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PUBLIC NOTICE
CREATION OF COMMERCIAL-INDUSTRIAL TAX ABATEMENT REINVESTMENT ZONE NUMBER 15
CITY OF RED OAK, TEXAS

Pursuant to the Act, the City will hold a public hearing at 7:00 p.m. on Monday, April 13, 2026 in the City Council Chamber in the Red Oak Government Center, 101 S. Live Oak Street, Red Oak, Texas.

Among the items to be discussed will be the creation of the proposed reinvestment zone under authority of the Act, and the benefits to the City and the subject property resulting from the creation of the proposed reinvestment zone. All interested persons are invited to submit written comments to the City prior to the time set for the public hearing or to attend the public hearing and express any comments they may have for or against the creation of the proposed reinvestment zone, its boundaries, or the provision of ad valorem tax abatement to property owners within the proposed reinvestment zone.

The City Council of the City of Red Oak, Texas (the “City”) will consider the creation of the proposed Tax Abatement Reinvestment Zone No. 15 concerning that all that land being approximately 886.527± acres of land situated in the following tracts of land:

Tract #1: (119.437± Acres)

BEING a part of the Micajah B. Reynolds Survey, Abstract 916 and the John E. Carodine Survey, Abstract 231, City of Red Oak, Ellis County, Texas, and being a part of the 95.75 acre, First Tract, and the all of the 28 acre, Second Tract, described in deed from Alan Finley Goodloe to Carolyn Goodloe Beutler, Trustee, recorded in Volume 781, Page 91, Deed Records, Ellis County, Texas (DRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at the southeast corner of said 28 acre tract, the southwest corner of TRACT 3A-83.808 acres described in deed from Estate of Hazel Magdelene Oglesby to Billy Joe Oglesby, recorded in Volume 2742, Page 342, Official Public Records, Ellis County, Texas (OPRECT), and the northeast corner of TRACT 2-31.513 acres and the northwest corner of TRACT 3B-41.626 acres, both described in deed from Estate of Hazel Magdelene Oglesby to Helen Ruth Scott, recorded in Volume 2742, Page 355, OPRECT, a Steel Axle found;

THENCE with the southerly line of said 28 acre tract and the northerly line of said 31.513 acre tract, S 89° 55° 35” W, 648.50 feet to a 1/2 inch steel rod found at the northwest corner of said 31.513 acre tract and the northeast corner of the 79.230 acre tract described in deed from Estate of Mary Kate Pitts to Joe Marcus Pitts, recorded in Volume 1128, Page 529, OPRECT, and continuing with the southerly line of said 28 acre tract and the northerly line of said 79.230 acre tract, S 89° 59° 43” W, 1670.05 feet (deed call N 89° W, 2319.11 feet {835 varas}) to point in Goodloe Lane, at the southeast corner of said 28 acres, the northwest corner of said 79.230 acre tract and the easterly line of the 5.100 acre tract describe in deed from Kerry Jack Lennon, et ux, to Kathryn Hitz, et vir, recorded in Volume 2741, Page 1554, OPRECT, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 00° 58’ 28” W, along Goodloe Lane and with the westerly line of said 28 acre tract and the easterly line of said 5.100 acre tract, 92.07 feet (deed call NORTH 102.22 {36.8 varas}) to the northeast corner of said 5.100 acre tract, on the southerly line of said 95.75 acre tract, a 1/2 inch steel rod found;

THENCE S 89°12’58” W (deed call N 89°45’ W), with the southerly line of said 95.75 acre tract and the northerly line of said 5.100 acre tract, 31.55 feet to the southeast corner of the 4.7452 acre tract described in deed from Chad and Cammie Wammack to Alan E. and Patricia Rowley, recorded in Instrument Number 1610257, OPRECT, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 01° 07’ 47” W, with the easterly line of said 4.7452 acre tract, 218.02 feet to its northeast corner, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE S 89° 12’ 58” W, with the northerly line of said 4.7452 acre tract, 948.10 feet to its northwest corner on the westerly line of said 95.75 acre tract and on the easterly line of the tract described in deed from Calvin B. and Joanne Hamel to Harlan Properties Inc., recorded in Volume 1976, Page 556, OPRECT, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 01° 07° 47” W (deed call N 0°30’ E, 50 feet {18 varas}), with said 95.75 acre tract westerly line and Harlan Properties easterly line, 230.80 feet to the westerly northwest corner of said 95.75 acre tract, the northeast corner of said Harlan Properties tract, on the southerly line of Green Valley Acres Addition, an addition to the City of Red Oak, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 414, Plat Records, Ellis County, Texas, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 89° 51° 56” E, with the lower northerly line line of said 95.375 acre tract and the southerly line of said Green Valley Acres Addition, 47.49 feet (deed call EAST 50 feet {18 varas}) to an interior corner of said 95.75 acre tract and the southeast corner of said Addition, a 4 inch steel rod found;

THENCE with a westerly line of said 95.75 acre tract and the easterly line of said Green Valley Acres Addition, the following courses and distances: N 00° 54’ 43” W, 357.62 feet to the south line of Crestview Drive, a 1/4 inch steel rod found”; N 01° 45° 28” W, 60.07 feet to the north line of Crestview Drive, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set; N 01° 05’ 00” W, 357.84 feet a 1/2 inch steel rod, with plastic cap stamped

“DAVIS & McDILL” set; and N 01° 23’ 05” W, 352.38 feet to the most north northwest corner of said 95.75 acre tract and the southwest corner of the 5.0 acre tract described in deed from Homer G. Wilson, et ux, Amy Elizabeth Wilson to Lenford Dell, recorded in Volume 671, Page 65, Deed Records, Ellis County, Texas (DRECT);

THENCE with the northerly line of said 95.75 acre tract and the southerly line of said 5.0 acre tract, the 10.0 acre tract described in deed from Homer G. Wilson, et ux, Amy Elizabeth Wilson to Lenford Dell, recorded in Volume 813, Page 376, DRECT, and 5.00 acre tract described in deed from Domingo Bustamante and Ernestina Bustamanta to Sergio Gonzales and Armando Vasquez, recorded in Volume 2540, Page 557, OPRECT, and the 5.00 acre tract described in deed from Thomas Machining, Inc., to Armando Vasquez, recorded in Volume 2594, Page 1140, OPRECT, N 89° 09’ 01” E, 833.68 feet to a 1/2 inch steel rod found at the southeast corner of said Thomas Machining, Inc., to Vasquez 5.00 acre tract and the southwest corner of the 2.008 acre tract described in deed from Wendi J. Flanagan to Aramando Vasquez, recorded in Volume 2679, Page 75, OPRECT, a 1/2 inch steel rod found;

THENCE N 88° 50’ 26” E, with the northerly line of said 95.75 acre tract and the southerly line of said 2.008 acre tract, 132.00 feet to the southeast corner of said 2.008 acre tract and the southwest corner of the 9.968 acre tract described in deed from Kenneth Woodberry, et ux, Karen Woodberry, to Jorge Duarte, et ux, Ana Duarte, recorded in Volume 2694, Page 279, OPRECT, a 1/2 inch steel rod found;

THENCE N 88° 48° 21” E, with the northerly line of said 95.75 acre tract and the southerly line of said 9.968 acre tract, 444.51 feet to the southeast of said 9.968 acre tract and the southwest corner of the 7.00 acre tract described in deed from Robert Dwain Cooper, et ux, Juanita June Cooper to Charles E. Buesch, et ux, Sandra L Beusch, recorded in Volume 1314, Page 21, OPRECT, a 1/2 inch steel rod found;

THENCE N 88° 46° 45” E, with the northerly line of said 95.75 acre tract and the southerly line of said 7.00 acre tract, 246.86 feet to the southeast corner of said 7.00 acre tract and the southwest corner of the 4.995 acre tract described in deed from Clifford E. Crouch, et ux, Karen R. Crouch to David O. Brown, et ux, Sheila E. Brown, recorded in Volume 869, Page 5701, DRECT, 1/4 inch steel rod found:

THENCE N 89° 00° 21” E, with the northerly line of said 95.75 acre tract and the southerly line of said 4.995 acre tract and of the 6.00 acre tract described in deed from Martin E. Kelm, et ux, Darlene C. Kelm, to William W. Niver, recorded in Volume 548, Page 688, DRECT, 364.21 feet to a the southeast corner of said 6.00 acre tract and the southwest corner of the 7.782 acre tract described in deed from Arvin J. Daniels, et ux, Carla A. Daniels, to James L. Metcalfe, et ux, Sharlene M. Metcalfe, recorded in Volume 2286, Page 181, OPRECT, a 1/2 inch steel rod found;

THENCE N 88° 48’ 53” E, with the northerly line of said 95.75 acre tract and the southerly line of said 7.782 acre tract, 330.26 feet to the southeast corner of said 7.782 acre tract and the southwest corner of the 15.682 acre tract described in deed from Leeann G. Morse to James Hideo McDill, et ux, Judith E. McDill, recorded in Volume 858, Page 116, DRECT, a a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 88° 46’ 52” E, with the northerly line of said 95.75 acre tract and the southerly line of said 15.682 acre tract, 516.60 feet to the southeast corner of said 15.682 acre tract and the southwest corner of the 11.294 acre tract described in deed from David Kelley, et ux, Patricia Kelley to Lawrence Lyon, et ux, Lois Lyon, recorded in Instrument Number 1516481, OPRECT, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE N 89° 29° 13” E, with the northerly line of said 95.75 acre tract and the southerly line of said 11.294 acre tract, 377.12 feet to the northeast corner of said 95.75 acre tract and the southeast corner of said 11.294 acre tract on the westerly line of said 83.808 acre tract, a 1/2 inch steel rod, with plastic cap stamped “DAVIS & McDILL” set;

THENCE S 01° 18° 37” E, with the easterly line of said 95.75 acre and westerly line of said 83.808 acre tract, 1711.72 feet to the point of beginning and containing approximately 119.437 acres of land.

Tract # 2: (157.785± Acres)

All that certain tract or parcel containing 157.785 acres of land in the John Conway Survey, A-223, Ellis County, Texas, being all of a tract which was called 159.123 acres conveyed from John C. Allman, Jr., independent Co-Trustee to Darin Divinia, et al, by an instrument of record in Volume 2147, Page 2119, Ellis County Official Public Record (ECOPR), said 157.785 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at mag nail found for southeast corner, being the southeast corner of said 159.123 acre tract and northeast corner of a tract which was called 1.338 acre, Tract 1, conveyed from Meisa Lynn Henry to Jack Clinton Henry, by an instrument of record in Volume 1655, Page 286, ECOPR, generally lying in the centerline of Pratt Road;

THENCE S88°54’28”W, along the common line of said 158.123 and said 1.338 acre tract, at 29.42 feet pass a 5/8” iron rod found for reference and continuing along the common line of said 159.123 acre tract, said 1.338 acre tract, a tract which was called 1.153 acre, Tract 2, conveyed from Meisa Lynn Henry to Jack Clinton Henry, by an instrument of record in Volume 1655, Page 286, ECOPR and a tract which was called 2.509 acre, Tract 3, conveyed from Meisa Lynn Henry to Jack Clinton Henry, by an instrument of record in Volume 1655, Page 286, ECOPR for a distance in all of 1,042.81 feet to a 5/8” iron rod found for angle point, being an angle point of said 159.123 acre tract, northwest corner of said 2.509 acre tract and a northeast corner of a tract which was called 83.956 acres conveyed from Dan Lamar Cogdell, et al to Harlan Properties, Inc., by an instrument of record in Clerks File #2021-2151587, ECOPR;

THENCE S88°59’50”W, along the common line of said 159.123 acre tract and said 83.956 acre tract, at 1,218.95 feet pass a 5/8” iron rod found for northwest corner of said 83.956 acre tract and northeast corner of a tract which was called 113.327 acres conveyed from Clyde L. Hargrove, Trustee to Tri Star Joint Venture, by an instrument of record in Volume 738, Page 999, ECOPR and continuing along the common line of said 159.123 acre tract and said 113.327 acre tract for a distance in all of 2,867.95 feet to a 3/8” iron rod found for southwest corner, being the southwest corner of said 159.123 acre tract, southeast corner of a tract which was called 119.236 acre, Tract 1, conveyed from Helen Ruth Scott, et al to Billy Joe Oglesby, by an instrument of record in Volume 2742, Page 361, ECOPR and southeast corner of a 119.199 acre tract, surveyed this day;

THENCE N00°13’38”W, 1,751.96 feet along the common line of said 159.123 acre tract, said 119.236 acre tract and said 119.199 acre tract to a 1/2” iron rod found for northwest corner, being the northwest corner of said 159.123 acre tract, an interior corner of said 119.236 acre tract and an interior corner of said 119.199 acre tract;

THENCE N88°16’37”E, 149.09 feet continuing along said common line to a 3/4” iron pipe found for angle point, being an angle point of said 159.123 acre tract, a southeast corner of said 119.236 acre tract and a southeast corner of said 119.199 acre tract;

THENCE N88°49’19”E, along the north line of said 159.123 acre tract, at 179.25 feet pass a 3/4” iron rod found and continuing for a distance in all of 537.26 feet to a 1” iron rod found for angle point, being an angle point of said 159.123 acre tract and southwest corner of a tract which was called 24.02 acres conveyed from Rickey D. Scott, et al to Harrell A Grand, by an instrument of record in Volume 1146, Page 640, ECOPR;

THENCE N88°17’21”E, 1,888.38 feet along the common line of said 159.123 acre tract, said 24.02 acre tract, a tract which was called 4.916 acres conveyed from Sondra B. Scott to Joe B. Wilcoxson, Sr., et al, by an instrument of record in Clerks File #2020-2042569, ECOPR, a tract which was called 11.938 acres conveyed from Scott N. Pickett, et ux to Carlos Coy, by an instrument of record in Volume 2091, Page 1500, ECOPR to a 1/2” iron rod found for angle point, being an angle point of said 159.123 acre tract, southeast corner of said 11.938 acre tract and
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southwest corner of a tract which was called 20.459 acres conveyed from Darin Divinia, et al to Elda Jazmin Villegas, et al, by an instrument of record in Clerks File #2021-2143828, ECOPR;

THENCE N89°31’10”E, along the common line of said 159.123 acre tract and said 20.459 acre tract, at 1,266.91 feet pass a 5/8” iron rod set for reference and continuing for a distance in all of 1,296.90 feet to a point for northeast corner, being the northeast corner of said 159.123 acre tract and southeast corner of said 20.459 acre tract, generally lying in the centerline of Pratt Road;

THENCE S01°30’38”E, 1,765.27 feet along the common line of said 159.123 acre tract and Pratt Road to the PLACE OF BEGINNING, containing 157.785 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

Tract # 3: (73.153± Acres)

All that certain tract or parcel containing 73.153 acres of land in the William H. Morris Survey, A-726, Micajah B. Reynolds Survey, A-916, John F. Thomas Survey, A-1092, Ellis County, Texas, being all of the following two (2) tracts: (1) a tract which was called 31.513 acre, Tract 2 and (2) a tract which was called 41.626 acre, Tract 3B, conveyed from Elizabeth Scott Duvall, Independent Executor to Elizabeth Scott Duvall, by an instrument of record in Clerks File #2021-2150386, Ellis County Official Public Records (ECOPR), said 73.153 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2407-052, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID) BEGINNING at a 1/2” iron pipe found (N: 6,870,125.33, E: 2,500,428.16) for southeast corner, being the southeast corner of said 41.626 acre tract and southwest corner of a tract which was called 57.627 acres conveyed from Cash Onadele to Cash Seye Akinyemi Onadele, et ux, Co-Trustees, by an instrument of record in Clerks File #2022-2229001, ECOPR, lying in the north right of way (R-O-W) line of Farm to Market Highway 2377 (FM 2377);

THENCE N89°34’07”W, 870.73 feet along the common line of said 41.626 acre tract and FM 2377 to a 1/2” iron rod found (N: 6,870,131.89, E: 2,499,557.46) for an angle point, being the southwest corner of said 41.626 acre tract and southeast corner of said 31.513 acre tract;

THENCE N89°36’00”W, 669.73 feet along the common line of said 31.513 acre tract and FM 2377 to a 3/8” iron rod found (N: 6,870,136.57, E: 2,498,887.74) for southwest corner, being the southwest corner of said 31.513 acre tract and southeast corner of a tract which was called 79.230 acres conveyed from Joe Marcus Pitts, et ux to Pitts Red Oak Farm, LLC, by an instrument of record in Clerks File #2022-2241199, ECOPR;

THENCE departing FM 2377, N00°43’09”W, 2,080.40 feet along the common line of said 31.513 acre tract and said 79.230 acre tract to a 3/8” iron rod found (N: 6,872,216.80, E: 2,498,861.63) for northwest corner, being the northwest corner of said 31.513 acre tract and northeast corner of said 79.230 acre tract, lying in the south line of a tract which was called 28 acre, Second Tract, conveyed from Alan Finley Goodloe to Carolyn Goodloe Beutler, Trustee, by an instrument of record in Volume 781, Page 91, ECOPR;

THENCE N89°57’02”E, 648.70 feet along the common line of said 31.513 acre tract and said 28 acre tract to an axle found (N: 6,872,217.36, E: 2,499,510.32) for angle point, being the northeast corner of said 31.513 acre tract, northwest corner of said 41.626 acre tract, southeast corner of said 28 acre tract and southwest corner of a tract which was called 83.812 acre, Tract 2, conveyed from Billy Joe Oglesby to City of Red Oak Industrial Development Corporation, by an instrument of record in Clerks File #2022-2224129, ECOPR;

THENCE N89°54’39”E, 865.41 feet along the common line of said 41.626 acre tract and said 83.812 acre tract to a 3/8” iron rod found (N: 6,872,218.71, E: 2,500,375.73) for northeast corner, being the northeast corner of said 41.626 acre tract and southeast corner of said 83.812 acre tract, lying in the west line of said 57.627 acre tract;

THENCE S01°26’05”E, 2,094.03 feet along the common line of said 41.626 acre tract and said 57.627 acre tract to the PLACE OF BEGINNING, containing 73.153 acres of land, more or less.

Tract # 4: (83.956± Acres)

BEING A TRACT OF LAND SITUATED IN THE J. CONWAY SURVEY, ABSTRACT NO. 223, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO RUBY EVANS, RECORDED IN VOLUME 444, PAGE 559, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR THE INTERSECTION OF THE WEST LINE OF SAID EVANS TRACT AND THE NORTH RIGHT-OF-WAY (ROW) LINE OF FM HIGHWAY 2377 (A VARIABLE WIDTH ROW) RECORDED IN 455, PAGE 226, OPRECT, AND BEING COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GEG CHEN, BAOLI HOU, TZU-YUN LIN, BRIAN LIN AND CHUNG FONG MAO, RECORDED IN INSTRUMENT NO. 1922512, OPRECT;

THENCE N 01°02’43” W, ALONG THE WEST LINE OF SAID EVANS TRACT AND THE COMMON EAST LINE OF SAID LIN TRACT, A DISTANCE OF 1731.20 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR THE NORTHWEST CORNER OF SAID EVANS TRACT AND THE COMMON NORTHEAST CORNER OF SAID LIN TRACT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DARIN D. DAVINA AND DAWN M. DAVINA, RECORDED IN VOLUME 2147, PAGE 2119, OPRECT, FROM WHICH A 3/8” IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID DAVINA TRACT, BEARS S 88°59’57” W, A DISTANCE OF 1648.84 FEET;

THENCE N 88°59’57” E, ALONG THE NORTH LINE OF SAID EVANS TRACT AND THE COMMON SOUTH LINE OF SAID DAVINA TRACT, A DISTANCE OF 1219.00 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “RPLS 3752” FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACTS 1-3 IN DEED TO JACK CLINTON HENRY, RECORDED IN VOLUME 1655, PAGE 286, OPRECT, FROM WHICH A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID HENRY TRACT 1, BEARS N 88°54’10” E, A DISTANCE OF 1042.89 FEET;

THENCE S 01°07’28” E, ALONG THE WEST LINE OF SAID HENRY TRACT 3, A DISTANCE OF 208.74 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “RPLS 3752” FOUND FOR THE SOUTHWEST CORNER OF SAID HENRY TRACT 3;

THENCE N 88°53’44” E, ALONG THE SOUTH LINE OF SAID HENRY TRACT 3 AND THE SOUTH LINE OF SAID HENRY TRACT 2 AND THE SOUTH LINE OF SAID HENRY TRACT 1, PASSING AT A DISTANCE OF 1013.60 FEET A 5/8” IRON ROD WITH CAP STAMPED “RPLS 3752” FOUND FOR WITNESS, A TOTAL DISTANCE OF 1042.68 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID HENRY TRACT 1, IN THE EAST LINE OF SAID EVANS TRACT AND THE COMMON WEST LINE OF LAYNE TAYLOR SUBDIVISION, RECORDED IN CABINET C, SLIDE 386, OPRECT, IN THE APPROXIMATE CENTERLINE OF PRATT ROAD (A VARIABLE WIDTH UNRECORDED ROW), FROM WHICH A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID HENRY TRACT 1, BEARS N 01°04’02” W, A DISTANCE OF 208.61 FEET;

THENCE S 01°04’02” E, ALONG THE EAST LINE OF SAID EVANS TRACT, THE COMMON WEST LINE OF SAID LAYNE TAYLOR SUBDIVISION, THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SUPERSTAR JOINT VENTURES, RECORDED IN VOLUME 822, PAGE 337, FURTHER DESCRIBED IN VOLUME 818, PAGE 284, OPRECT AND THE APPROXIMATE CENTERLINE OF SAID PRATT ROAD, A DISTANCE OF 1491.86 FEET TO A NAIL SET FOR THE INTERSECTION OF THE EAST LINE OF SAID EVANS TRACT AND THE NORTH ROW LINE OF SAID FM HIGHWAY 2377, FOR AN ANGLE POINT OIN THE WEST LINE OF SAID SUPERSTAR JOINT VENTURES TRACT, FROM WHICH A 1/2” IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SUPERSTAR TRACT, BEARS S 31°37’46” E, A DISTANCE OF 273.31 FEET;

THENCE ALONG THE NORTH ROW LINE OF SAID FM HIGHWAY 2377, AS FOLLOWS:

S 88°59’56” w, A DISTANCE OF 880.09 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3864.80 FEET, A CHORD BEARING OF S 87°14’54” W, A CHORD LENGTH OF 235.96 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 236.00 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR CORNER;

S 85°29’56” W, A DISTANCE OF 239.60 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3774.80 FEET, A CHORD BEARING OF S 87°05’57” W, A CHORD LENGTH OF 210.77 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 210.80 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TXRCS” SET FOR CORNER;

S 88°41’56” W, A DISTANCE OF 696.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 83.956 ACRES OF LAND MORE OR LESS.

Tract # 5: (83.812± Acres)

All that certain tract or parcel containing 83.812 acres of land in the John F. Thomas Survey, A-1092, Ellis County, Texas, being all of a tract which was called 83.808 acre, Tract 3A, conveyed from Helen Ruth Scott, et al to Billy Joe Oglesby, by an instrument of record in Volume 2742, Page 361, Ellis County Official Public Record (ECOPR), said 83.812 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at mag nail found for northeast corner, being the northeast corner of said 83.808 acre tract, southeast corner of a tract which was called Lot 1, Block A, Guerro Addition, by an instrument of record in Clerks File #2018-1813792, ECOPR, an angle point of said 119.236 acre, Tract 1, conveyed from Helen Ruth Scott, et al to Billy Joe Oglesby, by an instrument of record in Volume 2742, Page 361, ECOPR and an angle point of a 119.199 acre tract, surveyed this day, generally lying in the centerline of Oglesby Road;

THENCE S01°11’16”E, 1,737.23 feet along the common line of said 83.808 acre tract, said 119.236 acre tract, said 119.199 acre tract and Oglesby Road to a mag nail found for a southeast corner, being a southeast corner of said 83.808 acre tract, an angle point of said 119.236 acre tract, an angle point of said 119.199 acre tract and northeast corner of a tract which was called 57.627 acres conveyed from D&R Venture Development, LP to Cash Onadele, by an instrument of record in Volume 2250, Page 943, ECOPR;

THENCE departing Oglesby Road, S88°55’03”W, along the common line of said 83.808 acre tract and said 57.627 acre tract, at 13.68 feet pass a 1/2” iron rod found for reference and continuing for a distance in all of 1,048.95 feet to a 1” iron pipe found for interior corner, being an interior corner of said 83.808 acre tract and northwest corner of said 57.627 acre tract;

THENCE S01°25’55”E, 385.87 feet continuing along said common line to a 3/8”iron rod found for southeast corner, being the southeast corner of said 83.808 acre tract and northeast corner of a tract which was called 41.626 acre, Tract 3B, conveyed from Elizabeth Scott Duvall, Independent Executor to Elizabeth Scott Duvall, by an instrument of record in Clerks File #2021-2150386, ECOPR;

THENCE S89°54’39”W, 865.41 feet along the common line of said 83.808 acre tract and said 41.626 acre tract to an axle found for southwest corner, being the southwest corner of said 83.808 acre tract, northwest corner of said 41.626 acre tract and southeast corner of a tract which was called 28 acre, Second Tract, conveyed from Alan Finley Goodloe to Carolyn Goodloe Beutler, Trustee, by an instrument of record in Volume 781, Page 91, ECOPR;

THENCE N01°18’35”W, 1,711.65 feet along the common line of said 83.808 acre tract, said 28 acre tract and a 95.75 acre, First Tract, conveyed from Alan Finley Goodloe to Carolyn Goodloe Beutler, Trustee, by an instrument of record in Volume 781, Page 91, ECOPR to a 1/2” iron rod found for angle point, being an angle point of said 83.808 acre tract, northeast corner of said 95.75 acre tract and southeast corner of a tract which was called 11.294 acres conveyed from David Kelley, et ux to Lawrence Lyon, et ux, by an instrument of record in Clerks File #2015-1516482, ECOPR;

THENCE N01°39’37”W, 392.13 feet along the common line of said 83.808 acre tract and said 11.294 acre tract to a 1/2” iron rod found for northwest corner, being the northwest corner of said 83.808 acre tract and southwest corner of a tract which was called 5.0097 acres conveyed from Megan Nicole Dean Lewis, et al to Shana L. Dean, by an instrument of record in Clerks File #2021-2124528, ECOPR;

THENCE N88°50’23”E, along the common line of said 83.808 acre tract and said 5.0097 acre tract, at 229.34 feet pass a 1/2” iron rod found for southeast corner of said 5.0097 acre tract and southwest corner of a tract which was called 10.0 acres conveyed from Scott M. Sackett, Independent Executor to Scott MacArthur Sackett, et ux, by an instrument of record in Volume 2827, Page 1883, ECOPR and continuing along the common line of said 83.808 acre tract and said 10.0 acre tract for a distance in all of 686.34 feet to a 1/2” iron rod found for angle point, being the southeast corner of said 10.0 acre tract and southwest corner of a tract which was called 5.00 acres conveyed from Connie Pollock Jobe to Joel Wayne Jobe, by an instrument of record in Volume 2585, Page 1644, ECOPR;

THENCE N88°35’52”E, 229.63 feet along the common line of said 83.808 acre tract and said 5.00 acre tract to a 5/8” iron rod found for angle point, being the southeast corner of said 5.00 acre tract and southwest corner of a tract which was called 5.89 acres conveyed to Franklin D. Holman, et ux, by an instrument of record in Volume 2585, Page 1101, ECOPR;

THENCE N88°36’50”E, 269.09 feet along the common line of said 83.808 acre tract and said 5.89 acre tract to a 1/2” iron rod found for angle point, being the southeast corner of said 5.89 acre tract and southwest corner of a tract which was called 4.999 acres conveyed from Jeffrey A. Sesemann, et ux to Karen Crawford, by an instrument of record in Clerks File #2016-1624567, ECOPR;

THENCE N88°51’11”E, 229.39 feet along the common line of said 83.808 acre tract and said 4.999 acre tract to a 1/2” iron rod found for angle point, being the southeast corner of said 4.999 acre tract and southwest corner of a tract which was called 3.00 acres conveyed from Thomas James Scott, et ux to Eugene F. Gentry, et ux, by an instrument of record in Volume 716, Page 655, ECOPR;

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THENCE N88°51’26”E, 137.58 feet along the common line of said 83.808 acre tract and said 3.00 acre tract to a 1/2” iron rod found for angle point, being the southeast corner of said 3.00 acre tract and southwest corner of said Lot 1;

THENCE N88°54’39”E, 353.90 feet along the common line of said 83.808 acre tract and said Lot 1 to a 3/4” iron rod found for angle point;

THENCE N87°48’49”E, 13.50 feet continuing along said common line to the PLACE OF BEGINNING, containing 83.812 acres of land, more or less.

Tract # 6: (118.200± Acres)

All that certain tract or parcel containing 118.200 acres of land in the John Conway Survey, A-223, Ellis County, Texas, being all of a tract which was called 119.236 acre, Tract 1, conveyed from Helen Ruth Scott, et al to Billy Joe Oglesby, by an instrument of record in Volume 2742, Page 361, Ellis County Official Public Record (ECOPR), said 118.200 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at mag nail found for northwest corner, being the northwest corner of said 119.236 acre tract and northeast corner of a tract which was called Lot 1, Block A, Guerro Addition, a subdivision of record in Clerks File #2018-1813792, ECOPR, generally lying in the intersection of Pierce Road and Oglesby Road;

THENCE departing Oglesby Road, N89°33’44”E, 1,525.87 feet along the common line of said 119.236 acre tract and Pierce Road to a point for northeast corner, being the northeast corner of said 119.236 acre tract;

THENCE departing Pierce Road, S01°45’25”E, along the east line of said 119.236 acre tract, at 17.32 feet pass a 1/2” iron pipe found for reference and continuing for a distance in all of 1,789.20 feet to a 3/4” iron pipe found for a southeast corner, being a southeast corner of said 119.236 acre tract, an angle point of a tract which was called 159.123 acres conveyed from John C. Allman, Jr., Independent Co-Trustee to Darin Divinia, et al, by an instrument of record in Volume 2147, Page 2119, ECOPR and an angle point of a 157.785 acre tract, surveyed this day;

THENCE S88°16’37”W, 149.09 feet along the common line of said 119.236 acre tract, said 159.123 acre tract and said 157.785 acre tract to a 1/2” iron rod found for an interior corner, being an interior corner of said 119.236 acre tract, northwest corner of said 159.123 acre tract and northwest corner of said 157.785 acre tract;

THENCE S00°13’38”E, 1,751.96 feet continuing along said common line to a 3/8” iron rod found for southeast corner, being the southeast corner of said 119.236 acre tract, southwest corner of said 159.123 acre tract and southwest corner of said 157.785 acre tract, lying in the north line of a tract which was called 113.327 acres conveyed from Clyde L. Hargrove, Trustee to Tri State Joint Venture, by an instrument of record in Volume 738, Page 999, ECOPR;

THENCE S89°30’03”W, 1,372.37 feet along the common line of said 119.236 acre tract and said 113.327 acre tract to a mag nail found for southwest corner, being the southwest corner of said 119.236 acre tract and northwest corner of said 113.327 acre tract, lying in the east line of a tract which was called 57.627 acres conveyed from D&R Venture Development, L.P. to Cash Onadele, by an instrument of record in Volume 2250, Page 943, ECOPR and generally in the centerline of Oglesby Road;

THENCE N01°13’24”W, 891.13 feet along the common line of said 119.236 acre tract, said 57.627 acre tract and Oglesby Road to a mag nail found for angle point, being an angle point of said 119.236 acre tract, northeast corner of said 57.627 acre tract, a southeast corner of a tract which was called 83.808 acre, Tract 3A, conveyed from Helen Ruth Scott, et al to Billy Joe Oglesby, by an instrument of record in Volume 2742, Page 361, ECOPR and a southeast corner of a 83.812 acre tract, surveyed this day;

THENCE N01°11’16”W, 1,550.77 feet along the common line of said 119.236 acre tract, said 83.808 acre tract, said 83.812 acre tract and Oglesby Road to a point for a northwest corner, being the southwest corner of a 1.000 acre tract, surveyed this day;

THENCE departing Oglesby Road, N88°48’44”E, crossing said 119.236 acre tract along the south line of said 1.000 acre tract, at 25.00 feet pass a 5/8” iron rod set for reference and continuing for a distance in all of 208.71 feet to a 5/8” iron rod set for interior corner, being the southeast corner of said 1.000 acre tract;

THENCE N01°11’16”W, 208.71 feet continuing across said 119.236 acre tract and east line of said 1.000 acre tract to a 5/8” iron rod set for interior corner, being the northeast corner of said 1.000 acre tract;

THENCE S88°48’44”W, continuing across said 119.236 acre tract along the north line of said 1.000 acre tract, at 183.52 feet pass a 5/8” iron rod set for reference and continuing for a distance in all of 208.52 feet to a point for a southwest corner, being the northwest corner of said 1.000 acre tract, lying in the common line of said 119.236 acre tract, said Lot 1 and generally in the centerline of Oglesby Road, from which a mag nail found for angle point of said 119.236 acre tract, northeast corner of said 83.808 acre tract, northeast corner of said 83.812 acre tract and southwest corner of said Lot 1 bears: S00°42’09”E, 22.26 feet;

THENCE N00°42’09”W, 895.10 feet along the common line of said 119.236 acre tract, said Lot 1 and Oglesby Road to the PLACE OF BEGINNING, containing 118.200 acres of land, more or less.

Tract # 7: (113.219± Acres)

All that certain tract or parcel containing 113.219 acres of land in the John Conway Survey, A-223, Ellis County, Texas, being all of a tract which was called 113.327 acres conveyed from Tri Star Joint Venture to Greg Chen, et al, by an instrument of record in Clerks File #1922512, Ellis County Official Public Records (ECOPR), said 113.219 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2306-051, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 5/8” iron rod found (N: 6,870,043.28, E: 2,504,486.42) for southeast corner, being the southeast corner of said 113.327 acre tract and southwest corner of a tract which was called 83.956 acres conveyed from Harlan Properties, Inc. to City of Red Oak Industrial Development, Corp., by an instrument of record in Clerks File #2313474, ECOPR, lying in the north right of way (R-O-W) line of Farm to Market Highway 2377 (FM 2377);

THENCE the following nine (9) calls along the common line of said 113.327-acre tract and FM 2377:

1. S88°45’11”W, 385.04 feet to a 3/8” iron rod found (N: 6,870,034.90, E: 2,504,101.47) for an angle point;
2. S89°10’06”W, 1,011.24 feet to a 3/8” iron rod found (N: 6,870,020.22, E: 2,503,090.33) for an angle point;
3. N82°20’27”W, 100.95 feet to a 3/8” iron rod found (N: 6,870,033.68, E: 2,502,990.28) for an angle point;
4. S89°13’05”W, 99.71 feet to a TXDOT wood monument found (N: 6,870,032.32, E: 2,502,890.58) for an angle point;
5. S71°04’02”W, 52.66 feet to a TXDOT wood monument found (N: 6,870,015.23, E: 2,502,840.77) for an angle point;
6. S89°12’07”W, 1,029.12 feet to a 3/8” iron rod found (N: 6,870,000.89, E: 2,501,811.75) for beginning of a curve;
7. 279.47 feet along the arc of a curve to the right, (Delta= 17°35’51”, Radius= 909.93 feet, Chord= N82°10’05”W, 278.37 feet), to a 1/2” iron rod found (N: 6,870,038.83, E: 2,501,535.97) for end of curve, lying in the east R-O-W line of Oglesby Road;
8. N23°46’07”W, 89.59 feet to a 1/2” iron rod found (N: 6,870,120.82, E: 2,501,499.86) for an interior corner;
9. S88°13’31”W, 35.91 feet to a nail found (N: 6,870,119.71, E: 2,501,463.97) for southwest corner, being the southwest corner of said 113.327 acre tract, generally lying in the centerline of Oglesby Road;

THENCE departing FM 2377, N01°04’00”W, 1,316.69 feet along the common line of said 113.327 acre tract and Oglesby Road to a 5/8” iron rod set (N: 6,871,436.18, E: 2,501,439.46) for northwest corner, being the northwest corner of said 113.327 acre tract and southwest corner of a tract which was called 2.5 acres conveyed from Joy Shaw, Individually and as Independent Executrix to Thomas E. Black, Jr., Trustee, by an instrument of record in Clerks File #2107169, RCOPR, from which a mag nail found for southwest corner of a tract which was called 118.200 acre, Tract 1, conveyed from Billy Joe Oglesby to City of Red Oak Industrial Development Corporation, by an instrument of record in Clerks File #2224129, ECOPR bears: N01°04’00”W, 297.19 feet;

THENCE departing Oglesby Road, N89°09’24”E, along the common line of said 113.327 acre tract and said 2.5 acre tract, at 388.06 feet pass a 1/2” iron rod found (N: 6,871,441.89, E: 2,501,827.48) for the southeast corner of said 2.5 acre tract and southwest corner of a tract which was called 3.78 acres conveyed from Bryon S. Shaw to TW Ford, LP, by an instrument of record in Clerks File # 2431168, ECOPR and continuing along the common line of said 113.327 acre tract and said 3.78 acre tract for a distance in all of 961.53 feet to a 1/2” iron rod found (N: 6,871,450.33, E: 2,502,400.88) for an interior corner, being an interior corner of said 113.327 acre tract and southeast corner of said 3.78 acre tract;

THENCE N05°38’55”E, continuing along said common line, at 280.79 feet pass a 1/2” iron rod found (N: 6,871,729.75, E: 2,502,428.52) for northeast corner of said 3.78 acre tract and continuing along a west line of said 113.327 acre tract for a distance in all of 293.12 feet to a 5/8” iron rod set (N: 6,871,742.03, E: 2,502,429.73) for northwest corner, being a northwest corner of said 113.327 acre tract, lying in the south line of said 118.200 acre tract;

THENCE N89°30’03”E, 376.55 feet along the common line of said 113.327 acre tract and said 118.200 acre tract to a 3/8” iron rod found (N: 6,871,745.31, E: 2,502,806.27) for an angle point, being the southeast corner of said 118.200 acre tract and southwest corner of a tract which was called 157.785 acres conveyed from Darin Divinia, et al to City of Red Oak Industrial Development Corporation, by an instrument of record in Clerks File #2224157, ECOPR;

THENCE N88°59’50”E, 1,648.87 feet along the common line of said 113.327 acre tract and said 157.785 acre tract to a 5/8” iron rod found (N: 6,871,774.16, E: 2,504,454.89) for northeast corner, being the northeast corner of said 113.327 acre tract and northwest corner of said 83.956 acre tract;

THENCE S01°02’37”E, 1,731.17 feet along the common line of said 113.327 acre tract and said 83.956 acre tract to the PLACE OF BEGINNING, containing 113.219 acres of land, more or less.

Tract # 8 (57.627± Acres)

BEING a part of the W.H. Morris Survey, Abstract 726 and the J.F. Thomas Survey, Abstract 1092, Ellis County, Texas, and being a part of the tract described in deed from Troy Hazard, et ux, et al to James Hazard recorded in Volume 797, Page 166, Deed Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 3/8 inch steel rod found on the east line of said Hazard, at the intersection of the north line of F.M. Highway 2377 and centerline of Oglesby Road, also being the southwest line of the tract described in deed from Clyde L. Hargrove, Trustee to Tri Star, J. V., recorded in Volume 738, Page 999 of said Deed Records and on the west line of the John Conway Survey, Abstract 223;

THENCE N 88°42’41” W, (highway call N 88°44’W) with the north line of said Highway, 1035.84 feet to a 1/2 inch pipe found at the tract described in deed from L.R. Sessions, et al to George A. Oglesby, et ux recorded in Volume 473, Page 318 of said Deed Records;

THENCE N 0°29’50” W, (call, North) with the common line of said Hazard and Oglesby tracts, 2479.34 feet to a 5/8 inch steel rod found at the northwest corner of said Hazard tract, an interior corner of said Oglesby tract and on the common line of said Thomas Survey and the John Conway Survey, Abstract 223;

THENCE N 89°51’18” E, with the common line of said Hazard and Oglesby tracts and said Thomas and Conway Survey, 1048.92 feet (call East, 1031.25 feet) to a 1/2 inch steel rod set in the center of said Oglesby Road, the common east corner of said Hazard and Oglesby tracts and on the west line of the tract described in deed from Alta Edmondson to George A. Oglesby, et ux recorded in Volume 441, Page 547 of said Deed Records;

THENCE S 0°11’13” E, (call, South) with the center of said Road and common line of said Hazard tract and said Oglesby tract, the tract described in deed from Robert Burl Short to Heneri Ann Short recorded in Volume 1666, Page 447, Official Public Records, Ellis County, Texas, passing a 3/8 inch steel rod found at the common west corner of said Short tracts, in all 1952.35 feet to a 1/2 inch steel rod set on the common line of said Morris and Conway Surveys;

THENCE S 89°48’47” W, 338.34 feet to a 1/2 inch steel rod

THENCE S 0°29’50” E, 253.89 feet to a 1/2 inch steel rod;

THENCE S 88°42’41” E, 337.08 feet to a 1/2 inch steel rod set in the center of said Oglesby Road, common line of said Morris and Conway Surveys and Hazard and Short tracts;

THENCE S 0°11’13” E, (call South) with the center of said Road, common line of said Morris and Conway Surveys and Hazard and Short tracts, 290.50 feet to the point of beginning and containing 57.627 acres of land.

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Tract # 9: (79.238± Acres)

BEING all that certain lot, tract, or parcel of land situated in M.B. REYNOLDS SURVEY, ABSTRACT NO. 916, in Ellis County, Texas, and being a part of a called 140 acre tract of land as described by deed and recorded in Volume 39, Page 437, Deed Records, Ellis County, Texas (DIRECT), and being more particularly described as follows:

BEGINNING at a 1/2” steel rod found in the north line of F.M. 2377 for the southwest corner of this tract and being the existing southwest corner of the aforesaid tract and is also the southwest corner of a 119.129 acre tract of land as described by deed and as recorded in Volume 1019, Page 340, Official Public Records, Ellis County, Texas, (OPRECT), and also lies in the occupied west line of the said Reynolds Survey and occupied west line of the J. Cardoine Survey, A-233;

THENCE N 01°12’15” W, 2078.32 feet (Deed — NORTH) along the west line of this tract and same for the aforesaid tract and along a private road (called Goodloe Lane) and along the said occupied Reynolds-Cardoine Survey line and the east line of the said 119.129 acre tract to a 1/2” steel rod set for the northwest corner of this tract and being the lower southwest corner of a called SECOND TRACT of land conveyed out of the original 140 acres and as described by deed and as recorded in Volume 781, Page 91, DIRECT;

THENCE EAST, 1670.23 feet (Adjoining Deed — S. 89° E.) along the north line of this tract and south line of the called SECOND TRACT to a 1/2” steel rod set for the northeast corner of this tract and being in the south line of the said SECOND TRACT and is also the northwest corner of a called 32 acre tract of land also conveyed out of the original 140 acres and as described by deed and as recorded in Volume 463, Page 542, DIRECT;

THENCE S 00°42’09” W, 2078.02 feet (Adjoining Deed Bearing and Distance, SOUTH 2068 feet) along the east line of this tract and west line of the aforesaid 32 acre to a 1/2” steel rod set in the north line of F.M. 2377 for the southeast corner of this tract and the existing southwest corner of the said 32 acre tract.

THENCE WEST, 1652.03 feet (Deed — Record Reference Bearing from deed) along the south line of this tract and the existing south line of the said parent tract (1,715 acres of land being previously conveyed for highway right-of-way and recorded in Volume 458, Page 207, DIRECT) and along the north line of F.M. 2377 to the POINT OF BEGINNING and containing approximately 79.238 acres of land.

The proposed improvements are datacenter related with a projected capital investment of approximately five billion dollars (\$5,000,000,000.00) to be designated as Tax Abatement Reinvestment Zone No. 15 for future consideration of possible commercial-industrial tax abatement under the provisions of Chapter 312, Texas Tax Code (the “Act”); and

This notice of public hearing is given in accordance with the provisions of Section 312.201(d) of the Act.

City of Red Oak, Texas
101 S. Live Oak Street
Red Oak, Texas 75154

