

**CITY OF LADONIA, FANNIN COUNTY TEXAS  
ORDINANCE NO. 2011-07-11**

**AN ORDINANCE OF THE CITY OF LADONIA, TEXAS, ANNEXING  
CERTAIN PROPERTY DESCRIBED BY METES AND BOUNDS; DECLARING  
THE VARIOUS PROVISIONS OF THE ORDINANCE TO BE SEVERABLE;  
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Ladonia, Texas, owns real property that is contiguous adjacent to the city limits but is not inside the city limits; and

WHEREAS, the City Council of the City of Ladonia, Texas, desires to bring such real property into the city limits; and

WHEREAS, the real property is less than one-half mile in width; and,

WHEREAS, it is in the public interest and welfare to extend the boundaries of the City of Ladonia, Texas.

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

**Section 1.** The land and territory described in Exhibit "A", which is attached hereto and made a part hereof the same as if set forth at length, lying adjacent to and adjoining the present boundaries of the City of Ladonia, Texas, is hereby added and annexed to the City of Ladonia, Texas, and the land described in Exhibit "A" shall hereinafter be included within the boundary limits of the City of Ladonia, Texas, and the present boundary limits of the City are altered and amended so as to include the area within the corporate limits of the City of Ladonia, Texas.

**Section 2.** Municipal services shall be extended to the land described on Exhibit "A" when there is a need for such services.

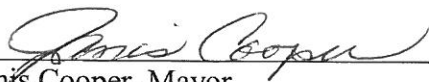
**Section 3.** There are not any inhabitants on the property described in Exhibit "A" and there are not any living quarters on the property. If, in the future, living quarters are erected on the property described on Exhibit "A" then the residents will be entitled to the same rights and privileges as any other citizen of the City of Ladonia, Texas, and shall be subject to all of the regulations and laws of the City of Ladonia, Texas.

**Section 4.** In the event that any Court of competent jurisdiction shall rule any part or parts of this ordinance void, the rest and remainder of this ordinance shall remain in full force and effective.

**Section 5.** This ordinance shall take effect from and after the date of its passage by the City Council of the City of Ladonia, Texas.

**Section 6.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Fannin County, Texas.

**PASSED AND APPROVED ON this the 11<sup>th</sup> day of July, 2011.**

  
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Janis Cooper, Mayor

ATTEST:

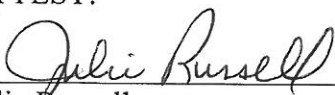
  
\_\_\_\_\_  
Julie Russell  
City secretary

Exhibit "A"

Being 68.922 acres of land, a part of the Alex C. Maxwell Survey Abstract Number 741, lying and being situated just East of the City of Ladonia in Fannin County, Texas. The said 68.922 acre tract contains that part of a called 98.003 acre tract as conveyed to the City of Ladonia in Volume 958, Page 641 in the Land Records of Fannin County, Texas that lays East of the East city limits of Ladonia. The said 68.922 acre tract also contains that part the North half of Redner Street that lays North of the 98.003 acre parent tract. The 68.922 acre tract contains the 25 foot wide East half of County Road 3660 that is a Western part of a called 101.856 acre tract as conveyed to Chandler Burnett in Tract Four of Volume 958, Page 439. The 68.922 acre tract contains the 25 foot wide East half of County Road 3660 that is a Western part of a called 86.065 acre tract as conveyed to F. Chandler Burnett and others in Volume 888, Page 663 of the Land Records of Fannin County Texas. The said 68.922 acre tract being described more particularly by metes and bounds as follows:

Standing at the Northeast corner of the referenced 98.003 acre tract, the same being the Westernmost Northwest corner of the referenced 101.856 acre Burnett tract, a 1/2' set iron rod at the intersection of the center of Redner Street with center line of County Road 3660, Go N 32°30'22" E a distance of 45.51 feet to a point at the intersection of the North line of Render Street with the East line of County Road, for the Point of Beginning and the Northeast corner of this tract.

THENCE: S 00°48'44" E with the East line of County Road 3660 a distance of 1530.00 feet to a point for the Southeast corner of this tract.

THENCE: N 89°27'12" W passing the West line of the 86.065 acre F. Chandler Burnett tract, the same being the Southeast corner of the 98.003 acre tract at 25 feet and passing a found 3/8 inch iron rod at a subtotal distance of 43 feet and continuing near a fence line and with the South line of the 98.003 acre parent tract a total distance of 1965.02 feet to a 1/2" set iron rod, in the East city limits of Ladonia, for the Southwest corner of this tract.

THENCE: N 00°11'33" E with the East city limits passing the center of Redner Street, the same being the North line of the 98.003 acre parent tract at 1500.01 feet and continuing a total distance of 1530.01 feet to a point in the North line of Redner Street, for the Northwest corner of this tract.

THENCE: S 89°26'29" E along the North line of Redner Street, with the South lines of a called 14.1278 acre tract as conveyed to TJHLP, LP in Tract One in Volume 1138, Page 227 and the South line of the land conveyed to the Ladonia Association in Volume 788, Page 96 a distance of 1938.72 feet to the Point of Beginning and containing 68.922 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor #4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 12/27/2010 and are true and correct and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.



CLARK R. SANDERSON R.P.L.S. #4765

<b>BOUNDARY SURVEY</b> City of Ladonia, Texas <b>68.922 ACRE TRACT OF LAND</b> SITUATED IN THE <b>ALEX C. MAXWELL SURVEY</b> <b>ABSTRACT NO. 741</b> <b>FANNIN COUNTY, TEXAS</b>			
OWNER: CITY OF LADONIA, TEXAS			
SURVEY: ALEX C. MAXWELL, ABSTRACT NO. 741			
AREA: 68.922 ACRES			
JOB NO. 2010-252	DRAWN BY: MLB	CHK BY: CRS	CAD FILE: 2010-252.DWG
DATE: DECEMBER 28, 2010	Sheet 1 OF 1	G.F. N/A	SCALE: 1" = 300'