

**CITY OF SHERMAN
CITY COUNCIL CALLED MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, OCTOBER 24, 2011
12 NOON**

A.1 [CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN](#)

Public Hearing

B.1 [INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5726](#)

Extending the Corporate Limits of Said City so as to Annex Approximately One Thousand Feet (1,000') on Both Sides of U.S. Highway 82 and S.H. 289 in the City of Sherman's Extra Territorial Jurisdiction; Providing for a Municipal Plan

Close Public Hearing and Consider Adoption of Ordinances

B.2 [ADOPTION OF ORDINANCES](#)

Consider Adoption of Ordinance Number: 5726

C.1 [ADJOURNMENT](#)

[COUNCIL CALENDAR](#)



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 10-24-2011

Subject: Agenda Item No. A.1

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

The Honorable Bill Magers, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 10-24-2011

Subject: Agenda Item No. B.1

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5726

Extending the Corporate Limits of Said City so as to Annex Approximately One Thousand Feet (1,000') on Both Sides of U.S. Highway 82 and S.H. 289 in the City of Sherman's Extra Territorial Jurisdiction; Providing for a Municipal Plan

Issue

To introduce, hold a public hearing, and consider adoption of the annexation ordinance that extends the City of Sherman's corporate limits so as to annex approximately 1,000' on both sides of U.S. Highway 82 and S.H. 289 in the City's extra territorial jurisdiction (ETJ), in accordance with State law and the City Charter

Background

It is the City's intention to annex specifically identified individual areas in the City's ETJ, in accordance with state law and the City Charter. At its August 15th meeting, the City Council approved the schedule for annexation of this property, which set public hearings for the September 19th and October 3rd regular Council meetings and this October 24th called Council meeting. The first and second public hearings were held on September 19th and October 3rd as scheduled, with no public comments received.

Origination

City Council

Financial Consideration

City accepts maintenance. The incremental cost of annexing this property is negligible.

Staff Recommendation

It is recommended that the City Council introduce, hold the public hearing, and consider adoption of the ordinance for annexation of this property.

Alternatives

As directed by the City Council

Attachments

Ordinance No. 5726
Annexation Scheduling Plan
Field Notes and Sketch
Location Aerial
Municipal Service Plan

Prepared by:
Brandon Shelby, City Attorney

Approved by:
George Olson, City Manager

ORDINANCE NO. 5726

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX APPROXIMATELY ONE THOUSAND FEET (1,000') ON BOTH SIDES OF U.S. HIGHWAY 82 AND S.H. 289 IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Chapter 43 of the Texas Local Government Code and Article X, Section 12 of the City Charter of Sherman, Texas, an incorporated City, authorizes the annexation of territory, subject to the laws of this State; and

WHEREAS, the procedures proscribed in Chapter 43 of the Texas Local Government Code, the City Charter of the City of Sherman, Texas, and any other applicable laws have been duly followed with respect to the territory described in Section 1 of this Ordinance;

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

SECTION 1. That the limits of the City of Sherman, Texas, shall be extended so as to hereinafter include within the corporate limits of said City the following tracts of land, being more particularly described as follows, to-wit:

Parcel 1

Situated in the County of Grayson, State of Texas, being a part of a 184.50 acre tract of land conveyed to TPJ Properties as recorded in Volume 3203, Page 464, Deed Records, Grayson County, Texas and a part of a 356 acre tract of land conveyed to A. L. Coffman as recorded in Volume 484, Page 416 of said deed records and being described by metes and bounds as follows:

Beginning at the most easterly northeast corner of said 184.50 acre tract;

Thence North 89°29'30" West, a distance of 5909.72 feet to a point in the current City Limits line;

Thence with said line the following calls and distances:

South 09°06'11" East, a distance of 215.53,

South 05°55'50" East, a distance of 107.82,

South 04°59'52" East, a distance of 486.16,

South 05°20'20" East, a distance of 154.29,

South 89°49'36" East, a distance of 1098.81,

South 89°31'38" East, a distance of 449.22,
South 89°35'57" East, a distance of 440.90,
South 88°57'47" East, a distance of 413.60,
South 86°04'56" East, a distance of 638.29,
South 84°40'08" East, a distance of 889.77,
South 87°02'42" East, a distance of 576.46,
North 79°24'59" East, a distance of 1362.27,
North 69°39'51" East, a distance of 360.32 feet to a point in the east line of said
184.50 acre tract;

Thence North 27°45'01" West with said east line, a distance of 795.19 feet to the
Point-of-Beginning and containing 135.345 acres of land.

Parcel 2

Situated in the County of Grayson, State of Texas being a part of the Lionel G. Burns
Survey, Abstract No. 87 and being described by metes and bounds as follows:

Beginning at a point at the intersection of the west line of that 160 acre tract as conveyed
to Hudgins Family Limited Partnership and recorded in Volume 4322, Page 485, Deed Records,
Grayson County, Texas and the south right-of-way line of U.S. Highway No. 82;

Thence South 01°09'26" East, a distance of 2489.18 feet to the southwest corner of said
160 acre tract;

Thence North 88°18'09" East, a distance of 2656.45 feet to the southeast corner of said
160 acre tract;

Thence North 00°00'25" West, a distance of 2404.50 feet to a point in the south
right-of-way line of U.S. Highway 82;

Thence with said right-of-way line the following calls and distances:

South 87°51'10" West, a distance of 24.01 feet,
North 86°59'56" West, a distance of 202.98 feet,
North 70°42'18" West, a distance of 106.91 feet,
South 89°02'47" West, a distance of 2378.00 feet to the Point-of-Beginning and
containing 151.854 acres of land.

Parcel 3

Situated in the County of Grayson, State of Texas, being a part of the B. J. Hutson
Survey, Abstract No. 496, J. Hambright Survey, Abstract No. 538, Benjamin Hambright Survey,
Abstract No. 536 and the R. M. McKinney Survey, Abstract No. 856 and being described by
metes and bounds as follows:

Beginning at a point in the north Right-of-way line of U.S. Highway 82, said point also being the southeast corner of a 288.851 acre tract of land conveyed to Dean Gilbert as recorded in Volume 2606, Page 30, Deed Records, Grayson County, Texas;

Thence North 01°21'12" East with the east line of said 288.851 acre tract, a distance of 372.71 feet to a point;

Thence South 87°16'58" East and continuing with said east line, a distance of 97.41 feet to a point;

Thence North 01°54'49" East and continuing with said east line, a distance of 634.62 feet to a point;

Thence South 89°02'47" West, a distance of 1072.19 feet to a point;

Thence South 84°16'58" West, a distance of 301.04 feet to a point;

Thence South 89°02'47" West, a distance of 609.72 feet to a point in the west line of said 288.851 acre tract, the east line of a 9.446 acre tract conveyed to Richard J. Rushing as recorded in Volume 2396, Page 543 of said Deed Records;

Thence North 02°06'44" West with said east line, a distance of 177.18 feet to a point;

Thence South 89°00'38" West, a distance of 2674.52 feet to a point in the east line of a 400 acre tract of land conveyed to Alakai Land and Cattle Company as recorded in Volume 4513, Page 163 of said Deed Records;

Thence North 01°25'13" West with said east line, a distance of 380.77 feet to a point;

Thence South 89°25'57" West, a distance of 6658.76 feet to a point;

Thence South 00°30'25" East, a distance of 209.80 feet to a point;

Thence South 89°32'02" West, a distance of 420.51 feet to a point;

Thence North 00°27'58" West, a distance of 209.06 feet to a point;

Thence South 89°25'57" West, a distance of 1193.07 feet to a point in the west right-of-way line of State Highway No. 289;

Thence with said right-of-way line the following calls and distances:

South 06°14'11" West, a distance of 474.47 feet,
South 01°38'39" East, a distance of 736.71 feet,
South 23°15'41" West, a distance of 212.58 feet,
South 87°30'47" West, a distance of 338.71 feet,

Thence North 01°24'36" West, a distance of 1121.05 feet to a point;

Thence North 88°34'54" East, a distance of 223.53 feet to a point;

Thence North 01°22'37" West, a distance of 289.29 feet to a point;

Thence South 89°25'57" West, a distance of 2085.76 feet to a point in the west line of a 125 acre tract of land conveyed to the Hudgins Family Limited Partnership as recorded in Volume 4322, Page 485 of said Deed Records;

Thence South 01°42'21" East with said west line, a distance of 572.57 feet to the northeast corner of that tract of land conveyed to K. E. Withrow as recorded in Volume 1896, Page 612 of said Deed Records;

Thence South 89°01'04" West, a distance of 1075.06 feet to the northwest corner of that 5.00 acre tract of land conveyed to Frank Harder and Larry Harder as recorded in Volume 2105, Page 548 of said Deed Records;

Thence South 00°32'44" East, a distance of 1118.27 feet to a point in the north right-of-way line of U.S. Highway 82;

Thence with said right-of-way line the following calls and distances:

North 88°23'47" East, a distance of 926.53 feet,
North 69°54'56" East, a distance of 157.73 feet,
North 88°23'47" East, a distance of 42.80 feet,
South 73°05'17" East, a distance of 157.45 feet,
North 88°23'47" East, a distance of 1200.00 feet,
North 83°37'58" East, a distance of 102.76 feet,
North 86°25'28" East, a distance of 1998.41 feet,
South 87°42'25" East, a distance of 1159.34 feet,
North 89°02'47" East, a distance of 2865.40 feet,
North 86°11'02" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 100.00 feet,
South 88°05'29" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 1720.00 feet,
North 86°11'02" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 224.50 feet,
North 75°53'13" East, a distance of 153.74 feet,
North 89°02'47" East, a distance of 50.00 feet,
South 72°33'52" East, a distance of 158.49 feet,
North 89°02'47" East, a distance of 2514.70 feet,
North 89°02'47" East, a distance of 630.70 feet,
North 84°16'58" East, a distance of 301.04 feet,
North 89°02'47" East, a distance of 886.64 feet to the Point-of-Beginning and containing 516.571 acres of land.

Parcel 4

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bickenbach Survey, Abstract No. 128; J. K. Miller, Abstract No. 819; Samuel Bryson, Abstract No. 99; D. Calhoun Survey, Abstract No. 242; J. Deaver Survey, Abstract No. 348; Jephtha S. Burns, Abstract No. 88; John Hendix Survey, Abstract No. 502 and James S. Coffee Survey, Abstract No. 232 and being described by metes and bounds as follows:

Beginning at a point in the west line of State Highway 289, said point being the northeast corner of the 5.5 acre tract of land conveyed to Dennis A. Stengel by deed of record in Volume 2238, Page 418 of the Real Property Records, Grayson County, Texas;

Thence South 03°03'40" East with said right-of-way, a distance of 1580.73 feet to the southeast corner of Preston Club, The Classics, Phase Four as recorded in Volume 20, Page 145, Plat Records, Grayson County, Texas;

Thence with the southerly lines of said addition the following calls and distances:

South 89°11'03" West, a distance of 250.16 feet to a point,

South 02°51'30" East, a Distance of 67.02 feet to a point,

South 83°26'47" West, a distance of 203.81 feet to a point,

With a curve to the left having a radius of 850.00 feet (chord bears South 69°53'42" West, 398.34 feet) an arc distance of 402.08 feet to a point,

With a curve to the right having a radius of 1630.00 feet (chord bears South 63°35'24" West, 411.21 feet) an arc distance of 412.30 feet to a point;

Thence South 01°40'15" East, a distance of 8518.04 feet to a point;

Thence North 88°30'23" East, a distance of 2821.91 feet to a point;

Thence North 01°45'35" West, a distance of 1630.60 feet to a point;

Thence North 01°14'23" West, a distance of 2203.83 feet to a point;

Thence North 01°45'35" West, a distance of 698.04 feet to a point;

Thence North 13°04'11" West, a distance of 101.98 feet to a point;

Thence North 01°45'35" West, a distance of 1284.43 feet to a point;

Thence North 04°32'59" West, a distance of 672.17 feet to a point;

Thence North 00°09'16" West, a distance of 128.22 feet to a point;

Thence North 10°20'58" West, a distance of 771.33 feet to a point;

Thence North 02°08'24" West, a distance of 458.30 feet to a point in the north line of that tract conveyed to W. L. Pickins as recorded in Volume 421, Page 111, of said Deed Records, said point also being the southeast corner of that tract of land conveyed to Bert A. McJimsey as recorded in Volume 1636, Page 498 of said Deed Records;

Thence South 88°48'43" West, a distance of 581.98 feet to the southwest corner of that tract of land conveyed to Bert A. McJimsey as recorded in Volume 1503, Page 92 of said Deed Records;

Thence North 01°19'56" West, a distance of 547.32 feet to the northwest corner of said McJimsey tract;

Thence North 88°29'28" East, a distance of 884.04 feet to the southeast corner of the 32.313 acre tract as conveyed to Eddie D. Young and Brenda Gail Young as recorded in Volume 1556, Page 759 of said Deed Records;

Thence North 12°09'39" West, a distance of 2117.81 feet to the northeast corner of a 12.12 acre tract as conveyed to Donald P. Gleason and Tina Gleason as recorded in Volume 2669, Page 476 of said Deed Records;

Thence South 87°07'56" West, a distance of 391.94 feet to a point;

Thence North 02°45'37" West, a distance of 52.55 feet to a point;

Thence South 87°06'26" West, a distance of 103.16 feet to a point;

Thence South 02°52'41" East, a distance of 52.50 feet to a point;

Thence South 87°04'25" West, a distance of 567.95 feet to a point in the east right-of-way line of State Highway No. 289;

Thence North 02°46'30" West with said east right-of-way line, a distance of 428.51 feet to the northwest corner of a 8.19 acre tract of land as conveyed to Donald J. Vasek and Karla J. Vasek as recorded in Volume 2547, Page 522 of said Deed Records;

Thence South 83°11'43" East, a distance of 1037.08 feet to the northeast corner of said Vasek tract;

Thence North 07°12'36" West, a distance of 260.78 feet to a point;

Thence South 78°14'39" West, a distance of 125.71 feet to a point;

Thence North 17°17'42" West, a distance of 290.71 feet to a point;

Thence North 43°43'53" West, a distance of 637.08 feet to a point;

Thence South 89°58'42" West, a distance of 319.64 feet to a point in said east right-of-way;

Thence South 87°56'16" West, a distance of 407.49 feet to a point in the west right-of-way of State Highway No. 289;

Thence South 02°03'44" East, a distance of 1333.25 feet to the Point-of-Beginning and containing 645.463 acres of land.

Parcel 5

Situated in the County of Grayson, State of Texas, and being a part of the Uriah Burns Survey, Abstract No. 121, also being a portion of that 84.15 acre tract conveyed to Joseph E. Wilson, Jr. as recorded in Volume 1273, Page 45 Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a point at the intersection of the west line of said 84.15 acre tract and the north right-of-way line of U.S. Highway No. 82;

Thence North 85°12'58" East, a distance of 449.10 feet to a point;

Thence North 89°02'47" East, a distance of 30.82 feet to a point in the current City of Sherman City Limits Line;

Thence with said line, the following calls and distances:

North 04°52'02" West, a distance of 517.77 feet;

North 05°03'37" West, a distance of 895.46 feet to a point;

Thence North 88°00'00" West, a distance of 437.41 feet to a point in the west line of said 84.15 acre tract;

Thence South 03°12'02" East, a distance of 1463.39 feet to the Point-of-Beginning and containing 15.108 acres of land.

SECTION 2. That the inhabitants thereof shall hereinafter be entitled to all the rights and privileges of other citizens of the City of Sherman and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

SECTION 3. That the Service Plan for the annexed area is adopted and attached as Exhibit "A" to this Ordinance and incorporated for all purposes.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2011.

ADOPTED on this the _____ day of _____, 2011.

EFFECTIVE DATE on this the _____ day of _____, 2011.

CITY OF SHERMAN, TEXAS

BY: _____
BILL MAGERS, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON SHELBY,
CITY ATTORNEY**

ANNEXATION SCHEDULING PLAN

Approximately One Thousand Feet (1,000') on Both Sides of U.S. Highway 82 and S.H. 289

Friday, August 19, 2011.....	Send written notice to property owners in the area to be annexed, public or private entities that provide services in that area, and any railroads with a right of way in the area to be annexed. The Department of Engineering Services will prepare a service plan that details the specific Municipal Services that will be provided to the area after it is annexed.
Friday, September 9, 2011.....	Post notice on City's website, newspaper and City Hall for City Council's 1 st Public Hearing on intent to annex. Send written notice to each public school district in the area to be annexed. Send by certified mail a second written notice to any railroads with a right of way in the area to be annexed. Obtain required affidavit of publication from newspaper.
Thursday, September 15, 2011.....	Post notice of 1 st Public Hearing under the Open Meetings Act.
Monday, September 19, 2011	City Council's 1 st Public Hearing on intent to annex and service plan (Regular Meeting).*
Friday, September 23, 2011.....	Post notice on City's website, newspaper and City Hall for City Council's 2 nd Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper.
Thursday, September 29, 2011.....	Post notice of 2 nd Public Hearing under the Open Meetings Act.
Monday, October 3, 2011	City Council's 2 nd Public Hearing on intent to annex and service plan (Regular Council Meeting).*
Thursday, October 20, 2011.....	Post notice on City's website, newspaper and City Hall for introduction of annexation ordinance and adoption of the ordinance. Posting will also be in compliance with the Open Meetings Act.**
Monday, October 24, 2011.....	City Council Public Hearing for introduction and consideration of adoption of annexation ordinance (Called Council Meeting).**

* If more than twenty adults who are residents of the area to be annex protest within ten (10) days of the notice by publication, then one of the public hearings must be held in the area to be annexed.

** Special Called Meeting for introduction and consideration of adoption of annexation ordinance must be held after October 23, 2011 and before October 29, 2011 in order to comply with statutory requirements. Changing the date of introduction and consideration impacts the date notice must be published.



Parcel 1

Situated in the County of Grayson, State of Texas, being a part of a 184.50 acre tract of land conveyed to TPJ Properties as recorded in Volume 3203, Page 464, Deed Records, Grayson County, Texas and a part of a 356 acre tract of land conveyed to A. L. Coffman as recorded in Volume 484, Page 416 of said deed records and being described by metes and bounds as follows:

Beginning at the most easterly northeast corner of said 184.50 acre tract;

Thence North 89°29'30" West, a distance of 5909.72 feet to a point in the current City Limits line;

Thence with said line the following calls and distances:

South 09°06'11" East, a distance of 215.53,
South 05°55'50" East, a distance of 107.82,
South 04°59'52" East, a distance of 486.16,
South 05°20'20" East, a distance of 154.29,
South 89°49'36" East, a distance of 1098.81,
South 89°31'38" East, a distance of 449.22,
South 89°35'57" East, a distance of 440.90,
South 88°57'47" East, a distance of 413.60,
South 86°04'56" East, a distance of 638.29,
South 84°40'08" East, a distance of 889.77,
South 87°02'42" East, a distance of 576.46,
North 79°24'59" East, a distance of 1362.27,
North 69°39'51" East, a distance of 360.32 feet to a point in the east line of said

184.50 acre tract;

Thence North 27°45'01" West with said east line, a distance of 795.19 feet to the Point-of-Beginning and containing 135.345 acres of land.





DRAFTING & SURVEYING, INC.

Parcel 2

Situated in the County of Grayson, State of Texas being a part of the Lionel G. Burns Survey, Abstract No. 87 and being described by metes and bounds as follows:

Beginning at a point at the intersection of the west line of that 160 acre tract as conveyed to Hudgins Family Limited Partnership and recorded in Volume 4322, Page 485, Deed Records, Grayson County, Texas and the south right-of-way line of U. S. Highway No. 82;

Thence South $01^{\circ}09'26''$ East, a distance of 2489.18 feet to the southwest corner of said 160 acre tract;

Thence North $88^{\circ}18'09''$ East, a distance of 2656.45 feet to the southeast corner of said 160 acre tract;

Thence North $00^{\circ}00'25''$ West, a distance of 2404.50 feet to a point in the south right-of-way line of U. S. Highway 82;

Thence with said right-of-way line the following calls and distances:

South $87^{\circ}51'10''$ West, a distance of 24.01 feet,

North $86^{\circ}59'56''$ West, a distance of 202.98 feet,

North $70^{\circ}42'18''$ West, a distance of 106.91 feet,

South $89^{\circ}02'47''$ West, a distance of 2378.00 feet to the Point-of-Beginning and containing 151.854 acres of land.



9/12/11



DRAFTING & SURVEYING, INC.

Parcel 3

Situated in the County of Grayson, State of Texas, being a part of the B. J. Hutson Survey, Abstract No. 496, J. Hambright Survey, Abstract No. 538, Benjamin Hambright Survey, Abstract No. 536 and the R. M. McKinney Survey, Abstract No. 856 and being described by metes and bounds as follows:

Beginning at a point in the north Right-of-way line of U. S. Highway 82, said point also being the southeast corner of a 288.851 acre tract of land conveyed to Dean Gilbert as recorded in Volume 2606, Page 30, Deed Records, Grayson County, Texas;

Thence North 01°21'12" East with the east line of said 288.851 acre tract, a distance of 372.71 feet to a point;

Thence South 87°16'58" East and continuing with said east line, a distance of 97.41 feet to a point;

Thence North 01°54'49" East and continuing with said east line, a distance of 634.62 feet to a point;

Thence South 89°02'47" West, a distance of 1072.19 feet to a point;

Thence South 84°16'58" West, a distance of 301.04 feet to a point;

Thence South 89°02'47" West, a distance of 609.72 feet to a point in the west line of said 288.851 acre tract, the east line of a 9.446 acre tract conveyed to Richard J. Rushing as recorded in Volume 2396, Page 543 of said Deed Records;

Thence North 02°06'44" West with said east line, a distance of 177.18 feet to a point;

Thence South 89°00'38" West, a distance of 2674.52 feet to a point in the east line of a 400 acre tract of land conveyed to Alakai Land and Cattle Company as recorded in Volume 4513, Page 163 of said Deed Records;

Thence North 01°25'13" West with said east line, a distance of 380.77 feet to a point;

Thence South 89°25'57" West, a distance of 6658.76 feet to a point;

Thence South 00°30'25" East, a distance of 209.80 feet to a point;

Thence South 89°32'02" West, a distance of 420.51 feet to a point;

Thence North 00°27'58" West, a distance of 209.06 feet to a point;

Thence South 89°25'57" West, a distance of 1193.07 feet to a point in the west right-of-way line of State Highway No. 289;

Thence with said right-of-way line the following calls and distances:

South 06°14'11" West, a distance of 474.47 feet,

South 01°38'39" East, a distance of 736.71 feet,

South 23°15'41" West, a distance of 212.58 feet,

South 87°30'47" West, a distance of 338.71 feet,

Thence North 01°24'36" West, a distance of 1121.05 feet to a point;

Thence North 88°34'54" East, a distance of 223.53 feet to a point;

Thence North 01°22'37" West, a distance of 289.29 feet to a point;

Thence South 89°25'57" West, a distance of 2085.76 feet to a point in the west line of a 125 acre tract of land conveyed to the Hudgins Family Limited Partnership as recorded in Volume 4322, Page 485 of said Deed Records;

Thence South 01°42'21" East with said west line, a distance of 572.57 feet to the northeast corner of that tract of land conveyed to K. E. Withrow as recorded in Volume 1896, Page 612 of said Deed Records;

Thence South 89°01'04" West, a distance of 1075.06 feet to the northwest corner of that 5.00 acre tract of land conveyed to Frank Harder and Larry Harder as recorded in Volume 2105, Page 548 of said Deed Records;

Thence South 00°32'44" East, a distance of 1118.27 feet to a point in the north right-of-way line of U. S. Highway 82;

Thence with said right-of-way line the following calls and distances:

North 88°23'47" East, a distance of 926.53 feet,
North 69°54'56" East, a distance of 157.73 feet,
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North 86°25'28" East, a distance of 1998.41 feet,
South 87°42'25" East, a distance of 1159.34 feet,
North 89°02'47" East, a distance of 2865.40 feet,
North 86°11'02" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 100.00 feet,
South 88°05'29" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 1720.00 feet,
North 86°11'02" East, a distance of 300.37 feet,
North 89°02'47" East, a distance of 224.50 feet,
North 75°53'13" East, a distance of 153.74 feet,
North 89°02'47" East, a distance of 50.00 feet,
South 72°33'52" East, a distance of 158.49 feet,
North 89°02'47" East, a distance of 2514.70 feet,
North 89°02'47" East, a distance of 630.70 feet,
North 84°16'58" East, a distance of 301.04 feet,
North 89°02'47" East, a distance of 886.64 feet to the Point-of-Beginning and containing 516.571 acres of land.





DRAFTING & SURVEYING, INC.

Parcel 4

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bickenbach Survey, Abstract No. 128; J. K. Miller, Abstract No. 819; Samuel Bryson, Abstract No. 99; D. Calhoun Survey, Abstract No. 242; J. Deaver Survey, Abstract No. 348; Jeptha S. Burns, Abstract No. 88; John Hendix Survey, Abstract No. 502 and James S. Coffee Survey, Abstract No. 232 and being described by metes and bounds as follows:

Beginning at a point in the west line of State Highway 289, said point being the northeast corner of the 5.5 acre tract of land conveyed to Dennis A. Stengel by deed of record in Volume 2238, Page 418 of the Real Property Records, Grayson County, Texas;

Thence South 03°03'40" East with said right-of-way, a distance of 1580.73 feet to the southeast corner of Preston Club, The Classics, Phase Four as recorded in Volume 20, Page 145, Plat Records, Grayson County, Texas;

Thence with the southerly lines of said addition the following calls and distances:

South 89°11'03" West, a distance of 250.16 feet to a point,

South 02°51'30" East, a distance of 67.02 feet to a point,

South 83°26'47" West, a distance of 203.81 feet to a point,

With a curve to the left having a radius of 850.00 feet (chord bears South 69°53'42" West, 398.34 feet) an arc distance of 402.08 feet to a point,

With a curve to the right having a radius of 1630.00 feet (chord bears South 63°35'24" West, 411.21 feet) an arc distance of 412.30 feet to a point;

Thence South 01°40'15" East, a distance of 8518.04 feet to a point;

Thence North 88°30'23" East, a distance of 2821.91 feet to a point;

Thence North 01°45'35" West, a distance of 1630.60 feet to a point;

Thence North 01°14'23" West, a distance of 2203.83 feet to a point;

Thence North 01°45'35" West, a distance of 698.04 feet to a point;

Thence North 13°04'11" West, a distance of 101.98 feet to a point;

Thence North 01°45'35" West, a distance of 1284.43 feet to a point;

Thence North 04°32'59" West, a distance of 672.17 feet to a point;

Thence North 00°09'16" West, a distance of 128.22 feet to a point;

Thence North 10°20'58" West, a distance of 771.33 feet to a point;

Thence North 02°08'24" West, a distance of 458.30 feet to a point in the north line of that tract conveyed to W. L. Pickins as recorded in Volume 421, Page 111, of said Deed Records, said point also being the southeast corner of that tract of land conveyed to Bert A. McJimsey as recorded in Volume 1636, Page 498 of said Deed Records;

Thence South 88°48'43" West, a distance of 581.98 feet to the southwest corner of that tract of land conveyed to Bert A. McJimsey as recorded in Volume 1503, Page 92 of said Deed Records;

Thence North 01°19'56" West, a distance of 547.32 feet to the northwest corner of said McJimsey tract;

Thence North 88°29'28" East, a distance of 884.04 feet to the southeast corner of the 32.313 acre tract as conveyed to Eddie D. Young and Brenda Gail Young as recorded in Volume 1556, Page 759 of said Deed Records;

Thence North 12°09'39" West, a distance of 2117.81 feet to the northeast corner of a 12.12 acre tract as conveyed to Donald P. Gleason and Tina Gleason as recorded in Volume 2669, Page 476 of said Deed Records;

Thence South 87°07'56" West, a distance of 391.94 feet to a point;

Thence North 02°45'37" West, a distance of 52.55 feet to a point;

Thence South 87°06'26" West, a distance of 103.16 feet to a point;

Thence South 02°52'41" East, a distance of 52.50 feet to a point;

Thence South 87°04'25" West, a distance of 567.95 feet to a point in the east right-of-way line of State Highway No. 289;

Thence North 02°46'30" West with said east right-of-way line, a distance of 428.51 feet to the northwest corner of a 8.19 acre tract of land as conveyed to Donald J. Vasek and Karla J. Vasek as recorded in Volume 2547, Page 522 of said Deed Records;

Thence South 83°11'43" East, a distance of 1037.08 feet to the northeast corner of said Vasek tract;

Thence North 07°12'36" West, a distance of 260.78 feet to a point;

Thence South 78°14'39" West, a distance of 125.71 feet to a point;

Thence North 17°17'42" West, a distance of 290.71 feet to a point;

Thence North 43°43'53" West, a distance of 637.08 feet to a point;

Thence South 89°58'42" West, a distance of 319.64 feet to a point in said east right-of-way;

Thence South 87°56'16" West, a distance of 407.49 feet to a point in the west right-of-way of State Highway No. 289;

Thence South 02°03'44" East, a distance of 1333.25 feet to the Point-of-Beginning and containing 645.463 acres of land.





Parcel 5

Situated in the County of Grayson, State of Texas, and being a part of the Uriah Burns Survey, Abstract No. 121, also being a portion of that 84.15 acre tract conveyed to Joseph E. Wilson, Jr. as recorded in Volume 1273, Page 45 Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a point at the intersection of the west line of said 84.15 acre tract and the north right-of-way line of U.S. Highway No. 82;

Thence North 85°12'58" East, a distance of 449.10 feet to a point;

Thence North 89°02'47" East, a distance of 30.82 feet to a point in the current City of Sherman City Limits Line;

Thence with said line, the following calls and distances:

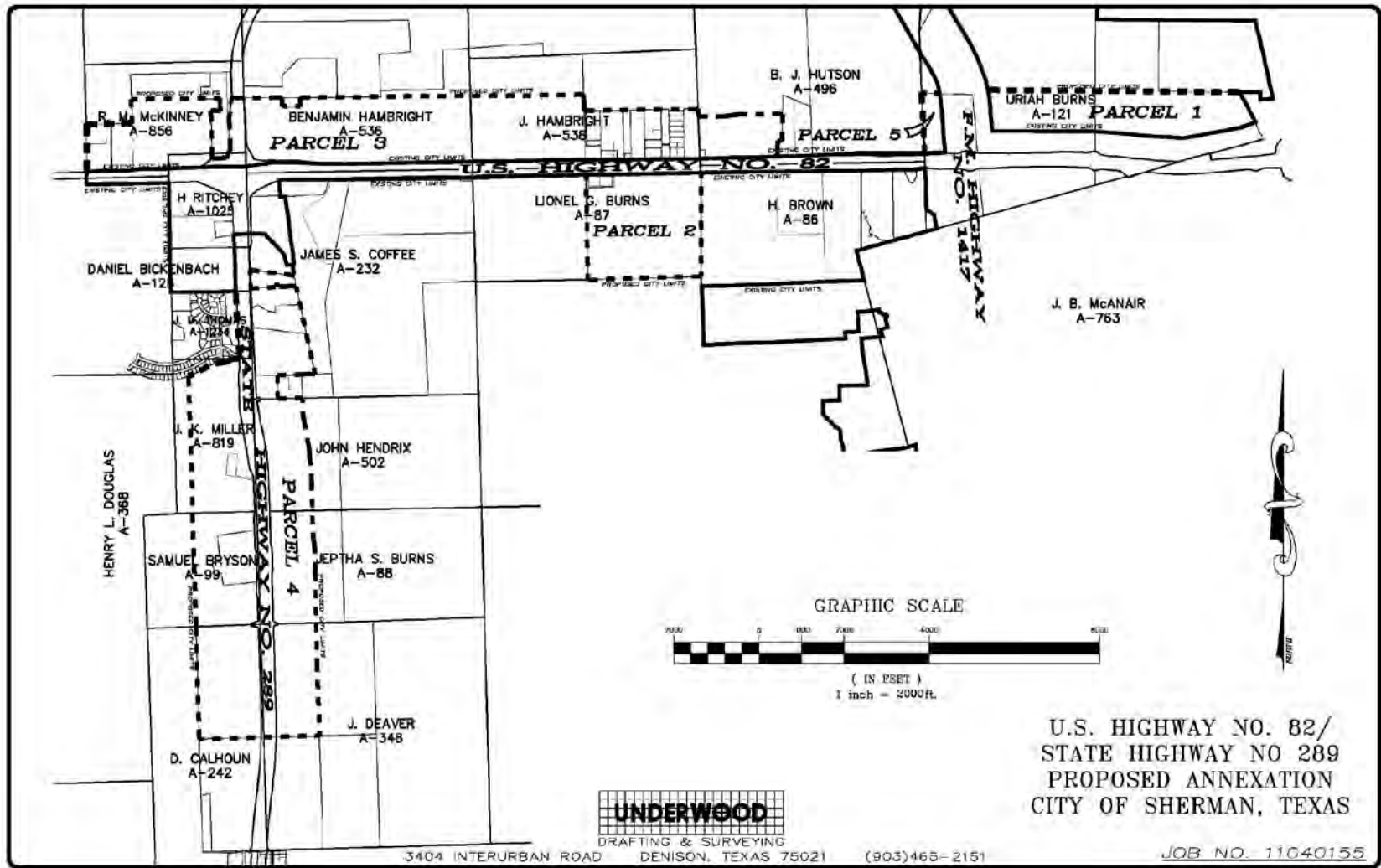
North 04°52'02" West, a distance of 517.77 feet;

North 05°03'37" West, a distance of 895.46 feet to a point;

Thence North 88°00'00" West, a distance of 437.41 feet to a point in the west line of said 84.15 acre tract;

Thence South 03°12'02" East, a distance of 1463.39 feet to the Point-of-Beginning and containing 15.108 acres of land.





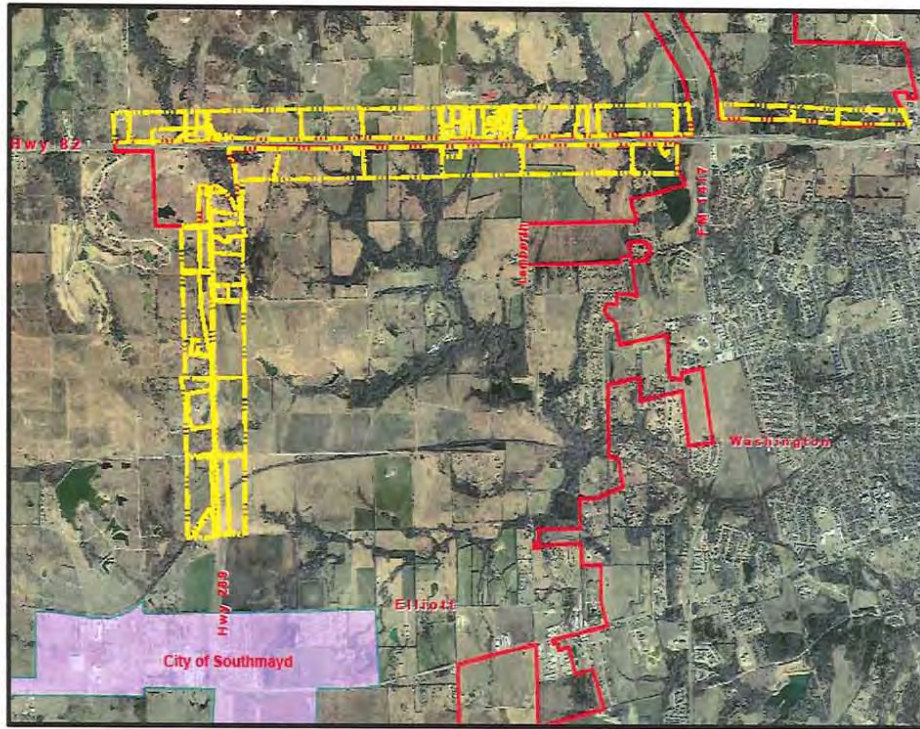


Exhibit "A"

City of Sherman Municipal Service Plan U. S. Hwy. 82 and Hwy. 289

INTRODUCTION:

The annexation is the site of approximately 1450 acres along U. S. Hwy. 82 and State Highway 289 lying adjacent to the City of Sherman existing city limits.

This annexation is a step in the process of providing for the orderly growth and development of the City, to protect the City from substandard development and to provide for the enlargement of the city limits by including developments and improvements that are logically a part of the City and receive city utilities.

MUNICIPAL SERVICES TO BE PROVIDED:

POLICE PROTECTION: Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment will be provided on the effective date of annexation.

FIRE PROTECTION: Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.

SOLID WASTE: The same solid waste collection and disposal service now provided within the City of Sherman will be extended to the annexed area on the effective date of annexation.

STREETS AND BRIDGES: All access points to U. S. Hwy. 82 and proposed State Hwy. 289 shall meet TxDOT requirements. Any future streets will be developed by the standard provisions of the Developers Ordinance with future maintenance by the City of Sherman. Street lighting will be established according to city guidelines.

PARKS: No public parks exist in the area to be annexed. Any new park facilities will be developed according to existing City policies as applicable to all city residents.

CONSTRUCTION INSPECTIONS: Building inspection activities will be available upon annexation.

ENVIRONMENTAL HEALTH AND HEALTH CODE ENFORCEMENT: Enforcement of the City's environmental health ordinances and regulations shall be provided within this area

on the effective date of the annexation ordinance.

ANIMAL CONTROL: Animal control will be provided by the City on the effective date of annexation.

PLANNING AND ZONING: The Planning and Zoning jurisdiction of the City will extend to this area on the effective date of this annexation. All areas will be annexed as R-A on the effective date of the annexation ordinance.

CAPITAL IMPROVEMENTS:

WATER SERVICE: A portion of the area is outside of the City of Sherman's certified CCN at this time. Extensions of existing city mains for future development will be made by standard City of Sherman utility extension methods. All connections to new or existing water mains will be based upon existing City policies as applicable to all city residents as stated in the current codes and ordinances.

SEWER SERVICE: Extensions of any existing sewer facilities of the City of Sherman for existing or future development may be made by standard City of Sherman utility extension methods provided the capacity of the existing appurtenances is not exceeded at the time of development. Use of lift stations and force mains will be required to serve some portions of this area. All connections to new or existing sewer mains will be based upon existing City policies as applicable to all city residents as stated in the current codes and ordinances.



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 10-24-2011

Subject: Agenda Item No. B.2

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Number: 5726

B.1 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5726

Extending the Corporate Limits of Said City so as to Annex Approximately One Thousand Feet (1,000') on Both Sides of U.S. Highway 82 and S.H. 289 in the City of Sherman's Extra Territorial Jurisdiction; Providing for a Municipal Plan



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 10-24-2011

Subject: Agenda Item No. C.1

ADJOURNMENT

The Honorable Bill Magers, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 10-24-2011

Subject: Agenda Item No. N/A

COUNCIL CALENDAR

2011

CITY COUNCIL MEETINGS

JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

01/03/11 - January 3rd Council meeting cancelled
01/17/11 - M.L.K., Jr. Birthday / Regular Council Meeting
02/21/11 - Washington's Birthday / Regular Council Meeting
03/03/11 - 12 Noon Long-Term Planning Meeting
03/28/11 - 12 Noon Called Meeting for PH & Adoption of Ord. #
(Annexation of 23.065 acres south of Dripping Springs Road and west of Cedar Park Village)
04/21/11 - 12 Noon Budget Planning Meeting in Council Chambers
06/17/11 - 8:00 AM Budget Workshop in Council Chambers
06/23/11 - 12 Noon Joint Meeting with SEDCO Board (Ramp Rev.)

07/04/11 - Independence Day - No Meeting Called for 07/05/11
09/05/11 - Labor Day / Called Council Meeting on 09/06/11
~~09/22/11 - 12 Noon Called Joint Meeting with SEDCO Board~~
10/03/11 - 5:15 PM Called Joint meeting with SEDCO Board
10/24/11 - 12 Noon Called Meeting for Annexation Ordinance
(U.S. Highway 82 and S.H. 289)
11/08/11 - City Council Election
11/16/11 - 12 Noon Called Meeting to Canvass Election Results