



October 2, 2026

Re: Annexation of Property/Notice of Public Hearing

Dear Sir/Madam:

The purpose of this letter is to notify you that an area in your service territory is included in a proposed annexation by the City of Aubrey. Under state law, the City of Aubrey may annex an area after receiving a petition signed by a certain percentage of registered voters/property owners in the area and after following certain notice and hearing procedures contained in Chapter 43, of the Texas Local Government Code.

**NOTICE OF PUBLIC HEARING:**

Notice is hereby given that the City Council of the City of Aubrey, Texas, will hold a public hearing, on **Thursday, October 22, 2026, at 6:00 p.m.** in the Aubrey City Council Chambers at **226 Countryside Drive, Aubrey, Texas 76227**, giving all interested persons the right to appear and be heard on the proposed annexation by the City of Aubrey, Texas, of the following area:

**Approximately 237 acres of land situated in the Fredrick H. Pollard Survey, Abstract No. 995, identified as Denton County Appraisal District Property ID Nos. 1099670, 1099671, 52257, 75798, and 52264, and commonly known as 9882 Coffey Road, Aubrey, Texas, together with the applicable portion of Coffey Road and its associated right-of-way, as more particularly described and depicted in the Exhibit.**

**EFFECT OF ANNEXATION ON PUBLIC ENTITIES OR POLITICAL SUBDIVISIONS:**

Section 43.9051 requires that the City of Aubrey provide notice to public entities that provide services in the area containing the following information:

1. The area within the district proposed for annexation – See enclosed Exhibit.
2. Any financial impact on the public entity or political subdivision resulting from the annexation, including any changes in the public entity's or political subdivision's revenues or maintenance and operation costs – the City of Aubrey does not anticipate a financial impact or changes in revenues or maintenance and operation costs for your public entity or political subdivision as a result of the proposed annexation.
3. Any proposal the city has to abate, reduce, or limit any financial impact on the public entity or political subdivision – the City of Aubrey has taken no action and proposes no action that would abate, reduce, or limit any financial impact on your public entity or political subdivision.

If you have questions concerning the annexation process, we encourage you to attend the public hearing mentioned above and/or by contacting City staff at 940-440-9343.

Thank you,

A handwritten signature in blue ink, appearing to read 'JH', with a long horizontal flourish extending to the right.

Jenny Hicks  
City Secretary

**EXHIBIT**  
**Legal Description and Depiction of Area Proposed to be Annexed**

**EXHIBIT A**

**METES AND BOUNDS AND DEPICTION OF PROPERTY**

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Frederick H. Pollard Survey Abstract Number 995, Denton County, Texas described in deed to Lonesome Chimney Ranch LLC recorded in Document Number 2025-65247, O.P.R.D.C.T., and being all of three tracts described by deed to MMM 2025 Family, LP recorded in Document Number 2026-21154, and 2026-6762, (Tract 1 and Tract 2), O.P.R.D.C.T. and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the most southerly northeast corner said Lonesome Chimney Ranch LLC tract, same being the northwest corner of that tract of land described in deed to the City of Aubrey recorded in Instrument Number 2024-88010 O.P.R.D.C.T. and being in the south line of that tract of land described as "Tract 2" in deed to A1719, LLC, as recorded in Instrument Number 2020-28892 O.P.R.D.C.T.;

**THENCE** South 01° 30' 00" West, a distance of 1,473.53 feet with the west line of that called 80.612 acre tract of land described in deed to DOSTI Partners, LLC recorded in Instrument Number 2021-180838 O.P.R.D.C.T. to a 5/8-inch iron rod with plastic cap stamped "PLS INC" found for the northeast corner of that tract of land described by deed to MMM 2025 Family, LP recorded in Document Number 2026-21154, O.P.R.D.C.T.;

**THENCE** South 01° 25' 45" West, along the east line of said MMM 2025 Family, LP tract, and the west line of said 80.612 acre tract generally along a barbed wire fence part way, a distance of 817.87 feet to a 5/8 inch iron rod found for the southeast corner of said MMM 2025 Family, LP tract, also lying on the north line of a called 18.00 acre tract of land described by deed to Rocky Freeman and Sarah Freeman recorded in Document Number 2010-43112 of the Official Public Records, Denton County, Texas;

**THENCE** North 87° 47' 59" West, along the common line of said MMM 2025 Family, LP tract along the north lines of said 18.00 acre tract, a called 2 acre tract of land described by deed to Rocky Freeman and Sarah Freeman recorded in Document Number 2010-37552, and a called 10.540 acre tract of land described by deed to Islamic Center of Aubrey recorded in Document Number 2025-19955 of the Official Public Records, Denton County, Texas, a distance of 2594.50 feet to a 5/8 inch iron rod with cap stamped "TRAVERSE LS PROP COR" found for corner;

**THENCE** South 88° 23' 27" West, continuing along the common line of said MMM 2025 Family, LP tract and said 10.540 acre tract, a distance of 31.51 feet to a 5/8 inch iron rod with cap stamped

"TNP" found for the northwest corner of said 10.540 acre tract and the northeast corner of the aforementioned 88.148 acre tract;

**THENCE** North 87° 25' 40" West, along the common line of said MMM 2025 Family, LP tract and said 88.148 acre tract along a barbed wire fence, a distance of 1104.02 feet;

**THENCE** along the common line of said MMM Tract 1 and Tract 2 and said 35.456 acre tract along the approximate center of said Coffey Road, the following courses and distances:

North 19° 32' 05 " East, a distance of 147.45 feet to a Mag Nail found for corner;

North 17° 30' 39" East, a distance of 169.45 feet to a Mag Nail found for corner at the northwest corner of said Tract 2 and the southwest corner of said MMM 2025 Family, LP recorded in Document Number 2026-21154;

**THENCE** North 15° 40' 23 " East continuing along the common line of last mentioned MMM 2025 Family, LP tract and said 35.456 acre tract and said Coffey Road, a distance of 559.02 feet to a Mag Nail found for the northwest corner of said MMM 2025 Family, LP tract, also lying on the south line of a called 183 acre tract of land described by deed to Lonesome Chimney Ranch LLC as recorded in Document Number 2025-65247 of the Official Public Records, Denton County, Texas and the northeast corner of said 35.456 acre tract from with a 1/2 inch iron rod for reference bears North 87° 13' 30 " West, a distance of 23.70 feet;

**THENCE** with the approximate centerline of said Coffey Road the following courses and distances:

North 16° 37' 22" East, a distance of 765.57 feet to a Mag Nail found for corner;

North 17° 28' 48" East, a distance of 757.03 feet to a Mag Nail found for corner;

North 06° 24' 20" East, a distance of 168.80 feet to a Mag Nail found for corner;

North 01° 09' 53" East, a distance of 1,031.95 feet to a Mag Nail found for corner in the north line of said Lonesome Chimney Ranch LLC tract;

**THENCE** South 87° 38' 27" East, a distance of 2,012.30 feet with the north line of said Lonesome Chimney Ranch LLC tract, and with an existing barbed wire fence to a fence corner post for the easterly northeast corner Lonesome Chimney Ranch LLC tract;

**THENCE** South  $00^{\circ} 56' 19''$  West along an existing barbed wire fence a distance of 1,216.80 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" set for corner;

**THENCE** South  $87^{\circ} 10' 50''$  East, a distance of 1059.08 feet to the **POINT OF BEGINNING** and containing 236.815 acres of land, more or less.

[illegible]