

**CITY OF LIBERTY HILL**

**Henrietta Property Annexation (R484165)**

**ORDINANCE NO. 22-O-06.22-005A**

**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 30.2219 ACRES OUT OF THE J.B. ROBINSON SURVEY, ABSTRACT 521, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER R484165, SHOWN IN EXHIBIT A, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, 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 June 1, 2022, the owners of certain land submitted a Petition for Voluntary Annexation (Exhibit "A"); and

**WHEREAS**, the area identified in Exhibit "A," is approximately 30.2219 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 22<sup>nd</sup> day of June 2022, regarding annexation of the Area, and has provided all required notices within the time frames 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**

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

## **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

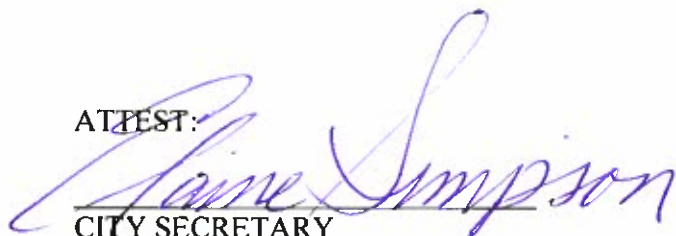
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was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

**PASSED & APPROVED** this 22<sup>nd</sup> day of June 2022 by the City Council on a vote of 0 AYES; 0 NAYS; 0 ABSTENTIONS.



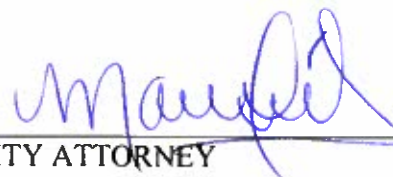
MAYOR LIZ BRANIGAN

ATTEST:



CITY SECRETARY  
ELAINE SIMPSON

APPROVED AS TO FORM:



CITY ATTORNEY



**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
6448 HIGHWAY 290 EAST SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395

**FIELD NOTES**

**FIELD NOTES FOR 30.2219 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 33.9575 ACRE TRACT CONVEYED TO HENRIETTA 212 LLC IN DOC. NO. 2019003562, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2" iron pin found on the East R.O.W. of U. S. Highway 183 being the Northwest corner of a 82.28 acre tract conveyed to 183 BLW, LP in Doc. No. 2010029253 Official Public Records of Williamson County, Texas for the Southwest corner and **POINT OF COMMENCING** of this tract.

**THENCE** N 20° 52' 58" W with the East R.O.W. of U. S. Highway 183, 362.62 feet to a point for the Southwest corner of this tract and the **POINT OF BEGINNING**.

**THENCE** with the East R.O.W. of U. S. Highway 183 the following two (2) courses:

- 1) N20°52' 58"W, a distance of 28.05 feet to a 1/2" iron pin found.
- 2) N21°08'05"W, a distance of 751.31 feet to a 1/2" iron pin found being the Southwest corner of Lot 1 Starr Corner a subdivision recorded in Cabinet EE, Slide 244 of the Williamson County, Texas Plat Records for the Northwest corner of this tract.

**THENCE** N69°00'52"E with the South line of said Lot 1 passing the Southwest corner of a 3.881 acre tract conveyed to Williamson County, Texas for Additional R.O.W out of said Lot 1 recorded in Doc. No. 2015036814 Official Public Records of Williamson County, Texas, in all a distance of 700.96 feet to a spindle set at the Southwest corner of said 5.290 acre tract being the new South R.O.W. of State Highway 29 for the Northeast corner of this tract.

**THENCE** S72°14'14"E with the New South R.O.W. of State Highway 29, a distance of 1,265.73 feet to a 1/2" iron pin set for the Southeast corner of said 5.290 acre tract also being on the common line of said 82.28 acre tract and this tract for the Southeast corner of this tract.

**THENCE** with the common line of said 82.28 acre tract and this tract the following three (3) courses:

- 1) S17°46'28"W, a distance of 238.41 feet to a 1/2" iron pin found at a point of curve to the right.
- 2) with said curve to the right, whose elements are R = 435.00 feet, L = 388.52 feet, whose chord bears S43°21'47"W, 375.73 feet to a 1/2" iron pin found.
- 3) S68°57'29"W, a distance of 731.40 feet to a point for the most Southerly Southwest corner of this tract.

**THENCE** through the interior of said 33.9575 acre tract the following three (3) courses:

- 1) **N24°12'01"W**, a distance of 359.52 feet to a point.
- 2) **S67°55'34"W**, a distance of 370.80 feet to a point.
- 3) **S76°41'37"W**, a distance of 76.63 feet to the **POINT OF BEGINNING** and containing 30.2219 acres, more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground under my supervision and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 22, 2019

Herman Crichton, R.P.L.S. 4046  
18\_169



SKETCH TO ACCOMPANY FIELD NOTES FOR 30.2219 ACRES OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND APART OF A 33.9575 ACRE TRACT OF LAND CONVEYED TO HENRIETTA 212 LLC. BY WARRANTY DEED RECORDED IN DOC. NO. 2019003562, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

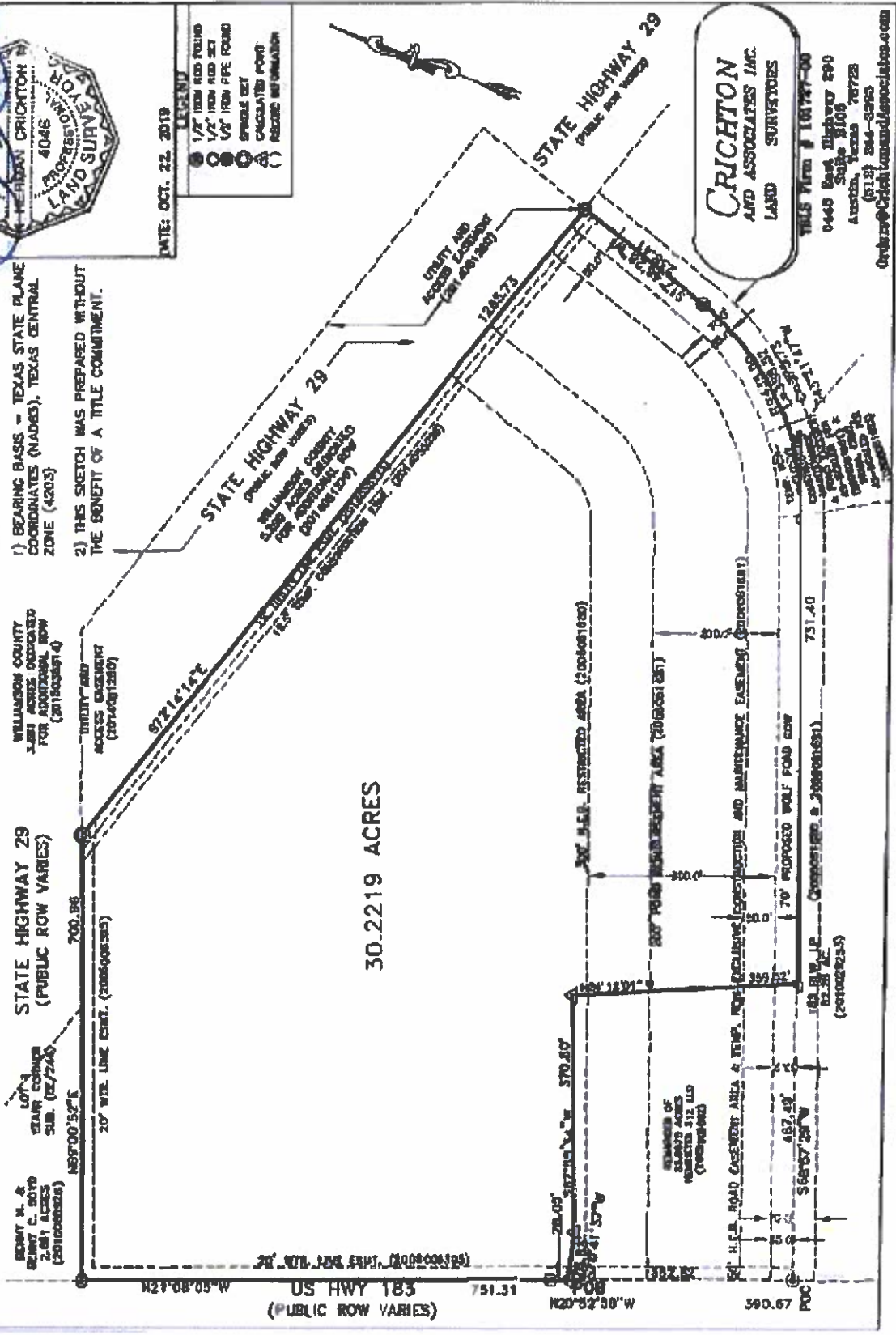
SCALE 1" = 200'  
JOB NUMBERS 18-168



DATE: OCT. 22, 2019

- LEGEND
- 1/2" FROM HOD FOUND
  - 1/2" FROM HOD SET
  - 1/2" FROM PIPE FOUND
  - SPIRALS SET
  - CALCULATED POINT
  - REBOUND INFORMATION

NOTES:  
1) BEARING BASIS - TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)  
2) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

THIS FORM # 101747-00  
0446 East Highway 290  
Suite 2100 78725  
Austin, Texas 78725  
(512) 364-3265  
Order@CrichtonandAssociates.com

**Exhibit "B"**  
**MUNICIPAL SERVICE PLAN**

Parcel: R484165  
Owner: Henrietta 212, 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: Water service to the area will be provided by the City of Georgetown as they are in their Certificate of Convenience and Necessity (CCN).

**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. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

**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 22<sup>nd</sup> day of June 2022 for public inspection and consideration and for approval by the City Council of the City of Liberty Hill, Williamson County, Texas.



*Die Brannigan*  
MAYOR

ATTEST:

*Glenn Simpson*  
CITY SECRETARY