

ORDINANCE 03-22-11

AN ORDINANCE ANNEXING THE HEREIN AFTER DESCRIBED AREA ALONG UNION HILL ROAD TO THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND EXTENDING THE BOUNDARIES OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AREA WITHIN THE CITY LIMITS AND GRANTING TO SAID AREA AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCE OF SAID CITY;

WHEREAS, the City of Sanger is authorized to annex area in accordance with V.T.C.A. Local Government Code 43.028 and its home rule charter and by statute; and

WHEREAS, the owner of said area, Denton County, has submitted a petition to the City of Sanger to annex the area, that the area is less than one-half mile in width, that the area is contiguous to the present city limits, that the area is vacant; and

WHEREAS, the City of Sanger has granted said petition to annex the area;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

Section 1. The area hereinafter described is hereby annexed into the city, and that the boundary limits of the City are hereby extended to include said territory within the city limits, and the same shall hereafter be included within the territorial limits of said city, and said land and the future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City and shall be bound by the acts and ordinances of said City.

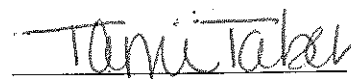
The area is a 20-acre portion of a property legally described as Tract 53 of the John Morton Survey, located along the south side of Union Hill Road approximately 1,164 feet west of the intersection of Union Hill Road and FM 455, more specifically described in the attached Exhibit A.

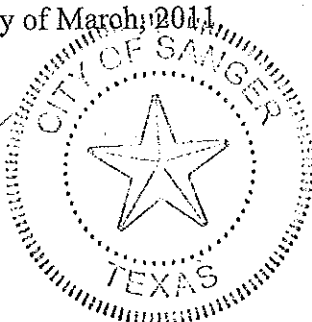
Section 2. The City Secretary is hereby directed to file with the Denton County Clerk and other appropriate officials and agencies, as required by estate and federal law and city annexation procedures, certified copies of this ordinance.

Section 3. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 21st day of March, 2011.

ATTEST:

  
City Secretary Tami Taber



APPROVED:

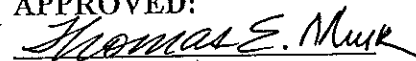
  
Mayor Thomas Muir

Exhibit A: Land Title Survey

EXHIBIT "A"

BEING A 20.000 ACRE TRACT OF LAND SITUATED IN THE JOHN MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 125.344 ACRE TRACT OF LAND DESCRIBED IN DEED TO HUGH Z. PRUETT AND SANDRA B. PRUETT AS RECORDED IN DOCUMENT NUMBER 2010-56178 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. SAID 20.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch Iron rod found for the southwest corner of said 125.344 acre tract, also being the northwest corner of that certain tract of land described in deed to Lloyd Melvin Lines and Mary Ellen Lines, as recorded in Document Number 1993-10537 of said Real Property Records, also lying in the east line of that certain tract of land described in deed to The Miller Family Trust, as recorded in Document Number 1994-89291 of said Real Property Records, and in the common east line of the Reuben Bebee Survey, Abstract Number 29, and the west line of said John Morton Survey, from which a 1/2 inch capped Iron rod found stamped "Metroplex 1849" bears S 89° 29' 15" E, a distance of 2202.53 feet, [record is S 89° 26' 54" E - 2205.58 feet], being the southeast corner of the said 125.344 acre tract;

THENCE N 00° 28' 56" E, along the west line of said 125.344 acre tract, the east line of said Miller Family Trust tract, and said common survey line, along and near a fence, a distance of 1505.22 feet to a 5/8 inch capped iron rod set and stamped "TNP" for the POINT OF BEGINNING of the herein described tract;

THENCE N 00° 28' 56" E, continuing along said line, a distance of 980.22 feet to 5/8 inch capped iron rod set and stamped "TNP", beside a dilapidated wooden fence post, lying in the south line of Union Hill Road, a variable width right-of-way, for the northwest corner hereof;

THENCE N 89° 34' 38" E, along the north line of said 125.344 acre tract, the south line of said Union Hill Road, along and near a fence, a distance of 888.89 feet to a 5/8 inch capped iron rod set and stamped "TNP" for the northeast corner hereof, from which a concrete right-of-way monument found bears N 89° 34' 38" E, a distance of 1164.03 feet, being the most northerly northeast corner of said 125.344 acre tract;

THENCE S 00° 28' 56" W, departing said north line, and the south line of said Union Hill Road, over and across said 125.344 acre tract, a distance of 980.22 feet to a 5/8 inch capped iron rod set and stamped "TNP" for the southeast corner hereof;

THENCE S 89° 34' 38" W, continuing over and across said 125.344 acre tract, a distance of 888.89 feet to the POINT OF BEGINNING, and containing 20.000 acres of land more or less.



# Union Hill Road Proposed Annexation Exhibit

