Public Notice

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF HILLSBORO WILL MEET IN A REGULAR MEETING ON TUESDAY, NOVEMBER 18, 2025 AT 6:00 P.M. AT HISTORIC CITY HALL, 127 E. FRANKLIN ST, HILLSBORO, TEXAS TO HOLD A PUBLIC HEARING, FIRST READING OF AN ORDINANCE; AND ZONING DESIGNATION UNDER THE FOLLOWING:

The City of Hillsboro, Texas, under the provision of Chapter 43 of the Texas Local Government Code and Section 1.04 of the City's Home-Rule Charter, proposes to institute annexation proceedings to enlarge and extend; and in accordance to Article 1, General Provisions; Section 1.5; Annexation Policy to the City of Hillsboro Zoning Ordinance, hear the recommendations from the Planning and Zoning Commission to Council to assign the zoning designation for the proposed annexation of property for the area further described as all that certain tract or parcel of land lying and situated in the Ewen Cameron Survey, Abstract No. 131, Hill County, Texas, being the same tract ofland called 25.14 acres in the Affidavit of Use and Possession by Hillsboro Processing, LLC, executed September 8, 2022, recorded in Volume 2216, Page 268 of the Official Public Records of Hill County, Texas, said tract more particularly described as the remainder of that certain tract of land described as 120.383 acres in the Warranty Deed with Vendor's Lien from B.B. Messimer to Taylor Gas Processing, Inc., executed December 30, 1999, recorded in Volume 1052, Page 812 of the Official Public Records of Hill County, Texas, said tract previously surveyed as 120.42 acres on January 24, 1973 by J.H. Brewer, RPS, the field notes of which are recorded in Volume 523, Page 31 of the Deed Records of Hill County, Texas, said 120.42 acre tract being a portion of that certain tract of land formerly described as 329.70 acres in the Deed from Mrs. Thenia Spell Morrow and husband, William C. Morrow and Mrs. Mary Bond Rather and husband, E.B. Rather to Geo. D. Bond, executed April 25, 1946, recorded in Volume 331, page 622 of the Deed Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar found capped "S&P Surveyors" lying in the westerly line of said 120.383 acre tract, and said 329.70 acre tract, being an easterly line of that certain tract ofland described as 105.47 acres in the General Warranty Deed from Hamil Management I, LTD. to Phase 11 Investments, LP, executed November 2, 2006, recorded in Book 1451, Page 659 of the Official Public Records of Hill County, Texas, said 105.47 acre tract being a portion of that certain tract of land formerly described as 367.24 acres in the Deed from Geo. D. Bond, and wife, Mrs. Mary A. Bond to Mrs. Thenia Spell Morrow and Mrs. Mary Bond Rather, executed April 25, 1946, recorded in Volume 333, Page 335 of the Deed Records of Hill County, Texas, being the northwest corner of that certain tract ofland described as Tract One and called 1.035 acres in the Warranty Deed from Taylor Gas Processing, Inc. to B.B. Messimer, Sr. and B.B. Messimer, Jr., dated April 12, 2006, recorded in Book 1425, Page 422 of the Official Public Records of Hill County, Texas, said corner bears North 30 degrees 19 minutes 55 seconds West 205.10 feet from a 5/8" steel rebar found capped "DBS 1780" (control monument) lying on the no1therly right-of-way line of State Highway Spur No. 579, a variable width right-of-way formerly known as U.S. Highway No. 77, the name of which was changed by the Texas Department of Transportation Planning and Programming Division on March 26, 1991 per Minute Order 091363, being the northerly line of that certain tract ofland described as 12.661 acres in the Right-of-Way Deed from Geo. D. Bond, et al to the State of Texas, executed January 19, 1942, recorded in Volume 307, Page 529 of the Deed Records of Hill County, Texas, being the southwest corner of said 120.383 acre tract and said 1.035 acre tract, being the southeast corner of said 105.47 acre tract;

THENCE North 30 degrees 19 minutes 55 seconds West along the common line between said 120.383 acre tract and said 105.47 acre tract for the previous common line between said 329.70 acre tract and said 367.24 acre tract, 1033.19 feet to a 5/8" steel rebar found capped "DBS 1780" lying in the approximate centerline of the former Texas Electric Railway for the northwest corner of said previous 329.70 acre tract, being an interior ell corner of said 105.47 acre tract and said former 367.24 acre tract;

THENCE in a northeasterly direction over and across said 120.383 acre tract generally along the center of said former Railway for the common line between said 329.70 acre tract and said 367.24 acre tract, being the southerly line of said 105.47 acre tract, the following seven (7) courses and distances:

1). North 48 degrees 57 minutes 19 seconds East 20.51 feet to a 5/8" steel rebar found capped "DBS 1780";
2). North 49 degrees 13 minutes 11 seconds East 100.01 feet to a 1/2" steel rebar set capped "Peede Assoc";
3). North 50 degrees 16 minutes 47 seconds East 100.21 feet to a 5/8" steel rebar found capped "DBS 1780";
4). North 51 degrees 08 minutes 26 seconds East 99.75 feet to a 5/8" steel rebar found capped "DBS 1780";
5). North 52 degrees 24 minutes 53 seconds East 99.97 feet to a 5/8" steel rebar found capped "DBS 1780";
6). North 53 degrees 11 minutes 19 seconds East 100.25 feet to a 5/8" steel rebar found capped "DBS 1780";
7). North 54 degrees 14 minutes 08 seconds East crossing the headwall remains of a railroad bridge, 99.96 feet to a 5/8" steel rebar found capped "DBS 1780";
8). North 54 degrees 59 minutes 38 seconds East 70.36 feet to a 5/8" steel rebar found capped "DBS 1780", being a southeast corner of said 105.47 acre tract and said previous 367.24 acre tract;

THENCE North 36 degrees 59 minutes 36 seconds West over and across said 120.383 acre tract, crossing said former Railway, along an easterly line of said 105.47 acre tract and said 367.24 acre tract, 50.04 feet to an unmarked point lying in Bond Creek at the beginning of a non-tangent curve having a radius of 5782.85 feet and on the northerly line of said 120.383 acre tract, being an ell corner of that certain tract of land described as Tract I and called 170.11 acres in the Warranty Deed from James Ray Schronk and Judy Schronk and Rodney Schronk and wife, Susan Schrank to Lower Farm, LLC, dated June 1, 2022, recorded in Volume 2207, Page 496 of the Official Public Records of Hill County, Texas;

THENCE in a northeasterly direction along the arc of said curve to the right and generally along the former northerly line of said Railway, along the southerly line of said 170.11 acre tract for the northerly line of said 120.383 acre tract, through a central angle of 4 degrees 37 minutes 26 seconds an arc length of 466.70 feet, the chord of which bears North 57 degrees 36 minutes 55 seconds East 466.57 feet to a 5/8" steel rebar found at the end of said curve;

THENCE North 59 degrees 55 minutes 06 seconds East generally along the former northerly line of said Railway, along the southerly line of said 170.11 acre tract for the northerly line of said 120.383 acre tract, 578.04 feet to an unmarked point, being the northwest corner of that certain tract ofland described as 64.51 acres in the General Warranty Deed from B.B. Messimer, Sr. and wife, Marlene Messimer and B.B. Messimer, Jr. to Louis A. Tsakiris Family Partnership, LTD., dated December 21, 2017, recorded in Volume 1934, Page 748 of the Official Public Records of Hill County, Texas;

THENCE South 30 degrees 11 minutes 35 seconds East over and across said 120.383 acre tract along the westerly line of said 64.51 acre tract, at 7.3 feet passing a 1/2" steel rebar capped "RPLS 5137" found for reference, continuing in all 737.04 feet to a 5/8" steel rebar round capped "Ince 5175", being the northeast corner of that certain tract ofland described as 20.647 acres in the Warranty Deed from Taylor Gas Processing, Inc. to Development Corporation of Hillsboro, dated July 5, 2000, recorded in Volume 1073, Page 761 of the Official Public Records of Hill County, Texas, being the northeast corner of that certain 20.647 acre tract annexed by the City of Hillsboro per Ordinance No. 02011-03-04, recorded in Volume 1670, Page 728 of the Official Public Records of Hill County, Texas, being the nmthwest corner of that certain tract of land described as 6.60 acres in the Facility Site Easement from Taylor Gas Processing, Inc. to Mobil Pipe Line Company, executed December 4, 2001, recorded in Volume 1148, Page 743 of the Official Public Records of Hill County, Texas, said corner bears North 30 degrees 11 minutes 35 seconds West 599.87 feet from a 5/8" steel rebar found capped "Ince 5175" (control monument) lying in the northerly right-of-way line of said Highway, for a southerly line of said 120.383 acre tract, being the southwest corner of said 64.51 acre tract and the southeast corner of said 20.647 acre tract;

THENCE South 57 degrees 45 minutes 11 seconds West over and across said 120.383 acre tract along the northerly line of said 20.647 acre tract, 1500.04 feet to a 5/8" steel rebar found capped "Ince 5175", being the northwest corner of said 20.647 acre tract;

THENCE South 30 degrees 05 minutes 18 seconds East over and across said 120.383 acre tract along the westerly line of said 20.647 acre tract, 395.00 feet to a 1/2" steel rebar found capped "S&P Surveyors", being the northeast corner of said 1.035 acre tract;

THENCE South 57 degrees 48 minutes 37 seconds West over and across said 120.383 acre tract along the northerly line of said 1.035 acre tract, 220.38 feet to the point of beginning and containing 30.65 acres of land, as surveyed on the ground on April 6 and 10, 2023, as Job Number 040123 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.

The City Council will meet Tuesday, December 2, 2025 at 6:00 p.m. at Historic City Hall, 127 E. Franklin Street in Hillsboro, Texas to hold a Public Hearing, Second Reading of an Annexation Ordinance; and Zoning Designation and act upon the recommendations of the Planning and Zoning Commission.

Richard S. Reinhardt, Jr.
Planning Director

I, the undersigned authority, do hereby certify that this Public Notice was posted on the City of Hillsboro's website, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: October 30, 2025 at 12:06p.m. and remained so posted until the end of the business day following the conclusion of said meeting.

Jasmine Guy, City Secretary

NOTES:

1). SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

2). THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED APRIL 20, 2023 BY HILL COUNTY TITLE COMPANY (ISSUE DATE AND UNDERWRITER UNKNOWN), GF No. 36927. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:

f). EASEMENT EXECUTED BY B.B. MESSIMER TO TXU ELECTRIC & GAS DATED NOVEMBER 11, 1999, RECORDED IN VOLUME 1047, PAGE 179, HILL COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THE SUBJECT PROPERTY. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT APPEARS TO BE L LIMITED TO A STRIP 15 FEET IN WIDTH AND 835 FEET LONG AS ILLUSTRATED HEREON.

g). PIPELINE EASEMENT AND AGREEMENT DATED AUGUST 28, 1973, EXECUTED BY HILTON M. FOLKES AND MOBIL PIPELINE CO., RECORDED IN VOLUME 527, PAGE 470 HILL COUNTY DEED RECORDS, APPEARS TO AFFECT THE SUBJECT PROPERTY AS SHOWN. THIS EASEMENT APPEARS TO DEFINE THE BLANKET EASEMENT PREVIOUSLY CONVEYED UNDER VOLUME 184, PAGE 283, HILL COUNTY DEED RECORDS.

h). ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT FROM THE ESTATE OF T.B. BOND TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 305, PAGE 23 HILL COUNTY DEED RECORDS, DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT FOR GUY ANCHORAGES APPEARS TO LIE EAST OF THE SUBJECT PROPERTY.

i). RIGHT OF WAY EASEMENT EXECUTED BY THE ESTATE OF MRS. GEORGE D. BOND ON FEBRUARY 25, 1972, TO FILES VALLEY WATER SUPPLY CORPORATION RECORDED IN VOLUME 518, PAGE 366 HILL COUNTY DEED RECORDS IS BLANKET IN NATURE. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT IS LIMITED TO A STRIP 20 FEET IN WIDTH, THE CENTERLINE BEING THE PIPELINE AS INSTALLED.

j). EASEMENT EXECUTED BY THE ESTATE OF T.B. BOND TO TEXAS POWER & LIGHT CO., DATED MARCH 28, 1944, RECORDED IN VOLUME 317, PAGE 404 HILL COUNTY DEED RECORDS MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR IS UNABLE TO LOCATE THE EASEMENT BASED UPON THE RECORDED DESCRIPTION. THE EASEMENT IS LIMITED TO A STRIP 50 FEET IN WIDTH, THE CENTER BEING THE LINE AS INSTALLED.

k). SUBJECT TO THOSE TWO CERTAIN RIGHT OF WAY DEEDS, EACH DATED JANUARY 19, 1942, EXECUTED BY GEORGE D. BOND, ET AL TO THE STATE OF TEXAS, RECORDED IN VOLUME 307, PAGE 537 AND PAGE 540 RESPECTIVELY, IN THE DEED RECORDS OF HILL COUNTY, TEXAS DO NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE RIGHTS-OF-WAYS APPEAR TO LIE EAST OF THE SUBJECT PROPERTY.

l). EASEMENT AND RIGHT OF WAY EXECUTED BY B.B. MESSIMER TO TXU ELECTRIC & GAS DATED MAY 2, 2000, RECORDED IN VOLUME 1072, PAGE 826 HILL COUNTY OFFICIAL PUBLIC RECORDS, APPEARS TO AFFECT THE SUBJECT PROPERTY AS SHOWN.

m). EASEMENT EXECUTED BY TAYLOR GAS PROCESSING, INC. TO MOBIL PIPELINE COMPANY, DATED DECEMBER 4, 2001 RECORDED IN VOLUME 1148, PAGE 743 HILL COUNTY OFFICIAL PUBLIC RECORDS, DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT APPEARS TO LIE EAST OF THE SUBJECT PROPERTY AS ILLUSTRATED.

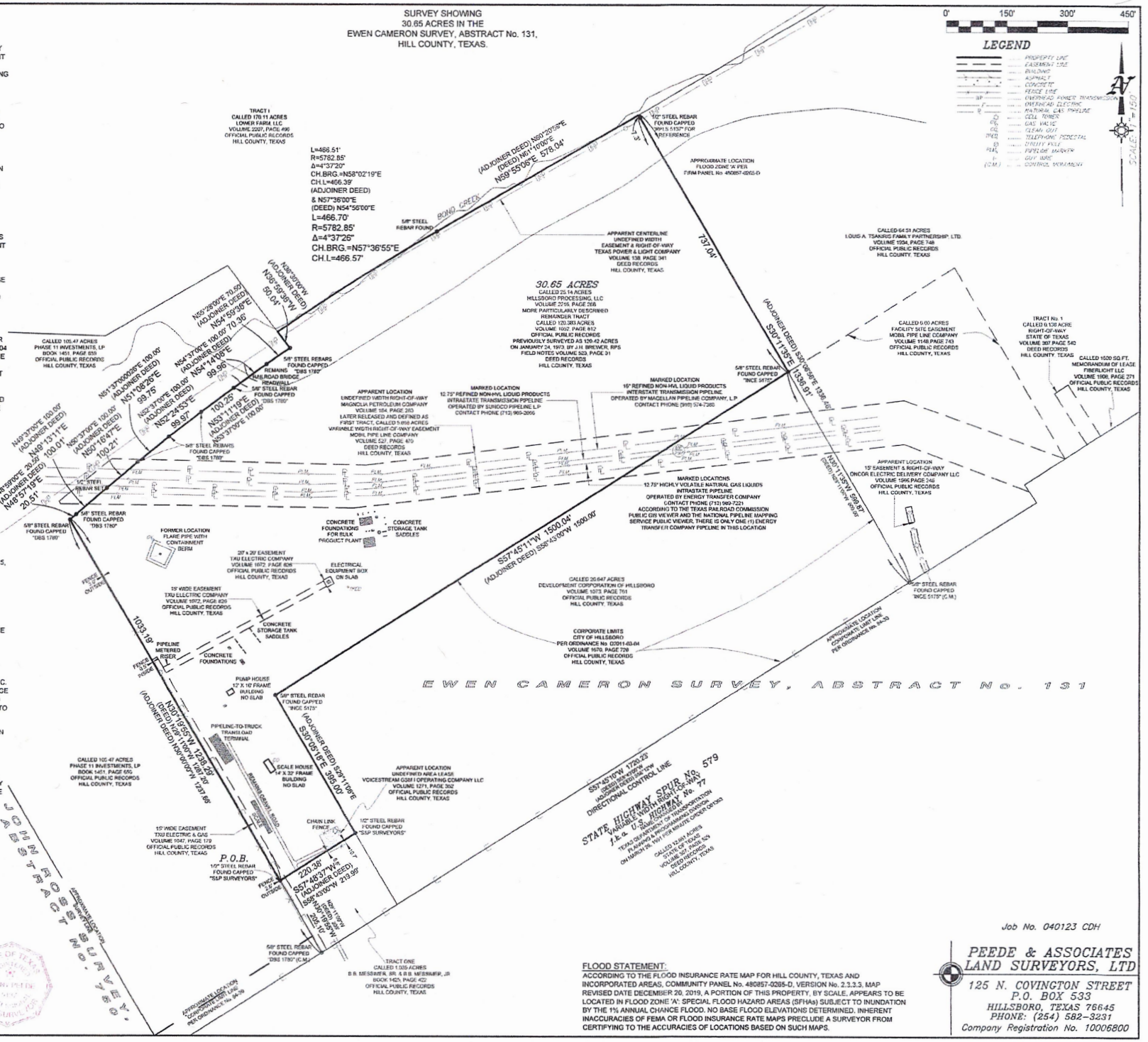
n). MEMORANDUM OF LEASE BETWEEN TAYLOR GAS PROCESSING, INC. AND VOICESTREAM GSM I OPERATING COMPANY LLC, DATED FEBRUARY 5, 2004, RECORDED IN VOLUME 1271, PAGE 352 OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS IS BLANKET IN NATURE. BASED UPON THE RECORDED DESCRIPTION, THE LEASED PROPERTY ENCOMPASSES THE ENTIRE 120.383 ACRE TRACT. THE OCCUPIED LOCATION OF THE LEASED AREA IS ILLUSTRATED HEREON.

q). EASEMENT AND RIGHT OF WAY EXECUTED BY TAYLOR GAS PROCESSING TO ONCOR ELECTRIC DELIVERY COMPANY LLC. DATED JUNE 9, 2008, RECORDED IN VOLUME 1566, PAGE 245 HILL COUNTY OFFICIAL PUBLIC RECORDS, DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT APPEARS TO LIE EAST OF THE SUBJECT PROPERTY AS ILLUSTRATED.

r). MEMORANDUM OF LEASE EXECUTED BY TAYLOR GAS PROCESSING, INC. TO FIBERLIGHT LLC, DATED MAY 1, 2017, RECORDED IN VOLUME 1908, PAGE 271 HILL COUNTY OFFICIAL PUBLIC RECORDS, DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE LEASED PROPERTY APPEARS TO LIE EAST OF THE SUBJECT PROPERTY AS ILLUSTRATED

3). THE SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE SUBDIVISION REGULATIONS ADOPTED ON OCTOBER 2, 1979, BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ORDINANCE No. 79-10. PRIOR TO BEGINNING CONSTRUCTION, CONSULT WITH THE COMMUNITY DEVELOPMENT DEPARTMENT TO DETERMINE IF THIS PROPERTY IS SUBJECT TO PLATTING REQUIREMENTS. A PERSON COMMITS A CLASS B MISDEMEANOR OFFENSE IF THE PERSON KNOWINGLY OR INTENTIONALLY VIOLATES A REQUIREMENT ESTABLISHED BY OR ADOPTED UNDER THESE REGULATIONS.

SURVEY SHOWING
30.65 ACRES IN THE
EWEN CAMERON SURVEY, ABSTRACT No. 131,
HILL COUNTY, TEXAS.



SURVEYOR'S CERTIFICATION

This plat represents an actual survey made on the ground under my supervision on April 6 & 10, 2023, and is correct to the best of my knowledge and belief. All visible or apparent easements over or across the property and any portion of the property lying within the boundaries of any road, roadway or alley, the existence of which does not appear of record.

Donny Peede, RPLS No. 5737

BEARINGS BASED PER SPCS NAD83. DISTANCES U.S. SURVEY FOOT.

STATE OF TEXAS
DONNY PEEDE
5737
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HILL COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480857-0065-D, VERSION No. 2.3.3.3, MAP REVISED DATE DECEMBER 20, 2019, A PORTION OF THIS PROPERTY, BY SCALE, APPEARS TO BE LOCATED IN FLOOD ZONE 'A', SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

Job No. 040123 CDH

PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

HILLSBORO
WHERE CONNECTION HAPPENS
200 Foot Notification Map
Proposed Annexation
30.65 Acres
N
30.65 Acres
Proposed Annexation
200 Foot
Notification Area
200 Foot Notification Area
HCR 4235
N I-35E
N I-35W
S I-35E
S I-35W
N I-35
S I-35
St Hwy 77
St Hwy 81
Morrow Dr
Industrial Lp
IKO Way
Hillsboro EDC Rail Spur
England Dr
HCR 4230
Spur 579
165
3000
1901
1231
601
102
788
401
1001
20
54
55
1700
350
321
311
858
130
1501
101
201
216/218/220
Legend
Streets
200' Notification Area
Hillsboro City Limits
Proposed Hillsboro EDC Annexation
Parcels
1 inch = 1,000 feet