

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO WIT: APPROXIMATELY 48.06 ACRES OF LAND IN JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED AS TRACTS 1, 2, AND 3 IN EXHIBIT “A”, GENERALLY LOCATED WEST OF THE JOHNSON COUNTY AND ELLIS COUNTY BORDER, SOUTH OF MANSFIELD, AND INCLUDING PORTIONS OF THE ALLEN LARRISON SURVEY, ABSTRACT NO. 497 AND PART OF THE TRACT OF LAND WHICH WAS DESCRIBED IN SPECIAL WARRANTY DEED TO PRA PRAIRIE RIDGE, LP RECORDED IN BOOK 3500, PAGE 964 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND ALL ADJACENT RIGHTS-OF-WAY INTO THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Grand Prairie is a Home Rule Municipality located in Dallas, Tarrant, Ellis, and Johnson County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Grand Prairie City Charter (the (“City”); and

WHEREAS, following receipt of a request from each owner (the “Owners”) of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 19th day of August, 2025, in the City of Grand Prairie Council Chambers, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notice of the public hearing was published in a newspaper of general circulation within the City of Grand Prairie, Texas and the area to be annexed, on a date not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

WHEREAS, the Ordinance was first published in a newspaper of general circulation in the City at least thirty (30) days prior to August 19, 2025;

WHEREAS, all City of Grand Prairie charter requirements and required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City’s internet website; and

WHEREAS, the City Council of the City of Grand Prairie, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Grand Prairie, Texas; and

WHEREAS, the City Council of the City of Grand Prairie, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Grand Prairie's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B" and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3. ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4. FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5. EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Grand Prairie, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Grand Prairie, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that

are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Grand Prairie is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Grand Prairie and by filing this Ordinance in the Ordinance records of the City.

SECTION 9. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THE ____ DAY OF _____, 2025. SECOND AND FINAL READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THIS THE ____ DAY OF _____, 2025.

APPROVED:

Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

TRACT NAME	INSTRUMENT/DOCUMENT NO.	ACERAGE	SAVE & EXCEPT
PRAIRIE RIDGE NORTH, LP	1900288	260.053	28.853
PRA PRAIRIE RIDGE, LP	2005-10528 (3500/964)	477.960	22.784
PRA PRAIRIE RIDGE, LP	2005-10525 (3500/941)	206.438	27.636
PRA PRAIRIE RIDGE, LP	2005-10526 (3500/951)	1.000	0.000

945.451 MEASURED
79.273 SAVE & EXCEPT
866.178 NET ACRES

SAVE & EXCEPT
19.955 ACRES
869,222 SQFT

58.13'

PRAIRIE RIDGE NORTH, L.P.
INSTRUMENT NO. 1900288
DRECT

PRAIRIE RIDGE, L.P.
BOOK 3500, PAGE 951
DRJCT

SAVE & EXCEPT
36.534 ACRES
1,591,416 SQFT

TRACT NAME	ACERAGE
PRIOR SAVE & EXCEPT	70.844
TRACT 1	2.936
TRACT 2	1.410
TRACT 3	43.714
REVISED SAVE & EXCEPT	22.784

PRAIRIE RIDGE, L.P.
BOOK 3500, PAGE 941
DRJCT

ESTABLISHED
JCFWSD NO. 2
CALLED 933.3778 ACRES
LESS SAVE AND EXCEPT
NET 854.1048 ACRES

MEASURED 945.451 ACRES
NET 866.178 ACRES

TRACT 3
43.714 ACRES
1,904,193 SQFT
TAGS L40-L131

PRAIRIE RIDGE, L.P.
BOOK 3500, PAGE 964
DRJCT

REVISED TRACT
SAVE & EXCEPT
22.784 ACRES
992,458 SQFT

TRACT 1
2.936 ACRES
127,913 SQFT
TAGS 1-26

TRACT 2
1.410 ACRES
61,407 SQFT
TAGS 27-39

POR

POB

POB

POB

POB

1679.05'

LAKEVIEW DRIVE

COUNTY ROAD NO. 306

JOHNSON COUNTY LINE
ELLIS COUNTY LINE



Desiree L. Hurst
01/16/2025

EXHIBIT A

ESTABLISHED JCFWSD NO. 2 CALLED 933.3778 ACRES
(AS ESTABLISHED BY VOLUME 3766, PAGE 558) Johnson County, Texas
LESS SAVE AND EXCEPT 36.534 ACRES, 19.955 ACRES & 22.784 ACRES

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

YAZEL PEEBLES & ASSOCIATES LLC

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2021-140-000

PAGE 1 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N09°40'01"E	485.00'
L2	N24°30'50"E	229.13'
L3	N43°22'14"E	299.59'
L4	N03°33'33"E	123.27'
L5	S68°42'25"E	11.84'
L6	S04°23'54"E	27.24'
L7	S08°04'47"E	58.12'
L8	S00°02'17"W	12.10'
L9	S02°49'46"E	22.13'
L10	S07°56'04"W	11.84'
L11	S16°17'45"W	45.44'
L12	S33°08'10"W	30.36'
L13	S42°15'19"W	32.91'
L14	S39°35'57"W	13.60'
L15	S44°59'45"W	85.90'
L16	S32°36'34"W	49.83'
L17	S04°24'27"W	43.76'
L18	S04°14'48"W	45.44'
L19	S02°16'54"E	42.00'
L20	S03°58'28"E	48.79'
L21	S11°18'39"E	68.45'
L22	S07°07'32"E	54.13'
L23	S06°54'48"W	55.78'
L24	S18°40'11"W	131.10'
L25	S28°48'59"W	116.49'
L26	S59°32'15"W	204.82'
L27	N18°25'13"E	65.22'
L28	N11°56'47"E	77.29'
L29	N25°01'39"E	90.91'
L30	N27°40'36"E	49.98'
L31	N21°58'02"E	118.39'
L32	N23°25'41"E	25.03'
L33	N19°57'45"E	23.04'

LINE TABLE		
NO.	BEARING	LENGTH
L34	S68°42'25"E	243.86'
L35	S43°06'13"W	27.61'
L36	S40°58'03"W	154.31'
L37	S56°51'50"W	256.12'
L38	S52°58'01"W	33.34'
L39	S38°33'05"W	42.50'
L40	N23°24'57"W	20.77'
L41	N33°10'58"W	107.75'
L42	N22°02'02"W	256.18'
L43	N50°17'33"W	77.87'
L44	N59°08'09"W	106.56'
L45	N18°32'36"W	108.04'
L46	N22°31'23"W	179.30'
L47	N00°41'47"E	113.08'
L48	N01°01'53"W	36.02'
L49	N11°05'52"W	51.64'
L50	N21°20'41"W	97.16'
L51	N36°08'31"W	68.64'
L52	N52°46'30"W	156.40'
L53	N00°07'38"E	49.89'
L54	N44°59'55"W	141.61'
L55	N24°39'46"W	62.15'
L56	N53°57'26"W	91.08'
L57	N63°30'14"W	264.67'
L58	S59°28'03"W	65.08'
L59	N40°10'09"W	134.04'
L60	N04°33'22"W	137.78'
L61	N01°17'29"W	201.12'
L62	N12°16'36"E	89.38'
L63	N01°43'08"E	190.30'
L64	N27°07'00"E	247.63'
L65	N37°09'31"E	938.20'
L66	N60°07'18"E	702.93'

LINE TABLE		
NO.	BEARING	LENGTH
L67	S23°48'24"W	47.22'
L68	S07°36'11"W	153.61'
L69	S17°21'52"E	196.88'
L70	S61°17'57"W	28.93'
L71	S34°06'41"W	95.35'
L72	S32°16'45"W	253.88'
L73	S59°23'52"W	111.83'
L74	S33°16'39"W	17.43'
L75	S22°29'06"W	108.71'
L76	S15°58'35"E	37.15'
L77	S47°48'48"E	250.69'
L78	S13°26'07"W	257.00'
L79	S77°50'29"W	425.64'
L80	S73°15'38"W	91.66'
L81	S16°01'20"W	108.74'
L82	S01°58'32"W	104.49'
L83	S40°17'17"E	158.42'
L84	S57°30'53"E	40.55'
L85	S85°17'19"E	32.61'
L86	S86°04'35"E	225.32'
L87	S63°51'32"E	88.24'
L88	S63°20'05"E	190.58'
L89	S17°15'55"E	205.74'
L90	S21°45'05"E	236.10'
L91	S14°37'28"E	185.28'
L92	S14°55'44"E	50.51'
L93	S27°31'08"E	80.22'
L94	S09°15'53"E	43.20'
L95	S19°32'33"E	87.99'
L96	S10°47'13"W	76.23'
L97	S07°09'46"W	23.12'
L98	S07°09'46"W	13.14'
L99	S07°09'46"W	99.52'

LINE TABLE		
NO.	BEARING	LENGTH
L100	S38°59'54"E	135.16'
L101	S46°50'58"E	88.41'
L102	S44°30'24"W	166.81'
L103	N21°12'10"W	119.97'
L104	N30°42'23"W	384.55'
L105	N20°37'27"W	79.60'
L106	N20°37'27"W	239.59'
L107	N15°22'38"W	158.38'
L108	N05°34'07"W	138.30'
L109	N13°10'19"W	110.31'
L110	N36°15'29"W	124.90'
L111	S71°00'58"W	405.02'
L112	S50°11'30"E	192.70'
L113	S42°19'47"E	102.15'
L114	S29°22'39"E	57.48'
L115	S31°41'14"E	52.76'
L116	S18°43'28"E	45.57'
L117	S04°20'51"E	87.04'
L118	S07°39'31"E	76.15'
L119	S02°21'07"E	204.93'
L120	S06°26'20"E	89.51'
L121	S27°43'18"E	42.54'
L122	S27°43'18"E	33.28'
L123	S34°53'06"E	88.01'
L124	S43°59'01"E	132.92'
L125	S33°01'15"E	80.08'
L126	S22°36'34"E	65.46'
L127	S13°00'25"E	89.54'
L128	S07°28'40"E	64.34'
L129	S14°27'46"E	53.73'
L130	S10°58'46"E	27.70'
L131	S44°30'24"W	2.66'



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EXHIBIT A

ESTABLISHED JCFWSD NO. 2 CALLED 933.3778 ACRES
(AS ESTABLISHED BY VOLUME 3766, PAGE 558) Johnson County, Texas
LESS SAVE AND EXCEPT 36.534 ACRES, 19.955 ACRES & 22.784 ACRES

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METES AND BOUNDS DESCRIPTION:

TRACT 1 - 2.936 ACRES

BEING a 2.936 acre tract of land situated in the Allen Larrison Survey, Abstract 497, Johnson County, Texas and being part of a tract of land described in Special Warranty Deed to PRA Prairie Ridge LP record in Book 3500, Page 964 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

COMMENCING at the southwest corner of said PRA Prairie Ridge Tract;

THENCE North 59°32'15" East, along the South line of said PRA Prairie Ridge tract, a distance of 1002.73 feet to the southwest corner of said 2.936 acre tract and to the **POINT OF BEGINNING**;

THENCE Over and across said Prairie Ridge Tract the following twenty-five (25) courses and distances:

1. North 09° 40' 01" East for a distance of 485.00 feet to a point;
2. North 24° 30' 50" East for a distance of 229.13 feet to a point;
3. North 43° 22' 14" East for a distance of 299.59 feet to a point;
4. North 03° 33' 33" East for a distance of 123.27 feet to a point;
5. South 68° 42' 25" East for a distance of 11.84 feet to a point;
6. South 04° 23' 54" East for a distance of 27.24 feet to a point;
7. South 08° 04' 47" East for a distance of 58.12 feet to a point;
8. South 00° 02' 17" West for a distance of 12.10 feet to a point;
9. South 02° 49' 46" East for a distance of 22.13 feet to a point;
10. South 07° 56' 04" West for a distance of 11.84 feet to a point;
11. South 16° 17' 45" West for a distance of 45.44 feet to a point;
12. South 33° 08' 10" West for a distance of 30.36 feet to a point;
13. South 42° 15' 19" West for a distance of 32.91 feet to a point;
14. South 39° 35' 57" West for a distance of 13.60 feet to a point;
15. South 44° 59' 45" West for a distance of 85.90 feet to a point;
16. South 32° 36' 34" West for a distance of 49.83 feet to a point;
17. South 04° 24' 27" West for a distance of 43.76 feet to a point;
18. South 04° 14' 48" West for a distance of 45.44 feet to a point;
19. South 02° 16' 54" East for a distance of 42.00 feet to a point;
20. South 03° 58' 28" East for a distance of 48.79 feet to a point;
21. South 11° 18' 39" East for a distance of 68.45 feet to a point;
22. South 07° 07' 32" East for a distance of 54.13 feet to a point;
23. South 06° 54' 48" West for a distance of 55.78 feet to a point;
24. South 18° 40' 11" West for a distance of 131.10 feet to a point;
25. South 28° 48' 59" West for a distance of 116.49 feet to a to a point in the South line of said PRA Prairie Ridge tract;

THENCE South 59° 32' 15" West a distance of 204.82 feet to the **POINT OF BEGINNING** and containing 2.936 acres of land, more or less.

TRACT 2 - 1.410 ACRES

BEING a 1.410 acre tract of land situated in the Allen Larrison Survey, Abstract 497, Johnson County, Texas and being part of a tract of land described in Special Warranty Deed to PRA Prairie Ridge LP record in Book 3500, Page 964 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

COMMENCING at the southwest corner of said PRA Prairie Ridge Tract;

THENCE North 59°32'15" East, along the South line of said PRA Prairie Ridge tract, a distance of 1602.73 feet to a point;

THENCE N16° 55' 29"E, over and across said PRA Prairie Ridge tract, a distance of 179.93 feet to the southwest corner of said 1.410 acre tract and to the **POINT OF BEGINNING**;

THENCE Over and across said Prairie Ridge Tract the following thirteen (13) courses and distances:

1. North 18° 25' 13" East for a distance of 65.22 feet to a point;
2. North 11° 56' 47" East for a distance of 77.29 feet to a point;
3. North 25° 01' 39" East for a distance of 90.91 feet to a point;
4. North 27° 40' 36" East for a distance of 49.98 feet to a point;
5. North 21° 58' 02" East for a distance of 118.39 feet to a point;
6. North 23° 25' 41" East for a distance of 25.03 feet to a point;
7. North 19° 57' 45" East for a distance of 23.04 feet to a point;
8. South 68° 42' 25" East for a distance of 243.86 feet to a point;
9. South 43° 06' 13" West for a distance of 27.61 feet to a point;
10. South 40° 58' 03" West for a distance of 154.31 feet to a point;
11. South 56° 51' 50" West for a distance of 256.12 feet to a point;
12. South 52° 58' 01" West for a distance of 33.34 feet to a point;
13. thence South 38° 33' 05" West a distance of 42.50 feet to the **POINT OF BEGINNING** and containing 1.410 acres of land, more or less.



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2021-140-000

PAGE 3 OF 4

EXHIBIT A

ESTABLISHED JCFWSD NO. 2 CALLED 933.3778 ACRES
(AS ESTABLISHED BY VOLUME 3766, PAGE 558) Johnson County, Texas
LESS SAVE AND EXCEPT 36.534 ACRES, 19.955 ACRES & 22.784 ACRES

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METES AND BOUNDS DESCRIPTION:

TRACT 3 - 43.714 ACRES

BEING a 43.714 acre tract of land situated in the Allen Larrison Survey, Abstract 497, Johnson County, Texas and being part of a tract of land described in Special Warranty Deed to PRA Prairie Ridge LP record in Book 3500, Page 964 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

COMMENCING at the southwest corner or said PRA Prairie Ridge Tract;

THENCE North 59°32'15" East, along the South line of said PRA Prairie Ridge tract, a distance of 1002.73 feet to a point;

THENCE N18° 18' 02"E, over and across said PRA Prairie Ridge tract, a distance of 1206.19 feet to the southwest corner of said 43.714 acre tract and to the **POINT OF BEGINNING**;

THENCE Over and across said Prairie Ridge Tract the following ninety-two (92) courses and distances:

1. North 23° 24' 57" West for a distance of 20.77 feet to a point;
2. North 33° 10' 58" West for a distance of 107.75 feet to a point;
3. North 22° 02' 02" West for a distance of 256.18 feet to a point;
4. North 50° 17' 33" West for a distance of 77.87 feet to a point;
5. North 59° 08' 09" West for a distance of 106.56 feet to a point;
6. North 18° 32' 36" West for a distance of 108.04 feet to a point;
7. North 22° 31' 23" West for a distance of 179.30 feet to a point;
8. North 00° 41' 47" East for a distance of 113.08 feet to a point;
9. North 01° 01' 53" West for a distance of 36.02 feet to a point;
10. North 11° 05' 52" West for a distance of 51.64 feet to a point;
11. North 21° 20' 41" West for a distance of 97.16 feet to a point;
12. North 36° 08' 31" West for a distance of 68.64 feet to a point;
13. North 52° 46' 30" West for a distance of 156.40 feet to a point;
14. North 00° 07' 38" East for a distance of 49.89 feet to a point;
15. North 44° 59' 55" West for a distance of 141.61 feet to a point;
16. North 24° 39' 46" West for a distance of 62.15 feet to a point;
17. North 53° 57' 26" West for a distance of 91.08 feet to a point;
18. North 63° 30' 14" West for a distance of 264.67 feet to a point;
19. South 59° 28' 03" West for a distance of 65.08 feet to a point;
20. North 40° 10' 09" West for a distance of 134.04 feet to a point;
21. North 04° 33' 22" West for a distance of 137.78 feet to a point;
22. North 01° 17' 29" West for a distance of 201.12 feet to a point;
23. North 12° 16' 36" East for a distance of 89.38 feet to a point;
24. North 01° 43' 08" East for a distance of 190.30 feet to a point;
25. North 27° 07' 00" East for a distance of 247.63 feet to a point;
26. North 37° 09' 31" East for a distance of 938.20 feet to a point;
27. North 60° 07' 18" East for a distance of 702.93 feet to a point;
28. South 23° 48' 24" West for a distance of 47.22 feet to a point;
29. South 07° 36' 11" West for a distance of 153.61 feet to a point;
30. South 17° 21' 52" East for a distance of 196.88 feet to a point;
31. South 61° 17' 57" West for a distance of 28.93 feet to a point;
32. South 34° 06' 41" West for a distance of 95.35 feet to a point;
33. South 32° 16' 45" West for a distance of 253.88 feet to a point;
34. South 59° 23' 52" West for a distance of 111.83 feet to a point;
35. South 33° 16' 39" West for a distance of 17.43 feet to a point;
36. South 22° 29' 06" West for a distance of 108.71 feet to a point;
37. South 15° 58' 35" East for a distance of 37.15 feet to a point;
38. South 47° 48' 48" East for a distance of 250.69 feet to a point;

39. South 13° 26' 07" West for a distance of 257.00 feet to a point;
40. South 77° 50' 29" West for a distance of 425.64 feet to a point;
41. South 73° 15' 38" West for a distance of 91.66 feet to a point;
42. South 16° 01' 20" West for a distance of 108.74 feet to a point;
43. South 01° 58' 32" West for a distance of 104.49 feet to a point;
44. South 40° 17' 17" East for a distance of 158.42 feet to a point;
45. South 57° 30' 53" East for a distance of 40.55 feet to a point;
46. South 85° 17' 19" East for a distance of 32.61 feet to a point;
47. South 86° 04' 35" East for a distance of 225.32 feet to a point;
48. South 63° 51' 32" East for a distance of 88.24 feet to a point;
49. South 63° 20' 05" East for a distance of 190.58 feet to a point;
50. South 17° 15' 55" East for a distance of 205.74 feet to a point;
51. South 21° 45' 05" East for a distance of 236.10 feet to a point;
52. South 14° 37' 28" East for a distance of 185.28 feet to a point;
53. South 14° 55' 44" East for a distance of 50.51 feet to a point;
54. South 27° 31' 08" East for a distance of 80.22 feet to a point;
55. South 09° 15' 53" East for a distance of 43.20 feet to a point;
56. South 19° 32' 33" East for a distance of 87.99 feet to a point;
57. South 10° 47' 13" West for a distance of 76.23 feet to a point;
58. South 07° 09' 46" West for a distance of 23.12 feet to a point;
59. South 07° 09' 46" West for a distance of 13.14 feet to a point;
60. South 07° 09' 46" West for a distance of 99.52 feet to a point;
61. South 38° 59' 54" East for a distance of 135.16 feet to a point;
62. South 46° 50' 58" East for a distance of 88.41 feet to a point;
63. South 44° 30' 24" West for a distance of 166.81 feet to a point;
64. North 21° 12' 10" West for a distance of 119.97 feet to a point;
65. North 30° 42' 23" West for a distance of 384.55 feet to a point;
66. North 20° 37' 27" West for a distance of 79.60 feet to a point;
67. North 20° 37' 27" West for a distance of 239.59 feet to a point;
68. North 15° 22' 38" West for a distance of 158.38 feet to a point;
69. North 05° 34' 07" West for a distance of 138.30 feet to a point;
70. North 13° 10' 19" West for a distance of 110.31 feet to a point;
71. North 36° 15' 29" West for a distance of 124.90 feet to a point;
72. South 71° 00' 58" West for a distance of 405.02 feet to a point;
73. South 50° 11' 30" East for a distance of 192.70 feet to a point;
74. South 42° 19' 47" East for a distance of 102.15 feet to a point;
75. South 29° 22' 39" East for a distance of 57.48 feet to a point;
76. South 31° 41' 14" East for a distance of 52.76 feet to a point;
77. South 18° 43' 28" East for a distance of 45.57 feet to a point;
78. South 04° 20' 51" East for a distance of 87.04 feet to a point;
79. South 07° 39' 31" East for a distance of 76.15 feet to a point;
80. South 02° 21' 07" East for a distance of 204.93 feet to a point;
81. South 06° 26' 20" East for a distance of 89.51 feet to a point;
82. South 27° 43' 18" East for a distance of 42.54 feet to a point;
83. South 27° 43' 18" East for a distance of 33.28 feet to a point;
84. South 34° 53' 06" East for a distance of 88.01 feet to a point;
85. South 43° 59' 01" East for a distance of 132.92 feet to a point;
86. South 33° 01' 15" East for a distance of 80.08 feet to a point;
87. South 22° 36' 34" East for a distance of 65.46 feet to a point;
88. South 13° 00' 25" East for a distance of 89.54 feet to a point;
89. South 07° 28' 40" East for a distance of 64.34 feet to a point;
90. South 14° 27' 46" East for a distance of 53.73 feet to a point;
91. South 10° 58' 46" East for a distance of 27.70 feet to a point;
92. South 44° 30' 24" West a distance of 2.66 feet to the **POINT OF BEGINNING** and containing 43.714 acres of land, more or less.



**YAZEL PEEBLES &
ASSOCIATES LLC**

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2021-140-000

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EXHIBIT A

ESTABLISHED JCFWSD NO. 2 CALLED 933.3778 ACRES
(AS ESTABLISHED BY VOLUME 3766, PAGE 558) Johnson County, Texas
LESS SAVE AND EXCEPT 36.534 ACRES, 19.955 ACRES & 22.784 ACRES

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Chapter 43. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Grand Prairie in accordance with the following plan. The City of Grand Prairie shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density. The provisions of the service plan will be made available for public inspection and explained at a public hearing held by the City Council prior to annexation.
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services. Provisions of this service plan related to the City providing public infrastructure facilities are conditioned upon the ETJ property owner's obligation to design and construct the public infrastructure consistent with the "Development Agreement (Goodland)" entered between the Parties on September 19, 2023 and filed in the county land records.

B) EMERGENCY SERVICES

1) Police Protection

- a) Police protection from the City of Grand Prairie Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.

b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of similar areas.

- c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

- a) The Grand Prairie Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;

- v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
- b) Fire protection from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of similar areas. It is anticipated that fire stations planned to service areas currently with the City of Grand Prairie will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

- a) Following removal of any annexed property from an emergency services district, if any, the Grand Prairie Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of similar areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains will be extended in accordance with the provisions of the City's codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations, policies and contract obligations. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or

any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Grand Prairie water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 10105, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations, policies and contract obligations. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Grand Prairie codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with the City of Grand Prairie's codes, ordinances, regulations, policies and contract obligations. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable annexation ordinance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's codes, ordinances, regulations, policies, procedures and contract obligations.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within the annexed property, the policies of the City of Grand Prairie with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory list for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority list and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric

provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within the annexed area within sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Grand Prairie, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexation ordinance.
- 5) As development and construction commence in the annexed area, sufficient personnel will be provided to furnish the annexed area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to the annexation area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the annexed area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from annexed areas.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Grand Prairie on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Grand Prairie, such as municipal and general administration will be made available on the effective date of the annexation. The City of Grand Prairie shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density similar to those reasonably contemplated and projected in the annexation area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Grand Prairie to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation.
- 2) The City of Grand Prairie's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at:

https://library.municode.com/tx/grand_prairie/codes/code_of_ordinances?nodeId=COORGRPRT

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M) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.