

CITY OF PENTAS  
§  
HIDALGO COUNTY, TEXAS  
§

## ORDINANCE 2012-10

(ANNEXING TERRITORY)

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF PENTAS, HIDALGO COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITH SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS 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.

WHEREAS, §43.052(h)(1) of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by §43.052(h)(1) of the Texas Local Government Code have been duly followed with respect to the following described territory, to-wit:

PROPERTY DESCRIPTION: See attached Exhibit "A," which is attached and incorporated by reference.

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

1. That the heretofore described property is hereby annexed to the City of Pentas, Hidalgo County, Texas, and that the boundary limits of the City of Pentas be and the same are hereby extended to include the above-described territory within the city limits of the City of Pentas, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Pentas and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

2. A service plan for the area is adopted and attached as Exhibit "B."

3. 3,131.9 acres is the present city territory within the City boundaries.

1,397.9 acres is the territory to be annexed.

4,529.8 acres is the total territory now within the city boundaries as a result of this

annexation.

The City Secretary is hereby directed to file with the County Clerk of Hidalgo, Texas, a certified copy of this Ordinance.

PASSED on First reading by an affirmative vote of all members of the City Council, this the 11<sup>th</sup> day of December, 2012 at a Specially Called Meeting, which proper notice was given as provided by Texas Open Meetings Act.

APPROVED:

Marcos Ochoa  
Hon. Marcos Ochoa, Mayor

ATTEST:  
Ana Cantu  
Ana Cantu, City Secretary

PASSED on Second reading by an affirmative vote of all members of the City Council, this the 18<sup>th</sup> day of December, 2012 at a Specially Called Meeting, which proper notice was given as provided by Texas Open Meetings Act.

APPROVED:

Marcos Ochoa  
Hon. Marcos Ochoa, Mayor

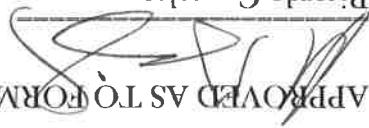
ATTEST:  
Ana Cantu  
Ana Cantu, City Secretary

PASSED on Third reading by an affirmative vote of all members of the City Council, this the 27<sup>th</sup> day of December, 2012 at a Specially Called Meeting, which proper notice was given as provided by Texas Open Meetings Act.

APPROVED:

Marcos Ochoa  
Hon. Marcos Ochoa, Mayor

ATTEST:  
Ana Cantu  
Ana Cantu, City Secretary

APPROVED AS TO FORM:  
  
Ricardo Gonzalez  
City Attorney

**EXHIBIT A**

**ANNEXATION  
METES AND BOUNDS  
LEGAL DESCRIPTION**

**TRACT 1**

**BEING A 40 ACRE (CALCULATED) TRACT OF LAND CONSISTING OF ALL OF EL RIO  
SUBDIVISION, ALL OF KING RANCH SUBDIVISION NO. 2, AND ALL OF KING RANCH  
SUBDIVISION NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at the southeast corner of said El Rio Subdivision which is located 4,303 feet south and 2,241 feet east of the westernmost north corner of the City Limits of the City of Pentas;

**THENCE, West,** at a distance of 524.4 feet, pass the southeast corner of said King Ranch Subdivision No. 2, at a distance of 977 feet, pass the southeast corner of said King Ranch Subdivision No. 1, a total distance of 1,794.4 feet, to the southwest corner of said King Ranch Subdivision No. 1;

**THENCE, North,** along the west line of said King Ranch Subdivision No. 1, a distance of 970 feet to the northwest corner of said King Ranch Subdivision No. 1;

**THENCE, East,** at a distance of 817.4 feet, pass the northeast corner of said King Ranch Subdivision No. 1, at a distance of 1,270 feet, pass the northeast corner of said King Ranch Subdivision No. 2, a total distance of 1,794.4 feet, to the northeast corner of said El Rio Subdivision;

**THENCE, South,** along the east line of said El Rio Subdivision, a distance of 970 feet to the point of beginning and containing 40 acres (calculated).

This description and the bearings and distances shown herein were prepared using appraisal district maps and recorded subdivision plats. No survey of any sort was prepared or performed. This description is for informational purposes only.

**EXHIBIT A Continued**

**TRACT 2**

**BEING A 416.7 ACRE (CALCULATED) TRACT OF LAND SITUATED IN SHARE 3, SCHUNIOR  
SUBDIVISION, OUT OF PORCION 74 AND 75, HIDALGO COUNTY, TEXAS, AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a point located N 09°17' W a distance of 183.45 feet of the northeast corner of the City  
Limits of the City of Penitas;

**THENCE, S 09°17' W** a distance of 4,007.8 feet to the southeast corner of this tract;

**THENCE, N 42°25' W**, along an existing canal, a distance of 1,669.8 feet to an interior corner of this tract;

**THENCE, S 84°00' W**, along an existing canal, a distance of 2,974.6 feet to an interior corner of this tract;

**THENCE, N 64°52' W**, along an existing canal, a distance of 1,127.3 feet to the southwest corner of this  
tract;

**THENCE, N 09°01' E**, leaving said canal, a distance of 3,443.5 feet to the northwest corner of this tract;

**THENCE, S 80°47' E**, a distance of 5,280.8 feet to the POINT OF BEGINNING of the herein described tract  
containing 416.7 acres (calculated).

This description and the bearings and distances shown herein were prepared using appraisal district  
maps and recorded subdivision plats. No survey of any sort was prepared or performed. This  
description is for informational purposes only.

**EXHIBIT A Continued**

**TRACT 3**

**BEING A 472.2 ACRE (CALCULATED) TRACT OF LAND CONSISTING OF THE FOLLOWING:**

**BLOCKS 9, 10, 11, 34, 35 & 36 OF HOMEVILLE D SUBDIVISION;  
LOTS 56, 65, 66, 75, 76, 85 & 86 OF HOMEVILLE A SUBDIVISION;**

**ALL OF DESPERADO SUBDIVISION;**

**ALL OF PUERTA BLANCA SUBDIVISION;**

**ALL OF CAMINO REAL SUBDIVISION;**

**ALL OF HOMERVILLE E SUBDIVISION;**

**ALL OF NORTH RIDGE ACRES , PHASE 2;**

**LOCATED NORTH OF THE CITY OF PENITAS, HIDALGO COUNTY, TEXAS, AND BEING**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a point located N 08°28' E, 47.7 feet from the northeast corner of the City Limits of the City of Penitas;

**THENCE, S 80°57' E,** along the south line of Mile 4 Road, a distance of 3,496.3 feet to an interior corner of this tract;

**THENCE, N 08°48' E,** along the west line of Liberty Road, a distance of 545.0 feet to the northernmost west corner of this tract;

**THENCE, S 09°03' W,** a distance of 3,322.2 feet to an interior corner of this tract;

**THENCE, S 80°57' E,** a distance of 933.3 feet to an interior corner of this tract;

**THENCE, S 09°03' E,** a distance of 1,922.2 feet to the southeast corner of this tract;

**THENCE, N 70°40' W,** along the north line of Mile 3 Road, a distance of 187.9 feet to a point;

**THENCE, N 76°19' W,** along the north line of Mile 3 Road, a distance of 100.3 feet to a point;

**THENCE, N 80°52' W,** along the north line of Mile 3 Road, a distance of 1,051.0 feet to a point;

**THENCE, N 89°30' W,** along the north line of Mile 3 Road, a distance of 96.5 feet to a point;

**THENCE, N 76°19' W,** along the north line of Mile 3 Road, a distance of 100.3 feet to a point;

**THENCE, N 80°57' W,** along the north line of Mile 3 Road, a distance of 3,448.3 feet to a point;

**THENCE, N 08°28' E,** leaving the north line of Mile 3 Road, a distance of 4,670.9 feet to the POINT OF BEGINNING of the herein described tract containing 472.2 acres (calculated).

This description and the bearings and distances shown herein were prepared using appraisal district maps and recorded subdivision plats. No survey of any sort was prepared or performed. This description is for informational purposes only.

**EXHIBIT A Continued**

**TRACT 4**

**BEING A 433.7 ACRE (CALCULATED) TRACT OF LAND CONSISTING ALL OF NORTH RIDGE OF HOMEVILLE A SUBDIVISION, LOTS 119 THRU 122, LOTS 126-145, LOTS 147-150 SITUATED NORTH OF THE CITY OF PENITAS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a point located S 81°45' E, 3,448.2 feet from the northeast corner of the City Limits of the City of Penitas;

**THENCE**, S 89°30' E, along the north line of Mile 3 Road, a distance of 96.5 feet to a point;

**THENCE**, S 80°52' E, along the north line of Mile 3 Road, a distance of 1,051.0 feet to a point;

**THENCE**, S 76°19' E, along the north line of Mile 3 Road, a distance of 100.3 feet to a point;

**THENCE**, S 80°57' E, departing the north line of Mile 3 Road, a distance of 952.4 feet to a point at the northeast corner of HME Subdivision;

**THENCE**, S 08°55' W, along the east line of Porcion 77, a distance of 8,906.1 feet to a point;

**THENCE**, N 89°15' W, along an existing canal, a distance of 551.8 feet to a point;

**THENCE**, N 52°47' W, along an existing canal, a distance of 602.1 feet to a point;

**THENCE**, N 08°46' E, a distance of 6,092.1 feet to a point at the southeast corner of Lot 151 of Homeville A Subdivision;

**THENCE**, N 80°59' W, a distance of 1,928.9 feet to a point at the southwest corner of Lot 147 of Homeville A Subdivision;

**THENCE**, N 09°10' E, a distance of 495.7 feet to a point at the northwest corner of Lot 147 of Homeville A Subdivision;

**THENCE**, N 81°06' W, a distance of 485.3 feet to a point at the southwest corner of Lot 145 of Homeville A Subdivision;

**THENCE**, N 08°50' E, a distance of 3,425.5 feet to the POINT OF BEGINNING of the herein described tract containing 433.7 acres (calculated).

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DECEMBER 2012

ANNEXATION SERVICE PLAN

# CITY OF PENITAS





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14	Drainage -----

# **CITY OF PEÑITAS**

## **CITY OFFICIALS**

**MARCOS OCHOA, MAYOR**

**ANTONIO FLORES, MAYOR PRO-TEM.**

**TOMAS CEDILLO, COMMISSIONER**

**ALEJANDRO GUAJARDO, COMMISSIONER**

**JOSE ROEL FLORES, COMMISSIONER**

**NOE H. CAVAZOS, CITY MANAGER**

**ANA CANTU, CITY SECRETARY**

## Narrative

The City of Peñitas is a Home Rule city located in Western Hidalgo County centered around the intersection of U. S. Expressway 83 and State FM 1427. The present boundaries of the city are irregular and do not always follow natural boundaries. The south boundary is along the IBWC Floodway Levee. The west boundary abuts the City of La Joya around the expressway area but there are some areas on the south and north that do not. The north boundary is along the north ROW line of Mile 3. The east boundary extends to Martin Valley Ranch and follows an irregular line along private properties annexed at the owners request.

Presently the City of Peñitas has approximately 3,132 acres within its boundaries and there has only been one annexation within the last three years. The City annexed 16.5 acres owned by the city on Chihuahua Road where the city has constructed a Sanitary Sewer Plant. Therefore the amount of acreage that the city may annex at present is 940 acres.

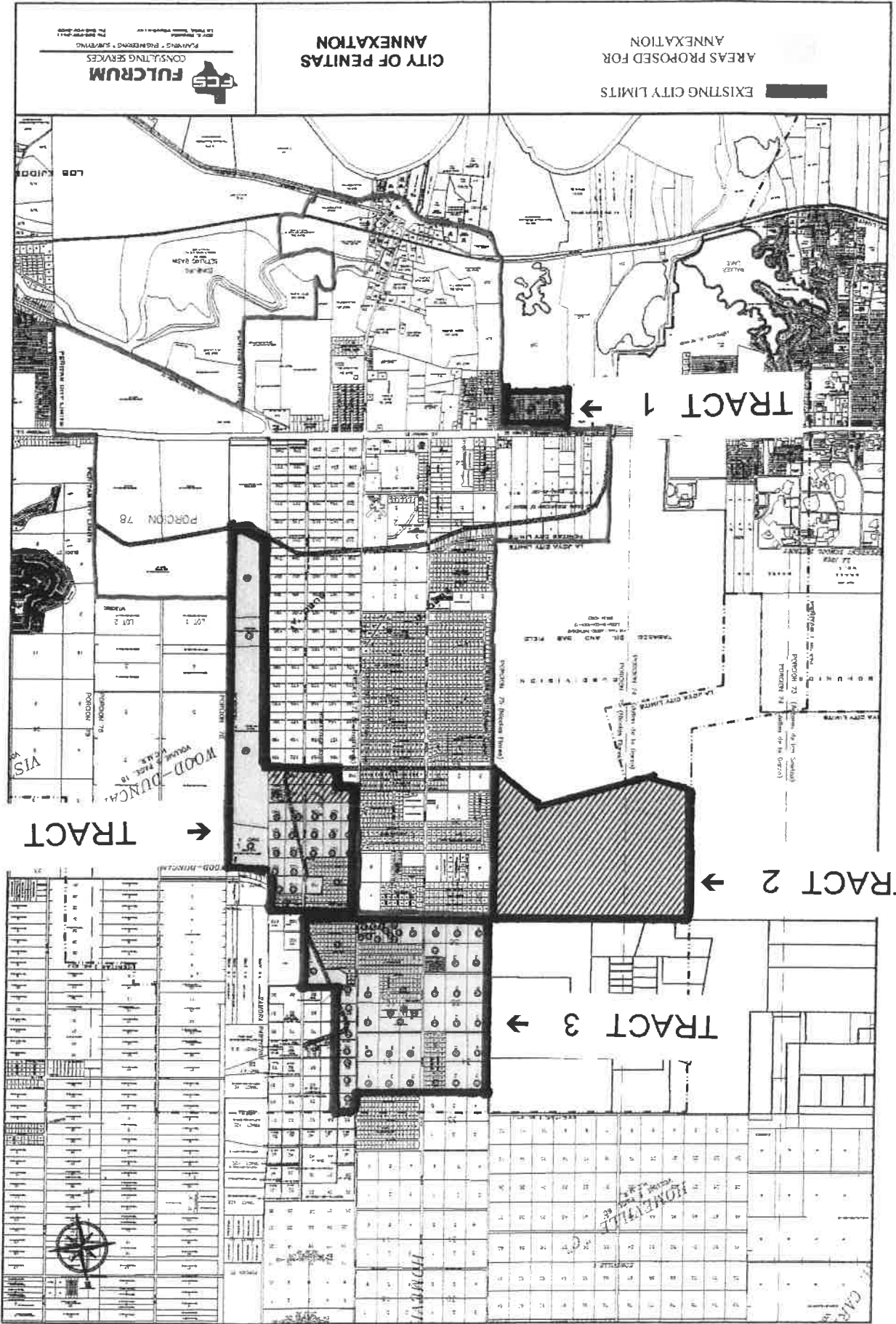
The proposed annexation consists of four tracts with acreage as follows:

Tract 1 40 acres; Tract 2 416.7 acres; Tract 3 472 acres; Tract 4 433.7 acres; for a total of 1,362.40 acres. Of the 1,362.4 acres being annexed 457.9 acres are being annexed voluntarily thus not counting against the available acreage to be annexed. The City is proposing 482.1 acres for involuntarily annexation leaving a balance of 456 additional acres available for annexation. The city will conduct two public hearings and then introduce an annexation ordinance to be read and voted on three separate meetings with the anticipated annexation effective date of December 28,

EXISTING CITY LIMITS  
AREAS PROPOSED FOR  
ANNEXATION

CITY OF PENTAS  
ANNEXATION

FCS  
FULCRUM  
CONSULTING SERVICES  
PLANNING • ENGINEERING • SURVEYING  
100 N. PARKWAY, SUITE 1000  
DALLAS, TEXAS 75241  
TEL: 972-443-4400



# METES AND BOUNDS DESCRIPTION OF AREAS BEING ANNEXED

## TRACT 1

**BEING A 40 ACRE (CALCULATED) TRACT OF LAND CONSISTING OF ALL OF EL RIO  
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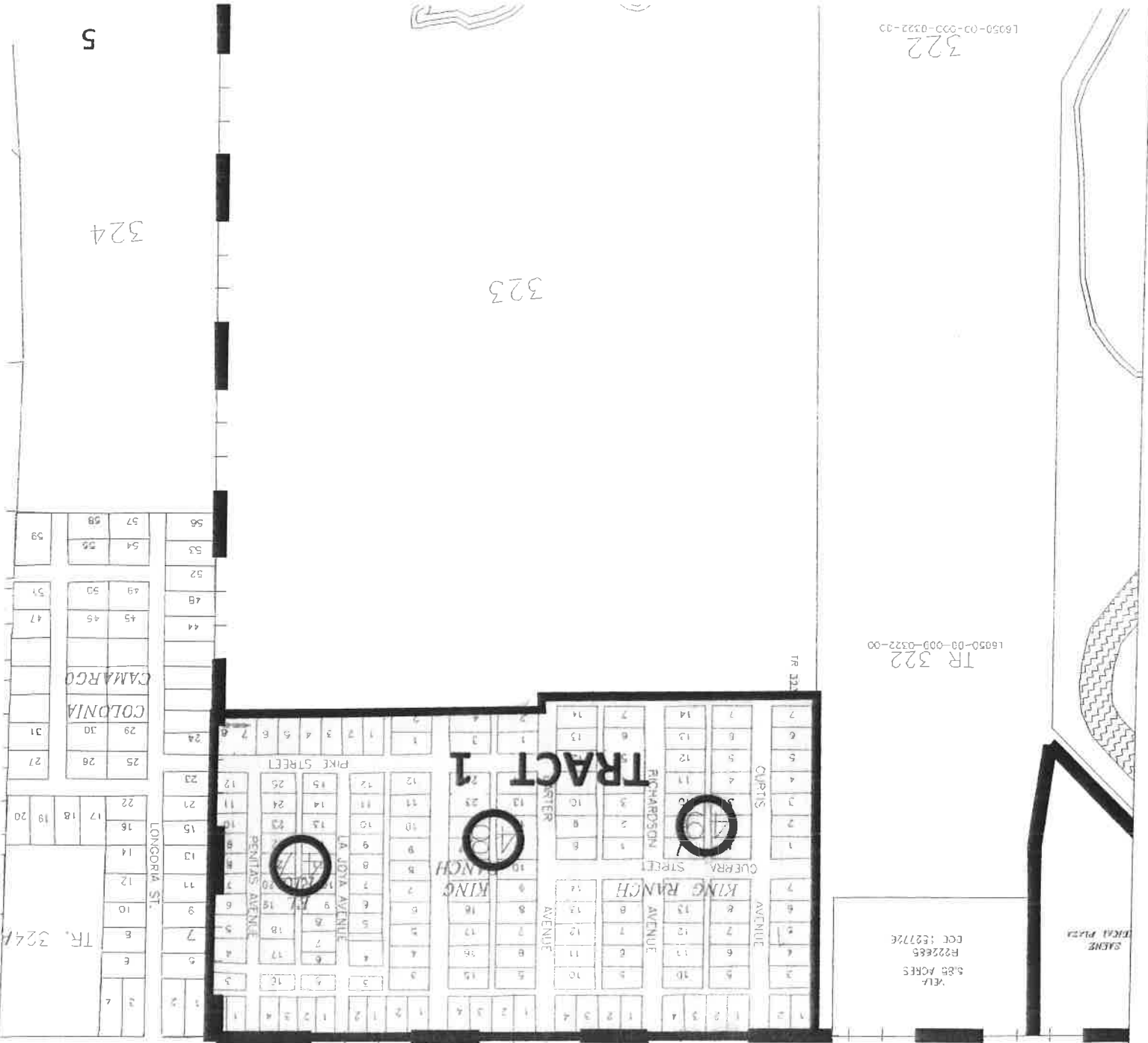
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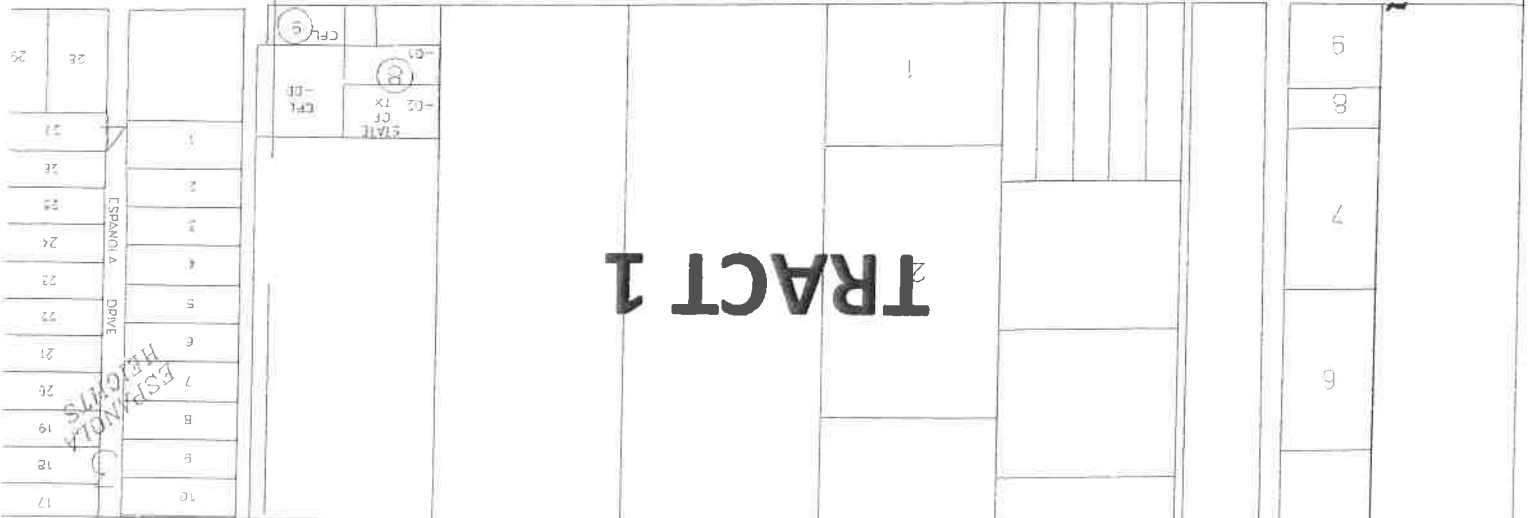
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TR 322



SAJON  
TRIAL PLAZA  
3.68 ACRES  
R22685  
CCL 1207726

PENTAS CITY LIMITS  
U.S. HIGHWAY 83



**TRACT 2**

**BEING A 416.7 ACRE (CALCULATED) TRACT OF LAND SITUATED IN SHARE 3, SCHUNIOR  
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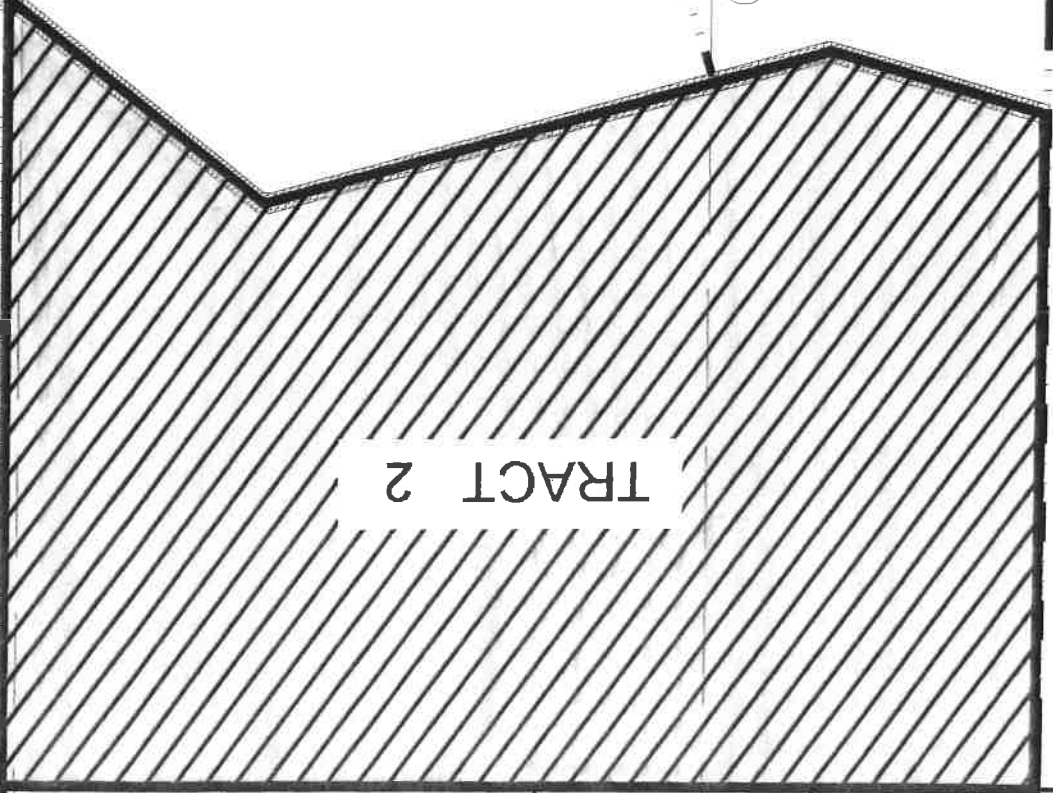
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93	94	95	96	97	98	99	100

PORCION 75 (Nicolas Flores)

SUBDIVISION

PORCION 74 (Julian de la Garza)

LA JOYA CITY LIMITS



TRACT 2

TRACT 2

TABASCO OIL AND GAS FIELD

KVS FAMILY LIMITED PARTNERSHIP  
S2290-09-03A-000-12  
866.94 ACRES

7

22	23	24
25	26	27
28	29	30
31	32	33

PENITAS CITY



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**BEGINNING** of the herein described tract containing 472.2 acres (calculated). **THENCE**, N 08°28' E, leaving the north line of Mile 3 Road, a distance of 4,670.9 feet to the **POINT OF**

**THENCE**, N 80°57' W, along the north line of Mile 3 Road, a distance of 3,448.3 feet to a point;

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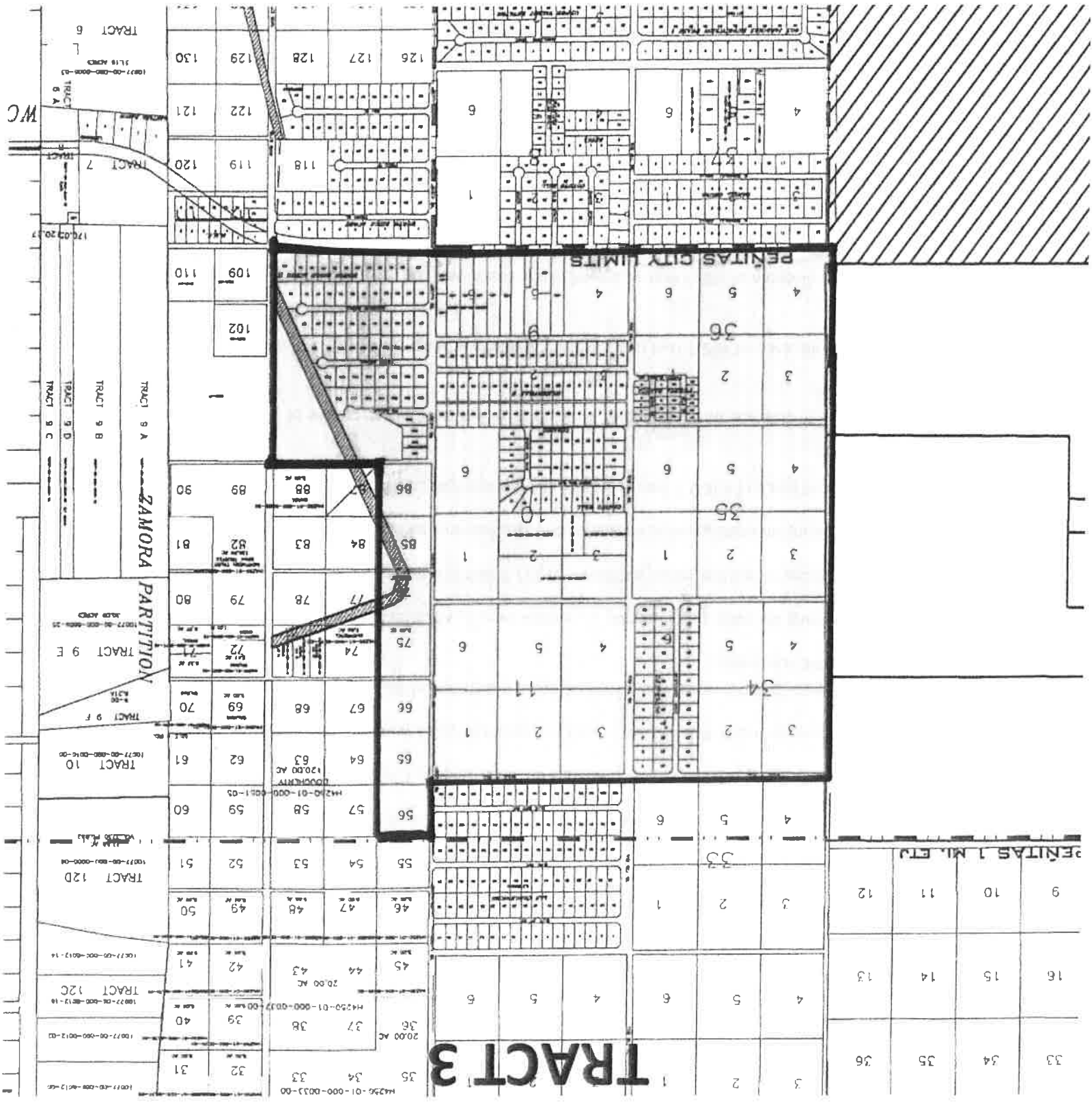
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**ALL OF CAMINO REAL SUBDIVISION;**  
**ALL OF PUERTA BLANCA SUBDIVISION;**  
**ALL OF DESPERADO SUBDIVISION;**  
**LOTS 56, 65, 66, 75, 76, 85 & 86 OF HOMEVILLE A SUBDIVISION;**  
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**TRACT 3**



**TRACT 3**

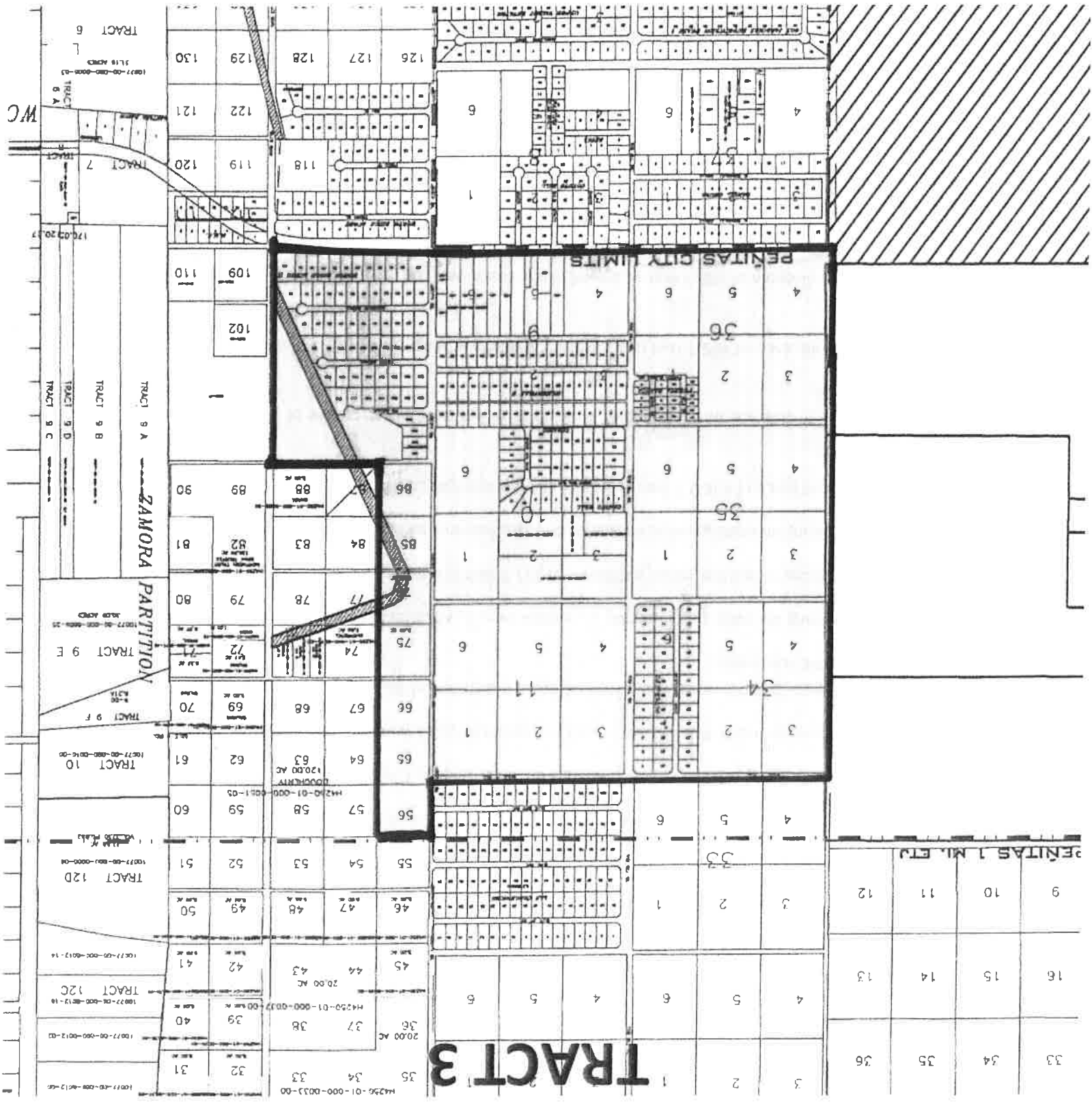
**ZANORA PARTITION**

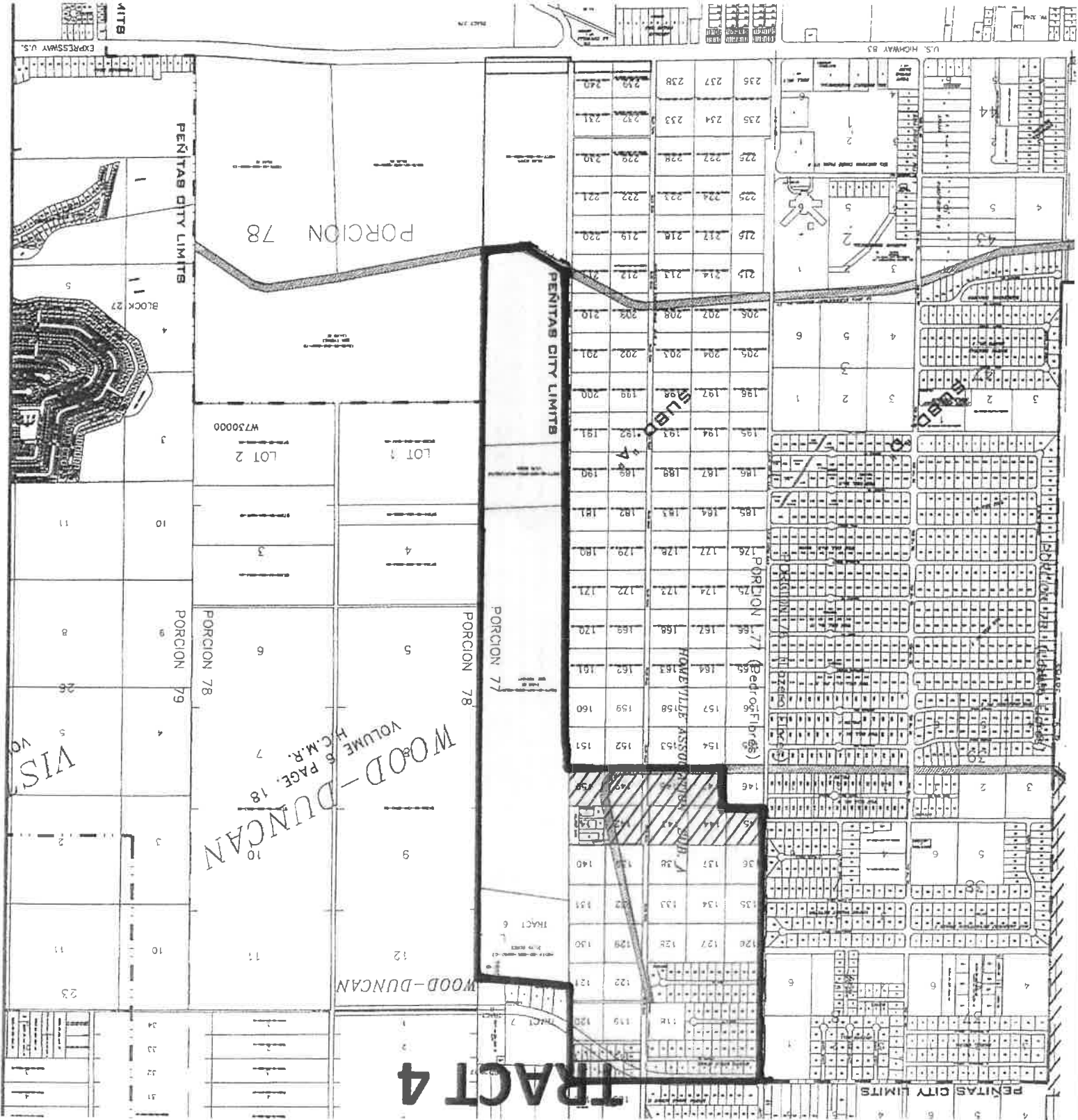
**PENITAS CITY LIMITS**

**PENITAS 1 MI. ELY**

**WC**

TRACT 6  
TRACT 5  
TRACT 7  
TRACT 9 A  
TRACT 9 B  
TRACT 9 C  
TRACT 9 D  
TRACT 9 E  
TRACT 9 F  
TRACT 10  
TRACT 12D  
TRACT 12C





**POLICE PROTECTION:**

The City of Peñitas will provide the areas being annexed with Police protection services equal to the level of services being provided to the rest of the City. The Police protection services will begin immediately upon the annexation going into effect. The City will provide the services with the existing fleet which includes two new Police Patrol Tahoes just recently purchased in anticipation of additional service areas due to the annexation. The City has budgeted for two additional Police officers to handle the additional service area.

**FIRE PROTECTION:**

The city of Peñitas currently provides Fire Protection services through inter-local agreements with the La Joya and Palmview Fire Departments. The areas being annexed are already serviced by La Joya and Palmview Fire Departments under the County's Fire Protection Services Agreement and are considered Rural Fire calls under the Hidalgo County Fire Marshal's jurisdiction. This is also the same service provided to the City of Peñitas and will include the areas being annexed. The level of service to the annexed areas will be equal to the level of service currently provided to the City of Peñitas. The fire protection service to the new areas will go into effect immediately upon the annexation going into effect. The City of Peñitas is planning on securing funding to start a Peñitas Fire Department to service the and the surrounding rural areas as designated our jurisdiction by the Hidalgo County Fire Marshall. The level of service for the entire area will be the same and will be supplemented with inter-local agreements with the Valley's Fire Departments through a Regional Mutual Aid Agreement.