

ORDINANCE NO. O-2011-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, PROVIDING FOR THE ANNEXATION OF CERTAIN SPARSELY OCCUPIED AND OWNER-REQUESTED TERRITORY AND REFERRED TO AS ANNEXATION APPLICATION A08-11-005; CONSTITUTING APPROXIMATELY 2.5 ACRES OF LAND AS DESCRIBED BY A METES AND BOUNDS DESCRIPTION, LOCATED ADJACENT TO US HIGHWAY 271, AMENDING THE TYLER CITY LIMITS MAP; ADJUSTING THE CITY OF TYLER EXTRATERRITORIAL JURISDICTION; ADJUSTING THE BOUNDARY OF THE CITY COUNCIL DISTRICTS; ESTABLISHING THE PRIVATE RECREATION AND OPEN SPACE LAND USE DESIGNATION, AND ESTABLISHING ORIGINAL ZONING.

WHEREAS, a public hearing was held before the City Council of the City of Tyler, Texas, on the 27th day of April, 2011, in the Council Chambers, City Hall, 212 North Bonner, Tyler, Texas, wherein all interested persons were provided an opportunity to be heard on the proposed annexation of the territory hereinafter described, which date is not more than thirty (30) nor less than five (5) days after the filing of the complete Texas Local Government Code Section 43.028 petition, a copy of which is attached and made a part hereof as Exhibit "C"; and

WHEREAS, the area to be annexed is one-half mile or less in width; and

WHEREAS, the area to be annexed is contiguous to the City of Tyler; and

WHEREAS, the area to be annexed is vacant and without residents or has fewer than three (3) Qualified Voters; and

WHEREAS, the hereinafter described territory lies within the extraterritorial jurisdiction of the City of Tyler, Texas; and

WHEREAS, the hereinafter described territory contains approximately 2.5 acres of land;

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

PART 1: That pursuant to Tyler City Code Sections 10-800 through 10-802, the Texas Local Government Code Section 43.028 petition is hereby granted and the following described land and territories lying adjacent to and adjoining the City of Tyler, Texas, are hereby added to and annexed to the City of Tyler, Texas, and as shown on the map attached as Exhibit "A" and as described in Exhibit "B" shall be included within the boundary limits of said City, and the present boundary limits of such City, at the various points contiguous to the areas being annexed, are altered and amended so as to include said areas within the corporate limits of the City of Tyler, Texas. Accordingly, the official Tyler City limits map and the City's ETJ are hereby adjusted as described in Tyler City Code Section 10-802 and that section and map are amended to reflect this annexation.

PART 2: That the area so annexed shall be part of the City of Tyler, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Tyler,

Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Tyler, Texas.

PART 3: That upon final passage, the annexed area shall be zoned as 2.5 acres for "C-1", Light Commercial District, as shown on Exhibit "A", hereinabove mentioned.

PART 4: That the initial Land Use Designation for the annexed area is hereby established as Private Recreation and Open Space, and it is directed that the Land Use Guide be amended to reflect said uses.

PART 5: That the annexed area shall be added to the Northwest District #3, City Council single member district and the official Voting District Map amended accordingly.


PART 6: That the Planning and Zoning Department shall send to the Texas Secretary of State a copy of the ordinance and statement that the annexation is not involved in any litigation.

PART 7: That the City Clerk shall send to the State Comptroller by certified mail a map showing new boundaries for sales tax and a certified copy of the ordinance showing the effective date of the boundary changes.


PART 8: That within thirty (30) days of notice of U. S. Justice Department approval of this annexation, the Planning and Zoning Department, on behalf of the Mayor, shall file a certified copy of this ordinance and a copy or duplicate of the petition with the County Clerk.

PART 9: That this ordinance shall be in full force and effect from and after the date of its passage and approval by the City Council.

PASSED AND APPROVED THIS the 24th day of August A. D., 2011.


BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

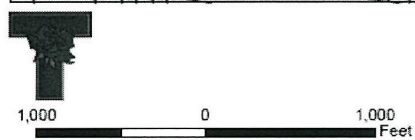
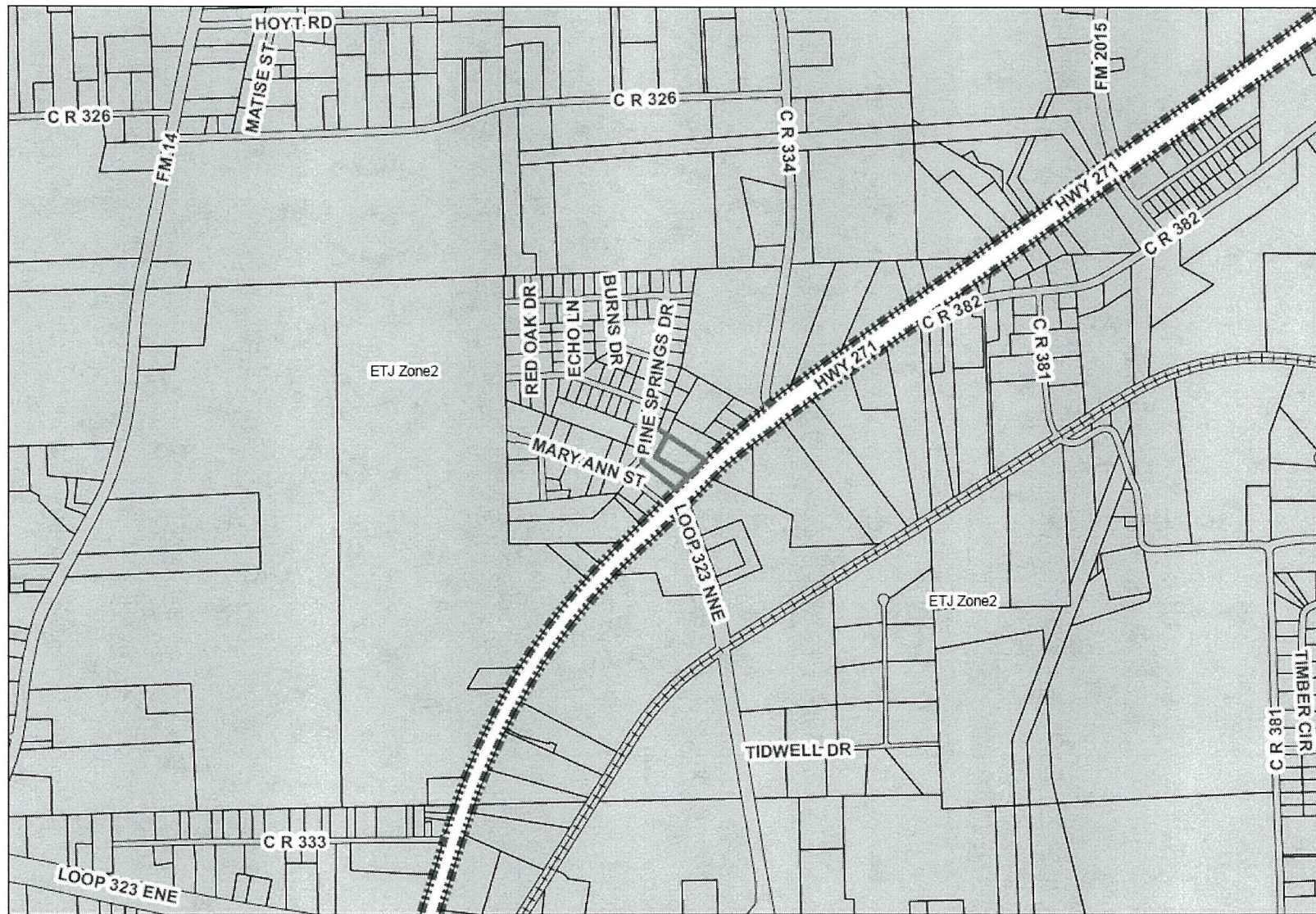

CITY CLERK



APPROVED:


GARY C. LANDERS, CITY ATTORNEY

EXHIBIT "A"
MAP



ANNEXATION CASE
Zoning Case #: A08-11-005
Applicant: CAMP FORD HISTORICAL ASSOCIATION



EXHIBIT "B"
LEGAL DESCRIPTION

Page 1 of 3

Form T-47
COMMERCIAL REAL PROPERTY AFFIDAVIT
(Procedural Rule P-2)

Date: FEBRUARY 27, 2003 GF No. 2023733
Name of Affiant(s): RITA A CROUCH
Address of Affiant: 6501 HIGHWAY 271 NORTH, TYLER, TEXAS 75708
Description of Property: 2.474 ACRES OUT OF THE PUGH THOMAS F SURVEY, A-771, SMITH
County: TYLER, Texas
Name of Title Company: LANDMARK TITLE, INC.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

7. We are the owners of the Property. (or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
8. We are familiar with the property and the improvements located on the Property.
9. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.
10. To the best of our actual knowledge and belief, since MAY 12, 1999 there have been no:
 - a. construction projects such as new structures, additional buildings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.
11. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property attached to this Affidavit. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of improvements.
12. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Affiant RITA A CROUCH

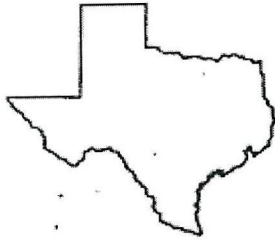
Affiant

Sworn and subscribed this 27TH day of FEBRUARY, 2003.

Notary Public

EXHIBIT "B"

Page 2 of 3



RICHARD C. DAVIS

Registered Professional Land Surveyor No. 1794

P. O. BOX 1121
TYLER, TEXAS 75710

Phone 903/566-4595
Fax 903/566-4596

May 12, 1999

FIELD NOTES ON 2.474 ACRES
THOMAS PUGH SURVEY, ABSTRACT NO. 771
SMITH COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the Thomas Pugh Survey, Abstract No. 771, Smith County, Texas, being all of Lot Nos. 11-A and 11-B of Resubdivision of Pine Springs Subdivision, according to Plat recorded in Volume 4, Page 43 of the Plat Records of Smith County, Texas, all of Lot 12 and part of Lot 13 of Pine Springs Subdivision, according to Plat recorded in Volume 2, Page 280 of the Plat Records of Smith County, Texas, and part of that certain called 1.254 acre tract conveyed by Oren Garrett to Clare Crouch in Deed dated December 27, 1963, recorded in Volume 1102, Page 435 of the Deed Records of Smith County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod set for the Most Western Corner of said Lot 12 in the Southeast Right of Way of Pine Springs Drive and in a Curve to the Left.

THENCE with said Right of Way and said Curve, whose Radius equals 241.2 feet and Length equals 147.83 feet, a Chord Bearing and Distance of North 23 degrees 41 minutes 37 seconds East, 145.53 feet to a 1/2" Iron Rod set for corner in the West Line of said Lot 11-B, same being the P. T. of said Curve.

THENCE North 6 degrees 08 minutes 06 seconds East with the East Right of Way of said Pine Springs Drive, a distance of 110.98 feet to a 1/2" Iron Rod set for the Northwest Corner of said Lot 11-A.

THENCE North 89 degrees 41 minutes 41 seconds East, a distance of 79.20 feet to a 1/2" Iron Rod set for the Northeast Corner of said Lot 11-A.

THENCE South 52 degrees 30 minutes 07 seconds East, a distance of 82.05 feet to a 1/2" Iron Rod set for the Most Eastern Corner of said Lot 11-A.

THENCE South 34 degrees 50 minutes 42 seconds West, a distance of 15.00 feet to a 1/2" Iron Rod set for the Most Northern Corner of said called 1.254 acre tract.

THENCE South 52 degrees 51 minutes 57 seconds East, a distance of 312.87 feet to a 1/2" Iron Rod set for corner in the Northeast

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EXHIBIT "B"

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FIELD NOTES ON 2.474 ACRES

May 12, 1999

-2-

Line of said called 1.254 acre tract, in the North Right of Way of U. S. Highway No. 271 and in a Curve to the Left.

THENCE with said Right of Way and said Curve, whose Radius equals 5814.65 feet and Length equals 89.36 feet, a Chord Bearing and Distance of South 50 degrees 51 minutes 50 seconds West, 89.36 feet to a 1/2" Iron Rod set for the P. T. of said Curve.

THENCE South 50 degrees 25 minutes 25 seconds West with said Right of Way, a distance of 229.02 feet to a 1/2" Iron Rod set for corner in the Southwest Line of said Lot No. 13.

THENCE North 45 degrees 01 minutes 57 seconds West, a distance of 296.32 feet to the place of beginning and containing 2.474 acres of land.

I, Richard C. Davis, Registered Professional Land Surveyor No. 1794, do hereby state that the above field notes were prepared from an actual survey made on the ground under my supervision during the month of May, 1999.

GIVEN UNDER MY HAND & SEAL, this the 12th day of May, 1999.

Richard C. Davis

Registered Professional Land Surveyor No. 1794



ORDINANCE NO. 0-2011-62

EXHIBIT "C"
OWNER PETITION

Page 1 of 10



RECEIVED: [Signature]
REFERRAL NO.: _____

APPLICATION NO. A08-11-005

INFORMATION FOR COMPLETING FORMS REQUESTING ANNEXATION
FOR SPARSELY OCCUPIED AREA

ITEMS REQUIRED FOR EACH APPLICATION:

(The following items are included in this packet. Instructions are included on each form. There is some repetition because the different forms are necessary for different reasons.)

- A. PETITION FOR ANNEXATION
- B. APPLICANT'S SUPPORT INFORMATION FOR ANNEXATION REQUEST
- C. LIST OF OWNERS OF ALL PROPERTY TO BE ANNEXED
- D. LIST OF QUALIFIED VOTERS RESIDING IN AREA TO BE ANNEXED
- E. AUTHORIZATION OF AGENT
- F. MAP OF AREA (FORM F IS AN EXAMPLE ONLY.)

(Provide a map of the area of the annexation request drawn to scale. Show all land uses, identify the ownership of each parcel of land, show any public ways within or abounding the areas, show any easements within or bordering the areas, and show the existing city limits.)

- G. PETITION FOR ORIGINAL ZONING

(NOTE: Please see Chapter 10. Section 10-776. Fees. in the Unified Development Code)

ALL ANNEXATION IS BY ORDINANCE, AND ONLY THE CITY COUNCIL HAS THE AUTHORITY TO ENACT AN ORDINANCE. THE COUNCIL HAS ASSIGNED THE STUDY OF ANNEXATIONS TO THE CITY PLANNING AND ZONING COMMISSION, WHICH WILL MAKE RECOMMENDATIONS TO THE COUNCIL. THIS REQUEST FOR ANNEXATION WILL NOT BE EFFECTIVE UNLESS IT IS PASSED BY THE CITY COUNCIL.

(NOTE: The Planning and Zoning Commission hears all requests on the first and third Tuesday of each month at 1:30 p.m. in the City Council Chambers, City Hall, 212 N. Bonner Avenue.)

ANNEXATION PETITIONS MUST BE FILED IN THE PLANNING AND ZONING DEPARTMENT, TYLER DEVELOPMENT CENTER, 423 WEST FERGUSON.

THE FILING DEADLINE FOR THE Sept, 2011, PLANNING AND ZONING COMMISSION MEETING WILL BE Aug. 9, 2011, AT 5:00 P.M. PLEASE HAVE A REPRESENTATIVE PRESENT AT ALL PUBLIC HEARINGS. THE APPLICANT HAS THE DUTY TO PRODUCE EVIDENCE BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL TO JUSTIFY THE PROPOSED ANNEXATION.

EXHIBIT "C"

Page 2 of 10



FORM A

REQUEST FOR ANNEXATION OF SPARSELY OCCUPIED AREA
BY THE OWNER(S) OF AREA

**TO THE HONORABLE MAYOR AND GOVERNING BODY
OF THE CITY OF TYLER, TEXAS**

The undersigned owners of the hereinafter described tract of land hereby request your Honorable Body to extend the present City limits so as to include as a part of the City of Tyler, Texas, the following described territory (complete and accurate field notes must be attached; a metes and bounds description is required), to-wit:

SEE ATTACHED EXHIBIT 'A'

Being the above described area is one-half (1/2) mile or less in width and is sparsely populated, the owner(s) request that the City of Tyler, Texas, annex this area on petition of the area landowner(s), pursuant to Texas Local Government Code Section 43.028, which provides for the annexation of sparsely occupied areas without the hearings and rigid time schedule required for general annexations or those annexations undertaken unilaterally by the City.

That I (we), the undersigned, hereby certify that the tract described on FORM A and attached field notes, which is the subject of this annexation petition, is located adjacent to and adjoins the existing corporate limits of the City of Tyler, Texas, that this area is one-half (1/2) mile or less in width, that this area is sparsely populated as evidenced by the list on FORM D of the qualified voters residing in the area to be annexed, and that this petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

IN WITNESS WHEREOF, I (We), as owner(s) of real property in the area to be annexed, request annexation of this area, pursuant to Texas Local Government Code Section 43.028, by signing this petition on the date shown below.

David E. Pierson
SIGNATURE

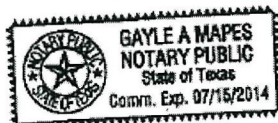
DAVID E. PIERSON
PRINT NAME

August 10, 2011
DATE

(ACKNOWLEDGMENT)

THE STATE OF Texas
COUNTY OF Smith

This petition was acknowledged before me on the 10 day of August, 2011 by David E. Pierson.



[Signature]
Notary Public
State of Texas

ORDINANCE NO. 0-2011-62

EXHIBIT "C"

Page 3 of 10



FORM A1

That I (we), the undersigned, hereby certify that the tract described on FORM A, which is the subject of this annexation petition, is located adjacent to and adjoins the existing corporate limits of the City of Tyler, Texas, that this area is one-half (1/2) mile or less in width, that this area is sparsely occupied as evidenced by the list on FORM D of the qualified voters residing in the area to be annexed, and that this petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

IN WITNESS WHEREOF, I (We), as owner(s) of real property in the area to be annexed, request annexation of this area, pursuant to Texas Local Government Code Section 43.028, by signing this petition on the date shown below.

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

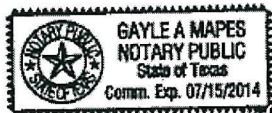
PRINT NAME

(ACKNOWLEDGMENT)

THE STATE OF

COUNTY OF

This petition was acknowledged before me on the 10 day of August 2011 by David E. Pierson



Notary Public
State of

(ACKNOWLEDGMENT)

THE STATE OF

COUNTY OF

This petition was acknowledged before me on the _____ day of _____ by _____

Notary Public
State of



FORM B

APPLICANT'S SUPPORT INFORMATION FOR REQUEST FOR ANNEXATION OF SPARSELY
OCCUPIED AREA

Applicants shall submit the following information in support of their petition for annexation. This information will be utilized by the staff in preparing comments for the Planning and Zoning Commission and City Council, and in responding to citizens' inquiries.

1. I (We) propose to use this property for the following purpose(s):
 ULTIMATELY THE PLAN IS TO CONSTRUCT AN
 EDUCATIONAL MUSEUM TELLING THE STORY OF
 CAMP FORD AND ITS ROLE IN THE MISSISSIPPI
 THEATER OF THE WAR BETWEEN THE STATES.
2. ☒ (We) am/are requesting this annexation for the following reason(s):
 TO RECEIVE ADEQUATE FIRE PROTECTION
3. State present use and condition of property and/or structures:
 IT IS BEING LEASED TO EAST TEXAS AUCTION CO.
 262 HWY 271 AUCTION. IT IS A PRE-FAB STRUCTURE
 IN GOOD SHAPE.
4. What is the location of the nearest water and sewer lines? Please indicate location on area map.
 (This information is available at the City Water Utilities Department, 511 West Locust Street)
 SEE ATTACHED EXHIBIT 'B'
5. Any additional information that you wish to provide concerning your annexation request:

903-566-0349
 Owner's Telephone Number

SIGNED:

 OWNER (of property to be annexed)

903-566-0349
 Agent's Telephone Number

OR

 AGENT (When applicable - See Form E)



FORM C

LIST OWNER(S) OF ALL PROPERTY TO BE ANNEXED

List the names and addresses of all owners of property included within the area requested by the petition to be annexed. (Please print)

NAME	MAILING ADDRESS
1. CAMP FORD HISTORICAL ASSOC. INC.	
2. P.O. BOX 1865	
3. TYLER, TX 75710	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



FORM D

LIST OF NAMES OF ALL QUALIFIED VOTERS RESIDING IN THE AREA

In order for an area to qualify for annexation under Texas Local Government Code Section 43.028, the area must be vacant or without residents, or on which fewer than three (3) qualified voters reside.

List the names, age and address of all qualified voters residing within the area requested to be annexed by this petition. For purposes of this annexation request, a qualified voter is an individual of legal age in the State of Texas, 18 years or older, which meets the residency requirements and is therefor qualified to register to vote.

<u>NAME AND AGE</u>	<u>MAILING ADDRESS</u>
1. <u>NONE</u>	
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	

SIGNED:

Owner et al (of property to be annexed)

Agent (when applicable – See Form E)



FORM E

AUTHORIZATION OF AGENT

I (We), the undersigned, being owners of real property to be annexed according to this Application, do hereby authorize (print name and address of Agent) DAVID E. PERSON to act as our Agent in the matter of this annexation. The term "Agent" shall mean any lessee, developer, option holder, or other individual who is authorized to act in behalf of the owner(s) of said property to be annexed.

(Form to be signed below by all owners of property to be annexed.)

SIGNATURE	MAILING ADDRESS
1. <u>David E. Person</u>	
2. <u>PRESIDENT, CAMP FORD HISTORICAL ASSOC INC</u>	
3. <u>P.O. BOX 1865</u>	
4. <u>TYLER, TX 75710</u>	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	

(This form is necessary only when the person representing this request does not own any of the property to be annexed. Person must also sign Forms B & G as "Agent".)



FORM G

PETITION FOR ORIGINAL ZONING OF SPARSELY OCCUPIED AREA TO BE ANNEXED

Before the City Planning and Zoning Commission and the City Council
of the City of Tyler, Texas

The undersigned, as owner(s) or agent for the owner(s) of the area to be annexed, hereby makes application for the original zoning of the area to be annexed (insert zoning classification desired) C-1. If more than one zoning classification is requested for the area, please indicate on the area map what zoning classification is requested for each portion. Complete and accurate field notes are required delineating the different zones requested. A metes and bounds description is required.

For the property owner which does not request original zoning, the Planning and Zoning Commission as part of its recommendation for approval of this annexation will recommend a zoning classification(s) for the area to be annexed.

Wherefore, the owner(s) request that the Planning and Zoning Commission consider the original zoning requested, and that the Planning and Zoning Commission recommend this zoning to the City Council of the City of Tyler, Texas for adoption.*

PROPERTY OWNERS' SIGNATURES

DAVID E. PIERSON

David E. Pierson

Agent (When Applicable – See Form E)

* The Planning and Zoning Commission in recommending any annexation, and the City Council in approving any annexation, are not obligated to also approve the original zoning requested by the property owner(s). All land contained within the corporate limits of the City of Tyler must be zoned, and the Planning and Zoning Commission and the City Council will endeavor to approve original zoning for the area to be annexed as requested by the property owner(s) if such zoning is appropriate for the existing or likely use of the property to be annexed, and is compatible with current zoning and existing development in that section of the City for which the annexed area will become a part.

EXHIBIT "C"

Page 9 of 10

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Thomas Pugh Survey, Abstract No. 771, Smith County, Texas, being all of Lot Nos. 11-A and 11-B of Resubdivision of Pine Springs Subdivision, according to Plat recorded in Volume 4, Page 43 of the Plat Records of Smith County, Texas, all of Lot 12 and part of Lot 13 of Pine Springs Subdivision, according to Plat recorded in Volume 2, Page 280 of the Plat Records of Smith County, Texas, and part of that certain called 1.254 acre tract conveyed by Oren Garrett to Clare Crouch in Deed dated December 27, 1963, recorded in Volume 1102, Page 436 of the Deed Records of Smith County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod set for the Most Western Corner of said Lot 12 in the Southeast Right of Way of Pine Springs Drive and in a Curve to the left.

THENCE with said Right of Way and said Curve, whose Radius equals 241.2 feet and length equals 147.83 feet, a Chord Bearing and Distance of North 23 degrees 41 minutes 37 seconds East, 146.63 feet to a 1/2" Iron Rod set for corner in the West line of said Lot 11-B, same being the P. T. of said Curve.

THENCE North 6 degrees 08 minutes 06 seconds East with the East Right of Way of said Pine Springs Drive, a distance of 110.98 feet to a 1/2" Iron Rod set for the Northwest Corner of said Lot 11-A.

THENCE North 89 degrees 41 minutes 41 seconds East, a distance of 79.20 feet to a 1/2" Iron Rod set for the Northeast Corner of said Lot 11-A.

THENCE South 52 degrees 30 minutes 07 seconds East, a distance of 82.06 feet to a 1/2" Iron Rod set for the Most Eastern Corner of said Lot 11-A.

THENCE South 34 degrees 50 minutes 42 seconds West, a distance of 15.00 feet to a 1/2" Iron Rod set for the Most Northern Corner of said called 1.254 acre tract.

THENCE South 52 degrees 51 minutes 57 seconds East, a distance of 312.87 feet to a 1/2" Iron Rod set for corner in the Northeast

line of said called 1.254 acre tract, in the North Right of Way of U. S. Highway No. 271 and in a Curve to the left.

THENCE with said Right of Way and said Curve, whose Radius equals 5814.85 feet and length equals 89.38 feet, a Chord Bearing and Distance of South 50 degrees 51 minutes 50 seconds West, 89.38 feet to a 1/2" Iron Rod set for the P. T. of said Curve.

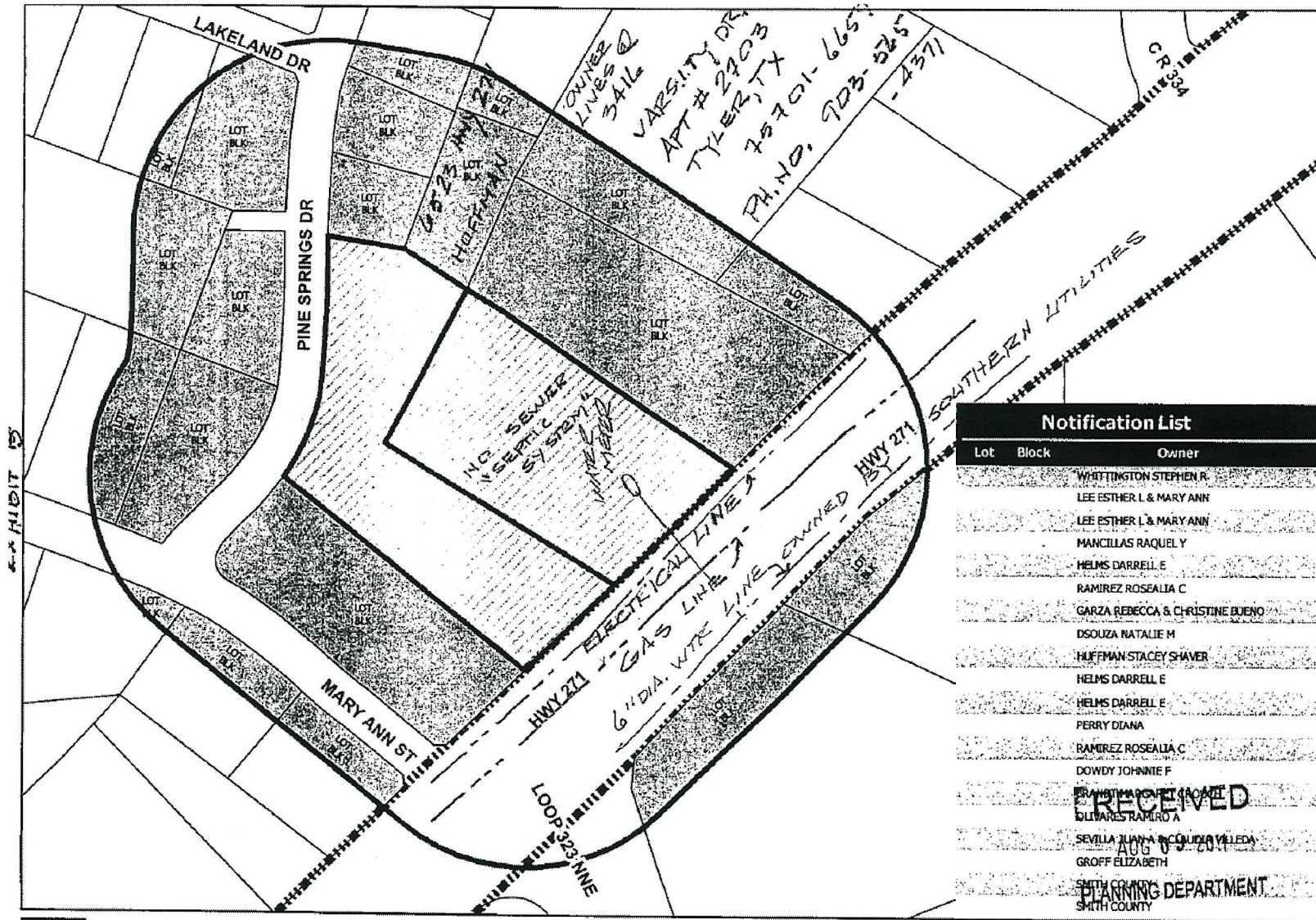
THENCE South 50 degrees 25 minutes 25 seconds West with said Right of Way, a distance of 229.02 feet to a 1/2" Iron Rod set for corner in the Southwest line of said Lot No. 13.

THENCE North 45 degrees 01 minutes 57 seconds West, a distance of 286.32 feet to the place of beginning and containing 2.474 acres of land.

RECEIVED

AUG 09 2011

PLANNING DEPARTMENT



ANNEXATION CASE
Zoning Case #: A08-11-005
Applicant: CAMP FORD HISTORICAL ASSOCIATION

- Subject Property
- 200' Notification Buffer
- City Limits

