

CITY OF LIBERTY HILL

**ANNEXATION OF LIBERTY HILL RV RESORT PROPERTY
ORDINANCE NO. 2022-O-06.22-001**

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 19.372 ACRES OUT OF THE T.P. PLASTER SURVEY, ABSTRACT 510 AND IDENTIFIED AS ASSESSOR'S PARCEL NUMBER R431457, 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 19.372 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 22nd day of June 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

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

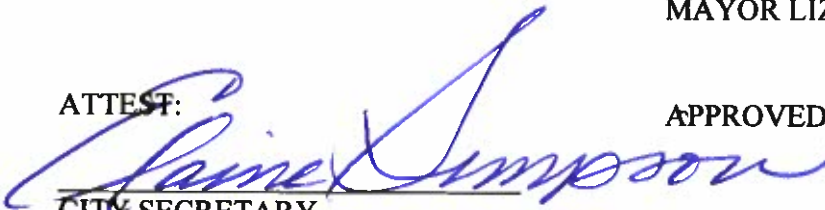
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was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

PASSED & APPROVED this 22nd day of June 2022 by the City Council on a vote of 4 AYES; 0 NAYS; 0 ABSTENTIONS.



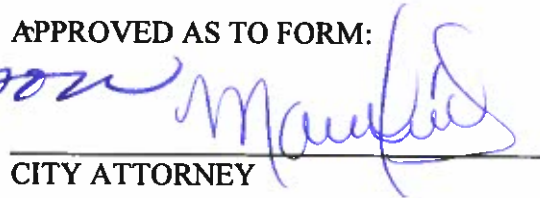
MAYOR LIZ BRANIGAN

ATTEST:



CITY SECRETARY
ELAINE SIMPSON

APPROVED AS TO FORM:



CITY ATTORNEY

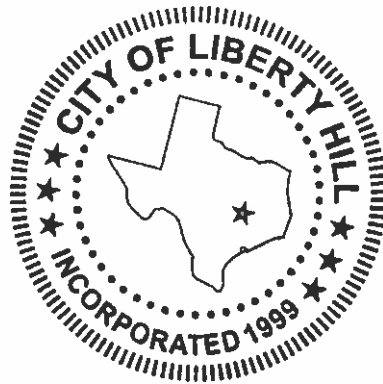


EXHIBIT "A"

Metes and Bounds Description
A Survey of a
19.691 Acre Tract
Thomas P. Plaster Survey, Abstract No. 510
Bodenhamer Survey, Abstract No, 94
Williamson County, Texas

Metes and bounds description of all that certain 19.691 acre tract or parcel of land lying and being situated in the Thomas P. Plaster Survey, Abstract No. 510 and the William Bodenhamer Survey, Abstract No, 94 Williamson County Texas, and being a the same property as a two 10.00 acre tracts described as Tract 1 and Tract 2 by a deed recorded as Document Number 2002031704 of the official public records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found marking the southeast corner of Tract 1, and also described as exhibit Tract 10 in the aforesaid deed, said corner also marking the southwest corner of Tract 2, also described as exhibit Tract 9 in the abovementioned deed, and also lying on the north right-of-way line of F.M. 1869;

THENCE: S 69°34'36" W, with the south line of the said Tract 1, and also being the north right-of-way line of F.M. 1869, for a distance of 376.20 feet to a point marking the southwest corner of the said Tract 1, and also making the southeast corner of a 4.31 acre tract as described by a deed recorded in Document Number 2007087289 of the official public records of Williamson County, Texas, a 5/8" iron rod set for reference bears N 52°15'48" E at a distance of 1.08 feet;

THENCE: N 19°06'37" W, along the said common line of the said Tract 1 and the the aforesiad 4.31 acre tract for a distance of 150.27 feet to a 1" iron pipe found for corner;

THENCE: N 12°21'17" W, with the aforesaid common line, at a distance of 348.01 feet, pass a nail found in concrete marking the northeast corner of the said 4.31 acre tract, continue for a distance of 1147.09 feet to a point for corner, being the northwest corner aforesaid Tract 1, and also marking an angle point in the south line of the Cierra Springs Final plat as recorded in document 2007007829 of the Williamson County Official Public Records, 2 inch metal fence post bears S 18°22'28" W at a distance of 0.56 feet;

THENCE: N 56°41'36" E, With the common line of the said Cierra Springs Subdivision and the northline of the said Tract 1, at a distance of 281.17 feet pass the northeast corner of the aforesaid Tract 1, aslo being the northwest of the aforesaid Tract 2, continue with the common line of Cierra Springs subdivision and the north line of the said Tract 2 for a total distance of 444.57 feet to a point marking the northeast corner of the said Tract 2, and also marking the southwest corner of a 23.433 acre tract as described by a deed recorded in Document Number 9720704, a 2" metal fence post bears S 22°35'01" E at 0.47 feet;

THENCE with the common line of the said 23.433 acre tract and the east line of the said Tract 2 for the following call:

S 39°45'14" E for a distance of 119.29 feet to a nail found for an angle point;

S 30°44'58" E for a distance of 553.52 feet to a 1/2" iron rod found for an angle point;

S 23°55'10" E for a distance of 287.71 feet to a 1/2" iron rod found for an angle point;

S 24°18'52" E for a distance of 377.19 feet to a 2" metal fence post found marking the southeast corner of Tract 2, and also lying on a curve, concave to the north, in the north right-of-way line of F.M. 1869;

THENCE: along the arc of said non-tangent curve in the north right-of-way line of F.M. 1869 for a distance of 265.88 feet to a broken concrete monument for the end of said curve (curve data: central angle = $28^{\circ}21'52''$, radius = 537.07, the chord bears $S 55^{\circ}23'40'' W$ for a distance of 263.17 feet);

THENCE: $S 69^{\circ}34'36'' W$, continue with the said north right-of-way line, for a distance of 148.33 feet to the **POINT OF BEGINNING** and containing 19.691 acres (857,758 square feet) of land more or less.

The bearings displayed on this survey are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.999872.

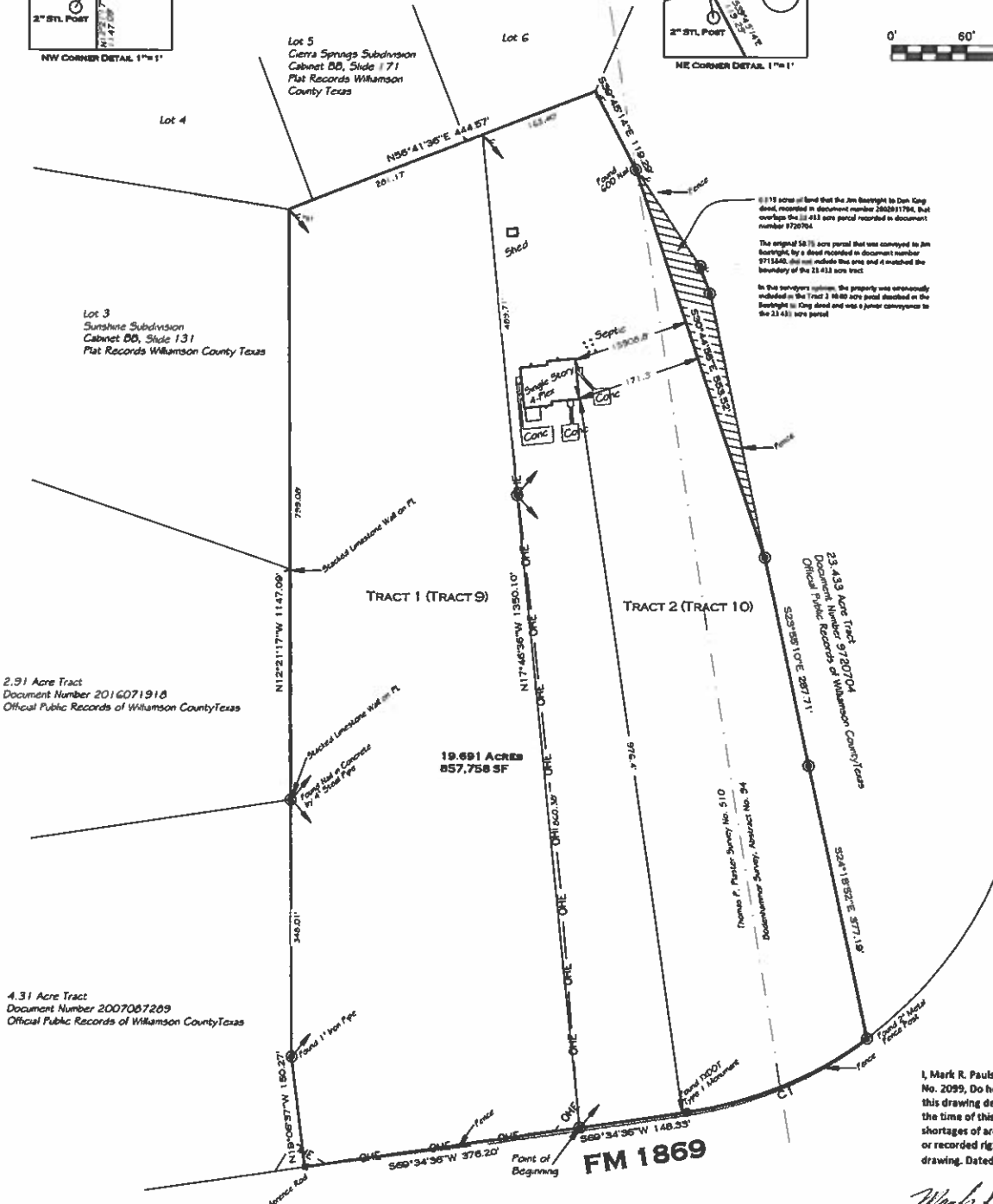
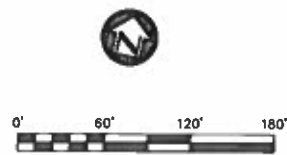
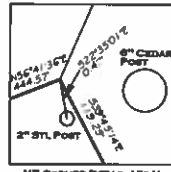
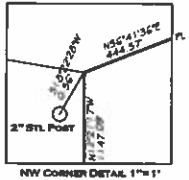
All 5/8" set iron rods referenced in this description are marked with a blue plastic cap embossed with "RPLS 2099."

Conveyance of property by metes and bounds description may violate State, County, or Local government regulations and the purchaser may not be able to obtain a building permit if desired.

May 10, 2021



Surveyed By: Mark R. Paulson
Mark R. Paulson
Registered Professional
Land Surveyor No. 2099



0.113 acre of land that the Jim Beight to Don King deed, recorded in document number 200201704, that overlaps the 2.413 acre parcel recorded in document number 9720704.

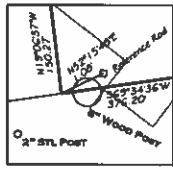
The original 58.75 acre parcel that was conveyed to Jim Beight, by a deed recorded in document number 9715442, does not include this area and it matched the boundary of the 2.413 acre tract.

In the surveyors opinion, the property was erroneously included in the Tract 2 10.80 acre parcel described in the Beight to King deed and was a junior conveyance to the 2.413 acre parcel.

2.91 Acre Tract
Document Number 2016071918
Official Public Records of Williamson County Texas

4.31 Acre Tract
Document Number 2007087209
Official Public Records of Williamson County Texas

23.439 Acre Tract
Document Number 9720704
Official Public Records of Williamson County Texas



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	28°21'52"	537.07	265.88	S55°23'40"W	263.17

I, Mark R. Paulson, Registered Professional Land Surveyor No. 2099, do hereby certify that this survey depicted on this drawing depicts actual on the ground conditions as the time of this survey and that there are no conflicts, shortages of areas, encroachments, recorded easements, or recorded right-of-ways except as shown on this drawing. Dated this the 6th day of May 2021.

Mark R. Paulson
Mark R. Paulson, RPLS 2099
320 Rio Brazos Drive
Boerne, Texas 78006
210-896-3384



- LEGEND**
- Set 5/8" Iron Rod with Blue Plastic Cap Embossed with "RPLS 2099"
 - Found 1/2" Iron Rod Unless Noted Otherwise

GENERAL NOTES
The bearings displayed on this survey are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.9999720075.
This survey does not show the location of any underground utilities or easements located on or crossing the surveyed property.

MARK R. PAULSON, RPLS
320 RIO BRAZOS
BOERNE, TEXAS 78006 • 210/896/3384

A SURVEY OF A
19.691 ACRE TRACT
Thomas P. Plaster Survey No. 510,
Bodenhammer Survey, Abstract No. 94
Williamson County, Texas.

DATE: May 2021	SCALE: 1"=100'	DRAWN: JEM	SH. 1	OF 1
PROJ. No.: 21-1010	FILE: 21-1010 Boundary Survey Drawing	CHECKED: MRP		

MUNICIPAL SERVICE PLAN

Parcel: R431457

Owner: Dilley Development, 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: None

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 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 22nd 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.



[Signature]
MAYOR

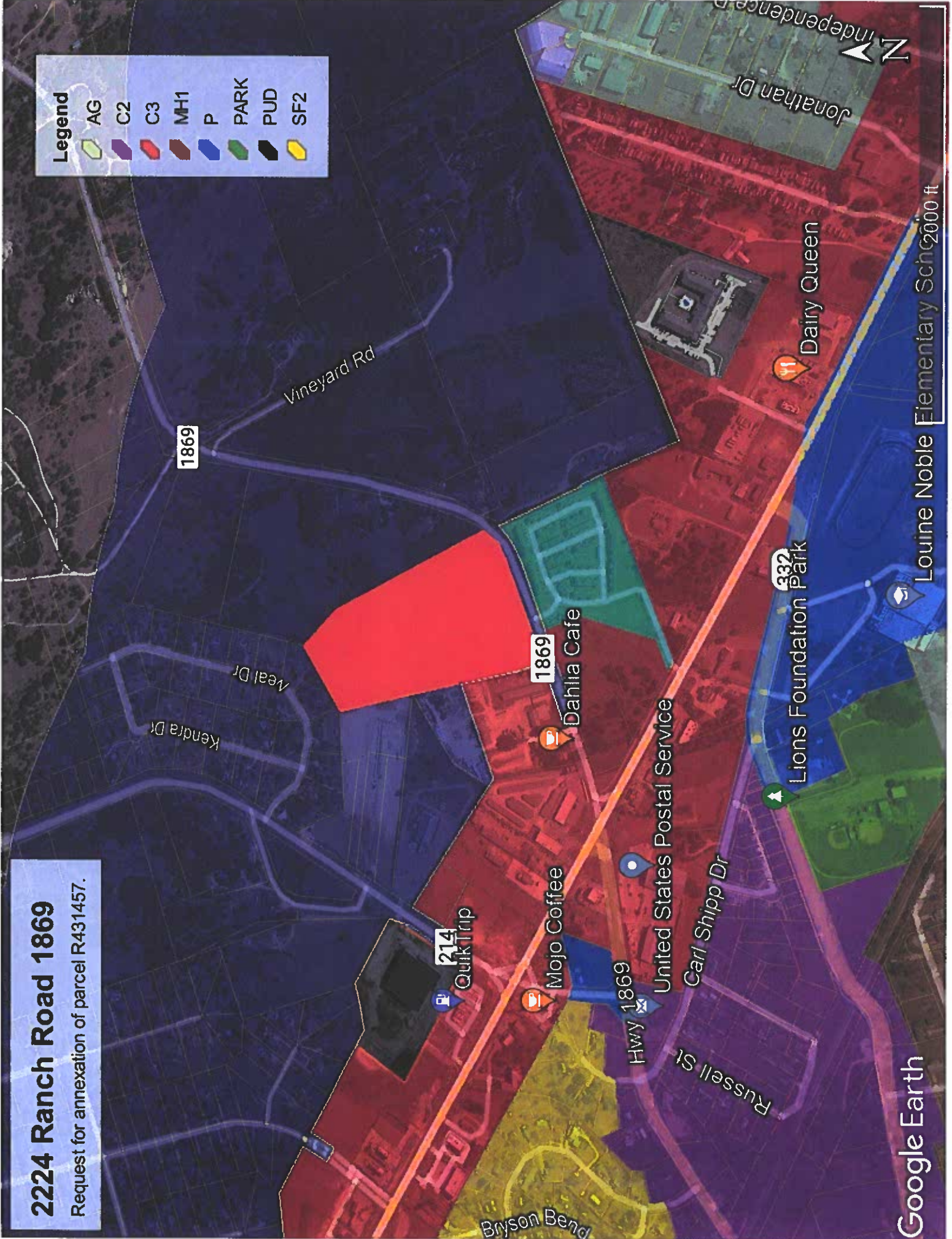
ATTEST:

[Signature]
CITY SECRETARY

2224 Ranch Road 1869

Request for annexation of parcel R431457.

Legend	
	AG
	C2
	C3
	MH1
	P
	PARK
	PUD
	SF2



**RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED
ANNEXATION**

RESOLUTION NO. 2022-R-06.01-003
Liberty Hill RV

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF LIBERTY HILL, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

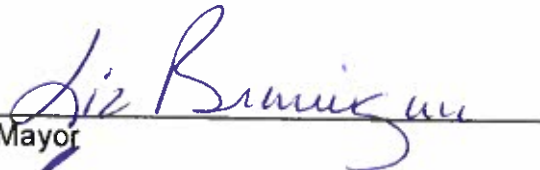
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS:

SECTION 1. On the 22nd day of June 2022, at 6:00 p.m. at the Liberty Hill Municipal Courthouse, 2801 Ranch Rd 1869, Liberty Hill, TX 78642, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Liberty Hill, Texas of the following described property, to-wit:

**Approximately 19.372 acres out of the T.P. Plaster Survey,
Abstract 510 and identified as Assessor's Parcel Number
R431457, specifically, locally addressed as 2224 Ranch Road
1869, Williamson County, Liberty Hill, TX, 78642.**

SECTION 2. The Mayor of the City of Liberty Hill authorizes this notice of hearing to be published once in a newspaper having general circulation in the city and in the above-described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 1st day of June, 2022.



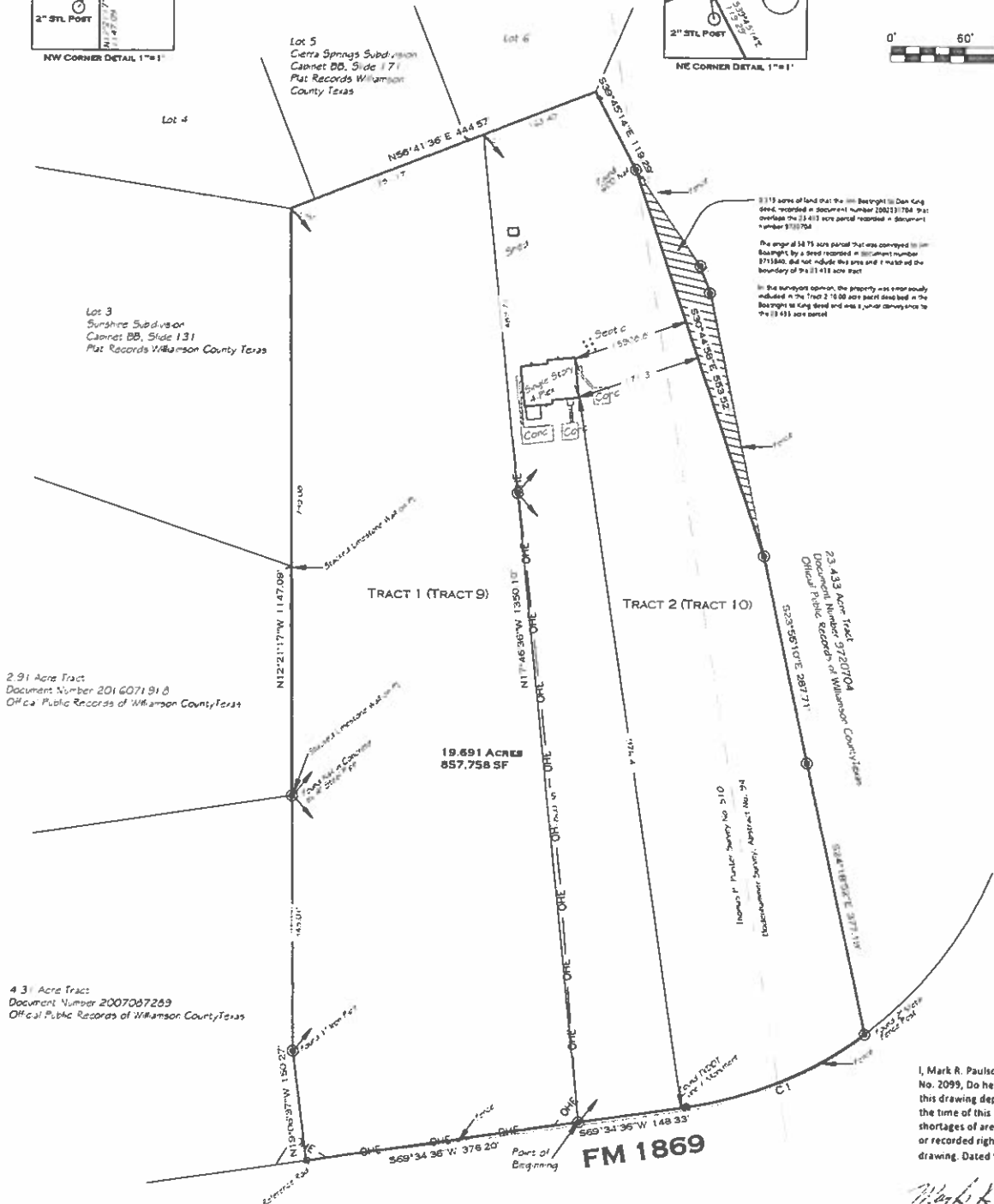
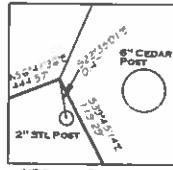
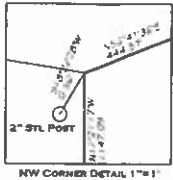
Mayor

ATTEST:



City Secretary

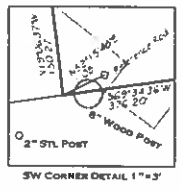




2.91 Acre Tract
Document Number 2016071918
Official Public Records of Williamson County, Texas

4.31 Acre Tract
Document Number 2007087269
Official Public Records of Williamson County, Texas

0.119 acres of land that the Boesight to Dan King deed, recorded in document number 200231784 that overlies the 23.433 acre parcel recorded in document number 2118704.
The original 14.75 acre parcel that was conveyed to Boesight by a deed recorded in document number 271840, did not include this area and it is to add the boundary of the 0.119 acre parcel.
In the surveyor's opinion, the property was erroneously included in the Tract 2 18.08 acre parcel described in the Boesight to King deed and was a minor conveyance to the 23.433 acre parcel.



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	28°21'52"	537.07	265.88	S55°23'40"W	263.17

I, Mark R. Paulson, Registered Professional Land Surveyor No. 2099, Do hereby certify that this survey depicted on this drawing depicts actual on the ground conditions as the time of this survey and that there are no conflicts, shortages of areas, encroachments, recorded easements, or recorded right-of-ways except as shown on this drawing. Dated this the 6th day of May 2021.

Mark R. Paulson
Mark R. Paulson, RPLS 2099
320 Rio Brazos Drive
Boerne, Texas 78006
210-896-3384



LEGEND

- 1/2" Set 5/8" iron Rod with Blue Plastic Cap Encapsulated in RPLS 2099
- 1/2" Round IRP iron Rod unless Noted Otherwise

GENERAL NOTES

The bearings displayed on this survey are from GPS observations based on Texas State Plane Coordinate System - Texas Central (NAD83 12011) Epoch 2011.0 and are grid bearings. All distances displayed on this survey are grid distances having a Scale Factor of 0.9994729075.
There are no known encroachments on the surveyed property.

MARK R. PAULSON, RPLS
320 Rio Brazos
BOERNE, TEXAS 78006 • 210/896/3384

A SURVEY OF A
19.691 ACRE TRACT
Thomas P. Plaster Survey No. 510,
Badenhammer Survey, Abstract No. 94
Williamson County, Texas

DATE: May 2021	SCALE: 1" = 100'	DRAWN: JFM	SH: 1	OF: 1
PROJ. No.: 21-1010	FILE: 21-1010 Boundary Survey Drawing	CHECKED: MRP		

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THENCE: S 69°34'36" W, with the south line of the said Tract 1, and also being the north right-of-way line of F.M. 1869, for a distance of 376.20 feet to a point marking the southwest corner of the said Tract 1, and also making the southeast corner of a 4.31 acre tract as described by a deed recorded in Document Number 2007087289 of the official public records of Williamson County, Texas, a 5/8" iron rod set for reference bears N 52°15'48" E at a distance of 1.08 feet;

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THENCE with the common line of the said 23.433 acre tract and the east line of the said Tract 2 for the following call:

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S 30°44'58" E for a distance of 553.52 feet to a 1/2" iron rod found for an angle point;

S 23°55'10" E for a distance of 287.71 feet to a 1/2" iron rod found for an angle point;

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THENCE: along the arc of said non-tangent curve in the north right-of-way line of F.M. 1869 for a distance of 265.88 feet to a broken concrete monument for the end of said curve (curve data: central angle = $28^{\circ}21'52''$, radius = 537.07, the chord bears $S 55^{\circ}23'40'' W$ for a distance of 263.17 feet);

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May 10, 2021



Surveyed By: *Mark R. Paulson*
Mark R. Paulson
Registered Professional
Land Surveyor No. 2099