

ORDINANCE NO. 2006-01-04

AN ORDINANCE PROVIDING FOR THE ANNEXATION INTO THE CITY OF WESTON, TEXAS TERRITORY DESCRIBED AS 253.3879 ACRES OF THAT CERTAIN 823.48 ACRE TRACT SITUATED IN THE HEZEKIAH CULWELL SURVEY, ABSTRACT NO. 185 AND THE GRIZZELL KENNEDY SURVEY, ABSTRACT NO. 498, COLLIN COUNTY, TEXAS, FOR ALL MUNICIPAL PURPOSES; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weston, Texas is a general-law municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, by proper petition, the property owner requested that his property be annexed into the City of Weston; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, public hearings on the proposed annexation were held before the Weston City Council, said hearing dates being not more than forty days nor less than twenty days before the adoption of this ordinance on first reading; and

WHEREAS, all of the property described herein is adjacent to and within the exclusive extraterritorial jurisdiction of the City of Weston; and

WHEREAS, a Service Plan has been prepared and presented at the public hearings and is attached to and adopted with this Ordinance; and

WHEREAS, all requirements of law have been met to require this annexation, including compliance with the provisions of Chapter 43 of the Texas Local Government Code.

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

SECTION 1. ANNEXATION

That all portions of the following parcel (the "Territory") located in Collin County, Texas, being comprised of 253.3879 acres of that certain 823.48 acre tract situated in the Hezekiah Culwell Survey, Abstract No. 185 and the Grizzell Kennedy Survey, Abstract No. 498, Collin County, Texas are hereby annexed to the City of Weston as a part of the City for all municipal purposes, and the city limits are extended to include such Territory, being more particularly described on Exhibit "A" attached to and incorporated in this Ordinance for all purposes.

SECTION 2. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

The owners and inhabitants of the Territory are entitled to all of the rights and privileges of all other citizens and property owners of the City of Weston, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3. OFFICIAL MAP

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Weston, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 4. FILING CERTIFIED COPY

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Collin County, Texas.

SECTION 5. SERVICE PLAN

The Service Plan, attached as Exhibit "B" and incorporated in this Ordinance, is approved in all things and made a part of this ordinance for all purposes.

SECTION 6. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Weston, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. SEVERABILITY CLAUSE

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 8. AREAS EXCEPTED FROM ANNEXATION

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Weston, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Weston every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City of Weston any lands or area which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Weston's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 9. EFFECTIVE CLAUSE

This ordinance shall be in full force and effect from and after its passage,

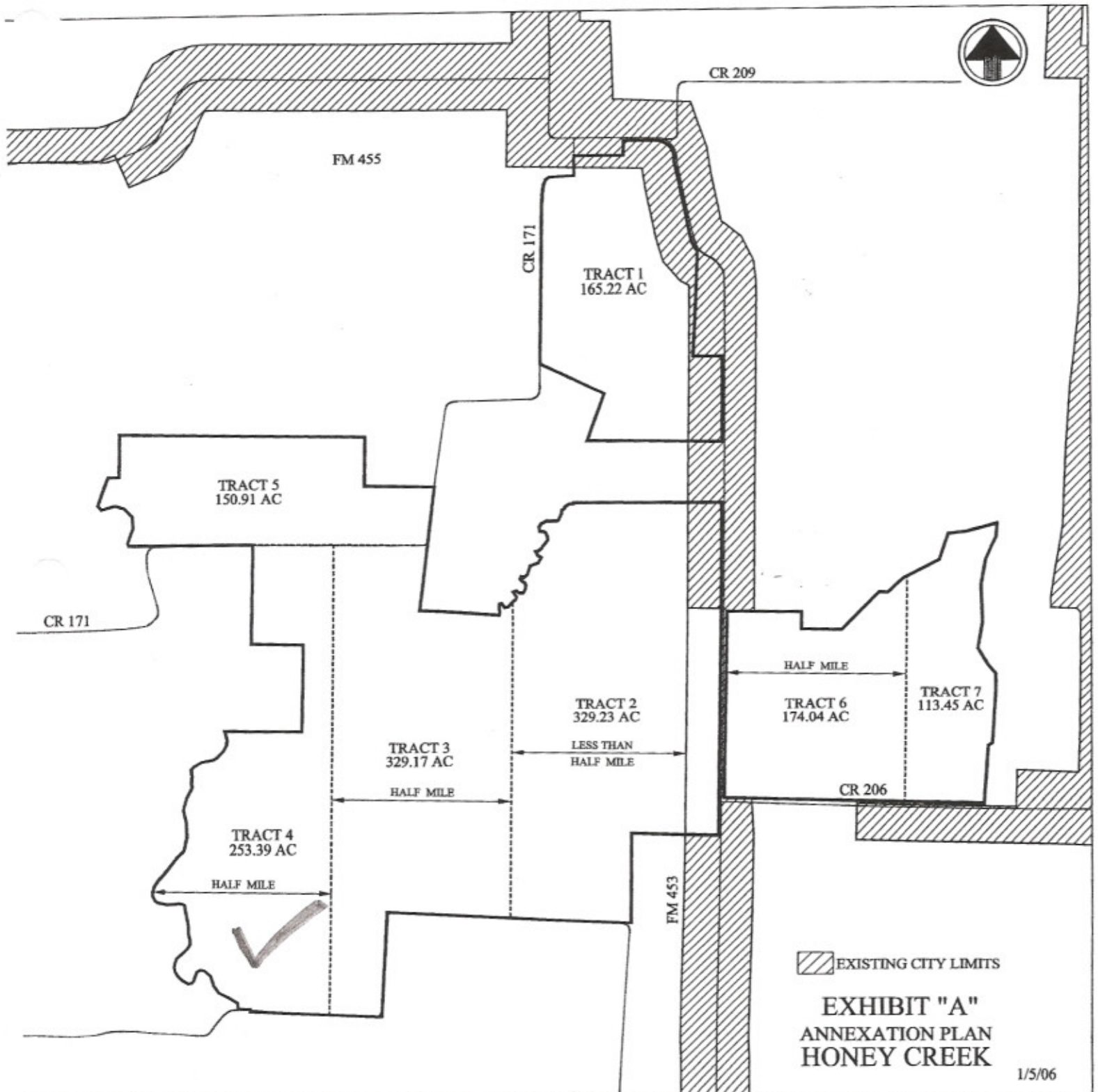
AND IT IS SO ORDAINED.

PASSED AND APPROVED this the 10TH day of JANUARY 2006.

Patti Harrington
Patti Harrington, Mayor

ATTEST:
Susan M Coffey
Susan M Coffey, City Secretary





1/5/06

EXHIBIT "A"

**PROPERTY DESCRIPTION
TOWN OF WESTON ANNEXATION
253.3879 ACRE TRACT 4**

BEING a part of that certain called 823.48 acre tract of land conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 4768, Page 3562 of the Deed Records of Collin County, Texas, in the Hezekiah Culwell Survey, Abstract No. 185 and the Grizzell Kennedy Survey, Abstract No. 498, situated in Collin County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of said 823.48 acre tract and the Southwest corner of that certain called 133 acre tract conveyed to L.M. King by deed recorded in Volume 1011, Page 643 of the Deed Records of Collin County, Texas, and being on the approximate centerline of County Road No. 170;

THENCE North 87°19'44" West along a South line of said 823.48 acre tract and said centerline of County Road No. 170, 763.97 feet to the PLACE OF BEGINNING of this description;

THENCE North 87°19'44" West along said South line of said 823.48 acre tract and said centerline of County Road No. 170, 1176.14 feet to an iron rod set at the Southeast corner of that called 0.14 acre tract conveyed to Collin County for County Road No. 170 right-of-way by deed recorded in Volume 2914, Page 952;

THENCE North 2°36'22" East along the East line of said 0.14 acre tract, 37.50 feet to an iron rod set at its Northeast corner;

THENCE North 87°23'38" West along the North line of said 0.14 acre tract, 184.14 feet to the approximate centerline of Honey Creek;

THENCE along the centerline of Honey Creek as follows:

- North 05°47'18 West, 90.00 feet;
- North 57°37'50" West, 168.66 feet;
- North 66°08'56" West, 87.33 feet;
- North 58°55'50" West, 69.21 feet;
- North 36°21'21" West, 68.95 feet;
- North 27°51'03" West, 60.76 feet;

North 50°41'49" West, 43.93 feet;
North 27°44'08" West, 72.08 feet;
North 00°13'37" West, 64.94 feet;
North 18°34'37" East, 76.80 feet;
North 33°40'28" East, 102.21 feet;
North 45°48'36" East, 117.47 feet;
North 39°22'50" East, 157.22 feet;
North 38°17'31" East, 55.74 feet;
North 40°50'48" East, 101.72 feet;
North 46°33'39" East, 118.18 feet;
North 21°48'07" East, 50.30 feet;
North 10°24'19" East, 61.92 feet;
North 16°09'43" East, 90.42 feet;
North 02°29'50" West, 210.22 feet;
North 08°26'35" West, 68.43 feet;
North 16°07'10" West, 114.00 feet;
North 15°47'49" East, 195.00 feet;
North 28°43'19" East, 162.34 feet;
North 10°22'38" West, 67.12 feet;
North 05°32'52" East, 109.43 feet;
North 07°49'15" West, 94.87 feet;
North 39°48'10" East, 62.68 feet;
North 58°44'04" East, 139.52 feet;
North 78°52'42" East, 179.29 feet;

North 18°05'40" West, 164.83 feet;
North 48°24'03" West, 124.16 feet;
North 78°48'06" West, 60.76 feet;
South 57°31'03" West, 57.89 feet;
South 19°21'13" West, 148.88 feet;
South 35°07'31" West, 39.06 feet;
South 81°12'06" West, 57.89 feet;
North 58°14'38" West, 96.36 feet;
North 45°04'13" West, 101.04 feet;
North 29°22'52" West, 81.53 feet;
North 09°25'01" West, 71.35 feet;
North 13°49'54" East, 77.17 feet;
North 21°03'30" East, 58.99 feet;
North 44°00'16" East, 63.51 feet;
North 49°22'49" East, 53.74 feet;
North 43°51'46" East, 105.85 feet;
North 32°22'22" East, 63.29 feet;
North 03°42'28" East, 61.45 feet;
North 13°27' 06" West, 97.21 feet;
North 00°30'26" West, 104.33 feet;
North 10°11'14" West, 337.00 feet;
North 68°19'38" West, 58.19 feet;
South 85°01'30" West, 192.63 feet;
North 77°31'17" West, 151.16 feet;

North 55°29'27" East, 58.65 feet;

North 43°14'46" East, 138.43 feet;

North 28°02'40" East, 90.98 feet;

North 10°17'28" East, 84.30 feet;

North 14°24'26" West, 149.56 feet to the Southwest corner of that called 11 acre tract conveyed to Gerald Scarborough by deed recorded in Volume 1288, Page 393;

THENCE along the South line of said 11 acre tract as follows:

South 89°43'08" East, 198.48 feet to a 60d nail found;

South 88°13'09" East, 170.48 feet to a 60d nail found;

South 89°25'09" East, 381.42 feet to an iron rod found;

South 89°23'05" East, 182.51 feet to an iron rod set at the Southwest corner of Lot 1, Block A of Scarborough Faire, an addition to Collin County, Texas as recorded in Cabinet F, Page 765 of the Plat Records of Collin County, Texas;

THENCE South 88°33'29" East along the South line of said Lot 1, 203.94 feet to an iron rod found at its Southeast corner;

THENCE along the East line of said Lot 1 as follows:

North 1°51'38" East, 212.10 feet to an iron rod found;

North 1°01'47" East, 167.46 feet to an iron rod found at the Northeast corner of said Lot 1 and the Southeast corner of that called 17.73 acre tract conveyed to Malcolm Lillard by deed recorded in Volume 1272, Page 336;

THENCE along the East line of said 17.73 acre tract as follows:

North 1°23'12" East, 276.63 feet to an iron rod found;

North 1°09'38" East, 692.75 feet to an iron rod found at the Northeast corner of said 17.73 acre tract;

THENCE North 88°31'45" West along the North line of said 17.73 acre tract, 765.81 feet to an iron rod found at its Northwest corner and the Southeast corner of that called 11.8109 acre tract conveyed to Allison V. Roberts and Michael D. Twaddell by deed recorded in Volume 4271, Page 1599;

THENCE North $1^{\circ}33'45''$ East, 1412.62 feet to an iron rod found at the Northeast corner of said 11.8109 acre tract, said point being on the South line of that called 132.349 acre tract described in Volume 5001, Page 2172, and being on the approximate centerline of County Road No. 171;

THENCE North $89^{\circ}51'53''$ East along said South line of said 132.349 acre tract, the North line of said 823.48 acre tract and the centerline of County Road No. 171, 592.12 feet to an iron rod found at the Southwest corner of that certain 2.327 acre tract remaining from a called 69 acre "Tract Three" in deed to Anita Gross Taylor recorded in Volume 616, Page 599 of the Deed Records of Collin County, Texas;

THENCE South $89^{\circ}07'02''$ East, continuing along said centerline of County Road No. 171, passing an iron rod found at the Southeast corner of said 2.327 acre tract, and continuing along said centerline a total distance of 615.91 feet;

THENCE South $0^{\circ}53'$ West, 6986.14 feet to the PLACE OF BEGINNING, and containing 253.3879 acres of land, more or less.

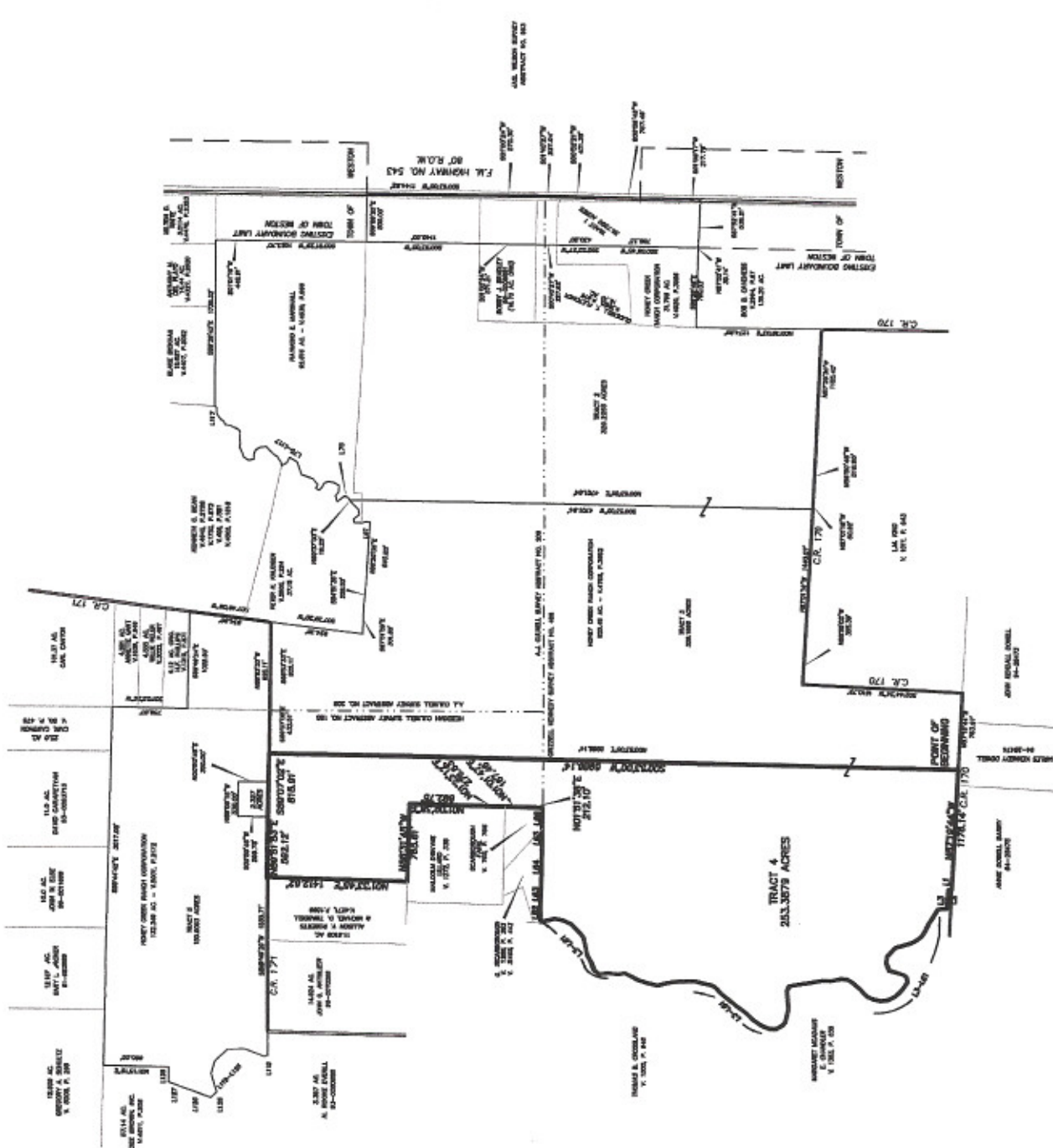
BEARING BASIS: Bearings of record called out in deed of 823.48 acre tract conveyed to Honey Creek Ranch Corporation recorded in Volume 4768, Page 3562 of the Deed Records of Collin County, Texas.



BEARING BOUNDARIES OF RECORD CALLED OUT BY WORDS OR FIGURES SHALL BE CONSIDERED TO HAVE BEEN CORRECTLY PLACED AND TO BE CORRECT UNLESS OTHERWISE NOTED BY THIS INSTRUMENT.

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	100.00
2	S 89° 00' 00" E	100.00
3	N 01° 00' 00" E	100.00
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ASSOCIATION EXHIBIT
TOWN OF WESTON
253.3878 ACRES TRACT 4
COLLIN COUNTY, TEXAS

C&P SURVEYING, P.C.D.
 1000 W. WILSON ROAD, SUITE 100
 FORT WORTH, TEXAS 76104
 TEL: 817-335-1111
 FAX: 817-335-1112
 WWW.C&P-SURVEYING.COM

THE ATTORNEY GENERAL'S OFFICE

**CITY OF WESTON
ANNEXATION SERVICE PLAN**

For land in the City of Weston, Texas, described in the attached and incorporated Exhibit "A," services mandated by Chapter 43 of the Texas Local Government Code will be provided in accordance with the following service plan and the attached and incorporated Development Agreement (Exhibit "B" hereto). To the extent the provisions of this service plan conflict with the provisions of the attached Development Agreement, that Development Agreement will control.

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City of Weston, Texas does not provide police protection within the City. Police protection may be available through the Collin County Sheriff's office.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Weston, Texas does not provide fire or EMS service protection. Fire protection may be available through the Weston Volunteer Fire Department.

3. SOLID WASTE COLLECTION

At the present time the City of Weston, Texas, is using a designated, specified contractor for collection of solid waste and refuse within the city limits of the City of Weston, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

The City does not own or maintain any water or wastewater facilities. Water service may be available through the Weston Water Supply Corp., Gunter Rural Water Supply or the North Collin Water Supply Corp.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Weston, Texas, or which are owned by the City of Weston, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Weston, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Weston, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Weston, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Weston, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Weston, Texas, is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Weston, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Weston, Texas.

CAPITAL IMPROVEMENTS

1. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Weston, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical services. Because the City of Weston does not provide police, fire or EMS services, the City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Weston, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

2. WATER FACILITIES

The City Council of the City of Weston, Texas, has determined that water is available for point of service extension from the appropriate third party provider in accordance with the City's utility polices and ordinances. Therefore, capital improvements are not necessary to provide full municipal services for water.

3. WASTE WATER FACILITIES

The City Council of the City of Weston, Texas, has determined that wastewater service is unavailable for any area of the City, including the newly annexed area. As a result, capital improvements are not necessary to provide equivalent wastewater service.

4. ROADS AND STREETS

Within 2 ½ years, the City of Weston, Texas, with a cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City of Weston, Texas. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and sub-development of the annexed property. Developers will be required pursuant to the ordinances of the City of Weston, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Weston, Texas, for the properly dedicated street. City participation in capital expenditures will be in accordance with city policies.

5. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

SPECIFIC FINDINGS

The City Council of the City of Weston, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Weston, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Weston, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Weston, Texas who reside in areas of similar topography, land utilization and population.