

ORDINANCE NO. O-2013-53

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, PROVIDING FOR THE ANNEXATION OF CERTAIN SPARSELY OCCUPIED AND OWNER-REQUESTED TERRITORY AND REFERRED TO AS ANNEXATION APPLICATION A07-13-002; CONSTITUTING APPROXIMATELY 2.62 ACRES OF LAND AS DESCRIBED BY A METES AND BOUNDS DESCRIPTION, LOCATED ADJACENT TO THE PRESENT NORTHERN BOUNDARY LIMITS OF THE CITY OF TYLER, AMENDING THE TYLER CITY LIMITS MAP; ADJUSTING THE CITY OF TYLER EXTRATERRITORIAL JURISDICTION; ADJUSTING THE BOUNDARY OF THE CITY COUNCIL DISTRICT #4; ESTABLISHING ORIGINAL ZONING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a public hearing was held before the City Council of the City of Tyler, Texas, on the 24th day of July, 2013, in the Council Chambers, City Hall, 212 North Bonner, Tyler, Texas, wherein all interested persons were provided an opportunity to be heard on the proposed annexation of the territory hereinafter described, which date is not more than thirty (30) nor less than five (5) days after the filing of the complete Texas Local Government Code Section 43.028 petition, a copy of which is attached and made a part hereof as Exhibit "C"; and

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

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

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

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

WHEREAS, the hereinafter described territory contains approximately 2.62 acres of land;

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

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

PART 2: That Tyler City Code Chapter 10, "Tyler Unified Development Code", Article IV., "Subdivision Design and Improvements", Division E., "Participation and Escrow Policies", is hereby amended by amending the list of annexations in Section 10-143 to add this Ordinance Number, with no other changes.

PART 3: That the area so annexed shall be part of the City of Tyler, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Tyler, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Tyler, Texas.

PART 4: That upon final passage, the annexed area shall be zoned as 2.62 acres for "M-2", General Commercial District as shown on Exhibit "D", hereinabove mentioned.

PART 5: That the annexed area shall be added to the Northeast District #4, City Council single member district and the official Voting District Map amended accordingly.

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

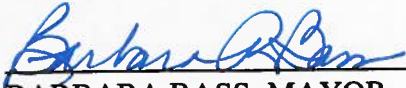
PART 7: That the City Clerk shall send to the State Comptroller by certified mail a map showing new boundaries for sales tax and a certified copy of the ordinance showing the effective date of the boundary changes.

PART 8: That within thirty (30) days of notice of U. S. Justice Department approval of this annexation, the Planning Department, on behalf of the Mayor, shall file a certified copy of this ordinance and a copy or duplicate of the petition with the County Clerk. The Planning Department shall also file annexation information with the Smith County Appraisal District and anyone else who has requested such information.

PART 9: That certified notice of the Annexation shall be sent by the Legal Department to any Emergency Services District that is located within the annexed area.

PART 10: That this ordinance shall be in full force and effect from and after the date of its passage and approval by the City Council.

PASSED AND APPROVED THIS the 24th day of July A. D., 2013.

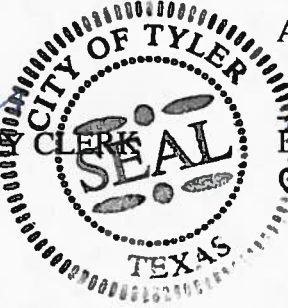


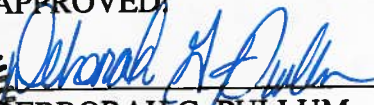
BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK

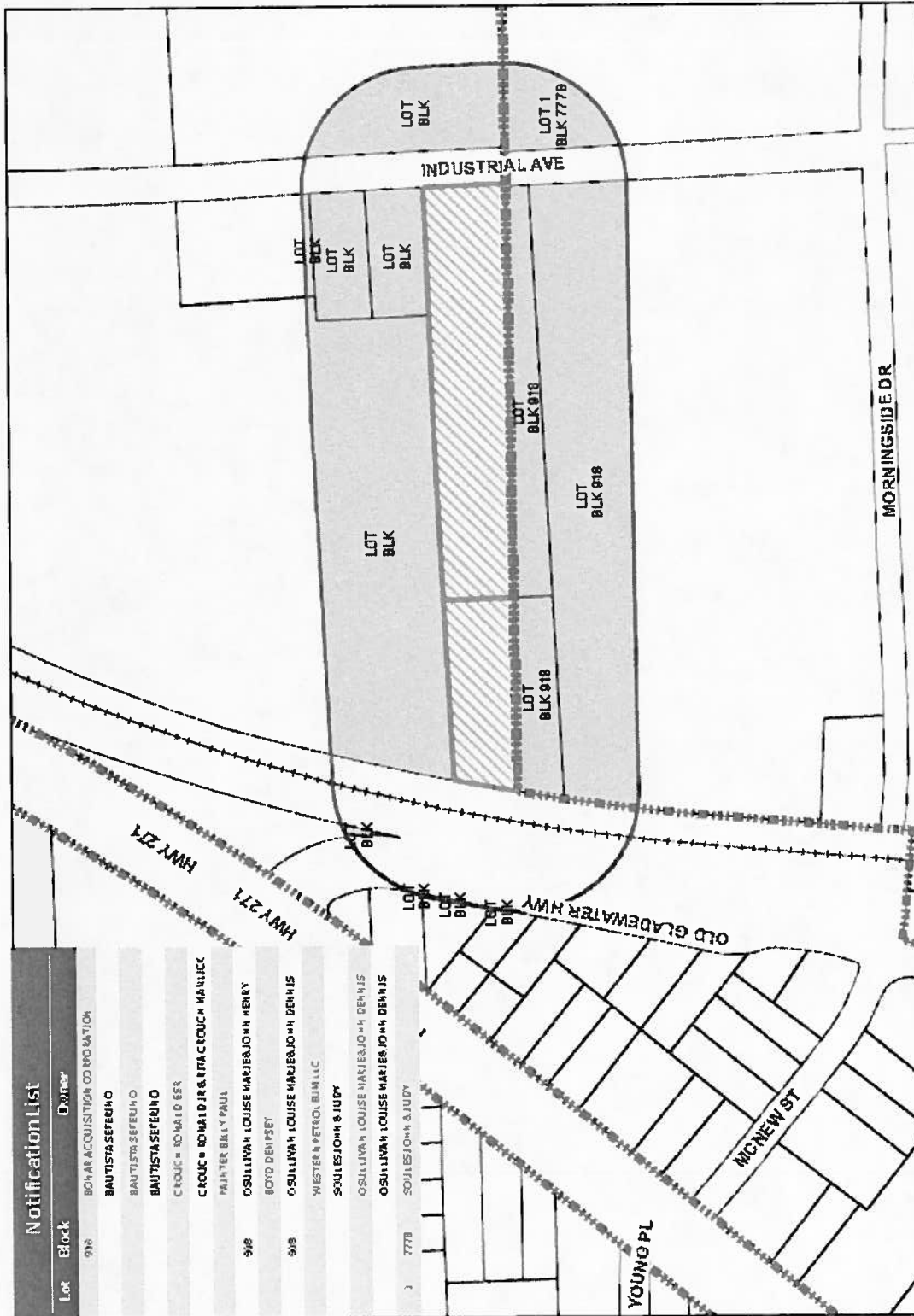


APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

- Exhibit A = map
- Exhibit B = legal description
- Exhibit C = owner petition
- Exhibit D = zoning map

**ORDINANCE NO. 0-2013-53
EXHIBIT "A"
MAP**



Notification List

Lot	Block	Owner
918		BOHAR ACQUISITION CORPORATION
		BAUTISTA SEFERINO
		BAUTISTA SEFERINO
		BAUTISTA SEFERINO
		CRUICK MALDEER
		CRUICK DONALD JR & TRACI DUCK MAHLICK
		PAINTER BILLY PAUL
918		O'SULLIVAN LOUISE MARIE JOHN HENRY
		BOYO DENYSEY
918		O'SULLIVAN LOUISE MARIE JOHN DENNIS
		WESTER PETROL BLM LLC
		SOLLESTON & LUDY
		O'SULLIVAN LOUISE MARIE JOHN DENNIS
		O'SULLIVAN LOUISE MARIE JOHN DENNIS
778		SOLLESTON & LUDY



Scale of Property
Zoning Notification Buffer
City Limits

ANNEXATION CASE
Annexation Case #: A07-13-002
Original Zoning: M-2
Applicant: JOHN O'SULLIVAN

This product is for informational purposes and may not have been prepared by or for submitter for legal purposes. It is not intended to constitute an offer of any financial product or service. It is not intended to be used as a substitute for professional advice. It is not intended to be used as a substitute for professional advice. It is not intended to be used as a substitute for professional advice.



ORDINANCE NO. 0-2013-53
EXHIBIT "B"
LEGAL DESCRIPTION

JOHN COWAN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

TERRY D. COWAN, RPLS
PHILIP W. CORNETT, RPLS

2012 ANTHONY DRIVE — TYLER, TEXAS 75701
TEL 903.581.2238 — FAX 903.581.0600
TXSURVEYS.COM

JOHN COWAN
(1914-1985)
FRANK COWAN
(1944-1984)

FIELD NOTES FOR JOHN O'SULLIVAN
Hugh Wall Survey, Abstract No. 1062
Smith County, Texas

All that certain lot, tract or parcel of land, part of the Hugh Wall Survey, Abstract No. 1062, Smith County, Texas, being all of that certain called 3.022 acre First Tract and 0.978 acre Second Tract described in a deed from Louise Marie O'Sullivan, Trustee of the Estate of William Henry O'Sullivan to Louise Marie O'Sullivan and John Dennis O'Sullivan on December 12, 200, recorded in Volume 7394, Page 673 of the Official Public Records of Smith County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the Southeast corner of the above mention 0.978 acre Second Tract, the Northeast corner of the Bonar Acquisition Corporation 12.154 acre tract described in Volume 5207, Page 233, in the centerline of Industrial Avenue;

THENCE West with the North line of the 12.154 acre tract, the South line of the 0.978 acre tract and the South line of the above mentioned 3.022 acre First Tract, a distance of 978.59 ft. to a 1/2" iron rod (found) for the Southwest corner of same, the Northwest corner of the 12.154 acre tract, in the East right of way line of the St. Louis and Southwestern Railroad;

THENCE North 07 deg. 50 min. 26 sec. East with the East right of way line of St. Louis and Southwestern Railroad, the West line of the 3.022 acre tract, a distance of 185.10 ft. to a 1/2" iron pipe (found) for the Northwest corner of same, the Southwest corner of Dumpsey Boyd Tract 45.554 acre tract described in Volume 2803, Page 814;

THENCE South 89 deg. 57 min. 44 sec. East with the South line of the 45.554 acre tract, the North line of the 3.022 acre tract and 0.978 acre tract, a distance of 954.00 ft. to a 1/2" iron rod (found) for the Northeast corner of same, in the centerline of Industrial Avenue;

THENCE South 00 deg. 12 min. 27 sec. West with the East line of the 0.978 acre tract and the centerline of Industrial Avenue, a distance of 182.74 ft. to the place of beginning, containing 4.061 acres of land.

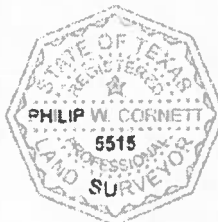
Bearings oriented to the South line of the above mentioned 3.022 acre and 0.978 acre tracts.

Plat accompanies field notes.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 18th day of July, 2013.

PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
13-202 1225/67



JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

TERRY D. COWAN, RPLS
PHILIP W. CORNETT, RPLS

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COMMENCING at a 1/2" iron rod (found) for the Southeast corner of the above mention 0.978 acre Second Tract, the Northeast corner of the Bonar Acquisition Corporation 12.154 acre tract described in Volume 5207, Page 233, in the centerline of Industrial Avenue;

THENCE North 00 deg. 12 min. 27 sec. East with the East line of the 0.978 acre tract and the centerline of Industrial Avenue, a distance of 57.60 ft. to a point for corner and the place of BEGINNING;

THENCE North 89 deg. 11 min. 52 sec. West across the 0.978 acre and 3.022 acre tract, a distance of 969.09 ft. to a point for corner in the West line of same, in the East right of way line of the St. Louis and Southwestern Railroad, being North 07 deg. 50 min. 26 sec. East - 71.84 ft. from a 1/2" iron rod (found) for the Southwest corner of the 3.022 acre tract;

THENCE North 07 deg. 50 min. 26 sec. East with the East right of way line of St. Louis and Southwestern Railroad, the West line of the 3.022 acre tract, a distance of 113.26 ft. to a 1/2" iron pipe (found) for the Northwest corner of same, the Southwest corner of Dempsey Boyd Tract 45.554 acre tract described in Volume 2803, Page 814;

THENCE South 89 deg. 57 min. 44 sec. East with the South line of the 45.554 acre tract, the North line of the 3.022 acre tract and 0.978 acre tract, a distance of 954.00 ft. to a 1/2" iron rod (found) for the Northeast corner of same, in the centerline of Industrial Avenue;


THENCE South 00 deg. 12 min. 27 sec. West with the East line of the 0.978 acre tract and the centerline of Industrial Avenue, a distance of 125.14 ft. to the place of beginning, containing 2.621 acres of land.

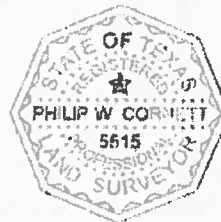
Bearings oriented to the South line of the above mentioned 3.022 acre and 0.978 acre tracts.

Plat accompanies field notes.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 18th day of July, 2013.


PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
12-12-2012 2.621 Acres 1225/67



**PLAT OF SURVEY
FOR JOHN O'SULLIVAN
SHOWING PART OF THE
HUGH WALL SURVEY A-1062
SMITH COUNTY, TEXAS**

TRACT N: 46.564 ACRES
SEMPSEY BOYO
VOLUME 2003, PAGE 214

S 89°37'44"E 854.00'

ACTUAL: 4.061 ACRES

LOUISE MARIE O'SULLIVAN, TRUSTEE OF THE ESTATE OF WILLIAM HENRY O'SULLIVAN
TO LOUISE MARIE O'SULLIVAN AND HENRY O'SULLIVAN
VOLUME 7354, PAGE 673 DECEMBER 12, 2003

S 89°11'52"E 989.09'
RECORD POSITION OF TILER CITY LIMIT PER CITY ORDINANCE JUNE 5, 1979

(1.440 ACRES IN CITY LIMITS)

WEST 978.50'
972.08'

CALL: 12.154 ACRE TRACT 2 BONAR ACQUISITION CORPORATION VOLUME 5207, PAGE 233

H U G H W A L L S U R V E Y A - 1 0 6 2

0.2070 ACRES
CITY OF TILER
VOLUME 5359, PAGE 543

MORNINGSIDE DRIVE

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515

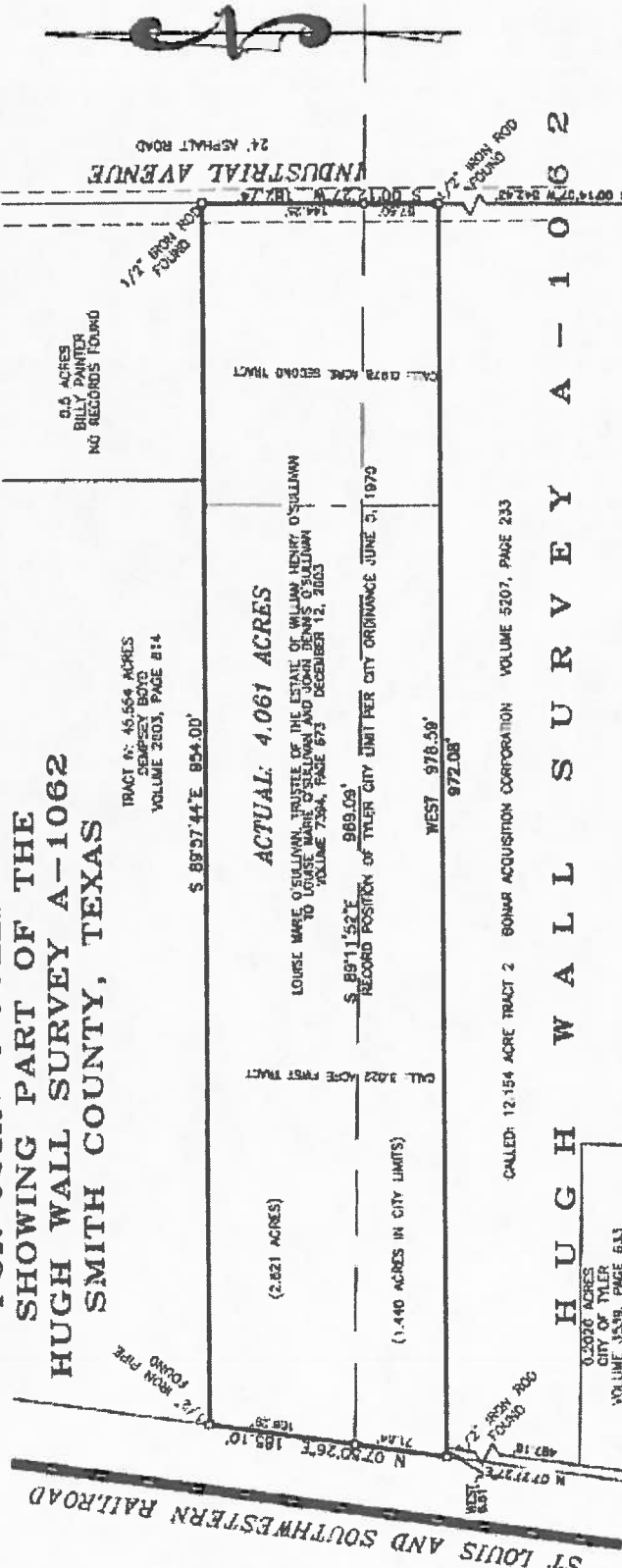
JOHN COWAN & ASSOCIATES, INC.

2013 AIRBORNE DRIVE, TYLER, TEXAS 75701
TELEPHONE: (903) 881-2328 FAX 881-0800

FIELD NOTES ACCOMPANY THIS PLAT.

DRAWN BY:	J. BYAS	CHECKED BY:	R. ALLEN
DATE:	7-18-2013	FIELD BOOK:	1225/87
SCALE:	1" = 100'	JOB NO.:	13-202

BEARINGS ARE ORIENTED TO THE SOUTH LINE OF TRACT 1 AND TRACT 2 AS SHOWN RECORDED IN VOLUME 7354, PAGE 673, DEED RECORDS OF SMITH COUNTY, TEXAS.



**ORDINANCE NO. 0-2013-53
EXHIBIT "C"
OWNER PETITION**

Page 1 of 7



RECEIVED: _____ APPLICATION NO. _____
REFERRAL NO.: _____

**INFORMATION FOR REQUESTING ANNEXATION
FOR SPARSELY OCCUPIED AREA**

ITEMS REQUIRED FOR EACH APPLICATION:

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

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

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

- G. PETITION FOR ORIGINAL ZONING

(NOTE: Filing fee of \$350.00 (City Code Sec. 10-776) must be received with annexation petition)

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

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

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

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



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

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

[Signature]
SIGNATURE
5/13/2013 JULY 15, 2013
DATE

John O'Sullivan
PRINT NAME

[Signature]
SIGNATURE
5-8-2013 JULY 15, 2013
DATE

Michael O'Sullivan
PRINT NAME

(ACKNOWLEDGMENT)

THE STATE OF Texas
COUNTY OF Smith

This petition was acknowledged before me on the 8th day of May, 2013 by John O'Sullivan



[Signature]
Notary Public
State of Texas

(ACKNOWLEDGMENT)

THE STATE OF Texas
COUNTY OF Smith

This petition was acknowledged before me on the 8th day of May, 2013 by Michael O'Sullivan



[Signature]
Notary Public
State of Texas



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

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

1. I (We) propose to use this property for the following purpose(s): *COFFEE STORAGE ROASTING AND PACKING*

2. I (We) am/are requesting this annexation for the following reason(s): *1/4 OF PROPERTY IS INSIDE CITY, ~~WANT~~ WANT ALL THE BUILDING TO BE INSIDE*

3. State present use and condition of property and/or structures:
BUILDING BUILT IN 1986 AND EXPANDED IN 1985. BUILDING AND PROPERTY IN GOOD CONDITION

4. What is the location of the nearest water and sewer lines? Please indicate location on area map. (This information is available at the City Water Utilities Department, 511 West Locust Street)
WATER IN FRONT OF BUILDING, FIRE HYDRANT AT CORNER OF PROPERTY, SEWER IS LOCATED AT THE CORNER OF MORNINGSIDE AND NORTH INDUSTRIAL.

5. Any additional information that you wish to provide concerning your annexation request:

Owner's Telephone Number

903-245-4245

Agent's Telephone Number

SIGNED:

Michael O'Sullivan

OWNER (of property to be annexed)

OR

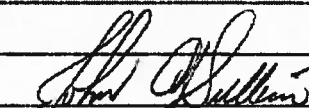
John O'Sullivan
JOHN O'SULLIVAN

AGENT (When applicable - See Form E)



LIST OWNER(S) OF ALL PROPERTY TO BE ANNEXED

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

NAME	MAILING ADDRESS
1. Louise O'Sullivan	300 E. ERWIN #C, TYLER TX 75702
2. Louise O'Sullivan TRUST	300 E. ERWIN #C, TYLER TX 75702
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



LIST OF NAMES OF ALL QUALIFIED VOTERS RESIDING IN THE AREA

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

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

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

SIGNED:

Owner of (of property to be annexed)

John D. Sullivan Sr.

Agent (when applicable - See Form E)



FORM G

PETITION FOR ORIGINAL ZONING OF SPARSELY OCCUPIED AREA TO BE ANNEXED

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

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

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

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

PROPERTY OWNERS' SIGNATURES

Louise O'Sullivan
LOUISE O'SULLIVAN FAMILY TRUST

John O'Sullivan
Agent (When Applicable - See Form E)

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

A07-13-002



FORM A

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

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

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

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

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

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

[Signature] *[Signature]* John O'Sullivan, Michael O'Sullivan
SIGNATURE PRINT NAME

DATE 5/8/2013 July 15 2013
go

(ACKNOWLEDGMENT)

RECEIVED
MAY 28 2013

PLANNING DEPARTMENT

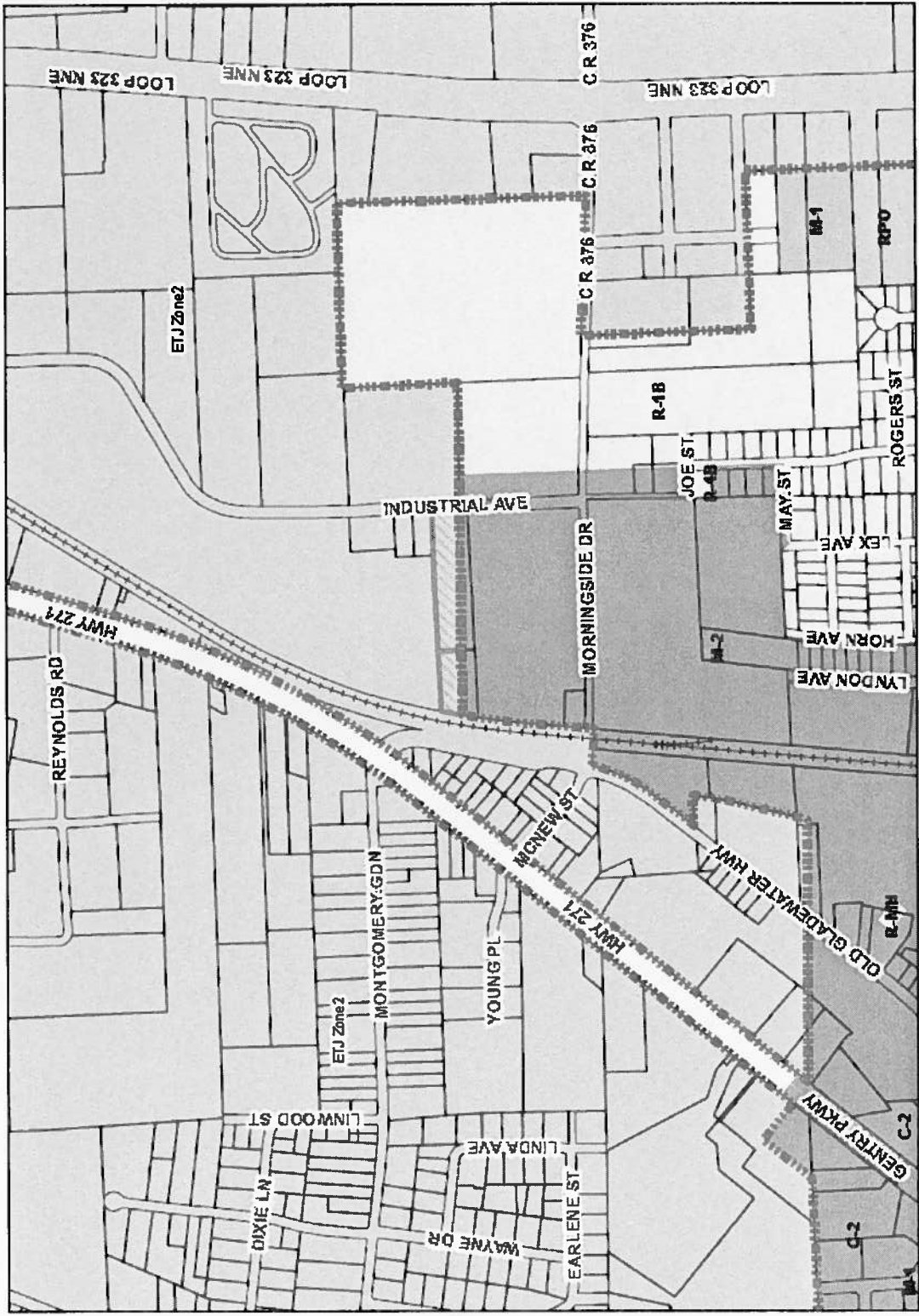
THE STATE OF Texas
COUNTY OF Smyth

This petition was acknowledged before me on the 8th day of May,
2013 by John O'Sullivan and Michael O'Sullivan



[Signature]
Notary Public
State of Texas

**ORDINANCE NO. 0-2013-53
EXHIBIT "D"
ZONING MAP**



Subject Property
 City Limits

ANNEXATION CASE
 Annexation Case # A07-13-002
 Original Zoning: M-2
 Applicant: JOHN O'SULLIVAN

This product is for informational purposes and may not have been prepared for legal purposes. It does not constitute an official survey and represents only the approximate relative location of property boundaries.