



ANNEXATION HEARING OF CONTEMPLATED ANNEXATION

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT:

The City of Kilgore, Texas proposes to institute three separate annexation proceedings to enlarge and extend the boundary limits of said City to include the described territory set out in Exhibit A, attached and made part of this notice.

A Public hearing will be held by and before the City Council of the City of Kilgore, Texas on the 12th day of April, 2022 at 5:30 P.M. at Kilgore City Hall 815 N. Kilgore Street for all persons interested in the attached proposed annexations. At said time and place, all such persons shall have the right to appear and be heard.

Please call Carol Windham, Director of Planning at 903.984.5081 or you may email at carol.windham@cityofkilgore.com for additional information.

EXHIBIT A

Annexation #1

A 15 foot wide strip being out of a called 241.81 acres tract (TRACT ONE) conveyed by Lloyd B. Bolding Family Limited Partnership, and Lloyd B. Bolding and wife Evelyn S. Bolding to Jeff Boding and wife, Tami Bolding in a GENERAL WARRANTY DEED dated August 2012 and recorded in File #201218565 of the Official Public Records of Gregg County, Texas (OPRGC), situated in the A.J. Grisham Survey A-84 and the Haden Edwards Survey A-64 on Texas Farm to Market Road Number 2276 (FM2276) and being 15 feet in total width adjacent to and on the left side of the following described property line:

BEGINNING in the South boundary line of said 241.81 acres tract common with the North boundary line of a called 10.019 acres tract recorded in File # 200917322, whence bears an existing 1/2" iron rod, found marking the Northwest corner of said 10.019 acres tract North 86° 28' 25" West a distance of 416.44 feet;

THENCE with the South boundary line of said 241.81 acres tract common with the North boundary line of said 10.019 acres tract South 86° 28' 25" East a distance of 15.04 feet to an existing 1/2" iron rod, found in same and being at the Northeast corner of said 10.019 acres tract and the Northwest corner of a called 14.286 acres tract recorded in File #202001076 OPRGC: said 1/2" iron rod having a Texas State Plane NCZ NAD83 value of Northing 6,842,923.66 and an Easting 3,107,073.35;

THENCE continuing with the South boundary line of said 241.81 acres tract common with the North boundary line of said 14.286 acres tract South 79° 08' 29" East a distance of 498.53 feet to an existing 1/2" iron rod, found marking the Southeast corner of said 241.81 acres tract and being at the Northwest corner of said 14.286 acres tract and in the West right-of-way line of said FM2276: said 1/2" iron rod having a Texas State Plane NCZ NAD83 value of Northing 6,842,829.75 and an Easting 3,107,562.95, for a total length of 513.57 feet.

Annexation #2

A 15 foot wide strip being out of a called 10.019 acres tract conveyed by Toby H Pilgrim, Trustee of the Testamentary Trust created under the Last Will and Testament of Nora Jean Pilgrim, Deceased and Tonya J Pilgrim, a single person to Toby H. Pilgrim and Tonya J Pilgrim in a GENERAL WARRANTY DEED dated August 18, 2009 and recorded in File #200917322 of the Official Public Records of Gregg County, Texas (OPRGC), situated in the A.J. Grisham Survey A84 and being 15 feet in total width adjacent to and on the left side of the following described property line:

COMMENCING at an existing 1/2" iron rod, found marking the Southeast corner of said 10.019 acres tract and being at the Southwest corner of a called 14.286 acres tract conveyed to Rayford Charles Okray in File # 202001076 OPRGC: said 1/2" iron rod having a Texas State Plane NCZ NAD83 value of Northing 6,841,940.45 and an Easting 3,106,942.14;

THENCE with the East boundary line of said 10.019 acres tract common with the West boundary line of said 14.286 acres tract North 07° 36' 03" East a distance of 417.00 feet to the POINT OF BEGINNING:

THENCE continuing with the East boundary line of said 10.019 acres tract common with the West boundary line of said 14.286 acres tract North 07° 36' 03" East a distance of 574.93 to the POINT OF ENDING being at an existing 1/2" iron rod, found marking the Northeast corner of said 10.019 acres tract, the Northwest corner of said 14.286 acres tract and being in the South boundary line of a called 241.81 acres tract (TRACT ONE) as conveyed to Jeff Bolding and Tami Bolding and recorded in File # 201218565 OPRGC: said 1/2" iron rod having a Texas State Plane NCZ NAD83 value of Northing 6,842,923.66 and an Easting 3,107,073.35, for a total length of 574.93 feet.

Annexation #3

14.472 acres being out of a called 913.33 acres tract conveyed to Males Enterprise, Ltd., a Texas limited partnership by D.D. Males, Inc., a Texas corporation being described in a GENERAL WARRANTY DEED, dated April 18, 2006 and recorded in File # 200609678 of the Official Public records of Gregg County, Texas (OPRGC), said 73.918 acres being situated in the Haden Edwards Survey A-64 on Texas Farm to Market Road No. 22 76 (FM22 76) and being more particularly described by metes and bounds as follows:

BEGINNING at an existing 60D steel spike found marking the most western Southwest corner of said 913.33 acres and being at the Northwest corner of a called 0.305 of an acre tract conveyed to the Cross Roads SUD in clerk's file number 20150582 7 OPRGC: said 60D steel spike having a Texas State Plane NCZ NAD83 value of Northing = 6,842,815.33 and Easting = 3,107,683.17;

THENCE with the East ROWL of said FM2276 common with the West boundary line of said 913.33 acres as follows:

North 17° 55' 02" West a distance of 70.31 feet to a concrete TxDOT ROWM, and

along a curve to the left, having a radius of 2919.93 feet, 131.76 feet along said curve, having a chord bearing of North 19° 42' 34" West and a chord distance of 131.75 feet, and

North 20° 28' 50" West a distance of 361.61 feet to a 1/2" iron rod, set in same, (all iron rods set with/cap "DDM BOUNDARY);

THENCE across said 913.33 acres as follows:

North 79° 50' 19" East a distance of 355.99 feet to a 1/2" iron rod, set, and

South 80° 04' 54" East a distance of 842.37 feet to 1/2" iron rod, set, and

THENCE South 08° 21' 16" West a distance of 603.82 feet to 1/2" iron rod, set in the South boundary line of said 913.33 acres;

THENCE with the South boundary line of said 913.33 acres common with the North boundary line of a called 6.423 acres recorded in clerk's file number 200728141 OPRGC as follows:

North 80° 27' 19" West a distance of 18.13 feet to an existing Y "82.65 iron rod w/cap "HEDRICK", and

North 80° 32' 45" West a distance of 172.77 feet to an existing 1/2" iron rod w/cap "HEDRICK", and

North 80° 23' 56" West a distance of 104.62 feet to a 1/2" iron rod w/cap "BAILEY" found at the Northwest corner of said 6.423 acres and being at the Northeast corner of a called 1.380 acres recorded in clerk's file number 2020014845 OPRGC;

THENCE continuing with the South boundary line of said 913.33 acres common with the North boundary line of said 1.380 acres North 80° 19' 17" West a distance of 65.98 feet to an existing 1/2" iron rod, found marking the Northwest corner of said 1.380 acres and being at the Northeast corner of a called 3.04 acres recorded in clerk's file number 202014845 OPRGC;

THENCE continuing with the South boundary line of said 913.33 acres common with the North boundary line of said 3.04 acres North 80° 40' 03" West a distance of 417.93 feet to an existing 4" wood fence post;

THENCE continuing with the South boundary line of said 913.33 acres North 80° 12' 24" West a distance of 133.01 feet to the BEGINNING CONTAINING 14.472 acres.

75.523 acres being out of a called 913.33 acres tract conveyed to Males Enterprise, Ltd., a Texas limited partnership by D.D. Males, Inc., a Texas corporation being described in a GENERAL WARRANTY DEED, dated April 18, 2006 and recorded in File # 200609678 of the Official Public records of Gregg County, Texas (OPRGC), said 73.918 acres being situated in the Haden Edwards Survey A-64 on Texas Farm to Market Road No. 2276 (F11/12276) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod, set (all iron rods set w/cap "DDMBOUNDARY") in a fence line marking the West boundary line of a called 22.59 acres tract conveyed to R. Scott Vancil by Koren Ann Hellerich, being described in a SPECIAL WARRANTY DEED dated May 22, 2018 and recorded in File# 201808798 OPRGC, whence bears an existing 6" wood fence post, found marking the Northwest corner of said 22.59 acres tract, North 12° 35' 46" West a distance of 1205.71 feet;

THENCE with the West boundary line of said 22.59 acres tract along the line of a wire fence as follows: South 12° 30' 39" West a distance of 250.98 feet to a 1/2" iron rod, set, and South 12° 33' 49" West a distance of 60.09 feet to a 1/2" iron rod, set and South 12° 33' 49" West a distance of 579.90 feet to an existing 6" wood fence post, found marking the most westerly Southwest corner of said 22.59 acres tract: said 6" wood fence post having a Texas State Plane NCZ NAD83 value of Northing = 6,842,306.97 feet and Easting 3,110,713.06 feet;

THENCE with the South boundary line of said 913.33 acres tract as follows: North 80° 26' 43" West a distance of 261.58 feet to a 1/2" iron rod, set, and North 80° 26' 43" West a distance of 46.85 feet to an existing 1/2" iron rod w/cap "HEADRICK", found marking the Northwest corner of a called 2.00 acres tract conveyed to Steve Auman and Jacquelyn Smith being described in a SEPC'IAL WARRANTY DEED WITH VENDOR "S LIEN dated July 8, 1994 and recorded in Volume 2692 Page 132 of the OPRGC being at the Northeast corner of a called 1.000 acre tract conveyed to JoAnn Michelle Scallan being described in a SPECIAL WARRANTY DEED dated August 10, 2004 and recorded in File# 200414614 of the OPRGC, and North 81° 24' 26" West a distance of 218.77 feet to an existing 1/2" iron rod w/cap "HEADRICK", found marking the Northwest corner of said 1.00 acres tract, and North 79° 24' 26" West a distance of 6.04 feet to a 1/2" iron rod, set and North 79° 22' 26" West a distance of 174.97 feet to an existing //2" iron rod w/cap "HEADRICK", found marking the Northeast corner of a called 2.00 acres tract conveyed to Donald L. Furlow and wife, Jami L. Furlow being described in a WARRANTY DEED dated November 11, 1998 and recorded in File# 9824947 of the OPRGC, and

North 80° 28' 54" West a distance of 97.39 feet to a 1/2" iron rod, set, and North 80° 28'

16" West a distance of 272.45 feet to a 1/2" iron rod, set, and North 80° 26' 04" West a

distance of 272.44 feet to a 1/2" iron rod, set, and

North 80° 26' 04" West a distance of 261.25 feet to a 1/2" iron rod, set, and
North 80° 26' 04" West a distance of 430.76 feet to an existing 1/2" iron rod,
and North 80° 38' 23" West a distance of 115.62 feet to a 1/2." iron rod, set in
same;

THENCE across said 913.33 acres tract as follows:

North 08° 21' 16" East a distance of 603.83 feet to a 1/2" iron rod, set,
and North 80° 04' 51" West a distance of 842.37 feet to a 1/2" iron rod,
set, and

South 79° 50' 19" West a distance of 355.99 feet to a 1/2" iron rod, set in the Eastern
right-of-way line of said FM2276;

THENCE with the Eastern right-of-way line of said FM2276 as follows:

North 21° 15' 04" West a distance of 251.21 feet and, along a curve to the right, having a radius
of 1229.35 feet, 578.34 feet along said curve,
along said curve having a chord direction of North 08° 04' 04" West and a chord length of
573.03 feet to a 1/2" iron rod, set in same;

THENCE across said 913.33 acres tract as follows

South 80° 04' 51" East a distance of 1466.27 feet to

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ron rod, set, and South 08° 21' 16" West a distance of 56.07 feet to a
1/2" iron rod, set, and South 80° 04' 51" East a distance of 558.27 feet
to a 1/2" iron rod, set, and North 87° 06' 06" East a distance of 61.65
feet to a 1/2" iron rod, set, and South 80° 04' 51" East a distance of
557.26 feet to a i/2" iron rod, set, and South 11° 24' 51" West a
distance of 284.23 feet to a 1/2" iron rod, set, and South 80° 04' 51"
East a distance of 552.14 feet to a %" iron rod, set, and North 36° 00'
50" East a distance of 150.63 feet to a 12" iron rod, set, and

South 80° 04' 51" East a distance of 451.16 feet to the BEGINNING
CONTAINING 75.523 acres.