

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Childress Texas has received a landowner request under Texas Local Government Code Chapter 43, Subchapter C-3, to annex a 7.07-acre tract of land located in W&NW ABST 1480 Sec 615 block h

A full metes and bounds description of said 7.07-acre tract of land is available on the City's website at <https://www.cityofchildress.gov/>. You may also call the City Secretary at 940-937-3683 to request a copy.

A public hearing will be held by and before the City Council of the City of Childress Texas on October 26th, 2026, at 6:00 PM at the Fair Park Auditorium, 100 Fair Park Dr., Childress, Texas 79201. All persons interested in the above proposed annexation shall have the right to appear and be heard. If you cannot attend, you may submit comments in writing prior to the public hearing to the following: City Secretary, City of Childress, PO Box 1087, Childress, Texas 79201.



September 8, 2026

City of Childress

Kevin Hodges, City Manager
315 Commerce Street
Childress TX 79201

RE: City of Childress Annexation Request – AEP Texas (formerly West Texas Utilities)

To Mr. Hodges and City Council Members,

Please accept this letter as a formal request from AEP Texas to annex the property located at 877 County Road 12 into the City of Childress. Please find included with this request the legal property description and survey.

Thank you in advance for your consideration of this request and please do not hesitate to contact me if further information is needed.

Thank you,

HEATHER CANTU
WORKPLACE SVCS SUPV
FHCANTU@AEP.COM
D:325.674.7343
C:325.280.8224
701 N 4TH STREET
ABILENE, TX 79601





17215 Jones Maltsberger Road
Suite 101
San Antonio, TX 78247
210-888-6100
www.TTLUSA.com

Metes & Bounds Description

Being 7.07 acres, situated in Section 612, Abstract 1480 and 1488 Block H of the Waco & Northwestern Railway Company Surveys in Childress County, Texas and being part of a called 11.2 acre tract described in deed to Walter I. Lambert, Jr. and Nelda J. Lambert as Tract No. 2, recorded in Volume 447 Page 334 Official Public Records of Childress County Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch IRON ROD SET (N 3436372.49, 1040226.28 E) for the Northeast corner of the said 11.2 acre tract, also being the Southeast corner of a 7.7 acre tract described as Second Tract to Ray Denzil recorded in Volume 232 Page 323 in the Deed Records of Childress County, Texas (D.R.C.C.T., from which a 1/2 Inch Iron Rod Found for the Northeast corner of said section 612 and the Northwest corner of Section 595 Abstract A-287), bears with the common line of said Section 612 and said Section 595, North 1 degree 9 Minutes 39 Seconds East a distance of 1168.79 feet;

THENCE continuing with the Easterly line of said Section 612 and the Westerly line of said Section 595, inside of the apparent Right of Way of County Road 12 (called 60 foot width, No record information provided or found), also being the East boundary line of the said 11.2 Acre Tract, South 01 degree 09 Minutes 39 Seconds West a distance of 263.93 feet to a 1/2 Inch Iron Rod Set for the Northeast corner of a 0.382 acre tract described to West Texas Utilities Company recorded in Volume 359 Page 299 of the O.P.R.C.C.T.;

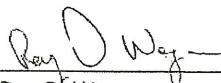
THENCE with the North line of said 0.328 acre tract, North 88 degrees 45 Minutes 16 Seconds West a distance of 235.07 feet to a 1/2 Inch Iron Rod set for the Northwest corner of said 0.382 acre tract;

THENCE with the West line of said 0.382 acre tract South 01 degree 09 Minutes 39 Seconds West a distance of 75.639 feet to a 1/2 Inch Iron Rod Set for the Southwest corner of said 0.328 acre tract, also being the Northwest corner of a 1.18 acre Tract described to West Texas Utilities company recorded in Volume 201 Page 167 in D.R.C.C.T., also being in the North line of a 15.45 acre tract described to P.F. Smothermon recorded in Volume 43 Page 512 of D.R.C.C.T., and also being the Southerly line of the said 11.2 acre tract;

THENCE with the North line of said 15.45 acre tract and the South line of said 11.2 acre tract North 88 Degrees 41 Minutes 16 Seconds West a distance of 834.87 feet to a 1/2 Inch Iron Rod Set in the Easterly Right of Way line of U.S. Highway 83, as defined in Project CSR 32-I-29 Childress County US 62/83 Construction CSJ 0032-01-029 ROW CSJ 00.2-01-030-1-70 from Cottle County Line, North to FM 164 (100 foot width), also being the Northwest corner of said 15.45 acre tract;

THENCE with the said easterly R.O.W. line of U.S. Highway 83, North 11 Degrees 31 Minutes 54 Seconds East a distance of 317.94 feet to a 1/2 Inch Iron Rod Set for the Southwest corner of the said 7.7 acre tract;

THENCE with the South line of said 7.7 acre tract and the North line of said 11.2 acre tract South 88 Degrees 41 Minutes 16 seconds East, pass a 1/2 Inch Iron Rod Found at 989.76 feet, and continuing for a total distance of 1012.70 feet to the Point of Beginning, containing 7.07 acres. This project is referenced for the Texas Coordinate System North American Datum of 1983 (NAD83-2011 adjustment), North Zone. The coordinates cited herein are Grid and may be adjusted to surface by applying a Surface Adjustment Factor of 1.00003. Field Work was completed on January 10, 2023.


Ray D. Weger
Registered Professional Land Surveyor
State of Texas No. 4711



AEP Public - No Risk - 2023000185 - 03/14/2023 - West Childress Sub Exp - Lambert Living Trust - Deed (recorded), not



CHILDRESS COUNTY
APPRAISAL DISTRICT

Parcel ID 3884

Property Detail

Tax Summary

Property ID **3884** For Year **2026**

Print

Notice Of Appraisal

TNT Link

File a Protest

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ACCOUNT



Parcel ID	3884
Legal Description	W&NW ABST 1480 SEC 612 BLK H
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	11100-04619-00000-000000
Description	Real Estate
Agent	26001 - HEIDI M HINTON
Category Code	D1 - OPEN SPACE LAND
Total Acres	6.0000
Larger Tract	865.0000

OWNER



Owner ID	R50012
Name	AEP TEXAS INC
Care of	



CHILDRESS COUNTY
APPRAISAL DISTRICT

Exemptions

Show Map 

LOCATION



Location

877 CO RD 12

Neighborhood

Map ID

VALUES

Values shown are 2026 Last Sequence



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	9,692
Land Market Value	9,692



CHILDRESS COUNTY
APPRAISAL DISTRICT

Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	370

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value
1	DLCP	Dryland cropland	5.0000	0.00	0.00	0.00	8,140
2	DLCP	Dryland cropland	1.0000	0.00	0.00	0.00	1,552

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
02	COUNTY	0.4381990	9,692	370
02IS	COUNTY I&S	0.0618010	9,692	370



CHILDRESS COUNTY
APPRAISAL DISTRICT

40	Clarendon College	0.000000	3,032	370
50	Gateway Crnd Water	0.0100000	9,692	370

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2026	0	9,692	370	0	9,692	9,322
2025	0	8,811	810	0	8,811	8,001
2024	0	8,211	705	0	8,211	7,506
2023	0	7,140	1,192	0	7,140	5,948
2022	0	5,650	1,291	0	5,650	4,359

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-14-2023	WD	WARRANTY DEED	LAMBERT LIVING TRUST	AEP TEXAS INC	...	...	2023000185

DISCLAIMER : Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Contact Us

1710 Avenue F NW Childress, Texas 79201
(940)937-6062
childresscad@childresstx.us

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