

ORDINANCE NO. 3450

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 5.414 ACRE TRACT OF LAND, LOCATED AT 2926 FM 66 AND 2930 FM 66, KNOWN AS PROPERTY ID 296607 AND 296608, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("**City**") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-2-2024, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by recorded plat in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 19th day of February, 2024.




MAYOR

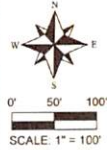
ATTEST:


City Secretary

EXHIBIT A - RADER RANCH PLAT

M-155-M-156

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2224683 FILING DATE/TIME: Jun 15, 2022 at 04:06:00 PM



LINE	BEARING	DISTANCE
L1	S 55°02'28" W	76.71'
L2	S 69°47'40" W	175.55'
L3	N 50°00'05" E	24.44'
L4	S 53°13'30" E	84.99'
L5	N 74°15'27" E	85.31'
L6	N 13°23'59" W	95.81'
L7	N 13°24'44" E	55.86'
L8	S 60°48'36" W	117.66'
L9	S 39°12'00" E	150.00'
L10	N 48°23'33" E	34.80'
L11	S 51°15'29" E	46.56'
L12	S 70°24'14" E	32.30'
L13	N 00°42'27" E	71.22'
L14	N 21°11'54" E	40.52'
L15	S 78°03'10" E	39.44'
L16	S 64°02'41" E	76.76'
L17	N 41°45'27" E	4.74'
L18	N 21°16'25" W	150.00'
L19	S 62°28'04" W	126.84'
L20	N 30°05'54" W	183.86'

ORIGINAL FILED

LEGEND

CRS = 58 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TANGS" SET
IRF = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U E = UTILITY EASEMENT
B L = BUILDING LINE
DUE = DRAINAGE AND UTILITY EASEMENT

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4052, NAD 83 PER GPS OBSERVATIONS.
AS SHOWN A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE PROPERTY LIES WITHIN ZONE "A" DEFINED AS NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48150C0325F DATED JUNE 3, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.
AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES.

CALLED 73.00 ACRES
AMY LYNN RADER, TRUSTEE OF THE
MACDONALD FAMILY IRREVOCABLE TRUST
INST NO. 1824385
OPRECT

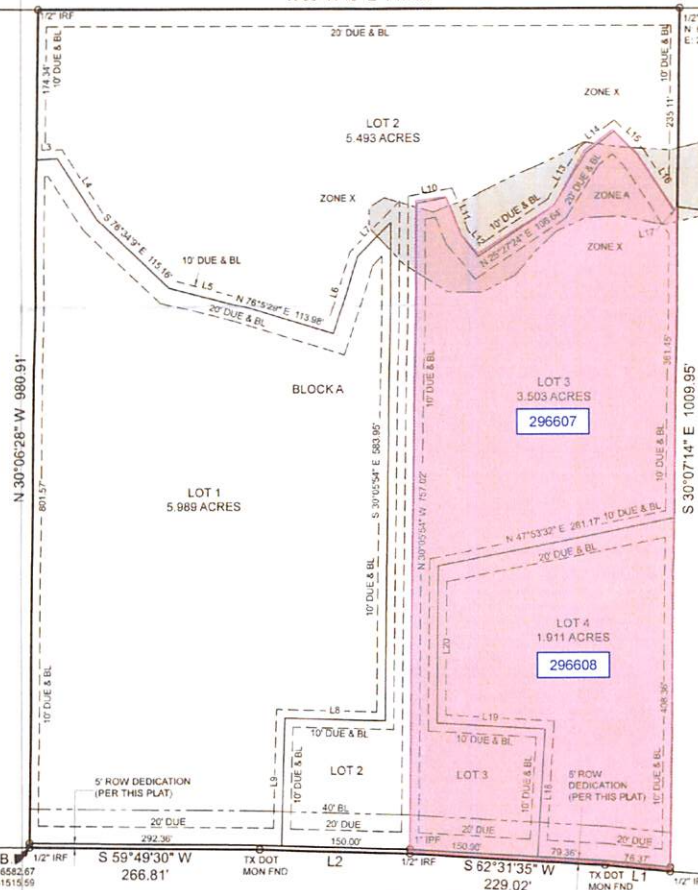
N 59°11'19" E 747.35'

1/2" IRF

CALLLED 1.49 ACRES
AMY RADER, TRUSTEE OF THE
MACDONALD FAMILY IRREVOCABLE TRUST
INST NO. 1929841
OPRECT

DAVID C. RICHTER
VOL. 798, PG. 330
OPRECT

TRAVIS R. WISELEY &
BRENNAA A. SPENCER
INST NO. 1928920
OPRECT



P.O.B.
N: 6816582.67
E: 2461515.59

S 59°49'30" W
266.81'

FM HIGHWAY 66
(CALLED 120' ROW)

S 62°31'35" W
229.02'

OWNER:
ZOE, LLC
2974 FM 66
214.704.7553

OWNER:
JOSH RADER &
AMY RADER
2957 FM 66
214.704.7553

PLAT
RADER RANCH
16.982 ACRES
APPROXIMATELY 1 ACRE CALCULATED
TO BE WITHIN FLOODPLAIN
SITUATED IN THE
P. OLIVARI SURVEY
ABSTRACT NO. 812
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
4 RESIDENTIAL LOTS
CASE NO. SUB-139-2021

