

NOTICE OF ANNEXATION PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Florence, Texas, proposes to institute annexation proceedings to enlarge and extend the boundary limits of said City to include the following described territories, to-wit:

BEING 40.52 acres of land, situated in the Martin J. Wells Survey, Abstract No. 646, and the Washington P. Reese Survey, Abstract No. 523, in Williamson County, Texas, said 40.52 acres being a portion out of the remainder of an 83.452 acre tract, of record to Valerie Juster and Mark Juster, Exhibit A, Doc. No. 2019006195, Official Public Records Williamson County, Texas

(save and except a 9.01 acre tract described in Exhibit "B" of the same document); and being more particularly described of said 40.52 acres on Exhibit "A" attached hereto, incorporated by reference herein and made a part hereof for all purposes.

DESCRIPTION FOR: Builders Land Properties

Annexation Tract:

40.52 Acres BEING 40.52 acres of land, situated in the Martin J. Wells Survey, Abstract No. 646 and the

Washington P. Reese Survey,

Abstract No. 523, in Williamson County, Texas, said 40.52 acres being a portion out of the remainder of an 83.452 acre tract, of record to Valerie Juster and Mark Juster, Exhibit A, Document No. 2019006195, Official Public Records Williamson County, Texas (OPRWCT), save and except a 9.01 acre tract described in Exhibit B of the same document. This tract was surveyed on the ground in December of 2020 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" iron pin found (steel pin), at the Northwest corner of said 83.452 acre tract, for the Northwest corner hereof, same being the Northwest corner of Tract 1, surveyed this date, same being the Northeast corner of a 9.66 acre tract, of record to R & D Bizzell Family Partnership, LTD, Exhibit A, Document No. 2003078765, (OPRWCT), same being the Southeast corner of a 15.00 acre tract, of record to R & D Bizzell Family Partnership, LTD, Exhibit G, Document No.

2003078765, (OPRWCT), same being the Southwest corner of a 14.00 acre tract, of record to Zachary Tyler Boldt and Corey

L. Pulliam, Exhibit A, Document No. 2018098604, (OPRWCT),

THENCE, with the North boundary line of the remainder of said 83.452 acre tract along or near a fence, N 70°00'42" E, passing at 445.66 feet, a ½" capped iron pin found, marked "WALKER 5283", N 19°59'18" W, 0.06 feet, at the apparent Southeast corner of said 14.00 acre tract, same being the Southwest corner of a 10.00 acre tract (Tract 4), of record to Benjamin Lee Blakeman and wife Patricia Bruno, Exhibit B, Document No. 2019029531, (OPRWCT), passing at 762.98 feet, a ½" capped iron pin found, marked "WALKER 5283", N 19°59'18" W, 0.16 feet, at the apparent Southeast corner of said 10.00 acre tract (Tract 4), same being the Southwest corner of a 10.00 acre tract (Tract 3), of record to Benjamin Lee Blakeman and wife Patricia Bruno, Exhibit A, Document No. 2019029531, (OPRWCT), passing at 1126.84 feet, a ½" capped iron pin found, marked "WALKER 5283", N 19°59'18" W, 0.47 feet, at the apparent Southeast corner of said 10.00 acre tract (Tract 3), same being the Southwest corner of a 10.01 acre tract (Tract 2), of record to Samuel Douglas Beck and Tracy Dayle Beck, Exhibit A, Document No. 2019077993, (OPRWCT), in all a total distance of 1404.26 feet, to a point, for the Northeast corner hereof,

THENCE, over and across the remainder of said 83.452 acre tract S 22°32'31" E, 1110.90 feet, to a point, for the upper Southeast corner hereof, said point being in the South line of said 83.452 acre tract and in the North line of a 1.33 acre tract, of record to Nadine Williams, trustee of The Williams Family Trust, Document No. 2014012975, (OPRWCT),

THENCE, with the common boundary line of the remainder of said 83.452 acre tract and said 1.33 acre tract, the following

(2) two courses and distances:

1. S 67°44'58" W, 120.14 feet to an ½" iron pin found, for an ell corner hereof, said point being the Northwest corner of said 1.33 acre tract,
2. S 23°20'26" E crossing the Martin J. Wells Survey line and the Washington P. Reese Survey line, in all a total distance of 148.88 feet, to a ½" iron pin found, for an ell corner hereof, same being the Northeast corner of a 0.36 acre tract, according to the Williamson County Appraisal District, Williamson County Texas, (WCAD),

THENCE, with the common boundary line of the remainder of said 83.452 acre tract and said 0.36 acre tract, along or near a fence, the following two (2) courses and distances:

1. S 66°46'24" W, 124.81 feet, to a ½" iron pin found, at an ell corner hereof, same being the Northwest corner of said 0.36 acre tract,
2. S 23°08'04" E, 124.81 feet, to a ½" iron pin found, for the lower Southeast corner hereof, same being the Southwest corner of said 0.36 acre tract, said point being a point in the North Right-of-Way line of Farm to Market Road 970 (FM 970), from which a ½" iron pin found, bears: N 66°53'26" E, 124.87 feet,

THENCE, with the South boundary line of the remainder of said 83.452 acre tract and the North Right-of-Way line of FM 970, (L1) S 66°49'23" W, 50.08 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", at an ell corner hereof, same being the Southeast corner of a 0.654 acre tract, of record to Sean Reuschel & Brandi A. Reuschel, Exhibit A, Document No. 2016041679, (OPRWCT), from which a TXDOT Type I concrete marker found, bears: S 66°46'52" W, 319.24 feet,

Juster Annex Tract Page 2 of 2

THENCE, departing said Right-of-Way line, with the common boundary line of the remainder of said 83.452 acre tract and said 0.654 acre tract, N 23°02'27" W, 196.13 feet, to a ¾" iron pin found, at an ell corner hereof, same being the Northeast corner of said 0.654 acre tract, said point being on or near the Martin J. Wells Survey line and the Washington P. Reese Survey line,

THENCE, continuing with the common boundary line of the remainder of said 83.452 acre tract and said 0.654 acre tract, along or near the Martin J. Wells Survey line and the Washington P. Reese Survey line, S 66°39'38" W, passing at 141.30 feet, a ½" iron pin found, at the Northwest corner of said 0.654 acre tract, same being the Northeast corner of a 0.646 acre tract, of record to Matthew Ricktor & Natalie Ann Ricktor, Exhibit A, Document No. 2017007280, (OPRWCT), continuing with the North boundary line of said 0.646 acre tract, in all a total distance of 281.01 feet, to a ¾" iron pin found, at an angle point hereof, same being the Northwest corner of said 0.646 acre tract, same being the Northeast corner of a 1.00 acre tract, of record to Larry H. Coleman & Teresita R. Coleman, Exhibit B, Document No. 2001029206, (OPRWCT),

THENCE, with the common boundary line of the remainder of said 83.452 acre tract and said 1.00 acre tract, along or near the Martin J. Wells Survey line and the Washington P. Reese Survey line, along or near a fence, S 67°03'50" W, 222.30 feet, to a ½" iron pin found, at an angle point hereof, same being the Northwest corner of said 1.00 acre tract, same being the Northeast corner of a 0.994 acre tract, of record to

WCAD PARCEL INFORMATION

PARCEL # R474932 Legal Description: S3624 - Florence City Of, BLOCK R, Spt, 3pt, ACRES 34.2

PARCEL # R474933 Legal Description: AW0646 AW0646 - Wells, M.j. Sur., ACRES 40.222

WCAD PARCEL MAP

