
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT a public hearing will be held on **Tuesday, August 18, 2026**, at 6:00 p.m. before the City Council of the City of Waco in the Bosque Theater at the Waco Convention Center, 100 Washington Avenue, Waco, Texas concerning: (1) the proposed annexation of certain territory consisting of approximately 240.921 acres, more or less, and is comprised of eight tracts of land containing 210.061 acres, more or less, together with approximately 4.99 acres of the adjacent prescriptive right-of-way ("ROW") of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and approximately 2.33 miles (12,290 feet) of the University Parks Drive ROW (F.M. 3400), containing approximately 25.87 acres, more or less: (a) Tract 1 described as being a 43.482 acre tract of land located in the Carlos O'Campo Survey, Abstract 32, McLennan County, Texas, and being all of a called 43.472 acre tract described as Tract Two in a deed to the City of Waco, a Municipal Corporation recorded in Volume 1511, Page 299 of the Deed Records of McLennan County, Texas ("D.R.M.C.T."), together with all adjacent prescriptive variable width ROW of Radle Road (no formal dedication found), located along the southeast boundary of the herein described tract; (b) Tract 2 described as being a 3.970 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 3.81 acre tract described as Tract Four in a deed to Leroy Henderson recorded in Volume 1389, Page 56 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (c) Tract 3 described as being a 2.913 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being the residue of a called 10.72 acre tract described in a deed to Transit Mix Concrete & Materials Company described as GF # 93980043-14 recorded in Volume 1771, Page 475 of the D.R.M.C.T.; (d) Tract 4 described as being a 27.440 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 27.36 acre tract described as Tract B in a deed to Trinity Materials, Inc., recorded in Volume 133, Page 301 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (e) Tract 5 described as being a 3.443 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being out of a part of that certain 21.62 acre tract of land described as Tract 4A in a deed to David E. McCollum and William R. Pakis, Co-Trustees, dated December 18, 1969, and recorded in Volume 1065, Page 253, of the D.R.M.C.T.; (f) Tract 6 described as being a 40.917 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of the residue of a called 55.55 acre tract described as GF # 93980043-20 in a deed to Trinity Materials, Inc., recorded in Volume 1771, Page 478 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (g) Tract 7 described as being a 14.616 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being out of and a part of that certain 55.55 acres conveyed to Neelley Sand & Gravel, Inc., a corporation, by deed dated February 24, 1971 and recorded in Volume 1089, Page 218 of the D.R.M.C.T.; (h) Tract 8 described as being a 73.29 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of that called 73.19 acre tract conveyed to Lynn Loewy, Sue Hanson, and Jo Ann Potashnick by a deed dated January 4, 2000, and recorded in Volume 578, Page 780 of the Official Public Records of McLennan County, Texas ("O.P.R.M.C.T."), also being a part of that called 113.34 acre tract conveyed to Justin Rosenfeld

by a deed recorded in Volume 936, Page 257, of said deed records, being a part of that called 68.93 acre tract conveyed to Justin B. Rosenfeld by a deed recorded in Volume 1218, Page 396, of said deed records, and being a part of that called 15.67 acre tract conveyed to Justin B. Rosenfeld and wife, Ellen Rosenfeld, by deed recorded in Volume 1401, Page 841, of said deed records; and (i) University Parks Drive (F.M. 3400) ROW described as being a right-of-way, of variable width, and containing approximately 25.87 acres of land, being described as S. University Parks Drive (Farm to Market No. 3400), owned by the Texas Department of Transportation ("TxDOT"), beginning at the present corporate limits of the City of Waco, Texas, also being the east right-of-way line of S. University Parks Drive (F.M. 3400) and the northwest corner of Lot 1, Block 1 of the Trebuchet Addition, recorded under Clerk's File No. 2018013302 of the O.P.R.M.C.T., thence generally southeast approximately 2.33 miles (12,290 feet) to the southernmost point of intersection of Rosenfeld Road and S. University Parks Drive, being also the northwest corner of a called 6.3-acre tract described in a deed to Deborah Huckaby, et al., recorded under Clerk's File No. 2022019689 of the O.P.R.M.C.T., generally located along the east side of University Parks Drive adjacent to Rosenfeld Road and Radle Road and includes a portion of the University Parks Drive ROW; and (2) the designation of Rural Residential as the Comprehensive Plan land use designation and the designation of R-E Single-Family Residence District zoning for said property.

The approximate 240.921 acres are further shown in **Exhibit "A"** of the attached proposed ordinance. All persons interested in the above proposed annexation shall have the right to appear and to be heard at such public hearing. All persons interested in the things and matters herein mentioned will take notice.

Michelle Hicks, City Secretary
City of Waco, Texas

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF WACO, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF WACO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY ("TERRITORY") CONSISTING OF APPROXIMATELY 240.921 ACRES, MORE OR LESS, AND IS COMPRISED OF EIGHT TRACTS OF LAND CONTAINING 210.061 ACRES, MORE OR LESS, TOGETHER WITH APPROXIMATELY 4.99 ACRES OF THE ADJACENT PRESCRIPTIVE RIGHT-OF-WAY ("ROW") OF ROSENFELD ROAD (3.31 ACRES, MORE OR LESS) AND RADLE ROAD (1.68 ACRES, MORE OR LESS), AND APPROXIMATELY 2.33 MILES (12,290 FEET) OF THE UNIVERSITY PARKS DRIVE ROW (F.M. 3400), CONTAINING APPROXIMATELY 25.87 ACRES, MORE OR LESS: (1) TRACT 1 DESCRIBED AS BEING A 43.482 ACRE TRACT OF LAND LOCATED IN THE CARLOS O'CAMPO SURVEY, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 43.472 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED TO THE CITY OF WACO, A MUNICIPAL CORPORATION RECORDED IN VOLUME 1511, PAGE 299 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS ("D.R.M.C.T."), TOGETHER WITH ALL ADJACENT PRESCRIPTIVE VARIABLE WIDTH ROW OF RADLE ROAD (NO FORMAL DEDICATION FOUND), LOCATED ALONG THE

SOUTHEAST BOUNDARY OF THE HEREIN DESCRIBED TRACT; (2) TRACT 2 DESCRIBED AS BEING A 3.970 ACRE TRACT OF LAND LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.81 ACRE TRACT DESCRIBED AS TRACT FOUR IN A DEED TO LEROY HENDERSON RECORDED IN VOLUME 1389, PAGE 56 OF THE D.R.M.C.T., TOGETHER WITH ALL ADJACENT PRESCRIPTIVE ROW OF ROSENFELD ROAD (VOLUME 1321, PAGE 62), 50 FEET WIDE, LOCATED ALONG THE SOUTHEAST BOUNDARY OF THE HEREIN DESCRIBED TRACT; (3) TRACT 3 DESCRIBED AS BEING A 2.913 ACRE TRACT OF LAND LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 10.72 ACRE TRACT DESCRIBED IN A DEED TO TRANSIT MIX CONCRETE & MATERIALS COMPANY DESCRIBED AS GF # 93980043-14 RECORDED IN VOLUME 1771, PAGE 475 OF THE D.R.M.C.T.; (4) TRACT 4 DESCRIBED AS BEING A 27.440 ACRE TRACT OF LAND LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 27.36 ACRE TRACT DESCRIBED AS TRACT B IN A DEED TO TRINITY MATERIALS, INC., RECORDED IN VOLUME 133, PAGE 301 OF THE D.R.M.C.T., TOGETHER WITH ALL ADJACENT PRESCRIPTIVE ROW OF ROSENFELD ROAD (VOLUME 1321, PAGE 62), 50 FEET WIDE, LOCATED ALONG THE SOUTHEAST BOUNDARY OF THE HEREIN DESCRIBED TRACT; (5) TRACT 5 DESCRIBED AS BEING A 3.443 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING OUT OF A PART OF THAT CERTAIN 21.62 ACRE TRACT OF LAND DESCRIBED AS TRACT 4A IN A DEED TO DAVID E. MCCOLLUM AND WILLIAM R. PAKIS, CO-TRUSTEES, DATED DECEMBER 18, 1969, AND RECORDED IN VOLUME 1065, PAGE 253, OF THE D.R.M.C.T.; (6) TRACT 6 DESCRIBED AS BEING A 40.917 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF THE RESIDUE OF A CALLED 55.55 ACRE TRACT DESCRIBED AS GF # 93980043-20 IN A DEED TO TRINITY MATERIALS, INC., RECORDED IN VOLUME 1771, PAGE 478 OF THE D.R.M.C.T., TOGETHER WITH ALL ADJACENT PRESCRIPTIVE ROW OF ROSENFELD ROAD (VOLUME 1321, PAGE 62), 50 FEET WIDE, LOCATED ALONG THE SOUTHEAST BOUNDARY OF THE HEREIN DESCRIBED TRACT; (7) TRACT 7 DESCRIBED AS BEING A 14.616 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 55.55 ACRES CONVEYED TO NEELLEY SAND & GRAVEL, INC., A CORPORATION, BY DEED DATED FEBRUARY 24, 1971 AND RECORDED IN VOLUME 1089, PAGE 218 OF THE D.R.M.C.T.; (8) TRACT 8 DESCRIBED AS BEING A 73.29 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE CARLOS O'CAMPO GRANT, ABSTRACT 32, MCLENNAN COUNTY,

TEXAS, AND BEING ALL OF THAT CALLED 73.19 ACRE TRACT CONVEYED TO LYNN LOEWY, SUE HANSON, AND JO ANN POTASHNICK BY A DEED DATED JANUARY 4, 2000, AND RECORDED IN VOLUME 578, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS ("O.P.R.M.C.T."), ALSO BEING A PART OF THAT CALLED 113.34 ACRE TRACT CONVEYED TO JUSTIN ROSENFELD BY A DEED RECORDED IN VOLUME 936, PAGE 257, OF SAID DEED RECORDS, BEING A PART OF THAT CALLED 68.93 ACRE TRACT CONVEYED TO JUSTIN B. ROSENFELD BY A DEED RECORDED IN VOLUME 1218, PAGE 396, OF SAID DEED RECORDS, AND BEING A PART OF THAT CALLED 15.67 ACRE TRACT CONVEYED TO JUSTIN B. ROSENFELD AND WIFE, ELLEN ROSENFELD, BY DEED RECORDED IN VOLUME 1401, PAGE 841, OF SAID DEED RECORDS; AND (9) UNIVERSITY PARKS DRIVE (F.M. 3400) ROW DESCRIBED AS BEING A RIGHT-OF-WAY, OF VARIABLE WIDTH, AND CONTAINING APPROXIMATELY 25.87 ACRES OF LAND, BEING DESCRIBED AS S. UNIVERSITY PARKS DRIVE (FARM TO MARKET NO. 3400), OWNED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT"), BEGINNING AT THE PRESENT CORPORATE LIMITS OF THE CITY OF WACO, TEXAS, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S. UNIVERSITY PARKS DRIVE (F.M. 3400) AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE TREBUCHET ADDITION, RECORDED UNDER CLERK'S FILE NO. 2018013302 OF THE O.P.R.M.C.T., THENCE GENERALLY SOUTHEAST APPROXIMATELY 2.33 MILES (12,290 FEET) TO THE SOUTHERNMOST POINT OF INTERSECTION OF ROSENFELD ROAD AND S. UNIVERSITY PARKS DRIVE, BEING ALSO THE NORTHWEST CORNER OF A CALLED 6.3-ACRE TRACT DESCRIBED IN A DEED TO DEBORAH HUCKABY, ET AL., RECORDED UNDER CLERK'S FILE NO. 2022019689 OF THE O.P.R.M.C.T., GENERALLY LOCATED ALONG THE EAST SIDE OF UNIVERSITY PARKS DRIVE ADJACENT TO ROSENFELD ROAD AND RADLE ROAD AND INCLUDES A PORTION OF THE UNIVERSITY PARKS DRIVE ROW, AND FURTHER LOCATED WITHIN WACO'S EXTRATERRITORIAL JURISDICTION, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF WACO, TEXAS; PROVIDING FOR THE DESIGNATION OF RURAL RESIDENTIAL AS THE COMPREHENSIVE PLAN LAND USE DESIGNATION, AND THE DESIGNATION OF R-E SINGLE FAMILY RESIDENCE DISTRICT ZONING; ASSIGNING THE ANNEXED TERRITORY TO CITY COUNCIL DISTRICT I; ESTABLISHING OR AMENDING CITY OF WACO PRECINCT 43 TO INCLUDE THE ANNEXED TERRITORY; DIRECTING THAT THE CITY PRECINCT/DISTRICT MAP BE REVISED TO REFLECT THAT CHANGE AND PROVIDING VOTING LOCATION AT ANY CITY OF WACO VOTE CENTER; PROVIDING THAT SAID TERRITORY BEARS PRO RATA PART OF TAXES AND ENTITLING INHABITANTS TO ALL RIGHTS AND PRIVILEGES OF RESIDENTS AND BINDING INHABITANTS TO ACTS AND LAWS OF THE CITY;

ADOPTING A SERVICE PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLISHING OF ORDINANCE; PROVIDING FOR PENALTIES; PROVIDING A SAVINGS CLAUSE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on June 24, 2026, the owner(s) filed a Request for Annexation of Property requesting the voluntary annexation of certain property, ("Property") described above and shown in the attached **Exhibit "A"**, and located within the extraterritorial jurisdiction of the City of Waco; and

WHEREAS, the City of Waco, Texas, the Texas Department of Transportation, and McLennan County (owners of the right-of-way) are the only owners of the Property; and

WHEREAS, the Texas Local Government Code Section 43.0671 allows the annexation of an area if each owner of land in the area requests the annexation; and

WHEREAS, notice of a public hearing for August 18, 2026, was posted on the City's Internet website and published in a newspaper having general circulation in the City of Waco, Texas, and in the above-described territory on August 1, 2026, which date is on or after the twentieth day but before the tenth day before the date of the hearing; and

WHEREAS, on July 28, 2026, the City Plan Commission conducted a public hearing on the proposed annexation of the Property, the designation of Rural Residential as the Comprehensive Plan land use designation, and the designation of R-E Single Family Residence district zoning for the Property, and following the hearing, the City Plan Commission voted to recommend: (1) the annexation of the Property; (2) the designation of Rural Residential as the Comprehensive Plan land use designation; and (3) the designation of R-E district zoning to the City Council; and

WHEREAS, a public hearing at the City Council meeting, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the Property, the designation of Rural Residential as the Comprehensive Plan land use designation, and the designation of R-E Single Family Residence district zoning, was held at 6:00 p.m. on August 18, 2026, in the Bosque Theater at the Waco Convention Center of the City of Waco, 100 Washington Avenue, Waco, Texas; and

WHEREAS, the total corporate area of the City of Waco, Texas, on July 1, 2026, was approximately 108 square miles; and

WHEREAS, the population of the City of Waco, Texas, is approximately 147,788; and

WHEREAS, the above-described territory lies within the extraterritorial jurisdiction of the City of Waco, Texas; and

WHEREAS, the above-described territory contains approximately **240.921 total acres**,

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

Section 1. That all of the recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

Section 2. That the land and territory (also referred to herein as the “Property”) consisting of approximately 240.921 acres, more or less, and is comprised of eight tracts of land containing 210.061 acres, more or less, together with approximately 4.99 acres of the adjacent prescriptive right-of-way (“ROW”) of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and approximately 2.33 miles (12,290 feet) of the University Parks Drive ROW (F.M. 3400), containing approximately 25.87 acres, more or less: (1) Tract 1 described as being a 43.482 acre tract of land located in the Carlos O’Campo Survey, Abstract 32, McLennan County, Texas, and being all of a called 43.472 acre tract described as Tract Two in a deed to the City of Waco, a Municipal Corporation recorded in Volume 1511, Page 299 of the Deed Records of McLennan County, Texas (“D.R.M.C.T.”), together with all adjacent prescriptive variable width ROW of Radle Road (no formal dedication found), located along the southeast boundary of the herein described tract; (2) Tract 2 described as being a 3.970 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 3.81 acre tract described as Tract Four in a deed to Leroy Henderson recorded in Volume 1389, Page 56 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (3) Tract 3 described as being a 2.913 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being the residue of a called 10.72 acre tract described in a deed to Transit Mix Concrete & Materials Company described as GF # 93980043-14 recorded in Volume 1771, Page 475 of the D.R.M.C.T.; (4) Tract 4 described as being a 27.440 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 27.36 acre tract described as Tract B in a deed to Trinity Materials, Inc., recorded in Volume 133, Page 301 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (5) Tract 5 described as being a 3.443 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being out of a part of that certain 21.62 acre tract of land described as Tract 4A in a deed to David E. McCollum and William R. Pakis, Co-Trustees, dated December 18, 1969, and recorded in Volume 1065, Page 253, of the D.R.M.C.T.; (6) Tract 6 described as being a 40.917 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of the residue of a called 55.55 acre tract described as GF # 93980043-20 in a deed to Trinity Materials, Inc., recorded in Volume 1771, Page 478 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (7) Tract 7 described as being a 14.616 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being out of and a part of that certain 55.55 acres conveyed to Neelley Sand & Gravel, Inc., a corporation, by deed dated February 24, 1971 and recorded in Volume 1089, Page 218 of the D.R.M.C.T.; (8) Tract 8 described as being a 73.29 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of that called 73.19 acre tract conveyed to Lynn Loewy, Sue Hanson, and Jo Ann Potashnick by a deed dated January 4, 2000, and recorded in Volume 578, Page 780 of the Official Public Records of McLennan County, Texas (“O.P.R.M.C.T.”), also being a part of that called 113.34 acre tract conveyed to Justin Rosenfeld

by a deed recorded in Volume 936, Page 257, of said deed records, being a part of that called 68.93 acre tract conveyed to Justin B. Rosenfeld by a deed recorded in Volume 1218, Page 396, of said deed records, and being a part of that called 15.67 acre tract conveyed to Justin B. Rosenfeld and wife, Ellen Rosenfeld, by deed recorded in Volume 1401, Page 841, of said deed records; and (9) University Parks Drive (F.M. 3400) ROW described as being a right-of-way, of variable width, and containing approximately 25.87 acres of land, being described as S. University Parks Drive (Farm to Market No. 3400), owned by the Texas Department of Transportation ("TxDOT"), beginning at the present corporate limits of the City of Waco, Texas, also being the east right-of-way line of S. University Parks Drive (F.M. 3400) and the northwest corner of Lot 1, Block 1 of the Trebuchet Addition, recorded under Clerk's File No. 2018013302 of the O.P.R.M.C.T., thence generally southeast approximately 2.33 miles (12,290 feet) to the southernmost point of intersection of Rosenfeld Road and S. University Parks Drive, being also the northwest corner of a called 6.3-acre tract described in a deed to Deborah Huckaby, et al., recorded under Clerk's File No. 2022019689 of the O.P.R.M.C.T., generally located along the east side of University Parks Drive adjacent to Rosenfeld Road and Radle Road and includes a portion of the University Parks Drive ROW,

and located within Waco's Extraterritorial Jurisdiction, which said territory lies adjacent to and adjoins the present boundary limits of the City of Waco, Texas, is hereby added and annexed to the City of Waco, Texas, and said territory described above shall hereafter be included within the boundary limits of the City of Waco, Texas, and the present boundary limits of such city, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Waco, Texas, to-wit:

SEE ATTACHED **EXHIBIT "A"**.

Section 3. That the City Council finds that the tract of land described above and shown in **Exhibit "A"** is best suited for annexation and such property is hereby annexed to the City of Waco with the following Comprehensive Plan land use designations and zoning designations:

The Property consisting of approximately 240.921 total acres shall have the designation of Rural Residential as the Comprehensive Plan land use designation and the designation of R-E Single Family Residence district zoning as defined in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, and in accordance with Sec. 28-249 of said Code.

Section 4. That the City Council determines that the tract of land shown in **Exhibit "A"** herein shall be located in City Council District I.

Section 5. That City of Waco Precinct 43 is hereby established or amended which consists of the above-described territory which is part of McLennan County Precinct 90, and the City of Waco Precinct/District map shall be revised to reflect that change. Any residents of the land shown in **Exhibit "A"** who are qualified voters would vote at any of the City of Waco Vote Centers, subject to any change by the City Council in Vote Centers or polling places.

Section 6. That the above-described territory and the area so annexed shall be a part of the City of Waco, Texas, and the Property so added hereby shall bear its pro rata part of the taxes levied by the City of Waco, Texas, and the inhabitants thereof shall be entitled to all of the rights

and privileges of all the residents and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Waco, Texas.

Section 7. That the Service Plan prepared by the Development Services Department is hereby adopted and attached hereto as **Exhibit "B"**.

Section 8. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such sections or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Waco, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of the area. If there is included within the general description of territory set out in Section 2 of this ordinance to be annexed to the City of Waco, any lands or area which are presently part of and included within the limits of the City of Waco, or which are presently part of and included within the limits of any other city or within the extraterritorial jurisdiction of any other city, or which are not within the City of Waco's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed as fully as if such excluded and excepted area were expressly described herein.

Section 9. That this ordinance has been published and passed in the manner provided in Article I, Section 6, of the Charter of the City of Waco, Texas.

Section 10. That a violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this ordinance shall be as provided for in Sec. 1-14 of the Code of Ordinances of the City of Waco, which shall be a fine of not less than \$1.00 and no more than \$2,000.00, and each day a violation exists shall be a separate offense.

Section 11. That nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 12. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED:

FIRST READING: this 18th day of August 2026.

SECOND READING: this ____ day of ____ 2026.

Jim Holmes, Mayor
City of Waco, Texas

ATTEST:

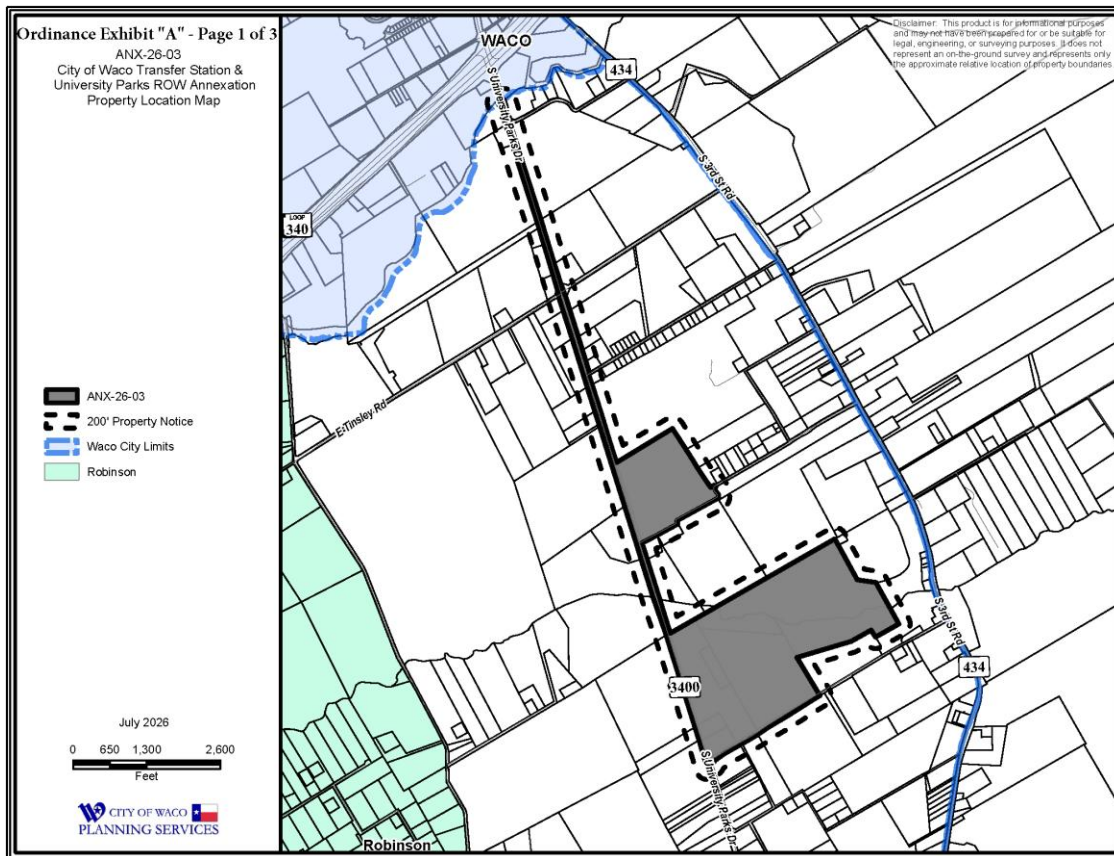
Michelle Hicks, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Kristen L. Hamilton-Karam, City Attorney

APPROVED:

Clint Peters, Director of Development Services



Annexation Area (ANX-26-03)

The annexation area includes approximately 240.921 acres, more or less, and is comprised of eight tracts of land containing 210.061 acres, more or less, together with approximately 4.99 acres of the adjacent prescriptive right-of-way of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and, approximately 2.33 miles (12,290 feet) of the University Parks Drive right-of-way (FM 3400), containing approximately 25.87 acres, more or less:

(1) **Tract 1** described as being a 43.482 acre tract of land located in the Carlos O'Campo Survey, Abstract 32, McLennan County, Texas, and being all of a called 43.472 acre tract described as Tract Two in a deed to the City of Waco, a Municipal Corporation recorded in Volume 1511, Page 299 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), together with all adjacent prescriptive variable width ROW of Radle Road (no formal dedication found), located along the southeast boundary of the herein described tract;

(2) **Tract 2** described as being a 3.970 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 3.81 acre tract described as Tract Four in a deed to Leroy Henderson recorded in Volume 1389, Page 56 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract;

(3) **Tract 3** described as being a 2.913 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being the residue of a called 10.72 acre tract described in a deed to Transit Mix Concrete & Materials Company described as GF #93980043-14 recorded in Volume 1771, Page 475 of the D.R.M.C.T.;

(4) **Tract 4** described as being a 27.440 acre tract of land located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 27.36 acre tract described as Tract B in a deed to Trinity Materials, Inc. recorded in Volume 133, Page 301 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract;

(5) **Tract 5** described as being a 3.443 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being out of a part of that certain 21.62 acre tract of land described as Tract 4A in a deed to David E. McCollum and William R. Pakis, Co-Trustees, dated December 18, 1969, and recorded in Volume 1065, Page 253, of the D.R.M.C.T.;

(6) **Tract 6** described as being a 40.917 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of the residue of a called 55.55 acre tract described as GF #93980043-20 in a deed to Trinity Materials, Inc., recorded in Volume 1771, Page 478 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract;

Ordinance Exhibit "A" - Page 3 of 3

(7) **Tract 7** described as being a 14.616 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being out of and a part of that certain 55.55 acres conveyed to Neelley Sand & Gravel, Inc., a corporation, by deed dated February 24, 1971 and recorded in Volume 1089, Page 218 of the D.R.M.C.T.;

(8) **Tract 8** described as being a 73.29 acre tract of land, more or less, located in the Carlos O'Campo Grant, Abstract 32, McLennan County, Texas, and being all of that called 73.19 acre tract conveyed to Lynn Loewy, Sue Hanson, and Jo Ann Potashnick by a deed dated January 4, 2000, and recorded in Volume 578, Page 780 of the Official Public Records of McLennan County, Texas, also being a part of that called 113.34 acre tract conveyed to Justin Rosenfeld by a deed recorded in Volume 936, Page 257, of said deed records, being a part of that called 68.93 acre tract conveyed to Justin B. Rosenfeld by a deed recorded in Volume 1218, Page 396, of said deed records and being a part of that called 15.67 acre tract conveyed to Justin B. Rosenfeld and wife, Ellen Rosenfeld, by deed recorded in Volume 1401, Page 841, of said deed records; and,

(9) **University Parks Drive (FM 3400) ROW** described as being a right-of-way, of variable width, and containing approximately 25.87 acres of land, being described as S. University Parks Drive (Farm to Market No. 3400), owned by the Texas Department of Transportation (TxDOT), beginning at the present corporate limits of the City of Waco, Texas, also being the east right-of-way line of S. University Parks Drive (F.M. 3400) and the northwest corner of Lot 1, Block 1 of the Trebuchet Addition, recorded under Clerk's File No. 2018013302 of the Official Public Records of McLennan County, Texas ("O.P.R.M.C.T."), thence generally southeast approximately 2.33 miles (12,290 feet) to the southernmost point of intersection of Rosenfeld Road and S. University Parks Drive, being also the northwest corner of a called 6.3-acre tract described in a deed to Deborah Huckaby, et al., recorded under Clerk's File No. 2022019689 of the O.P.R.M.C.T.

Ordinance Exhibit “B”

Annexation Service Plan City of Waco, Texas

Annexation Area

The annexation area includes approximately 240.921 acres, more or less, and is comprised of eight tracts of land containing 210.061 acres, more or less, together with approximately 4.99 acres of the adjacent prescriptive right-of-way of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and, approximately 2.33 miles (12,290 feet) of the University Parks Drive right-of-way (FM 3400), containing approximately 25.87 acres, more or less: (1) Tract 1 described as being a 43.482 acre tract of land located in the Carlos O’Campo Survey, Abstract 32, McLennan County, Texas, and being all of a called 43.472 acre tract described as Tract Two in a deed to the City of Waco, a Municipal Corporation recorded in Volume 1511, Page 299 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), together with all adjacent prescriptive variable width ROW of Radle Road (no formal dedication found), located along the southeast boundary of the herein described tract; (2) Tract 2 described as being a 3.970 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 3.81 acre tract described as Tract Four in a deed to Leroy Henderson recorded in Volume 1389, Page 56 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (3) Tract 3 described as being a 2.913 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being the residue of a called 10.72 acre tract described in a deed to Transit Mix Concrete & Materials Company described as GF #93980043-14 recorded in Volume 1771, Page 475 of the D.R.M.C.T.; (4) Tract 4 described as being a 27.440 acre tract of land located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of a called 27.36 acre tract described as Tract B in a deed to Trinity Materials, Inc. recorded in Volume 133, Page 301 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (5) Tract 5 described as being a 3.443 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being out of a part of that certain 21.62 acre tract of land described as Tract 4A in a deed to David E. McCollum and William R. Pakis, Co-Trustees, dated December 18, 1969, and recorded in Volume 1065, Page 253, of the D.R.M.C.T.; (6) Tract 6 described as being a 40.917 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of the residue of a called 55.55 acre tract described as GF #93980043-20 in a deed to Trinity Materials, Inc., recorded in Volume 1771, Page 478 of the D.R.M.C.T., together with all adjacent prescriptive ROW of Rosenfeld Road (Volume 1321, Page 62), 50 feet wide, located along the southeast boundary of the herein described tract; (7) Tract 7 described as being a 14.616 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being out of and a part of that certain 55.55 acres conveyed to Neelley Sand & Gravel, Inc., a corporation, by deed dated February 24, 1971 and recorded in Volume 1089, Page 218 of the D.R.M.C.T.; (8) Tract 8 described as being a 73.29 acre tract of land, more or less, located in the Carlos O’Campo Grant, Abstract 32, McLennan County, Texas, and being all of that called 73.19 acre tract conveyed to Lynn Loewy, Sue Hanson, and Jo Ann Potashnick by a deed dated January 4, 2000, and recorded in Volume 578, Page 780 of the Official Public Records of McLennan County, Texas, also being a part of that called 113.34 acre tract

conveyed to Justin Rosenfeld by a deed recorded in Volume 936, Page 257, of said deed records, being a part of that called 68.93 acre tract conveyed to Justin B. Rosenfeld by a deed recorded in Volume 1218, Page 396, of said deed records and being a part of that called 15.67 acre tract conveyed to Justin B. Rosenfeld and wife, Ellen Rosenfeld, by deed recorded in Volume 1401, Page 841, of said deed records; and, (9) University Parks Drive (FM 3400) ROW described as being a right-of-way, of variable width, and containing approximately 25.87 acres of land, being described as S. University Parks Drive (Farm to Market No. 3400), owned by the Texas Department of Transportation (TxDOT), beginning at the present corporate limits of the City of Waco, Texas, also being the east right-of-way line of S. University Parks Drive (F.M. 3400) and the northwest corner of Lot 1, Block 1 of the Trebuchet Addition, recorded under Clerk's File No. 2018013302 of the Official Public Records of McLennan County, Texas ("O.P.R.M.C.T."), thence generally southeast approximately 2.33 miles (12,290 feet) to the southernmost point of intersection of Rosenfeld Road and S. University Parks Drive, being also the northwest corner of a called 6.3-acre tract described in a deed to Deborah Huckaby, et al., recorded under Clerk's File No. 2022019689 of the O.P.R.M.C.T.

The annexation area is generally located along the east side of University Parks Drive adjacent to Rosenfeld Road and Radle Road and includes a portion of the University Parks Drive ROW. The proposed Comprehensive Plan land use designation is Rural Residential, and the proposed zoning is R-E (Single Family Residence District).

Introduction

In accordance with state law, the following service plan for the extension of Municipal services to the area to be annexed was developed. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City at the following levels and in accordance with the following prescribed schedule.

Police Protection

Police Services will provide protection and law enforcement services to the annexation area, commencing on the effective date of annexation. The level of service will be at the same level as currently provided in areas of similar land use and population within the City. These services include the following: 1) random patrol of the area, 2) handling of complaints and incidents, 3) traffic enforcement, and, 4) special units, such as criminal investigations, narcotics, crime prevention, neighborhood services, and special weapons and tactics.

Fire Protection and Emergency Medical Services

Fire protection and emergency medical services will be provided, by the City of Waco or its contracted providers, to the annexation area, commencing on the effective date of annexation. The City of Waco will serve the annexation area from current fire stations closest to the area of annexation. Emergency dispatch assignment of Fire Services resources to the annexation area would be the same as currently provided in areas of similar land use and population within the City.

Solid Waste Collection

Solid Waste collection to the annexation area will be provided on the effective date of annexation on the same basis and at the same level as provided throughout the City, in accordance with applicable law.

Water Service

The City of Waco will provide for the maintenance of City-owned public water lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Texas Commission on Environmental Quality ("TCEQ") beginning on the effective date of the annexation. Water service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that water extensions are the responsibility of the developer of property will be applied in this area.

Wastewater Service

The City of Waco will provide for the maintenance of sanitary sewer lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the TCEQ beginning on the effective date of the annexation. Sanitary sewer service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that sanitary sewer extensions are the responsibility of the developer of property will be applied to this area. Maintenance of all parts of the sewer system will begin as those parts are put into service. The sewer system will be maintained with the same frequency and level of effort as comparable parts of the system in other parts of the City.

Capital Improvements

The construction of other capital improvements shall be considered by the city in the future as the needs dictate on the same basis as such capital improvements are considered throughout the city. Developing areas will follow subdivision regulations and water and sewer extension policies.

Street Lights

The City will work in cooperation with Oncor Electric Delivery Company, LLC, to install and maintain streetlights under the same policy as now exists elsewhere in the City. The City will pay the electricity costs of all streetlights in public right-of-way.

Traffic Control

The City will install and maintain traffic signals, traffic signs, street markings and other traffic control devices as needs are established by appropriate studies and standards. These activities will be coordinated with the Texas Department of Transportation ("TxDOT") just as they are within other parts of the city limits.

Maintenance of Existing Roads & Streets

The Street Division of the City of Waco will provide the maintenance of existing roads and streets, drainage and regulatory signs on the effective date of annexation. The same basis and level of services currently provided throughout the City will be adhered to as follows:

1. Emergency maintenance of streets to include repair of hazardous potholes, ice and snow monitoring of major thoroughfares necessary for traffic flow.
2. Routine maintenance of public streets and rights-of-way performed within the City.
3. Street sweeping services will be performed approximately six times per year under current funding for streets with curb and gutter.
4. Installation and maintenance of traffic signs, street markings and other traffic control devices as the need is established by appropriate study and traffic standards.

Private streets, including ingress/egress easements, access easements, common areas, common driveways and anything else which has not been specifically dedicated and accepted as public right-of-way, will not be maintained by the City. Public streets will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized and scheduled based on a variety of factors, including surface condition, transversibility, age, traffic volume, density of dwellings per block, adjacent street conditions and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.

Environmental Services

The Environmental Services Division of Water Utilities will provide services to the proposed annexation area on the effective date of annexation. These services include the administration of the EPA's Industrial Pretreatment Program, administration of the National Pollutant Discharge Elimination System Program (i.e., Storm Water Program), provide assistance to the Treatment of Water and Wastewater Divisions of the Water Utilities Department, and administer On-Site Sewage Facilities Permits as authorized agent for McLennan County (i.e. septic systems). The names of departments and organizations are subject to change.

Maintenance of Parks & Recreational Facilities

The City of Waco will maintain any city park and/or recreation facility that is located within the annexation area on the effective date of annexation on the same basis and at the same level as similar facilities are maintained throughout the City.

Maintenance of Publicly-Owned Facility, Building or Municipal Service

The City Council is aware of the existence of any publicly owned municipal facilities, buildings and other municipal services now located in the annexation area. Upon annexation, the City will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City.

Provision for Other City Services

Other City services that may be provided by the city such as planning, inspection, code enforcement, animal control, library, parks and recreation, municipal court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

Election Voting Services

The annexation area is located within McLennan County, Precinct 90, with all portions located within Waco and Waco Independent School District. McLennan County Voting Precinct 90 has approximately 579 registered voters, with 0 voters in the territory that is being annexed. The City of Waco precinct adjoining this proposed annexation site is Precinct 43, and lies within Waco City Council District I. When this area is annexed, any residents of the annexation area who are qualified voters would vote at any of the City of Waco Vote Centers, subject to any change by the City Council in Vote Centers or polling places. The annexation area will be evaluated during the re-districting process in order to accommodate voters and provide the same level of service as throughout the city.

Uniform Level of Services

The listed elements of this plan shall not require the city to provide a uniform level of full municipal services to each area of the city, including the annexed area, if different characteristics

of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Specific Findings

The City Council finds and determines that this Service Plan will provide full municipal services to the annexation area adequate to serve the annexation area and commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use, and population density, and it will not provide a lower level of service in the annexation area than were in existence at the time immediately preceding the effective date of annexation.