

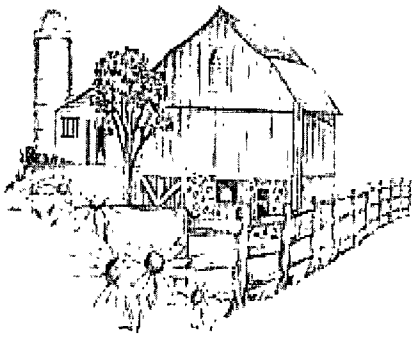


Control Number: 27233



Item Number: 499

Addendum StartPage: 0



City of Union Valley, Texas

7967 Farm Market 1565
Union Valley, Texas 75189

27233

RECEIVED
2020 JUN 29 AM 9:15
PUBLIC UTILITY COMMISSION
FILING CLERK

Craig A. Waskow
Mayor

John Oznick
Commissioner Place 1

Theresa Curtis
Commissioner Place 2

Public Utility Commission
Attn: Filing Clerk, Project No. 24648
P.O. Box 13326
Austin, TX 78711

RE: City of Union Valley, Texas Notice of Annexed Property

Dear Sir or Madam:

The purpose of this letter is to provide you with notice on March 12, 2020 the City of Union Valley, Texas annexed the below listed property into its city boundaries. The property was annexed by individual ordinance containing the Hunt County Central Appraisal District Identification Number 224574 address and legal description.

Please note file copy of the Ordinance attached. The Ordinance contains exhibit "A" that identifies the property being annexed into the city. There is also a map displaying the property being annexed by the City of Union Valley on March 12, 2020, as described below. The annexation is not the subject of litigation.

Ordinance 2020-1000, annexing the here in after described territory known as HCAD ID 224574, located north of FM 35 and being an approximately 10.0-acre tract of land situated in the Carr James Survey, Abstract No. 0175 Tract A-1, Hunt County, Texas.

Ordinance and map attached.

If you feel the need to contact me please see contact information below.

Thank you.

Angela Smith
City Secretary
City of Union Valley
CiytofUnionValley@gmail.com
972-635-6655

499

ORDINANCE NO. 2020-1000

AN ORDINANCE OF THE CITY OF UNION VALLEY, HUNT COUNTY, TEXAS, ANNEXING HUNT COUNTY PROPERTY ID 224574, APPROXIMATELY 10.0 ACRES OF LAND IN THE CARR JAMES SURVEY, ABSTRACT NO. 0175, TRACT A-1, HUNT COUNTY, TEXAS, INTO THE CITY LIMITS OF UNION VALLEY, TEXAS; ADOPTING A SERVICE PLAN, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID PROPERTY WITHIN THE CITY LIMITS; GRANTING TO SAID TERRITORY AND TO ALL INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL THE ACTS AND ORDINANCES OF THE SAID CITY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, IN ACCORDANCE WITH Chapter 43 of the Texas Local Government Code, §43.028, a petition for annexation of land described herein was submitted to the City, and duly considered and accepted by the City Council of Union Valley; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a service plan was prepared and all required public notice and hearings were noted and held in accordance with the Texas Local Government Code to consider comments from the public for and against the annexation of such property into the City of Union Valley; and

WHEREAS, the City of Union Valley believes that annexation of the property hereinafter described is in the best interests of the citizens of Union Valley, and the owners and residents of the area seeking annexation.

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

SECTION 1. ANNEXATION:

That the following described territory, to wit:

Hunt County Property ID: 224574, a tract of land of approximately 10 acres situated in the Carr James Survey, Abstract No. 0175, Tract A-1, Hunt County, Texas, more specifically described in the attached Exhibit "A".

be and the same is hereby annexed into the City of Union Valley, Hunt County, Texas, and that the boundary limits of the City of Union Valley, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Union Valley, Texas, and that the same shall hereafter be included with the territorial limits of said City and said land and the inhabitants thereof shall be hereafter

ORIGINAL

entitled to all rights and privileges of other citizens of the City of Union Valley, Texas and shall be bound by the acts and ordinances of said City.

SECTION 2. SERVICE PLAN:

The Service Plan attached hereto as Exhibit "B" is hereby adopted and the same shall govern the delivery of Union Valley's municipal services to the annexed territory.

SECTION 3. SEVERABILITY:

It is the intent of the City Council that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 4. REPEALER:

That all provisions of the ordinances of the City of Union Valley in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Union Valley not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE:

This Ordinance shall be effective on the date of its adoption.

SECTION 6. FILING INSTRUCTIONS:

The City Secretary is directed to file a certified copy of this Ordinance with the County Clerk of Hunt County, Texas, and with the Hunt County Central Appraisal District.

ADOPTED by the City Council of the City of Union Valley, Texas, on this 12 day of MARCH, 2020.

APPROVED:



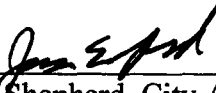
Craig Waskow, Mayor

ATTEST:



Angela Smith, City Secretary

APPROVED AS TO FORM:


James E. Shepherd, City Attorney



Exhibits:

Exhibit A Legal description of apx. 10 acre tract
Exhibit B Service Plan

EXHIBIT "A"

BEING 10.000 acre tract of land situated in the James Carr Survey Abstract No. 175, Town of Union Valley, Hunt County, Texas and being a portion of a 70.02 acre tract of land described in a Deed to Ross and Norma Morris recorded in Volume 1133, Page 90, Deed Records, Hunt County, Texas (DRHCT) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the Northeasterly line of F. M. Highway 35, a 80 feet wide right of way and being the Westerly Southwest corner of said 70.02 acre tract and the Southerly corner of Lot 9 of Double "J" Village;

THENCE along the common line of said Lot 9 and said 70.07 acres, North 01 degrees 08 minutes 20 seconds East a distance of 794.86 feet to a 3/8 inch iron rod found for corner at the Southwest corner of a called 8.00 acre tract of land described in a Deed to Michael and Julie Decker recorded in Volume 939, Page 847 (DRHCT);

THENCE along the common line of said 8.00 acre tract and said 70.02 acres tract, North 89 degrees 46 minutes 10 seconds East a distance of 494.55 feet to a 3/8 inch iron rod found for corner;

THENCE continuing along said common line, North 01 degrees 26 minutes 37 seconds East a distance of 98.00 feet to a 1/2 inch iron rod found for corner at the Southwest corner of a called 4.717 acre tract of land described in a deed to Juanita R. Paschal recorded in Volume 785, Page 799 (DRHCT);

THENCE along the common line of said 70.02 acre tract and said 4.717 acre tract, South 88 degrees 34 minutes 41 seconds East a distance of 334.16 feet to a 5/8 inch iron rod set for corner;

THENCE crossing said 70.02 acre tract South 00 degrees 18 minutes 48 seconds West a distance of 53.44 feet to a 5/8 inch iron rod set for corner;

THENCE South 38 degrees 15 minutes 01 seconds West a distance of 1110.38 feet to a 5/8 inch iron rod set for corner;

THENCE South 43 degrees 53 minutes 30 seconds West a distance of 88.12 feet to a 5/8 inch iron rod set for corner in the Northeasterly line of said F. M. Highway 35;

THENCE along the Northeasterly line of said F.M. Highway 35, North 43 degrees 42 minutes 46 seconds West a distance of 141.90 feet to the POINT OF BEGINNING;

CONTAINING 10.000 acres or 435,600 square feet of land more or less.

ORIGINAL

EXHIBIT "B"

SERVICE PLAN

Section 1. Within ten (10) days of the effective date of an annexation pursuant to §43.033 of the Texas Local Government Code, the City of Union Valley ("the City") will provide the following services to the territory or property so annexed to the same degree as provided within the other areas of the municipality pursuant to state law:

- A. Police protection in accordance with the City of Union Valley Interlocal Agreement with Hunt County established April 28, 2008 and with state and federal law;
- B. Volunteer fire department service and emergency medical service in accordance with City of Union Valley Interlocal Agreement with Hunt County and state and federal law;
- C. Solid waste collection; in the City of Union Valley residence will maintain contracts with the waste collection service of their choice.
- D. Maintenance of water service; Cash Special Utility District provides the water to the citizens of Union Valley.
- E. Enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping, except as provided in this Service Plan, and/or in any zoning ordinance imposed on the land subject to this Service Plan;
- F. Maintenance of roads and streets; City of Union Valley does not conduct road maintenance. All Roads within the City of Union Valley are privately maintained.
- G. Maintenance of public parks, playgrounds and swimming pools and any other publicly owned facilities, buildings or services, if any.

Section 2. All services identified in Section 1 shall be provided at the same level at which services are currently provided to the territory that is currently within the corporate limits of the City with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 3. The Union Valley City Council finds that all of the municipal services adequate to serve the areas proposed for annexation are currently provided to such areas to be annexed by the City pursuant to §43.024 of the Texas Local Government Code or can be provided without acquisition or construction of capital improvements by the City. In the event circumstances change, the timing of construction would be within the 10 year life of the service plan.

ORIGINAL

Section 4. In the event that any of the tracts of land annexed are subdivided and/or further developed, then the Developer will be required to comply with Union Valley's Land Development and Subdivision Regulations, and the construction standards (Ordinance No. 2018-1001).

Section 5. Any improvements which may be placed, constructed, or installed on any portion of the development shall conform to the minimum specifications as called for in the Building Code, the Fire Code, and applicable engineering standards as to size, quality of materials, height, and strength of improvements. For the purpose of the foregoing, the following shall be considered improvements: water lines, fire hydrants, and sanitary sewer systems, or any similar improvement designed to ensure the health and safety of the public, residents, employees, or customers. In the event private drives or streets are constructed for the development of the property, they shall conform to the Fire Code, and applicable engineering standards for their construction, to assure that Fire Department vehicles may safely use them. The Developer or land owner shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof until such private improvements are fully completed to serve the developed area.

Section 6. It is agreed and understood that extension and provision of City services to the property, and the construction, inspection and maintenance of all improvements necessary to provide such services will be in accordance with standards contained in the City's subdivision regulations or engineering manuals, or other standard specifications, as may be amended, except as expressly provided herein to the contrary.

Section 7. It is understood and agreed that, in accordance with Chapter 212, Texas Local Government Code, and the City's Land Development and Subdivision Regulations, any division as defined in the statute of the annexed property into two or more parcels for the purpose of sale will require the filing of a subdivision plat. The Developer agrees to complete those portions of the public improvements which the City may require in order to insure contiguity and proper service for the public improvements to the portion of the annexed property for which plat approval may be sought.

Approved on this 12th day of March, 2020.

Property Owner or Representative

Craig W. Allen

Mayor

[Signature]

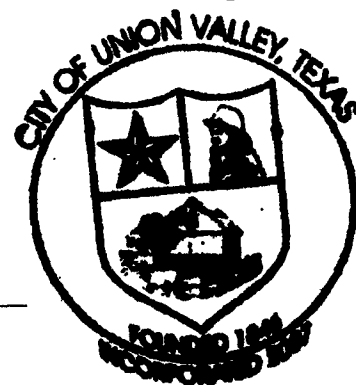
City Attorney

03/12/2020

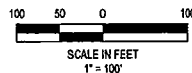
Date

3/12/2020

Date



ORIGINAL

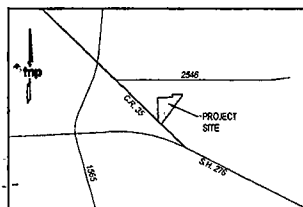
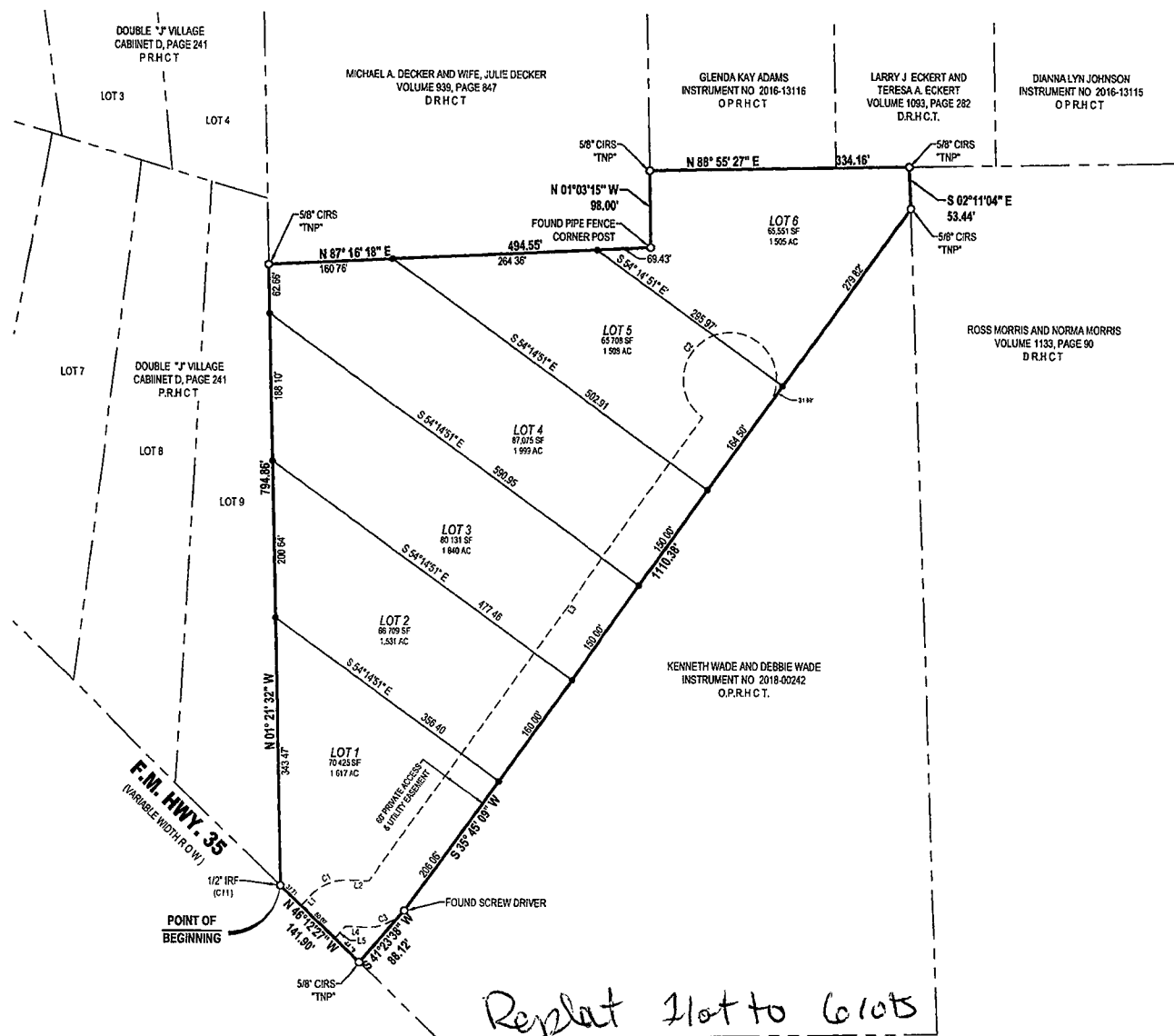


LEGEND

(CA) CONTROLLING MONUMENT
IRON ROD FOUND
CIRCUIT-IRON ROD SET
SF SQUARE FEET
AC-ACRES
P R H C T-PLAT RECORDS HUNT COUNTY TEXAS
D R H C T-DEED RECORDS HUNT COUNTY TEXAS
O P R H C T-OFFICIAL PUBLIC RECORDS HUNT COUNTY TEXAS

NOTES

- [illegible]



VICINITY MAP
Not to Scale

LINE #	BEARING	LENGTH
L1	N43°29'10"E	19.41'
L2	S87°25'38"E	25.94'
L3	N35°44'57"E	733.55'
L4	N87°25'38"W	25.77'
L5	S43°29'10"W	20.64'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	62.07'	49°05'11"	53.12'	N 68°01'40" E	51.51'
C2	60.07'	268°51'31"	281.57'	N 80°13'42" E	85.70'
C3	63.07'	51°27'49"	56.59'	S 66°37'26" W	54.70'

Replat 11st to 6105

No projects To#s have
been assigned as of yet

6 RESIDENTIAL LOTS
FINAL PLAT
HOUCHIN ADDITION

SITUATED IN
THE H.H. HALL SURVEY
ABSTRACT No. 505,
CITY OF UNION VALLEY, HUNT COUNTY, TEXAS.
CONTAINING 435,597 Sq Ft
10.00 ACRES TOTAL

ENGINEER
TEAGUE NALL & PERKINS INC
825 Walters Creek Boulevard, suite M300
Allen, Texas 75013
214.451.9867

OWNER
GARY & MELANIE HOUGHIN
9339 FM 35
Rosen Ctr. Texas 75189

PROJECT INFORMATION

Project No. HOU 20095
Date MARCH 10,
Drawn By GS9
Scale 1"=100
SHEET 1 of 2

SURVEYOR
TEAGUE HALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen Texas 75013
214 461 9867 ph 214 461.9964 fx
T.B.P.L.S. Registration No 10194381
www.thpinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the H.H. Hall Survey, Abstract No. 505 situated in Hunt County, Texas and being the same property as described by deed to Gary and Melanie Houchin, LLC. As recorded in Instrument Number 2016-13550 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Houchin tract, also for the southeast corner of Double "J" Village, an addition to Hunt County, Texas as recorded in Cabinet D, Page 241 of the Plat Records of Hunt County, Texas, also lying on the northeast line of F.M. Highway 35, a variable width right-of-way;

THENCE North 01 degrees 21 minutes 32 seconds West, along the common line of said Houchin tract and said Double "J" Village, a distance of 794.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the most westerly northwest corner of said Houchin tract, also for the southwest corner of a tract of land described by deed to Michael A. Decker and wife, Julie Decker as recorded in Volume 938, Page 847 of the Deed Records of Hunt County, Texas;

THENCE North 87 degrees 18 minutes 18 seconds East, along the common line of said Houchin tract and Decker tract, a distance of 494.55 feet to a pipe fence corner found for the southeast corner of said Decker tract and an ell corner of said Houchin tract;

THENCE North 01 degrees 03 minutes 15 seconds West, continuing along the common line of said Houchin tract and Decker tract, a distance of 98.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 88 degrees 55 minutes 27 seconds East, a distance of 334.16 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Houchin tract and the most westerly northwest corner of a tract of land described by deed to Rose Mome and Norma Mome recorded in Volume 1133, page 90 of the Deed Records of Hunt County, Texas;

THENCE South 02 degrees 11 minutes 04 seconds East, along the common line of said Houchin tract and Mome tract, a distance of 53.44 feet to a 5/8 inch iron rod with cap stamped "TNP" set at an angle point in said Houchin tract also for the north corner of a tract of land described by deed to Kenneth Wade and Debbie Wade as recorded in Instrument Number 2018-00242 of the Official Public Records of Hunt County, Texas;

THENCE along the common line of said Houchin tract and said Wade tract the following courses and distances

South 35 degrees 45 minutes 09 seconds West, a distance of 1110.38 feet to a screwdriver found for corner;

South 41 degrees 23 minutes 38 seconds West, a distance of 88.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Houchin tract and the southwest corner of said Wade tract, also lying on the northeast line of the aforementioned F.M. Highway 35;

THENCE North 46 degrees 12 minutes 27 seconds West, along the northeast line of said F.M. Highway 35 and the southwest line of said Houchin tract, a distance of 141.90 feet to the POINT OF BEGINNING, containing 435,597 square feet, or 10.000 acres of land

SURVEYOR'S STATEMENT

I, Brian Jay Maddox, a REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that the plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the Subdivision rules of the City of Union Valley

DATED this the ____ day of _____, 2020

Brian J. Maddox R.P.L.S. 5430
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared Brian Jay Maddox, R.P.L.S. NO. 5430, State of Texas, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020

Notary Public

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT GARY AND MELANIE HOUCHIN, LLC, being the owner's, do hereby adopt this plat designating the herein described property as HOUCHIN ADDITION, Hunt County, Texas. The easements shown hereon are hereby reserved for purposes indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving, utility and access easements is the responsibility of the Home Owners Association. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements are hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

Dedication Statement for Privately Maintained Roads

The undersigned owner of the above described property states and acknowledges that the 80 foot wide strip of land is designated as a private access and utility easement for the benefit of adjoining landowners only, and that the road on said easement is a private road and not a public, nor a County, road of which all buyers and transferees of adjoining property are hereby notified and shall take notice.

WITNESS MY HAND at _____, Texas, this the ____ day of _____, 2020.

GARY HOUCHIN _____ City Secretary

MELANIE HOUCHIN _____ City Secretary

STATE OF TEXAS
COUNTY OF HUNT

I, _____, the Mayor of the City of Union Valley, Texas, do hereby certify that the final plat, with field notes hereon, having been fully presented to the Union Valley Commissioners, Union Valley Texas, and by said Commission duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

Mayor _____ Date

CERTIFICATE OF COMPLIANCE

The undersigned owner of the above described property states and acknowledges that the Roads and Streets designated on this plat shall be private access easements for the benefit of adjoining landowners only, and that the road and streets on said easement is a private road, not a public, nor a County road, of which all buyers and transferees of adjoining property are hereby notified and shall take notice.

Certified this ____ day of _____, 2020

City Secretary

APPROVED

Mayor _____ Date

6 RESIDENTIAL LOTS
FINAL PLAT
HOUCHIN ADDITION
SITUATED IN
THE H.H. HALL SURVEY
ABSTRACT No. 505,
CITY OF UNION VALLEY, HUNT COUNTY, TEXAS
CONTAINING 435,597 Sq. Ft.
10.00 ACRES TOTAL

ENGINEER
TEAGUE HALL & PERKINS, INC.
825 Western Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.8867

OWNER
GARY & MELANIE HOUCHIN
8338 FM 35
Ropes City, Texas 75159

PROJECT INFORMATION
Project No.: HOU 20085
Date: MARCH 10, 2020
Drawn By: CSB
Scale: 1"=100'
SHEET 2 of 2

 tnp

SURVEYOR
TEAGUE HALL & PERKINS, INC.
825 Western Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.8867 ph 214.461.8864 fx
T.B.P.L.S. Registration No. 10194361
www.tnpgc.com