

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 APPROXIMATELY 215 ACRES OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DAYTON, TEXAS, SAID 215-ACRE TRACT BEING A PORTION OF THAT CERTAIN 308.088-ACRE TRACT OF LAND SITUATED IN THE G.C. & S.F. R.R. CO. SURVEY, ABSTRACT NUMBER 457, AND IN THE DAY LAND & CATTLE CO. SURVEY, ABSTRACT NUMBER 518, LIBERTY COUNTY, TEXAS, BEING COMPRISED OF THE REMAINDER OF THAT CERTAIN CALLED 201.2363-ACRE TRACT AND ALL OF THAT CERTAIN CALLED 100.6000-ACRE TRACT, BOTH DESCRIBED IN INSTRUMENT TO THE JOHN R. MCDANIEL FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 1624, PAGE 317, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS (D.R.L.C.T.), AND ALL OF THAT CERTAIN CALLED 14.033-ACRE TRACT DESCRIBED IN INSTRUMENT TO THE JOHN R. MCDANIEL FAMILY PARTNERSHIP, RECORDED IN VOLUME 1727, PAGE 598, D.R.L.C.T., SAID 308.088-ACRE TRACT CONSISTING OF APPROXIMATELY 93 ACRES CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF DAYTON AND APPROXIMATELY 215 ACRES CURRENTLY WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION, WITH ONLY THE ETJ PORTION BEING THE SUBJECT OF THIS ANNEXATION.

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.



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 308.088 ACRES

IN THE G.C. & S.F. RR. Co. SURVEY, ABSTRACT NUMBER 457 AND IN THE DAY LAND & CATTLE CO. SURVEY, ABSTRACT NUMBER 518 LIBERTY COUNTY, TEXAS

BEING a 308.088 acre tract of land situated in the G.C. & S.F. RR. Co. Survey, Abstract Number 457, and in the Day Land & Cattle Co. Survey, Abstract Number 518, Liberty County, Texas, being comprised of the remainder of that certain called 201.2363 acre tract and all of that certain called 100.6000 acre tract, both described in instrument to The John R. McDaniel Family Partnership, Ltd., recorded in Volume 1624, Page 317, of the Deed Records of Liberty County, Texas (D.R.L.C.T.), and all of that certain called 14.033 acre tract described in instrument to The John R. McDaniel Family Partnership, recorded in Volume 1727, Page 598, D.R.L.C.T., said 308.088 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the southeasterly margin of U.S. Highway 90 (US 90), for the common northerly corner of said remainder of 201.2363 acre tract and Lot 1, Block 1, of the Minor Plat of Highway 90 Property, Inc., as shown on the map or plat thereof, recorded under Clerk's File Number 2011012551, of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), being the northerly northwest corner of the herein described 308.088 acre tract, said **POINT OF BEGINNING** having a Texas State Plane value of **N: 10,000,805.92, E: 3,996,049.14**, Central Zone, grid measurements;

THENCE with the southeasterly margin of said US 90, the northwesterly line of said remainder of 201.2363 acre tract, the following two (2) courses and distances:

1. North 45°53'55" East, 4144.48 feet, to a broken concrete monument found for corner;
2. North 47°47'18" East, 118.16 feet, to a 3/8 inch iron rod found in the southwesterly line of that certain called 8.61 acre tract of the Minor Plat of Mares Place, as shown on the map or plat thereof, recorded under Clerk's File Number 2009009301, O.P.R.L.C.T., for the northerly corner of said remainder of 201.2363 acre tract and the herein described 308.088 acre tract;

THENCE South 40°36'09" East, 626.80 feet, with the common line between said remainder of 201.2363 acre tract and said 8.61 acre tract, to a 3/8 inch iron rod found in the apparent common line between said G.C. & S.F. RR. Co. Survey and said Day Land & Cattle Co. Survey, for the common corner of said remainder of 201.2363 acre tract, said 8.61 acre tract, and the apparent remainder of that certain called 859.789 acre tract now or formerly described in instrument to Gin City Land Company, per Volume 1694, Page 911, O.P.R.L.C.T., being a northeasterly corner of the herein described 308.088 acre tract, from which a 2-1/2 inch iron pipe found for the most easterly common corner of said 8.61 acre tract and said apparent remainder of 859.789 acre tract bears North 49°20'03" East, 557.12 feet;

THENCE South 04°26'47" East, 96.15 feet, with the apparent common line between said G.C. & S.F. RR. Co. Survey and said Day Land & Cattle Co. Survey, the common line between said remainder of 201.2363 acre tract and said apparent remainder of 859.911 acre tract, to an iron bolt found for the common westerly corner of said 14.033 acre tract and said apparent remainder of 859.789 acre tract, being an interior corner of the herein described 308.088 acre tract;

THENCE South 40°59'11" East, 1292.58 feet, with the common line between said 14.033 acre tract and said apparent remainder of 859.789 acre tract, to a fence corner post found for the common northerly corner of said 14.033 acre tract and that certain called 41.93 acre tract described in instrument to Jose Juan Silva and Maria Ascencion Silva (Silva tract), recorded under Clerk's File Number 2010010168, O.P.R.L.C.T., being the most easterly corner of the herein described 308.088 acre tract;

THENCE South 51°46'21" West, 945.98 feet, with the common line between said 14.033 acre tract and said Silva tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said G.C. & S.F. RR. Co. Survey and said Day Land & Cattle Co. Survey, in the easterly line of said remainder of 201.2363 acre tract, for the common westerly corner of said 14.033 acre tract and said 41.83 acre tract, being an interior corner of the herein described 308.088 acre tract;

THENCE South 03°50'06" East, with the apparent common line between said G.C. & S.F. RR. Co. Survey and said Day Land & Cattle Co. Survey, the westerly line of said Silva tract, that certain called 41.93 acre tract described in instrument to Juan Carlos Sura and Irma Sura (Sura tract), recorded under Clerk's File Number 2010010166, O.P.R.L.C.T., Lot 22, of Cedar Farms, as shown on the map or plat thereof, recorded in Volume 10, Page 15, of the Map Records of Montgomery County, Texas (M.R.L.C.T.), and Lot 21, of said Cedar Farms, common to the easterly line of said remainder of 201.2363 acre tract and said 100.6000 acre tract, at a distance of 1019.32 feet, pass a 1/2 inch iron rod with cap found for the common westerly corner of said Silva tract and said Sura tract, at a distance of 1989.28 feet, pass a 2 inch iron pipe found for the common westerly corner of said Sura tract and said Lot 22, in all, a total distance of 2510.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said Lot 21, for the southeasterly corner of said 100.6000 acre tract and the herein described 308.088 acre tract;

THENCE South 87°31'54" West, 4072.87 feet, with the southerly line of said 100.6000 acre tract and said remainder of 201.2363 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Farm to Market Road 1413, for the southwesterly corner of said remainder of 201.2363 acre tract and the herein described 308.088 acre tract, from which a 1/2 inch iron rod found for the westerly northwest corner of said Cedar Farms bears South 12°59'52" East, 148.64 feet,

THENCE North 12°59'52" West, 867.38 feet, with the easterly margin of said Farm to Market Road 1413, the westerly line of said remainder of 201.2363 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of said 201.2363 acre tract and the herein described 308.088 acre tract,

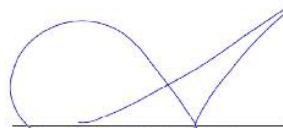
THENCE North 45°54'07" East, with the northerly line of said remainder of 201.2363 acre tract, at a distance of 10.99 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the southwesterly corner of said Lot 1, of said Highway 90 Property, Inc. minor plat, at a distance of 55.97 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 847.99 feet, to a 1/2 inch iron rod with cap found for a common southerly corner of said remainder of 201.2363 acre tract and said Lot 1, of said Highway 90 Property, Inc. Minor Plat, being an interior corner of the herein described 308.088 acre tract,

THENCE North 13°07'04" West, 424.90 feet, continuing, with the common line between said remainder of 201.2363 acre tract and said Highway 90 Property, Inc. Minor Plat, to the **POINT OF BEGINNING** and containing a computed area of 308.088 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 4, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 36578.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

May 6, 2024
Date



Thomas A. McIntyre
R.P.L.S. No. 6921