

ORDINANCE NO. 5406

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATELY 7.773 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING A PART OF LOTS 1, 2, 3, 4, AND 5, HUNT'S SUBDIVISION, GRAYSON COUNTY, TEXAS, COMMONLY REFERRED TO AS 4331 S. SH 91, DENISON, TEXAS, FURTHER IDENTIFIED AS GRAYSON COUNTY APPRAISAL DISTRICT PROPERTY IDS 151349, 151351, AND 151353, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", INTO THE BOUNDARY LIMITS OF THE CITY OF DENISON, GRAYSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION, INCLUDING PUBLIC HEARINGS, NOTICES, OPEN MEETINGS, AND EXECUTION OF A WRITTEN SERVICES AGREEMENT HAVE BEEN MET ACCORDING TO LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (the "City") is a home rule municipality located in Grayson County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the City Charter; and

WHEREAS, the City is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the boundary limits of the City; and

WHEREAS, the City received a C-3 voluntary annexation petition (the "Petition") from HHM Group, LLC, the property owner (the "Owner") requesting the annexation into the boundary limits of the City of a certain tract of land being approximately 7.773 acres of land, further described and depicted in **Exhibit "A"**, attached and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, all requirements for the annexation, including required notices and public hearings, have been provided, held, and met; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was negotiated and executed prior to the adoption of the annexation by City Council; and

WHEREAS, the City Council of the City (the “City Council”) has investigated into, has determined, and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, the City Council finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City and the owners and residents of the area.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. The Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Property, and the same shall hereafter be included within the boundary limits of the City, and the inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. Filing Instructions. The City Secretary is hereby directed and authorized to file a certified copy of this Ordinance with the County Clerk of Grayson County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 5. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with

the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, this 4th day of August 2025.



ROBERT CRAWLEY, Mayor

ATTEST:



Christine Wallentine, City Clerk





Exhibit A
Legal Description and Depiction

CLS Job# 25010017 Annexation

- BASIS OF BEARINGS -
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the J.M. Manning Survey, Abstract No. 781, and being a part of Lots 1, 2, 3, 4 & 5, Hunt's Subdivision an addition to the County of Grayson as shown by plat record in Volume 448, Page 93, Deed Records, Grayson County, Texas and being a part of a 10.300 acre tract of land conveyed to HHM GROUP, LLC by deed of record in Document No. 2019-31713, Official Records, Grayson County, Texas, and being a part of a 4.215 acre tract of land conveyed to HHM GROUP, LLC. By deed of record in Document No. 2019-31701, of said Official Records, and being a part of a 7.529 acre tract of land conveyed to HHM GROUP, LLC. by deed of record in Document No 2019-31715, of said Official Records and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found with a cap marked RPLS 6578 at the northwest corner of said Lot 5 of Hunt's Subdivision, maintaining the northwest corner of said 10.300 acre tract, the southwest corner of a 5.463 acre tract of land conveyed to Silvia E. Rios, by deed of record in Document No. 2020-25635, of said Official Records and in the east line of a 10-3/100 acre tract of land conveyed to Woody C. Spencer and Michael W. Spencer, by deed of record in Volume 5274, Page 688, Official Public Records, Grayson County, Texas;

Thence South 61°21'32" East, along the north line of said Lot 5 and the south line of Lot 6 of said Hunt's Subdivision, the north line of said 10.300 acre tract and the south line of said 5.463 acre tract, a distance of 596.17 feet to a point being the southwest corner of Lot 6R, Replat Part of Lots 6 & 7 Hunt's Subdivision, an addition to the City of Denison, by deed of record in Volume 24, Page 60, Plat Records, Grayson County, Texas;

Thence South 28°38'26" West, over and across said Lots 1, 2, 3, 4 and 5, Hunt's Subdivision and said HHM Group, LLC Tracts, a distance of 1,133.00 feet to a point in the west line of said Lot 1, the west line of said 7.529 acre tract and in the east line of a 16.04 acre tract of land conveyed to Fred A. Stephens and Rebecca J. Stephens by deed of record in Document No. 2018-3212, of said Official Records;

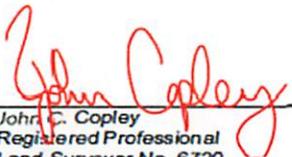
Thence along the west line of said Hunt's Subdivision, and the east line of said 16.04 acre tract the following calls and distances:

North 01°41'47" East, a distance of 112.55 feet to a point;

North 00°32'42" East, a distance of 695.72 feet to a 1/2" steel rod found;

North 01°12'02" East, passing a 1/2" steel rod found maintaining the northeast corner of said 16.04 acre tract and the southeast corner of said 10-3/100 acre tract, at a distance of 417.94 feet, continuing for a total distance of 472.04 feet to the Point-of-Beginning and containing 7.773 acres of land.

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.


John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 03062025
DATE OF LAST REVISION: 071102025



PROPERTY ADDRESS -
4331 TEXOMA PARKWAY
DENISON, TEXAS

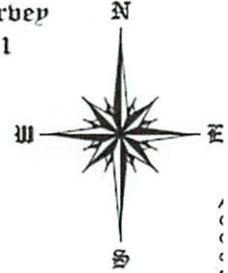
19.3100 AC
WOODY C. SPENCER
MICHAEL W. SPENCER
VOL. 5274, PG. 688
O.P.R.G.C.T.

P.O.B.
1/2" STEEL
ROD FOUND
(RPLS 6578)

5.483 AC
SILVAE RIOS
DOC NO. 2020-25635
O.R.G.C.T.

Annexation

J.M. Manning Survey
Abstract No. 781



Lot
6R
Replat Part of Lots 6 & 7
Hunt's Subdivision
Vol. 24, Pg. 60 P.R.S.C.T.

Hunt's Subdivision
Vol. 448, Pg. 93 D.R.S.C.T.

7.773 Acres
338592 Sq. Ft.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

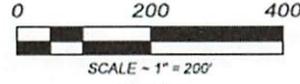
16.04 AC
FRED A. STEPHENS
REBECCA J. STEPHENS
DOC NO. 2018-3212
O.R.G.C.T.

ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAN. CALL 811 BEFORE YOU DIG.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.



Copley Land Surveying
1702 Verdi Ln. Sherman, Texas 75090
TX 903-415-0643,
john@copleylandsurveying.com



Legend

- SEWER MANHOLE
- AIR CONDITIONER
- GAS METER
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- BURIED CABLE MARKER
- SEWER CLEANOUT
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- FIRE-HYDRANT
- WATER VALVE
- WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- MARKED WIRE FENCE
- OVER-HEAD ELECTRIC
- CONCRETE BUILDING
- GRAVEL BUILDING
- ASPHALT
- GRAVEL
- CONCRETE