



City of Pattison
P.O. Box 223
Pattison, TX 77466

ORDINANCE NO. 2023-161

AN ORDINANCE OF THE CITY OF PATTISON, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF PATTISON, WALLER COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, ADOPTING A SERVICE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pattison, Texas ("City") received a voluntary petition for annexation from Juan Flores and BreeAnn Flores requesting annexation of certain property consisting of approximately 1.0 acres, more or less, ("Property") into the City; and

WHEREAS, the Property sought to be annexed meets the applicable requirements of law for annexation of property by voluntary petition of landowners as authorized by Chapter 43, Subchapter C-3 of the Texas Local Government Code; and

WHEREAS, the Property to be annexed into the corporate and territorial limits of the City is described in Exhibit "A" which is attached hereto and incorporated herein for all purposes, and

WHEREAS, the procedures prescribed by the Texas Local Government Code and the laws of this State have been duly followed with respect to the Property described in Exhibit "A";

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

Section 1. That the facts and recitations found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.



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Section 2. That the Property described in Exhibit "A" is hereby annexed into the City of Pattison, Waller County, Texas, and that the boundary limits of the City of Pattison, Texas, are hereby extended to include the above described Property within the territorial limits of the City of Pattison, Texas, and the same shall hereafter be included within the territorial limits of said City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by this Resolution and the acts, ordinances, resolutions, and regulations of said City.

Section 3. A Service Plan for the Property is hereby adopted and attached hereto and incorporated herein for all purposes as Exhibit "B".

Section 4. The City Secretary is hereby directed to file with the County Clerk of Waller County, Texas, a certified copy of this Ordinance.

Section 5. *Severability.* In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Pattison, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

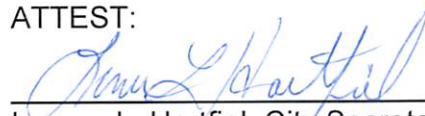
Section 6. *Effective Date.* This ordinance shall become effective upon passage after second reading.

PASSED, APPROVED AND ADOPTED at the second reading on the 2nd day of February 2023.



Joe Garcia, Mayor

ATTEST:



Lorene L. Hartfiel, City Secretary

"Exhibit A"

PROPERTY ADDRESS:

37383 Clapp Rd., Brookshire, Texas 77423

FIELD NOTES

JOB# 1507080a

METES & BOUNDS:

Exhibit "B"

FIELD NOTES FOR A 1.00 ACRE TRACT OF LAND OUT OF A 20.0413 ACRE TRACT OF LAND IN THE SAME C. HADY SURVEY, ABSTRACT 31, WALLER COUNTY, TEXAS, SAID 20.0413 ACRE TRACT OF LAND BEING THAT SAME CERTAIN CALLED 20 ACRE TRACT SET ASIDE TO E.F. MATZKE IN THE WILL OF MRS. L.R. GOOLSBY; SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAMUEL C. HADY SURVEY, ABSTRACT 31 AT THE WEST CORNER OF THE J.L. BENNETT SURVEY, ABSTRACT 78;

THENCE SOUTH 55°15'04" EAST ALONG THE COMMON LINE OF THE SAMUEL C. HADY SURVEY ABSTRACT 31, AND THE J.L. BENNETT SURVEY ABSTRACT 78, 1641.81 FEET TO A POINT IN CLAPP ROAD;

THENCE SOUTH 33°35'14" WEST AT 18.78 FEET PASS A NORTH CORNER OF SAID 20.0413 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 44.88 FEET TO A 1 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CLAPP ROAD FOR THE NORTH CORNER OF SAID 20.0413 ACRE TRACT;

THENCE SOUTH 55°11'28" EAST, ALONG THE SOUTHWEST LINE OF CLAPP ROAD, 714.18 FEET TO A 1/2 INCH IRON PIPE FOUND ON SAID LINE FOR THE NORTH CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND, SAME BEING THE EAST CORNER OF AN ADJOINING 1.00 ACRE TRACT BEING A PART OF THE AFOREMENTIONED 20.0213 ACRE TRACT;

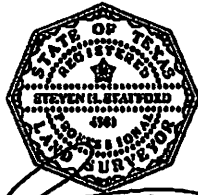
THENCE SOUTH 55°11'28" EAST ALONG THE SOUTHWEST LINE OF SAID CLAPP ROAD, 68.66 FEET TO A 1/2 INCH IRON PIPE FOUND ON SAID LINE FOR THE EAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT;

THENCE SOUTH 33°35'14" WEST ALONG THE LINE ESTABLISHING THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, 634.44 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST LINE OF SAID 20.0413 ACRE TRACT FOR THE SOUTH MOST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT;

THENCE NORTH 55°23'01" WEST, ALONG THE SOUTHWEST LINE OF SAID 20.0413 ACRES TRACT, 68.66 FEET TO A 1/2 INCH IRON PIPE FOUND ON SAID LINE FOR THE WEST MOST CORNER OF A HEREIN DESCRIBED 1.00 ACRE TRACT, SAME BEING THE SOUTH CORNER OF AN ADJOINING 1.00 ACRE TRACT BEING A PART OF SAID 20.0413 ACRE TRACT;

THENCE NORTH 33°35'15" EAST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED 1.00 ACRE TRACT AND THE AFOREMENTIONED ADJOINING 1.00 ACRE TRACT, 634.89 FEET TO A PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

Steven H. Stafford
R.P.L.S. 4801
DATE: JULY 28, 2016
ELEVATION EXPRESS LAND SURVEYS



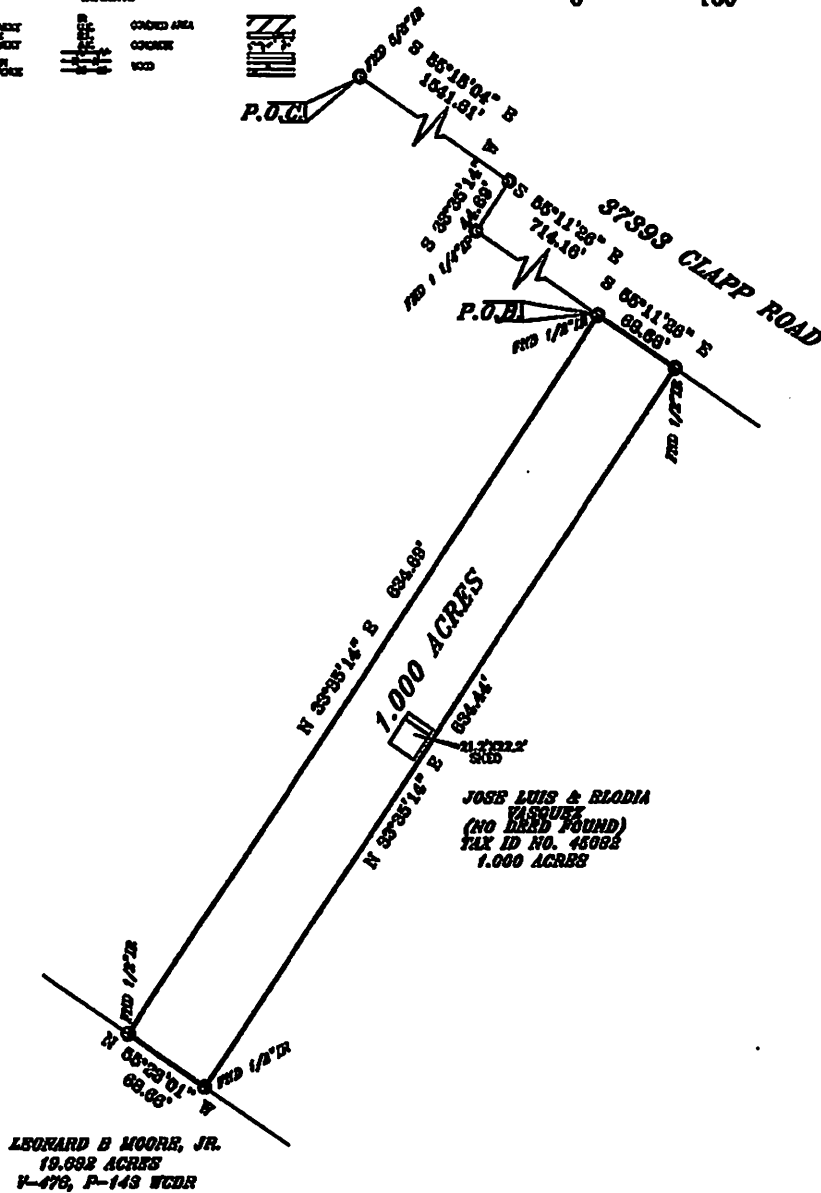
Mailing Address: 1450 W. Grand Pkwy S., #G-183, Katy, TX 77494
ElevationExpress@comcast.net

Office: 281-674-5685 Fax: 281-471-1707
www.ElevationExpressLandSurveys.com

ADDRESS: 37393 CLAPP ROAD

LEGEND
 P.O.C. POINT OF CORNER
 COLORED AREA
 COORNER
 1000

GRAPHIC SCALE
 0' 100' 200'



LEGAL DESCRIPTION
 FIELD NOTES FOR A 1.00 ACRE TRACT OF LAND OUT OF
 A 20.0413 ACRE TRACT OF LAND IN THE SAME C. MARY
 SURVEY, ABSTRACT 31, WALLER COUNTY, TEXAS, SAID
 20.0413 ACRE TRACT OF LAND BEING THAT SAME
 CERTAIN CALLED 20 ACRE TRACT SET ASIDE TO E.P.
 MAYTKE IN THE WILL OF MRS. L.R. COOLESS; SAID 1.00
 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED
 BY METERS AND COORDINATES AS ATTACHED.

LEONARD B MOORE, JR.
 19.992 ACRES
 R-476, P-143 WCDR



ELEVATION EXPRESS LAND SURVEYS
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
 1800 W. GRAND FERRYWAY SOUTH
 SUITE 20-123
 KATY, TEXAS 77454
 281-414-5653



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THE ONLY ONE OF THE
 KIND OF THIS PROPERTY LEGALLY DESCRIBED HEREON, RECORDED
 AND THERE ARE NO DISCREPANCIES EXCEPT SUCH AS WERE DONE BY
 ME OR UNDER MY SUPERVISION, AND CONFORMS TO THE EXACTS OF THE
 CURRENT SURVEYING AS ADOPTED BY THE TEXAS BOARD OF
 PROFESSIONAL LAND SURVEYORS.

OWNER: ELEANOR FLORES DE
 AGE: 52
 CITY: DFW
 DATE: 7-23-2013

ALL SURVEYS ARE BASED ON THE INFORMATION OF RECORDS OF THE SUBJECT
 PROPERTY AND THE SURVEYOR'S PERSONAL KNOWLEDGE OF THE PROPERTY.
 THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE
 INFORMATION PROVIDED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR
 ANY ERRORS OR OMISSIONS IN THE SURVEY OR THE INFORMATION PROVIDED
 HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 IN THE SURVEY OR THE INFORMATION PROVIDED HEREON.

Any reference to the 100 year flood plain of the subject property is an
 estimate based on the data shown on the Flood Insurance Rate Map
 by FEMA and should not be interpreted as a statement of the
 Flood Insurance Rate Map by FEMA. The Flood Insurance Rate Map
 for the subject property is available at the FEMA website. The
 property described hereon is within the 100 year flood plain
 information is based on graphic plotting only due to inherent inaccuracies on
 FEMA maps, we are not assuming responsibility for exact determination.

"EXHIBIT B"

EXHIBIT "B"
TO ORDINANCE
NO. 161
ANNEXATION
SERVICE PLAN
FOR A TRACT OF 1.000 ACRES, MORE OR
LESS, OUT OF A 20.0413 ACRE TRACT OF
PROPERTY

FOR SERVICES ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

The City of Pattison, Texas does not have a police department. Law enforcement will be provided by the Waller County Sheriff's office at the same or similar level of service now being provided to other areas of the City of Pattison, Texas, with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City of Pattison, Texas, is presently serviced by the Pattison Area Volunteer Fire Department and Waller Harris Emergency Services District No. 200, which will provide fire protection services to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Pattison, Texas, with similar topography, land use and population within the City. At the present time, emergency medical services are provided in this area by the Brookshire-Pattison Ambulance service and Waller Harris Emergency Services District No. 200. These services to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Pattison, Texas, with similar topography, land use and population within the City.

3. SOLID WASTE COLLECTION

At the present time the City of Pattison, Texas, does not furnish solid waste and refuse service within the city limits of the City of Pattison, Texas.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

The City of Pattison does not provide water or wastewater services or facilities in the City and no such service is expected to be required in the area to be annexed.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads or streets which have been dedicated to and accepted by the City of Pattison, Texas, or which are owned by the City of Pattison, Texas, shall be maintained to the same degree and extent that other roads and streets are maintained in areas with similar topography, land use and population density. Any and all lighting of road and streets which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Pattison, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Pattison, Texas, is not aware of the existence of any parks, playgrounds or public swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Pattison, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Pattison, Texas.

7. MAINTENANCE OF ANY PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Pattison, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Pattison, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Pattison, Texas.

8. CODE ENFORCEMENT & INSPECTION SERVICES & INTERLOCAL AGREEMENTS

Code enforcement services will be available on the effective date of annexation. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, illegal signs, abandoned or inoperable vehicles and other code of ordinance violations.

Upon the effective date of annexation, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the city.

The City has an interlocal agreement with Waller County for animal control and for compliance in the area of OSSF.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BEGIN WITHIN 2-1/2 YEARS:

1. POLICE PROTECTION, FIRE PROTECTION & SOLID WASTE COLLECTION

The City Council of the City of Pattison, Texas, finds and determines it to be unnecessary to acquire or construct any capital improvement within 2-1/2 years of the effective date of the annexation of the particular annexed area for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Pattison, Texas, with the same or similar topography, land use and population density.

2. WATER AND WASTEWATER FACILITIES

During the next 2-1/2 years the City Council of the City of Pattison, Texas, does not anticipate that any water or wastewater mains for points of connection for serviceable extensions to provide water and wastewater service will be necessary within the area to be annexed, but if such need arises the City will provide such facilities pursuant to the City's standard water extension policies now in existence.

3. ROADS AND STREETS

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and development of the annexed property.

4. MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS, AND THE MAINTENANCE OF ANY OTHER PUBLICLY OWNED FACILITY, BUILDING OR SERVICE

To the extent that it becomes necessary because of development demands, population growth, and a bona fide need, the City Council of the City of Pattison, Texas, will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the City.

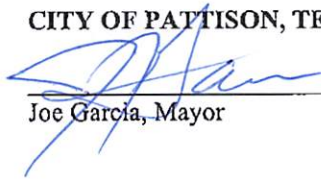
SPECIFIC FINDINGS

The City Council of the City of Pattison, Texas, finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

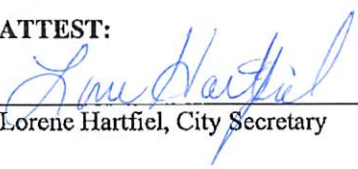
Furthermore, the City Council of the City of Pattison, Texas, finds and determines the nature of the area is characteristically different from other developed areas within the corporate limits of the City of Pattison, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Pattison, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Pattison, Texas. Will undertake to perform consistent with this service plan so as to provide this newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Pattison, Texas, who reside in areas of similar topography, land utilization and population.

APPROVED on this the 2 day of February, 2023.

CITY OF PATTISON, TEXAS


Joe Garcia, Mayor

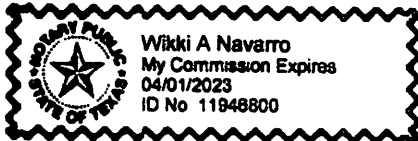
ATTEST:


Lorene Hartfiel, City Secretary

State of Texas

County of Waller

On Jan 12, 2023 Juan Flores and _____
personally, came before me and being duly sworn, did state that he or she is the person described in
the above document and that he or she signed the above document in my presence as a free and
voluntary act for the purposes stated.



Notary Signature

Notary Print

My commission expires:

Wikki Navarro

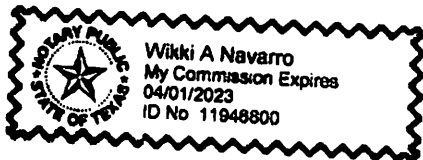
Wikki Navarro

04-01-2023

State of Texas

County of Waller

On Jan 12, 2023 Breeann Flores and _____
personally, came before me and being duly sworn, did state that he or she is the person described in
the above document and that he or she signed the above document in my presence as a free and
voluntary act for the purposes stated.



Notary Signature

Notary Print

My commission expires:

Wikki Navarro

Wikki Navarro

04-01-2023

FILED AND RECORDED

Instrument Number: 2301483

Filing and Recording Date: 02/08/2023 10:31:30 AM Pages: 10 Recording Fee: \$48.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To:
CITY OF PATTISON