

**CITY OF OAK RIDGE, TEXAS  
ORDINANCE NO. 58-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAK RIDGE, TEXAS, EXPANDING THE CITY'S EXTRATERRITORIAL JURISDICTION TO INCLUDE ALL OF THAT CERTAIN APPROXIMATELY 203.931 ACRES OF LAND IN THE PHILLIP WALKER SURVEY, ABSTRACT NO. 569, GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF ABNER ROAD AND COUNTY ROAD THAT WAS NOT PREVIOUSLY IN THE CITY'S EXTRATERRITORIAL JURISDICTION; RATIFYING THAT SUCH 203.931 ACRES OF LAND ARE IN THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Section 42.022, Texas Local Government Code, FFILP Land Holdings, LLC, a Texas limited liability company, Riverside (East) Homebuilders, Ltd., a Texas limited partnership, and Lackland Land Developer, Ltd., a Texas limited partnership (collectively, "Petitioners") have presented to the City of Oak Ridge, Texas (the "City") a petition requesting that the City extend and expand its extraterritorial jurisdiction ("ETJ") to include all of that approximately 203.931 acres of land described in Exhibit A and shown in Exhibit B attached hereto and incorporated herein for all purposes (the "Property"); and

**WHEREAS**, a portion of the Property is within the City's current one-half mile ETJ and the remainder of the Property is contiguous to the City's one-half mile ETJ and not within the corporate limits or ETJ of any other municipality; and

**WHEREAS**, Petitioners are the sole owners of the Property; and

**WHEREAS**, the City believes that it will be in the best interests of the City, and will benefit the Property and the City, if the City extends and expands its ETJ to include all of the Property and ratifies that the Property is in the City's ETJ;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK RIDGE, TEXAS:**

**Section 1:** The City hereby extends and expands its ETJ to include all of the Property and ratifies that all of the Property is within the City's ETJ.

**Section 2:** The City Secretary is directed to file with the County Clerk of Kaufman County, Texas, a certified copy of this Ordinance.

**Section 3:** The City Secretary shall note the date and time of introduction and adoption of this Ordinance in the minutes of the meeting.

**Section 4:** It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, because the same would have been enacted by the city council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section. Without limiting the generality of the foregoing, if it is determined that this ordinance is invalid with regard to any portion of the Property for any reason, including without limitation if it is determined that Petitioners did not own all of the Property as of the effective date of the petition or that a portion of the Property is in the corporate limits of the City or the ETJ of any other municipality, such invalidity shall not affect the expansion of the City's ETJ to include the remainder of the Property.

**Section 5:** All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

**Section 6:** This Ordinance shall become effective immediately upon adoption and it is accordingly so ordained.

**ADOPTED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Al Rudin, Mayor  
City of Oak Ridge, Texas

**ATTEST:**

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Donna Sprague, City Secretary

**Exhibit A**  
**Legal Description of the Property**

STATE OF TEXAS  
COUNTY OF KAUFMAN

Being a tract of land situated in the Phillip Walker Survey, Abstract No. 569, City of Oak Ridge, Kaufman County, Texas, being part of Tract 4 as conveyed to Hoodoo Land Holdings, L.L.C. by deed recorded in Document No. 2018-0000072, Official Public Records, Kaufman County, Texas and being part of the tracts as described as Tract V 1st Tract - 120 acre and 2nd Tract - 120 acres of land conveyed to Hunt Oil Company by deed recorded in Volume 1023, Page 546, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at the centerline intersection of County Road No. 138 (Wilson Road) and Abner Road and being the north corner of said 2nd Tract and the west corner of a 79.244 acre tract of land conveyed to Glenn B. Caldwell and Jessyca Y. Caldwell by deed recorded in Volume 1249, Page 503, Deed Records, Kaufman County, Texas;

Thence, South 46°07'12" East, along the centerline of Abner Road, the northeast lines of said 1st Tract and 2nd Tract, the southwest line of said 79.244 acre tract, the southwest line of an 11.650 acre tract of land conveyed to Dennis A. Lingle by deed recorded in Instrument No. 2008-00005301, Deed Records, Kaufman County, Texas, the southwest line of a 2.811 acre tract of land conveyed to Christina Miranda and Jose Miranda by deed recorded in Volume 5503, Page 344, Deed Records, Kaufman County, Texas, the southwest line of a 1.495 acre tract of land conveyed to Dale W. Plant and Deanna L. Plant by deed recorded in Volume 1988, Page 612, Deed Records, Kaufman County, Texas, the southwest line of a tract of land conveyed to Juan Delapaz by deed recorded in Volume 3536, Page 624, Deed Records, Kaufman County, Texas and the southwest line of a 10.313 acre tract of land conveyed to Hector Saenzpardo by deed recorded in Volume 5299, Page 365, Deed Records, Kaufman County, Texas, a distance of 3,068.57 feet to a mag nail set with washer for corner;

Thence, South 38°14'05" East, along the centerline of Abner Road, the southwest line of said 10.313 acre tract and the southwest line of a 128.065 acre tract of land conveyed to Flor Saldana by deed recorded in Volume 4622, Page 198, Deed Records, Kaufman County, Texas, a distance of 424.01 feet to a mag nail set with washer for corner;

Thence, South 46°26'41" East, along the centerline of Abner Road and the southwest line of said 428.065 acre tract, a distance of 985.66 feet to a mag nail set with washer for corner;

Thence, South 43°29'40" West, along the southeast line of said 1st Tract and the northwest line of a 127 acre tract of land conveyed to the Allen Family Revocable Living Trust by deed recorded in Volume 4902, Page 457, Deed Records, Kaufman County, Texas, at a distance of 30.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and continuing along a fence for a total distance of 2,185.26 feet to a 1/2" iron pin found on the northeast line of a 5 acre tract of land conveyed to Brandon R. Casas by deed recorded in Volume 5266, Page 33, Deed Records, Kaufman County, Texas and for the south corner of said 1st Tract and the west corner of said 127 acre tract;

Thence, North 46°31'09" West, along the southwest line of said 1st Tract, the northeast line of said Casas tract, the northeast line of a 5 acre tract of land conveyed to John Arthur Craig and Wilma Pauline Craig Revocable Trust by deed recorded in Volume 3467, Page 11, Deed Records, Kaufman County, Texas, the northeast line of a 5.015 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 4448, Page 171, Deed Records, Kaufman County, Texas, the northeast line of a 4.95 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 5559, Page 231, Official Public Records, Kaufman County, Texas, the northeast line of a 1.002 acre tract of land conveyed to Sarah Thornton and Jacob Thornton by deed recorded in Volume 5455, Page 286, Official Public Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Anthony Brigham and Penny Brigham by deed recorded in Volume 1641, Page 72, Deed Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Shawn L. McMillan by deed recorded in Volume 4156, Page 347, Official Public Records, Kaufman County, Texas, the northeast line of a tract of land conveyed to Tarek Abdo and Shirley Abdo by deed recorded in Volume 715, Page 406, Deed Records, Kaufman County, Texas and the northeast line of a 4.999 acre tract of land conveyed to Morgan Whatley by deed recorded in Volume 4956, Page 209, Deed Records, Kaufman County, Texas, at a distance of 157.25 feet passing a 3/8" iron in found and continuing for a total distance of 1,878.42 feet to a 3/8" iron pin found for corner;

Thence, North 46°42'04" West, along the southwest lines of said 1st Tract and 2nd Tract, the northeast line of a 3.00 acre tract of land conveyed to Elmer Puebla and Aglae L. Martinez by deed recorded in Volume 3724, Page 225, Official Public Records, Kaufman County, Texas, the northeast line of a 2.184 acre tract of land conveyed to Justin W. Potter and Beckey L. Brantley by deed recorded in Volume 4781, Page 13, Official Public Records, Kaufman County, Texas, the northeast line of a 2.00 acre tract of land conveyed to Robert Harlan and Janey Harlan by deed recorded in Volume 705, Page 273, Official Public Records, Kaufman County, Texas, the northeast line of a 5.085 acre tract of land conveyed to James A. Warden and Gena R. Warden by deed recorded in Volume 1363, Page 592, Deed Records, Kaufman County, Texas, the northeast line of a 5 acre tract of land conveyed to C.L. Fritz, et al by deed recorded in Volume 715, Page 410, Deed Records, Kaufman County, Texas and the northeast line of a 4.690 acre tract of land conveyed to Ellen Costa by deed recorded in Volume 3354, Page 133, Official Public Records, Kaufman County, Texas, a distance of 2,580.14 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the east right-of-way line of State Highway No. 34 (80' R.O.W.) and for the north corner of said 4.690 acre tract;

Thence, North 00°30'02" East, along the east right-of-way line of State Highway No. 34 (80' R.O.W.), a distance of 74.47 feet to a mag nail set with washer on the northwest line of said 2nd Tract and being in the centerline of County Road No. 138 (Wilson Road);

Thence, North 44°24'40" East, along the centerline of County Road No. 138 (Wilson Road), the northwest line of said 2nd Tract, the southeast line of a 0.981 acre tract of land conveyed to Jimmy R. Quick Jr. and Karen Raye Quick by deed recorded in Volume 5338, Page 178, Official Public Records, Kaufman County, Texas, the southeast line of a 0.941 acre tract of land conveyed to Allen G. Taylor and Anthony D. Taylor by deed recorded in Volume 5248, Page 122, Deed Records, Kaufman County, Texas and the southeast line of a 30' R.O.W. dedicated by The Highlands at Oak Ridge, an addition to the City of Oak Ridge, according to the plat thereof recorded in Cabinet 2, Envelope 618, Plat Records, Kaufman County, Texas, a distance of 2,223.02 feet to the Point of Beginning and containing 10,065,337 square feet or 231.068 acres of land.

SAVE AND EXCEPT THE FOLLOWING:

Being a tract of land situated in the Phillip Walker Survey, Abstract No. 569, City of Oak Ridge, Kaufman County, Texas, being part of Tract 4 as conveyed to Hoodoo Land Holdings, L.L.C. by deed recorded in Document No. 2018-0000072, Official Public Records, Kaufman County, Texas and being part of the tract as described as Tract V 2nd Tract - 120 acres of land conveyed to Hunt Oil Company by deed recorded in Volume 1023, Page 546, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

Commencing at the centerline intersection of County Road No. 138 (Wilson Road) and Abner Road and being the north corner of said 2nd Tract and the west corner of a 79.244 acre tract of land conveyed to Glenn B. Caldwell and Jessyca Y. Caldwell by deed recorded in Volume 1249, Page 503, Deed Records, Kaufman County, Texas; Thence, South 44°24'40" West, along the centerline of County Road No. 138 (Wilson Road) and the northwest line of said 2nd Tract, a distance of 633.06 feet to the Point of Beginning;

Thence, South 02°44'05" West, a distance of 2164.48 feet to a point for corner on the southwest line of said 2nd Tract;

Thence, North 46°42'04" West, along the southwest line of said 2nd Tract, the northeast line of a 5 acre tract of land conveyed to C.L. Fritz, et al by deed recorded in Volume 715, Page 410, Deed Records, Kaufman County, Texas and the northeast line of a 4.690 acre tract of land conveyed to Ellen Costa by deed recorded in Volume 3354, Page 133, Official Public Records, Kaufman County, Texas, a distance of 1,387.82 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the east right-of-way line of State Highway No. 34 (80' R.O.W.) and for the north corner of said 4.690 acre tract;

Thence, North 00°30'02" East, along the east right-of-way line of State Highway No. 34 (80' R.O.W.), a distance of 74.47 feet to a mag nail set with washer on the northwest line of said 2nd Tract and being in the centerline of County Road No. 138 (Wilson Road);

Thence, North 44°24'40" East, along the centerline of County Road No. 138 (Wilson Road), the northwest line of said 2nd Tract, the southeast line of a 0.981 acre tract of land conveyed to Jimmy R. Quick Jr. and Karen Raye Quick by deed recorded in Volume 5338, Page 178, Official Public Records, Kaufman County, Texas, the southeast line of a 0.941 acre tract of land conveyed to Allen G. Taylor and Anthony D. Taylor by deed recorded in Volume 5248, Page 122, Deed Records, Kaufman County, Texas and the southeast line of a 30' R.O.W. dedicated by The Highlands at Oak Ridge, an addition to the City of Oak Ridge, according to the plat thereof recorded in Cabinet 2, Envelope 618, Plat Records, Kaufman County, Texas, a distance of 1,589.97 feet to the Point of Beginning and containing 1,182,096 square feet or 27.137 acres of land.

**Exhibit B**  
**Map of the Property**