

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, SETTING A DATE, TIME, AND PLACE FOR TWO PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF OLD ALTON ROAD, SOUTH OF THE INTERSECTION OF OLD ALTON ROAD AND TEASLEY LANE BY THE CITY OF DENTON, TEXAS, AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS. (A17-0006)

WHEREAS, pursuant to Section 43.061, Subchapter C-1, Texas Local Government Code, a home rule city is authorized to annex certain areas that are not required to be in an annexation plan; and

WHEREAS, The applicant, Yolanda Vela Vorel, on behalf of the property owners FBA Properties, submitted a petition for annexation to annex the southern 0.30 acres of Lot 1, Block A of the Denton Creek Business Park Addition, Phase I, situated in the A. Cannon Survey, Abstract Number 232, in Denton County, Texas and more particularly described in **Exhibit A** attached hereto and incorporated herein (collectively, the “Property”); and

WHEREAS, on February 21, 2017, the City Council adopted Ordinance 2017-071 to provide for Periphery Development Annexation Criteria in order to define and clarify when a property in the City’s Extra-territorial Jurisdiction (ETJ) should be considered for annexation through enumerated criteria; and

WHEREAS, The property owner consents to the annexation and the Property qualifies under these criteria as it will require connection to City public services and the Property is located within the City’s CCN boundary for water, wastewater, and electric service;; and

WHEREAS, the Denton City Council hereby deems it to be in the best interests of the citizens of the City of Denton to pursue annexation of the Property and to set public hearings in this matter for this purpose; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

**SECTION 1.** On the **6<sup>th</sup> day of February at 6:30 p.m.** and the **20<sup>th</sup> day of February 2018** in the City of Denton City Council Chambers of City Hall, **215 E. McKinney Street, Denton, Texas**, the City Council will hold Public Hearings giving all interested persons the right to appear and be heard on the proposed annexation by the City of Denton, Texas, of the Properties, more particularly described in **Exhibit A**.

**SECTION 2.** The City Secretary of the City of Denton, Texas, or her designee, is hereby authorized and directed to cause notice of such public hearings to be published once in the newspaper having general circulation in the City and in the above described territory not more than twenty days nor less than ten days prior to the date of such public hearings and to publish the dates, times, and locations of the public hearings on the City’s website, in accordance with Chapter 43 of the Texas Local Government Code.

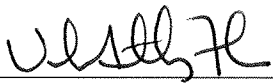
PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
CHRIS WATTS, MAYOR

ATTEST:  
JENNIFER WALTERS, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
AARON LEAL, CITY ATTORNEY

BY: 

**0.30 ACRES**

Being all that certain lot, tract, or parcel of land lying and being situated in Denton County, Texas, and being the portion lying outside the approximate City Limits of Lot 1, Block A, Denton Creek Business Park, Phase I, according to the Plat recorded in Cabinet X, Page 484, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows;

COMMENCING at a capped iron rod found for the Northeast corner of said Lot 1 of said Block A and the Northwest corner of a tract of land described in a deed to Ultimate Properties, Inc., recorded in Instrument Number 2013-103853, Real Property Records, Denton County, Texas;

THENCE South 00 Degrees 03 Minutes 53 Seconds East with the common line of said Lot 1, and said Ultimate Properties tract, 152.26 feet to the POINT OF BEGINNING;

THENCE South 00 Degrees 03 Minutes 53 Seconds East with the West line of said Ultimate Properties, Inc. tract, 47.74 feet to a point, being the Northeast corner of Lot 6 of said Block A, the Southeast corner of said Lot 1, and the Southeast corner of the herein described tract;

THENCE South 89 Degrees 56 Minutes 07 Seconds West with the North line of said Lot 6 and the North line of Lot 2 of said Block A, 247.29 feet to a point in the East line of Old Alton Road, being the Southwest corner of said Lot 1, the Northwest corner of said Lot 2, and the Southwest corner of the herein described tract, and being the beginning of a curve to the left whose long chord bears North 35 Degrees 52 Minutes 35 Seconds East, 90.23 feet;

THENCE continuing along said curve with the East line of Old Alton Road, whose radius is 436.50 feet with an arc length of 90.39 feet to a point in the West line of said Lot 1, being the Northwest corner of the herein described tract, and being the beginning of a curve to the left whose long chord bears South 82 Degrees 38 Minutes 33 Seconds East, 195.97 feet;

THENCE along said curve whose radius is 1342.65 feet with an arc length of 196.15 feet to the PLACE OF BEGINNING containing 0.30 acres of land more or less.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446

JOB NUMBER: 070045-05

DRAWN BY: MBC/MMF

DATE: 10-27-2017

R.P.L.S.

KENNETH A. ZOLLINGER

20' SANITARY SEWER EASEMENT PER PLAT  
VOL. 4905, PG. 449  
R.R.D.C.T.

8' U.E. & S.W.E. PER PLAT

30' B.L. PER PLAT

20' SANITARY SEWER  
EASEMENT  
VOL. 4880, PG. 1324 / VOL.  
4912, PG. 831  
VOL. 4880, PG. 1373  
D.R.D.C.T.

S 00°03'53" E 152.26'  
TRACT OF LAND  
DESCRIBED IN A DEED TO  
ULTIMATE PROPERTIES, INC  
INST. NO. 2013-103853  
R.P.R.D.C.T.

REMAINDER OF  
LOT 1

C1 CITY OF DENTON (APPROXIMATE)  
DENTON COUNTY (APPROXIMATE)  
(PER PLAT)

0.30 ACRES  
A PART OF  
LOT 1  
BLOCK A

20' ACCESS EASEMENT PER PLAT

S 89°56'07" W 247.29'

LOT 2

LOT 6

30' U.E.  
PER PLAT

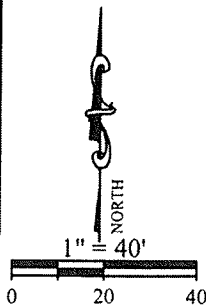
15' U.E.  
PER PLAT

S 00°03'53" E  
47.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1342.65'	196.15'	195.97'	S 82°38'33" E	8°22'13"
C2	436.50'	90.39'	90.23'	N 35°52'35" E	11°51'54"

### LEGEND

- ⊙ = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊙ = BURIED CABLE SIGN
- ⊠ = TRAFFIC SIGNAL CONTROLS
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- POB = POINT OF BEGINNING
- CM = CONTROLLING MONUMENT
- = OVER-HEAD UTILITIES
- = ASPHALT
- = CONCRETE



**KAZ**  
SURVEYING

TX FIRM REGISTRATION # 10002100

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