

CITY OF LOWRY CROSSING, TEXAS

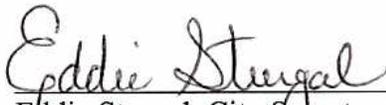
ORDINANCE NO. 181

AN ORDINANCE OF THE CITY OF LOWRY CROSSING, TEXAS, ACCEPTING HIGHRIDGE FARMS ROAD, HIGHRIDGE FARMS CIRCLE, HIGHRIDGE LANE AND RIDGEWAY COURT AS PUBLIC STREETS WITHIN THE CITY OF LOWRY CROSSING; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Lowry Crossing, Texas this 2nd day of March, 2004.

Brett Mayes, Mayor
City of Lowry Crossing, Texas

ATTEST:



Eddie Sturgal, City Secretary
City of Lowry Crossing, Texas

[S E A L]

CITY OF LOWRY CROSSING, TEXAS

ORDINANCE NO. 181

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WHEREAS, Highridge Farms Road, Highridge Farms Circle, Highridge Lane and Ridgeway Court were dedicated for public use as public roads and streets and for the installation and maintenance of various utilities for access to and through and for utilities for the benefit of the subdivision known as "Highridge Farms" by instrument dated April 13, 1979, and recorded in Volume 1168, Page 720 of the Map/Plat Records of Collin County, Texas; and

WHEREAS, at the time of said dedication the City of Lowry Crossing did not accept said rights-of-way as public streets, as the City had no means of maintaining such rights-of-way; and

WHEREAS, on September 21, 2001, the City of Lowry Crossing began adopting a tax rate for the city; and

WHEREAS, the City's tax-rate provides a means to maintain said rights-of-way; and

WHEREAS, the City Council finds that it is in the public interest to accept said rights-of-way as public streets within the City of Lowry Crossing; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOWRY CROSSING, TEXAS:

Section 1. That Highridge Farms Road, Highridge Farms Circle, Highridge Lane, and Ridgeway Court, as described and dedicated by instrument dated April 13, 1979, and recorded in Volume 1168, Page 720 of the Map/Plat Records of Collin, County, Texas, attached hereto as Exhibit A, are hereby accepted as public streets within the City of Lowry Crossing, Texas.

Section 2. That the general location and layout of the accepted rights-of-way are as shown on attached Exhibit B.

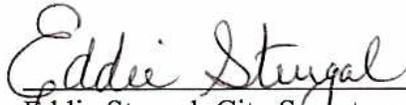
Section 3. That this Ordinance shall take effect immediately upon its passage.

DULY ADOPTED by the City Council of the City of Lowry Crossing, Texas, this the 2nd day of March, 2004.

APPROVED:

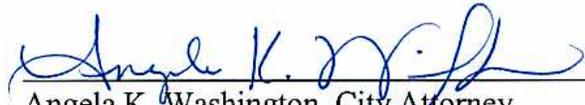
Brett Mayes, Mayor

ATTEST:



Eddie Sturgal, City Secretary

APPROVED AS TO FORM:



Angela K. Washington, City Attorney

THE STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BE THESE PRESENTS:

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WHEREAS, the undersigned is the owner of 32.865 acres in the R. H. Locke Survey, Abstract No. 517, and 187.574 acres in the R. H. Locke Survey, Abstract No. 517, more fully described by metes and bounds in Exhibit "A" page 1, 2, & 3, and attached hereto and made a part hereof, Land to be known as "Highridge Farms" henceforth and

WHEREAS I am desirous of dedicating to the public use a 50 ft. road right-of-way to provide access to and from various portions of said 32.865 acres and 187.574 acres to a public road on the East side of said land and for the installation and maintenance of various utilities;

Now, therefore, KNOW ALL MEN BY THESE PRESENTS:

THAT I do hereby dedicate to public use as a public road and street a 50 foot right-of-way, with the exception of that from Point "D" North 1° 50' East 1408.43 feet I dedicate five (5) feet east of the center line and twenty-five feet west of the center line to said public use as a public road and street, reserving the use thereof otherwise to ourselves and the owners of adjoining tracts, the use of said right-of-way for the installation and maintenance of utilities, said right-of-way being 50 feet wide, with above mentioned exception, the centerline of which is described by metes and bounds in Exhibit "B", attached hereto and made a part hereof:

WITNESS my hand this the 13th day of April, 1979.

Billy W. Sportsman
Billy W. Sportsman

THE STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILLY W. SPORTSMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of April,



Winston M. Davis
Notary Public in and for
Collin County, Texas

EXHIBIT A
TO ORDINANCE NO. _____

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EXHIBIT "A" - *Page 1 -*

SITUATED in Collin County, Texas, in the Richard H. Lock Survey, Abstract No. 517 and being a resurvey of part of the 82.2 acre TRACT NO. 1; all of the 4.81 acre TRACT NO 2; a part of the 25 acre FIRST TRACT, a part of the 25 acre SECOND TRACT, and a part of the 10 acre THIRD TRACT, all listed under the heading of TRACT NO. 3; a part of the 90 acre TRACT NO. 4; all of the 1.42 acre TRACT NO. 5; all of the 4.24 acre TRACT NO. 7, all described in a deed from H. C. Bridgefarmer and wife, Rosa M. Bridgefarmer to Mildred Bridgefarmer, et al dated May 16, 1966, recorded in Volume 676, Page 719 in the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set beside a corner post at the Northeast corner of said 82.2 acre TRACT NO. 1;

THENCE SOUTHERLY with the East line of said 82.2 acre TRACT NO. 1 and with an established fence as follows:

SOUTH 1 deg 42' West 282.51 feet;
SOUTH 2 deg 19' West 434.24 feet;
SOUTH 2 deg 57' West 564.7 feet;
SOUTH 2 deg 59' West 285.88 feet;
SOUTH 3 deg 23' West 262.88 feet;
SOUTH 1 deg 50' West 503.48 feet;
SOUTH 1 deg 21' West 300.62 feet to an iron pin set beside

a corner post at the Southeast corner of said 82.2 acre TRACT NO. 1 for a corner;

THENCE NORTH 87 deg 36' West 434.30 feet with the South line of said 82.2 acre TRACT NO. 1 and with an established fence to a Government marker set in concrete at the southeast corner of Lavon Reservoir Tract No. 4228 for a corner;

THENCE generally in a Northwesterly direction to iron pins set near Government markers and at points where said Government markers should have been set in order to match the record description as delineated in Lavon Reservoir Tract No. 4228 recorded in Volume 843, Page 569 of the Collin County Deed Records as follows:

NORTH 41 deg 59' West 410.71 feet;
NORTH 82 deg 43' West 520.49 feet;
NORTH 10 deg 51' West 673.67 feet;
NORTH 56 deg 15' West 399.77 feet;
SOUTH 65 deg 26' West 282.58 feet;
NORTH 34 deg 31' West 910.66 feet;
NORTH 83 deg 57' West 874.32 feet;
SOUTH 79 deg 55' West 575.00 feet;
SOUTH 53 deg 49' West 419.19 feet;
NORTH 36 deg 28' West 120.25 feet;
NORTH 14 deg 13' East 403.65 feet;
NORTH 51 deg 49' 50" West 314.53 feet;
NORTH 20 deg 06' East 204.77 feet;
NORTH 54 deg 46' East 192.50 feet;
SOUTH 16 deg 54' East 388.80 feet;
NORTH 74 deg 52' East 233.0 feet;
NORTH 15 deg 21' West 296.49 feet;
NORTH 64 deg 01' East 471.87 feet;
NORTH 12 deg 53' East 72.90 feet to a point in the South

line of said 1.42 acre TRACT NO. 5 for a corner; same being a Government marker;

THENCE NORTH 81 deg 47' West 55.0 feet with the South line of said 1.42 acre TRACT NO. 5 to the center of the East Fork of the Trinity for a corner;

Exhibit "A" - Page 2

THENCE NORTHERLY and Westerly up the center of said East Fork and with its meanders as follows; same being the West line of said 90 acre TRACT NO. 4;

- NORTH 14 deg 11' East 198.52 feet;
- NORTH 21 deg 52' West 113.74 feet;
- NORTH 31 deg 02' West 66.37 feet;
- NORTH 64 deg 52' West 104.13 feet;
- SOUTH 74 deg 58' West 537.3 feet;
- NORTH 66 deg 54' West 134.97 feet;
- NORTH 12 deg 10' West 71.91 feet;
- NORTH 17 deg 22' East 74.17 feet;
- NORTH 42 deg 50' East 71.21 feet;
- NORTH 60 deg 07' East 230.1 feet;
- NORTH 7 deg 20' West 124.68 feet;
- NORTH 14 deg 47' West 182.0 feet;
- NORTH 30 deg 41' East 177.73 feet;
- NORTH 23 deg 31' West 186.13 feet;
- NORTH 27 deg 33' East 84.0 feet;
- NORTH 46 deg 32' East 151.55 feet;
- NORTH 64 deg 43' East 30.0 feet to the Northwest corner of

said 90 acre TRACT NO. 4 for a corner;

THENCE SOUTH 88 deg 13' East with the North line of said 90 acre TRACT NO. 4 passing an iron pin set on the West side of an old post which is on the West side of an 8" Elm tract at 120.8 ft. and continuing with an established fence and with said North line in all 265.96 feet to a point in said fence and north line for an angle point;

THENCE continuing with said North line and with said established fence as follows:

- SOUTH 89 deg 12' East 123.6 feet;
- SOUTH 88 deg 20' East 140.45 feet;
- SOUTH 88 deg 44' East 177.61 feet;
- SOUTH 89 deg 43' East 121.14 feet;
- SOUTH 88 deg 47' East passing a corner post at 230.61 feet

and continuing in all 245.61 feet to an iron pin set at the Northeast corner of said 90 acre TRACT NO. 4, in the center of a North-South rock road for a corner;

THENCE SOUTH 1 deg 50' west 1408.43 feet with an East line of said 90 acre TRACT NO. 4 and with the center of said road to an iron pin set at the Northeast corner of said 1.42 acre TRACT NO. 5 and the Northwest corner of said 4.24 acre TRACT NO. 7 for a corner;

THENCE EASTERLY with the North line of said 4.24 acre TRACT NO. 7 and with an established fence as follows:

- SOUTH 71 deg 24' East 89.88 feet;
- SOUTH 74 deg 14' East 97.6 feet;
- SOUTH 74 deg 07' East 104.48 feet;
- SOUTH 76 deg 51' East 122.57 feet to an existing iron pin

set in the North line of 4.24 acre TRACT NO. 7 for an angle point;

THENCE EASTERLY with the North line of said 25 acre FIRST TRACT and said 25 acre SECOND TRACT under the heading of TRACT NO. 3 and with the North line of said 82.2 acre TRACT NO. 1 and with an established fence as follows:

- SOUTH 87 deg 47' East 617.0 feet;
- SOUTH 88 deg 14' East 716.6 feet;
- SOUTH 87 deg 20' East 482.97 feet;
- SOUTH 87 deg 39' East 602.87 feet;
- SOUTH 87 deg 36' East 223.90 feet to the PLACE OF BEGINNING

and CONTAINING 187.574 acres of land.

EXHIBIT A
TO ORDINANCE NO. _____

SITUATED in Collin County, Texas, a part of the R. H. Locke Survey, Abst. No. 517 and being a part of a 30 acre tract described in a deed recorded in Volume 755, page 188 of the Collin County Deed Records and all of a 5 acre tract described in a deed recorded in Volume 633, page 565 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

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BEGINNING at an iron stake by a corner post in the northwest corner of a 30 acre tract;

THENCE SOUTH 1 deg 43 min East with an established fence line along the West line of the said tract a distance of 600 feet to a stake;

THENCE SOUTH 0 deg 40 min East with an established fence along the west line of the tract a distance of 508.7 feet to a corner post at the southwest corner of the said 30 acre tract;

THENCE NORTH 89 deg 42 min East with an established fence along the south line of the said tracts a distance of 1342.6 feet to a stake at the southeast corner of the 5 acre tract. Said stake being in the center line of public road;

THENCE NORTH with the east line of the tracts and the center line of public road a distance of 1017.4 feet to a stake in the southeast corner of a 2 acre tract. Said stake bears south a distance of 133.6 feet from the northeast corner of the said 30 acre tract;

THENCE SOUTH 87 deg 28 min West with the south line of the 2 acre tract a distance of 652.0 feet to an iron stake and a corner post at the southwest corner of the said 2 acre tract;

THENCE NORTH with the West line of the 2 acre tract a distance of 133.8 feet to an iron stake in the north line of the said 30 acre tract:

THENCE SOUTH 87 deg 49 min West with an established fence line along the North line of a 30 acre tract a distance of 448.0 feet to a stake;

THENCE SOUTH 89 deg 10 min West with an established fence along the north line of the said tract a distance of 276.6 feet to the place of beginning and

CONTAINING 32.865 acres of land.

Exhibit "A" = Page 3

EXHIBIT A
TO ORDINANCE NO. _____

DESCRIPTION Road Centerline

SITUATED in Collin County, Texas, in the Richard H. Lock Survey, Abstract No. 517, being over and across the 32.865 acres of land described in a deed from Robert O. Franklin Jr., and John A. Hammack to Billy W. Sportsman dated October 27, 1978, recorded in Volume 1144, Page 612 and the 187.574 acres of land described in a deed from Charlene Bridgefarmer Enloe, et al to Billy W. Sportsman dated October 27, 1978, recorded in Volume 1146, Page 894, both deeds recorded in the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an iron pin set at the Southeast corner of said 32.865 acre tract, in the East line of said Lock Survey, and in the center of a North-South paved road, at the extension of an established fence from the West; THENCE North 3° 19' East 298.83 feet with the East line of said 32.865 acre tract and with the center of said road and with said Survey line to a point in said line for a PLACE OF BEGINNING;

THENCE North 86° 47' West 998.68 feet with the centerline of a road to a junction point in said road hereby designated as point "A";

THENCE continuing Westerly and Southerly with the centerline of a road as follows:

North 86° 28' West 381.21 feet; South 83° 54' West 74.77 feet;
South 37° 57' West 62.98 feet; South 26° 30' West 245.9 feet;
South 11° 58' West 207.06 feet; South 7° 05' West 820.8 feet to a junction point in said road hereby designated as point "B";

THENCE continuing Northwesterly with the centerline of a road as follows:

North 40° 05' West 1002.51 feet; North 42° 27' West 338.66 feet;
North 47° 50' West 227.37 feet; North 52° 39' West 299.3 feet to a junction point in said road hereby designated as point "C";

THENCE continuing Westerly and Northerly with the centerline of a road as follows:

North 59° 54' West 465.75 feet; North 68° 42' West 127.6 feet;
North 77° 40' West 561.38 feet; North 70° 21' West 104.7 feet;
North 51° 19' West 135.41 feet; North 33° 42' West 83.81 feet;
North 20° 22' West 52.53 feet; North 1° 30' East 61.43 feet to a point in said road hereby designated as point "D";

THENCE continuing with the center of a road North 1° 50' East 1408.43 feet to an existing iron pin set at the North, Northeast corner of said 187.574 acre tract for the end of said road;

THENCE Northerly with the center of a road from said point "A" as follows:

North 4° 20' East 230.23 feet; North 16° 06' East 97.5 feet;
North 33° 54' East 170.37 feet to a cul d'sac at the North end of said

road;

THENCE with the center of a road from said point "B", South 7° 05' West 438.2 feet to a cul d'sac at the south end of said road;

THENCE with the center of a road from said point "C", North 48° 23' East 503.67 feet to a cul d'sac at the North end of said road;

SURVEYED AND CERTIFIED CORRECT ON THIS THE
10th day of April, 1979 A.D.


G. H. GEER, REGISTERED PROFESSIONAL ENGINEER, NO. 6653

Exhibit "B"

| | | | | |
|---|------------------|--------|--------------|--------------------------------|
| FILED FOR RECORD | <u>24</u> | DAY OF | <u>April</u> | A.D. 1979, at <u>2:36 P.M.</u> |
| RECORDED | <u>25</u> | DAY OF | <u>April</u> | A.D. 1979. |
| JAS. R. WEBB, COUNTY CLERK, COLLIN COUNTY, TEXAS. | | | | |
| BY: | <u>Anna Brea</u> | | | DEPUTY. |

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