

**CITY OF CANTON, TEXAS
ANNEXATION ORDINANCE NO. 2018-12**

AN ORDINANCE ANNEXING A 17.63-ACRE TRACT SITUATED IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, OWNED BY JANE GROVES COX, AND ALL CONTIGUOUS ROADWAY INTO THE CITY OF CANTON, VAN ZANDT COUNTY, TEXAS; EXTENDING THE BOUNDARIES OF THE CITY OF CANTON TO INCLUDE THE ANNEXED PROPERTY AND ALL CONTIGUOUS ROADWAY WITHIN THE CITY LIMITS; GRANTING TO THE ANNEXED TERRITORY AND TO ALL FUTURE INHABITANTS OF THE ANNEXED TERRITORY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS; AND BINDING FUTURE INHABITANTS OF THE TERRITORY TO ALL OF THE ACTS AND ORDINANCES OF THE CITY OF CANTON

WHEREAS, a petition has been duly signed and acknowledged by every person or corporation having an interest in the territory proposed to be annexed; and

WHEREAS, the territory is contiguous to the City, is not more than ½-mile in width, and fewer than three qualified voters reside on the tract; and

WHEREAS, the City has prepared a service plan for the territory which is attached as Exhibit "B" to this ordinance; and

WHEREAS, the City has published notice of and held hearings on the annexation as required by state law; and

WHEREAS, after due consideration of the petition, the governing body has voted to annex the territory into the city;

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CANTON, TEXAS:

Section 1. All of that territory consisting of 17.63 acres situated in the Q.C. Nugent Survey, A-618, located on the west side of Highway 19, north of Interstate 20, more particularly described in "Exhibit A" attached hereto and made a part hereof, along with all contiguous roadway, is hereby annexed into the City, and the boundary limits of the City of Canton are hereby extended to include the territory within the city limits of the City, and the territory and the future inhabitants of the territory shall be entitled to all rights and privileges of other citizens of the City and shall be bound by the acts and ordinances of said City.

Section 3. That the municipal service plan in Exhibit "B," which covers the annexed territory, is hereby adopted. The landowner agrees to extend water and wastewater utility services as needed at his expense.

Section 4. That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, certified copies of this ordinance.

PASSED by an affirmative vote of the Governing Body of the City of Canton, Texas, this the 17th day of July, 2018.


Lou Ann Everett, Mayor
City of Canton, Texas

ATTEST:


Debra Johnson, City Secretary



THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

BEFORE ME, the undersigned authority on this day personally appeared LOU ANN EVERETT, MAYOR OF THE CITY OF CANTON, TEXAS, known to 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of July, 2018.




Notary Public, State of Texas

EXHIBIT "A"

Metes and Bounds Description: (17.63 Acres)

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 60.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO JANE COX RECORDED IN DOCUMENT #2014-006138 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, (DRVZCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found in the west line of State Highway 19 at the northeast corner of the Canton Green 61 LLC 16.92 acre tract as described in Deed recorded in Doc. #2014-002653 of the DRVZCT, being the southeast corner of the Cox tract and this tract;

THENCE, S 76° 26' 04" W (Control Line), 1137.56 feet along the common line of the Canton Green 61 LLC tract and this tract to a ½" iron rod found in the east line of County Road 3120 at the southwest corner of the Cox tract and this tract;

THENCE, N 05° 20' 47" W, 856.01 feet along the east line of County Road 3120, the west line of this tract to a ½" iron rod set with a plastic cap stamped #4207, being the northwest corner of this tract;

THENCE, through the Cox tract as follows: S 77° 50' 49" E, 711.73 feet to a ½" iron rod set with a plastic cap stamped #4207; N 70° 27' 35" E, 596.72 feet to a ½" iron rod set with a plastic cap stamped #4207 in the west line of State Highway 19, the east line of the Cox tract at the northeast corner of this tract;

THENCE, S 06° 31' 33" W, 639.03 feet along the west line of State Highway 19, the east line of this tract to the POINT OF BEGINNING and CONTAINING 17.63 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: Texas Coordinate System North Central Zone NAD 83

LAND TITLE SURVEY

STATE HIGHWAY 18, CANTON, TEXAS 75103

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 60.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO JANE COX RECORDED IN DOC. # 2014-006138 OF THE DEED RECORDS VAN ZANDT COUNTY, TEXAS (DRVZCT).

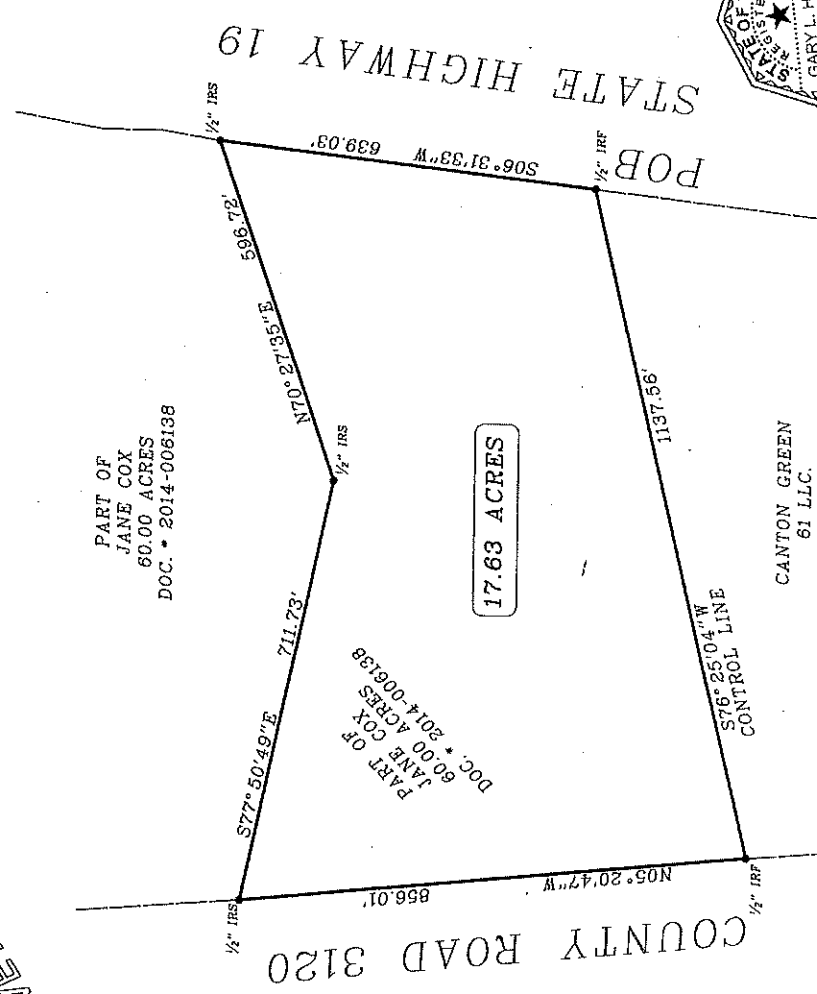
Q.C. NUGENT
SURVEY A-618

PART OF
JANE COX
60.00 ACRES
DOC. # 2014-006138

PART OF
JANE COX
60.00 ACRES
DOC. # 2014-006138

17.63 ACRES

CANTON GREEN
61 LLC
16.92 ACRES
DOC. # 2014-002653



LEGEND

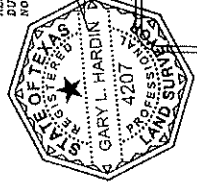
- T - TELEPHONE LINE
- C - CABLE LINE
- X - FENCE
- P - POWER LINE
- CONV - CONVEYOR
- PPS - POWER POLE
- WM - WATER METER
- IRF - IRON ROD FOUND
- INS - IRON NAIL
- W.C.A.P. - W.C.A.P. # 4207
- IPF - IRON PIPE FOUND
- TS - TELEPHONE FOUND
- TS - TELEPHONE BOX
- LP - LIGHT POLE
- BCS - BURIED CABLE SIGN
- CM - CEMENT
- PP - PEGS IN BANK
- SP - SERVICE POLE
- FH - FIRE HYDRANT

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT. NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR. NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS TRACT. THE SURVEYOR HAS NOT BEEN ADVISED BY ANY MUNICIPAL OR PUBLICLY OWNED, OR SUBSURFACE CONDITIONS, UNLESS SO INDICATED ON EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. THE ADDRESS SHOWN WAS PROVIDED BY OTHERS. HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT WOULD REVEAL THE UNDERSIGNED HAS NOT PERFORMED TITLE ASSESSMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

I, GARY L. HARDIN, R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION DURING THE MONTH OF APRIL 2018, AND ALL CORNERS ARE SHOWN HEREON AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.



GARY L. HARDIN, R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK
FIRM REGISTRATION NO. 10114700

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM # 10114700

DATE PERFORMED: APRIL 26, 2018
SCALE: 1" = 200 FEET
WORK ORDER # 1804104 DRAWN BY: JP/JH
FILED BY: CF CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR:
SILVER SPUR

© 2018 ALL RIGHTS RESERVED
SEE FIELD NOTES

EXHIBIT "B"

SERVICE PLAN FOR ANNEXED AREA 17.63-ACRE TRACT SITUATED IN Q.C. NUGENT SURVEY, A-618 ON THE WEST SIDE OF HIGHWAY 19, NORTH OF INTERSTATE 20

DATE OF ANNEXATION ORDINANCE: **JULY 17, 2018**

ACREAGE ANNEXED: **17.63 ACRES**

PROPERTY DESCRIPTION: See Exhibit A attached to the annexation ordinance.

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Canton, Texas ("City") at the following levels in accordance with the following schedule:

I. FOR SERVICES EFFECTIVE IMMEDIATELY AFTER DATE OF ANNEXATION

1. FIRE and EMERGENCY MEDICAL SERVICES; CODE ENFORCEMENT SERVICES

Existing Services: Fire protection is currently provided to the annexed area by the South Van Zandt Volunteer Fire Department. Emergency Medical Services are currently provided by Champion EMS. As city codes are not applicable, no code enforcement services are currently provided.

Services Upon Annexation: Fire protection, emergency, and suppression services, and Emergency Medical Services, will be provided to the area upon annexation at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area.

Upon annexation, the City will provide Code Enforcement Services at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area.

2. POLICE

Existing Services: Law enforcement services are currently provided by the Van Zandt County Sheriff's Office.

Services Upon Annexation: Upon annexation, the City will provide police protection to the annexed area at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area, including the extension of regular and routine patrols to the area.

3. BUILDING INSPECTION

Existing Services: The City of Canton has limited jurisdiction over new subdivisions, sexually-oriented businesses, Bed & Breakfast establishments, and signs. Other building inspection services are not currently available in the area.

Services Upon Annexation: The City will provide building inspection and enforcement services to the annexed area upon annexation at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City.

4. PLANNING AND ZONING

Existing Services: The City of Canton has limited jurisdiction over new subdivisions, sexually-oriented businesses, Bed & Breakfast establishments, and signs. No other planning and zoning regulation is currently available.

Services Upon Annexation: The City's will regulate development and land use through the administration of the City's zoning and development ordinances to the annexed area on the effective date of the annexation.

5. LIBRARY

Existing Services: Library services are currently provided by the Van Zandt County Library.

Services Upon Annexation: There will be no change in the available library services after annexation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Van Zandt County currently has a health department, and enforces generally applicable laws in the area.

Services Upon Annexation: Upon annexation, the City's health ordinances and regulations will be administered and applicable to the annexed area, including animal control services, at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area.

7. STREETS (INCLUDING STREET LIGHTING)

Existing Services: The street maintenance in the area is currently provided by Texas Department of Transportation (HWY 19).

Services Upon Annexation: Operation and maintenance of roads and streets, if any, dedicated to (and accepted by) the public or the City or owned by the City will be provided to the annexed area by the City at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area. Road and street lighting will be provided by the applicable utility company providing lighting or electric services in the annexed area pursuant to laws, rules, regulations, and standards of such utility.

8. STORM WATER FACILITIES

Existing Services: No storm water drainage services are currently provided to the area.

Services Upon Annexation: Storm water drainage services, to the extent located within property or facilities owned by or dedicated to (and accepted by) the City, will be provided to the annexed area at a level of such services that is comparable or equal to the level of such services now being provided to other parts of the City with topography, land use, and population density similar to the annexed area.

9. WATER SERVICE

Existing Services: The property is not currently in the water service area of the City of Canton.

Services Upon Annexation: Water service is available nearby. The property owner waives her and subsequent owners' rights to the extension of water services to this property until such time

as extended by the developer. Operation and maintenance of water facilities in the annexed area shall be provided in accordance with applicable City codes, ordinances, and departmental policy.

10. WASTEWATER SERVICE

Existing Services: There is current wastewater service to the area.

Proposed Services: The property owner waives her and subsequent owners' rights to the provision of wastewater services to this property until such time as the City of Canton deems it economically feasible to extend wastewater service to the area or it is extended by the developer. Extension of wastewater facilities in the annexed area shall be provided in the future in accordance with that agreement as well as applicable City codes, ordinances, and departmental policy.

11. SOLID WASTE SERVICES

Existing Services: Solid waste collection is provided by private waste collection under agreements with customers.

Services Upon Annexation: Solid waste collection provided under exclusive contract with Sanitation Solutions will be provided to the area annexed on the effective date of the annexation. The collection of refuse shall be made in accordance with the usual waste collection scheduling and shall be conducted at a level consistent with current methods and procedures provided to similar areas.

12. OPERATION AND MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Existing Services: The City is not aware of any parks, playgrounds or swimming pools located within the annexed area.

Services Upon Annexation: The City is not aware of any parks, playgrounds or swimming pools located within the annexed area. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas in a manner and to a degree that is comparable or equal to parks, playgrounds, and swimming pools in other parts of the City with topography, land use, and population density similar to the annexed area.

13. OTHER PUBLICLY OWNED FACILITY, BUILDING, OR SERVICE

Services Upon Annexation: The City is not aware of the existence of any other publicly owned facility, building, or service within the annexed area. In the event any such other publicly owned facility, building, or service is determined to exist, the City will maintain the same in a manner and to a degree that is comparable or equal to other publicly owned facilities, building, or service in other parts of the City with topography, land use, and population density similar to the annexed area.

II. CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS

1. POLICE PROTECTION, FIRE PROTECTION, EMERGENCY MEDICAL SERVICES, AND SOLID WASTE COLLECTION

No capital improvements are necessary at this time to provide services.

2. WATER AND WASTEWATER FACILITIES

No capital improvements are necessary at this time to provide services.

3. ROADS AND STREETS

Maintenance of properly dedicated and accepted 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 subdivision of the annexed property and in accordance with the City's ordinances, rules, policies, and procedures. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the City's ordinances, rules, policies, and procedures.

4. PARKS, PLAYGROUNDS, AND SWIMMING POOLS

No capital improvements are necessary at this time to provide services.

5. OTHER PUBLIC OWNED FACILITIES, BUILDINGS, OR SERVICES

In general, other City functions and services can be provided for the annexed area by the use of existing capital facilities and improvements; additional capital improvements are not necessary to provide City services.

6. CAPITAL IMPROVEMENTS

The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary, in accordance with applicable law and policies.

III. SPECIFIC FINDINGS

The City Council of the City of Canton 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 use and population density and notwithstanding the above and foregoing Parts I and II, the service levels which may ultimately be provided in the newly annexed area may differ from services provided other areas of the City. These differences are specifically dictated because of differing characteristics of the property and the City will undertake to perform consistent with this Service Plan 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 who reside in areas of similar topography, land utilization and population density.

The City reserves the right to amend this Service Plan, subject to any applicable law, rule, or regulation of a governmental authority with proper jurisdiction.

As used in this Service Plan, the provision or maintenance of services or facilities means having the same provided or maintained by any method or means by which the City provides or maintains services to other areas of the City, including causing or allowing private utilities, governmental entities, and other public service organizations to provide the same by contract or agreement, in whole or in part, and may also include separate agreements with associations or similar entities.

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council which refers to this Plan and specifically renews this Plan for a stated period of time.

It is the intent of the City that services under this Plan shall provide full municipal services as required and defined by the Texas Local Government Code. The City reserves the right guaranteed to it by the Texas Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.