

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

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

20.721 acres of land known as Highland Forest Subdivision Phase 1 situated in the William H. Hereford Survey, A-200, being the southwest portion of a called 101.987 acres conveyed to 903 Development, LLC by an instrument recorded in Upshur County Clerk File No. 202102193, Official Public Records (UCCF#, OPR), lying east of State Highway 155, with a western portion being in the corporate city limits of the city of Gilmer, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northwest corner of this described tract, the same being the southwest corner of a called 4.86 acres conveyed to Jeffery L. Vandebur et al by an instrument recorded in Vol 438, Pg 6, Official Records of Upshur County (ORUC), the same being in the east right of way of State Highway 155 (120' wide right of way);

THENCE N 87°53'01" E, 692.00' to a 5/8" iron rod with cap found, the same being the southeast corner of said Vandebur tract;

THENCE N 1°25'20" W, 93.27' to a ½" iron rod with a yellow "Southern Survey" cap set for the most northern corner of this described tract, the same being in the east boundary line of said Vandebur tract;

THENCE S 56°33'42" E, 160.47', over and across said 903 Development parent tract to a ½" iron rod with a yellow "Southern Survey" cap set;

THENCE S 58°43'19" E, 160.73' to a ½" iron rod with a yellow "Southern Survey" cap set;

THENCE S 50°09'15" W, 57.93' to a ½" iron rod with a yellow "Southern Survey" cap set;

THENCE S 39°50'45" E, 60.00' to a ½" iron rod with a yellow "Southern Survey" cap set;

THENCE N 50°09'15" E, 16.48' to a ½" iron rod with a yellow "Southern Survey" cap set;

THENCE S 39°42'40" E, 780.11' to a ½" iron rod with a yellow "Southern Survey" cap set, the same being in the south boundary line of said 903 Development parent tract, the same being in the north boundary line of a called 94.4 acres "Tract One" conveyed to Harry M. Hays by an instrument recorded in Vol 331, Pg 207, Upshur County Deed Records (UCDR);

THENCE S 86°28'06" W, 359.13' to a 5/8" iron rod with cap found for an angle point, the same being in the north boundary line of said Hays "Tract One";

THENCE N 76°46'54" W, 403.23' to a 5/8" iron rod with cap found for an angle point, the same being the northwest corner of said Hays "Tract One", the same being the northeast corner of a called 1.6 acres "Tract Two" conveyed to Harry M. Hays by an instrument recorded in Vol 331, Pg 207, UCDR;

THENCE S 89°10'10" W, at 200.00' passing a 1-1/2" iron pipe found for the northwest corner of said Hays "Tract Two", the same being the northeast corner of a called 15.041 acres conveyed to Mark Mitchell et al by an instrument recorded in UCCF#201604005, OPR, at 827.99' passing a ½" iron rod found for the northeast corner of a called 0.540 acres conveyed to Christopher W. Nolan by an instrument recorded in UCCF#201307100, OPR, and continuing for a total distance of 980.81' to a 5/8" iron rod with cap found in the east right of way of State Highway 155, the same being the southwest corner of this described tract, the same being the northwest corner of said Nolan tract;

THENCE N 21°40'01" E, 720.89' to the **PLACE OF BEGINNING** and containing 20.721 acres of land.

A public hearing will be held by and before the City Council of the City of Gilmer, Texas on the 14th day of February, 2023 at 5:15 pm in the City Council Chamber of the City Hall of the City of Gilmer, Texas, 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. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.