

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSON'S THAT:

The City of Tolar, Hood County, 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 a 30.278 acres tract of land out of the RACHEL STORY SURVEY, ABSTRACT No. 501, Hood County, Texas; Being a portion of those certain Parcels Two and Three, conveyed to Gray in Document No. 2017-0011372, Official Records, Hood County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 3/8" iron rod, in the east line of a 106.188 acres tract conveyed to the Nance Family Trust in Document No. 2017-0015111, the southerly southwest corner of said Parcel Three, being the Northwest corner of Parkview Place, 3rd Amendment, as recorded in Slide P-387, Plat Records, Hood County, Texas, for the southerly southwest and beginning corner of this tract.

THENCE along the common line of said Nance Family Trust and said Parcels Two and Three the following courses and distances:

N 21°34'01" W 579.77 feet to a found 10" wood fence post, for a corner of this tract.

S 60°02'22" W 653.75 feet to a found 3/8" iron rod, for the southwest corner of this tract.

N 00°10'56" W 1085.14 feet to a point in a 22" tree, for the northwest corner of this tract.

N 81°02'37" E 221.38 feet to a found 2" pipe fence post, for the northerly corner of this tract.

THENCE S 00°13'30" E 577.79 feet to a found 5/8" iron rod capped, for an interior ell corner of this tract.

THENCE N 59°00'50" E 1235.44 feet to a found 5/8" iron rod capped, for the northeast corner of this tract.

THENCE S 30°20'59" E 379.69 feet, over and across said Parcels Two and Three, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc." in the north line of that certain tract conveyed to Gray in Volume 1152, Page 514, for a corner of this tract.

THENCE S 59°40'31" W 44.39 feet to a found 3" pipe fence post, being the northwest corner of said Volume 1152, Page 514 tract, for a corner of this tract.

THENCE S 30°21'13" W 569.23 feet to a found 1/2" iron rod, being the southwest corner of said Volume 1152, Page 514 tract, for the southeast corner of this tract.

THENCE S 59°39'22" W 1087.28 feet, along the north line of said Parkview Place, 3rd Amendment, to the POINT OF BEGINNING.

Zoning of the property to Single Family Residential 6000sf (R6) and plat approval will be requested at time of annexation.

The public hearings will be held by and before the City Council of the City of Tolar, Texas on the 19th of July, 2021 at 6:00 P.M. and at 6:15 P.M. at 8712 W. Hwy 377 Tolar, Texas, for all persons interested in the above proposed annexation and or rezone. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

For any questions call Michelle Burdette, City Secretary at 254-835-4390.