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HENDERSON COUNTY, TEXAS

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### NOTICE OF PUBLIC HEARING

Please note that the Athens City Council will hold a public hearing on **Monday, July 10, 2023 at 5:30 p.m.** in the Civic Hall, Room 216 of the Cain Center, 915 S. Palestine Street, Athens, Texas to consider the following annexation petition and at which time and place all interested persons will be given an opportunity to be heard.

The City of Athens, Texas proposes to institute annexation proceedings pursuant to Chapter 43 of the Texas Local Government Code to enlarge and extend the boundary limits of the City to include the following described property, to wit;

**That area within the Extra-Territorial Jurisdiction for the City of Athens, located at 3401 NE South Loop 7, also known as Property ID 209442, and further described as:**

**All that 7.80-acre tract of land out of the James B. Atwood Survey, Abstract No. 19, situated in Henderson County, Texas, being a portion of a called 13.094-acre tract of land conveyed to Sand Springs Baptist Church by deed of record in Document Number 2020-9855 of the Official Records of Henderson County, Texas.**

The metes and bounds description and map of the proposed area to be annexed is enclosed.

The property is uninhabited and is being annexed for the purpose of building a new church.

Please do not hesitate to contact me at 903-677-6615 with any questions or concerns.

Thank you,

Audrey Sloan  
Director of Development Services  
City of Athens

**Development Services**  
**501 US Highway 175 W | Athens, Texas 75751 | P 903.677.6615 | F 903.220.0935**

**LEGAL DESCRIPTION**

**BEING** a 7.80 acre tract of land out of the James B. Atwood Survey, Abstract No. 19, situated in Henderson County, Texas, being a portion of a called 13.094 acre tract of land conveyed to Sand Springs Baptist Church by deed of record in Document Number 2020-00009855 of the Official Records of Henderson County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found in the East right-of-way line of NE South Loop 7, being the Southwest corner of called Tract Ten – 11.687 acre tract of land conveyed to Rams Hill Ranch, LLC by deed of record in Document Number 2022-00003053 of said Official Records, and being the Northwest corner of said 13.094 acre tract;

**THENCE**, N82°22'26"E, leaving the East right-of-way line of NE South Loop 7, along the South line of said 11.687 acre tract, being the common North line of said 13.094 acre tract, a distance of 485.11 feet to the **POINT OF BEGINNING** and Northwest corner hereof;

**THENCE**, continuing along the North line of said 13.094 acre tract, being in part, the common South line of said 11.687 acre tract, the following two (2) courses and distances:

1. N82°22'26"E, a distance of 349.32 feet to a T-post found at the Southeast corner of said 11.687 acre tract;
2. S82°57'03"E, a distance of 314.46 feet to a T-post found at the Northeast corner of said 13.094 acre tract and hereof;

**THENCE**, S02°37'41"E, along the East line of said 13.094 acre tract, a distance of 541.88 feet to a 1/2 inch iron rod found at the Northeast corner of called Tract Eleven – 10.669 acre tract conveyed to Rams Hill Ranch, LLC by said deed of record in Document Number 2022-00003053 of said Official Records, being the Southeast corner of said 13.094 acre tract and hereof;

**THENCE**, S89°32'57"W, along the North line of said 10.669 acre tract, being the common South line of said 13.094 acre tract, a distance of 567.04 feet to a point for the Southwest corner hereof, from which a 1/2 inch iron rod found in the East right-of-way line of NE South Loop 7, being the Northwest corner of said 10.669 acre tract, and being the Southwest corner of said 13.094 acre tract, bears S89°32'57"W, a distance of 394.10 feet;

**THENCE**, leaving the North line of said 10.669 acre tract, over and across said 13.094 acre tract, the following two (2) courses and distances:

1. N08°14'31"W, a distance of 264.24 feet to a point;

2. N15°48'08"W, a distance of 287.35 feet to the **POINT OF BEGINNING**, and containing an area of 7.80 acres (339,976 square feet) of land.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Math Raabe*

05/12/2023

