127 acre tract of land in the Scottish Rite Village Subdivision and the Scottish Rite Crippled Children's Hospital Land, City of Granbury, Hood County, Texas, has filed an application to rezone from its present classification of Interim Holding [IH] to Industrial [I] as defined within the City's Zoning Ordinance; and

WHEREAS, the City Council finds that the approval of the Industrial [I] zoning will allow a use that is harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration; and

WHEREAS, public hearings were held by the Planning & Zoning Commission of the City of Granbury, Texas on April 7, 2026 and by the City Council of the City of Granbury, Texas, on April 7, 2026 with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and other laws dealing with notice, publication and procedural requirements for the amendment of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS:

SECTION 1.

Ordinance No. 01-819, as amended, is hereby amended by rezoning the hereinafter property and area; described as a 2084.127 acre tract of the Scottish Rite Village Subdivision and the Scottish Rite Crippled Children's Hospital Land, City of Granbury, Hood County, Texas, and being more fully described by Exhibit 'A' attached hereto and incorporated herein

Interim Holding to Industrial [I]

SECTION 2.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The official zoning map of the City of Granbury is amended and the City Secretary is directed to revise the official zoning map to reflect the approved zoning as set forth above.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance of the City of Granbury, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Granbury are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Granbury is hereby directed to publish in the official newspaper of the City of Granbury, the caption, Section 1, penalty clause of this Ordinance one time as required by Section 2.13 of the Charter of the City of Granbury.

SECTION 9.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this 7th day of April 2026.



JIM JARRATT, MAYOR

ATTEST:



CARLA WALKER, CITY SECRETARY



APPROVED AS TO FORM AND LEGALITY:



JEREMY SORELLE, CITY ATTORNEY

Exhibit 'A'
Legal Description

Field notes for: (**TRACT 1**)

Parts of the MILAM COUNTY SCHOOL LAND SURVEY LOWER LEAGUE, the MILAM COUNTY SCHOOL LAND SURVEY UPPER LEAGUE, the JOHN DAVID CROW SURVEY, Abstract No. 110, the EBENEZER MILLICAN SURVEY, Abstract No. 414, the J.W. OWNSBY SURVEY, Abstract No. 814, the G. W. WILLIAMS SURVEY, Abstract No. 600, the JOSE MAYBARBO SURVEY, Abstract No. 749, the C.C. HARVICK SURVEY, Abstract No. 290, the E.T. GATLIN SURVEY, Abstract No. 211, the J.W. DAWSON SURVEY, Abstract No. 805, and the J.H. DAVIS SURVEY, Abstract No. 157 situated about 2-9/10 miles south 41 degrees-30 minutes west from the courthouse in Granbury the county seat for Hood County, Texas; embracing all of Tract 1, the 2069-012/1000 acres tract described in the deed to Granbury Reddy Land Partners recorded in Document No. 2022-0000062 of the Real Records of Hood County, Texas and all of SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE, TRACT ONE, according to the plat thereof recorded in Slide A-348-B of the Plat Records of Hood County, Texas and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons recovered called for in this description are marked

(BROOKES BAKER SURVEYORS).

Beginning at a 5/8" capped iron recovered for the most easterly northeast corner of said 2069-012/1000 acres tract, and for the southeast corner of the 43,559 square feet tract described in the deed to Jerry Snodgrass, Sr. recorded in Document No. 2022-0016430 of the said Real Records.

Thence south 30 degrees-28 minutes-07 seconds east, along the east line of said 2069-012/1000 acres tract, to and along the west line of the 2 acres tract described in the deed to Jimmy D. Gibson recorded in volume 2507, page 275 of the said Real Records, 582-02/100 feet to a 3" pipe post for the southwest corner of said 2 acres tract, and the northwest corner of the 47-373/1000 acres tract described in the deed to HCI Real Estate, LLC. recorded in Document No. 2010-0009012 of the said Real Records.

Thence south 30 degrees-29 minutes-01 second east, along the west line of said 47-373/1000 acres tract, and the east line of said 2069-012/1000 acres tract, 446-21/100 feet to a 10" cedar post found.

Thence south 30 degrees-22 minutes-43 seconds east, along the east line of said 2069-012/1000 acres tract, and the west line of said 47-373/1000 acres tract, 172-98/100 feet to

5/8" capped iron recovered for the northeasterly corner of the 8-207/1000 acres tract described in the deed to Hood County Granbury Municipal Utility District No. 1 recorded in Document No. 2020-0019787 of the said Real Records.

Thence south 59 degrees-37 minutes-17 seconds west, along the northwesterly line of said 8-207/1000 acres tract, 650-00/100 feet to a 5/8" capped iron recovered for the northwesterly corner of said 8-207/1000 acres tract.

Thence south 30 degrees-22 minutes-43 seconds east, along the southwesterly line of said 8-207/1000 acres tract, 550-00/100 feet to a 5/8" capped iron recovered for the southwesterly corner of said 8-207/1000 acres tract.

Thence north 59 degrees-37 minutes-17 seconds east, along the southeasterly line of said 8-207/1000 acres tract, 650-00/100 feet to a 5/8" capped iron recovered in the east line of said 2069-012/1000 acres tract, and in the west line of said 47-373/1000 acres tract for the southeasterly corner of said 8-207/1000 acres tract.

Thence south 30 degrees-22 minutes-43 seconds east, along the east line of said 2069-012/1000 acres tract, and the west line of said 47-373/1000 acres tract, 243-89/100 feet to a ½" iron found for the southwest corner of said 47-373/1000 acres tract, and the northwest corner of the 10 acres tract described in the deed to Swaim Construction Company, Inc. recorded in volume 356, page 734 of the said Deed Records.

Thence south 30 degrees-22 minutes-26 seconds east, along the east line of said 2069-012/1000 acres tract, and west line of said 10 acres tract, 916-49/100 feet to a ½" iron found for the southwest corner of said 10 acres tract, and the northwest corner of the 12-51/100 acres tract described in the deed to James R. Walker and wife, Mary L. Walker recorded in volume 142,

page 53 of the said Deed Records.

Thence south 30 degrees-23 minutes-22 seconds east, along the east line of said 2069-012/1000 acres tract, and the west line of said 12-51/100 acres tract, 1129-98/100 feet to a square head bolt found for the southwest corner of said 12-51/100 acres tract, and the northwest corner of the 3-617/1000 acres tract described in the deed to Clifford Fell recorded in Document No. 2022-0015678 of the said Real Records.

Thence south 30 degrees-08 minutes-06 seconds east, along the east line of said 2069-012/1000 acres tract, and the west line of said 3-617/1000 acres tract, 284-36/100 feet to a 3/8" iron found.

Thence south 30 degrees-39 minutes-30 seconds east, along the east line of said 2069-012/1000 acres tract, and the west line of said 3-617/1000 acres tract, 208-69/100 feet to a 3/8" iron found for the southwest corner of said 3-617/1000 acres tract, and the northwest

corner of SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, according to the plat thereof recorded in Slide A-348-B of the Plat Records of Hood County, Texas.

Thence north 59 degrees-36 minutes-27 seconds east, along a northwesterly line of said 2069-012/1000 acres tract, and the north line of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the south line of said 3-617/1000 acres tract, 182-81/100 feet to a ½" iron in concrete found for the most northerly northeast corner of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the northwest corner of the 2 acres tract described in the deed to the City of Granbury recorded in volume 1291, page 287 of the said Real Records.

Thence south 30 degrees-16 minutes-33 seconds east, along an east line of said 2069-012/1000 acres tract, and the west line of said 2 acres tract, 132-65/100 feet to a ½" iron found in concrete for a re-entrant corner of said 2069-012/1000 acres tract, and the southwest corner of said 2 acres tract, and a re-entrant corner of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE.

Thence south 84 degrees-20 minutes-19 seconds east, along a north line of said 2069-012/1000 acres tract, and the north line of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, 282-34/100 feet to a ½" iron found in concrete for a northeast corner of said 2069-012/1000 acres tract, and the northeast corner of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, in the west right-of-way of Paluxy Highway (F.M. Highway No. 51) in a curve to the left having a radius of 1004-93/100 feet.

Thence southwesterly, along the east line of said 2069-012/1000 acres tract, and the east line of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the west right-of-way of said Paluxy Highway, the following:

along said curve to the left an arc length of 111-32/100 feet to a ½" iron in concrete found at its end, the long chord of said 111-32/100 feet arc is south 08 degrees-53 minutes-27 seconds west 111-26/100 feet;

south 05 degrees-40 minutes-59 seconds west 250-10/100 feet to a ½" iron in concrete found for a southeast corner of said 2069-012/1000 acres tract, and the southeast corner of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the northeast corner of Lot 2 Block 1 PALUXY ROAD SUBDIVISION, according to the plat thereof recorded in Slide A-349-A of the said Plat Records.

Thence north 84 degrees-18 minutes-30 seconds west, along a south line of said 2069-012/1000 acres tract, and the south line of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the north line of said Lot 2 Block 1, a distance of 489-58/100 feet to a ½" iron in concrete found for a re-entrant corner of said 2069-012/1000 acres tract, and for the southwest corner of said SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE TRACT ONE, and the northwest corner of said Lot 2 Block 1.

Thence southwesterly, along the east line of said 2069-012/1000 acres tract, and the west line of said Lot 2 Block 1, to and along the west line of Lot 1R1 Block 1 PALUXY ROAD SUBDIVISION, according to the plat thereof recorded in Slide B-187 of the said Plat Records, the following:

south 05 degrees-26 minutes-42 seconds west 110-07/100 feet to a ½" iron in concrete found;

south 31 degrees-19 minutes-17 seconds west 230-43/100 feet to a ½" iron in concrete found;

south 06 degrees-42 minutes-57 seconds west 113-62/100 feet to a ½" capped iron found for a re-entrant corner of said Lot 1R1, and an easterly corner of said 2069-012/1000 acres tract.

Thence northwesterly, southwesterly, and southeasterly, along the common line of said 2069-012/1000 acres tract, and said Lot 1R1, the following:

north 77 degrees-21 minutes-57 seconds west 351-87/100 feet to a 5" pine post found;

south 76 degrees-40 minutes-34 seconds west 601-68/100 feet to a 5" pine post found;

south 06 degrees-44 minutes-20 seconds west 301-61/100 feet to a ½" capped iron found;

south 47 degrees-08 minutes-37 seconds east 699-62/100 feet to a ½" capped iron found;

south 77 degrees-21 minutes-45 seconds east 910-80/100 feet to a ½" capped iron found for the southeast corner of said Lot 1R1, and an easterly corner of said 2069-012/1000 acres tract, in the west right-of-way of said Paluxy Road.

Thence southwesterly, along the southeasterly line of said 2069-012/1000 acres tract, along a fence for the westerly right-of-way of said Paluxy Highway, the following:

south 35 degrees-31 minutes-00 seconds west 299-95/100 feet to a 5/8" capped iron recovered;

south 07 degrees-37 minutes-31 seconds west 615-48/100 feet to a 5/8" capped iron recovered;

south 33 degrees-26 minutes-50 seconds west 1005-05/100 feet to a 5/8" capped iron recovered at the intersection of the westerly right-of-way of said Paluxy Highway and the north line of Huddleston Road for the most southerly southeast corner of said 2069-012/1000 acres tract.

Thence southwesterly, along the south line of said 2069-012/1000 acres tract, generally along a fence, to and along the north line of Tract 2, the 15-007/1000 acres tract described in said deed

to Granbury Reddy Land Partners recorded in said Document No. 2022-0000062 of the said Real Records, the following:

south 63 degrees-49 minutes-18 seconds west 673-72/100 feet to a 5/8" capped iron recovered;

south 66 degrees-55 minutes-40 seconds west 598-15/100 feet to a ½" iron found;

south 63 degrees-47 minutes-28 seconds west 165-74/100 feet to a ½" iron found;

south 53 degrees-52 minutes-00 seconds west 167-15/100 feet to a ½" iron found;

south 47 degrees-17 minutes-55 seconds west 113-51/100 feet to a ½" iron found;

south 45 degrees-18 minutes-29 seconds west 447-49/100 feet to a 5/8" capped iron recovered;

south 58 degrees-02 minutes-29 seconds west 322-02/100 feet to a 5/8" capped iron recovered;

south 59 degrees-52 minutes-29 seconds west 1613-19/100 feet to a 5/8" capped iron recovered to replace a 60 d nail found;

south 56 degrees-27 minutes-29 seconds west 378-90/100 feet to a 5/8" iron found for the most southerly southwest corner of said 2069-012/1000 acres tract, and the southeast corner of Lot 12 Block B MEADOW WOOD ESTATES, an addition to Hood County, Texas according to the Revised plat thereof recorded in Slide A-289 of the said Plat Records.

Thence northwesterly, along the west line of said 2069-012/1000 acres tract, and the east line of said Block B MEADOW WOOD ESTATES, the following:

north 31 degrees-40 minutes-02 seconds west 795-16/100 feet to a ½" iron found for the common corner of Lots 7 and 8 in said Block B;

north 31 degrees-46 minutes-45 seconds west 1079-42/100 feet to a 5/8" iron found for the common corner of Lots 3 and 4 in said Block B;

north 31 degrees-57 minutes-22 seconds west 193-60/100 feet to a ½" iron found;

north 27 degrees-56 minutes-15 seconds west 607-32/100 feet to a 5/8" iron found for the northeast corner of Lot 1 in said Block B and a re-entrant corner of said 2069-012/1000 acres tract.

Thence south 59 degrees-09 minutes-10 seconds west, along the northwesterly line of said Lot 1 Block B, and a southeasterly line of said 2069-012/1000 acres tract, 840-88/100 feet to a 5/8" capped iron recovered for a southwesterly corner of said 2069-012/1000 acres tract, for the northeasterly line of Meadow Wood Road, as fenced.

Thence north 30 degrees-21 minutes-01 second west, along a westerly line of said 2069-012/1000 acres tract, for the easterly line of said Meadow Wood Road as fenced, 599-92/100 feet to a ½" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the southwesterly corner of the 2 acres tract described in the deed to the City of Granbury recorded in volume 1317, page 867 of the said Real Records.

Thence north 59 degrees-07 minutes-35 seconds east, along a southerly line of said 2069-012/1000 acres tract, and the southerly line of said 2 acres tract, 420-01/100 feet to a ½" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the southeasterly corner of said 2 acres tract.

Thence north 30 degrees-52 minutes-06 seconds west, along a westerly line of said 2069-012/1000 acres tract, and the easterly line of said 2 acres tract, 207-42/100 feet to a ½" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the northeast corner of said 2 acres tract.

Thence south 59 degrees-07 minutes-38 seconds west, along a southerly line of said 2069-012/1000 acres tract, and the northerly line of said 2 acres tract, 420-03/100 feet to a 5/8" capped iron recovered marked Brookes Baker Surveyors for a re-entrant corner of said 2069-012/1000 acres tract, and for the northwesterly corner of said 2 acres tract, for the northeasterly line of said Meadow Wood Road.

Thence north 30 degrees-18 minutes-50 seconds west, along a westerly line of said 2069-012/1000 acres tract, for the easterly line of said Meadow Wood Road, as fenced 1187-69/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 2069-012/1000 acres tract.

Thence south 58 degrees-28 minutes-11 seconds west, along a southerly line of said 2069-012/1000 acres tract, crossing said Meadow Wood Road, 44-49/100 feet to a 2-7/8" pipe post found for a re-entrant corner of said 2069-012/1000 acres tract, and for the westerly line of said Meadow Wood Road, as fenced.

Thence south 30 degrees-27 minutes-45 seconds east, along an easterly line of said 2069-012/1000 acres tract, for the westerly line of said Meadow Wood Road as fenced, 2014-17/100 feet to a ½" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the northeasterly corner of Lot 1R of MEADOW WOOD ESTATES, an Addition to Hood County, Texas according to the plat thereof recorded in Slide A-350A of the said Plat Records.

Thence south 58 degrees-36 minutes-47 seconds west, along the southeasterly line of said 2069-012/1000 acres tract, and the northwesterly line of said Lot 1R, to and along the southerly line of said 2069-012/1000 acres tract, 1234-58 /100 feet to a ½" iron found for the northwesterly corner of said Lot 1R, and the northeasterly corner of the 35-113/1000 acres tract described in the deed to Daniel C. and Carolyn Fauber recorded in volume 1729, page 204 of the said Real Records.

Thence south 58 degrees-41 minutes-34 seconds west, along a southeasterly line of said 2069-012/1000 acres tract, and the northwesterly line of said 35-113/1000 acres tract, 558-23/100 feet to a 6" pipe corner post found for a re-entrant corner of said 2069-012/1000 acres tract, and for the northwesterly corner of said 35-113/1000 acres tract.

Thence south 31 degrees-47 minutes-06 seconds east, along an easterly line of said 2069-012/1000 acres tract, and the southwesterly line of said 35-113/1000 acres tract, 744-69/100 feet to a 6" pipe fence corner post found for a southeasterly corner of said 2069-012/1000 acres tract, and for the northeasterly corner of the 20 acres tract described in the deed to Sandra Kay Walker recorded in volume 2403, page 804 of the said Real Records.

Thence south 58 degrees-46 minutes-49 seconds west, along a southeasterly line of said 2069-012/1000 acres tract, and the northwesterly line of said 20 acres tract, to and along the northwesterly line of the 50-843/1000 acres tract described in the deed to Willie C. Walker recorded in volume 2403, page 808 of the said Real Records, 2341-51/100 feet to a ½" iron found for a southwesterly corner of said 2069-012/1000 acres tract, and for the northwesterly corner of said 50-843/1000 acres tract, in the northeasterly line of said 128-31/100 acres tract described in the deed to Mark Winters and Cortney Winters recorded in Document No. 2019-0002896 of the said Real Records.

Thence north 30 degrees-44 minutes-50 seconds west, along the southwesterly line of said 2069-012/1000 acres tract, and the northeasterly line of said 128-31/100 acres tract, 769-20/100 feet to a 3/8" iron found for the northeasterly corner of said 128-31/100 acres tract, and for a re-entrant corner of said 2069-012/1000 acres tract.

Thence south 58 degrees-09 minutes-02 seconds west, along a southeasterly line of said 2069-012/1000 acres tract, and the northwesterly line of said 128-31/100 acres tract, 2306-39/100 feet to an 8" cedar fence corner post found for the most southerly southwest corner of said 2069-012/1000 acres tract, from which a 5/8" capped iron found marked RPLS 5236 bears south 23 degrees-13 minutes-34 seconds west 1-37/100 feet.

Thence north 30 degrees-12 minutes-00 seconds west, along the westerly line of said 2069-012/1000 acres tract, 1318-07/100 feet to a 3/8" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the northeasterly corner of the 23-076/1000 acres tract described in the deed to Jean L. Brandt recorded in volume 2040, page 60 for the said Real Records.

Thence south 59 degrees-34 minutes-28 seconds west, along a southerly line of said 2069-012/1000 acres tract, and the northwesterly line of said 23-076/1000 acres tract, 305-57/100 feet to an 8" cedar fence corner post for a southwesterly corner of said 2069-012/1000 acres tract, and for the southeasterly corner of the 27-868/1000 acres tract described in the deed to Clouetta Lee Wentworth recorded in Document No. 2013-0014156 of the said Real Records.

Thence northwesterly, along the southwesterly line of said 2069-012/1000 acres tract, and the northeasterly line of said 27-868/1000 acres tract, to and along the northeasterly line of the 7-353/1000 acres tract described in the deed to Gary F. McGuire recorded in volume 2293, page 381 of the said Real Records, the following:

north 31 degrees-32 minutes-30 seconds west 350-00/100 feet to a corner, from which a 4" pipe fence corner post bears south 54 degrees-16 minutes-06 seconds east 0-55/100 of a foot.

north 42 degrees-39 minutes-53 seconds west 2225-48/100 feet to a railroad spike recovered in asphalt of Knox Road, for the most westerly northwest corner of said 2069-012/1000 acres tract.

Thence northeasterly, along a northwesterly line of said 2069-012/1000 acres tract, in said Knox Road, the following:

north 59 degrees-20 minutes-08 seconds east 673-90 /100 feet to a 5/8" capped iron recovered;

north 52 degrees-13 minutes-56 seconds east 80-90/100 feet to a 3/8" iron found for a re-entrant corner of said 2069-012/1000 acres tract, and for the northeasterly line of said Knox Road, as fenced.

Thence north 30 degrees-25 minutes-40 seconds west, along a southwesterly line of said 2069-012/1000 acres tract, for the northeasterly line of said Knox Road, as fenced 1464-64/100 feet to a concrete highway monument found for the most westerly northwest corner of said 2069-012/1000 acres tract, in the southeasterly right-of-way of U. S. Highway No. 377..

Thence north 35 degrees-45 minutes-34 seconds east, along a northwesterly line of said 2069-012/1000 acres tract, and the southeasterly right-of-way of said U. S. Highway No. 377, a distance of 118-91/100 feet to a concrete highway monument found.

Thence north 55 degrees-11 minutes-10 seconds east, along the northwesterly line of said 2069-012/1000 acres tract, and the southeasterly right-of-way of said U. S. Highway No. 377, a distance of 3277-32/100 feet to a concrete monument found at the beginning of a curve to the right having a radius of 5729-58/100 feet.

Thence northeasterly, along the northwesterly line of said 2069-012/1000 acres tract, and the southeasterly right-of-way of said U.S. Highway No. 377, along said curve to the right an arc length of 738-85/100 feet to a concrete highway monument at its end. The long chord of said 738-85/100 feet arc is north 58 degrees-50 minutes-26 seconds east 738-34/100 feet.

Thence northeasterly, continuing along the northwesterly line of said 2069-012/1000 acres tract, and the southeasterly right-of-way of said U. S. Highway No. 377, the following:

north 62 degrees-20 minutes-41 seconds east 173-73 /100 feet to a concrete highway monument;

north 65 degrees-03 minutes-28 seconds east 199-86 /100 feet to a concrete highway monument;

north 62 degrees-52 minutes-36 seconds east 200-00 /100 feet to a concrete highway monument;

north 62 degrees-03 minutes-53 seconds east 1055-02/100 feet to a concrete highway monument.

Thence north 62 degrees-33 minutes-02 seconds east, along the north line of said 2069-012/1000 acres tract, and the south right-of-way of said U. S. Highway No. 377, a distance of 3906-51/100 feet to a 5/8" capped iron recovered for the most northerly northwest corner of Tract 1, the 5 acres tract described in the deed to Brazos Electric Power Cooperative, Inc. recorded in Document No. 2017-0015131 of the said Real Records.

Thence south 27 degrees-26 minutes-51 seconds east, along the west line of said 5 acres tract, 435-72/100 feet to a 5/8" capped iron recovered for the southwest corner of said 5 acres tract.

Thence north 62 degrees-33 minutes-09 seconds east, along the south line of said 5 acres tract, 499-50/100 feet to a 5/8" capped iron recovered for the southeast corner of said 5 acres tract.

Thence north 27 degrees-26 minutes-52 seconds west, along the east line of said 5 acres tract, 436-06/100 feet to a 5/8" capped iron recovered for the northwest corner of said 5 acres tract, in the north line of said 2069-012/1000 acres tract, in the south right-of-way of said U. S. Highway No. 377.

Thence north 62 degrees-33 minutes-02 seconds east, along the north line of said 2069-012/1000 acres tract, and the south right-of-way of U.S. Highway No. 377, a distance of 1630-18/100 feet to a 5/8" capped iron recovered for the northwest corner of the 30-901/1000 acres tract described in the deed to the City of Granbury, Texas recorded in Document No. 2010-00009946 of the said Real Records.

Thence south 23 degrees-45 minutes-09 seconds west, along a southeasterly line of said 2069-012/1000 acres tract, and the northwesterly line of said 30-901/1000 acres tract, 324-82/100 feet to a 5/8" capped iron recovered for the most westerly corner of said 30-901/1000 acres tract, and a re-entrant corner of said 2069-012/1000 acres tract..

Thence south 73 degrees-22 minutes-21 seconds east, along a northeasterly line of said 2069-012/1000 acres tract, and the southwesterly line of said 30-901/1000 acres tract, 1550-17/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 2069-012/1000 acres tract, and the southeasterly corner of said 30-901/1000 acres tract.

Thence north 09 degrees-30 minutes-09 seconds east, along a westerly line of said 2069-012/1000 acres tract, and the easterly line of said 30-901/1000 acres tract, 1456-79/100 feet to a 5/8" capped iron recovered for a northeasterly corner of said 2069-012/1000 acres tract, and the northeast corner of said 30-901/1000 acres tract.

Thence north 66 degrees-41 minutes-41 seconds east, along the north line of said 2069-012/1000 acres tract, 342-66/100 feet to a 5/8" capped iron recovered for the most northerly northeast corner of said 2069-012/1000 acres tract, in the west line of said 43,559 square feet tract.

Thence south 30 degrees-28 minutes-07 seconds east, along a east line of said 2069-012/1000 acres tract, and the west line of said 43,559 square feet tract, 186-77/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 2069-012/1000 acres tract, and the southwest corner of said 43,559 square feet tract.

Thence north 66 degrees-55 minutes-34 seconds east, along a north line of said 2069-012/1000 acres tract, and the south line of said 43,559 square feet tract, 218-89/100 feet to the place of beginning and containing 2069-012/1000 acres of which 4-478/1000 acres lies within county road as fenced.

Field notes for: **(TRACT 2)**

A part of the MILAM COUNTY SCHOOL LAND SURVEY LOWER LEAGUE, Abstract No. 903 and the E. HAMMACK SURVEY, Abstract No. 650 situated about 2-95/100 miles south 41 degrees-30 minutes west from the courthouse in Granbury the county seat for Hood County, Texas; embracing all of Tract 2, the 15-007/1000 acres tract described in the deed to Granbury Reddy Land Partners recorded in Document No. 2022-0000062 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. All 5/8" capped irons recovered called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 5/8" capped iron recovered for the northeast corner of said 15-007/1000 acres tract, in the south line of the 2069-012/1000 acres tract described in said deed to Granbury Reddy Land Partners recorded in said Document No. 2022-0000062 of the said Real Records.

Thence south 40 degrees-17 minutes-26 seconds east, along the east line of said 15-007/1000 acres tract, at 38 feet passing a 3/4" pipe found for the northwest corner of the 1 acre tract described in the deed to Mary Roberta Huddleston recorded in Document No. 2017-0015642 of the said Real Records, in all 354-40/100 feet to a 3/4" pipe found for the southeast corner of said 15-007/1000 acres tract, and the southwest corner of said 1 acre tract in the northwesterly right-of-way of Paluxy Highway (Farm to Market Highway No. 51 South).

Thence south 33 degrees-31 minutes-11 seconds west, along the easterly line of said 15-007/1000 acres tract, and the westerly right-of-way of said Paluxy Highway, 934-71/100 feet to a 1/2" iron found for the southeasterly corner of said 15-007/1000 acres tract.

Thence northwesterly, along the west line of said 15-007/1000 acres tract, the following:

north 70 degrees-34 minutes-19 seconds west 199-49/100 feet to a 1/2" iron found;

north 65 degrees-51 minutes-13 seconds west 135-11/100 feet to a 1/2" iron found;

north 35 degrees-38 minutes-51 seconds west 547-37/100 feet to a 1/2" iron found for the northwest corner of said 15-007/1000 acres tract in the south line of said 2069-012/1000 acres tract.

Thence northeasterly, along the north line of said 15-007/1000 acres tract, and the south line of said 2069-012/100 acres tract, the following:

north 47 degrees-17 minutes-55 seconds east 113-51/100 feet to a 1/2" iron found;

north 53 degrees-52 minutes-00 seconds east 167-15/100 feet to a 1/2" iron found;

north 63 degrees-47 minutes-28 seconds east 165-74/100 feet to a 1/2" iron found;

north 66 degrees-55 minutes-40 seconds east 598-15/100 feet to the place of beginning and containing 653,712 square feet or 15-007/1000 acres .