



*The City of Bruceville-Eddy Rising into the Future*

144 Wilcox Drive  
Eddy, Texas 76524

[www.bruceville-eddy.us](http://www.bruceville-eddy.us)

Phone: (254) 859-5964  
Fax: (254) 859-5779

**Special Called City Council Meeting  
June 6, 2024, 6:00 p.m.**

**Meetings are available to watch on our YouTube Channel:  
Search for “The City of Bruceville-Eddy” and click the subscribe button.**

**Please mute your phones and computers to avoid any interference during the meeting**

**1. Call to Order - Mayor Owens**

- a) Greetings
- b) Invocation
- c) Pledge of Allegiance
- d) Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- e) Roll Call

**2. Citizen Presentations**

The City Council welcomes public comments at this point on items **not** specifically listed on the agenda. Speakers must sign up before the meeting begins. Speakers are limited to five (5) minutes each. The Council cannot respond to matters not listed on the agenda until a future meeting.

**3. Sanitary Sewer System Update – City Administrator**

Council to receive a report on the status of the second USDA funding package for the sanitary sewer system discuss.

**4. Ordinance Authorizing Issuance of Certificates of Obligation – Series 2024A**

Council to discuss, consider, and possibly adopt ordinance O 6-6-2024-2 authorizing the issuance of the City of Bruceville-Eddy, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024A for a new sanitary sewer system.

**5. Ordinance Authorizing Issuance of Certificates of Obligation – Series 2024B**

Council to discuss, consider, and possibly adopt ordinance O 6-6-2024-3 authorizing the issuance of the City of Bruceville-Eddy, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024B for a new sanitary sewer system.

**6. Public Hearing – Conditional Use Permit Application for 701 4<sup>th</sup> Street**

Council to hear public comments pertaining to a requested conditional use permit for a manufactured home to be installed at 701 4<sup>th</sup> Street Eddy, Texas 76524, Mrs. Clark’s Addition, a property currently zoned for single family residential dwellings.



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The public hearing is open to any interested persons with opinions, objections, and/or comments related to this matter. Comments related to this matter may only be expressed via mail, e-mail or, by appearing in person. Another person or attorney may also represent you.

**7. Close Public Hearing – Conditional Use Permit Application for 701 4<sup>th</sup> Street**

**8. Conditional Use Permit (Manufactured Home) – 701 4<sup>th</sup> Street**

Council to discuss, consider, and possibly take action on a request by Juvenal and Laura Rangel for a conditional use permit for a manufactured home to be installed at 701 4<sup>th</sup> Street Eddy, Texas 76524, Parkside Subdivision, a property currently zoned for single family residential dwellings.

**9. Open Public Hearing – Zoning Change from Single-Family Dwelling District-1 to General Business District: 17216 S IH-35 Bruceville, Texas 76630**

Council to hear public comments pertaining to an owner/agent initiated zoning change on property located at 17216 S IH-35 Bruceville, Texas 76630, containing a total of 4.9213 acres; and further described as being located within the City limits of Bruceville-Eddy, abutting IH-35 and 1<sup>ST</sup> Street from its current designation of Single-Family Dwelling District-1 to General Business District.

The public hearing is open to any interested persons with opinions, objections, and/or comments related to this matter. Comments related to this matter may only be expressed via mail, e-mail or, by appearing in person. Another person or attorney may also represent you.

**10. Close Public Hearing – Zoning Change from Single-Family Dwelling District-1 to General Business District: 17216 S IH-35 Bruceville, Texas 76630**

**11. Zoning Change from Single-Family Dwelling District-1 to General Business District: 17216 S IH-35 Bruceville, Texas 76630**

At the request of the property owner, Council to discuss, consider, and possibly take action to approve ordinance O 6-6-2024-1; changing the zoning classification on property located at 17216 S IH-35 Bruceville, Texas 76630, containing a total of 4.9213 acres; and further described as being located within the City limits of Bruceville-Eddy, abutting S IH-35 and 1<sup>ST</sup> Street from its current designation of Single-Family Dwelling District-1 to General Business District; amending the official Zoning Map of the City of Bruceville-Eddy, McLennan County, Texas to rightly reflect said changes.

**12. Adjournment**

*For the safety of citizens, council members, and staff, upon adjourning of the city council meeting, citizens/visitors are asked to exit the building through the front entrance to City Hall immediately. Any bags, backpacks, purses, etc., that are being brought into the council meeting room are subject to security screening. Anyone (citizens, visitors) attending a city council meeting will be subjected to a metal detector screening before entering the council meeting room.*



*The City of Bruceville-Eddy Rising into the Future*

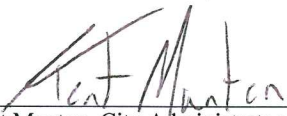
144 Wilcox Drive  
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Phone: (254) 859-5964  
Fax: (254) 859-5779

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development). The city is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Administrator at least 48 hours in advance. Please contact the City Administrator at (254) 859-5700 or fax at (254) 859-5779 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named City of Bruceville-Eddy is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the official notice case, at City Hall in the City of Bruceville-Eddy, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 31<sup>st</sup> day of May, 2024 at 4:00 pm, and remained so posted, continuously, for at least 72 hours proceeding the scheduled time of said Meeting.

  
\_\_\_\_\_  
Kent Manton, City Administrator  
City of Bruceville-Eddy, Texas

5/31/2024  
Date: \_\_\_\_\_





CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

General Zoning Change \$300.00  Conditional Use Permit \$500.00

Name(s) of Property Owner: Juvenal Rangel / Laura Rangel

Current Address: 1312 S 41 St

City: Temple State: TX Zip: 76504

Primary Phone: (254) 780 - 5674 Cell Phone: (254) 780 - 5674

Email: Juvenangel8989@gmail.com

Name of Applicant: Juvenal Rangel  
(If different than Property Owner)

Address: 701 4st

City: Eddy State: TX Zip: 76524

Primary Phone: ( ) - Cell Phone: (254) 780 - 5674

Email: Juvenangel8989@gmail.com

Address/Location of property to be rezoned: 701 4st Eddy TX

Legal Description: Parkside Lot 8 Block 1 Acres 2,594 Acres +/- 2.594 AC

Is the rezone request consistent with the Comprehensive Plan?  YES  NO  
\* If no, a FLUM amendment application must be submitted.

Is there a simultaneous plat application for this property?  YES  NO

Total Acreage: 2.594 Number of Lots: 1

Type of Ownership:  Sole Ownership  Partnership  Corporation  Other

Present Zoning: SF-3 Present Use: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Conditional Use Permit for: Manufactured Home

This property was conveyed to owner by deed dated \_\_\_\_\_ and recorded in Volume \_\_\_\_\_  
Page \_\_\_\_\_, Instrument Number 2022016981 of the McLennan or Falls County Deed Records.  
(Attached)

Is this the first rezoning application on a unilaterally annexed tract?  
 Yes (fee not required)  No (submit required fee)



# CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

## Requirements for all zoning change application submittals:

All zoning change application materials must be submitted by 11:00 a.m. on the intake deadline.

- Completed zoning change application (original, signed)
  - Must be signed by the property owner, or in the case of a corporation or partnership, documentation must be provided authorizing a single party to sign on behalf of the corporation or partnership
- Application fee (cash or check, only; checks made payable to City of Bruceville-Eddy)
  - Zoning change application: \$300.00
  - Conditional Use Permit Application: \$500.00
- Description of property location (in one of the following forms)
  - Property address
  - Property survey
  - Legal description (subdivision name with lot and block)
  - Metes and bounds description
- Warranty deed (showing current ownership of the property)
- Letter of request signed by property owner or applicant, including the following information:
  - Reason for the request
  - Proposed use of the property
  - Whether or how the proposed change will impact the surrounding properties
  - Whether the request is consistent with the Future Land Use Map
  - Digital copies of all submittal documents
  - Electronic copies in .pdf format of all submittal documents
  - Must be provided on a disc (CD or DVD) or USB flash drive
  - File names should include the name of the plat, and the name of each application document (i.e. "Jones Addition Field Notes")

For additional zoning change requirements, please reference Bruceville-Eddy Code of Ordinances, Chapter 14

Applicant:	Sullivan Range / Lewis Range	Case #:	N/A
Intake Date:	5/1/24	Received by:	Pam Combs
Amount Paid: \$	500.00	Cash <input checked="" type="checkbox"/> / Check #:	A-57105392 Receipt #: 346484

april 30.

To Whom it may concern,

Hello my name is Juvenal Rangel. Me and my wife Laura Rangel would love to start our forever home here in this quiet and peaceful town. We are a family of 4. We have two boys, the oldest is 15 year old, and the youngest is 6 years old.

When we first saw this land we immediately knew it was perfect for us. I would love to be able to make good memories here with my family. I want to be able to raise my boy's here.

Me and my wife would love to purchase a manufactured home, year 2024. It's a 3bds and 2bs, and it's 1,200 sqft. The manufactured home we plan to purchase would add a beautiful and modern aesthetic to the land. We believe having a manufactured home wouldn't have a bad impact in the community. I want to mention that I will be adding stone around the bottom of the home to make it look more like a regular house. And for the meantime we are not adding a porch.

08/19/20

Me and my family hope you can give us a opportunity to be able to become part of this community.

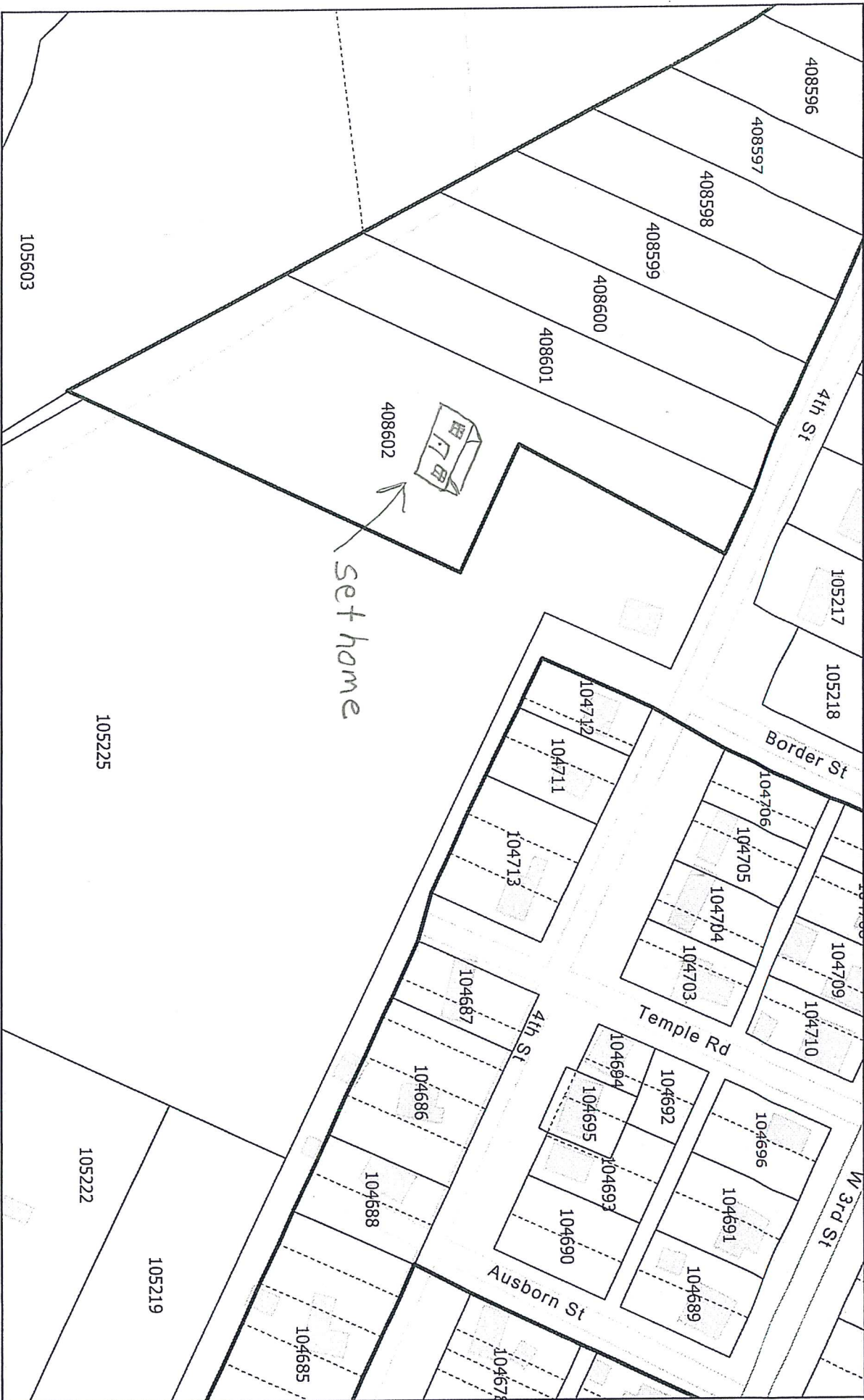
We want to thank you for your time on reading this letter.

Sincerely,

Juvenal Rangel

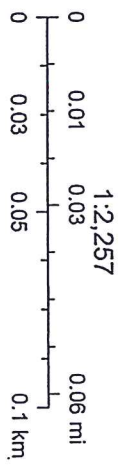
Laura Rangel

# McLennan CAD Web Map



5/1/2024, 1:08:12 PM

- Parcels
- Abstracts
- Subdivisions
- Lot Lines
- McLennan County Boundary



McLennan County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)  
Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife,  
© OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SageGraph,  
Disclaimer: This product is for informational purposes only and has not been prepared for or suitable for legal representation or valuation purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Proposed Structure (different color)



**Waco Tribune-Herald**  
**PO Box 2588**  
**(254) 757-5757**

I, Nichole Seitz, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Waco Tribune-Herald, a publication that is a "legal newspaper" as that phrase is defined for the city of Waco, for the County of McLennan, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
May, 7, 2024

**Notice ID:** Sca58WI0OXIko91eGV8z  
**Publisher ID:** 98383  
**Notice Name:** Rezoning Public Hrg 701 4th Street

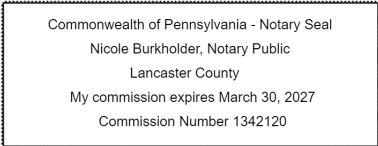
**PUBLICATION FEE:** \$111.71

*Nichole Seitz*

Agent

**VERIFICATION**

State of Pennsylvania  
County of Lancaster



Signed or attested before me on this: 05/08/2024

*Nicole Burkholder*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING**  
The Bruceville-Eddy City Council will hold a public hearing on June 6, 2024 at 6:00 p.m. in the Bruceville-Eddy City Hall, 144 Wilcox Drive, Eddy, Texas, for considering a Conditional Use Permit for a Manufactured Home.  
Property described and located as follows:  
701 4th Street., Eddy, Texas 76524  
Property ID# 408602  
Parkside, Lot 8, Block 1, Acres 2.594  
The Public hearing is open to any interested persons. Opinions, objections, and/or comments related to this matter may only be expressed in writing, email, or in person. Another person or attorney may also represent you.



# City of Bruceville-Eddy



144 Wilcox Drive  
Eddy, Texas 76524

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254-859-5964  
254-859-5779 fax

## NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 200 FEET OF PROPOSAL CONDITIONAL USE PERMIT

### NOTICE OF PUBLIC HEARING

May 3, 2024

Re: Conditional Use Permit  
Property ID #408602

The Bruceville-Eddy City Council will hold a public hearing on June 6, 2024 at 6:00 pm, in the City Council Chambers, Bruceville-Eddy City Hall, 144 Wilcox Drive, Eddy, Texas. This is for considering a conditional use permit for a Manufactured Home. This would be on properties described below and located as follows:

701 4<sup>th</sup> Street  
Eddy, Texas 76524  
Property ID# 408602  
Parkside, Lot 8, Block 1, Acres 2.594

This Public hearing is open to any interested persons. Opinions, objections, and/or comments relative to this matter only, may be expressed in writing or in person. You may also be represented by another person, neighbor, or attorney.

The enclosed map shows the location of the property listed above.

City of Bruceville-Eddy Council

Pam Combs, City Secretary

Juvenal and Laura Rangel  
1312 S 41 St  
Temple, Texas 76504

Boss Investments LLC  
Series 611 4<sup>th</sup> Street  
10512 Dominic Ct  
Waco, Texas 76712-2109

Douglas and Judy Mullis  
P. O. Box 1851  
Temple, Texas 76503-1851

Donald Finch  
915 Ephesus Church Rd  
Hollow Rock, TN 38342-2015

Art Castillo  
661 Derek Rd  
Eddy, Texas 76524

Clay and Jana Haney  
200 W. Karels Dr  
Robinson, Texas 76706-5653

Mark and Regina Nix  
235 N. Hewitt Dr, Ste 3  
Hewitt, Texas 76643

Gregory Florey  
1511 East Texas Ave  
Mart, Texas 76664

Julie and Sarah Hoggarth  
705 4<sup>th</sup> St  
Eddy, Texas 76524

Rosell Chacon-Pupo  
2507 Burlson Rd #308  
Austin, Texas 78741

Eddy II Land Holdco, LLC  
% Cypress Creek Renewables, LLC  
Asset Management  
3402 Pico Blvd  
Santa Monica, CA 90405-2025

Colby Reed  
609 4<sup>th</sup> St  
Eddy, Texas 76524

Gary Morgan  
706 4<sup>th</sup> St  
Eddy, Texas 76524

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

GF#603991220099

## Warranty Deed with Vendor's Lien

**Date:** April 26, 2022

**Grantor:** SAMUEL CORONA and wife, SABINA RIOS CORONA

**Grantee:** JUVENAL RANGEL-BAUTISTA, a married man

**Grantee's Mailing Address:** 1312 South 41<sup>st</sup> Street, Temple, Texas 76504-6604

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK OF MCGREGOR in the principal amount of FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$58,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK OF MCGREGOR and by a first-lien deed of trust of even date from Grantee to J. MICHAEL BEARD, Trustee.

**Property (including any improvements):** Lot Eight (8) in Parkside Subdivision, McLennan County, Texas, according to the map or plat thereof recorded as Clerk's Document #2021031341, Deed and Plat Records of McLennan County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

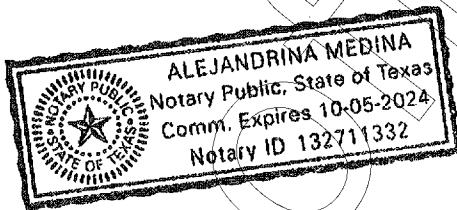
FIRST NATIONAL BANK OF MCGREGOR, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST NATIONAL BANK OF MCGREGOR and are transferred to FIRST NATIONAL BANK OF MCGREGOR without recourse against Grantor.

*Samuel Corona*  
\_\_\_\_\_  
SAMUEL CORONA

*Sabina Rios Corona*  
\_\_\_\_\_  
SABINA RIOS CORONA

THE STATE OF TEXAS  
COUNTY OF McLENNAN

This instrument was acknowledged before me on April 26, 2022, by SAMUEL CORONA and SABINA RIOS CORONA, husband and wife.



*A Medera*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:  
Mr. Juvenal Rangel-Bautista  
1312 South 41<sup>st</sup> Street  
Temple, Texas 76504-6604

**FILED AND RECORDED**

**Instrument Number: 2022016981**

Filing and Recording Date: 04/28/2022 04:09:59 PM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.



---

J. A. "Andy" Harwell, County Clerk  
McLennan County, Texas

dunnp

Unofficial Copy

# Comments Received

## Pam Combs

---

**From:** Jana Haney <jana@fixitjimmy.com>  
**Sent:** Wednesday, May 22, 2024 7:02 AM  
**To:** Pam Combs  
**Subject:** Manufactured Home 701 4th Street  
**Attachments:** doc02707920240522065551.pdf

*CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!*

Thank you for your help on this. We got to meet Mr. and Mrs. Rangel last night. They plan to install their new house closer to the road than further back. We support that plan.

Thank you,  
Jana Haney  
Vice President  
Advanced House Leveling and Foundation Repair, LLC  
3807 W Industrial Blvd  
Waco, TX 76711  
254-235-4922 office  
254-541-0231 cell





# City of Bruceville-Eddy



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## NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 200 FEET OF PROPOSAL CONDITIONAL USE PERMIT

### NOTICE OF PUBLIC HEARING

May 3, 2024

Re: Conditional Use Permit  
Property ID #408602

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701 4<sup>th</sup> Street  
Eddy, Texas 76524  
Property ID# 408602  
Parkside, Lot 8, Block 1, Acres 2.594

This Public hearing is open to any interested persons. Opinions, objections, and/or comments relative to this matter only, may be expressed in writing or in person. You may also be represented by another person, neighbor, or attorney.

The enclosed map shows the location of the property listed above.

City of Bruceville-Eddy Council

---

Pam Combs, City Secretary

*Clays Jana Maney at 613 4<sup>th</sup> Street approve  
the manufactured home at 701 4<sup>th</sup> Street*



CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

General Zoning Change \$300.00     Conditional Use Permit \$500.00

Name(s) of Property Owner: Edgelink Properties LLC

Current Address: 17794 S Interstate 35

City: Bruceville State: TX Zip: 76630

Primary Phone: (254) 227 - 0991 Cell Phone: ( ) -

Email: charlesrgulledge@gmail.com

Name of Applicant: Charles Gulledge  
(If different than Property Owner)

Address: 17794 S Interstate 35

City: Bruceville State: TX Zip: -

Primary Phone: (254) 227 - 0991 Cell Phone: ( ) -

Email: charlesrgulledge@gmail.com

Address/Location of property to be rezoned: 17216 S IH 35 Bruceville, TX 76630

Legal Description: S.W. Simpson Survey, Abstract 814

Is the rezone request consistent with the Comprehensive Plan?  YES     NO

\* If no, a FLUM amendment application must be submitted.

Is there a simultaneous plat application for this property?  YES     NO

Total Acreage: 4.9213 Number of Lots: 1

Type of Ownership:  Sole Ownership     Partnership     Corporation     Other

Present Zoning: SF-1 Present Use: Storage Shed Sales

Proposed Zoning: GB Proposed Use: Mechanic Shop

Conditional Use Permit for: N/A

This property was conveyed to owner by deed dated 4/26/2024 and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Instrument Number 2024012787 of the McLennan or Falls County Deed Records. (Attached)

Is this the first rezoning application on a unilaterally annexed tract?  
 Yes (fee not required)     No (submit required fee)



# CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

## Requirements for all zoning change application submittals:

*All zoning change application materials must be submitted by 11:00 a.m. on the intake deadline.*

- Completed zoning change application (original, signed)
  - Must be signed by the property owner, or in the case of a corporation or partnership, documentation must be provided authorizing a single party to sign on behalf of the corporation or partnership
- Application fee (cash or check, only; checks made payable to City of Bruceville-Eddy)
  - Zoning change application: \$300.00
  - Conditional Use Permit Application: \$500.00
- Description of property location (in one of the following forms)
  - Property address
  - Property survey
  - Legal description (subdivision name with lot and block)
  - Metes and bounds description
- Warranty deed (showing current ownership of the property)
- Letter of request signed by property owner or applicant, including the following information:
  - Reason for the request
  - Proposed use of the property
  - Whether or how the proposed change will impact the surrounding properties
  - Whether the request is consistent with the Future Land Use Map
  - Digital copies of all submittal documents
- Electronic copies in .pdf format of *all* submittal documents
  - Must be provided on a disc (CD or DVD) or USB flash drive
  - File names should include the name of the plat, and the name of each application document (i.e. "Jones Addition Field Notes")

*For additional zoning change requirements, please reference Bruceville-Eddy Code of Ordinances, Chapter 14*

Applicant: <u>Charles Gilledge</u>	Case #: <u>N/A</u>
Intake Date: <u>4/29/2024</u>	Received by: <u>Kent Manton</u>
Amount Paid: \$ <u>300.00</u>	Cash/MO# <u>  </u> Check #: <u>9254</u> Receipt #: <u>346510</u>

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



**Certificate of Formation  
Limited Liability Company**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 804736089 09/20/2022  
Document #: 1179299890002  
Image Generated Electronically  
for Web Filing

Filing Fee: \$300

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**Edgelink Properties LLC**

**Article 2 - Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

**Charles Gullede**

C. The business address of the registered agent and the registered office address is:

Street Address:

**17794 S. IH 35 Bruceville TX 76630**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Managing Member 1: **Charles Gullede**

Title: **Managing Member**

Address: **17794 S. IH 35 Bruceville TX, USA 76630**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

**Supplemental Provisions / Information**

The Company Agreement may establish or provide for the establishment of one or more designated series of members, managers, membership interests, or assets that (1) has separate rights, powers, or duties with respect to specified property or obligations of the Company or profits and losses associated with specified property obligations; or (2) has a separate business purpose or investment objective.

Each series may operate independently of the Company at large and independently of any other series. Series operations may include, but are not limited to, the power to buy and sell real and personal property in the name of the series; the power to enter into contracts and agreements that bind only that series and not the Company at large or any other series; the power to seek and enforce legal remedies in the name of the series; and the power to enter into banking relationships and borrow money in the name of the series alone.

Subject to the provisions of the TBOC, (1) the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to a particular series shall be enforceable against the assets of that series only, and shall not be enforceable against the assets of the Company generally or any other series; and (2) none of the debts, liabilities, obligations, and expenses incurred, contract for, or otherwise existing with respect to the Company generally or any other series shall be enforceable against the assets of a particular series.

Specific series of assets shall be separately labeled or enumerated in such a manner as to identify each series' assets, structure, and operations. Pursuant to §101.614 of the TBOC; and as more fully set forth in the Company Agreement, a specific series and its business and affairs may be wound up and terminated without causing the winding up of the Company. The winding up of a series shall not affect the limitation of liability of members and managers of other series or the Company at large.

[The attached addendum, if any, is incorporated herein by reference.]

**Initial Mailing Address**

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

17794 S. IH 35  
Bruceville, TX 76630  
USA

**Organizer**

The name and address of the organizer are set forth below.

John Malone 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

## Kent Manton

---

**From:** charles g <charlesrgulledge@gmail.com>  
**Sent:** Monday, April 29, 2024 5:33 PM  
**To:** Kent Manton  
**Subject:** zoning change request

**CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

I would like to request a zoning change for my property at 17216 S Interstate 35, Bruceville TX 76630. I would like to change it from single family to light industrial. I plan to store the vehicles I purchase inside the fence that was just built and also work on the vehicles there to prepare them to be ready for sale for the used car lot down the road that I also own. Business is already being conducted at this address so I don't believe this zoning change would change anything for the neighboring properties.

Thank you,  
Charles Gulledge  
254-227-0991

SOUTH COW BAYOU

DONALD B. LYNN  
REAL ESTATE INVESTOR  
5.191 Acres  
Instrument 201600  
Official Public Records

ELEANOR M. SAFFLE  
59.259 ACRES  
Described in  
Volume 1791, Page 11  
Deed Records

J.W. SIMPSON SURVEY  
ABSTRACT NO. 814

McLENNAN COUNTY  
0.72 ACRES  
Volume 434, Page 147  
Deed Records

FIELD NOTE POINT  
OF BEGINNING

1/2" MAG Nail  
Found in Pavement

ELEANOR M. SAFFLE  
59.259 ACRES  
Described in  
Volume 1791, Page 11  
Deed Records

FIRST STREET

0.135 ACRES  
RESIDUE OF  
D.E. DOUGHERTY  
86 ACRES  
VOLUME 316, PAGE 30  
DEED RECORDS  
STATE OF TEXAS  
0.73 ACRES  
Volume 434, Page 146  
Deed Records

4" Aluminum Disc  
TxDOT Monument  
Found

TxDOT  
Concrete Right-of-way  
Monument Found Broken

STATE OF TEXAS  
0.18 ACRES  
Volume 434, Page 127  
Deed Records

STATE OF TEXAS  
0.144 ACRES  
Volume 985, Page 354  
Deed Records

See TxDOT Right-of-Way  
map, McLennan County for  
IH 35 Sheet 27 for right-of-way  
tie to broken monument

STATE OF TEXAS  
3.57 ACRES  
Volume 428, Page 687  
Deed Records

CHARLES GULLEDGE  
4.774 Acres  
Instrument 2017023193  
Official Public Records

4.53 ACRES

(S22°57'30"W)  
S21°13'17"W 528.05  
(Volume 428, Page 687)

TxDOT  
Concrete Right-of-way  
Monument Found Broken

0.07 ACRES

[S23°22'53"W 200.0']

TxDOT  
Concrete Right-of-way  
Monument Found Broken

[S14°54'17"W 99.58]

TxDOT  
Concrete Right-of-way  
Monument Found Broken

1/2" Iron Rod  
capped M&A Placed  
as 27.56' Reference

Power Pole  
& Meter

1/2" Iron Rod  
Found  
33.4' Reference

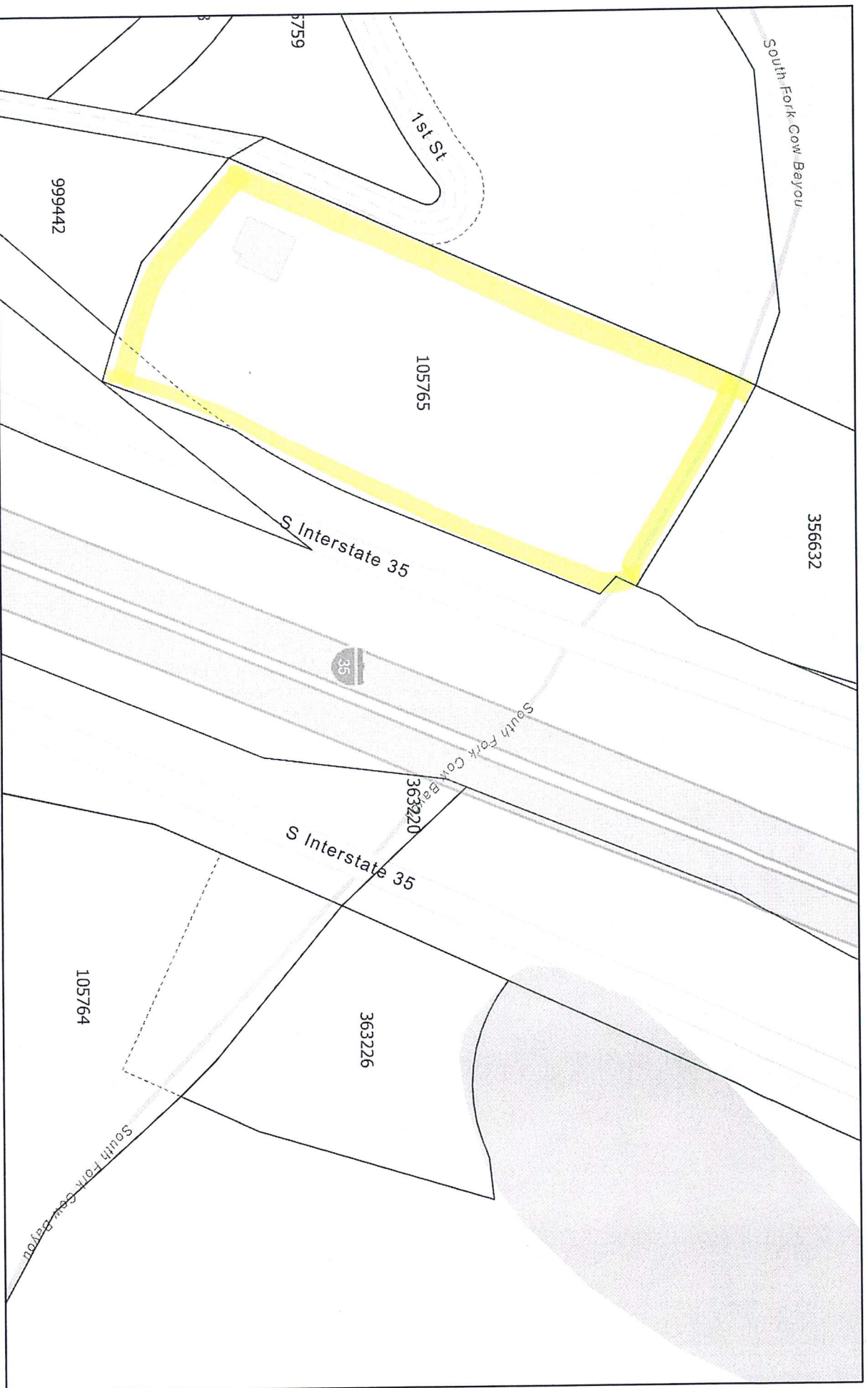
[S56°7'12"E 281.91']  
S58°30'31"E 282.53

INTERSTATE HIGHWAY NO. 35



MITCHELL  
ENGINEERS  
600 Austin Avenue, S  
T. B. P. L.

# McLennan CAD Web Map



5/1/2024, 1:05:25 PM

- Parcels
- Lot Lines
- Abstracts
- McLennan County Boundary

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for local administration or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

McLennan County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)  
Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife,  
© OpenStreetMap, Microsoft, CONANP Esri, TomTom, Garmin, SatelGraph.



**Waco Tribune-Herald**  
**PO Box 2588**  
**(254) 757-5757**

I, Nicole Riegert, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Waco Tribune-Herald, a publication that is a "legal newspaper" as that phrase is defined for the city of Waco, for the County of McLennan, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
May, 7, 2024

**Notice ID:** tMdEyo3mC4TfNalwHaSe  
**Publisher ID:** 98380  
**Notice Name:** Rezoning Public Hrg 17216 S, IH 35

**PUBLICATION FEE:** \$116.05

*Nicole Riegert*

Agent

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

**VERIFICATION**

State of New Jersey  
County of Hudson

Signed or attested before me on this: 05/08/2024

*Shanea H. Holmes*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING**  
The Bruceville-Eddy City Council will hold a public hearing June 6, 2024 at 6:00pm in the Bruceville-Eddy City Hall, 144 Wilcox Dr., Eddy, Texas for the purpose of rezoning from Single Family Dwelling District to General Business  
Property described and located as follows:  
Property ID# 105765  
17216 S, IH 35, Bruceville, Texas 76630  
Simpson J W, Acres 4.9213  
The Public hearing is open to any interested persons. Opinions, objections, and/or comments related to this matter may only be expressed in writing, via e-mail, or in person. Another person or attorney may also represent you.



*The City of Bruceville-Eddy Rising into the Future*

---

144 Wilcox Drive  
Eddy, Texas 76524

[www.bruceville-eddy.us](http://www.bruceville-eddy.us)

Phone: (254) 859-5964  
Fax: (254) 859-5779

## NOTICE OF PUBLIC HEARING

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 200 FEET OF PROPOSAL TO REZONING

May 3, 2024

Re: Requested Zoning Change

The Bruceville-Eddy City Council will hold a public hearing on June 6, 2024 at 6:00pm, in the City Council Chambers, Bruceville-Eddy City Hall, 144 Wilcox Drive, Eddy, Texas. This is for considering a change of zoning from Single Family Dwelling District to General Business. This would be on property described below and located as follows:

17216 S. IH 35, Bruceville, Texas 76630  
Simpson J W, Acres 4.9213  
Property ID# 105765

This Public hearing is open to any interested persons. Opinions, objections, and/or comments relative to this matter only, may be expressed in writing or in person. You may also be represented by another person, neighbor, or attorney.

The enclosed map shows the location of the property listed above.

City of Bruceville-Eddy Council

  
\_\_\_\_\_  
Pam Combs, City Secretary

**Tx Dot  
%Row  
100 S Loop Dr.  
Waco, Texas 76704-2858**

**Flowera-Cox Cemetery Asso.  
W D Flowers-President  
5756 Monterrey Dr  
Fort Worth, Texas 76112-3902**

**Jeffrey Lemons  
Sondra Uselton  
130 Crescent Creek Ln  
Bruceville, Texas 76630-3343**

**Eleanor Saffle  
2121 W State Hwy 6,  
Apt 1427  
Waco, Texas 76710-4074**

**Charles Gulledege  
17794 S IH 35  
Bruceville, Texas 76630-3439**

2024012787 DEED

04/30/2024 03:34:33 PM Total Pages: 4 Fees: \$23.00

J. A. "Andy" Harwell, County Clerk - McLennan County, TX

*This instrument was prepared from information furnished by the parties and no examination has been made and no opinion has been given by the firm preparing this instrument as to the title to or the description of the property involved.*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### SPECIAL WARRANTY DEED

Date: 4-26, 2024

Grantor: Charles Gulledge, owning, claiming, and occupying other property as my homestead

Grantee: Edgelink Properties LLC

Grantee's Mailing Address: 17794 S. IH 35, Bruceville, Texas 76630

Consideration: \$10.00 and other good and valuable consideration.

Property: See Exhibit A attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None.

#### Exceptions to Conveyance and Warranty:

1. Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any applicable governmental district, agency, or authority; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

2. EXCEPT FOR A SPECIAL WARRANTY OF TITLE, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR TYPE WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE ENVIRONMENTAL CONDITION OF THE LAND AND IMPROVEMENTS, IF ANY, THE ABSENCE OF HAZARDOUS SUBSTANCES OR OTHER CONTAMINANTS, THE AVAILABILITY OF UTILITIES TO THE PROPERTY, THE CONDITION OF THE IMPROVEMENTS, IF ANY,

THE HABITABILITY, MARKETABILITY OR THE SUITABILITY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE. THE PROPERTY IS CONVEYED IN ITS PRESENT CONDITION "AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER EXPRESS OR IMPLIED" (OTHER THAN THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN)

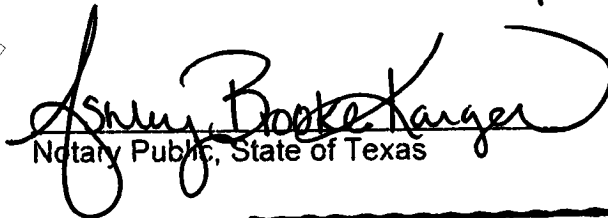
Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with ail and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

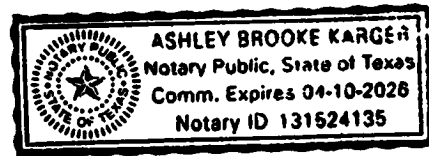
  
\_\_\_\_\_  
CHARLES GULLEDGE

STATE OF TEXAS §  
COUNTY OF MCLENNAN §

This instrument was acknowledged before me this 26<sup>th</sup> day of April, 2024 by the said Charles Gullede.

  
Notary Public, State of Texas

Return to:



Unofficial

## EXHIBIT A

### Tract One:

Being a 4.774 acre tract of land out of the J W Simpson Survey No. 814 in McLennan County, Texas, and being a part of that certain 86 acre tract of land conveyed to D E Dougherty by deed recorded in Volume 316 page 30 of the McLennan County, Texas, Deed Records.

BEGINNING at an iron pin in the center line of a gravel county road at the northwest corner of said 86 acres for the southwest corner of this;

THENCE N 24 deg 51' 02" E 634.45 ft. partway with the center of said road passing an iron pin for reference on the west bank of Cow Bayou in a distance of 668.35 ft. to a point in the center of said Cow Bayou for the northwest corner of this;

THENCE S 56 deg 17' 12" E 281.91 ft. along said Cow Bayou to a point in the north line of Interstate Hwy No. 35 for northeast corner of this;

THENCE in a southwesterly direction along said highway the following six (6) calls: S 23 deg 22' 53" W 118.64 ft to a concrete monument; S 14 deg 54' 17" W 99.58 ft. to a concrete monument; S 23 deg 22' 53" W 200.0 ft to an iron pin; S 30 deg 58' 18" W 111.93 ft. to a concrete monument; S 42 deg 22' 53" W 222.27 ft to a concrete monument; and N 27 deg 53' 32" W 52.12 ft to an iron pin;

THENCE N 27 deg 53' 32" W 204.60 ft. along an old fence line passing an iron pin for reference in all a distance of 222.00 ft. to the point of beginning.

### Tract Two:

Being 0.1473 acre of land in the J.W. SIMPSON SURVEY, Abstract Number 814, in McLennan County, Texas, being all of Parcel No. 20, called 0.144 acre to The State of Texas, by a deed recorded in Volume 985, Page 354, Deed Records of McLennan County, Texas.

Beginning at a TxDOT concrete R.O.W. monument found (Broken), Northing coordinate being 10462020.3230 and Easting Coordinate being 3266461.0754, at the southwest corner of said 0.144 acre tract, also being the south corner of a called 4.774 acres tract to Charles Gullede, by deed recorded in Instrument Number 2017023193, Official Public Records of McLennan County, Texas, and also being the southeast corner of a called 0.135 acre tract to D.E. Dougherty, recorded in Volume 316, Page 30, Deed Records of McLennan County, Texas, and being in the north line of a called 0.18 acre tract to The State of Texas, recorded in Volume 434, Page 127, Deed Records of McLennan County, Texas, for the southwest corner of this tract.

THENCE N 40 degrees 14 minutes 54 seconds E 221.75 feet, (Record: N 41 degrees 50 minutes 30 seconds E 222.21 feet) to a TxDOT concrete R.O.W. monument found (Broken) in the west line of Interstate Highway No. 35, being the most northerly corner of the 0.144 acre tract, for the most northerly corner of this tract.

THENCE S 20 degrees 43 minutes 58 seconds W 173.24 feet, (Records: S 22 degrees 57 minutes 30 seconds W 174.60 feet) with the west line Interstate Highway No. 35 to a set 1/2" iron rod with M&A cap, being the southeast corner of the 0.144 acre tract, and being the northeast corner of said 0.18 acre tract, for the southeast corner of this tract.

THENCE S 84 degrees 57 minutes 30 seconds W 82.26 feet, (Record: S 86 degrees 35 minutes 30 seconds W 80.27 feet) with the south line of the 0.144 acre tract and with the north line of the 0.18 acre tract to the Point of Beginning and containing 0.1473 acre of land.

Bearings based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS Observations. All distances are surface distances. Combined Scale Factor=1.000168

Both tracts being commonly known as 17216 S. IH 35, Bruceville, Texas 76630 and as Property ID 105765 by the McLennan County Appraisal District.

**FILED AND RECORDED**

**Instrument Number: 2024012787**

Filing and Recording Date: 04/30/2024 03:34:33 PM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.



---

J. A. "Andy" Harwell, County Clerk  
McLennan County, Texas

dicorted

Unofficial Copy

**ORDINANCE NO. O 6-6-2024-1**

**AN ORDINANCE OF THE CITY OF BRUCEVILLE-EDDY, TEXAS, AMENDING EXHIBIT 14A OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING CLASSIFICATION ON A CERTAIN TRACT OF LAND LEGALLY DESCRIBED AS A 4.9213 ACRE TRACT OF LAND SITUATED IN THE J. W. SIMPSON SURVEY ABSTRACT NO. 814 MCLENNAN COUNTY, TEXAS, ACCORDING TO DEED INSTRUMENT NO. 2024012787, MCLENNAN COUNTY; AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, FROM ITS ZONING CLASSIFICATION OF SINGLE-FAMILY DWELLING DISTRICT-1 TO GENERAL BUSINESS DISTRICT; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING THAT THE ZONING MAP SHALL REFLECT GENERAL BUSINESS DISTRICT FOR THIS PROPERTY; PROVIDING A PENALTY; PROVIDING REPEALING, SEVERABILITY, A SAVINGS CLAUSES; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bruceville-Eddy, Texas (hereinafter referred to as “City”) is a General Law A Municipality acting under its authority adopted by the electorate pursuant to Article XI, Section 4 of the Texas Constitution and Chapter 6 of the Texas Local Government Code; and

**WHEREAS**, the City Council of the City (the “City Council”) adopted Exhibit 14A of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

**WHEREAS**, the City of Bruceville-Eddy, sees it necessary and prudent to adopt this ordinance for the purpose of facilitating current and future land uses by amending the City’s Comprehensive Zoning Ordinance; the property described herein and depicted in Exhibit “A” which is attached and incorporated for a zoning change from single-family dwelling district-1 to general business district; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which the City Council considered the zoning change, and among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the rezoning approved hereby accomplishes such objectives.



**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRUCEVILLE-EDDY, TEXAS:**

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein, and found to be true.

**SECTION 2. Findings.** After due deliberation and consideration of the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety, and welfare.

**SECTION 3. Zoning Amendments.** Exhibit 14A of the Code of Ordinances of the City, the same being the City's Comprehensive Zoning Ordinance, is hereby amended in the following particulars, and all other articles, chapters, exhibits, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

The zoning district classification on this property is hereby changed from single-family dwelling district-1 to general business district. The properties shall be subject to all applicable City ordinances and regulations governing a general business district.

**SECTION 4. Zoning Map.** The Zoning Map of the City, adopted by Exhibit 14A of the Code of Ordinances, and on file in the office of the City Secretary is hereby amended to reflect the foregoing zoning use changes herein made.

**SECTION 5. Severability.** Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**SECTION 6. Savings/Repealing Clause.** All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 7. Penalty.** Any person, firm, entity or corporation who violates any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**SECTION 8. Effective Date.** This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

**SECTION 9. Open Meeting.** That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Article 551.041, Texas Government Code.

**AND IT IS SO ORDERED.**

On motion by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, the above and foregoing Ordinance was passed and approved by the following vote:

Ayes:

Abstentions:

Nays:

At regular meeting June 6, 2024.

---

Linda Owens, Mayor

ATTEST:

---

Pam Combs, City Secretary

**Exhibit "A"**  
**Property Map**

