

NOTICE OF PUBLIC HEARINGS
CITY OF PALMER, TEXAS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Palmer, Texas will hold a Public Hearing at 7:00 p.m., on November 12, 2009, at the Palmer City Hall, 113 West Jefferson, Palmer, Texas, to consider the application of Boyce Creek Estates Partnership, for a change of zoning from "AG" Agricultural District to "R-1" Single Family Residential District on applicant's 176.346 acre tract generally located east of Campus Road and North of Wilson Road in the City of Palmer Ellis County, Texas. Also, NOTICE IS HEREBY GIVEN that the City Council of the City of Palmer will, after receiving the recommendation from the Planning and Zoning Commission, hold its public hearing on the applicant's request for the zoning change at 6:30 p.m., on November 17, 2009, at the Palmer City Hall, 113 West Jefferson, Palmer, Texas. All interested citizens and property owners of the City, as well as other persons of interest, are invited to attend these public hearings and participate in the same. Also, any such interested person may express his or her opinion concerning the proposed zoning change by letter addressed to the City Secretary, P. O. Box 489, Palmer, Texas 75152. Said property is more particularly described as follows:

BEING a 173.346 acre tract of land situated in the Peter Stout Survey, Abstract 1006, the R.A. Davis Survey, Abstract 320 and the B.B.B. and C. Railroad Company Survey, Abstract 172, Ellis County, Texas and being all of that certain 173.345 acre tract of land described in deed to Boyce Creek Estates Partnership, as recorded in Volume 2187, Page 1289, Deed Records, Ellis County, Texas, said 176.346 acre tract being more particularly described by its metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 173.345 acre tract, said corner being at the intersection of the north right-of-way line of Wilson Road, a 60 ft. right-of-way at this point and the easterly right-of-way line of East Campus Drive, a 120 ft. right-of-way;

THENCE Northerly, with the common boundary lines of said 173.345 acre tract and said E. Campus Drive, the following courses and distances:

North 19 degrees 57 minutes 03 seconds West, a distance of 928.89 feet to a 1/2-inch iron rod set for the beginning of a curve to the right having a radius of 1377.03 feet whose chord bears North 01 degrees 59 minutes 17 seconds West, a distance of 849.34 feet;

Northwesterly, with said curve to the right, through a central angle of 35 degrees 55 minutes 31 seconds, an arc length of 863.42 feet to a 5/8-inch iron rod found for the end of said curve;

North 15 degrees 58 minutes 28 seconds East, a distance of 1059.55 feet to a 1/2-inch iron rod set for the beginning of a curve to the left having a radius of 3298.88 feet whose chord bears North 10 degrees 20 minutes 11 seconds East, a distance of 844.29 feet;

Northwesterly, with said curve to the left through a central angle of 14 degrees 42 minutes 15 seconds, an arc length of 846.61 feet to a 1/2-inch iron rod set for the end of said curve;

North 00 degrees 59 minutes 14 seconds West, a distance of 407.74 feet to the northwest corner of said 173.345 acre tract and the southwest corner of a called 90.63 acre tract of

land described in deed to the Palmer Independent School District, as recorded in Volume 1417, Page 315 of said Deed Records, said corner being in the center of Grove Creek;

THENCE with the center of said Grove Creek and the common boundary lines of said 173.345 acre and said 90.63 acre tracts, the following courses and distances:

South 47 degrees 18 minutes 28 seconds East, a distance of 99.21 feet to a point for corner;
South 30 degrees 23 minutes 54 seconds East, a distance of 53.27 feet to a point for corner;
South 56 degrees 49 minutes 12 seconds East, a distance of 97.93 feet to a point for corner;
South 75 degrees 13 minutes 40 seconds East, a distance of 125.18 feet to a point for corner;

North 48 degrees 22 minutes 51 seconds East, a distance of 21.14 feet to a point for corner;
South 69 degrees 07 minutes 35 seconds East, a distance of 166.08 feet to a point for corner;

South 72 degrees 09 minutes 36 seconds East, a distance of 212.29 feet to a point for corner;

South 80 degrees 13 minutes 42 seconds East, a distance of 124.42 feet to a point for corner;

North 72 degrees 35 minutes 28 seconds East, a distance of 82.16 feet to a point for corner;
South 79 degrees 16 minutes 47 seconds East, a distance of 37.72 feet to the northeast corner of said 173.345 acre tract and the southeast corner of said 90.63 acre tract, said corner being in the westerly boundary line of a called 1.758 acre tract of land described in deed to Ronny Caldwell, as recorded in Volume 2241, Page 696 of said Deed Records;

THENCE with the common boundary lines of said 173.345 acre and said 1.758 acre tracts:
South 00 degrees 51 minutes 28 seconds East, a distance of 181.48 feet to a 5/8-inch iron rod found; South 19 degrees 37 minutes 05 seconds East, a distance of 33.00 feet to a 5/8-inch iron rod found; and North 89 degrees 12 minutes 05 seconds East, a distance of 261.18 feet to a 1/2-inch iron rod set for the northwest corner of a tract described in deed Ronny Caldwell, as recorded in Volume 2059, Page 463 of said Deed Records;

THENCE South 00 degrees 47 minutes 48 seconds East, with the common boundary line of said 173.345 acre and said Caldwell tracts, a distance of 224.70 feet to a 5/8-inch iron rod found for a southeasterly corner of said 173.345 acre tract and the southwest corner said Caldwell tract, said corner being on the north line of a called 2.537 acre tract of land described in deed to Gary W. Pugh et al, as recorded in Volume 853, Page 410 of said Deed Records;

THENCE with the common boundary lines of said 173.345 acre and said 2.537 acre tracts:
South 89 degrees 08 minutes 30 seconds West, a distance of 67.84 feet to a 5/8-inch iron rod found for an ell corner of said 173.345 acre tract and the northwest corner of said 2.537 acre tract; and South 00 degrees 49 minutes 05 seconds East, a distance of 324.44 feet to a 5/8-inch iron rod found for the southwest corner of said 2.537 acre tract, said corner being on the north line of a called 2.133 acre tract (Tract 2) of land described in deed to Ronny Caldwell, as recorded in Volume 2060, Page 1803 of said Deed Records;

THENCE with the common boundary lines of said 173.345 acre and said 2.133 acre tracts:
South 85 degrees 48 minutes 04 seconds West, a distance of 2.53 feet to a 5/8-inch steel rod found for corner; South 19 degrees 56 minutes 34 seconds East, a distance of 343.80 feet to a 5/8-inch iron rod found for an ell corner of said 173.345 acre tract and the southwest corner of said 2.133 acre tract; and North 89 degrees 12 minutes 27 seconds East, a distance of 229.70 to a 5/8-inch iron rod found for the southeast corner of said 2.133 acre tract, the southwest corner of a called 5.184 acre tract of land described in deed to Ronny Caldwell, as recorded in Volume 2059, Page 463 of said Deed Records, a

northeasterly corner of said 173.345 acre tract and the northwest corner of a called 2.537 acre tract of land described in deed to Allen Schrock, as recorded in Volume 1409, Page 373 of said Deed Records;

THENCE South 00 degrees 50 minutes 01 seconds East, with common boundary line of said 173.345 acre tract, said 2.537 acre Schrock tract and a called 2.537 acre tract of land described in deed to Jan M. Mills, as recorded in Volume 785, Page 915 of said Deed Records, a distance of 649.50 feet to a 5/8-inch iron rod found for the southwest corner of said Jan Mills 2.537 acre tract and an ell corner of said 173.345 acre tract, from which an SSC monument bears South 86 degrees 09 minutes 45 seconds West, a distance of 4.98 feet;

THENCE North 89 degrees 15 minutes 29 seconds East, with the common boundary lines of said Jan Mills 2.537 acre tract and said 173.345 acre tract, a distance of 339.57 feet to a 1/2-inch iron rod set for southeast corner of said Jan Mills 2.537 acre tract, the southwest corner of a called 2.722 acre tract (Tract 1) of land described in deed to Ronny Caldwell, as recorded in Volume 2060, Page 1803 of said Deed Records and the northwest corner of a called 30.58 acre tract of land described in deed to Allen J. Hamilton, et ux, as recorded in Volume 1895, Page 400 of said Deed Records;

THENCE with the common boundary lines of said 173.345 acre tract and said 30.58 acre tract: South 00 degrees 59 minutes 06 seconds East, a distance of 1379.42 feet to a 1/2-inch iron rod found for the southwest corner of said 30.58 acre tract; North 89 degrees 15 minutes 29 seconds East, a distance of 737.36 feet to 1/2-inch iron rod set for corner; South 00 degrees 59 minutes 06 seconds East, a distance of 120.76 feet to a 1/2-inch iron rod set for corner; and North 89 degrees 00 minutes 54 seconds East, a distance of 210.08 feet to a 1/2-inch iron rod set in the center of Wilson Road for an northeasterly corner of said 173.345 acre tract and the southeast corner of said 30.58 acre tract, said corner being in the west line of a called 120.8 acre tract of land described in deed to Louis Houston McClain, as recorded in Volume 342, Page 387 of said Deed Records;

THENCE with the common boundary lines of said 173.345 acre and said 120.8 acre tracts and the center of said Wilson Road: South 01 degrees 02 minutes 08 seconds East, a distance of 362.87 feet to a 1/2-inch iron rod set for corner; and South 00 degrees 46 minutes 34 seconds East, a distance of 252.71 feet to a 1/2-inch iron rod set for the southeast corner of said 173.345 acre tract and the northeast corner of a called 4.401 acre tract of land described in deed to Joseph M. Gray, as recorded in Volume 1692, page 736 of said Deed Records;

THENCE South 89 degrees 10 minutes 40 seconds West, with the common boundary line of said 173.345 acre and said 4.401 acre tracts and the center of said Wilson Road, a distance of 563.61 feet to a 1/2 in iron rod set for the northwest corner of said 4.401 acre tract and a southwesterly corner of said 173.345 acre tract;

THENCE North 19 degrees 56 minutes 11 seconds West, with a westerly boundary line of 173.345 acre tract, a distance of 31.68 feet to a 5/8-inch iron rod found for a corner of said 173.345 acre tract in the north right-of-way line of said Wilson Road, a 60 ft. right-of-way at this point;

THENCE Westerly, with the common boundary lines of said 173.345 acre tract and said Wilson Road, the following courses and distances:

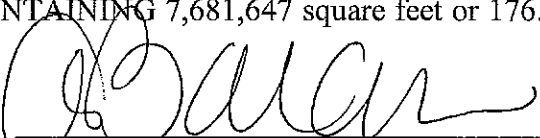
South 89 degrees 10 minutes 03 seconds West, a distance of 1770.53 to a 5/8-inch iron rod found for the beginning of a curve to the right having a radius of 482.07 feet, whose chord bears North 75 degrees 31 minutes 42 seconds West, a distance of 254.31 feet;

Northwesterly, with said curve to the right, through a central angle of 30 degrees 35 minutes 15 seconds, an arc length of 257.36 feet to a 5/8-inch iron rod found for the beginning of a curve to the left having a radius of 520.95 feet whose chord bears North 72 degrees 04 minutes 45 seconds West, a distance of 213.86 feet;

Northwesterly, with the said curve to the left, through a central angle of 23 degrees 41 minutes 20 seconds, an arc length of 215.39 feet to a 1/2-inch iron rod set for the beginning of a curve to the right having a radius of 106.06 feet whose chord bears North 76 degrees 32 minutes 52 seconds West, a distance of 27.23 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 14 degrees 45 minutes 03 seconds, an arc length of 27.31 feet to a 5/8-inch iron rod found for the end of said curve;

THENCE North 69 degrees 01 minutes 10 seconds West, a distance of 79.43 feet to the POINT OF BEGINNING AND CONTAINING 7,681,647 square feet or 176.346 acres of land.


Alesia Baran, City Secretary, Palmer, Texas