

TOWN OF ANGUS, TEXAS

SUBDIVISION REGULATIONS

ORDINANCE NO. 16

AN ORDINANCE PRESCRIBING RULES AND REGULATIONS GOVERNING PLATS, REPLATS, AND SUBDIVISION OF LAND WITHIN THE CORPORATE LIMITS AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF ANGUS; PROVIDING FOR REQUIREMENTS AND REGULATIONS FOR THE PREPARATION OF PRELIMINARY AND FINAL PLATS; PROVIDING STANDARDS FOR VARIOUS IMPROVEMENTS FOR ALL SUBDIVISIONS; ESTABLISHING VARIANCE PROCEDURES; PRESCRIBING PENALTIES FOR VIOLATION; REPEALING CONFLICTING ORDINANCES; AND PROVIDING FOR A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ANGUS, TEXAS:

SECTION 1: INTERPRETATION, PURPOSE, AND ENFORCEMENT

- A. In the interpretation and application of the provisions of this ordinance, it is the intention of the town council that the principles, standards, and requirements provided for herein shall be minimum requirements for the platting and developing of subdivisions in the city and in its extraterritorial jurisdiction; and, where other ordinances of the city are more restrictive in their requirements, such other ordinances shall control.
  
- B. The procedure and standards for the development, layout, and design of subdivisions of land within the corporate limits and within the extraterritorial jurisdiction of the city are authorized by Article 970a and 974a of Revised Civil Statutes of Texas. The extraterritorial jurisdiction of the city is now one-half ( $\frac{1}{2}$ ) mile from the corporate limits. The requirements of this ordinance shall be extended into any and all areas of extraterritorial jurisdiction.

- C. The term "subdivision" shall be interpreted to mean the division of a parcel of land into two (2) or more lots or tracts for the purpose of transfer of ownership; the dedication of streets, alleys, or easements; or for use for building development; provided that a division of land for agricultural purposes into lots or tracts of five (5) acres or more, and not involving a new street or alley shall not be deemed to be a subdivision. The term includes resubdivision and, when appropriate to the context, shall relate either to the process of subdividing or to the land subdivided. The terms "subdivider" and "developer" are synonymous and are used interchangeably and shall include any person, partnership, firm, association, corporation, and/or any officer, agent, employee, servant, and trustee thereof who does or participates in the doing of, any act towards the subdivision of land within the intent, scope, and purview of this ordinance. The term "city" shall mean the Town of Angus, Texas.
- D. All property not subdivided into lots, blocks, and streets within the city shall hereafter be laid out under the direction of the town council, and no other subdivision will be recognized by the city. Prior to the consideration of the plat by the town council, the town secretary will check the plat for compliance with these regulations and in consultation with the town engineer, make recommendations to the town council.
- E. It shall be unlawful for any owner or agent of any owner, to lay out, subdivide, or plat any land into lots, blocks, and streets within the city which has not been laid off, subdivided, and platted according to these regulations.
- F. No officer or employee of the city shall perform or cause to perform, any work upon any street or in any addition or subdivision of the city, unless all requirements of these regulations have been complied with by the owner of said addition or subdivision.
- G. The city hereby defines its policy to be that the city will withhold improvements of any nature whatsoever including the maintenance of streets until the final subdivision plat has been approved by the town council. No improvements shall be begun within the subdivision nor any contracts made until this approval has been given.

- H. No building, plumbing, or electrical permit shall be issued by the city for any structure on a lot in a subdivision for which a final plat has not been approved and filed for record, nor for any structure on a lot within a subdivision in which the standards contained herein have not been complied with in full.
- I. The provisions of this ordinance shall not be construed to prohibit the issuance of permits for any lots upon which a residence building exists and was in existence prior to adoption of these regulations, nor to prohibit the repair, maintenance, or installation of any street or public utility services for, to, or abutting any lot, the last recorded conveyance of which prior to adoption of these regulations was by metes and bounds, and/or any subdivision, or lot therein, recorded or unrecorded, which subdivision was in existence prior to the adoption of these regulations.
- J. Plats or subdivisions which have received preliminary approval by the town council within one (1) year prior to the effective date of these regulations shall be excepted from the requirements of this ordinance; provided that the final plat of such subdivision is approved and filed for record within one hundred eighty (180) days after the effective date of these regulations, or within one (1) year after the approval date of the preliminary plat, whichever is greater.

## SECTION 2: VARIANCES

The town council may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the council shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings hereinbelow required, the council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivisions, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance shall be granted unless the council finds the following:

- A. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land.
- B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- C. The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.
- D. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance. Such finding of the town council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the town council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety, and welfare may be secured and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

### SECTION 3: PRELIMINARY CONFERENCE

Prior to the filing of a preliminary plat, the subdivider shall meet with the town secretary or other official designated by the town council to familiarize himself with the city's development regulations. At the preliminary conference the subdivider may be represented by his land planner, engineer, or surveyor. A representative of the Angus Water Supply Corporation shall be invited to attend the preliminary conference.

SECTION 4: PRELIMINARY PLAT

- A. The subdivider shall cause to be prepared a preliminary plat by a surveyor or engineer in accordance with this section.
- B. The subdivider shall file four (4) copies of the plat with the town secretary at least fourteen (14) days prior to the date at which formal application for the preliminary plat approval is made to the town council.
- C. Such plat shall be accompanied by a filing fee of twenty-five dollars (\$25.00) per plat, plus one dollar (\$1.00) per lot, or two dollars (\$2.00) per acre for commercial or industrial areas not subdivided into lots. No action by the town council shall be valid until the filing fee has been paid. This fee shall not be refunded should the subdivider fail to make formal application for preliminary plat approval or should the plat be disapproved.
- D. Formal application for preliminary plat approval shall be made by the subdivider in writing to the town council at an official meeting, not less than fourteen (14) days after filing the preliminary plat with the town secretary.
- E. Approval of the preliminary plat, if granted, shall be binding for not longer than six (6) months after the date of approval of the preliminary plat unless the final plat has been approved and recorded within the six (6) month period.
- F. The plat shall be drawn to a scale of one hundred feet (100') to one inch (1"), and shall show on it or on accompanying documents, the following:
- (1) The proposed name of the subdivision.
  - (2) North point, scale, and date.
  - (3) The names and addresses of the subdivider and of the engineer or surveyor.

- (4) The tract designation, approximate acreage, and other description according to the real estate records of Navarro County, and designation of the proposed uses of land within the subdivision.
- (5) The boundary line (accurate in scale) of the tract to be subdivided.
- (6) Contours with intervals of five feet (5') or less, referred to sea level datum.
- (7) The names of adjacent subdivisions or the names of record owners of the adjoining parcels of unsubdivided land.
- (8) The location, widths, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, and other important features, such as section lines, political subdivisions, or corporate lines.
- (9) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision. Building setback lines shall also be shown.
- (10) A topography and drainage map of plat. Also incoming drainage rational formula showing frequency concentration time and run off factor and quantity.
- (11) The layout and widths of proposed streets, alleys, and easements, including lot and block identification and street names.
- (12) The location, size, and approximate depth of all existing utilities shall be shown.
- (13) The proposed plan for location and size of utility lines to be constructed in the subdivision.
- (14) The following certificate should be placed on the preliminary plat:

APPROVED FOR PREPARATION OF FINAL PLAT  
SUBJECT TO CONDITIONS ENUMERATED IN  
TOWN COUNCIL MINUTES OF THIS DATE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

G. The conditional approval of the preliminary plat by the town council does not constitute in any manner the acceptance of the subdivision nor the improvements placed therein, but is merely an authorization to proceed with the preparation of the final plat. The action of the town council shall be noted on two (2) copies of the preliminary plat, referenced and attached to any conditions determined. One (1) copy shall be returned to the developer and the other copy retained as a permanent record of the city.

H. No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the town council.

I. Within thirty (30) days after the preliminary plat is formally filed, the council shall conditionally approve or disapprove such plat or conditionally approve it with modifications.

J. A copy of the preliminary plat shall be submitted to the Angus Water Supply Corporation for review and comment prior to approval by the town council.

#### SECTION 5: FINAL PLAT

A. Four (4) copies and one (1) reproducible copy of the final plat shall be submitted by the subdivider only after all changes and alterations shown on the preliminary plat have been made. Final plats shall be filed with the town secretary at least fourteen (14) days prior to the town council meeting at which approval is requested.

B. Such plat shall be accompanied by a filing fee of twenty-five dollars (\$25.00) per plat, plus one dollar (\$1.00) per lot, or two dollars (\$2.00) per acre for commercial or industrial areas not subdivided into lots. No action by the town council shall be valid until the filing fee has been paid. This fee shall not be refunded should the subdivider fail to make formal application for final plat approval or should the plat be disapproved.

C. Formal application for final plat approval shall be made by the subdivider in writing to the town council at an official meeting, not less than fourteen (14) days after filing the final plat with the town secretary.

D. The final plat shall be drawn to a scale of one hundred feet (100') to one inch (1") and shall, in addition to all requirements for the preliminary plat, show on it or be accompanied by the following:

- (1) The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public rights-of-way within the subdivision, intersecting or contiguous with its boundary or forming such boundary, with accurate dimensions, bearing or deflecting angles and radii, area, and central angle, degree of curvature, tangent distance, and length of all curves where appropriate.
- (2) The exact location, dimensions, description and name of all proposed streets, alleys, drainage structures, parks, other public areas, reservations, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision with accurate dimensions, bearing or deflecting angles with radii, area, and central angles, degree of curvature, tangent distance, and length of all curves where appropriate.
- (3) The accurate location, material, and approximate size of all monuments.
- (4) Written approval from the city on plans and specifications for water, sewer, paving, and drainage.
- (5) All deed restrictions that are to be filed with the plat shall be shown on or filed separately with the plat.
- (6) Statement that all taxes have been paid up to current date and for all previous years.
- (7) Two (2) copies of final plat showing a plan and profile of proposed sanitary and storm sewers, with grades and pipe sizes indicated. Plan shall bear the seal and signature of an engineer.
- (8) Two (2) copies of final plat showing a plan of the proposed water distribution system showing pipe sizes and the location of valves and fire hydrants. Plan shall bear the seal and signature of an engineer.



- (9) Two (2) sets of plans and specifications for paving and drainage, which have been prepared by an engineer.
- (10) Owner's acknowledgement of the dedication to public use of all streets, alleys, parks, and other public places shown on such final plat.
- (11) A statement from the town council that the final plat has been approved by such council.
- (12) A certification by the surveyor or engineer, responsible for the preparation of the final plat and supporting data, attesting to its accuracy.
- (13) A waiver of claim for damages against the city occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

E. If desired by the subdivider and approved by the council, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop. However, such portion shall conform to all the requirements of this ordinance.

F. Within thirty (30) days after the final plat is formally filed, the council shall approve or disapprove such plat. If the final plat is disapproved, the council shall inform the subdivider in writing of the reasons at the time such action is taken.

G. After the final plat has been finally approved and the subdivider has constructed all the required improvements and such improvements have been approved, and a maintenance bond filed as hereinafter provided, or after the plat has been finally approved and the subdivider has filed an escrow deposit sufficient to pay for the costs of all improvements as determined by the city in lieu of completing construction, the council shall upon written consent of the subdivider cause the final plat to be recorded with the county clerk of Navarro County.

## SECTION 6: RESUBDIVISION

- A. Property shall not be resubdivided which has been previously platted by a common dedication except with the consent of all directly affected property owners.
- B. The replat of the subdivision shall meet all the requirements for a new subdivision that may be pertinent, as provided herein. It shall show the existing property being resubdivided. No preliminary plat will be required on replats.
- C. The consent of all utility companies that provide service to the area being resubdivided must be obtained.

## SECTION 7: MAINTENANCE BOND

Upon completion of all improvements in accordance with city specifications and standards, and their acceptance by the city, the developer or his contractor shall furnish the city with a maintenance bond executed by a corporate surety holding a permit from the State of Texas to act as surety or other surety acceptable to the city. The amount shall equal ten percent (10%) of the contract cost of all improvements and shall be in effect one (1) year from date of completion and acceptance by the city.

## SECTION 8: UNAVAILABILITY OF PUBLIC WATER AND/OR SEWAGE UTILITIES

If a proposed subdivision is located beyond the drainage area of an approved sewage collection system or beyond the area of an approved water distribution system the subdivider shall be required to furnish, with his preliminary plat, satisfactory evidence, including (but without limitation) the results of soil tests and borings, and statements from local and state health authorities, water engineers, and other proper officials, that water satisfactory for

human consumption may be obtained from surface or sub-surface water sources on the land and that soil conditions are such that satisfactory sewage disposal can be provided by the use of approved septic tanks or developer installed sewage treatment systems. Construction of private utilities shall be in accordance with Texas Department of Health Standards.

## SECTION 9: STANDARDS AND SPECIFICATIONS

### A. GENERAL

- (1) Each lot shall front upon a public street.
- (2) Survey monuments shall be placed at all corners of boundary lines of a subdivision.
- (3) The city shall specify any areas required for the allocation of parks and other public spaces that are essential to the proper development of the area.
- (4) All services for utilities shall be made available for each lot in such a manner that it will not be necessary to disturb the curb, gutter, street pavement, or drainage structures when connections are made.
- (5) The developer shall furnish the city with one (1) set of "as built" plans for all paving, drainage structures, water mains, and sewer mains within sixty (60) days after completion of construction.
- (6) Block lengths and widths shall be provided at such intervals as to best serve traffic adequately and to meet existing streets, or to comply with customary subdivision practices.
- (7) All utility lines that pass under a street or alley shall be installed before the street or alley is paved.

### B. STREETS

- (1) Collector streets shall have a right-of-way width of sixty feet (60') and a paving width of thirty-seven feet (37'). Minor streets shall have a right-of-way width of fifty feet (50') and a paving width of

twenty-seven feet (27'). Paving width is determined from back of curb to back of curb.

- (2) Existing streets in adjoining areas shall be continued, and shall be at least as wide as such existing streets and in alignment therewith.
- (3) Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.
- (4) Street jogs with center line offsets of less than one hundred twenty-five feet (125') shall be avoided.
- (5) Half streets shall be prohibited.
- (6) Street intersections shall be as nearly at right angles as practicable.
- (7) Dead end streets shall be prohibited except as short stubs to permit future expansion.
- (8) Cul-de-sacs shall not exceed four hundred feet (400') in length, and shall have a minimum right-of-way radius of fifty feet (50').
- (9) Curbs shall be installed by the subdivider on both sides of all interior streets and on the subdivision side of all streets forming part of the boundary of the subdivision.
- (10) Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used.
- (11) Street lights shall be installed by the subdivider at all street intersections and at all adjacent intersections.
- (12) Street name signs shall be installed by the city at the developer's expense at all intersections within or abutting the subdivision.
- (13) All street improvements shall be in accordance with the standard specifications and construction details of the city.
- (14) All street improvements will be accomplished at the expense of and by the developer.

C. ALLEYS

Alleys shall have a minimum width of fifteen feet (15'). The whole alley shall be paved. Alleys shall be constructed in accordance with standard specifications and construction details of the city.

D. UTILITY EASEMENTS

Easements at least ten feet (10') wide, five feet (5') on each side of the rear lot lines or side lines, shall be provided wherever necessary for utilities.

E. SIDEWALKS

Sidewalks, when required, shall be concrete and have a width of not less than four feet (4') and thickness of not less than four inches (4"). Sidewalks shall be constructed one foot (1') from the property line within the street right-of-way.

F. PARKING AREA

Adequate off-street paved parking areas shall be provided for lots set aside or planned for business uses.

G. LOT MARKERS

Lot markers shall be one-half inch ( $\frac{1}{2}$ ") reinforcing bar, eighteen inches (18") long, or approved equal, and shall be placed at all lot corners flush with the ground, or countersunk if necessary, in order to avoid being disturbed.

H. DRAINAGE INSTALLATIONS

(1) An adequate storm sewer system consisting of inlets, pipes, and other underground and aboveground drainage structures with approved outlets shall be constructed where the run off of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. The subdivider shall submit data and plans for drainage facilities as directed by the city and under policies for storm drainage installation for the city.

- (2) Underground storm drains shall be designed to accommodate a five (5) year frequency storm with adequate overload relief for a twenty-five (25) year storm. Design of all bridges, culverts, and open channels are to be based on a twenty-five (25) year frequency.

#### I. WATER SYSTEM

- (1) Water system extensions shall be designed to provide for a domestic supply of at least two hundred fifty (250) gallons per capita per day, delivered at a minimum pressure of forty-two (42) pounds per square inch.
- (2) All mains installed within a subdivision must extend to the borders of the subdivision, as required for future extensions of the system, regardless of whether or not such extensions are required for service within the subdivisions.
- (3) Fire hydrants shall be provided at locations such that all areas of development are located within a five hundred foot (500') radius from a fire hydrant and served by a six inch (6") or larger main.
- (4) No more than thirty (30) three-fourths inch (3/4") service connections shall be served from any four inch (4") main.
- (5) Two inch (2") mains shall only be permitted in dead end locations not subject to future extensions and shall serve no more than six (6) three-fourths inch (3/4") service connections.
- (6) All water system extensions shall be financed in accordance with the policies of the Angus Water Supply Corporation, but shall be constructed in accordance with the regulations and standards contained in this ordinance.
- (7) All water system installations shall be constructed according to city design standards.

#### J. SEWER SYSTEM

- (1) No sewer lateral shall be smaller than six inches (6") in diameter. All sewers shall be designed with hydraulic slopes sufficient to give mean velocities when flowing full or half full of not less than two

feet (2') per second, nor more than five feet (5') per second. Manholes shall be constructed at all changes in grade, alignment or size of sewer, and at all intersections of other sewers, except service sewers.

(2) All sewer mains installed within a subdivision must extend to the borders of the subdivision, as required for future extensions of the collection system, regardless of whether or not such extensions are required for service within the subdivision.

(3) All sewer system installations shall be constructed according to city design standards.

(4) All sewer improvements shall be accomplished at the expense of the developer.

SECTION 10: LIABILITY OF TOWN UNDER ORDINANCE

Neither the town nor any authorized agent acting under the terms of this ordinance shall be liable or have any liability by reason of orders issued or work done in compliance with the terms of this ordinance.

SECTION 11: CONFLICTING ORDINANCES

Whenever the standards and specifications in this ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

SECTION 12: PENALTY

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and, upon conviction, shall be subject to a fine of not more than one hundred dollars (\$100.00). Provided, however, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the state. Each transgression in violation of any of the provisions hereof shall be deemed a separate offense. Prosecution or conviction under this provision shall never be a bar to any other remedy or relief for violations of this ordinance.

SECTION 13: SEVERABILITY

It is hereby declared to be the intention of the town council that the sections, paragraphs, sentences, clauses, and phrases are separable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the town council without the incorporation in this ordinance of unconstitutional or invalid phrases, clauses, sentences, paragraphs, or sections.

SECTION 14: EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as the law in such cases provides.

PASSED AND APPROVED this 5 day of April, 1982.

Tom Keating  
MAYOR

ATTEST:

Betty McCain  
TOWN SECRETARY

APPROVED AS TO FORM:

Jimmy Morris  
TOWN ATTORNEY



STATE OF TEXAS  
COUNTY OF NAVARRO  
TOWN OF ANGUS

I, Betty Mc.Cain, Secretary of the Town Of Angus, Navarro County, Texas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 16 passed and approved on the 5 day of April, 1982, at a Angus City Commission Meeting Held on the 5 day of April, 1982.

WITNESS MY HAND AND SEAL OF SAID TOWN, this the 5 day of April, 1982.

Betty Mc Cain  
Betty Mc. Cain, Town Secretary  
Town Of Angus

# The Sun

The Corsicana Daily Sun and Sunday Sun ☐ P.O. Box 622 ☐ 214-872-3931 ☐ Corsicana, Tx. 75110

THE STATE OF TEXAS     §  
COUNTY OF NAVARRO     §

BEFORE ME, the undersigned authority, on this day personally appeared WILSON GRIFFIN, who being duly sworn, says he is the General Manager of the Corsicana Sun, Inc., publisher of the Corsicana Daily Sun, a daily newspaper published at Corsicana in said county and state and that the notice, a copy of which is hereto attached, was published in said newspaper on the following date(s): JULY 8, 1982.

ORDINANCE #24 & ORD. #16-22

Wilson Griffin

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6 day of  
AUGUST, 1982.

Linda E. Herring  
Notary Public in and for  
Navarro County, Texas.

Ply. Arrow Hatchback, auto., air, am/fm ps, 4 new tires, just overhauled. with 600-mi. \$600. & make up payments. 599-4981  
 1973 Cadillac Sedan DeVille with all options. Good condition. Call 874-7857 or 874-5446.

# Legal Notices

## NOTICE

The following ordinance was adopted after a public hearing on the 5th day of April by the council of the Town of Angus and are available for public inspection in the City Secretary's Office at the Angus City Hall.

**ORDINANCE NO. 16**  
 AN ORDINANCE PERSCRIBING RULES AND REGULATIONS GOVERNING PLATS, REPLATS, AND SUBDIVISIONS OF LAND WITHIN THE CORPORATE LIMITS AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF ANGUS; PROVIDING FOR REQUIREMENTS AND REGULATIONS FOR THE PREPARATION OF PRELIMINARY AND FINAL PLATS; PROVIDING STANDARDS FOR VARIOUS IMPROVEMENTS FOR ALL SUBDIVISIONS; ESTABLISHING VARIANCE PROCEDURES; PRESCRIBING PENALTIES FOR VIOLATION; REPEALING CONFLICTING ORDINANCES; AND PROVIDING FOR A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

**NOTICE**  
 The following ordinances were passed and approved on the 5th day of April 1982 by the council of the Town of Angus and are available for public inspection in the City Secretary's Office at the Angus City Hall.

**ORDINANCE NO. 17**  
 An ordinance providing for procedures for making claims for damages against the Town of Angus.

**ORDINANCE NO. 18**  
 An ordinance providing for adoption of the standard building code, and providing for a penalty of not to exceed one

hundred dollars (\$100.00) for violation.

**ORDINANCE NO. 19**  
 AN ORDINANCE PROVIDING FOR ADOPTION OF THE NATIONAL ELECTRICAL CODE AND PROVIDING FOR ITS ADMINISTRATION AND ENFORCEMENT, AND PROVIDING FOR A PENALTY OR NOT TO EXCEED ONE HUNDRED DOLLARS (\$100.00) FOR VIOLATION.

**ORDINANCE NO. 20**  
 An ordinance providing for adoption of the standard plumbing code, and providing for a penalty of not to exceed one hundred dollars (\$100.00) for violation.

**ORDINANCE NO. 21**  
 An ordinance requiring the permitting of any old or used houses, buildings, structures, or portions thereof which are to be moved from or into or relocated within the corporate limits of the Town of Angus, and providing for a penalty of not to exceed one hundred dollars (\$100.00) for violation.

**ORDINANCE NO. 22**  
 An ordinance to protect the public health and promote the public welfare of the Town of Angus, Texas, by defining dilapidated and substandard buildings, structures, and premises; providing for the vacation, repair, or demolition of such substandard buildings, structures, and premises; providing for a severability clause; repealing all ordinances of parts of ordinances in conflict herewith; providing for publication of this ordinance; providing for an effective date and providing for a penalty for violation not to exceed one hundred dollars (\$100.00).

Town of Angus  
 Mayor  
 Tom Keating

## NOTICE

The following ordinance was passed and approved on the 3rd day of May 1982 by the council of the Town of Angus, and is available for public inspection in the City Secretary's Office at the Angus City Hall.

**ORDINANCE NO. 24**  
 An ordinance of the Town of Angus, Texas, adopting and enacting a new code of ordinances; establishing the same; providing for the repeal of certain ordinances not included; providing exceptions; providing for the effective date of such code; providing for code designation, catchlines of sections, definitions and rules of construction, amendments or additions, severability; provision for misdemeanors under state law; establishing a fiscal year; designation of official newspaper and depository; providing for form of government, Town council rules of procedure; membership in north central Texas council of governments; establishing procedures for elections and adoption of annual budget; providing for an annual audit; membership in Texas Municipal League; provision for sales tax

and emergency management; providing for animal control regulations, building setback lines, off-street parking requirements, and requirements for street excavations; providing for permitting of oil and gas well drilling operations; creation of the fire department, fire marshal, and city health officer; provision for mosquito control, littering, offensive odors, junk, weeds and grass, noise, garbage and refuse regulations, municipal court, establishing position of Town Secretary, and Town Marshall; adoption of the uniform act and state motor vehicle laws, provision for traffic control devices, junked vehicles, speed limits, and private water wells, and providing for a penalty not to exceed one hundred dollars (\$100.00) for violation.

Town of Angus  
 Mayor  
 Tom Keating

The smart buyers  
 shop the  
 Want Ads first.

# PRESENTING

## TRUCK SALE

1982

Stk. No. 1841

\$5948<sup>00</sup>

## THE RELIABLE ONE 12 MONTH/18,000 MILES USED CAR COVERAGE

Good Anywhere in the United States and Canada. Covers Parts & Labor.  
 (Subject to \$50 Deductible)

Over 75% of all used cars we sell are covered under this "vehicle service contract!"

## USED CARS

'78 Ford LTD 4 dr., auto., air, am/fm ps, Our loss is your gain. Was \$3988.  
 Will take \$3288

'79 Chevy Camaro, maroon color, air, auto., am/fm 8 track, cruise, raised white letter tires. This is a low mileage 1 owner trade in. \$5488

'76 Lincoln Mark IV, auto., cruise, am/fm 8 track, pw, pl, was \$3988. Priced to sell quickly \$3050

## Good Work Cars Priced For Quick Sale

'72 VW 411, 4 dr. sedan, auto., air, am/fm radio \$1588

'77 VW Rabbit, am radio, auto., fuel injector \$2988

'77 Celica 2 dr. coupe, 5 spd., am/fm stereo, air, rear deck rack, custom stripes. \$2988

'74 Celica hard top Cpe. auto., air, stereo \$2288

'79 Chevy Caprice Classic 4 dr. auto., air, am/fm stereo 8 track. Was \$4988. Price to sell \$4588

'75 Chevy Caprice Classic convertible, auto., new top, am/fm stereo, pw, ps, 350 V8, 2 bbl. A rarity. We don't know what it's worth, make an offer.

'77 Chrysler Cordoba, auto., air, ps, a beautiful 1 owner new car trade in. Will sacrifice this week \$2888

'78 Ford LTD II auto., air, ps, vinyl top. Was \$3688. Reduced to sell \$2888

'78 Buick Opal 4 spd., fm radio. Priced below NAEA loan value. \$1788

'80 Dodge D50 PU, air, 4 spd., am/fm with CB, heavy duty bumper. Was \$5988. \$5288

'79 Datsun, lwb Pickup, air, 4 spd., am/fm radio, rear bumper. Was \$4488, now \$3888

We have 15 domestic Pickups  
 Price from \$1500 up.



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SUMMER SALE.  
 2 man bassboats.

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1981 Champion bass boat, / 82 Suzuki 115 hp motor, depth finder, trolling motor, stand up seat, \$7,500. 214-389-2203.

If it is worth selling, Want Ads will sell it.

## 53 Trailers and Campers

1978 motor home. Fully self contained. Sleeps 6. New 4000 watt gen. Perfect condition. 28,000 miles. 12 MPG. \$13,900. 1900 W. 4th Ave. 872-1122.

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