

ORDINANCE 2022-02

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TOLAR, HOOD COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF THE SAID CITY.

WHEREAS, a petition for annexation has been duly signed and acknowledged by each and every person or corporation having an interest in the following property described as:

Being a 13.49 Acres of land situated in the Rachel Story Survey, Abstract 501, City of Tolar, Hood County, Texas, and a portion of the tract described as Parcel III and being more particularly described by metes and bounds, as follows: **Exhibit "A" and Exhibit "B"** results of the survey are appended hereto and incorporated herein by reference;


WHEREAS, said tract of land is contiguous and adjacent to the City of Tolar, Texas and;

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

That the property described above, be and the same is hereby annexed to the City of Tolar, Hood County, Texas and that the boundary limits of the City of Tolar, Texas, be and the same are hereby extended to include the territory described above, within the city limits of the City of Tolar, Texas, and the same shall hereinafter be included within the territorial limits of said City and said land and the future inhabitants thereof shall hereinafter be entitled to all rights and privileges of other citizens of the City of Tolar, Texas, and shall be bound by the acts and ordinances of said City; and said territory shall be zoned as "R-6 "Single Family Residential" at the time of such annexation as those terms are so provided in the Zoning Ordinance of the City of Tolar, Texas.

PRESENTED, PASSED, AND APPROVED on the 18th day of April 2022, by a vote of 5 ayes and 0 nays at a regular meeting of the City Council of the City of Tolar, Texas.

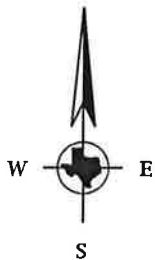
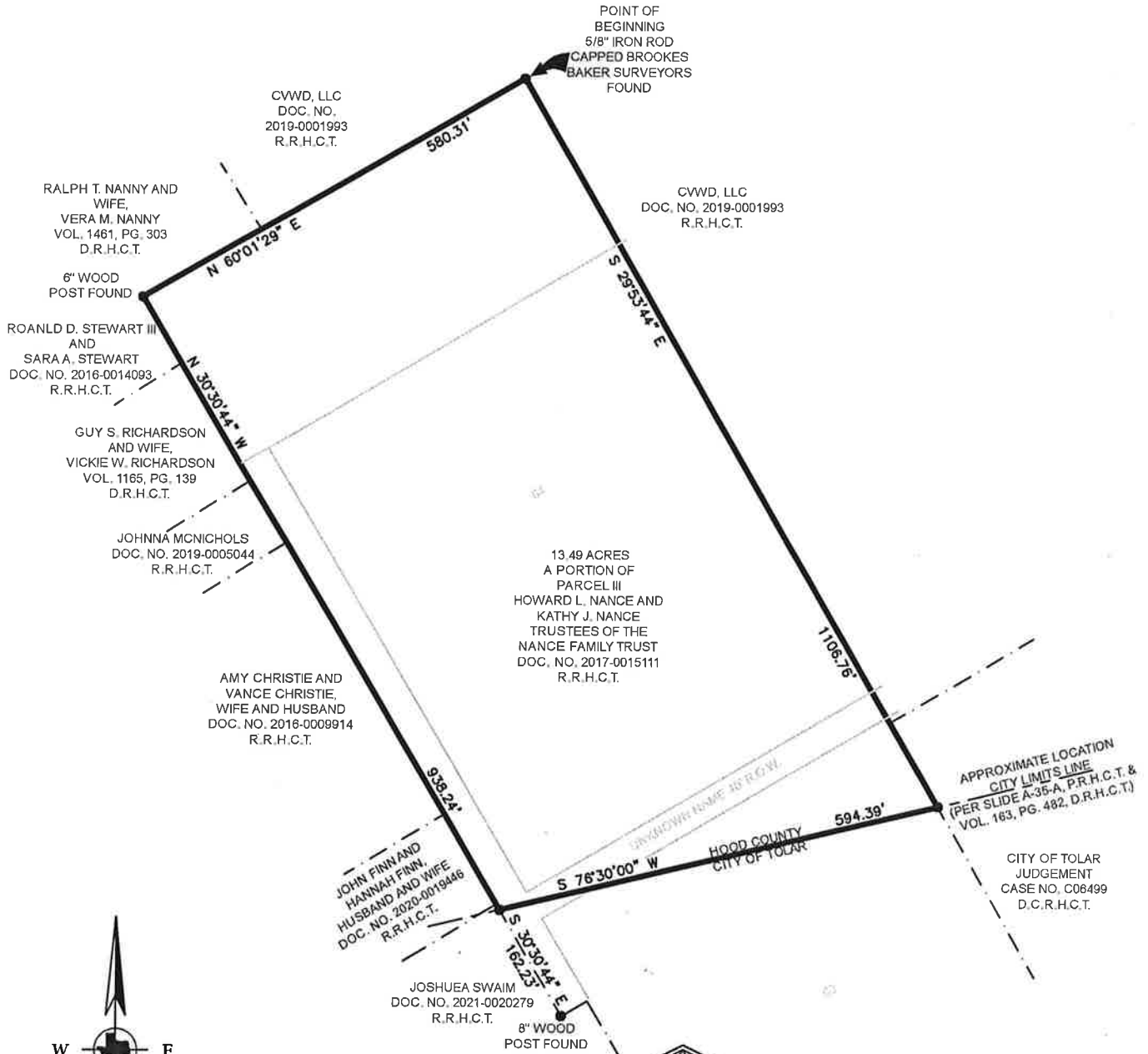
ATTEST:


Michelle Burdette, City Secretary


Terry R. Johnson, Mayor



Exhibit "A"
Annexation Area
13.49 acres
situated in the
RACHEL STORY SURVEY, Abst. No. 501,
Hood County, Texas, and
A portion of Blocks 63 and 64,
ORIGINAL AND SECOND ADDITION OF TOLAR
according to the Map thereof recorded in Slide A-36,
Plat Records, Hood County, Texas.



SCALE 1" = 200'

TEXAS GEOSPATIAL

STEPHEN@TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 76126
 817-819-7987

TBPELS FIRM NO. 10083300

SHEET 1 OF 2



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell

STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 SURVEYED ON THE GROUND DECEMBER 13, 2021
 EXHIBIT PREPARED FEBRUARY 01, 2022

21238 ANNEX EXHIBIT SM

Exhibit "B"
Annexation Area
13.49 acres
situated in the
RACHEL STORY SURVEY, Abst. No. 501,
Hood County, Texas, and
A portion of Blocks 63 and 64,
ORIGINAL AND SECOND ADDITION OF TOLAR
according to the Map thereof recorded in Slide A-36,
Plat Records, Hood County, Texas.

FIELD NOTES:

13.49 acres situated in the RACHEL STORY SURVEY, Abst. No. 501, Hood County, Texas, and a portion of Blocks 63 and 64, ORIGINAL AND SECOND ADDITION OF TOLAR, City of Tolar, Hood County, Texas, being a portion of the tract described as Parcel III in deed to Howard L. Nance and Kathy J. Nance, Trustees of the Nance Family Trust recorded in Document Number 2017-0015111, Real Records, Hood County, Texas, and being more particularly described, as follows:

Beginning at a 5/8" iron rod capped Brookes Baker Surveyors found for the northeast corner of said Nance tract, an ell corner of the tract described in deed to CYWD, LLC by deed recorded in Document Number 2019-0001993, Real Records, Hood County, Texas, said point being, per deed (2017-0015111) call, S 60° W, 5040 feet and S 30° E, 1790 feet from the northeast corner of the RACHEL STORY SURVEY, Abst. No. 501;

THENCE S 29°53'44" E, along the northeast line of said Nance tract, passing the northwest corner of the tract described to City of Tolar in Judgement recorded in Case Number C06499, District Court Records, Hood County, Texas, continuing along the northeast line of said Nance tract, in all, a distance of 1106.76 feet;

THENCE S 76°30'00" W, 594.39 feet for the west line of said Nance tract, for the east line of the tract described in deed to Joshua Swaim by deed recorded in Document Number 2021-0020279, Real Records, Hood County, Texas, from which, an 8" wood post found, an ell corner of said Nance tract, bears S 30°30'44" E, 162.23 feet;

THENCE N 30°30'44" W, along the southwest line of said Nance tract, passing the northeast corner of said Swaim tract and the southeast corner of the tract described in deed to John Finn and Hannah Finn, husband and wife by deed recorded in Document Number 2020-0019446, Real Records, Hood County, Texas, continuing along the southwest line of said Nance tract, passing the northeast corner of said Finn tract and the southeast corner of the tract described in deed to Amy Christie and Vance Christie, wife and husband by deed recorded in Document Number 2016-0009914, Real Records, Hood County, Texas, continuing along the southwest line of said Nance tract, passing the northeast corner of said Christie tract and the southeast corner of the tract described in deed to Johnna McNichols by deed recorded in Document Number 2019-0005044, Real Records, Hood County, Texas, continuing along the southwest line of said Nance tract, passing the northeast corner of said McNichols tract and the southeast corner of the tract described in deed to Guy S. Richardson and wife, Vickie W. Richardson by deed recorded in Volume 1165, Page 139, Deed Records, Hood County, Texas, continuing along the southwest line of said Nance tract, passing the northeast corner of said Richardson tract and the southeast corner of the tract described in deed to Ronald D. Stewart III and Sara A. Stewart by deed recorded in Document Number 2016-0014093, Real Records, Hood County, Texas, continuing along the southwest line of said Nance tract, in all, a distance of 938.24 feet to a 6" wood post found for the northwest corner of said Nance tract, for the northeast corner of said Stewart tract, for the southeast line of the tract described in deed to Ralph T. Nanny and wife, Vera M. Nanny by deed recorded in Volume 1461, Page 303, Deed Records, Hood County, Texas;

THENCE N 60°01'29" E, along the northwest line of said Nance tract, passing the southeast corner of said Nanny tract and an ell corner of said CYWD, LLC tract, continuing along the northwest line of said Nance tract, in all, a distance of 580.31 feet to the POINT OF BEGINNING and containing 13.49 acres of land.

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.H.C.T. = PLAT RECORDS, HOOD COUNTY, TEXAS.
R.R.H.C.T. = REAL RECORDS, HOOD COUNTY, TEXAS.
D.R.H.C.T. = DEED RECORDS, HOOD COUNTY, TEXAS.
D.C.R.H.C.T. = DISTRICT COURT RECORDS, HOOD COUNTY, TEXAS.

THE ORIGINAL AND SECOND ADDITION OF TOLAR, AS SHOWN ON MAP, IS SHOWN AS APPROXIMATE, BY SCALE ONLY, FROM THE MAP RECORDED IN SLIDE A-36, P.R.H.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN TITLE COMMITMENT GF NO. 2021-9857, EFFECTIVE DATE NOVEMBER 24, 2021, ISSUED DECEMBER 13, 2021.

SCHEDULE B ITEM:

10A. SITE IS LOCATED WITHIN THE PROPERTY DESCRIBED IN EASEMENT RECORDED IN VOLUME 2384, PAGE 167, DEED RECORDS, HOOD COUNTY, TEXAS. SAID EASEMENT DOCUMENT DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT TEXAS-NEW MEXICO POWER COMPANY FOR EXACT LOCATION.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF TOLAR BEFORE DIGGING, TRENCHING, OR EXCAVATING.

NO IMPROVEMENTS SHOWN.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND DECEMBER 13, 2021
EXHIBIT PREPARED FEBRUARY 01, 2022

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TBPELS FIRM NO. 10083300

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2022-0007364 -
Filed and Recorded - Real Records

ORDER OR ORDINANCE

Grantor: CITY OF TOLAR

Pages: 4

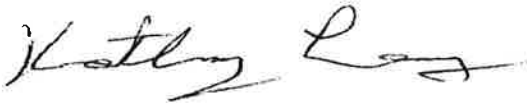
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Recorded On: 05/03/2022 01:07 PM	Notes:
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Receipt Number: R227360	
Amount: \$30.31	
Recorded By: Becky Coslett	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office
MICHELLE BURDETTE

