

ORDINANCE NO. 250715-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATELY 49.365 ACRES OF LAND, LEGALLY DESCRIBED AS BEING SITUATED IN ABSTRACT NO. 779 OUT OF THE M MOORE SURVEY AND IN ABSTRACT NO. 785 OUT OF THE M MOORE SURVEY, FANNIN COUNTY, TEXAS; FURTHER IDENTIFIED AS FANNIN CAD IDS 80373 AND 80525, BEING GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 78 AND CR 4860, FANNIN COUNTY, TEXAS, AS DESCRIBED AND SHOWN IN MORE DETAIL IN THE ATTACHED EXHIBIT “A”, AND INCLUDING ANY AND ALL ADJACENT RIGHT-OF-WAY OF COUNTY ROADS, INTO THE CORPORATE LIMITS OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY, INCLUDING ANY AND ALL ADJACENT RIGHT-OF-WAY OF COUNTY ROADS, WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY, INCLUDING ANY AND ALL ADJACENT RIGHT-OF-WAY OF COUNTY ROADS, 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 FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leonard, Texas (the “City”) is a general-law municipality located in Fannin 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

WHEREAS, the City is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City received a C-3 voluntary annexation petition (the “Petition”) from Leonard Crossing Partners, LP, the property owner (the “Owner”) requesting the annexation into the corporate limits of the City of the certain tract of land being approximately 49.365 acres of land, further described and depicted in **Exhibit “A”**, attached and incorporated as if set forth fully herein, and (together including any and all adjacent right-of-way of county roads shall herein be defined as the “Property”); and

WHEREAS, the City now desires to grant said Petition and annex the Property; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was negotiated and executed prior to the annexation date and incorporated herein; 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, 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 LEONARD, 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 within the city limits of the City, and the same shall hereafter be included within the territorial limits of the 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 the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Written Services Agreement. A Written Services Agreement, as defined in the Development Agreement between the City and the Owner, has been negotiated and prepared in accordance with applicable provision of state law pertaining to annexation and shall govern the delivery of municipal services to the annexed territory.

SECTION 4. 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 5. Filing Instructions. The City Secretary is hereby directed and authorized to file a certified copy of this Ordinance with the County Clerk of Fannin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 6. Severability Clause. It is hereby declared by the City Council of the City of Leonard 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 7. 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 8. 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.

SECTION 9. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Fannin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 10. 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 Leonard, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, this 15th day of July, 2025.


Michael Pye, Mayor

ATTEST:

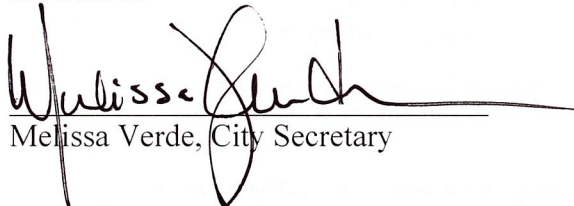

Melissa Verde, City Secretary



EXHIBIT A

PROPERTY LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION:

Being a 49.365-acre tract of land situated in the Martin Moore Survey, Abstract No. 799 and in Martin Moore Survey, Abstract No. 785, Fannin County, Texas, City of Leonard, Fannin County, Texas, being all of the tract of land conveyed to Leonard crossing partners LP, as described by Warranty Deed, recorded in Document Number 2022005736, Official Public Records, Fannin County, Texas, (O.P.R.F.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Traverse LS Prop Cor" set for corner on the most northerly corner of said Leonard Crossing tract, being at the northwesterly corner of a tract of land conveyed to Jesse Owens (Called 63.855 acres), as described by Warranty Deed, recorded in Volume 800, Page 172, Deed Records, Fannin County, Texas and being on the southerly right-of-way of South State Highway 78 (a 100-foot-wide right-of-way), from which a 1/2" iron rod found bears North 64 degrees 29 minutes 41 seconds East – 1.11 feet;

THENCE South 00 degrees 54 minutes 30 seconds West, along the common easterly line of said Leonard Crossing tract and the westerly Jesse Owens tract and the westerly Jesse Owens tract, a distance of 1,855.81 feet to a cotton spindle set for corner being in the center of a gravel road of County Road 4860 (a roadway by prescription), being on the northwesterly corner of a tract of land conveyed to Ellis Jason (called 6.000 acres), as described by Warranty Deed with Vendor's Lien, recorded in Document Number 2009-5803, O.P.R.F.C.T. and being on the westerly corner of a tract of land conveyed to the City of Leonard, as described by Deed, recorded in Volume 372, Page 370, O.P.R.F.C.T. from which a 1/2" iron rod found bears North 00 degrees 21 minutes 25 seconds East – 25.43 feet;

THENCE North 89 degrees 00 minutes 37 seconds West, along the common southerly line of said Leonard Crossing tract and the centerline of said County Road 4860, a distance of 2,437.42 feet to a bent 3/8" iron rod (CM) found, being the northerly line of a tract of land conveyed to the Ricky D. McCord Revocable Living Trust, as described by General Warranty Deed, recorded in Document Number 2023000724, O.P.R.F.C.T. and being on the southeasterly corner of aforementioned South State Highway 78;

THENCE departing the northerly line of said the Ricky D. McCord Revocable Living Trust, along the common northerly line of said Leonard Crossing tract and the southerly right-of-way line of said South State Highway 78, the following three (3) courses and distances:

- 1) North 01 degrees 40 minutes 58 seconds East, a distance of 47.43 feet to a 1/2" iron rod for corner same being the beginning of a non-tangent curve to the left, having a central angle of 23 degrees 55 minutes 38 seconds, a radius of 1,959.86 feet and being subtended by a chord bearing North 61 degrees 10 minutes 30 seconds East, a chord distance of 812.52 feet;
- 2) Continuing in the northeasterly direction, an arc distance of 818.45 feet to a 5/8-inch iron rod with cap stamped "Traverse LS Prop Cor" set for corner;
- 3) North 51 degrees 54 minutes 43 seconds East, 2,227.56 feet to the **POINT of BEGINNING** and containing 49.365 acre of Land (2,150,350 square feet), more or less.

Fannin CAD Property IDs 80373 and 80525,
Legal Descriptions A0779 M MOORE, ACRES 10.0,
and A0785 M MOORE, ACRES 39.389
also known as HWY 78.

