

CITY OF LIBERTY HILL

Core Spaces Annexation

ORDINANCE NO. 22-O-10.12-02

AN ORDINANCE OF THE CITY OF LIBERTY HILL, TEXAS TO VOLUNTARILY ANNEX INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF LIBERTY HILL, TEXAS BEING APPROXIMATELY 81.520 ACRES OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 3, A PORTION OF LOTS 11 AND 12, AND LOTS 13-15, TWENTY-NINE RANCH, A SUBDIVISION OF RECORD IN CABINET K, SLIDE 115, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND LOTS 5A AND 5B, POLDRACK ESTATES, A SUBDIVISION OF RECORD IN CABINET R, SLIDE 106, OF SAID PLAT RECORDS; AND IDENTIFIED AS ASSESSOR'S PARCELS R331211, R387456, R387454, R331223, R331222, R442396, R331221, R472830, R331220, R331219, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CITY LIMITS OF THE CITY OF LIBERTY HILL IN THE CITY'S ETJ IN WILLIAMSON COUNTY, INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING

WHEREAS, the City of Liberty Hill, Texas (City) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the City of Liberty Hill, Texas is authorized by State law to annex territory lying adjacent and contiguous to the incorporated municipal boundary (i.e., City Limits) of said City of Liberty Hill, Texas by Voluntary Annexation; and

WHEREAS, on May 25, 2022, the owners of certain land submitted a request for an Annexation and Development Agreement; and

WHEREAS, the area identified in Exhibit "A," is approximately 81.520 acres of land in the extraterritorial jurisdiction (ETJ) of the City that is adjacent and contiguous to the City Limits (Area); and

WHEREAS, the City Council of the City of Liberty Hill ("City Council") has conducted a public hearing on this, the 12th day of October 2022, regarding annexation of the Area, and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City has prepared a Municipal Service Plan for the area to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for municipal

services to such area, which service plan was made available to the public and is attached hereto as Exhibit "B"; and

WHEREAS, the City Council deems it to be in the best interest of the citizens of the City to annex said territory into the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF LIBERTY HILL, TEXAS:**

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Liberty Hill, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. ANNEXATION OF TERRITORY

- A. The properties in the area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., City Limits) of the City of Liberty Hill, and is made an integral part, hereof.
- B. The official map and boundaries of the City of Liberty Hill are hereby amended and revises so as to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation.
- C. A Municipal Service Plan has been prepared in accordance with applicable provisions of state law pertaining to annexation is attached hereto as Exhibit "B" and map of the serviceplan area attached as Attachment "A" and incorporated herein for all intents and purposes.
- D. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City of Liberty Hill and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

3. EFFECTIVE DATE

The closing on the sale of the property between Core Spaces and the current owners of the property is a condition precedent to the adoption and effectiveness of this annexation ordinance. The closing is scheduled for October 20, 2022. In the event that the sale is not finalized by October 20, 2022, this annexation ordinance shall never take effect and shall be null and void. Provided that the sale is finalized, this annexation ordinance shall become effective on October 20, 2022.

4. FILING

- A. The City Secretary is hereby instructed to include this Ordinance in the records of the City.
- B. The City Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C. The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk.

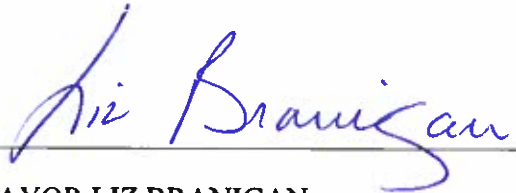
5. SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Liberty Hill that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE & MEETING

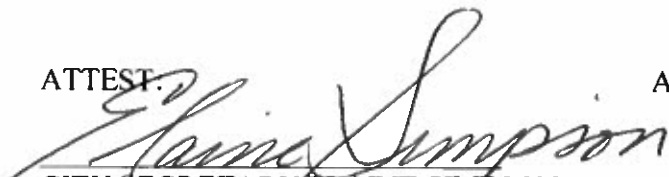
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this 12th day of October 2022 by the City Council on a vote of 4 AYES; 0 NAYS; 0 ABSTENTIONS.



 MAYOR LIZ BRANIGAN

ATTEST:



 CITY SECRETARY ELAINE SIMPSON

APPROVED AS TO FORM:

 CITY ATTORNEY MARINELLA JOSEPH

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

ABRAM DASHNER, RPLS, LLC
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
TBPLS FIRM NO. 10194420
abe@rpls5901.com 512-244-3395

81.520 ACRES
NOAH SMITHWICK SURVEY, ABS. 590
LIBERTY HILL, TX

FILE NO. 2022.100
PROJECT: 134-05(EX1)
DATE: 05/25/2022

DESCRIPTION

81.520 ACRES OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 3, A PORTION OF LOTS 11 AND 12, AND LOTS 13-15, TWENTY-NINE RANCH, A SUBDIVISION OF RECORD IN CABINET K, SLIDE 115, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND LOTS 5A AND 5B, POLDRACK ESTATES, A SUBDIVISION OF RECORD IN CABINET R, SLIDE 106, OF SAID PLAT RECORDS, SAID 81.520 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of CR 266 (r.o.w. varies), being the north west corner of the remainder of that certain 316 acre tract conveyed to Edwin Rosenbusch, by Deed of record in Volume 427, Page 535, of the Deed Records of Williamson County, Texas, for the southwesterly corner of said Lot 15 and hereof;

THENCE, along said east right-of-way line the following four (4) courses and distances:

1. N14°47'07"W, along the west line of said Lot 15, a distance of 210.72 feet to a calculated point, for an angle point;
2. N10°16'30"W, continuing along the west line of said Lot 15, a distance of 191.21 feet to a 1/2-inch iron rod found at the west common corner of said Lots 14 and 15, for an angle point;
3. N10°07'57"W, along the west line of said Lot 14, a distance of 405.03 feet to a calculated point at the west common corner of said Lots 13 and 14, for an angle point;
4. N10°07'44"W, along the west line of said Lot 13, a distance of 366.51 feet to a calculated point at the southwest corner of that certain 0.241 acre tract conveyed to Williamson County, by Deed of record in Document No. 2017078049, of the Official Public Records of Williamson County, Texas, being the west common corner of said Lots 12 and 13, for an angle point;

THENCE, N74°57'02"E, continuing along said east right-of-way line of CR 266, along the common line of said Lots 12 and 13, being the south line of said 0.241 acre tract, a distance of 29.19 feet to a 1/2-inch iron rod found at the southeast corner of said 0.241 acre tract, for an angle point;

THENCE, N11°32'29"W, over and across said Lot 12, continuing along said east right-of-way line, being the east line of said 0.241 acre tract, a distance of 360.56 feet to a 1/2-inch iron rod found in the common line of said Lots 11 and 12, being the southeast corner of that certain 0.275 acre tract conveyed to Williamson County, by Deed of record in Document No. 2018027881, of said Official Public Records, also being the northeast corner of said 0.241 acre tract, for an angle point;

THENCE, over and across said Lot 11, along said east right-of-way line, being the east line of said 0.275 acre tract, the following two (2) courses and distances:

1. N11°33'19"W, a distance of 332.99 feet to a 1/2-inch Iron rod found, for an angle point;
2. N06°43'01"W, a distance of 78.33 feet to a 1/2-inch iron rod found in common line of said Lot 11 and Lot 10 of said Twenty-Nine Ranch, being the northeast corner of said 0.275 acre tract, for the northwesterly corner hereof;

THENCE, N82°56'52"E, leaving said east right-of-way line, in part along the common line of said Lots 10 and 11 and in part along the common line of said Lot 11 and Lot 8, of said Twenty-Nine Ranch, a distance of 847.78 feet to a 1/2-inch iron rod found in the west line of Lot 7 of said Twenty-Nine Ranch, being the east common corner of said Lots 8 and 11, for an angle point;

THENCE, S07°02'54"E, along the common line of said Lots 7 and 11, a distance of 350.87 feet to a 1/2-inch iron rod found in the north line of said Lot 12, being the south common corner of said Lots 7 and 11, for an angle point;

THENCE, N78°48'49"E, along the common line of said Lots 7 and 12, a distance of 554.41 feet to a 1/2-inch iron rod found in the west line of Lot 6, of said Twenty-Nine Ranch, being the east common corner of said Lots 7 and 12, for an angle point;

THENCE, S23°30'25"E, in part along the common line of said Lots 6 and 12 and in part along the common line of said Lots 6 and Lot 13, a distance of 431.26 feet to a 1/2-inch iron rod found at the most westerly northwest corner of said Lot 5A, for an angle point;

THENCE, along the south and east line of said Lot 6, being the west line of said Lot 5A, the following two (2) courses and distances:

1. N62°02'27"E, a distance of 317.64 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 6, being an angle point in the west line of said Lot 5A, for an angle point;
2. N11°21'39"W, a distance of 907.64 feet to a 1/2-inch iron rod found in the south right-of-way line of SH 29 (r.o.w. varies), being the northeast corner of said Lot 6, also being the most northerly northwest corner of said Lot 5A, for the most northerly corner hereof;

THENCE, S72°15'24"E, along said south right-of-way line, in part along the north line of said Lot 5A and in part along the north line of said Lot 5B, a distance of 125.93 feet to a 1/2-inch iron rod found at the northwest corner of Lot 4 of said Twenty-Nine Ranch, being the most northerly northeast corner of said Lot 5B, for an angle point;

THENCE, S11°21'01"E, leaving said south right-of-way line, along the west line of said Lot 4, being the east line of said Lot 5B, a distance of 845.70 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 4, being an angle point in the east line of said Lot 5B, for an angle point;

THENCE, S71°28'52"E, along the southwest line of said Lot 4, being the northeast line of said Lot 5B, a distance of 203.47 feet to a 1/2-inch iron rod found at the south common corner of said Lots 3 and 4, being the most easterly northeast corner of said Lot 5B, for an angle point;

THENCE, N33°33'10"E, along the common line of said Lots 3 and 4, a distance of 770.05 feet to a 1/2-inch iron rod found in said south right-of-way line of SH 29, being the north common corner of said Lots 3 and 4, for an angle point;

Exhibit "B"
MUNICIPAL SERVICE PLAN

Parcels: R331211, R387456, R387454, R331223, R331222, R442396, R331221, R472830, R331220,
R331219

Owner: Core PBSFR Acquisition Vehicle, LLC

POLICE

Existing Services: Williamson County Sherriff's Office

Services to be Provided: Currently, the area is under the jurisdiction of the Williamson County Sheriff's Office. However, upon annexation, the City of Liberty Hill Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement and Building Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Liberty Hill.

PLANNING AND ZONING

Existing Services: Extra Territorial Jurisdiction review authority as identified in the Unified Development Code and authorized by the Texas Local Government Code Chapter 212, Section 212.003.

Services to be Provided: The Planning Department's responsibility for regulating development and land use through the administration of the City of Liberty Hill Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Liberty Hill's Subdivision Ordinance. These services can be provided within the department's current budget and staffing.

STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City of Liberty Hill upon the effective date of the annexation. This service can be provided within the current budget appropriation.

WATER SERVICE

Existing Services: None

Services to be Provided: None. Water service will be provided by the City of Georgetown.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy and the executed development agreement. Extension of service shall comply with applicable codes and ordinances and in accordance with the executed development agreement.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Liberty Hill's established policies governing extension of municipal services to newly annexed areas.

APPROVAL AND TERM OF SERVICE PLAN

Upon completion of the public hearings at which this service plan is presented for public inspection and consideration, this service plan shall be attached to the ordinance annexing the territory described above and approved as part of the ordinance.

This service plan shall become effective upon the final approval of the ordinance annexing the territory described above.

This service plan shall be valid for a period not to exceed ten years from the date of annexation.

SUBMITTED on this the 12th day of October 2022 for public inspection and consideration and for approval by the City Council of the City of Liberty Hill, Williamson County, Texas.