



ORDINANCE 615-2018-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, ACCEPTING THE INCLUSION OF THE HEREIN DESCRIBED PROPERTY INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VENUS, AND EXTENDING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION TO INCLUDE SAID HEREIN DESCRIBED PROPERTY, AND GRANTING TO ALL INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OFFERED BY LAW AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, LAWS AND REGULATIONS OF THE CITY OF VENUS AND THE STATE THAT MAY BE APPLIED OR ENFORCED WITHIN THE EXTRATERRITORIAL JURISDICTION.

WHEREAS, the City of Venus (“City”) is a political subdivision of the State of Texas, organized as a Type A General Law municipality;

WHEREAS, TEXAS LOCAL GOVERNMENT CODE Section 42.022(b), provides that owners of land contiguous to the existing extraterritorial jurisdiction (“ETJ”) of a municipality, may petition to be included in the municipality’s ETJ;

WHEREAS, the authority granted by TEXAS LOCAL GOVERNMENT CODE Section 42.022(b) requires consent of the governing body (“Council”) of the municipality before inclusion into the ETJ;

WHEREAS, the City received a notarized petition titled “Petition Requesting Inclusion in the Extraterritorial Jurisdiction of the City of Venus, Texas” (Exhibit “1”) from Michael and Margot Dale seeking inclusion into the City’s ETJ;

WHEREAS, the property subject to the petition and request (“Property”) has been identified by its Central Appraisal District of Ellis County (“Appraisal District”) Geo ID 00.7710.000.001.00.115, approximately and as described in the petition as 10.001 acres of land;

WHEREAS, the Property is not included in the ETJ or municipal boundaries of any other municipality;

WHEREAS, the Council held a meeting on Monday, January 8, 2018 at 7:00 p.m. and considered an agenda item that read, “Discuss and possible action on the adoption of Ordinance

615-2018-01 to accept landowner Michael and Margot Dale’s request for a tract of land to become a part of Venus’s extraterritorial jurisdiction, namely; a tract identified by Ellis County CAD number 00.7710.000.001.00.115”, all in strict compliance with the TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, Chapter 551; and


WHEREAS, at that meeting, the Council voted, by majority, to accept the petition and to include the Property into the ETJ of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS THAT:

- SECTION 1: The above recitals are hereby found to be true and correct and are incorporated herein for all purposes. The recitals and language of the petition for inclusion into City’s ETJ, shall be incorporated herein for all purposes.
- SECTION 2: Exhibit “1” is a petition for inclusion into the City’s ETJ and accurately identifies a tract of land (“Property”) owned by Michael and Margot Dale.
- SECTION 3: The Property is hereby accepted into the City’s ETJ, as described in Exhibit “1”, to include all of the Property Michael and Margot Dale have legal title to, including the fee to the center of any roadway (right-of-way) abutting the tract of land, for which Michael and Margot Dale have legal title to by grant, reservation or common law.
- SECTION 4: The Council finds the Property, subject to this petition for inclusion into the City’s ETJ, is contiguous to the City’s existing ETJ at the time of the acceptance, in full compliance with law.
- SECTION 5: The City Secretary shall maintain a file of the original petition and any relevant supporting documents for the Property included in Exhibit “1”.
- SECTION 6: For purposes of determining the date by which the Property was included into the City’s ETJ, the effective date of this Ordinance shall govern.
- SECTION 7: If the petition subject to this Ordinance shall be deemed unlawful, unconstitutional, or otherwise invalid, the validity or legality of any other ETJ inclusion requests received before or after shall remain unaffected and shall be in full force and effect.
- SECTION 8: This Ordinance shall become effective immediately upon its passage.
- SECTION 9: The City Secretary is directed to record/file a certified copy of this Ordinance and its supporting exhibits and paperwork with the Ellis County Clerk’s land records and deeds.

SECTION 10: The City Administrator is directed to update the city's boundary and ETJ map available to the public to include the new tract of land into the city's ETJ and to make said map available to any government or coalition of governments that maintains such city boundary maps.

PASSED AND APPROVED by the City Council of the City of Venus, Texas, on this the 8th day of January, 2018.



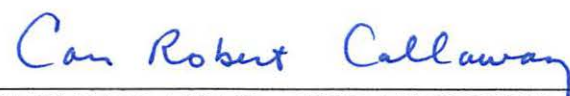
JAMES BURGESS – MAYOR

1-10-18
DATE

ATTEST:


RANA GAMEL – CITY SECRETARY

1/10/18
DATE

APPROVED AS TO FORM:


CASS CALLAWAY – CITY ATTORNEY

1-8-2018
DATE



EXHIBIT "1"

PETITION REQUESTING INCLUSION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VENUS, TEXAS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF VENUS, TEXAS:

I(We), the undersigned, am(are) the owner(s) of a tract of land ("Tract"). The Tract is identified by deed, legal description, map, survey, address, and/or appraisal district geo code/account number as attached here as "Exhibit A" and included herein as if fully described. I(We) petition for the Tract be included in the City of Venus ("City") extraterritorial jurisdiction ("ETJ") as authorized by TEXAS LOCAL GOVERNMENT CODE SECTION 42.022(b). I(We) understand that for the Tract to be considered for acceptance into the City's ETJ, it must be contiguous to the city's existing ETJ or corporate boundaries. I(We) also understand that this may depend on the successful acceptance of other ETJ inclusion requests before our request may be considered and accepted.

The Tract Petitioner(s) seek to be included, is not believed to be located within any other municipality's existing ETJ or corporate boundaries; however if incorrect, Petitioner(s) request(s) the boundaries of the Tract be revised and reformed so that none of the Tract to be included within the City's ETJ shall be located within any other municipality's existing ETJ. If any portion of this Petition is invalid or unenforceable for any reason, including but not limited to parts of the Tract being ineligible for inclusion in the City's ETJ, such invalidity or unenforceability shall not affect any other provision hereof or any part of the Tract which is eligible for inclusion in the City's ETJ, and this Petition shall be construed as if such invalid or unenforceable provision had never been contained herein.

And Petitioner(s) request(s) any prior request(s) for inclusion into the City for the Tract or portion thereof by Petitioner(s) or prior landowners be construed to be reaffirmed by this request and not invalidated. Petitioner(s) sole intent in that circumstance is to show continued intent for the Tract to be included in the ETJ of the City and not that of another municipality. Petitioner(s) also expressly grant(s) this covenant or agreement to run with the land. Petitioner(s) also agree(s) that if this petition should be accepted and approved by the City Council that the Tract will remain, as a matter of law, included in the City's ETJ unless the City Council agrees to release the ETJ.

Signed and executed this the 20th day of December, 2017.

Michael S Dale
Property Owner Signature
MICHAEL S DALE
Printed Name

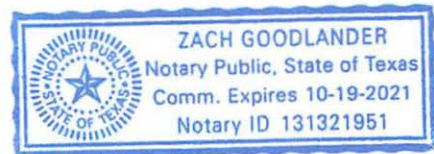
Margot Dale
Property Owner Signature
Margot Dale
Printed Name

The State of Texas,
County of Johnson

Before me, the undersigned authority, on this day personally appeared Michael Dale

and Margot Dale known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and each acknowledged to me that he(she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 20th day of December, 2017.



Zach Goodlander
Notary Public

Exhibit A

(As described in our filed "Petition Requesting Inclusion in the Extraterritorial Jurisdiction of the City of Venus, Texas" the following description accurately reflects the "Tract" of land we seek to have included into the City's ETJ.)

Michael S Dale

Property Owner Signature

Margot Dale

Property Owner Signature

MICHAEL S DALE

Printed Name

Margot Dale

Printed Name

Property Description: (Please be as specific as possible, particularly if the property is a part of a larger area of land. And, please include attachments/maps/surveys to precisely identify the property.)

ELLIS COUNTY CENTRAL APPRAISAL DISTRICT GEO ID 00.7710.000.001.00.115 (10.001 ACRES) 301 MARION RD. VENUS, TEXAS 76084, PUSUANT TO TEXAS LOCAL GOVERNMENT CODE 42.021(a). ATTACHED MAP AND PROPERTY INFORMATION INCLUDED.

Map



Property Details

Account	
Property ID:	200721
Legal Description:	LOT 1 & 2 RANCHVIEW EST- REV 10.001 AC
Geographic ID:	00.7710.000.001.00.115
Agent Code:	
Type:	Real
Location	
Address:	301 MARION RD VENUS, TX 76084
Map ID:	4-14
Neighborhood CD:	MAYMH
Owner	
Owner ID:	47620
Name:	DALE MICHAEL S & MARGOT
Mailing Address:	PO BOX 397 MAYPEARL, TX 76064-0397
% Ownership:	100.0%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$24,640
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$6,250
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$56,260
Market Value:	\$87,150
Ag Use Value:	\$940
Appraised Value:	\$31,830
Cap Loss:	\$0
Assessed Value:	\$31,830

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
070	ELLIS COUNTY	0.359713	\$87,150	\$26,830	\$96.51	
215	MAYPEARL ISD	1.302100	\$87,150	\$6,830	\$88.93	
501	EC ESD #1 (MAYPEARL)	0.089000	\$87,150	\$31,830	\$28.33	
R70	ELLIS COUNTY LATERAL ROAD	0.033508	\$87,150	\$23,830	\$7.98	

Total Tax Rate: 1.784321 Estimated Taxes With Exemptions: \$221.76 Estimated Taxes Without Exemptions: \$1,555.04

Property Improvement - Building

Type: Mobile Home State Code: E2 Living Area: 1,512.00sqft Value: \$20,640

Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MH	MOBILE HOME	MG28		24	1994	1,512.00
DTCP	DETACHED CARPORT POOR	DTCP			1994	600.00
CP	COVERED PORCH	*			1994	204.00
CP	COVERED PORCH	*			1994	24.00

Type: Mobile Home State Code: E2 Living Area: 0.00sqft Value: \$4,000

Type	Description	Class CD	Year Built	SQFT
BARN	BARN	UTL	2005	576.00
STGA	STORAGE AVERAGE	STGA	2005	352.00
SHED	SHED	SHDP	2005	256.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ACRE	PER ACRE	1	43,560.00	0.00	0.00	\$6,250	\$0
NPP	NATIVE PASTURE POOR	9.001	392,083.56	0.00	0.00	\$56,260	\$940

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	Cap Loss	Assessed	
2018		N/A	N/A	N/A	N/A	N/A	
2017		\$24,640	\$62,510	\$940	\$31,830	\$0	\$31,830
2016		\$25,680	\$65,010	\$920	\$33,100	\$0	\$33,100
2015		\$27,220	\$65,010	\$900	\$34,620	\$0	\$34,620
2014		\$27,650	\$65,010	\$900	\$35,050	\$0	\$35,050
2013		\$27,700	\$65,010	\$900	\$35,100	\$0	\$35,100
2012		\$28,340	\$65,010	\$880	\$35,720	\$0	\$35,720
2011		\$30,480	\$65,010	\$850	\$37,830	\$0	\$37,830
2010		\$30,810	\$35,140	\$360	\$38,240	\$0	\$38,240
2009		\$29,960	\$32,640	\$360	\$36,890	\$0	\$36,890

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number	
3/31/1994	OT	DO NOT USE				01068	00618	0
3/31/1994	OT	DO NOT USE				01068	00618	0
10/14/1993	OT	DO NOT USE				01031	01026	0

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