

RESOLUTION NO. 4206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, GRANTING A C-3 VOLUNTARY PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF DENISON OF APPROXIMATELY 0.644 ACRES OF LAND, LEGALLY DESCRIBED AS BEING A PART OF THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, COMMONLY KNOWN AS THE IRON ORE CREEK CEMETERY; PROVIDING FOR THE INCORPORATION OF FINDINGS; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Denison (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 Denison City Charter; and

WHEREAS, the City, as the property owner, has petitioned for voluntary annexation of the Area (defined herein), said petition containing all elements required by Section 43.0671 of the Texas Local Government Code (the "Petition"); and

WHEREAS, a legal description and geographical depiction of the Area proposed to be annexed is attached hereto as Exhibit "A" and incorporated as if set forth fully herein (the "Area"); and

WHEREAS, the City Council of the City (the "City Council") directs publication, mailing and distribution of notice(s) for a public hearing, as required by Chapter 43 of the Texas Local Government Code, to consider the annexation of the Area; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town and is located within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition.

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

Section 1. Findings Incorporated. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Petition Considered. The City Council hereby grants the Petition requesting the annexation of the Property into the corporate limits of the City.

Section 3. Calling of Public Hearing and Providing Notices.

A. Calling of Public Hearing. The City Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard at the following location and on the following date and time:

**Denison Council Chambers at City Hall
300 W. Main Street, Denison, Texas 75020
September 15, 2025 at 6:00 p.m.**

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

B. Notice of Public Hearing. The City Secretary is hereby authorized and directed, in accordance with Chapter 43 of the Texas Local Government Code, to cause notice of the public hearing called by Section 3.A., on or after the twentieth (20th) day but before the tenth (10th) day before the date of such public hearing, to be (i) published once in a newspaper having general circulation in the City and in the above-described territory, (ii) mailed to any school district or public entity providing services to the Area, and (iii) posted on the City's website.

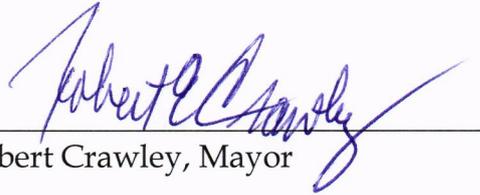
Section 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. Open Meetings. It is hereby found and determined that the meeting at which this Resolution 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 Chapter 551 of the Texas Government Code.

Section 6. Effective Date. This Resolution shall become effective from and after its adoption.

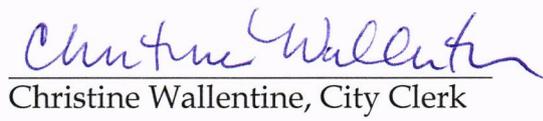
AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of the City of Denison, Texas,
on this 2nd day of September, 2025.



Robert Crawley, Mayor

ATTEST:



Christine Wallentine, City Clerk



Exhibit "A"
LEGAL DESCRIPTION AND DEPICTION OF AREA

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurveying.net
TRPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
0.644 Acres

SITUATED in the City of Denison, County of Grayson, State of Texas, and being a part of the Daniel C. Shelp Survey, Abstract No. 1097, being the same "called" 1 ac. tract of land conveyed by Deed from Lewis Millican and Lowioa Jane Millican to the Trustees of the Baptist Church colored on March 10, 1877 and recorded in Volume 36, Page 52, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch rebar found in the South line of the UHS of Texoma, Inc. 157.990 acre tract of land in Document No. 2018-14238, Official Public Records, at a middle Northeast corner of Lot 1, Block 1, Gateway Medical Office Park, Phase 5 to the City of Denison, Texas as per plat of record in Volume 21, Pages 164 and 165, Plat Records, Grayson County, Texas and the Northwest corner of the herein described tract;

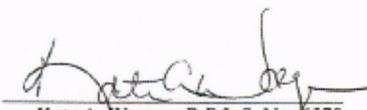
THENCE South 89 deg. 05 min. 29 sec. East, with the South line of said UHS of Texoma 157.990 ac., a distance of 116.25 ft. to a ½ inch rebar found at the Northwest corner of the TPJ Properties, LTD 82.430 acre tract of land conveyed in Volume 4244, Page 629, said Official Public Records and the Northeast corner of the herein described tract;

THENCE South 01 deg. 26 min. 00 sec. West, with the West line of said TPJ Properties 82.430 ac., a distance of 311.67 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the most Eastern Northeast corner of said Lot 1 and the most Southern corner of the herein described tract, **SAID** rebar bears North 00 deg. 11 min. 46 sec. West, 14.45 ft. from a ½ inch capped rebar found, stamped "RPLS 4488" at the Southeast corner of said Lot 1 and the Northeast corner of Lot 1, Block 1, Gateway Medical Office Park, Phase 3 to the City of Denison, Texas as per plat of record in Volume 20, Pages 110 & 111, said Plat Records;

THENCE Northerly, with an East line of said Lot 1, Block 1, Gateway Medical Office Park, Phase 5, the following calls and distances:

1. North 52 deg. 04 min. 56 sec. West, a distance of 44.32 ft. to a point at an angle point, **SAID** point bears South 03 deg. 51 min. 24 sec. West, 0.82 ft. from a ½ inch rebar found;
2. North 30 deg. 12 min. 38 sec. West, a distance of 147.97 ft. to a ¼ inch rebar found at an angle point;
3. North 00 deg. 21 min. 13 sec. East, a distance of 158.31 ft. to the **PLACE OF BEGINNING** and containing **0.644 ACRES** of land.

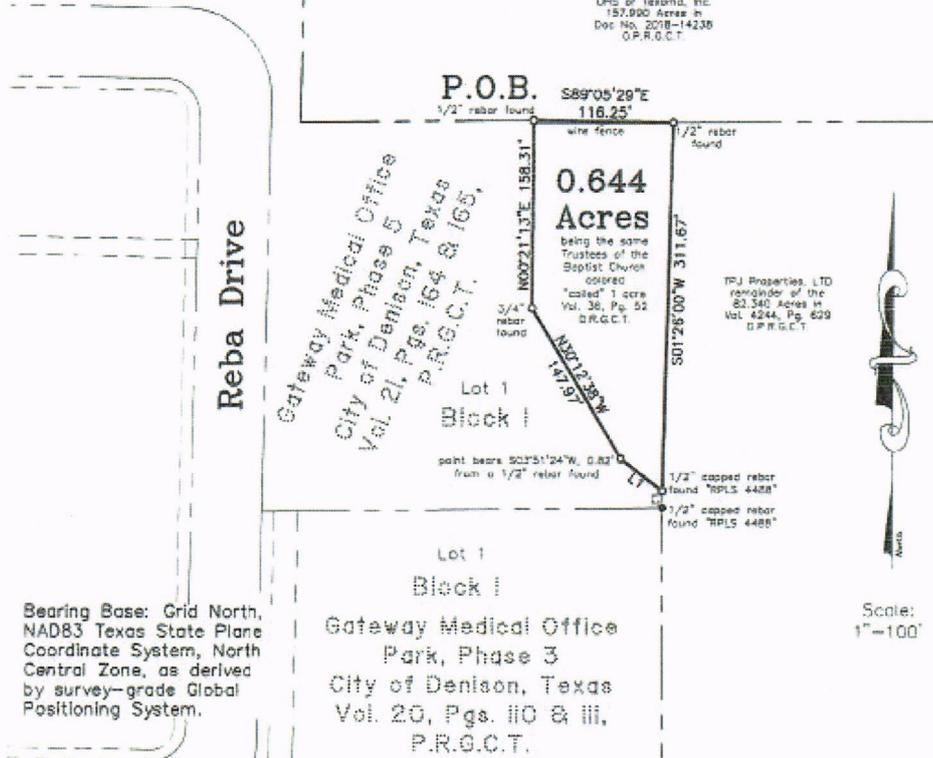



Kate A. Wagner, R.P.L.S. No. 6578
January 28, 2021

Parcel Line Table		
Line #	Length	Direction
L1	44.32'	N52°04'56"W
L2	14.45'	S00°11'48"E

Daniel C. Sheip Survey
Abstract No. 1097
Grayson County, Texas

LHS of Texas, Inc.
157,800 Acres in
Doc No. 2018-14238
O.P.R.C.T.



Bearing Base: Grid North,
NAD83 Texas State Plane
Coordinate System, North
Central Zone, as derived
by survey-grade Global
Positioning System.

TPJ Properties, LTD
remainder of the
52.340 Acres in
Vol. 424, Pg. 429
O.P.R.C.T.

Scale:
1"=100'

Buyer: City of Denison

This survey is for the sole benefit of the Owners and
Buyers Stated hereon and is null and void for any
other transaction. Any unauthorized use of this survey
without the sole consent of the undersigned surveyor
will infringe upon state and federal copyright statutes.
Any violation of said statutes will be aggressively
pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify
that a survey was performed on the ground of the property shown hereinabove and
that this survey complies with the current Texas Society of Professional Surveyors
Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is
a true and correct representation of the property shown hereon to the best of my
knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any
designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance
Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date:
September 29, 2010.

Job No. BGD460121

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurveying.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: January 20, 2021

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