

ORDINANCE NO. 5429

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY BEING AN AREA TOTALING AN APPROXIMATE 14.753 ACRES OF LAND, LOCATED GENERALLY SOUTH OF FM 1310, AND LEGALLY DESCRIBED AS BEING A PART OF THE JESSE MYERS SURVEY, ABSTRACT NO. 837, TRACT TWO, GRAYSON COUNTY, TEXAS, DESCRIBED IN THE WARRANTY DEED FROM GEORGE H. ROWLAND AND MARJORIE V. ROWLAND, TO MAURICE A. WEISBERG AND GLORIA WEISBERG ON APRIL 28, 1967, RECORDED IN VOL. 1080, PAGE 240, OF THE GRAYSON COUNTY DEED RECORDS, 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 ACKNOWLEDGEMENT OF SERVICES TO BE PROVIDED 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 (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 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**, on January 5, 2026, the City Council of the City ("City Council") passed Resolution No. 4213, which granted a petition of the City, property owner of the certain tract of land being approximately 14.753 acres of land, further described and depicted in **Exhibit "A"**, attached and incorporated as if set forth fully herein, (the

“Property”), requesting to be annexed into the City; 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**, 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**, because the City is the owner of the Property, section 43.0672 of the Texas Local Government Code, requiring a written service agreement for the Property between the City and the owner of the Property, is impossible to satisfy, however, the City acknowledges that it shall provide services it deems necessary to the Property; 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 they 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 of the City of Denison, Texas.

**PASSED AND APPROVED** by the City Council of the City of Denison, Texas, on this 20<sup>th</sup> day of January 2026.



Robert Crawley, Mayor

**ATTEST:**

  
Christine Wallentine, City Clerk

## EXHIBIT "A"

EXHIBIT "A"

Bk	Vol	Ps
00016054	OR	3881 47

**SITUATED** in the County of Grayson, State of Texas, being a part of the Jesse Myers Survey, Abstract No. 837, being the 14.854 acre tract of land described as Tract Two, conveyed in the Warranty Deed from George H. Rowland and Marjorie V. Rowland, to Maurice A. Weisberg and Gloria Weisberg, on April 28, 1967, recorded in Volume 1080, Page 240, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch rebar found at the base of a corner post at the intersection of the West line of the Myers Survey and the South right-of-way line of F. M. Hwy. 1310 and the East line of the Samuel R. Campbell Survey, Abstract No. 247, at the Northwest corner of the Weisberg 14.854 ac. and the "current" Northeast corner of the Diablo Valley Estate Company, LLC. "called" 137.34 ac. in Vol. 3210, Pg. 614;

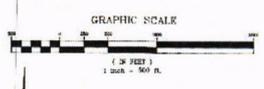
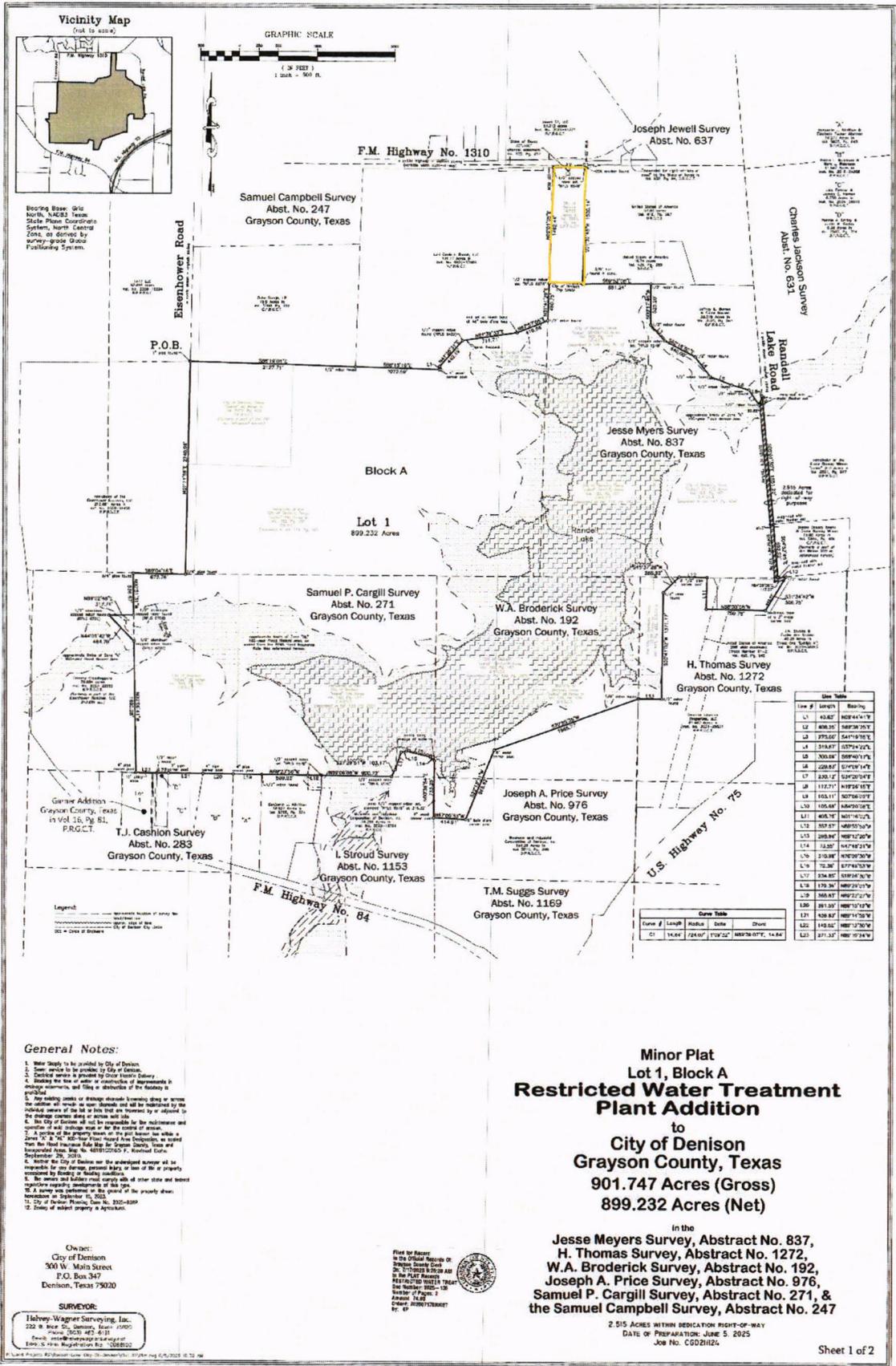
**THENCE** Easterly, with the South right-of-way line of F. M. Hwy. 1310, the following calls and distances:

1. South 88 deg. 42 min. East, 408.25 ft. to a point at the beginning of a curve;
2. Easterly, with a curve to the left having a central angle of 01 deg. 13 min. 08 sec. and a radius of 724.07 ft. (*chord bears South 89 deg. 18 min. 34 sec. East, 15.40 ft.*), an arc distance of 15.40 ft. to a point in "triple" 5 inch trees, at the base of a U. S. Army Corps of Engineers boundary marker sign, at the Northeast corner of the Weisberg 14.854 ac. and in a West line of the United States of America property of the U. S. Army Corps of Engineers boundary around Lake Texoma, at the Spillway Site, said point being South 01 deg. 04 min. West, 106.1 ft. from a concrete & brass "Corps" monument found in the North back slope of said Hwy., said monument stamped C17 D2 D3 and dated 1987;

**THENCE** South 02 deg. 39 min. West, with said West line of the U.S.A. property, passing a "lone standing" 4 inch bois d'arc post at 13.9 ft., and continuing for a total distance of 1501.18 ft. to a point in an "East-West" wire fence with tapered concrete "street corner" posts used for fence posts, said fence maintaining the North line of the City of Denison Randell Lake Reservoir property, at the Southeast corner of the Weisberg 14.854 ac., said wire & concrete post fence being along the center of an old public road, long ago abandoned, said Southeast corner of the Weisberg 14.854 ac. being North 87 deg. 30 min. West, 70.8 ft. from a tapered concrete "street corner" post at a corner in said fence, and said Weisberg Southeast corner being South 70 deg. 57 min. West, 71.6 ft. from an aluminum capped "Corps" monument found at the Southeast base of a 4 inch bois d'arc corner post in the North line of said old road, said aluminum capped monument stamped D9 D1 and dated 1985;

**THENCE** North 87 deg. 30 min. West, with the general course of said wire & concrete post fence, and along the center of said abandoned public road, leaving said fence and center of said road as both turn off line to the Southwest at about 360 ft., and continuing for a total distance of 435.30 ft. to a point in an old "North-South" treerow maintaining the West line of the Myers Survey and the East line of both the Campbell Survey and the Diablo Valley 137.34 ac., at the Southwest corner of the Weisberg 14.854 ac. and the Northwest corner of the City of Denison Randell Lake property, said point being 2 ft. North of a 20 inch bois d'arc tree;

**THENCE** North 03 deg. 06 min. 07 sec. East, with said treerow, passing a fence corner at 22.5 ft., and continuing now with the general course of a wire & bois d'arc post fence & treerow maintaining said Survey lines, for a total distance of 1492.22 ft. to the **PLACE OF BEGINNING** and containing **14.753 ACRES** of land.



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

Line #	Length	Bearing
L1	43.82	N82°44'47"E
L2	400.20	S89°30'37"E
L3	275.00	S41°19'10"E
L4	518.87	S37°14'27"E
L5	300.00	S89°40'17"E
L6	228.87	S71°01'47"E
L7	820.12	S25°20'47"E
L8	112.71	N19°36'15"E
L9	103.11	S07°06'37"E
L10	100.00	N40°01'07"E
L11	400.70	N33°16'17"E
L12	307.07	N69°55'10"E
L13	200.84	N87°12'27"E
L14	10.00	N17°10'27"E
L15	210.85	N10°12'30"E
L16	72.36	S77°43'33"W
L17	834.85	S89°34'36"W
L18	178.34	N69°27'27"E
L19	368.87	N69°27'27"E
L20	381.00	N69°27'27"E
L21	108.87	N69°27'27"E
L22	149.00	N69°27'27"E
L23	271.37	N69°27'27"E

Curve #	Length	Radius	Delta	Chord
C1	10.00	2410'	179°32'	N69°27'27"E, 14.94'

**General Notes:**

1. This plat is to be used by City of Denison.
2. Some notes to be provided by City of Denison.
3. Careful attention to be given to all notes.
4. Nothing to be done or construction of improvements to change dimensions, and they are subject to the changes in position.
5. Any building, fence, or other structure extending along or across the plat shall be removed and all be replaced by or adjusted to the change shown along or across with title.
6. The City of Denison will not be responsible for the maintenance and operation of any drainage work or for the control of streams.
7. A portion of the property shown on this plat has been shown with a 200' x 20' x 40' right-of-way frontage area designated as shown on the plat because the plat for Grayson County, Texas and incorporated into the plat No. 10872222-2, recorded on September 20, 2010.
8. Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property caused by flooding or flooding conditions.
9. All notes and building lines comply with all other state and federal regulations regarding subdivisions of this state.
10. A survey was performed on the ground of the property shown hereon on September 11, 2013.
11. City of Denison, Plat No. 1002-1009
12. Owner of subject property is Applicant.

Owner:  
City of Denison  
300 W. Main Street  
P.O. Box 347  
Denison, Texas 79020

**SURVEYOR:**  
Halvey-Wagner Surveying, Inc.  
222 W. Rice St., Denison, Texas 79020  
Phone: (817) 352-4611  
Fax: (817) 352-4611  
www.halvey-wagner.com  
Surveyor License No. 10872222

Filed to Record  
in the Official Records of  
Grayson County, Texas  
on the 11th day of August  
2013 at 10:00 AM  
Book Number: 10872222  
Page Number: 108  
Surveyor License No. 10872222  
Clerk: JERRY W. HARRIS  
By: [Signature]

**Minor Plat**  
**Lot 1, Block A**  
**Restricted Water Treatment**  
**Plant Addition**  
to  
**City of Denison**  
**Grayson County, Texas**  
**901.747 Acres (Gross)**  
**899.232 Acres (Net)**

In the  
**Jesse Meyers Survey, Abstract No. 837,**  
**H. Thomas Survey, Abstract No. 1272,**  
**W.A. Broderick Survey, Abstract No. 192,**  
**Joseph A. Price Survey, Abstract No. 976,**  
**Samuel P. Cargill Survey, Abstract No. 271, &**  
**the Samuel Campbell Survey, Abstract No. 247**

2.515 ACRES WITHIN DEDICATION RIGHT-OF-WAY  
DATE OF PREPARATION: JUNE 5, 2015  
JOB NO. C002124

Annexation Ordinance – City-Owned 14.753 acres – Water Treatment Facility