

COATS | ROSE

A PROFESSIONAL CORPORATION

CARSON LUDDECKE
ASSOCIATE ATTORNEY

CLUDDECKE@COATSROSE.COM
DIRECT: (972) 419-4702

January 25, 2024

VIA CERTIFIED MAIL

Office of the City Secretary
City of Sanger, Texas
Attn: Kelly Edwards
P.O. Box 1729
Sanger, Texas 76266

Re: Petition for Release from the City of Sanger's Extraterritorial Jurisdiction (the
"Petition")

Dear Ms. Edwards:

Enclosed please find a copy of the above-described Petition, pursuant to Chapter 42 of the Texas Local Government Code, as amended. Please reach out to Mindy L. Koehne at mkoehne@coatsrose.com or (972) 982-8461 with any question regarding the Petition.

Very truly yours,



Carson Luddecke

Enclosure

16000 N. DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

**PETITION FOR RELEASE FROM
THE CITY OF SANGER'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL, §
CITY OF SANGER, TEXAS:

COMES NOW the undersigned (the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Sanger, Texas ("City") to release certain property located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Property"). In support of same, Petitioner would respectfully show the following:

I.

The Property is located within the extraterritorial jurisdiction of the City of Sanger, Texas in Denton County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioner requests release from the extraterritorial jurisdiction of the City of Sanger, Texas.

II.

The Property does not lie in an area:

(i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;

(ii) that was voluntarily annexed into an extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;

(iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;

(iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or

(v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Property, as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioner, having met the petition requirements in § 42.104 of the Act, requests the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Property shall be released from the City's extraterritorial jurisdiction by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Sanger, Texas.

VI.

WHEREFORE, the Petitioner respectfully prays that this petition be granted in all respects and that the City Council of the City of Sanger, Texas adopts an ordinance or resolution releasing of the Property from the City's extraterritorial jurisdiction.


[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, on this the 23rd day of January, 2024.

PETITIONER:

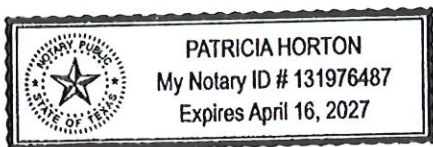
GREATER TEXAS LAND RESOURCES, L.P.,
a Texas limited partnership,
as Owner and Authorized Agent

By: Curry Real Estate, LLC,
a Texas limited liability company,
its General Partner

By: 
Name: Craig Curry
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Cook §

This instrument was acknowledged before me on the 23rd day of January, 2024, by Craig Curry, Manager of Curry Real Estate, LLC, a Texas limited liability company, General Partner of Greater Texas Land Resources, L.P., a Texas limited partnership, on behalf of said entity.



(NOTARY SEAL)

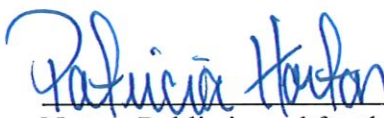

Notary Public in and for the State of Texas

EXHIBIT "A"
Legal Description and Map of the Property

PROPERTY DESCRIPTION
27.406 ACRES

BEING a tract of land situated in the William Mason Survey, Abstract No. 801, City of Sanger ETJ, Denton County, Texas and being a part of Lot 5 & 6, Block A, Saddle Ridge Estates, an addition to Denton County as recorded in Cabinet M, Page 241, Official Public Records of Denton County, Texas and being further described as follows:

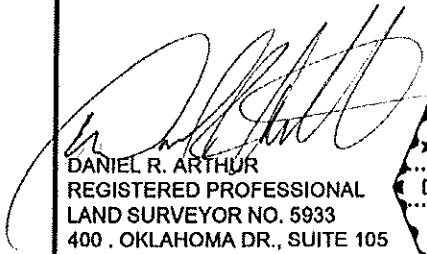
BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" set at the northeast corner of said Lot 6, said point also being in the west line of a called 55.508 acre tract of land described in deed to Tracom Enterprises, Inc., as recorded in Document Number 2021-134328, Official Public Records of Denton County, Texas, said point also being in the south right-of-way line of Hoehn Road, a variable width right-of-way;

THENCE South 00°15'19" West, along the east line of said Lot 6, at 1,011.21 feet, passing a 1/2 inch iron rod with cap stamped "RPLS 4561" found at the southwest corner of said 55.506 acre tract, said point also being the northwest corner of a called 104.5051 acre tract of land described in deed to Charles E. Stobaugh as recorded in Volume 2827, Page 965, Official Public Records of Denton County, Texas, in all a total distance of 2,584.44 feet continuing along the east line of said Lot 6 to a point for corner, from which a 1/2 inch iron rod found at the southeast corner of said Lot 6 and the southwest corner of said 104.5051 acre tract, bears South 00°15'19" West, 163.22 feet, the beginning of a non-tangent curve to the right with a radius of 5,279.00 feet, a central angle of 29°12'31", and a chord bearing and distance of North 14°38'29" West, 2,662.13 feet;

THENCE along said non-tangent curve to the right, 2,691.17 feet over and across said Lot 5 & 6 to a point for corner;

THENCE North 00°02'13" West, 16.75 feet to a point for corner in the north line of said Lot 5, said point also being in the south right-of-way line of Hoehn Road;

THENCE South 89°19'45" East, 604.47 feet along the north line of said Saddle Ridge Estates and along the south right-of-way line of Hoehn Road to the **POINT OF BEGINNING** and containing 1,193,790 square feet or 27.406 acres of land.



DANIEL R. ARTHUR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5933
 400 . OKLAHOMA DR., SUITE 105
 CELINA, TEXAS 75009
 PH. 469-501-2200
 daniel.arthur@kimley-horn.com

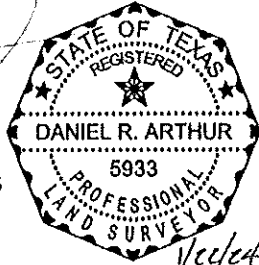


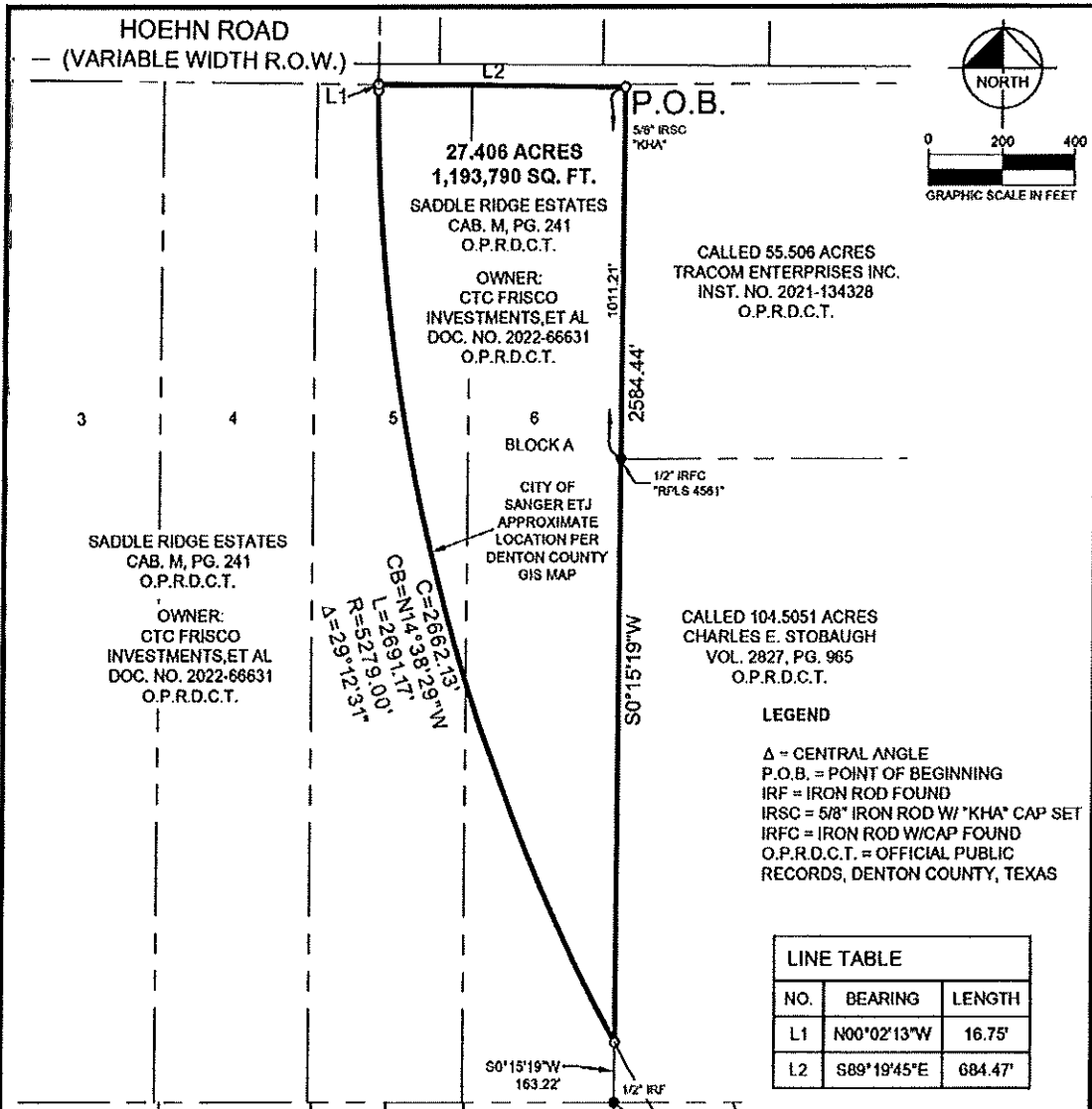
EXHIBIT A
 WILLIAM MASON SURVEY,
 ABSTRACT NO. 801
 CITY OF SANGER ETJ,
 DENTON COUNTY, TEXAS

Kimley»»Horn

400 North Oklahoma Dr., Suite 105, Celina, Texas 75009 FIRM # 10194503 Tel. No (469) 501-2200
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	DRA	Jan. 2024	063226118	1 OF 2

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NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

[Signature]
DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 . OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

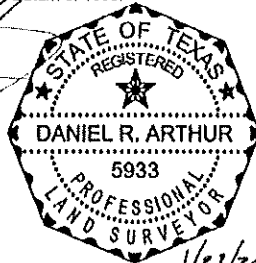


EXHIBIT A
WILLIAM MASON SURVEY,
ABSTRACT NO. 801
CITY OF SANGER ETJ,
DENTON COUNTY, TEXAS

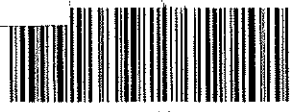
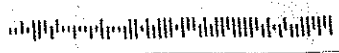
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400 North Oklahoma Dr., Suite 105, Celina, Texas 76009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	WBD	DRA	Jan. 2024	063228118	2 OF 2

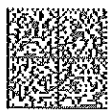
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Coats Ro
Carson L
16000 N
Suite 350
Dallas, TX 75248



9414 7266 9904 2165 4357 15
RETURN RECEIPT REQUESTED

FIRST-CLASS



US POSTAGE — FITNEY BOWES
ZIP 75248
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JAN 26 2024



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Office of the City Secretary
City of Sanger, Texas
Attn: Kelly Edwards
P.O. Box 1729
Sanger, TX 76266

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