

ORDINANCE NO. 3412

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 18.70 ACRE TRACT OF LAND, LOCATED EAST OF 229 CIMARRON MEADOWS DRIVE, KNOWN AS PROPERTY ID 295056, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, as authorized by Subchapter D of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("**City**") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition complies with the requirements of Subchapter D of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 16th day of October, 2023.



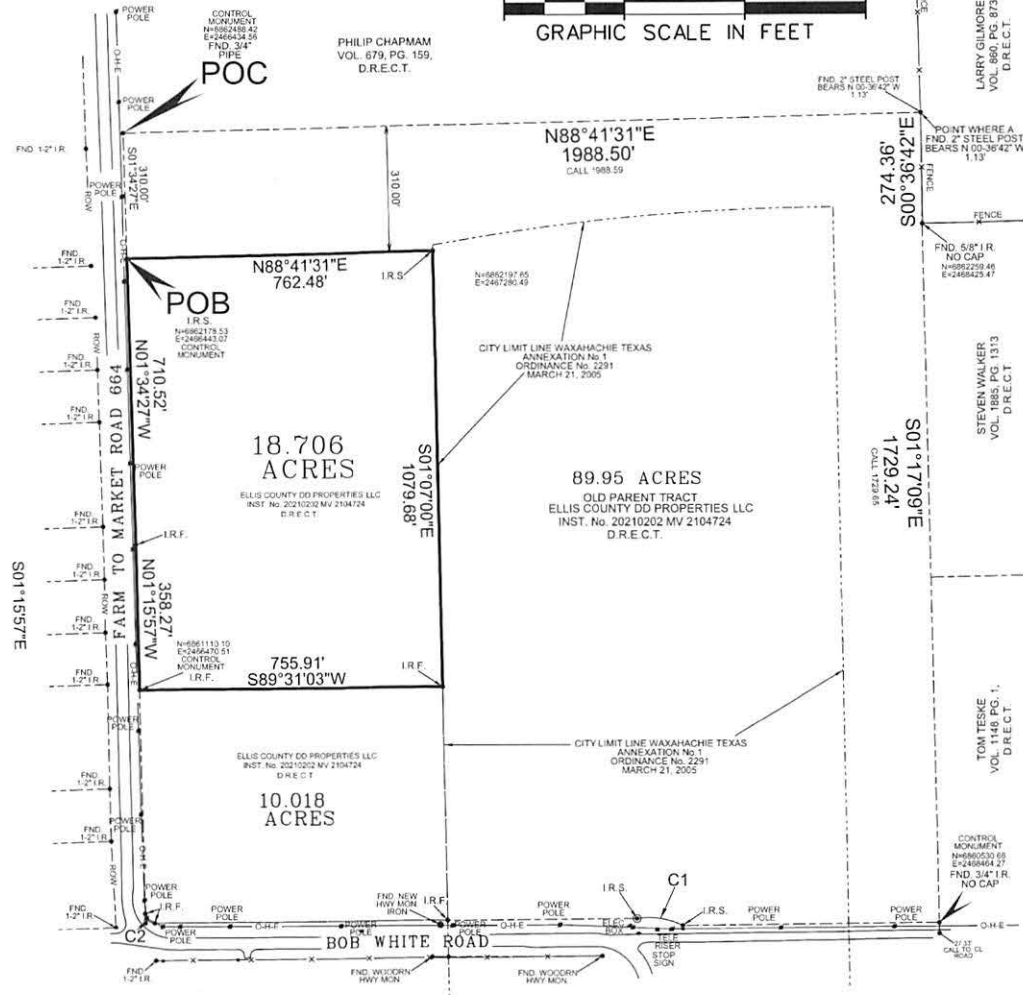
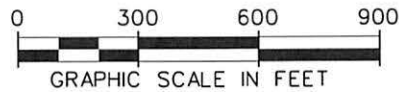

MAYOR

ATTEST:


City Secretary

EXHIBIT A

HENRY BIGHAM SURVEY ABSTRACT No. 114



CURVE TABLE

Curve	Delta	Radius	Length	Chord Bearing	Distance
CURVE C1	34° 23' 37"	194.50 L	116.76	N 81° 23' 44" W	115.01
CURVE C2	89° 14' 53"	23.66 R	36.85	N 45° 52' 27" W	33.24

This survey was executed with the benefit of a title commitment furnished by Fidelity National Title Insurance Company, under GF No. 022-52604, Effective June 23, 2022, and issued July 8, 2022, and relied upon for all matters of record.

SCHEDULE B

Right of Way Easement to Sardis Lone Elm water Supply Corporation, recorded in Vol. 1450, Pg. 615, of the Deed Records of Ellis County, Texas, does not affect this tract of land. (10a)

LEGAL DESCRIPTION

BEING a 18.706 acre tract of land situated in the HENRY BIGHAM SURVEY, ABSTRACT NUMBER 114, of Ellis County, Texas, and being part of that certain 89.95 acre tract of land as conveyed by deed to ELLIS COUNTY DD PROPERTIES LLC, as recorded in Instrument No. 20210202-MV-2104724, of the Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said 89.95 acre tract of land, at a found 3/4" iron pipe, said iron pipe is also situated on the East right of Way Line of Farm to Market Road 664;

THENCE S 01 deg. 34 min. 27 sec. E, along said East R.O.W. Line of FM 664, a Dist. of 310.00', to a set 1/2" iron rod with Orange BLS 5251 Cap, and the Point of Beginning of this tract of land;

THENCE N 88 deg. 41 min. 31 sec. E, a Dist. of 762.48', to a set 1/2" iron rod with Orange BLS 5251 Cap, for a corner;

THENCE S 01 deg. 07 min. 00 sec. E, a Dist. of 1079.68', to a found 1/2" iron rod with Orange BLS 5251 Cap, for a corner;

THENCE S 89 deg. 31 min. 03 sec. W, a Dist. of 755.91', to a found 1/2" iron rod with Orange BLS 5251 Cap, for a corner, situated on the East R.O.W. Line of FM 664;

THENCE N 01 deg. 15 min. 57 sec. W, along the East R.O.W. Line of FM 664, a Dist. of 358.27', to a found 1/2" iron rod with Orange BLS 5251 Cap, for a corner;

THENCE N 01 deg. 34 min. 27 sec. W, continuing along the East R.O.W. Line of FM 664, a Dist. of 710.52', to the Point of Beginning, and containing 18.706 acres of land more or less.

REFERENCE DATUM

- Bearings, Distances and Coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone Grid and based on the North American Datum of 1983.
- Access to the property is along F.M. 664, (A Public Right of Way) and a variable width R.O.W.
- All Irons set (I.R.S.), and iron found (I.R.F.), are 1-2" Iron Rods with Orange BLS 5251 Caps.

Flood Statement:

According to the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Community Panel No. 48139-C0175-F, effective date June 3rd, 2013, this property is located in zone "X". (Areas determined not to be in the flood plain).

* The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.

* The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

I hereby state that this survey was made on the ground of the property described hereon, and is to the best of my knowledge correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon. Surveyed on the ground in July 2022.

Christopher Kinny Bradley
Christopher Kinny Bradley, RPLS #5251

This survey also substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



BRADLEY LAND SERVICE
P.O. BOX 279
ALVARADO, TEXAS, 76009
817-819-7392
FIRM No. 10194652

PROJECT NO.	2022004	DATE	
DRAWN BY	CKB		
APPROVED BY			
DATE	07-15-2022		

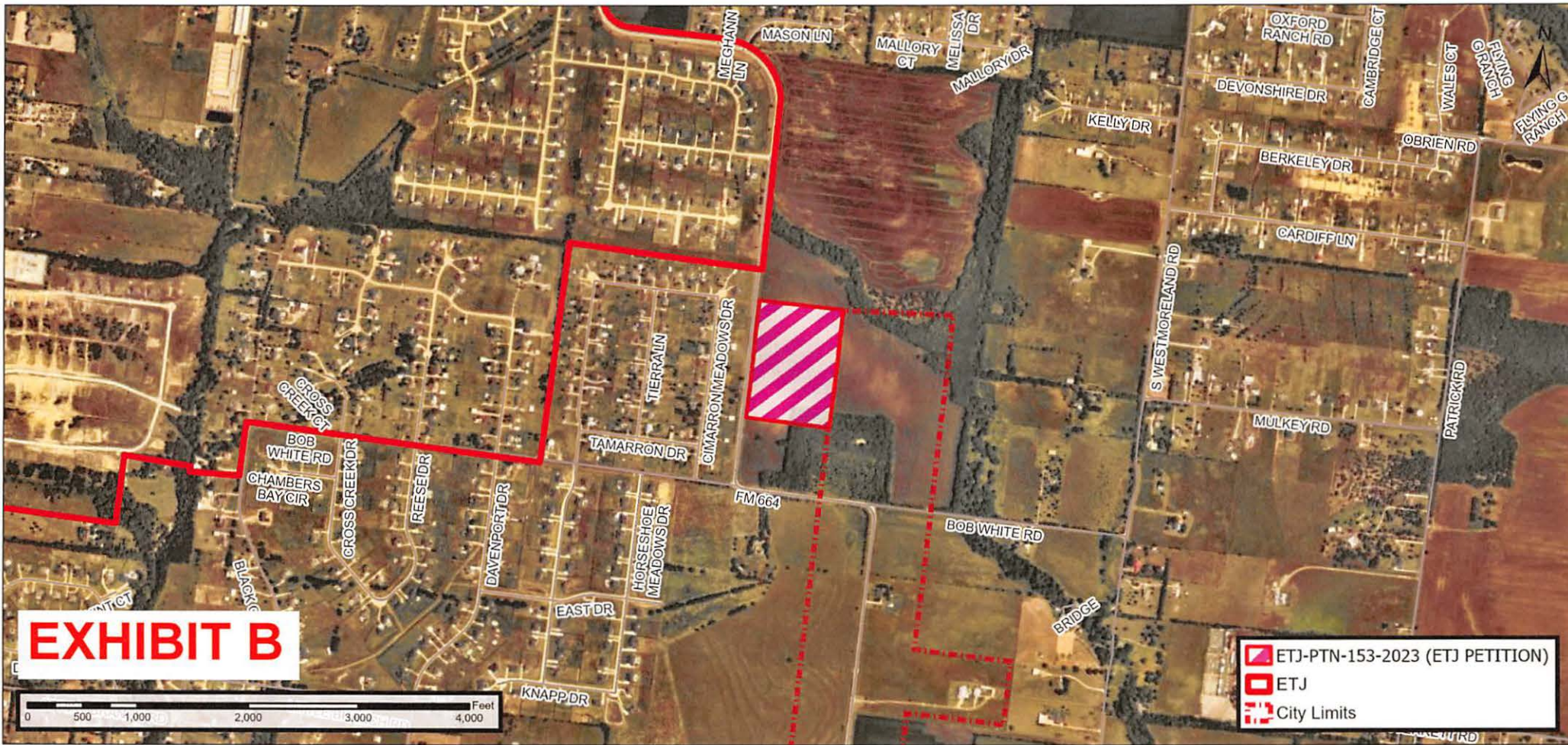


EXHIBIT B