



**RESOLUTION NO. 011023B**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, GRANTING A PETITION REQUESTING ANNEXATION BY LANDOWNER FROM PAM STANLEY TEDDER, OWNER OF APPROXIMATELY 3.4854 ACRES LOCATED AT 16660 S HWY 78; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICE OF SUCH PUBLIC HEARING PUBLISHED; AUTHORIZING CITY STAFF TO NEGOTIATE AND EXECUTE A WRITTEN SERVICES AGREEMENT WITH THE PROPERTY OWNER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on or about December 9, 2022, Pam Stanley Tedder, owner (the “Owner”) of an area of land described hereinbelow (the “Property”) filed a written petition (the “Petition”) with the City of Leonard, Texas (the “City”), to have the Property annexed into and become a part of the City; and

**WHEREAS**, the City Council of the City Leonard (“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; and

**WHEREAS**, pursuant to Section 43.0672 of the Local Government Code, the City must first negotiate and enter into a written agreement with the Owner for the provision of for the Property and include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the proposed annexation.

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

**SECTION 1.** 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.** A true and correct copy of the Petition is attached hereto as **Exhibit A.**

**SECTION 3.** The City Council hereby grants the Petition requesting the annexation by the City of the following described property being:

**Hunt CAD Property ID 80375, located at 16660 S Hwy 78, and being an approximate 3.4854 acre tract of land situated in the M Moore Survey Abstract A0780, Fannin County,**



**TX; and being more particularly described and depicted in Exhibit "B" attached hereto and made a part hereof.**

**SECTION 4.** On February 14, 2023, at 6:30 p.m. at the Leonard City Hall, located at 111 W Collin Street, Leonard, Texas 75452, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Leonard, Texas, of the property described in Section 3.

**SECTION 5.** The City Secretary of the City of Leonard, Texas, is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above-described territory not more than twenty (20) days nor less than ten (10) days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

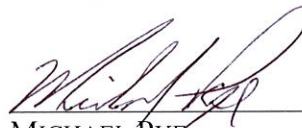
**SECTION 6.** Prior to the institution of annexation, city staff is hereby authorized and directed to negotiate and enter into a Written Services Agreement with the Owner for the extension of municipal services into the proposed area of annexation. The City Mayor, or his designee, is hereby authorized to execute said Agreement.

**SECTION 7.** The City Council hereby finds, determines and declares that the meeting, at which this Resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

**SECTION 8.** This Resolution shall be effective from and after its passage as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS,** this 10th day of January, 2023.

**APPROVED:**

  
MICHAEL PYE  
Mayor

**ATTESTED:**

  
MELISSA VERDE  
City Secretary

## EXHIBIT A

### Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF LEONARD,  
TEXAS:

I, Pam Stanley Tedder, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Leonard, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Leonard, Texas, the Property, containing approximately 3.667 acres of land, described as follows:

**LEGAL DESCRIPTION:**

A0780 M Moore Property ID 80375 address 16660 S Hwy 78 Leonard, TX 75452

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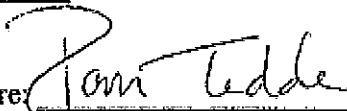
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I desire to enter into a written agreement for municipal services with the City of Leonard pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

**OWNER(S):**

Signature:  Print Name: Pam Stanley Tedder

If CAD shows more than one owner, add additional signature lines for each owner

*Acknowledgement Follows*





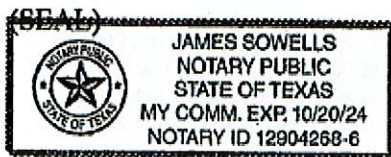


NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF EL PASO §

BEFORE ME, the undersigned authority, on this day personally appeared Pamela Tedder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 9th day of December, 2021.



NOTARY PUBLIC in and for the  
STATE OF TEXAS

James Sowell

Printed Name

My commission expires: 10-20-24

Add additional acknowledgement for each owner

FOR OFFICE USE ONLY:

Date of filing with City: December 9, 2022

Received by: Kim Davis



Property Description and Depiction  
**EXHIBIT B**

Whereas, Derrel R. Stanley, is the owner of all that certain 3.4854 acre tract of land situated in the Martin Moore Survey, Abstract Number 780, Fannin County, Texas and said tract being a portion out of a called 42.5 acre tract described in a deed to Derrel R. Stanley and Bonnie June Stanley in Volume 489, Page 293, of the Official Public Records of said county and being more particularly described by meets and bounds as follows;

**COMMENCING** at the northeast corner of a called 1.02 acre tract described in a deed to James Ray & Sarah Ann Fielden recorded in Volume 1544, Page 414, of The Official Public Records of said county, and in the west right of way line of North Westlake Drive, a 50 foot wide right-of-way;

**THENCE** South 01°12'50" West a distance of 99.94 feet to a found 5/8 inch iron rebar for the **POINT OF BEGINNING** and of also the northwest corner of said 3.4854 acre tract;

**THENCE** South 01°12'50" West, with the east line of said 3.4854 acre tract and said west right of way line of North Westlake Drive, a distance of 215.50 feet to a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" set for the southeast corner and in the north right-of-way line of South State Highway 78, an 80 foot wide right-of-way;

**THENCE** North 89°25'21" West, with the south line of said 3.4854 acre tract and said north right-of-way line of South State Highway 78, a distance of 345.76 feet to a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" set for the southeast corner of said 3.4854 acre tract and the southwest corner of a called 53.705 acre tract described in a deed to David and Jean Johnson, recorded in Volume 1550, Page 470, of The Official Public Records of said county, from which a 1/2 inch iron rebar found for reference bears North 89°25'21" West 724.97 feet;

**THENCE** North 01°12'21" East, with the west line of said 3.4854 acre tract and said 53.705 acre tract a distance of 438.70 feet to a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" set for the northwest corner, said 3.4854 acre tract and the southwest corner of said 1.02 acre tract, from which a 1/2 inch iron rebar found for reference bears North 01°12'21" East a distance of 199.87 feet;

**THENCE** South 44°41'26" East, with the the north line of said 3.4854 acre tract and the south line of said 1.02 acre tract, a distance of 345.83 feet to the **POINT OF BEGINNING** and containing 3.485 acres or 151,828 square feet of land.

