

CITY OF SANGER, TEXAS
ORDINANCE 03-12-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, EXPANDING THE CITY'S EXTRATERRITORIAL JURISDICTION AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, pursuant to Section 42.022(b), Local Government Code, Triple "T" Farms, Ltd., a Texas limited partnership ("Petitioner") requested that the City expand its extraterritorial jurisdiction to include all portions of the approximately 356.51-acre tract described on **Exhibit A and B** attached hereto and incorporated herein for all purposes (the "Property") not already located within the City's extraterritorial jurisdiction; and

WHEREAS, the City has determined and expressly finds that Petitioner is the owner of all of the Property, and that the Property is wholly contiguous to the existing extraterritorial jurisdiction of the City and not located within the extraterritorial jurisdiction of any other municipality.

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

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

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. The City of Sanger, Texas, hereby expands its extraterritorial jurisdiction to include all of the Property.

SECTION 3. This Ordinance shall become effective immediately upon the date and time of its adoption and it is accordingly so ordained.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 2nd day of March, 2026.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

Exhibit A
Legal Description of Property

BEING all of that certain lot, tract or parcel of land situated in the J. Morton Survey, Abstract No. 792, the R. Beebee Survey, Abstract No. 29 and the E. Rogers Survey, Abstract No. 1100, in Denton County, Texas, and being all of that certain called "TRACT 3" of four tracts of land described in a deed to Sandfield Limited Partnership, as recorded in County Clerk's File No. 94-R0050984, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being all of that certain tract of land described in a deed to Triple "T" Farms, Ltd., as recorded in Instrument No. 2007-57890, R.P.R.D.C.T., and being a part of that certain tract of land described in a deed to HWY 377 Partners, Ltd., as recorded in Instrument No. 2005-128287, R.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a MAG nail found in asphalt for the easternmost southeast corner of said HWY 377 Partners, Ltd. tract, same being within a north-south running public road commonly known as "Jones Road", same being the northeast corner of a tract of land described in a deed to Mary Phyllis Monk as recorded in Instrument No. 2016-163779, R.P.R.D.C.T.;

THENCE North 88 degrees 27 minutes 34 seconds West, with the line common to said HWY 377 Partners, Ltd. and Monk tracts, passing the northernmost northeast corner of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth, as recorded in Instrument No. 2020-212555, R.P.R.D.C.T., continuing on said course for a total distance of 466.92 feet to a capped 1/2 inch iron rod, stamped "RPLS 4857", found for corner;

THENCE North 88 degrees 27 minutes 46 seconds West, continuing with the south line of said HWY 377 Partners, Ltd. and the north line of said McNeill and Hollingsworth tract, passing the northeast corner of tracts of land described in deeds to Joe Don Pirkle, as recorded in Instrument No. 2020-134888, R.P.R.D.C.T., Miracle 6, LLC, as recorded in Instrument No. 2020-134890, R.P.R.D.C.T and BITS1986, LLC, as recorded in Instrument No. 2021-162634, R.P.R.D.C.T., and continuing on said course for a total distance of 2495.64 feet to a capped 1/2 inch iron rod, stamped "KAZ", found for the easternmost southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE North 88 degrees 17 minutes 44 seconds West, continuing with the south line of said HWY 377 Partners, Ltd. tract and the north line of said BITS1986, LLC tract, passing the northeast corner of a tract of land described in a deed to Won-Young Kim and Young Soo Lee, as recorded in Instrument No. 2021-158059, R.P.R.D.C.T., continuing on said course for a total distance of 1272.98 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 29 minutes 43 seconds West, continuing with the line common to said HWY 377 Partners, Ltd. and Kim and Lee tracts, a distance of 231.69 feet to a 10 inch wood post found for corner, same being the northeast corner of said Sandfield Limited Partnership TRACT 3;

THENCE South 00 degrees 59 minutes 34 seconds West, with the line common to said TRACT 3 and Kim and Lee tracts, a distance of 1427.24 feet to a 3/8 inch iron rod found for corner, same being the northeast corner of said Triple "T" Farms, Ltd. tract;

THENCE South 01 degrees 13 minutes 13 seconds West, with the line common to said Triple "T" Farms, Ltd. and Kim and Lee tracts, passing the northwest corner of a tract of land described in a deed to Jose Garcia and Norma Mancilla, as recorded in Instrument No. 2020-206399, R.P.R.D.C.T., continuing on said course for a total distance of 1102.97 feet to a 1/2 inch iron rod with cap found in the apparent northwest line of Farm to Market Road 1190;

THENCE South 65 degrees 58 minutes 33 seconds West, with the line common to said Triple "T" Farms, Ltd. and Farm to Market Road 1190, a distance of 856.08 feet to a 1/2 inch iron rod with cap found for corner, same being the southeast corner of a tract of land described in a deed to David E. Duran, as recorded in Instrument No. 2007-29497, R.P.R.D.C.T.;

THENCE North 01 degrees 05 minutes 02 seconds East, with the line common to said Triple "T" Farms, Ltd. and Duran tracts, a distance of 1512.32 feet to a 2 inch iron pipe found for corner, same being in the south line of said TRACT 3;

THENCE with the line common to said TRACT 3 and Duran tracts, the following six (6) courses and distances:

1) North 85 degrees 41 minutes 52 seconds West, a distance of 294.90 feet to a 2 inch iron pipe found for corner;

2) South 67 degrees 01 minutes 21 seconds West, a distance of 122.01 feet to a 2 inch iron pipe found for corner;

3) South 04 degrees 50 minutes 48 seconds West, a distance of 320.86 feet to a 2 inch iron pipe found for corner;

4) South 37 degrees 54 minutes 24 seconds West, a distance of 196.79 feet to a 2 inch iron pipe found for corner;

5) South 06 degrees 56 minutes 14 seconds West, a distance of 414.83 feet to a capped 1/2 inch iron rod, stamped "KAZ" set for corner;

6) North 86 degrees 09 minutes 32 seconds West, a distance of 129.07 feet to a 3 inch iron pipe found for corner, same being the northeast corner of a tract of land described in a deed to Donald M. Freeman, as recorded in Volume 1985, Page 8440, R.P.R.D.C.T.;

THENCE North 85 degrees 20 minutes 30 seconds West, with the line common to said TRACT 3 and Freeman tracts, passing the northeast corner of the L. L. & T. Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet E, Page 174, of the Plat Records of Denton County, Texas (P.R.D.C.T.), continuing on

said course for a total distance of 488.60 feet to a 1/2 inch iron rod found for corner, same being the northeast corner of a tract of land described in a deed to Barry Harkin and Lorraine Harkin, as recorded in Instrument No. 2020-58486, R.P.R.D.C.T.;

THENCE North 85 degrees 22 minutes 24 seconds West, with the line common to said TRACT 3 and Harkin tracts, a distance of 106.06 feet to a 3/8 inch iron rod found for corner, same being the northeast corner of a tract of land described in a deed to J. Young Land and Cattle, Ltd., as recorded in Instrument No. 2013-1410, R.P.R.D.C.T.;

Thence North 85 degrees 48 minutes 37 seconds West, with the line common to said TRACT 3 and J. Young Land and Cattle, Ltd. tracts, a distance of 346.24 feet to a 2 inch iron pipe found for corner, same being the northeast corner of a tract of land described in a deed to Lonnie Pennington and wife, Mary Pennington, as recorded in Volume 1390, Page 228, R.P.R.D.C.T.;

THENCE North 85 degrees 25 minutes 27 seconds West, with the line common to said TRACT 3 and Pennington tracts, a distance of 690.49 feet to a MAG nail set in asphalt for corner within a north-south running road commonly known as "Union Hill Road";

THENCE North 00 degrees 49 minutes 34 seconds East, with the west line of said TRACT 3 and within said Union Hill Road, a distance of 2239.76 feet to a MAG nail set in asphalt for corner, same being the southwest corner of a tract of land described in a deed to Marvin Perkins and wife, Jackie Perkins, as recorded in Volume 972, Page 875, R.P.R.D.C.T.;

THENCE South 88 degrees 10 minutes 48 seconds East, with the line common to said TRACT 3 and Perkins tracts, passing the southwest corner of Block One of Muir Switzer Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Page 75, P.R.D.C.T., continuing on said course for a total distance of 1563.81 feet to a 5/8 inch iron rod found for corner, same being the southwest corner of said HWY 377 Partners, Ltd. tract;

THENCE North 00 degrees 27 minutes 19 seconds East, with the line common to said HWY 377 Partners, Ltd. tract and Block One of Muir Switzer Addition, a distance of 1261.09 feet to a 1/2 inch iron rod found for corner, same being the southeast corner of the Peterson View Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet O, Page 79, P.R.D.C.T.;

THENCE North 00 degrees 23 minutes 36 seconds East, with the line common to said HWY 377 Partners, Ltd. tract and Peterson View Addition, a distance of 704.22 feet to a MAG nail found in asphalt for corner, same being within an east-west running public road commonly known as "Lake Ray Roberts Drive" (a variable width right-of-way); THENCE South 88 degrees 05 minutes 22 seconds East, with the north line of said HWY 377 Partners, Ltd. tract and within said Lake Ray Roberts Drive, passing the southernmost southwest corner of that certain called "Tract 520-2" as described in a deed to USA Corps of Engineers, as recorded in Volume 1517, Page 107, R.P.R.D.C.T.

(also known as "Lake Ray Roberts"), continuing on said course for a total distance of 493.46 feet to a 1/2 inch iron rod found for corner;

THENCE with the line common to said HWY 377 Partners, Ltd. tract and USA Tract 520-2, the following six (6) courses and distances:

- 1) North 30 degrees 43 minutes 15 seconds East, a distance of 465.79 feet to a 100d nail found for corner;
- 2) North 05 degrees 28 minutes 21 seconds East, a distance of 219.11 feet to a 100d nail found for corner;
- 3) North 41 degrees 35 minutes 55 seconds East, a distance of 780.49 feet to a 10 inch wood post found for corner;
- 4) North 21 degrees 44 minutes 33 seconds East, a distance of 425.53 feet to a 100d nail found for corner;
- 5) North 77 degrees 00 minutes 33 seconds East, a distance of 511.18 feet to a 10 inch wood post found for corner;
- 6) North 40 degrees 38 minutes 02 seconds East, a distance of 1044.47 feet to a 100d nail set for corner in the south line of a tract of land under apparent ownership of USA Corps of Engineers;

THENCE South 88 degrees 49 minutes 43 seconds East, with the line common to said HWY 377 Partners, Ltd. and USA Corps of Engineers tracts, a distance of 304.44 feet to a 5/8 inch iron rod found for corner in the west line of that certain called "Tract 520-1" of said deed to USA Corps of Engineers, recorded in Volume 1517, Page 107;

THENCE with the line common to said HWY 377 Partners, Ltd. tract and USA Tract 520-1, the following twelve (12) courses and distances:

- 1) South 10 degrees 46 minutes 36 seconds East, a distance of 739.70 feet to a 5/8 inch iron rod found for corner;
- 2) South 34 degrees 54 minutes 07 seconds West, a distance of 821.51 feet to a 6 inch wood post found for corner;
- 3) South 77 degrees 38 minutes 08 seconds East, a distance of 468.68 feet to a 5/8 inch iron rod found for corner;
- 4) South 31 degrees 28 minutes 01 seconds East, a distance of 332.49 feet to a 5/8 inch iron rod found for corner;

5) South 41 degrees 11 minutes 07 seconds West, a distance of 690.01 feet to a 5/8 inch iron rod found for corner;

6) South 77 degrees 15 minutes 25 seconds West, a distance of 825.16 feet to a 5/8 inch iron rod found for corner;

7) South 00 degrees 58 minutes 45 seconds West, a distance of 316.51 feet to a 5/8 inch iron rod found for corner;

8) South 87 degrees 43 minutes 56 seconds East, a distance of 240.48 feet to a 6 inch wood post found for corner;

9) South 45 degrees 59 minutes 07 seconds East, a distance of 467.57 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

10) South 18 degrees 09 minutes 12 seconds East, a distance of 468.36 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

11) South 23 degrees 32 minutes 54 seconds West, a distance of 329.23 feet to a 6 inch wood post found for corner;

12) South 77 degrees 08 minutes 32 seconds East, a distance of 446.40 feet to a 4 inch wood post found for corner, same being a reentrant corner of said HWY 377 Partners, Ltd. tract;

THENCE South 29 degrees 46 minutes 36 seconds West, traversing over and across said HWY 377 Partners, Ltd. tract, a distance of 291.16 feet to a 1/2 inch iron rod with cap found for corner;

THENCE South 01 degrees 26 minutes 06 seconds West, continuing across said HWY 377 Partners, Ltd. tract, a distance of 66.96 feet to the POINT OF BEGINNING and containing a total of 356.51 acres of land, more or less.