

ORDINANCE NO 2026-08

AN ORDINANCE ANNEXING AN APPROXIMATELY 54.25 ACRE TRACT OF LAND LOCATED IN THE R B IRVINE SURVEY; SITUATED IN CORYELL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SUCH PROPERTY WITHIN THE CITY'S CORPORATE LIMITS; GRANTING TO ALL THE INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN FOR SAID PROEPRTY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §43 of the Texas Local Government Code authorizes the City of Gatesville, Texas, an incorporated city, to engage in the annexation of territory, subject to the laws of this state, and;

WHEREAS, the City Council of the City of Gatesville has been presented with a petition requesting annexation of an approximately 54.25 acres located in the R B Irvine Survey; situated in Coryell County, in the City of Gatesville, Coryell County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the notices and public hearings required by Chapter 43, Texas Local Government Code and other applicable law have been given and conducted; and

WHEREAS, the City Council has adopted a service plan as required by Section 43.056 of the Texas Local Government Code relating to the Property, the terms of which are attached hereto and incorporated herein by this reference as Exhibit "B" (the "Service Plan"); and

WHEREAS, the Property lies adjacent to the existing corporate limits of the City of Gatesville, Texas and is located within the exclusive extraterritorial jurisdiction of the city of Gatesville, Texas; and

WHEREAS, the requirements and procedures prescribed by the Texas Local Government Code and the Charter of the City of Gatesville, Texas, and the laws of this state for annexation of the Property have been duly followed; and

WHEREAS, the City Council of the City of Gatesville has concluded that the Property should be annexed to and made a part of the City of Gatesville, Texas;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS THAT:

SECTION 1. Based on the findings of fact set forth in the recitals above, which are found to be true and correct and are incorporated herein as if set forth in full, the Property is hereby annexed into the corporate limits of the City of Gatesville, Texas.

SECTION 2. The boundary limits of the City of Gatesville shall be and the same are hereby extended to include the Property within the City's corporate limits and the territory described herein shall be and is hereby included within the corporate limits, subject to all the acts, ordinances, resolutions, and regulations of the City. The inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City of Gatesville and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

SECTION 3. The Service Plan, Exhibit "B," for the area is hereby adopted..

SECTION 4. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Gatesville governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 5. All provisions of the ordinances of the City of Gatesville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 7. The City Secretary is hereby directed to file with the County Clerk of Coryell County Texas, a certified copy of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

The foregoing Ordinance No. 2026-08 was read the first time and passed to the second reading
this 12th day of May 2026.

The foregoing Ordinance No. 2026-08 was read the second time and passed to the third reading
this 26th day of May 2026.

The foregoing Ordinance No. 2026-08 was read the third time and was passed and adopted as an
Ordinance to the City of Gatesville, Texas, this 9th day of June 2026.

ATTESTED:



HOLLY OWENS, T.R.M.C.
CITY



BY: 
GARY M. CHUMLEY, MAYOR

EXHIBIT A
[Legal Description of the Property]

BEING all that certain 54.25 acre tract of land situated in the R Boyd Irvine Survey, Abstract No. 546, Coryell County, Texas, being all of a called 54.25 acre tract of land described in a deed to JFH Legacy Holdings, LP, recorded in Instrument No.

389300, Official Public Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the East line of Highway 36 North Bypass, at the Southwest corner of a called 22.85 acre tract described in a deed to CJS Concrete Construction, LLC, recorded in Instrument No. 379043, Official Public Records of Coryell County, Texas, for the Northwest corner of the herein described tract;

THENCE S 73° 22' 58" E, 695.93 feet (Deed S 73° 22' 58" E, 695.93 feet) along the South line of the said 22.85 acre tract, to a 3/8" iron rod found at the Southeast corner of the said 22.85 acres and in the West line of a called 5.013 acre tract of land described in a deed to Floyd Quinton Pearce and wife Shirley Joe Pearce, recorded in Instrument No. 355007, Official Public Records of Coryell County, Texas;

THENCE S 16° 44' 26" W, 196.95 feet (Deed S 16° 44' 26" W, 196.95 feet) along the West line of the said 5.013 acre tract to an 80d nail found at the Southwest corner of the said 5.013 acres, for an ell corner in the herein described tract;

THENCE S 73° 16' 27" E, 608.35 feet (Deed S 73° 16' 27" E, 608.35 feet) along the South line of the said 5.013 acre tract, to a 5/8" iron rod found, at the Southwest corner of "Tract Two" a called 1.000 acre tract of land described in a deed to Quinton Pearce and Wife, Shirley Pearce, recorded in Instrument No. 205944, Official Public Records of Coryell County, Texas;

THENCE along the South and East line of the said 1.000 acres for the following two courses and distances:

1. S 73° 16' 27" E, 112.94 feet (Deed S 73° 16' 27" E, 112.94 feet), to a 1/2" iron rod with a cap stamped "QE" found;

2. N 19° 22' 19" E, 367.55 feet (Deed N 19° 22' 19" E, 367.55 feet) to a 1/2" iron rod found, in the South line of Circle Vista, described in Instrument No. 087588, Official Public Records of Coryell County, Texas, and at the Northeast corner of the said 1.000 acres tract;

THENCE along the South line of Circle Vista for the following five courses and distances:

Financial Impact:

1. S 49° 47' 29" E, 72.02 feet (Deed S 49° 47' 29" E, 72.02 feet) to a 1/2" iron rod found, at the beginning of a curve to the left;

2. 167.92 feet along the arc of the said curve the left, having a radius of 157.90 feet, and a chord bearing and distance of S 74° 49' 42" E, 160.12 feet to a 1/2" iron rod with cap stamped "QE" found;

3. N 70° 05' 38" E, 161.25 feet (Deed N 70° 05' 38" E, 161.25 feet) to a 3/8" iron rod found, at the beginning of a curve to the right;

4. 32.41 feet along the arc of the said curve to the right, having a radius of 45.56, and a chord bearing and distance of S 83° 32' 53" E, 31.73 feet to a 3/8" iron rod found;

5. S 55° 28' 41" E, 50.96 feet (Deed S 55° 28' 41" E, 50.96 feet) to a 1/2" iron rod with a cap stamped "QE" found at the intersection of the South line of Circle Vista and the West line of Cedar Ridge Road, for the Northeast corner of the herein described tract;

THENCE along the West line of Cedar Ridge Road for the following nine courses and distances:

1. S 39° 35' 12" W, 346.54 feet, (Deed S 39° 35' 12" W, 346.54) to a 1/2" iron rod with a cap stamped "QE" found at the beginning of a curve to the left;

2. 144.62 feet along the arc of the said curve to the left, having a radius of 534.77 feet, and a chord bearing and distance of S 27° 26' 34" W, 144.18 feet, to a 1/2" iron rod with a cap stamped "QE" found;

3. S 16° 24' 28" W, 1,176.71 feet, (Deed S 16° 24' 28" W, 1,176.71 feet) to a 1/2" iron rod with a cap stamped "QE" found;

4. S 33° 12' 12" W, 158.53 feet, (Deed S 33° 12' 12" W, 158.53 feet) to a 1/2" iron rod with a cap stamped "QE" found;

5. S 29° 55' 38" W, 83.98 feet, (Deed S 29° 55' 38" W, 83.98 feet,) to a 1/2" iron rod with a cap stamped "QE" found;
6. S 13° 31' 55" W, 109.49 feet, (Deed S 13° 31' 55" W, 109.49 feet) to a 1/2" iron rod with a cap stamped "QE" found;
7. S 00° 59' 35" W, 206.54 feet, (Deed 00° 59' 35" W, 206.54 feet) to a 1/2" iron rod with a cap stamped "QE" found;
8. S 07° 26' 02" W, 142.39 feet, (Deed S 07° 26' 02" W, 142.39 feet) to a 3/8" iron rod with a red cap found;
9. S 17° 16' 00" W, 618.37 feet, (Deed S 17° 16' 00" W, 618.37 feet) to a cotton spindle found in the center line of Old Osage Road, for the Southeast corner of the herein described tract;
THENCE N 72° 31' 28" W, 297.38 feet, (Deed N 72° 31' 28" W, 297.38 feet) along the centerline of Old Osage Road and the South line of the said 298.6 acre tract, to a cotton spindle found, at the Southeast corner of a called 4.000 acre tract of land described in a deed to Mr. W. Fireworks, LLC, recorded in Instrument No. 375606, Official Public Records of Coryell County, Texas, for the Southwest corner of the herein described tract;
THENCE N 02° 21' 09" E, 481.39 feet (Deed N 02° 21' 09" E, 481.39 feet) along the East line of the said 4.000-acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 4.000-acre tract and at the Southeast corner of "Tract 3" a called 1.58 acre tract of land described in a deed to Martin Industrial Storage, Inc., recorded in Instrument No. 354541, Official Public Records of Coryell County, Texas;
THENCE N 10° 07' 02" E, 165.07 feet (Deed N 10° 07' 02" E, 165.07 feet) along the East line of the said 1.58 acre tract, to a 3/8" iron rod with a cap stamped "SHOCKLEY" found at the Northeast corner of the said 1.58 acre tract and the Southeast corner of a called 2.00 acre tract of land described in a deed to Grant's Rental, LLC, recorded in Instrument No. 378992, Official Public Records of Coryell County, Texas;
THENCE N 00° 35' 20" W, 225.17 feet (Deed N 00° 35' 20" W, 225.17 feet) along the East line of the said 2.00 acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 2.00 acre tract and at the Southeast corner of "Tract 2" a called 1.87 acre tract of land described in the said deed to Martin Industrial Storage, LLC;
THENCE N 00° 31' 25" W, 241.33 feet (Deed N 00° 31' 25" W, 241.33 feet) along the East line of the said 1.87 acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 1.87 acre tract and in the South line of "Tract 1" a called 3.81 acre tract pf land described in the said deed to Martin Industrial Storage, LLC;
THENCE along the common lines between the herein described tract and the said 3.81-acre tract, the following three courses and distances:
 1. N 89° 45' 10" E, 24.56 feet (Deed N 89° 45' 10" E, 24.56 feet) to 1/2" iron rod with a cap stamped "BOWMAN" found;
 2. N 00° 01' 22" E, 299.68 feet (Deed N 00° 01' 22" E, 299.68 feet) to a 1/2" iron rod with a cap stamped "1519" found;
 3. N 89° 34' 54" W, 465.36 feet (Deed N 89° 34' 54" W, 465.36 feet) to a 1/2" iron rod with a cap stamped "BOWMAN" found, in the East line of Highway 36 North Bypass and at the Northwest corner of the said 3.81-acre tract;
THENCE N 04° 26' 16" W, 406.75 feet (Deed N 04° 26' 16" W, 406.75 feet) along the East line of Highway 36 North Bypass to a 1/2" iron rod with a cap stamped "STATE 28" found, at the Southwest corner of a called 1.50 acre tract described in a deed to Hines, Fambro and Bolfiging, LLC, recorded in Instrument No. 301374, Official Public Records of Coryell County, Texas;
THENCE departing the East line of Highway 36 North Bypass and along the common lines between the herein described tract and the said 1.50-acre tract, the following three courses and distances:
 1. N 85° 47' 00" E, 408.44 feet (Deed N 85° 47' 00" E, 408.44 feet) to a 3/8" iron rod found;
 2. N 04° 14' 27" W, 159.61 feet (Deed N 04° 14' 27" W, 159.61 feet) to a 3/8" iron rod found;
 3. S 85° 50' 56" W, 408.52 feet (Deed S 85° 50' 56" W, 408.52 feet) to a 1/2" iron rod with a cap

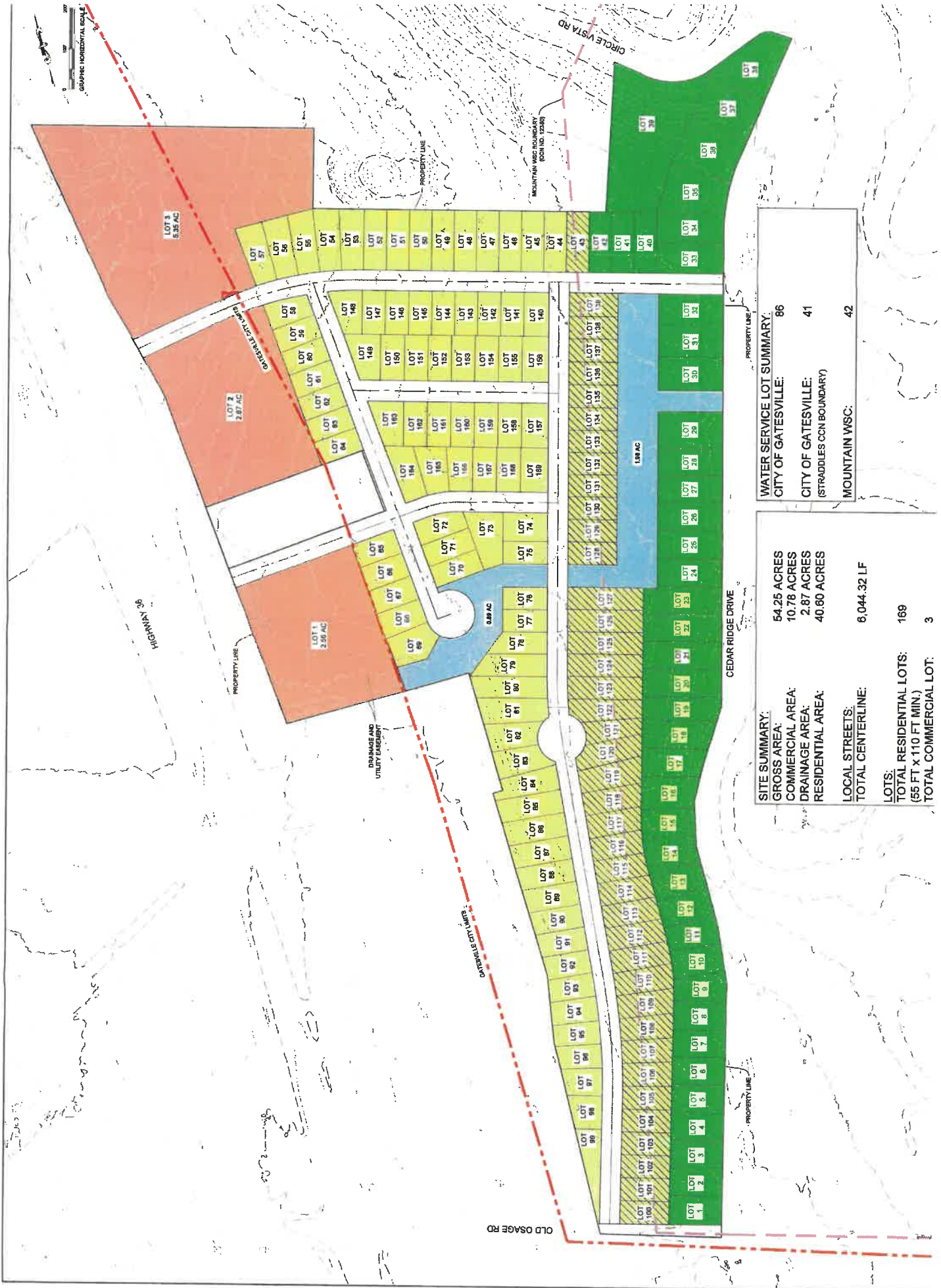
stamped "STATE 28" found, in the East line of Highway 36 North Bypass and at the Northwest corner of the said 1.50-acre tract;

THENCE along the East line of Highway 36 North Bypass and the West line of the herein described tract, the following four courses and distances:

1. N 04° 18' 43" W, 294.28 feet (Deed N 04° 18' 43" W, 294.28 feet), to a mag nail in an 8" post found;
2. N 13° 46' 32" W, 273.89 feet (Deed N 13° 46' 32" W, 273.89 feet), to a TxDOT concrete monument found;
3. N 08° 16' 05" W, 276.67 feet (Deed N 08° 16' 05" W, 276.67 feet), to a 1/2" iron rod found;
4. N 08° 17' 54" W, 189.40 feet (Deed N 08° 17' 54" W, 189.40 feet), to the POINT OF BEGINNING and containing 54.25 acres of land, more or less.

EXHIBIT B
[Service Plan]

EXHIBIT C
[CCN Water]



WATER SERVICE LOT SUMMARY:	86
CITY OF GATESVILLE:	41
CITY OF GATESVILLE: (STRADDLES CCN BOUNDARY)	
MOUNTAIN WSC:	42

SITE SUMMARY:	54.25 ACRES
GROSS AREA:	10.78 ACRES
COMMERCIAL AREA:	2.87 ACRES
DRAINAGE AREA:	40.80 ACRES
RESIDENTIAL AREA:	
LOCAL STREETS:	6,044.32 LF
TOTAL CENTERLINE:	
LOTS:	169
TOTAL RESIDENTIAL LOTS: (55 FT x 110 FT MIN.)	3
TOTAL COMMERCIAL LOT:	