

CITY OF LIBERTY HILL

4400 CR 277 Investments, LLC (R023031) – ETJ Inclusion

ORDINANCE NO. 22-O- 07.27-001

AN ORDINANCE OF THE CITY OF LIBERTY HILL, TEXAS, INCLUDING CERTAIN PROPERTIES OUTSIDE AND CONTIGUOUS TO THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) INTO THE CITY'S ETJ, SUCH PROPERTIES BEING OWNED BY THOSE PERSONS LISTED HEREIN AND WHOSE PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) AS OUTLINED IN "EXHIBIT A" PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty Hill has received requests from property owners contiguous to the City's extraterritorial jurisdiction (ETJ) to be included in the City's ETJ; and

WHEREAS, the City Council has accepted the petitions for inclusion into the City's ETJ for the certain properties outside and contiguous to the City's ETJ, as further described in the attached **Exhibit "A"**; and

WHEREAS, pursuant to Texas Local Government Code Section 42.022, a municipality may expand its ETJ upon request from the property owners; and

WHEREAS, the City Council of the City of Liberty Hill wishes to expand its ETJ boundaries to accommodate the requests of the property owners; and

WHEREAS, the City Council finds that it is necessary and proper for the general health, safety, or welfare of the public and for the good government, peace or order of the City to adopt this Ordinance annexing certain properties into the City's ETJ.

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

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this ordinance.

SECTION 2. (A) The City of Liberty Hill hereby received requests from the property owner listed herein for inclusion of their respective properties in the City's ETJ. The properties contained in **Exhibit "A"**; attached herein and incorporated herein, for all purposes as if copied verbatim, identified below shall be included in the City's ETJ.

(B) The City of Liberty Hill hereby expands its ETJ to include the properties listed in **Exhibit "A"**, at the requests of the listed property owners. However, nothing in this Ordinance

shall allow the City's ETJ to encroach on the valid and enforceable ETJ of another municipality. Such encroachment areas are specifically excluded.

(C) For the properties listed on the attached Exhibit "A"; if any portion(s) of the properties listed are not under ownership of the person(s) listed on the effective date of this ordinance, said portion not owned by the listed property owner is specifically excluded, by this ordinance, unless the inclusion is for some other legal reason. The portion of properties listed in Exhibit "A"; under the ownership of the stated person(s) on the effective date of this ordinance, is the only portion(s) which would be included in the City's ETJ.

(D) That the inhabitants, if any, of the property hereby annexed and included in the City's ETJ shall be bound by the acts, ordinances, codes, resolutions, and regulations applicable in the City's ETJ.

SECTION 3. Severability. It is hereby declared that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any such phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance because the same would have been enacted by the City Council without the incorporation of any such unconstitutional phrase, clauses, sentence, paragraph or section.

SECTION 4. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION 5. Recordation. The City Council hereby directs the City Secretary to record the findings and properties outlined in Exhibit "A"; with the Williamson County Appraisal District, Williamson County Clerk's Office and other agencies as may be necessary.


SECTION 6. Effective Date. This ordinance shall take effect immediately from and after its adoption and it is accordingly so ordained.

PASSED & APPROVED this 27th day of July 2022 by the City Council on a vote of 4 AYES; 0 NAYS; 0 ABSTENTIONS.


MAYOR

ATTEST:

APPROVED AS TO FORM:


CITY SECRETARY

CITY ATTORNEY

Exhibit "A"

METES AND BOUNDS DESCRIPTION OF

A 242.30 ACRE TRACT OF LAND SITUATED IN RICHARD WEST SURVEY, ABSTRACT 643, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 242.07 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2020035896, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-Inch Iron Rod Found on the Westerly line of the railroad right of way formerly known as the Austin and Northwestern Railroad Company, now operated by Capital Metropolitan Transportation Authority, according to Volume 1405, Page 887, Official Public Records, Williamson County, Texas, and marking the Northeasterly corner of a 11.27 Acre Tract of land described in General Warranty Deed recorded in Document 2021140866, Official Public Records, Williamson County, Texas;

THENCE S 56° 58' 08" W a distance of 1353.95 feet, departing the Easterly line of said Austin and Northwestern Railroad right of way, to a 1/2-Inch Iron Rod Found;

THENCE S 49° 01' 28" W a distance of 564.77 feet to a 1/2-Inch Iron Rod with cap stamped "Holt Carson" Found;

THENCE N 21° 16' 59" W, passing at a distance of 30.90 feet, a 1/2-Inch Iron Rod Found marking the most Easterly corner of a 9.03 Acre Tract described in General Warranty Deed recorded in Document Number 2021019436, Official Public Records, Williamson County, Texas, continuing along the Northeasterly boundary line of said 9.03 Acre Tract a total distance of 1234.47 feet to a 1/2-Inch Iron Rod Found marking the Northerly corner said 9.03 Acre Tract;

THENCE S 69° 11' 19" W a distance of 1826.92 feet to a 1/2-Inch Iron Rod with cap stamped "3DS LAND SURVEYORS" Found, marking the Southeasterly corner of a 29.972 Acre Tract of land described in General Warranty Deed recorded in Document Number 2011038780, Official Public Records, Williamson County, Texas;

THENCE N 21° 00' 30" W a distance of 814.15 feet, along the Easterly boundary line of said 29.972 Acre Tract, to a 1/2-Inch Iron Rod Found;

THENCE N 21° 06' 07" W a distance of 712.15 feet, continuing along the Easterly boundary line of said 29.972 Acre Tract, to a 1/2-Inch Iron Rod Found marking the Southwesterly corner of a 84.3804 Acre Tract described in Warranty Deed with Vendor's Line recorded in Document Number 199971034, Official Public Records, Williamson County, Texas;

THENCE departing the Easterly boundary line of said 29.972 Acre Tract, along the Southwesterly boundary line of said 84.3804 Acre Tract, The following calls:

N 69° 15' 05" E a distance of 1841.23 feet to a 1/2-Inch Iron Rod Found;

N 21° 14' 20" W a distance of 1217.29 feet to a 3/8-Inch Iron Rod Found;

N 10° 50' 42" W a distance of 73.04 feet to a 1/2-Inch Iron Rod Found;

N 14° 39' 30" E a distance of 948.33 feet to a 1/2-Inch Iron Rod with cap stamped "Holt Carson" Found;

N 21° 19' 35" W a distance of 412.52 feet to a 1/2-Inch Iron Rod Found;

N 68° 37' 53" E a distance of 439.84 feet to a 1/2-Inch Iron Rod Found on the Westerly line of said Austin and Northwestern Railroad right of way;

THENCE along the Westerly line of said Austin and Northwestern Railroad right of way, the following calls:

S 41° 16' 29" E a distance of 2173.59 feet to a 1/2-Inch Iron Rod with cap stamped "YALGO 6200" Found at a

Along said curve to the right having the following Parameters: Radius = 1370.00 feet, Arc Length = 478.10 feet, Delta = $19^{\circ} 59' 42''$, Chord Bearing = S $31^{\circ} 16' 47''$ E and a Chord Distance = 475.68 to a 1/2-Inch Iron Rod with cap stamped "YALGO 6200" Found;

S $21^{\circ} 30' 03''$ E a distance of 832.87 feet to a 1/2-Inch Iron Rod with cap stamped "Holt Carson" Found;

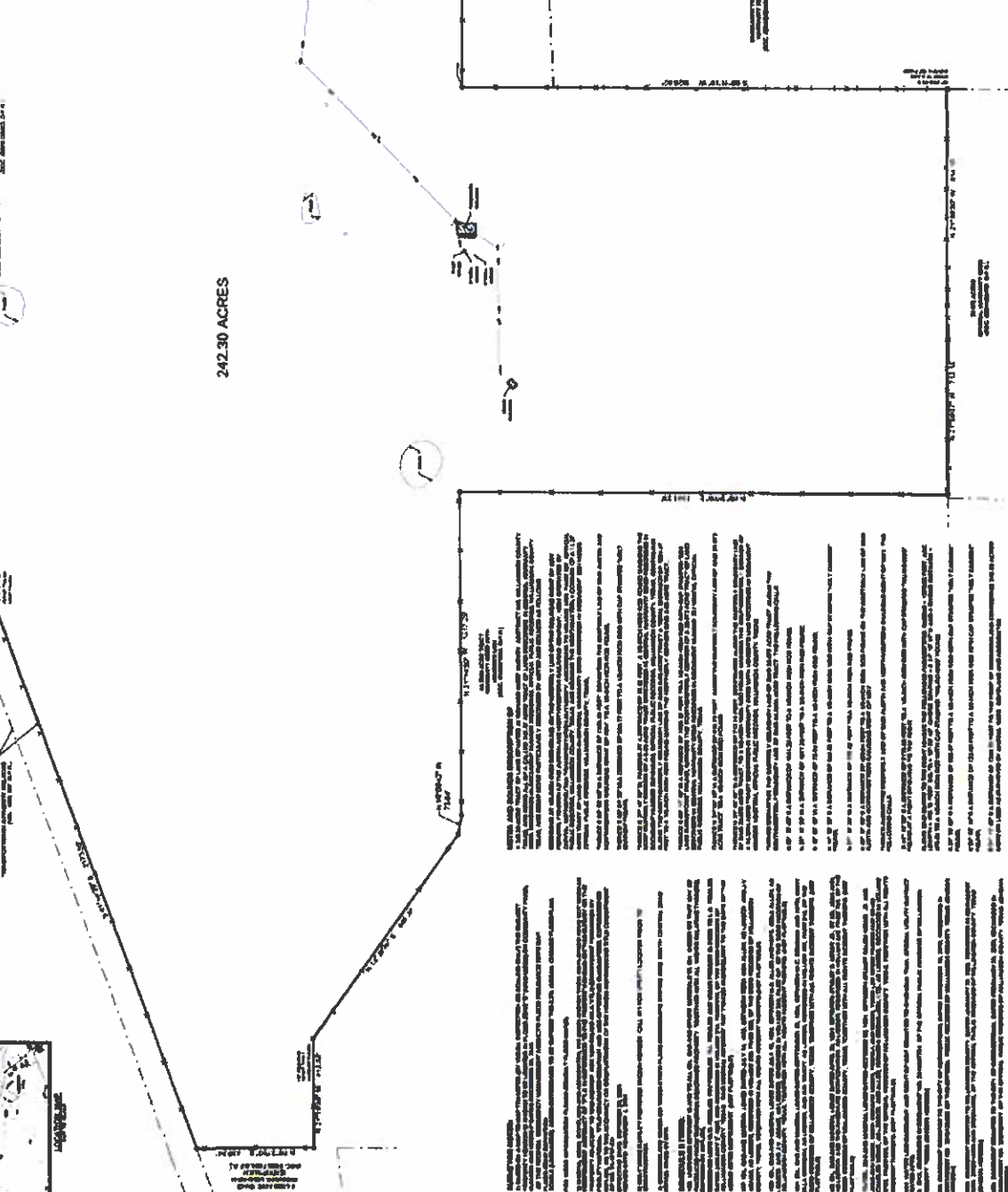
S $21^{\circ} 06' 18''$ E a distance of 122.03 feet to a 1/2-Inch Iron Rod with cap stamped "Holt Carson" Found;

S $21^{\circ} 11' 53''$ E a distance of 1296.74 feet to the POINT OF BEGINNING and containing 242.30 Acres more or less as surveyed by Macina, Bose, Copeland and Associates.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

Chain	Length	Angle	Course	Distances	Chain Length
1	100.00	90.00	0.00	100.00	100.00
2	100.00	90.00	0.00	100.00	100.00
3	100.00	90.00	0.00	100.00	100.00
4	100.00	90.00	0.00	100.00	100.00
5	100.00	90.00	0.00	100.00	100.00
6	100.00	90.00	0.00	100.00	100.00
7	100.00	90.00	0.00	100.00	100.00
8	100.00	90.00	0.00	100.00	100.00
9	100.00	90.00	0.00	100.00	100.00
10	100.00	90.00	0.00	100.00	100.00

POINT OF BEGINNING



242.30 ACRES

Area	Acres
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00

MACINA & BOSS & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1015 10th Street, Fort Collins, Colorado 80521
 Phone: 970-221-1111 Fax: 970-221-1112
 www.macinaandboss.com

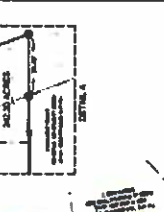
LAND TITLE SURVEY OF
 A 242.30 ACRE TRACT OF LAND SITUATE IN SECTION 36, T12N, R10W, S10E, COUNTY OF WELLS, STATE OF COLORADO, AND MORE OR LESS AS SHOWN ON THE ATTACHED MAP OF LAND OWNERSHIP IN SECTION 36, T12N, R10W, S10E, COUNTY OF WELLS, STATE OF COLORADO, PREPARED BY THE SURVEYOR, THE SURVEYOR'S CERTIFICATE IS HEREBY SUBMITTED.

Block	Acres
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00



LEGEND

- Survey Lines
- Property Lines
- County Road 277
- State Highway 29
- Water
- Other



242.30 ACRES

COUNTY ROAD 277

STATE HIGHWAY 29

POINT OF BEGINNING

242.30 ACRES

COUNTY ROAD 277

STATE HIGHWAY 29

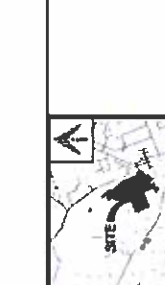
POINT OF BEGINNING

242.30 ACRES

COUNTY ROAD 277

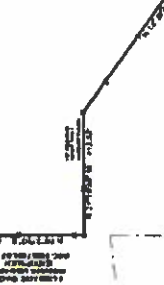
STATE HIGHWAY 29

POINT OF BEGINNING



LEGEND

- Survey Lines
- Property Lines
- County Road 277
- State Highway 29
- Water
- Other



242.30 ACRES

COUNTY ROAD 277

STATE HIGHWAY 29

POINT OF BEGINNING

242.30 ACRES

COUNTY ROAD 277

STATE HIGHWAY 29

POINT OF BEGINNING

242.30 ACRES

COUNTY ROAD 277

STATE HIGHWAY 29

POINT OF BEGINNING



LUXURY
LIVING

June 16, 2022

Jerry Millard
City of Liberty Hill
Planning and Development
100 Forrest St.
Liberty Hill, TX 78642

Re: 4400 CR 277 Investments, LLC

This letter is a request by the current landowner of 242 acres located at 445 CR 277 to annex all portions of land not currently in Liberty Hill's ETJ into Liberty Hill's ETJ.













Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Hiles".

Matthew J. Hiles
Vice President
4400 CR 277 Investments, LLC

4400 CR 277 Investments, LLC (R023031) – ETJ Inclusion

Proposed Location

Legend	
	AG
	C2
	I-1
	MF2
	MH1
	P
	PARK
	Proposed Location
	PUD
	SF1
	SF2
	SF3

