



Control Number: 27233



Item Number: 530

Addendum StartPage: 0



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27233

May 26, 2021

Via CMRRR# 70181130000200934506

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

Via CMRRR# 70181130000200934513

Texas Comptroller of Public Accounts
P. O. Box 13528
Austin, Texas 78711-3528

Via CMRRR# 70181130000200934520

Tax Assessor-Collector
109 S. Jackson Street
Waxahachie, Texas 75165

Via CMRRR# 70181130000200934537

Ellis Central Appraisal District
Kathy Rodrigue
PO Box 878
Waxahachie, Texas 75168

Via CMRRR# 70181130000200934544

Texas Department of Insurance
Attn: Community Mitigation Services
Insurance Services Office
P.O. Box 149104
Austin, Texas 78714

Via CMRRR# 70181130000200934551

Texas Commission on Fire Protection
P.O. Box 2286
Austin, Texas 78768-2286

Via CMRRR# 70181130000200934568

Ellis County Elections
Attn: Jana Onyon
204 E. Jefferson St.
Waxahachie, Texas 75165

Via CMRRR# 70181130000200934575

Texas Department of Transportation
125 East 11th Street
Austin, Texas 78701

Via CMRRR# 70181130000200934582

Allied Waste
PO Box 2303
Corsicana, Texas 75151

Via CMRRR# 70181130000200934599

Republic Services
1450 E. Cleveland St.
Hutchins, Texas 75141

Via CMRRR# 70181130000200934605

Ellis County Public Works Administrator
109 South Jackson St.
Waxahachie, Texas 75165

Via CMRRR# 70181130000200934612

Rebecca Charles
Ellis County - Engineering
109 S. Jackson
Waxahachie, Texas 75167

Via CMRRR# 70181130000200934629

Ellis County Sheriff's Department
Sheriff Charles Edge
300 S. Jackson Street
Waxahachie, Texas 75165

Via CMRRR# 70181130000200934636

and via electronic mail

Atmos Energy
Al Hernandez, Manager of Public Affairs
3525 Hwy 77
Waxahachie, Texas 75165

530

RE: City of Ennis, Texas Notice of Annexed Properties

Dear Sir or Madam:

The purpose of this letter is to provide you with notice that on May 18, 2021, the City of Ennis, Texas ("City") annexed the below listed properties into its City boundaries. The property listed was annexed by individual ordinance containing the Ellis Central Appraisal District Identification Number, general location, or address and/or legal description.

Enclosed is a certified copy of Ordinance No. 21-0518-F3, referenced below. The ordinance contains an exhibit that clearly identifies the property being annexed. Also enclosed are maps depicting the property annexed by the City of Ennis on May 18, 2021, as described below. This annexation is not the subject of litigation.

1. Ordinance No. 21-0518-F3 – Annexing the hereinafter described territory known as Ellis CAD ID 283651, located at 4910 FM 1183; and being an approximate 12.538-acre tract of land situated in the Richmond Haggard Survey, Abstract No. 447, Ellis County, Texas, being more particularly described and depicted in Exhibit A; and providing for a Service Plan as outlined in Exhibit B.

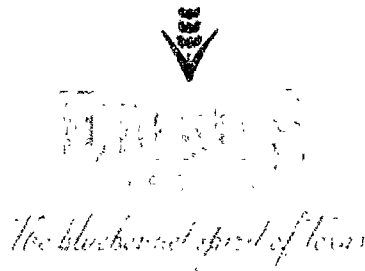
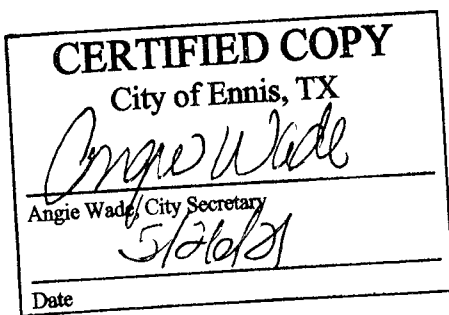
Please let me know if I can be of any further assistance.

Respectfully,

A handwritten signature in black ink that reads "Angie Wade". The signature is fluid and cursive, with the first name "Angie" and last name "Wade" clearly distinguishable.

Angie Wade, TRMC, CMC
City Secretary

Encl.



ORDINANCE NO. 21-0518-F3

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF APPROXIMATELY 12.538 ACRES LOCATED AT 4910 FM 1183 AND BEING ALL OF THAT CALLED 12.538 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO TYLER STEEN AND WIFE, KYLIE STEEN, RECORDED IN DOCUMENT NUMBER 2038666, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ennis, Texas ("City") is authorized, pursuant to Chapter 43 of the Texas Local Government Code and the home-rule charter for the City of Ennis to annex territory and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex certain territory described herein (the "Property"); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a Service Plan for the area to be annexed was prepared and made available to the public and is attached hereto and incorporated herein; and

WHEREAS, the City Commission of the City of Ennis finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Ennis and the owners and residents of the area.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2: Annexation. That the following described territory, to wit.

Ellis CAD ID 283651, located at 4910 FM 1183 and being a 12.538 acre tract of land situated in the RICHMOND HAGGARD SURVEY, ABSTRACT NUMBER 447, Ellis County, Texas, being all of that called 12.538 acre tract of land conveyed by General Warranty Deed to Tyler Steen and wife, Kylie Steen, recorded in Document Number 2038666, Official Public Records of Ellis County, Texas, and being depicted in Exhibit "A" attached hereto and made a part hereof,

be and the same is hereby annexed into the City of Ennis, Ellis County, Texas, and that the boundary limits of the City of Ennis, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Ennis, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Ennis, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3: Service Plan. A Service Plan prepared in accordance with applicable provision of state law pertaining to annexation is attached hereto as Exhibit "B" and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4: Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of Ennis. 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 annexed Property as required by applicable law.

SECTION 5: Severability Clause. It is hereby declared by the City Commission of the City of Ennis that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

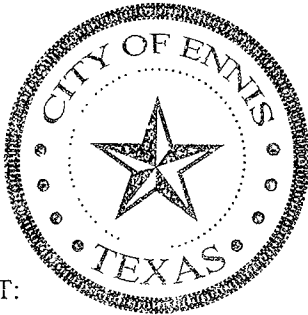
SECTION 6: Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Ennis except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

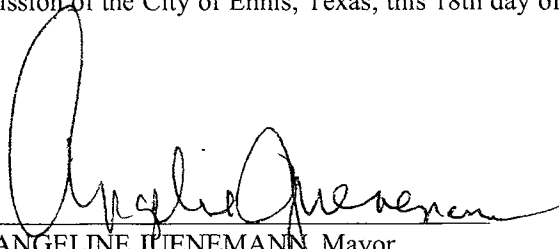
SECTION 7: Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8: Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Ellis County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9: Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Commission of the City of Ennis, Texas.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas, this 18th day of May, 2021.




ANGELINE JUENEMANN, Mayor

ATTEST:


ANGIE WADE, City Secretary

EXHIBIT A

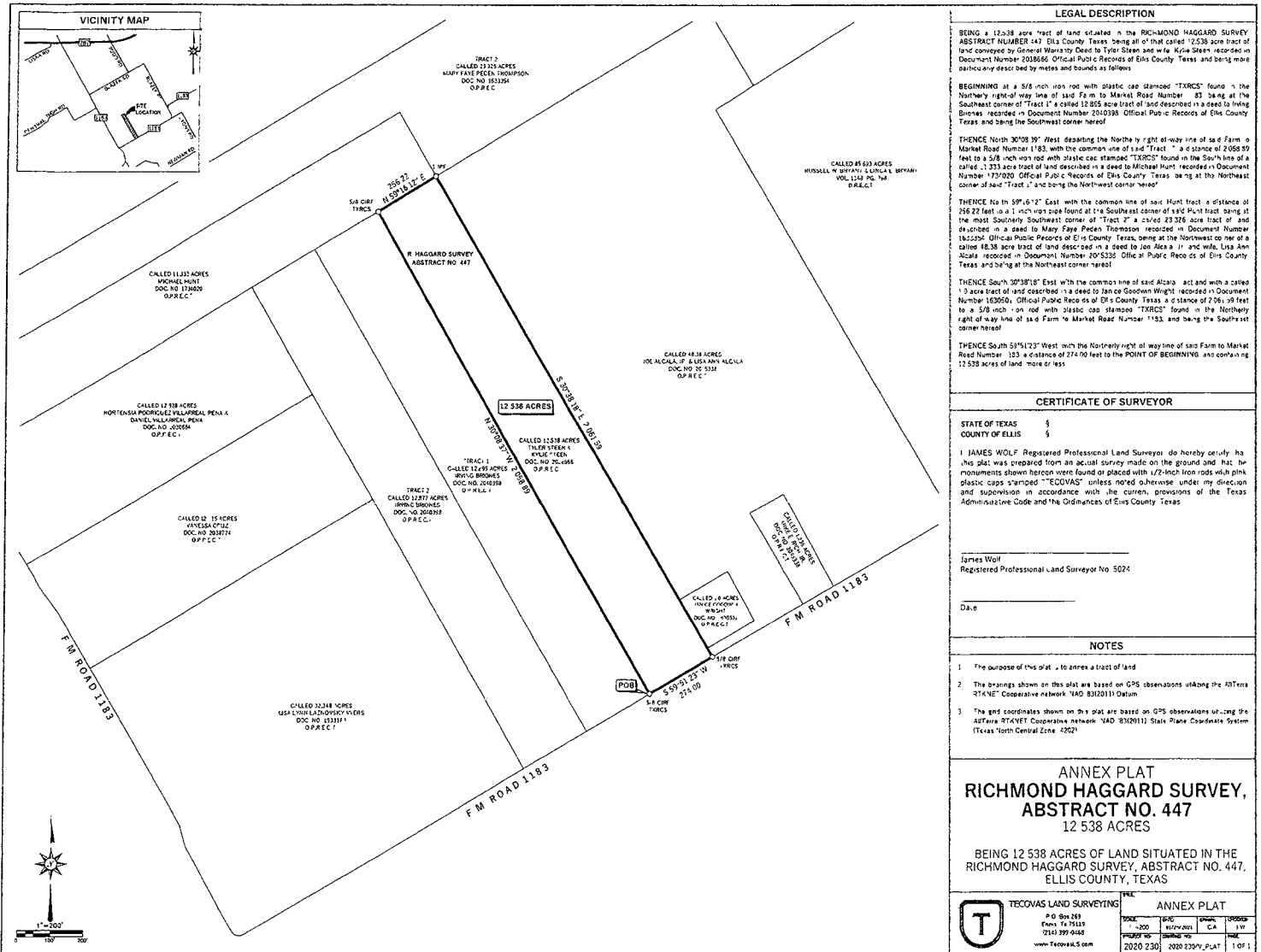


EXHIBIT B

CITY OF ENNIS, TEXAS MUNICIPAL SERVICE PLAN

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Ennis in accordance with the following plan. The City of Ennis shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Ennis with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include certain duties on the part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Ennis shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas within the City on the effective date of the annexation ordinance. These services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in the annexed area, sufficient police protection, including personnel and equipment will be provided to furnish the area with the level of police services consistent with the characteristics of topography, land utilization and population density of similar areas within the City.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the City limits.
- 2) Fire Protection
 - a) The City of Ennis will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response;

- iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
- b) Fire protection from the City of Ennis shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Ennis on the effective date of the annexation ordinance.
 - c) As development commences in the annexed area, sufficient, fire protection, including personnel and equipment will be provided to furnish the area with the level of services consistent with the characteristics of topography, land utilization and population density of similar areas within the City. It is anticipated that the current fire protection contract will be sufficient to provide coverage for the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the City limits.
- 3) Emergency Medical Services
- a) The City of Ennis will provide emergency and safety services to the annexed area. The City of Ennis currently contracts with the Ellis County AMR for Emergency Medical Services. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from Ellis County AMR are already provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Ennis on the effective date of the annexation ordinance.
 - c) As development commences in the annexed area, sufficient EMS, including personnel and equipment, will be provided to furnish the area with the level of services consistent with the characteristics of topography, land utilization and population density of the similar areas within the City.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the City limits.

C) SOLID WASTE

- 1) Solid Waste Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WATER AND WASTEWATER FACILITIES

- 1) The City will provide water and wastewater service to the areas that are not located within the certificated service territory of another utility at a level consistent with current methods and procedures presently provided to similar areas within the City.
- 2) As development commences in the annexed area, water distribution mains and sanitary sewer mains will be extended in accordance with the City's applicable codes, ordinances, regulations

and policies. City participation in the costs of these extensions shall be in accordance with the City of Ennis' codes, ordinances, regulations and policies. Water service extensions and new mains shall be provided consistent with the characteristics of topography, land utilization and population density of similar areas within the City.

- 3) Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

E) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Community Investment Plan and/or yearly fiscal budgetary allotments by the City Commission. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Ennis with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Commission. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Commission.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

F) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within the annexed area within sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Ennis, but not mentioned above, will be provided to the annexed area beginning within sixty (60) days of the effective date of the annexed ordinance.

G) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to the annexed area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

H) PARKS, PLAYGROUNDS, LIBRARIES

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the annexed area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan. The general planned locations and classifications of parks will ultimately serve residents within the current City limits and residents of areas being considered for annexation.

I) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Ennis on the effective date of the annexation ordinance.

J) OTHER SERVICES

- 1) Other services that may be provided by the City of Ennis, such as municipal and general administration will be made available on the effective date of the annexation. The City of Ennis shall provide levels of service, infrastructure, and infrastructure maintenance to the annexed area that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Ennis with similar topography, land use, and population density.

K) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Ennis to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. The City Commission finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Ennis' codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.ennistx.gov/>.

L) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Commission and must be approved by ordinance.

M) AMENDMENTS

- 1) This Service Plan may be amended if the City Commission determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Commission may amend the Service Plan to conform to the changed conditions, or if subsequent events or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.