



FILED FOR RECORD
2024 SEP 30 AM 11:22
MARY HARGREAVE WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Re: Notice of Petition for Annexation

September 27, 2024

To Whom It May Concern:

Please see the notice below for a public hearing to be held regarding an annexation petition submitted to the City of Athens. This notice is being provided to all public entities as required by law.

NOTICE OF PUBLIC HEARING

Please note that the Athens City Council will hold a public hearing on **Monday, October 14, 2024 at 5:30 p.m.** in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana 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 3175 State Highway 31 E, also known as Property ID 5207, and further described as:

Being a 2.5541-acre tract of land situated in the J. Atwood Survey, Abstract No. 19, Henderson County, Texas, and being all of a called 2.56-acre tract of land described in deed to Morris & Mary Westbrook recorded in Instrument Number 2018-00004674 of the Official Public 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 convenience store and gas station.

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**

METES & BOUNDS DESCRIPTION

BEING a 2.5541 acre (111,258 square foot) tract of land situated in the J. Atwood Survey, Abstract No. 19, Henderson County, Texas, and being all of a called 2.56 acre tract of land described in deed to Morris & Mary Westbrook recorded in Instrument No. 2018-00004674, Official Public Records, Henderson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said called 2.56 acre tract, being in the west right-of-way line of State Highway 31 and being the southeast corner of a called 2.90 acre tract of land described in deed to Cody Robertson recorded in Instrument No. 2014-00001732, said Official Public Records, from which a 1/2-inch iron rod found bears North 38°06'55" East, a distance of 266.61 feet;

THENCE South 38°06'55" West, along said west right-of-way line, a distance of 157.79 feet to a point for corner, said corner being the southeast corner of said called 2.56 acre tract and the northeast corner of a called 2.212 acre tract of land described in deed to Joanne Keeble Hall recorded in Volume 2085, Page 209, Deed Records, Henderson County, Texas, from which a 5/8-inch iron rod (leaning) found bears South 8°34'25" West, a distance of 2.04 feet;

THENCE North 77°02'09" West, departing said west right-of-way line and along the north line of said called 2.212 acre tract, a distance of 526.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, said corner being the northwest corner of said called 2.212 acre tract and an interior corner for a called 318.49 acre tract of land described in deed to Christy 2017, LP recorded in Instrument No. 2023-00016110, said Official Public Records;

THENCE North 41°31'43" East, along the east line of said called 318.49 acre tract, a distance of 324.88 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner being at the southwest corner of said called 2.90 acre tract, from which a 1/2-inch iron rod found at the northwest corner of the said called 2.90 acre tract bears North 41°31'43" East, a distance of 280.09 feet;

THENCE South 59°02'06" East, along the south line of said called 2.90 acre tract, a distance of 461.12 feet to the **POINT OF BEGINNING** and containing 111,258 square feet or 2.5541 acres of land, more or less.

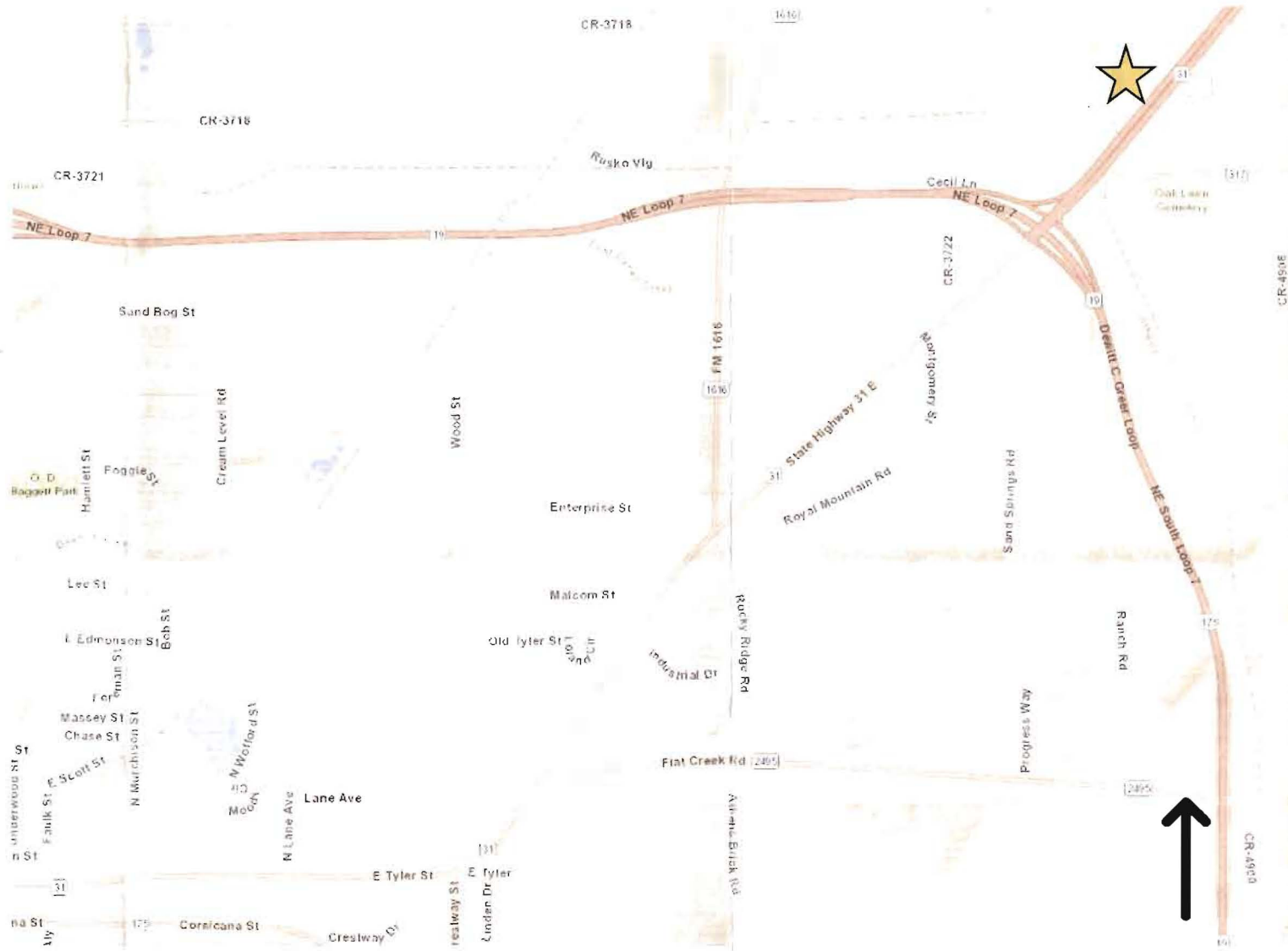
Annexation Petition

Owners:
Morris & Mary Westbrook

Tract 119C
J. B. Atwood Survey, A-19

3175 SH 31 E

Street map



Annexation Petition

Owners:
Morris & Mary Westbrook

Tract 119C

J. B. Atwood Survey, A-19

3175 SH 31 E

Aerial view

