

The State of Texas,

} Know All Men by These Presents That:

County of Johnson

**LANDOWNER REQUEST FOR ANNEXATION**  
**TEXAS LOCAL GOVERNMENT CODE 43.0671**

TO THE MAYOR AND GOVERNING BODY OF GODLEY, TEXAS:

I, **Kenneth Ray Ozee**, am the authorized agent of **Fox Hollow Development Godley, L.L.C.** ("Owner") who is the owner of the herein described annexation area. As the authorized agent for Owner, I have express authority to make this request. The annexation area is fully within the City of Godley extraterritorial jurisdiction and meets all requirements under TEXAS LOCAL GOVERNMENT CODE Chapter 43 for voluntary annexations.

As such I hereby petition the City of Godley, pursuant to TEXAS LOCAL GOVERNMENT CODE Section 43.0671 to extend the present city limits so as to include as part of the City of Godley, Texas, an annexation area which is approximately **78.30 acres** of land located north of Highway 171, east of Hadley Road, and south of County Road 907, in Johnson County, Texas, identified by Johnson County Central Appraisal District account numbers **126.0634.00350** (Exhibit "C") and **126.0424.00200** (Exhibit "D"). I have attached (Exhibit "A") which is a **map** of the annexation area. And, I have attached a **survey** of the annexation area. (Exhibit "B").

**METES AND BOUNDS**

*All that certain 78.30 acres of land, which is Tract One, described in the deed to Peggy Ann Richardson and Judy Marie Groening, recorded in Volume 2803, Page 14 in the Deed Records of Johnson County, Texas (D.R.J.C.T.), which is also Tract One – 79.63 acre tract described in the deed to Lee Groening and Martha Jean Groening, recorded in Volume 641, Page 517 D.R.J.C.T., and which is also out of the 174 acre tract described in the deed to J. K. Groening, recorded in Volume 332, Page 343 D.R.J.C.T., in the McKinney & Williams Survey, A-634, and the W. R. Hooker Survey, A-424, in the ETJ of the City of Godley, Johnson County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone, all called distances are per the said Tract One – 79.63 acre tract)*

*BEGINNING at a 1/2" iron rod with a cap stamped "PEEDE DATA" found for the southeast corner of the herein described tract, common to the southwest corner of an 11.89 acre tract described in the deed to Johnny Horton, recorded in Document Number 2017-4842, D.R.J.C.T., and in the north right-of-way line of the G.C. & S.F. Railroad line (a 100' right-of-way);*

*THENCE North 58° 43' 08" West, along the south line of the herein described tract, common to the north right-of-way line of said G.C. & S.F. Railroad line, passing at a distance of 2119.44' a 1/2" iron rod with a cap stamped "SPRY" set for reference, and*

*continuing for a total distance of 2164.44' (called 2188.90') to a mag nail with a washer stamped "SPRY" set for the southwest corner of the herein described tract, within the right-of-way of Hadley Road (County Road 1003, R.O.W. Varies);*

*THENCE North 00° 41' 28" West, along the west line of the herein described tract, passing at a distance of 105.00' a 1/2" iron rod with a cap stamped "SPRY" set for reference, and continuing along said west line, common to the east right-of-way line of said Hadley Road for a total distance of 1284.71' (called 1309.40') to a 1/2" iron rod with a cap stamped "SPRY" set for the northwest corner of the herein described tract, in the south right-of-way line of County Road 907 (Godley Avenue – R.O.W. Varies);*

*THENCE North 89° 19' 28" East - 1836.10' along the north line of the herein described tract, common to the south right-of-way line of said County Road 907, to a 1/2" iron rod with a cap stamped "PEEDE DATA" found for the northeast corner of the herein described tract, common to the northwest corner of said 11.89 acre tract, from which a 1/2" iron rod with a cap stamped "PEEDE DATA" found for the most northerly northeast corner of said 11.89 acre tract bears North 89° 19' 28" East – 60.00';*

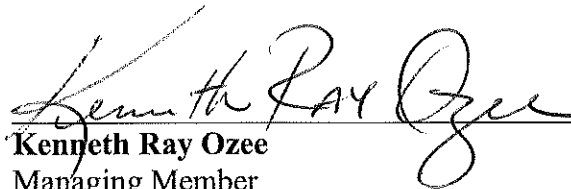
*THENCE South 00° 41' 28" East - 2430.30' (called 2443.60') along the east line of the herein described tract, common to the west line of said 11.89 acre tract, to the POINT OF BEGINNING and containing 78.30 acres of land (approximately 1658 Square Feet within the apparent right-of-way of Hadley Road).*

#### ROADWAY ANNEXATION

TEXAS LOCAL GOVERNMENT CODE Section 43.106(a) provides that a municipality annexing any "territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road." (See also Attorney General Opinion KP-0276 "[S]ection 43.106 requires a municipality that annexes any portion of a county road or an area abutting a county road by granting a petition under former section 43.028 to also annex the full width of the road and adjacent right-of-way.) The annexation area I seek to be annexed abuts County Road 907 (also known as "East Godley Avenue") and County Road 1003A (also known as "South Hadley Road"). As such, I also petition for the roadway and rights-of way for both county roads be included in this annexation, said area being the "Roadway Annexation Area" and depicted in the attached map (Exhibit "E").

#### SERVICES

I hereby request police, fire, trash, city code enforcement, elections, building regulation/permitting services, water, and sewer/wastewater services be provided by the City of Godley to the annexation area equal with the same type, kind and quality of services currently enjoyed by the citizens of Godley who reside in areas with similar physical and development characteristics.



**Kenneth Ray Ozee**  
Managing Member  
Fox Hollow Development Godley, L.L.C.  
Post Office Box 1326  
Aledo, Texas 76008

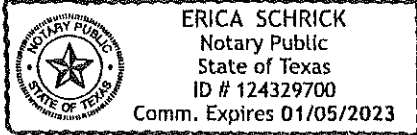
Fox Hollow Development Godley, L.L.C. ("Owner"), represented by agent Kenneth Ray Ozee.

State of Texas

}

County of Johnson

This instrument was signed, under oath, by **Kenneth Ray Ozee** of **Fox Hollow Development Godley, L.L.C.**, before me on the 14 day of May 2021.



Erica Schrick  
 NOTARY PUBLIC, STATE OF TEXAS

Erica Schrick  
 PRINTED NAME

SEAL

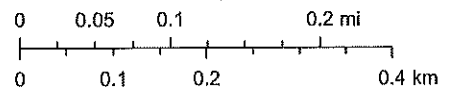
# EXHIBIT "A"

# 78.30 Acre Annexation Area



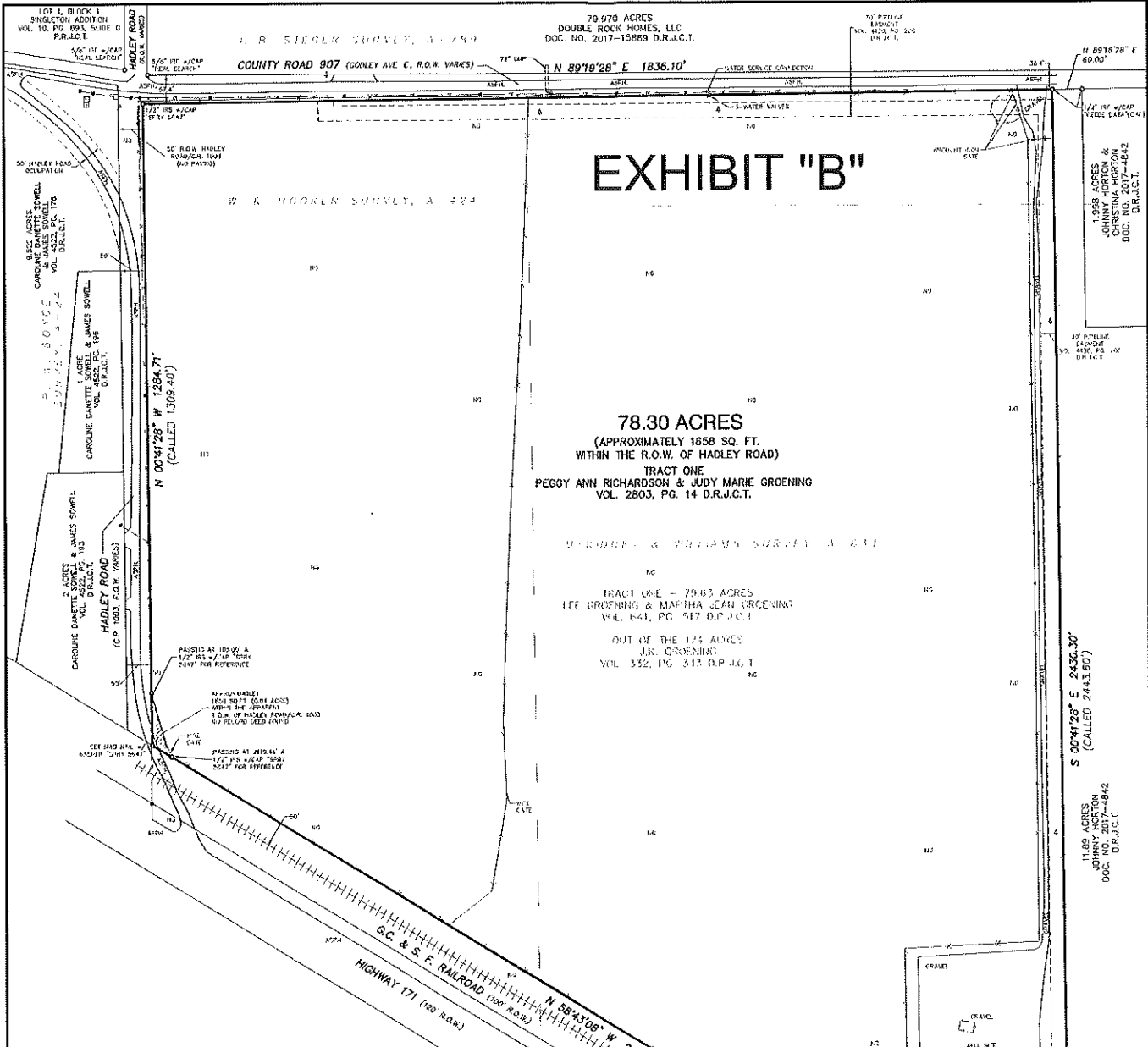
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1:9,028



- |                               |                  |                 |
|-------------------------------|------------------|-----------------|
| Site Structure Address Points | Parcels          | Driveway        |
| • Commercial                  | Road Centerlines | City Boundaries |
| ○ Environmental               | State Highway    | GODLEY          |
| ○ Other                       | City Street      | County Boundary |
| • Residential                 | County Road      |                 |

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA, Esri, HERE, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# EXHIBIT "B"

**78.30 ACRES**  
 (APPROXIMATELY 1658 SQ. FT.)  
 WITHIN THE R.O.W. OF HADLEY ROAD  
 TRACT ONE  
 PEGGY ANN RICHARDSON & JUDY MARIE GROENING  
 VOL. 2803, PG. 14 D.R.J.C.T.

TRACT ONE - 79.63 ACRES  
 LEE GROENING & MARTHA JEAN GROENING  
 VOL. 641, PG. 517 D.P.J.C.T.  
 OUT OF THE 174 ACRES  
 LEE GROENING  
 VOL. 352, PG. 313 D.P.J.C.T.

**MERES AND BOUNDS DESCRIPTION**  
 78.30 ACRES  
 IN THE MCGINNIS & WILLIAMS SURVEY, A-634  
 AND THE W. R. HOOKER SURVEY, A-424  
 ETJ OF THE CITY OF COOLEY, JOHNSON COUNTY, TEXAS

AN Equal certain 78.30 acres of land, which is Tract One, described in the deed to Peggy Ann Richardson and Judy Marie Groening, recorded in Volume 2803, Page 14 in the Deed Records of Johnson County, Texas (D.R.J.C.T.), which is also Tract One - 79.63 acre tract described in the deed to Lee Groening and Martha Jean Groening, recorded in Volume 641, Page 517 D.R.J.C.T., and which is also out of the 174 acre tract described in the deed to J. K. Groening, recorded in Volume 352, Page 313 D.R.J.C.T., in the McGinnis & Williams Survey, A-634, and the W. R. Hooker Survey, A-424, in the 111 of the City of Cooley, Johnson County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone, all called distances are per the said Tract One - 79.63 acre tract)

DESCENDING on a 1/2" iron rod with a cap stamped "SPRY" found for the southeast corner of the herein described tract, common to the southwest corner of an 11.89 acre tract described in the deed to Johnny Horton, recorded in Document Number 3087-4842, D.R.J.C.T., and in the north right-of-way line of the G.C. & S.F. Railroad line (a 100' right-of-way);  
 THENCE North 58° 45' 08" West, along the south line of the herein described tract, common to the north right-of-way line of said G.C. & S.F. Railroad line, passing at a distance of 2119.44' a 1/2" iron rod with a cap stamped "SPRY" set for reference, and continuing for a total distance of 2164.44' (called 2168.90') to a mag nail with a washer stamped "SPRY" set for the southeast corner of the herein described tract, within the right-of-way of Hadley Road (County Road 1003, R.O.W. Varies);  
 THENCE North 00° 41' 28" West, along the west line of the herein described tract, passing at a distance of 1038.00' a 3/2" iron rod with a cap stamped "SPRY" set for reference, and continuing along said west line, common to the east right-of-way line of said Hadley Road, for a total distance of 1284.71' (called 1308.40') to a 1/2" iron rod with a cap stamped "SPRY" set for the northwest corner of the herein described tract, in the south right-of-way line of County Road 907 (Hadley Avenue - R.O.W. Varies);  
 THENCE North 89° 19' 28" East - 1836.10' along the north line of the herein described tract, common to the south right-of-way line of said County Road 907, to a 1/2" iron rod with a cap stamped "FEDE DATA" found for the northeast corner of the herein described tract, common to the northeast corner of said 11.89 acre tract, from which a 1/2" iron rod with a cap stamped "FEDE DATA" found for the most northerly northeast corner of said 11.89 acre tract bears North 89° 19' 28" East - 80.00';  
 THENCE South 00° 41' 28" East - 2430.30' (called 2443.60') along the east line of the herein described tract, common to the east line of said 11.89 acre tract, to the POINT OF BEGINNING and containing 78.30 acres of land (approximately 1658 Square Feet within the apparent right-of-way of Hadley Road).

- ABBREVIATIONS**
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
  - P.L.C.T. PLAT RECORDS OF JOHNSON COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - DOC. NO. DOCUMENT NUMBER
  - CONTR. CONTROLLING INSTRUMENT
  - IRON ROD IRON ROD
  - R.O.W. RIGHT-OF-WAY
  - CONC. CONCRETE
  - ASPH. ASPHALT
- LEGEND**
- BOUNDARY SURVEY
  - WATER VALUE
  - POWER POLE
  - RAIL RAIL
  - CHS LINE MARKER
  - UNDEVELOPED COMMUNICATION MARKERS
  - SURVEY SEWER MAINLINE
  - TRANSFORMER
  - COMMUNICATION FREESTAND
  - COMMUNICATION MARK
- LINE TYPES**
- BOUNDARY SURVEY
  - DECREASE WIDTH LINE
  - WATER VALUE
  - IMPROVED ROAD FLANK

- NOTES**
- This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Title Title of Texas, L.L.C., Inc., O.P. No. 3741407W, effective date, February 4, 2021. This Land Title Survey reflects the easements and loading lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
  - All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
  - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
  - According to the Flood Insurance Rule Map No. 482510135A, published by the Federal Emergency Management Agency, dated December 04, 2016, a portion of the surveyed property shown hereon lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Further, local permitting agencies may require actual topographic support data for flood determination of flood risks, regardless of such restrictions.
  - On the basis of data of this survey the surveyed property shown hereon is within the Extra Territorial Jurisdiction of the City of Cooley.
  - Surveyor did not find any document that defines the limits of the well site shown on this survey.

Certified to: DDD Ranches, LLC, Happy State Bank, First Republic National Title Insurance Co., Title Title of Texas, L.L.C., Peggy Ann Richardson, and Judy Marie Groening

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional's service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey

**SPRY SURVEYORS**  
 8311 Mid-City Blvd., Suite 107, Houston, Texas 77033  
 P.O. Box 460, Cooley, Texas 75847  
 www.sprysurveyors.com

**LAND TITLE SURVEY**  
**78.30 ACRES**  
 IN THE MCGINNIS & WILLIAMS SURVEY, A-634,  
 AND THE W. R. HOOKER SURVEY, A-424  
 ETJ OF THE CITY OF COOLEY, JOHNSON COUNTY, TEXAS

March 2, 2021  
 CERTIFICATE DATE DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

| DATE   | REVISION NOTES                       |
|--------|--------------------------------------|
| 4-1-21 | CORRECTED PASSING CALL ON SOUTH LINE |

Scale: 1"=100'

90-CAL-1524-10-02 03/17/2021 SCALE: 1"=100' PROJECT NO. 014-230-19



# EXHIBIT "C"

## Central Appraisal District of Johnson County

109 North Main St  
Cleburne, Texas 76033  
Phone: (817) 648-3000  
Fax: (817) 645-3105

### Account Details for 126.0634.00350

#### Ownership

|                                 |   |
|---------------------------------|---|
| <b>Owner Name:</b>              | Richardson Peggy Ann &  |
| <b>Owner Address:</b>           | 3130 Oakview, Hurst, TX 760540000   |
| <b>Property Location:</b>       | 1028 E Godley Ave   |
| <b>Ownership Interest:</b>      | 1.000000  |
| <b>Description:</b>             | ABST 634<br>TR 1<br>MC KINNEY & WILLIAMS  |
| <b>Deed Date:</b>               | 2002-04-01  |
| <b>Deed Type:</b>               |   |
| <b>Page #:</b>                  | 14  |
| <b>Volume #:</b>                | 2803  |
| <b>Instrument #:</b>            |   |
| <b>Exemptions</b>               |   |
| <b>Tax Entities</b>             | <ul style="list-style-type: none"> <li>o Johnson County</li> <li>o Godley ISD</li> <li>o Hill College GOS</li> <li>o Lateral Road</li> <li>o Johnson Co ESD#1</li> <li>o Godley Fire Dept</li> <li>o Precinct1</li> </ul> |
| <b>Improvement State Code:</b>  |   |
| <b>Land State Code:</b>         |   |
| <b>Productivity State Code:</b> | D1 - Real, Acreage, Ranch Land  |
| <b>GEO Num:</b>                 | 126.0634.00350  |
| <b>Last Update:</b>             | Apr 21 2021 9:47AM  |

A zero value indicates that the property record has not yet been completed for the indicated tax year.  
† Appraised value may be less than market value due to state-mandated limitations on value increases.

#### Value

|                           |           |
|---------------------------|-----------|
| <b>Improvement Value</b>  | \$0       |
| <b>Land Market Value:</b> | \$256,225 |
| <b>AG Market Value:</b>   | \$256,225 |

|                            |           |
|----------------------------|-----------|
| <b>AG Value:</b>           | \$4,989   |
| <b>Prod Loss:</b>          | \$251,236 |
| <b>Total Market Value:</b> | \$256,225 |
| <b>† Appraised Value:</b>  | \$4,989   |
| <b>Land Acres</b>          | 39.4192   |
| <b>Impr Area Size</b>      | 0         |
| <b>Year Built</b>          | 0         |

**Appraisal History**

\* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.

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# EXHIBIT "D"

## Central Appraisal District of Johnson County

109 North Main St  
Cleburne, Texas 76033  
Phone: (817) 648-3000  
Fax: (817) 645-3105

### Account Details for 126.0424.00200

#### Ownership

|                                 |   |
|---------------------------------|---|
| <b>Owner Name:</b>              | Richardson Peggy Ann &  |
| <b>Owner Address:</b>           | 3130 Oakview, Hurst, TX 760540000   |
| <b>Property Location:</b>       | 1028 E Godley Ave   |
| <b>Ownership Interest:</b>      | 1.000000  |
| <b>Description:</b>             | ABST 424<br>TR 1<br>W R HOOKER  |
| <b>Deed Date:</b>               | 2002-04-01  |
| <b>Deed Type:</b>               |   |
| <b>Page #:</b>                  | 14  |
| <b>Volume #:</b>                | 2803  |
| <b>Instrument #:</b>            |   |
| <b>Exemptions</b>               |   |
| <b>Tax Entities</b>             | <ul style="list-style-type: none"> <li>◦ Johnson County</li> <li>◦ Godley ISD</li> <li>◦ Hill College GOS</li> <li>◦ Lateral Road</li> <li>◦ Johnson Co ESD#1</li> <li>◦ Godley Fire Dept</li> <li>◦ Preclnct1</li> </ul> |
| <b>Improvement State Code:</b>  |   |
| <b>Land State Code:</b>         |   |
| <b>Productivity State Code:</b> | D1 - Real, Acreage, Ranch Land  |
| <b>GEO Num:</b>                 | 126.0424.00200  |
| <b>Last Update:</b>             | Apr 21 2021 9:47AM  |

A zero value indicates that the property record has not yet been completed for the indicated tax year.  
† Appraised value may be less than market value due to state-mandated limitations on value increases.

#### Value

|                           |           |
|---------------------------|-----------|
| <b>Improvement Value</b>  | \$0       |
| <b>Land Market Value:</b> | \$482,530 |
| <b>AG Market Value:</b>   | \$482,530 |

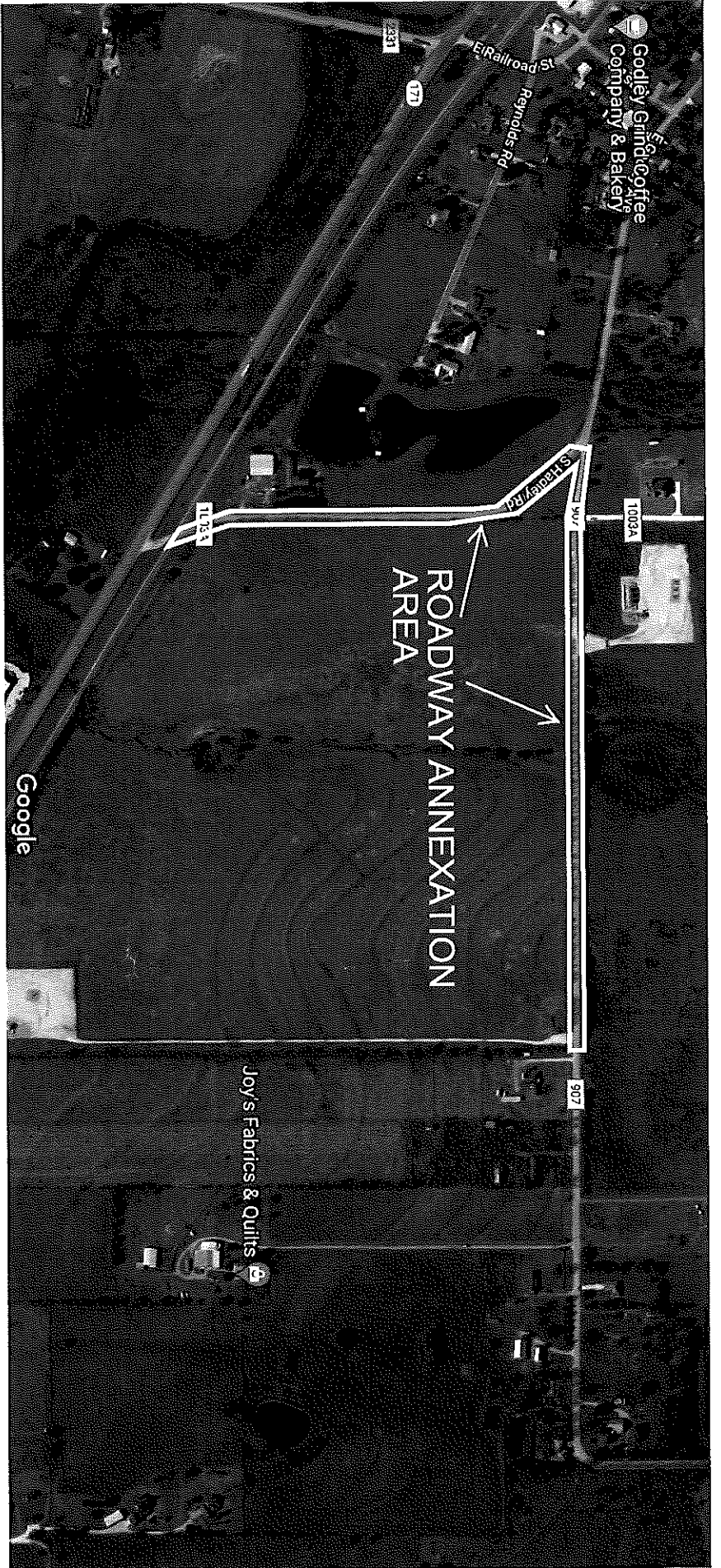


|                            |           |
|----------------------------|-----------|
| <b>AG Value:</b>           | \$5,710   |
| <b>Prod Loss:</b>          | \$476,820 |
| <b>Total Market Value:</b> | \$482,530 |
| <b>† Appraised Value:</b>  | \$5,710   |
| <b>Land Acres</b>          | 40.2108   |
| <b>Impr Area Size</b>      | 0         |
| <b>Year Built</b>          | 0         |

**Appraisal History** | + |

\* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.

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500 ft

# EXHIBIT "E"