

Metes and Bounds Description
Of 14.999 Acres of Land
In The
H. & T.C. R.R. Co. Survey, Block 3,
Section 127, Abstract No. 260
Liberty County, Texas

All that certain 14.999 acres of land located in the H.&T.C. R.R. Company Survey, Block 3, Section 127, Abstract No. 260, Liberty County, Texas, being that called 15.019 acre tract of land conveyed to American Underground Services, Inc. as recorded under Clerk's File No. 2024042972 of the Records of Liberty County, Texas, said 14.999 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe found at southeast cutback corner of the east right-of-way line of Farm to Market Road 686 (a 100 foot wide public right-of-way) located in the north right-of-way line of Farm to Market Road 1960 (a 120 foot wide public right-of-way), said 1-inch iron pipe located at the southerly southwest corner of the called 8.703 acre tract of land conveyed to AZ Estate Investment, LLC as recorded under Clerk's File No. 2024000034 of the Records of Liberty County, Texas, from which a 1/2-inch iron rod with cap stamped "RPLS # 1655" located at the westerly southwest corner of said 8.703 acre tract in said east right-of-way line of F.M. 686 was found bearing North 51 degrees 41 minutes 11 seconds West at a distance of 139.95 feet, said 1/2-inch iron rod with cap stamped "RPLS # 1655", having a grid coordinate value of N: 13,949,589.30 and E: 3,236,263.42; **THENCE**, North 88 degrees 10 minutes 21 seconds East, with said north right-of-way line of F.M. 1960 common with the south line of said 8.703 acre tract for a distance of 245.30 feet to a 5/8-inch iron rod found at the southeast corner of said 8.703 acre tract and at the southwest corner of the called 5.000 acre "Tract M-4" conveyed to Majovi Enterprises, Inc. as recorded under Clerk's File No. 2013016570 of the Records of Liberty County, Texas; **THENCE**, North 88 degrees 04 minutes 31 seconds East, continuing with said north right-of-way line of F.M. 1960 common with the south line of said 5.000 acre "Tract M-4" for a distance of 199.91 feet to 1/2-inch iron rod found at the southeast corner of said 5.000 acre "Tract M-4" and the southwest corner of said 15.019 acre tract, said 1/2-inch iron rod marking the southwest corner and **POINT OF BEGINNING** of the herein described 14.999 acre tract, having a grid coordinate value of N: 13,949,603.84 and E: 3,236,708.39;

THENCE, North 01 degrees 28 minutes 45 seconds West, with the east line of said 5.000 acre "Tract M-4" common with the west line of said 15.019 acre tract for a distance of 1,089.13 feet to a 1/2-inch iron rod with cap stamped "GH SHIPMAN 1777" located at the northeast corner of said 5.000 acre "Tract M-4" and the northwest corner of said 15.019 acre tract and marking the northwest corner of the herein described 14.999 acre tract;

THENCE, North 88 degrees 10 minutes 16 seconds East, across the residue of the called 100.009 acre tract conveyed to Juan Pablo and Suhai Morin Fuentes as recorded under Clerk's File No. 2015012363 of the Records of Liberty County, Texas and with the north line of said 15.019 acre tract for a distance of 599.90 feet to a 1/2-inch iron rod with cap at the northeast corner of said 15.019 acre tract located in the west line of the called 82.887 acre tract conveyed to Hithas, LLC, et al as recorded under Clerk's File No. 2022038524 of the Records of Liberty County, Texas, said 1/2-inch iron rod with cap marking the northeast corner of the herein described 14.999 acre tract;

THENCE, South 01 degrees 28 minutes 58 seconds East, with said west line of the 82.887 acre tract common with the east line of said 15.019 acre tract for a distance of 1,088.95 feet to a 5/8-inch iron rod found

at the southwest corner of said 82.887 acre tract located in said north right-of-way line of F.M. 1960 and marking the southeast corner of the herein described 14.999 acre tract;

THENCE, South 88 degrees 09 minutes 16 seconds West, with said north right-of-way line of F.M. 1960 common with the south line of said 15.019 acre tract for a distance of 599.98 feet, to the **POINT OF BEGINNING**, and containing 14.999 acres (653,347 square feet) of land, more or less.

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone (4204) and may be converted to surface by applying a combined scale factor of 0.99988584. Distances shown have surface values (U.S. Survey Feet) and acreage shown was calculated using surface values.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

By: James M. Ewing
Surveyor's Name: James M. Ewing
Registered Professional Land Surveyor, Texas No. 4892
Date: April 22, 2025
Job No. WPMA2502.00



NOTICE OF PUBLIC HEARING AND ANNEXATION

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

Pursuant to Section 43.0671 of the Texas Local Government Code, and upon receiving a petition for annexation from the landowner, the City of Dayton, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

BEING THAT PORTION OF A 14.999-ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DAYTON, TEXAS, SAID TRACT BEING SITUATED IN THE H. & T.C. R.R. COMPANY SURVEY, BLOCK 3, SECTION 127, ABSTRACT NO. 260, LIBERTY COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 15.019-ACRE TRACT OF LAND CONVEYED TO AMERICAN UNDERGROUND SERVICES, INC., AS RECORDED UNDER CLERK'S FILE NO. 2024042972 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS; SAID TRACT BEING PARTIALLY WITHIN THE CORPORATE LIMITS OF THE CITY OF DAYTON BY VIRTUE OF A PRIOR ANNEXATION EXTENDING 1,000 FEET FROM THE SOUTHERN PROPERTY LINE, AND PARTIALLY WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION; WITH ONLY THE REMAINING NORTHERN PORTION OF SAID TRACT—BEING APPROXIMATELY THE AREA BEYOND 1,000 FEET IN DEPTH FROM THE FRONT PROPERTY LINE—BEING THE SUBJECT OF THIS ANNEXATION, SO THAT UPON ANNEXATION THE ENTIRETY OF THE 14.999-ACRE TRACT WILL LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF DAYTON.

The area proposed for annexation is described above. TEX. LOC. GOV'T CODE § 43.9051(d)(1). There is no anticipated financial impact on any public entity or political subdivision, other than the City of Dayton, Texas, resulting from the annexation, including any changes in the public entity's or political subdivision's revenues or maintenance and operations costs. TEX. LOC. GOV'T CODE § 43.9051(d)(2). Accordingly, the City will not need to abate, reduce, or limit any financial impact on any public entity or political subdivision. TEX. LOC. GOV'T CODE § 43.9051(d)(3). The City of Dayton anticipates an increase in its revenues resulting from the annexation.

A public hearing on the annexation and a vote on the annexation proceedings will be held by and before the City Council of the City of Dayton, Texas on the **9th day of February, 2026, at 6:00 p.m.**, in the City Council Chamber in the Dayton Community Center, located at 801 South Cleveland Street, Dayton, Texas 77535, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard.