Special

Thursday, March 22, 2012 6:00 PM
Granbury Hilton Garden Inn, 635 E Pearl St, Granbury, TX 76048

1. **Call to Order**
2. **Consider Petition to move James Rd Property into Acton Development District #1**
3. **Consider James Rd Property Agreement with Hood County**
4. **Executive Session**

a. The Board will adjourn from open session to closed session according to the Texas Open Meetings Act, Government Code 551.074 to interview candidates for the position of Superintendent

5. **Reconvene from Closed Session**
6. **Adjourn**

Individual, Corporate or Trust Owned

STATE OF TEXAS

COUNTY OF HOOD

AFFIDAVIT

I hereby swear and affirm as follows:

1. I am authorized to execute this affidavit.
2. I own, as legal title holder, the fee simple title to the property described in Exhibit "A" attached hereto and made a part hereof, all of which is to be included in the Hood County Development District No.1
3. I hereby consent to inclusion into Hood County Development District No.1.

EXECUTED this _____ day of _____, 2012

AFFIANT:

_____
INDIVIDUAL, CORPORATE OR TRUST NAME

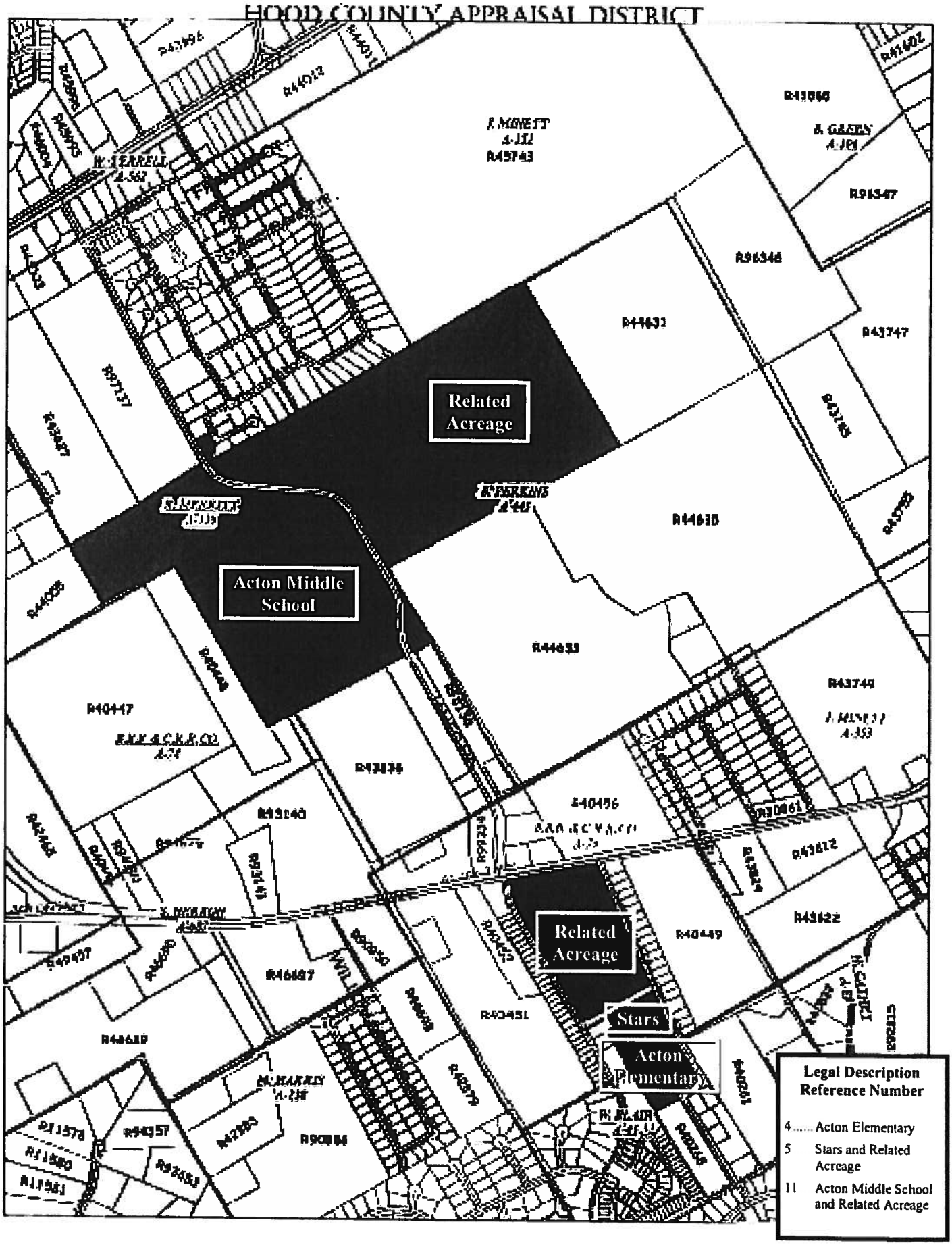
BY: _____
(authorized signature)

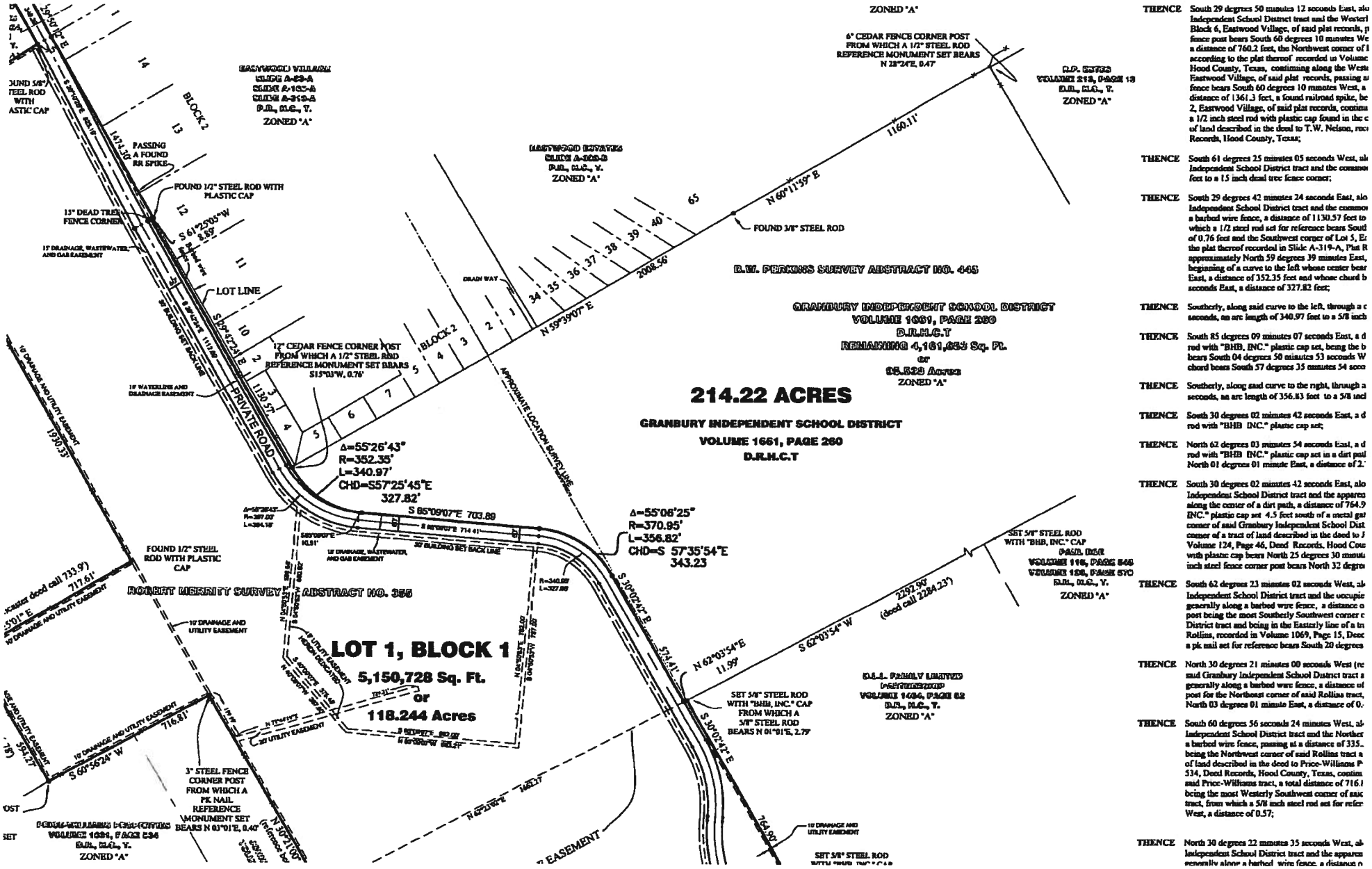
_____
(print above name)

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, by _____, who is _____ of _____, owner, on this _____day of _____2011

_____
Notary Public, State of Texas

HOOD COUNTY APPRAISAL DISTRICT





THENCE South 29 degrees 50 minutes 12 seconds East, alo Independent School District tract and the Westerl Block 6, Eastwood Village, of said plat records, p fence post bears South 60 degrees 10 minutes We a distance of 760.2 feet, the Northwest corner of l according to the plat thereof recorded in Volume Hood County, Texas, continuing along the West Eastwood Village, of said plat records, passing a fence bears South 60 degrees 10 minutes West, a distance of 1361.3 feet, a found railroad spike, be 2, Eastwood Village, of said plat records, continu a 1/2 inch steel rod with plastic cap found in the c of land described in the deed to T.W. Nelson, rec Records, Hood County, Texas;

THENCE South 61 degrees 25 minutes 05 seconds West, al Independent School District tract and the common feet to a 15 inch dead tree fence corner;

THENCE South 29 degrees 42 minutes 24 seconds East, alo Independent School District tract and the common a barbed wire fence, a distance of 1130.57 feet to which a 1/2 steel rod set for reference bears Soutl of 0.76 feet and the Southwest corner of Lot 5, E the plat thereof recorded in Slide A-319-A, Plat R approximately North 59 degrees 39 minutes East, beginning of a curve to the left whose center bear East, a distance of 352.35 feet and whose chord b seconds East, a distance of 327.82 feet;

THENCE Southerly, along said curve to the left, through a c seconds, an arc length of 340.97 feet to a 5/8 inch

THENCE South 85 degrees 09 minutes 07 seconds East, a d rod with "BHB, INC." plastic cap set, being the b bears South 04 degrees 50 minutes 53 seconds W chord bears South 57 degrees 35 minutes 54 secc

THENCE Southerly, along said curve to the right, through a seconds, an arc length of 356.83 feet to a 5/8 inc

THENCE South 30 degrees 02 minutes 42 seconds East, a d rod with "BHB INC." plastic cap set;

THENCE North 62 degrees 03 minutes 54 seconds East, a d rod with "BHB INC." plastic cap set in a dirt pat North 01 degrees 01 minute East, a distance of 2.

THENCE South 30 degrees 02 minutes 42 seconds East, alo Independent School District tract and the apparen along the center of a dirt path, a distance of 764.9 INC." plastic cap set 4.5 feet south of a metal gat corner of said Granbury Independent School Dist corner of a tract of land described in the deed to J Volume 124, Page 46, Deed Records, Hood Cou with plastic cap bears North 25 degrees 30 minut inch steel fence corner post bears North 32 degre

THENCE South 62 degrees 23 minutes 02 seconds West, al Independent School District tract and the occupie generally along a barbed wire fence, a distance o post being the most Southerly Southwest corner c District tract and being in the Easterly line of a tr Rollins, recorded in Volume 1069, Page 15, Deec a pk nail set for reference bears South 20 degrees

THENCE North 30 degrees 21 minutes 00 seconds West (re said Granbury Independent School District tract a generally along a barbed wire fence, a distance of post for the Northeast corner of said Rollins tract, North 03 degrees 01 minute East, a distance of 0.

THENCE South 60 degrees 56 seconds 24 minutes West, al Independent School District tract and the Norther a barbed wire fence, passing at a distance of 335. being the Northwest corner of said Rollins tract a of land described in the deed to Price-Williams P 534, Deed Records, Hood County, Texas, contin said Price-Williams tract, a total distance of 716.1 being the most Westerly Southwest corner of saic tract, from which a 5/8 inch steel rod set for refer West, a distance of 0.57;

THENCE North 30 degrees 22 minutes 35 seconds West, al Independent School District tract and the apparen generally along a barbed wire fence, a distance o

TaxNetUSA
The Source for Property Tax Information

March 9, 2012

Detail Report | Search Form | Search Results | Search Tips | Download Results

Hood County Property Information

PIDN: R000092315 **GEO:** 17056.002.0001.0 Print Version

Owner Name	GRANBURY ISD
Mailing Address	600 W PEARL ST GRANBURY, TX 76048
Location	1301 JAMES
Legal	Acres: 97.723 Lot: 1 Blk: 2 Subd: ACTON MIDDLE SCHOOL ADDN

Data up to date as of Sep 27, 2011 including 2011 Certified values.

Entity Code	Entity Name	Tax Rate 2010
GR	Granbury	0.403900
HOD	Hood County	0.301425
LIB	Hood Co Library District	0.010010
LTR	Lateral Road	0.037453
SGR	Granbury ISD	1.150000
	Total	1.902788
	*Total Estimated Taxes	$21,383.72

Note:The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. *Tax amount does not include any abatements or exemptions.

Links to Common Forms

Agricultural (1-D-1)	Appointment of Agent Form	Homestead Exemption Form
Protest Form	Religious Exemption Form	Freeport Exemption

Property Details

Deed Date	
Deed Volume	
Deed Page	
Homestead Exemptions	
Land Acres	97.7230
Total Improvement Area	0

Value Information 2011 Certified

Land Value	$1,123,810.00
Improvement Value	$0.00
AG Value	$0.00
AG Productivity Value	$0.00
Market Value	**$1,123,810.00**

Value By Jurisdiction

Entity Code	Entity Name	Market Value	Taxable Value
GR	Granbury	$1,123,810.00	$0.00
HOD	Hood County	$1,123,810.00	$0.00
LIB	Hood Co Library District	$1,123,810.00	$0.00
LTR	Lateral Road	$1,123,810.00	$0.00
SGR	Granbury ISD	$1,123,810.00	$0.00

Improvement Information

Improvement ID	Improvement Area	Year Built	Number of Stories

Building Information

Granbury ISD
Facilities Department
600 West Pearl
Granbury, TX 76048
817-408-4075

Legal Description of GISD Property:

1. Cleveland Road Property – 10.0 acre parcel of land, being a part of the George Southerland Survey, Abstract. No. 524, Hood County, Texas and being a part of the same land described at Tract One in deed recorded in Vol. 138, Page 343, Deed Records of Hood County, Texas.

2. Oak Woods Intermediate – 311 Davis Road, Granbury, Texas 76049. Being the .73 acre tract of land out of the Martin Setzer Survey, Abstract No. 502, Hood County, Texas and being a portion of a 4.195 acre tract of land described in the deed from Beula M. Ivey to Travis M. Smith, et ux, dated November 21, 1984, recorded in Volume 1079, Page 340 of the Real Records of Hood County, Texas.

3. Granbury Middle School – 2000 Crossland Road, Granbury, Texas 76048. Being the 107.74 acre tract of land out of the Milam County School Land Survey, Abstract No. 348, Hood County, Texas, the remaining portion of the tract of land described in the deed to Jerry Durant and Tom Durant dated August 4, 1980 and recorded in Volume 324, Page 560 of the Deed Records of Hood County, Texas.

4. Acton Elementary – 3200 Acton School Road, Granbury, Texas 76049. 5.19 acres being a part of the BBB and CRR Co. Survey, Abstract No. 75, Hood County, Texas; and 1.81 acres being a part of the same land described in Deed to Johnnie W. Rollins by deed recorded in Volume 172, Page 14, of the Deed Records of Hood County, Texas.

5. STARS and Related Acreage – 3000 Acton School Road, Granbury, Texas 76049. 5 acres being a part of the William Blair Survey, Abstract No. 45, Hood County, Texas; and 1.2 acres being a part of the same land described in Deed to Maria M. Vedder, Et-VIR, by Deed recorded in Vol. 205, Page 301, Deed Records of Hood County, Texas.

   Stars and Related Acreage Cont. – 21.7 04 acres being a tract of land situated in the BBB and CRR Co. Survey, Abstract No. 75, Hood County, Texas and further being a portion of a tract of land described in a deed to GISD recorded in Volume 1483, Page 461, Deed Records of Hood County, Texas.

6. Granbury High School – 2000 W. Pearl St, Granbury, Texas 76048. A 70 acre tract of land being a part of Lot 42 of the Milam County School Land Survey, Abstract 348, Hood County, Texas. A 30 acre tract of land being a part of Lot 42 of the Milam County School Land Survey, Abstract 348, Hood County, Texas.

7. Brawner Intermediate School – 1520 South Meadows, Granbury, Texas 76048. 21.655 acre tract of land out of the Milam County School Land Survey, Abstract No. 348, Hood County, Texas, containing a portion of a 49.32 acre tract of land described in a deed to William T. Bowden, recorded in Volume 1054, Page 596.

8. Baccus Elementary School – 901 Loop 567, Granbury, Texas 76048. A 55.328 acre tract of land being part of the Milam County School Land Survey, Abstract No. 348, Hood County, Texas, recorded in Volume 1146, Page 897, Deed Records of Hood County, Texas and being a portion of Avery Road as abandoned per document recorded in Volume 5, Page 774 of the Commissioners Court Minutes of Hood County.

9. Emma Roberson School – 1500 Misty Meadows, Granbury, Texas 76048. A 10.02 acre tract of land being a part of the Milam County Land Survey, Lot 2, Abstract No. 348, Hood County, Texas.

10. Mambrino School – 3835 Mambrino Highway, Granbury, Texas, 76048. A 20.00 acre tract of land out of the Wherry Adams Survey, Abstract No. 1, Hood County, Texas, a portion of the 67.4756 acre Tract One described in the Partition Deed recorded in Volume 1394, Page 155 of the real Records of Hood County, Texas.

11. Acton Middle School and Related Acreage – 1300 James Road, Granbury, Texas, 76049. A 214.167 acre tract of land and being a portion of the R. Merritt Survey, Abstract No. 385; BW Perkins Survey, Abstract No. 445, and the WG Terrell Survey, Abstract No. 562, Hood County, Texas and being all that certain lot, tract, or parcel of land conveyed to Lanny Lancaster by deed recorded in Volume 1338, Page 502, Deed Records of Hood County, Texas.

Related Acreage – 1300 James Road, Granbury, Texas, 76049. A 3.181 acre tract of land situated in and being a portion of the R. Merritt Survey, Abstract No. 355 and the BBB and CRR Company Survey, Abstract No. 75, Hood County, Texas and being a portion of all that certain lot, tract, or parcel of land conveyed to Johnnie W. Rollins and wife Billy Jean Rollins by deed recorded in volume 127, Page 14, Deed Records of Hood County, Texas.

Related Acreage – 1300 James Road, Granbury, Texas, 76049. A tract of land situated in the city of Granbury, Hood County, Texas, said tract of land being a portion of Lot 1, Block 1, Acton Middle School, according to the plat thereof recorded in Slide B-194 of the Plat Records of Hood County, Texas.

Related Acreage – 1300 James Road, Granbury, Texas 76049. Being a tract of land situated in the Robert Merritt Survey, Abstract No. 355, Hood County, Texas, further being a portion of the tract of land described in the deed to TW Nelson, recorded in Volume 93, Page 469, Deed Records of Hood County, Texas.

Related Acreage – 4414 Eastwood Village, Granbury, Texas 76049. A .39 acre tract of land near Acton Middle School, Lot No. 4 Eastwood Village Sec II in Hood County, Texas.

12. Crossland Ninth Grade Center – 217 North Jones Street, Granbury, Texas 76048. A 15.460 acre tract of land situated in the City of Granbury, Texas out of the Milam County Survey, Abstract No. 348, in Hood County, Texas.

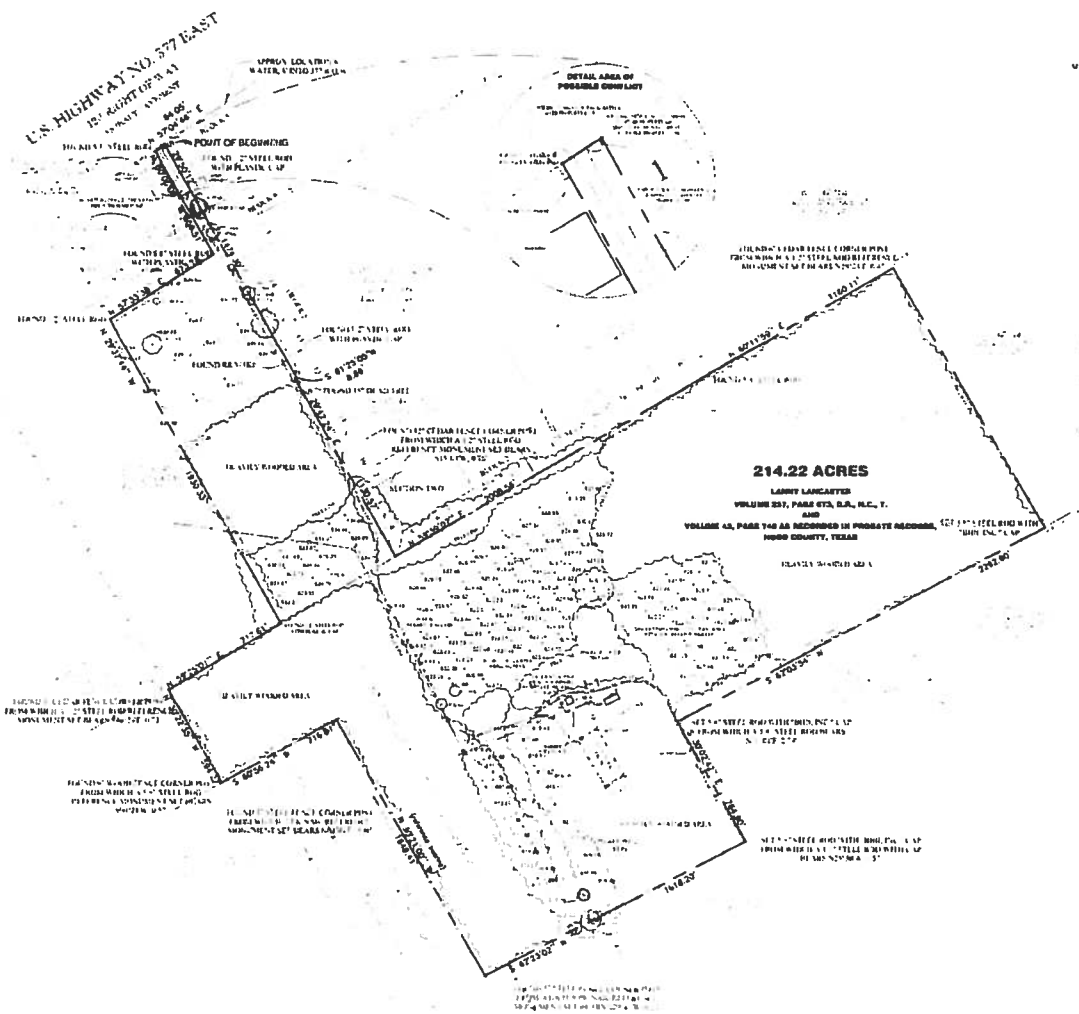
13. Administration Annex – 600 West Bridge Street, Granbury, Texas 76048. A 5.000 acre tract of land being part of the Milam County School Survey, Abstract No. 348, in Hood County, Texas.

14. Administration – 126 North Morgan, Granbury, Texas 76048. A 3.000 acre tract of land being part of the Milam County School Survey, Abstract No. 348, in Hood County, Texas.

15. Behavior Transition Center – 210 North Jones, Granbury, Texas 76048. A 5.000 acre tract of land being part of the Milam County School Survey, Abstract No. 348, in Hood County, Texas.

16. Maintenance – 500 North Hannaford, Granbury, Texas 76048. A 3.000 acre tract of land being part of the Milam County School Survey, Abstract No. 348, in Hood County, Texas.

17. Transportation – 503 North Hannaford, Granbury, Texas 76048. A 2.004 acre tract of land being part of the Milam County School Survey, Abstract No. 348, in Hood County, Texas.



Bench Mark:

Elevation (m.s.l.) 837.58'

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my knowledge, information and belief an accurate determination of field survey and other computations performed by me or under my supervision

by Baird, Hampton & Brown, Inc.

Timothy G. Warren
R.P.L.S. No. 5236

Date

THIS DOCUMENT TO BE CONSIDERED VOID UNLESS SIGNED WITH RED INK AND ATTACHED WITH RAISED SEAL.

SURVEY AND PARTIAL TOPOGRAPHY

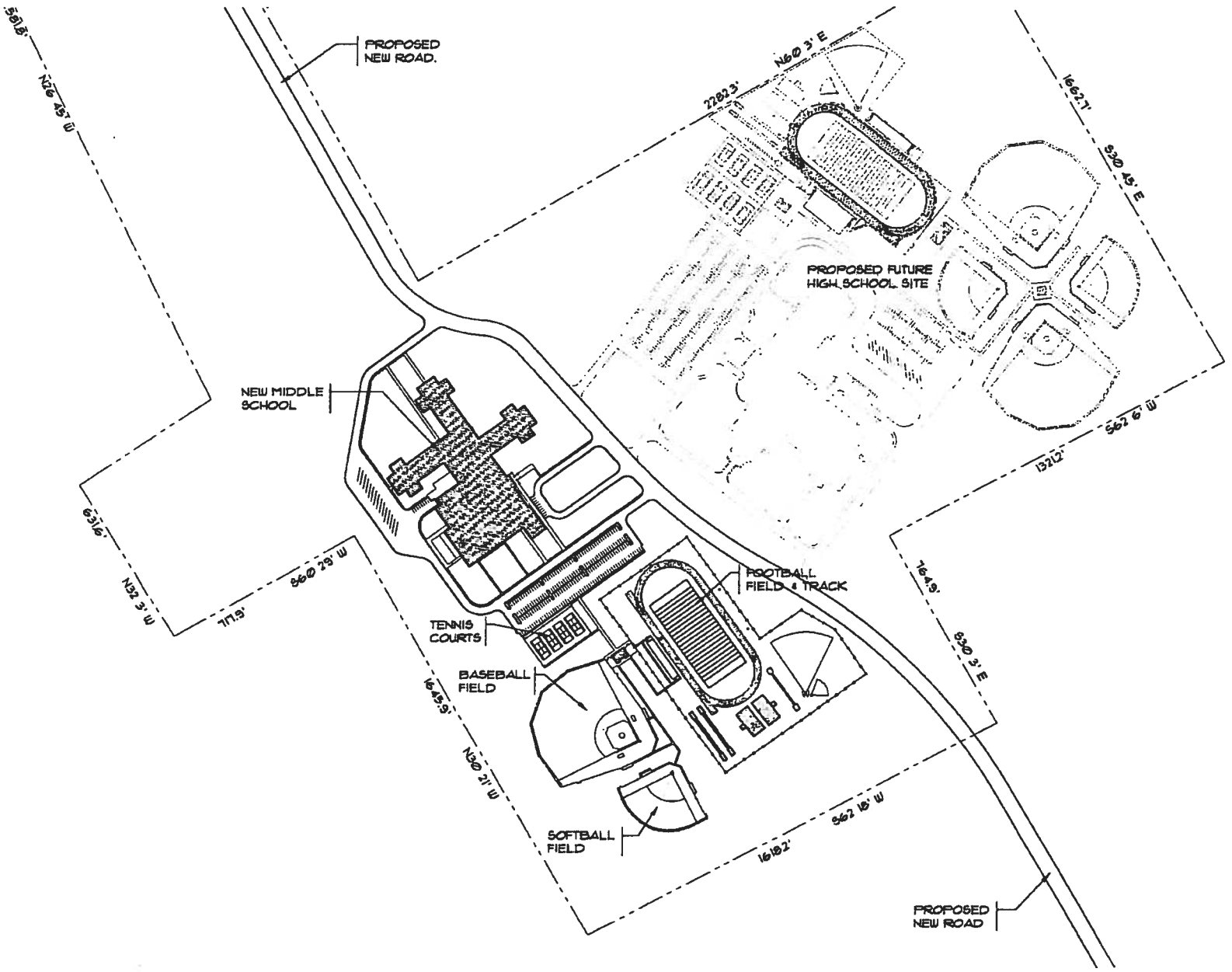
PROPOSED 377 MIDDLE SCHOOL

214.22 ACRES IN THE R. MERRITT SURVEY A-355, B.W. PERKINS SURVEY A-445 AND W.G. TERRELL SURVEY A-562
CITY OF GRANBURY, HOOD COUNTY, TEXAS

Baird, Hampton & Brown, Inc.
Land Surveying

DRAWN BY	GRANBURY INDEPENDENT SCHOOL DIST.
CHECKED BY	ATTN: Mr. Bob Taylor
JOB NO.	800 N. Pearl St.
	Granbury, Texas 76048
	(817) 579-2200

1 of 1


PROPOSED NEW ROAD.
N26 45' W
2282.3'
N60 3' E
1662.7'
S30 49' E
PROPOSED FUTURE HIGH SCHOOL SITE
S62 6' W
1321.2'
NEW MIDDLE SCHOOL
631.6'
N32 3' W
717.3'
S60 29' W
FOOTBALL FIELD & TRACK
TENNIS COURTS
BASEBALL FIELD
764.9'
S30 3' E
1645.9'
N30 21' W
SOFTBALL FIELD
S62 18' W
1602'
PROPOSED NEW ROAD