

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS PROVIDING FOR THE EXTENSION OF THE JOHNSON CITY CITY LIMITS BY THE ANNEXATION OF ONE (1) PARCEL OF PROPERTY TOTALING 3.266 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF OLD RIVER CROSSING ROAD IN SAID BLANCO COUNTY, TEXAS AND ONE (1) PARCEL OF PROPERTY TOTALING 1.533 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF OLD RIVER CROSSING ROAD IN SAID BLANCO COUNTY, TEXAS; GRANTING TO ALL INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; INCORPORATING RECITALS; AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; SETTING AN EFFECTIVE DATE; AND APPROVING A MUNICIPAL SERVICE PLAN FOR SUCH AREA.

WHEREAS, a petition for the annexation of approximately 4.799 acres owned by the County of Blanco, Texas has been signed by the Honorable Judge Brett Bray and approved by the Mayor and City Council on January 4, 2022 of the hereinafter described tract(s) of land, which is vacant and without residents, or on which fewer than three qualified voters reside to wit:

One (1) parcel of property totaling 3.266 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Crossing Road in said Blanco County, Texas and one (1) parcel of property totaling 1.533 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Crossing Road in said Blanco County, Texas.

WHEREAS, pursuant to Local Government Code Chapter 43 *Municipal Annexation*, Subchapter C-3 *Annexation of Area on Request of Owners*, the governing body may grant the petition after written annexation notice and notice of public hearing(s) are issued on or after the 20th day but before the 10th day before the date of the hearing(s); and

WHEREAS, on the 1st day of February, 2022, the City Council of the City of Johnson City held a public hearing(s) on the annexation of said territory and such public hearing gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the abovementioned public hearing(s) were published on January 19, 2022 in the Johnson City Record Courier, a newspaper of general circulation in the City of Johnson City, Texas, and within the territory to be annexed, and posted on the City's bulletin board and website from January 13th – February 1st, in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS THAT:

SECTION ONE. Annexation. One (1) parcel of property totaling 3.266 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Crossing Road in said Blanco County, Texas and one (1) parcel of property totaling 1.533 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Crossing Road in said Blanco County, Texas, being the same real property as described in the field notes hereto attached as "Exhibit A" and incorporated herein by reference, is hereby added to and annexed in the City of Johnson City, Texas, and said land and territory, as described, shall hereafter be included within the boundary limits of said City; and the present boundary limits of said City, at the various points contiguous to the area described in Exhibit A, are altered and amended so as to include said area within the Corporate Municipal Limits of the City of Johnson City, Texas.

SECTION TWO. Municipal Service Plan. A Municipal Service Plan outlining the provisions of necessary municipal services to the properties and rights-of-way described in Exhibit A is hereby approved, and the implementation of said Plan is hereby authorized. The Municipal Service Plan is attached hereto and incorporated herein as "Exhibit B".

SECTION THREE. Findings of Fact. All of the above recitals are found to be true and correct and are incorporated into this Ordinance as findings of fact.

SECTION FOUR. Authorization. The Chief Administrative Officer is authorized to take all necessary steps to implement the provisions of this Ordinance.

SECTION FIVE. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

SECTION SIX. Repealing Ordinances in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN. Effective Date. This Ordinance shall be effective immediately upon adoption.

PASSED AND APPROVED this 1st day of February 2022.

By: _____
Rhonda Stell, Mayor

ATTEST:

Whitney Walston, City Secretary

LEGAL DESCRIPTION: Being 1.533 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Xing Road in said Blanco County, Texas; Said 1.533 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in July- September 2021:

BEGINNING at a calculated point in the southeast line of Nugent Avenue for the northeast corner of that certain 2.531 acre tract described in Volume 389, Page 589 of the Official Public Records of said Blanco County, Texas and the northwest corner hereof and from which a bent ½" iron rod at a pipe fence corner post found bears North 01°28'45" West a distance of 0.43 feet;

THENCE North 47°00'47" East a distance of 101.36 feet along the south line of said Nugent Avenue to a ½" iron rod with cap set for the northwest corner of that certain 2.47 acre tract described in Doc. #180391 of said Official Public Records and the northeast corner hereof and from which a concrete highway monument found bears North 14°09'29" West a distance of 114.53 feet;

THENCE along the west line of said 2.47 acre tract, the following 2 courses:

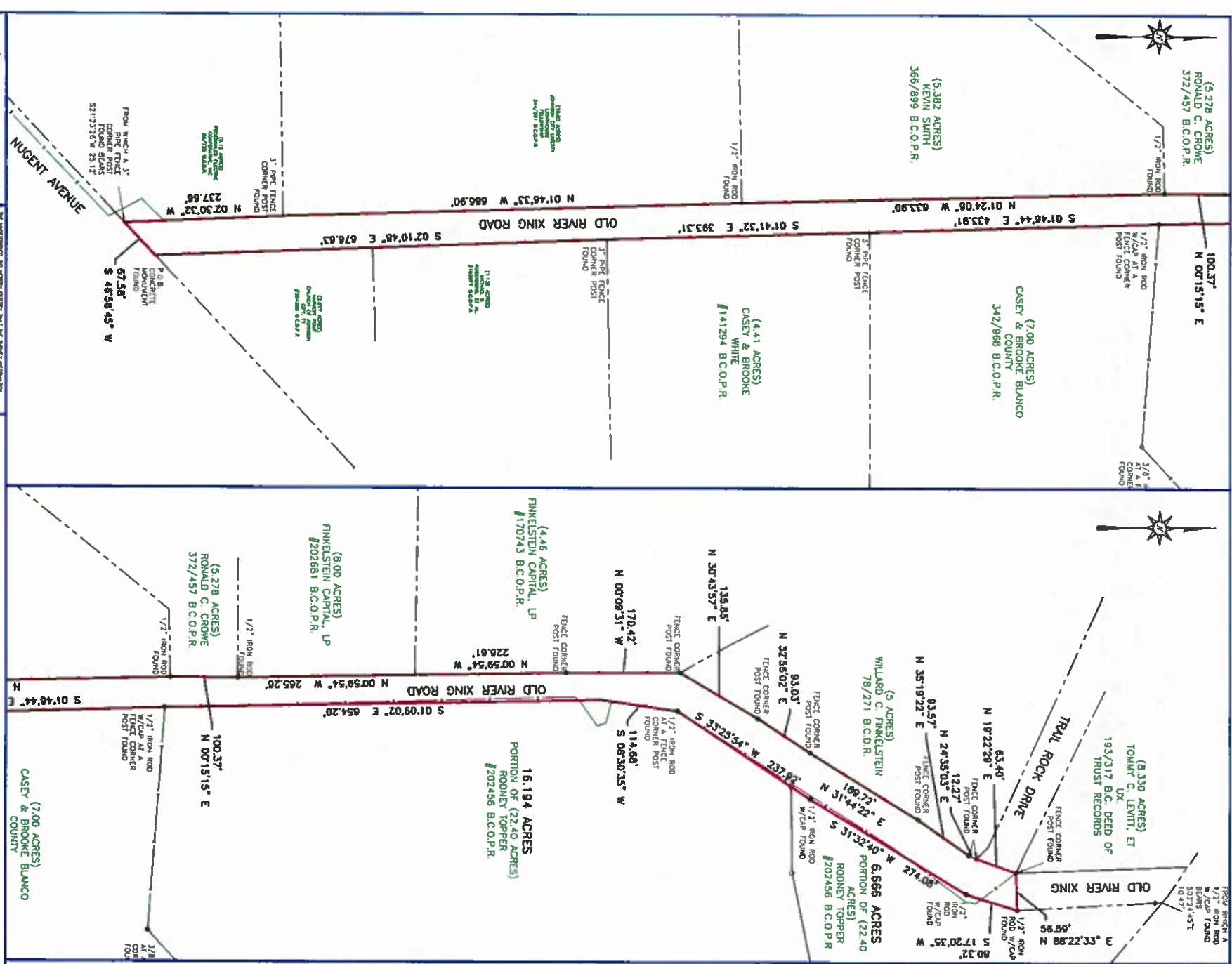
1. South 01°27'27" East a distance of 648.22 feet to a ½" iron rod with cap set;
2. South 85°13'18" East a distance of 8.38 feet to a ½" iron rod with cap set in the west line of U.S. Highway No. 281 for the southwest corner of said 2.47 acre tract and the southeast corner hereof;

THENCE along the west line of said Highway with a curve turning to the left with an arc length of 625.77 feet, a radius of 3388.22 feet and a chord of South 06°10'34" West a distance of 624.88 feet to a calculated point in the east line of that certain 6.94 acre tract described in Volume 259, Page 801 of said Official Public Records for the southwest corner hereof;

THENCE North 01°34'12" West, at a distance of 520.9 feet pass a 12" pine fence corner post found, in all a total distance of 610.97 feet along the east line of said 6.94 acre tract, the east line of that certain 0.786 acre tract described in Volume 124, Page 663 of the Deed Records of said Blanco County, Texas and the east line of that certain 0.707 acre tract described in Volume 187, Page 135 of said Official Public Records to a ½" iron rod at a pipe fence corner post found for the northeast corner of said 0.707 acre tract and the southeast corner of said 2.531 acre tract;

THENCE North 01°27'27" West a distance of 590.30 feet along the east line of said 2.531 acre tract to the **POINT OF BEGINNING** containing 1.533 acres more or less, and as shown on a certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".



LEGAL DESCRIPTION: BEING 3.26 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY, NO. 41, ABSTRACT NO. 344 IN BLANCO COUNTY, TEXAS, SAID 3.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ASSURVED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC. IN JULY 2021:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTHWEST CORNER OF SAID BLANCO COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID CERTAIN 2.87 ACRE TRACT DESCRIBED IN DOC. #290298 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID OLD RIVER XING ROAD AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 46°54'58" WEST A DISTANCE OF 67.24 FEET ALONG THE COMMON LINE OF SAID NUGENT ROAD AND SAID OLD RIVER XING ROAD TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THAT CERTAIN 5.18 ACRE TRACT DESCRIBED IN VOLUME 84, PAGE 725 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID OLD RIVER XING ROAD AND THE SOUTHWEST CORNER HEREOF; AND FROM WHICH A 3" IRON ROD CORNER POST FOUND BEARS SOUTH 21°25'35" WEST A DISTANCE OF 25.12 FEET;

THENCE ALONG THE WEST LINE OF SAID OLD RIVER XING ROAD, THE FOLLOWING 13 COURSES:

1. NORTH 02°37'37" WEST A DISTANCE OF 27.66 FEET ALONG THE EAST LINE OF SAID 5.15 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 5.15 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 10.00 ACRE TRACT DESCRIBED IN VOLUME 341, PAGE 281 OF SAID OFFICIAL PUBLIC RECORDS.
 2. NORTH 01°46'33" WEST A DISTANCE OF 666.90 FEET ALONG THE EAST LINE OF SAID 18.00 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 5.32 ACRE TRACT DESCRIBED IN VOLUME 341, PAGE 899 OF SAID OFFICIAL PUBLIC RECORDS.
 3. NORTH 01°24'18" WEST A DISTANCE OF 631.90 FEET ALONG THE EAST LINE OF SAID 5.32 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 5.28 ACRE TRACT DESCRIBED IN VOLUME 341, PAGE 899 OF SAID OFFICIAL PUBLIC RECORDS.
 4. NORTH 01°15'17" EAST A DISTANCE OF 102.77 FEET ALONG THE EAST LINE OF SAID 5.28 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.28 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 4.00 ACRE TRACT DESCRIBED IN DOC. #290298 OF SAID OFFICIAL PUBLIC RECORDS.
 5. NORTH 00°59'54" WEST A DISTANCE OF 345.26 FEET ALONG THE EAST LINE OF SAID 8.00 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 4.00 ACRE TRACT DESCRIBED IN DOC. #170743 OF SAID OFFICIAL PUBLIC RECORDS.
 6. NORTH 00°59'54" WEST A DISTANCE OF 236.61 FEET ALONG THE EAST LINE OF SAID 4.46 ACRE TRACT TO A FENCE CORNER POST FOUND.
 7. NORTH 00°59'54" WEST A DISTANCE OF 122 FEET ALONG THE EAST LINE OF SAID 4.46 ACRE TRACT TO A FENCE CORNER POST FOUND FOR A CORNER OF SAID 4.46 ACRE TRACT AND A CORNER OF THAT CERTAIN 5 ACRE TRACT DESCRIBED IN VOLUME 78, PAGE 271 OF SAID OFFICIAL PUBLIC RECORDS.
 8. NORTH 30°43'57" EAST A DISTANCE OF 133.85 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND.
 9. NORTH 13°54'07" EAST A DISTANCE OF 93.57 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND.
 10. NORTH 31°44'22" EAST A DISTANCE OF 189.72 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND.
 11. NORTH 33°19'22" EAST A DISTANCE OF 93.57 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND.
 12. NORTH 12°43'07" EAST A DISTANCE OF 112.7 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF TRAIL ROCK DRIVE AND THE NORTHEAST CORNER OF SAID 5 ACRE TRACT.
 13. NORTH 02°27'52" EAST A DISTANCE OF 112.7 FEET ALONG THE SOUTHWEST LINE OF SAID TRAIL ROCK DRIVE TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 5 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 4.41 ACRE TRACT DESCRIBED IN VOLUME 193, PAGE 317 OF THE DEED OF TRUST RECORDS OF SAID BLANCO COUNTY, TEXAS AND THE NORTHWEST CORNER HEREOF;
- THENCE NORTH 88°22'33" EAST A DISTANCE OF 54.59 FEET CROSSING SAID OLD RIVER XING ROAD TO A 1/2" IRON ROD WITH CAP FOUND IN THE WEST LINE OF THAT CERTAIN 22.40 ACRE TRACT DESCRIBED IN DOC. #282456 OF SAID OFFICIAL PUBLIC RECORDS AND THE EAST LINE OF SAID OLD RIVER XING ROAD FOR THE NORTHEAST CORNER HEREOF:
- THENCE ALONG THE EAST LINE OF SAID OLD RIVER XING ROAD, THE FOLLOWING 8 COURSES:
1. SOUTH 17°28'35" WEST A DISTANCE OF 80.32 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND.
 2. SOUTH 11°32'40" WEST A DISTANCE OF 274.08 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND.
 3. SOUTH 13°25'54" WEST A DISTANCE OF 237.92 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND.
 4. SOUTH 08°39'35" WEST A DISTANCE OF 114.66 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A CALCULATED POINT.
 5. SOUTH 01°19'07" EAST A DISTANCE OF 64.30 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 22.40 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 7.00 ACRE TRACT DESCRIBED IN VOLUME 342, PAGE 968 OF SAID OFFICIAL PUBLIC RECORDS.
 6. SOUTH 01°46'44" EAST A DISTANCE OF 433.91 FEET ALONG THE WEST LINE OF SAID 7.00 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 7.00 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 4.41 ACRE TRACT DESCRIBED IN DOC. #11294 OF SAID OFFICIAL PUBLIC RECORDS.
 7. SOUTH 02°10'48" EAST A DISTANCE OF 676.03 FEET ALONG THE WEST LINE OF SAID 4.41 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 4.41 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 11.38 ACRE TRACT DESCRIBED IN DOC. #10627 OF SAID OFFICIAL PUBLIC RECORDS.
 8. SOUTH 02°10'48" EAST A DISTANCE OF 676.03 FEET ALONG THE WEST LINE OF SAID 11.38 ACRE TRACT AND SAID 2.87 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 3.26 ACRES MORE OR LESS, AND AS SHOWN HEREOF.

RECORDED BY: CROSS TEXAS LAND SERVICES, INC. DATE RECORDED: 11/11/2021. PAGE 1 OF 1.

LEGAL DESCRIPTION: Being 3.266 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas and being a portion of Old River Xing Road in said Blanco County, Texas; Said 3.266 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in July 2021:

BEGINNING at a concrete monument found in the northwest line of Nugent Road for the southwest corner of that certain 2.877 acre tract described in Doc. #204289 of the Official Public Records of said Blanco County, Texas, the southeast corner of said Old River Xing Road and the southeast corner hereof;

THENCE South 46°56'45" West a distance of 67.58 feet along the common line of said Nugent Road and said Old River Xing Road to a calculated pint for the southeast corner of that certain 5.15 acre tract described in Volume 86, Page 725 of the Deed Records of said Blanco County, Texas, the southwest corner of said Old River Xing Road and the southwest corner hereof and from which a 3" pipe fence corner post found bears South 21°23'26" West a distance of 25.12 feet;

THENCE along the west line of said Old River Xing Road, the following 13 courses:

1. North 02°30'32" West a distance of 237.66 feet along the east line of said 5.15 acre tract to a 3" pipe fence corner post found for the northeast corner of said 5.15 acre tract and the southeast corner of that certain 10.00 acre tract described in Volume 344, Page 281 of said Official Public Records;
2. North 01°46'33" West a distance of 686.90 feet along the east line of said 10.00 acre tract to a ½" iron rod found for the northeast corner of said 10.00 acre tract and the southeast corner of that certain 5.32 acre tract described in Volume 366, Page 899 of said Official Public Records;
3. North 01°24'06" West a distance of 633.90 feet along the east line of said 5.32 acre tract to a ½" iron rod found for the northeast corner of said 5.32 acre tract and the southeast corner of that certain 5.278 acre tract described in Volume 372, Page 457 of said Official Public Records;
4. North 00°15'15" East a distance of 100.37 feet along the east line of said 5.278 acre tract to a ½" iron rod found for the northeast corner of said 5.278 acre tract and the southeast corner of that certain 8.00 acre tract described in Doc.#202681 of said Official Public Records;
5. North 00°59'54" West a distance of 265.26 feet along the east line of said 8.00 acre tract to a calculated point for the northeast corner of said 8.00 acre tract and the southeast corner of that certain 4.46 acre tract described in Doc. #170743 of said Official Public Records;
6. North 00°59'54" West a distance of 226.61 feet along the east line of said 4.46 acre tract to a fence corner post found;

7. North 00°09'31" West a distance of 170.42 feet along the east line of said 4.46 acre tract to a fence corner post found for a corner of said 4.46 acre tract and a corner of that certain 5 acre tract described in Volume 78, Page 271 of said Deed Records;
8. North 30°43'57" East a distance of 135.85 feet along the southeast line of said 5 acre tract to a fence corner post found;
9. North 32°56'02" East a distance of 93.03 feet along the southeast line of said 5 acre tract to a fence corner post found;
10. North 31°44'22" East a distance of 189.72 feet along the southeast line of said 5 acre tract to a fence corner post found;
11. North 35°19'22" East a distance of 93.57 feet along the southeast line of said 5 acre tract to a fence corner post found;
12. North 24°35'03" East a distance of 12.27 feet along the southeast line of said 5 acre tract to a fence corner post found for the southeast corner of Trail Rock Drive and the northeast corner of said 5 acre tract;
13. North 19°22'29" East a distance of 63.40 feet along the southeast line of said Trail Rock Drive to a fence corner post found for the northeast corner of said Trail Rock Drive, the southeast corner of that certain 8.330 acre tract described in Volume 193, Page 317 of the Deed of Trust Records of said Blanco County, Texas and the northwest corner hereof;

THENCE North 88°22'33" East a distance of 56.59 feet crossing said Old River Xing Road to a ½" iron rod with cap found in the west line of that certain 22.40 acre tract described in Doc. #202456 of said Official Public Records and the east line of said Old River Xing Road for the northeast corner hereof;

THENCE along the east line of said Old River Xing Road, the following 8 courses:

1. South 17°20'35" West a distance of 80.32 feet along the west line of said 22.40 acre tract to a ½" iron rod with cap found;
2. South 31°32'40" West a distance of 274.08 feet along the west line of said 22.40 acre tract to a ½" iron rod with cap found;
3. South 33°25'54" West a distance of 237.92 feet along the west line of said 22.40 acre tract to a ½" iron rod with cap found;
4. South 08°30'35" West a distance of 114.68 feet along the west line of said 22.40 acre tract to a calculated point;
5. South 01°09'02" East a distance of 654.20 feet along the west line of said 22.40 acre tract to a ½" iron rod with cap found for the southwest corner of said 22.40 acre tract and the northeast corner of that certain 7.00 acre tract described Volume 342, Page 968 of said Official Public Records;
6. South 01°46'44" East a distance of 433.91 feet along the west line of said 7.00 acre tract to a 3" pipe fence corner post found for the southwest corner of said 7.00

acre tract and the northeast corner of that certain 4.41 acre tract described Doc. #141294 of said Official Public Records;

7. South $01^{\circ}41'32''$ East a distance of 393.31 feet along the west line of said 4.41 acre tract to a 3" pipe fence corner post found for the southwest corner of said 4.41 acre tract and the northeast corner of that certain 1.138 acre tract described Doc. #103677 of said Official Public Records;
8. South $02^{\circ}10'48''$ East a distance of 676.63 feet along the west line of said 1.138 acre tract and said 2.877 acre tract to the **POINT OF BEGINNING** containing 3.266 acres more or less, and as shown on a certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".

**EXHIBIT “B”
CITY OF JOHNSON CITY, TEXAS
MUNICIPAL SERVICE PLAN
FOR APPROXIMATELY 4.799 ACRES**

INTRODUCTION

The City of Johnson City has received a petition for the annexation of approximately 4.799 acres owned by Blanco County, Texas and signed by the Honorable Judge Brett Bray. The property, more particularly described below, is Old River Crossing Road from its intersection with U.S. Hwy. 281 to its intersection with Trail Rock Drive in Blanco County, Texas. The property has similar topography as the adjoining property already in the City limits.

The annexation petition includes one (1) parcel of property totaling 3.266 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, TX and being a portion of Old River Crossing Road in said Blanco County, TX and one (1) parcel of property totaling 1.533 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, TX and being a portion of Old River Crossing Road in said Blanco County, TX.

PROVISION OF FULL MUNICIPAL SERVICE

1. Police Protection:

The City of Johnson City Police Department will respond to calls for assistance, enforcement, and protection and provide other services offered by the Police Department on the effective date of annexation.

2. Fire / EMS Protection:

The Johnson City Volunteer Fire Department will respond to calls for assistance, fire emergencies, and provide other fire-related services, as needed, on the effective date of annexation. The North Blanco County EMS will respond to calls for Emergency Medical Service (EMS) in the City of Johnson City, and they will provide patient care and transport services as of the effective date of annexation.

3. Water Service:

Water service will be provided by the City of Johnson City in accordance with a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP and an Interlocal Agreement dated 10/01/2021 between the City and Blanco County. Water service shall be provided and extended in accordance with City ordinances, policies, and established fees to those customers within the City’s certificated service area or by private wells where City service is not available.

4. Wastewater Service:

Wastewater service will be provided by the City of Johnson City in accordance with a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP and an Interlocal Agreement dated 10/01/2021 between the City and Blanco County. Wastewater service shall be provided and extended in accordance with City ordinances, policies, and established fees to those customers within the City's certificated service area or by private on-site septic systems where City service is not available.

5. Maintenance of Streets:

Publicly-owned streets and drainage improvements, which have been duly dedicated and accepted by the City of Johnson City and / or Blanco County, shall be maintained by the City. Private streets, roadways, driveways, and drainage ways shall be maintained by the property owners.

6. Electric:

Electric shall be provided in accordance with Pedernales Electric Cooperative policies for electric line extensions and service connections.

7. Solid Waste:

Solid waste collection will be provided for under the City of Johnson City's franchise agreement with Waste Connections or subsequent carrier. Brush and bulk waste pick-up is provided in accordance with a City-wide schedule and under the terms of the current and future solid waste agreements.

8. Capital Improvements:

No capital improvements are necessary for the City to provide full municipal services to the parcel(s). Other than those contained within a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP and an Interlocal Agreement dated 10/01/2021 between the City and Blanco County, no capital improvements are anticipated at this time, and all future capital improvements will be installed by the property owners.

9. Building Code:

The City's Building Official will provide consultation for building code requirements, plan review, and on-site inspection services for new construction. The City of Johnson City shall provide municipal services to a level equivalent to similar land uses throughout the City.

10. Code Compliance:

The Code Compliance Department will enforce City Codes and regulations.

11. Zoning:

The territory to be annexed shall be zoned in accordance with Code of Ordinances Chapter 14 *Zoning*, a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP, and an Interlocal Agreement dated 10/01/2021 between the City and Blanco County.

12. Building Permits:

Building permits must be obtained from the City in accordance with City Codes, a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP, and an Interlocal Agreement dated 10/01/2021 between the City and Blanco County.

13. Public Facilities:

There are no publicly-owned parks, playgrounds, or swimming pools, in or upon the parcel(s).

14. Elections:

Provisions of elections and polling sites for the City of Johnson City are made by the Office of the City Secretary on dates and times and at places provided for by City Code and / or State Law and are available to the citizens of Johnson City.