

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 2.33 ACRES (BCAD PROP. ID NO. 23301, LEGAL DESCRIPTION: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 2.33) AND ONE (1) PARCEL OF PROPERTY TOTALING 20.07 ACRES (BCAD PROP. ID NO. 9296, LEGAL DESCRIPTION: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 20.07), BOTH ADDRESSED AS 675 OLD RIVER CROSSING, JOHNSON CITY, TEXAS 78636 AND MORE PARTICULARLY DESCRIBED BY A SURVEY OF 22.40 ACRES, BEING SITUATED IN THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561, 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 22.40 acres owned by BSL JCTX, LP has been signed by Tim Hatch and approved by the Mayor and City Council on November 2, 2021 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 2.33 acres (BCAD Prop. ID No. 23301, Legal Description: ABS A0561 Survey 41 J. Shackleford, Acres 2.33) and one (1) parcel of property totaling 20.07 acres (BCAD Prop. ID No. 9296, Legal Description: ABS A0561 Survey 41 J. Shackleford, Acres 20.07), both addressed as 675 Old River Crossing, Johnson City, Texas 78636 and more particularly described by a survey of 22.40 acres, being situated in the Jack Shackleford Survey No. 41, Abstract No. 561, 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 2.33 acres (BCAD Prop. ID No. 23301, Legal Description: ABS A0561 Survey 41 J. Shackelford, Acres 2.33) and one (1) parcel of property totaling 20.07 acres (BCAD Prop. ID No. 9296, Legal Description: ABS A0561 Survey 41 J. Shackelford, Acres 20.07), both addressed as 675 Old River Crossing, Johnson City, Texas 78636 and more particularly described by a survey of 22.40 acres, being situated in the Jack Shackelford Survey No. 41, Abstract No. 561, 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

CASHEMIRE, AS LISTED IN SECTION 8 OF NATIONAL INVESTORS TITLE INSURANCE COMPANY'S COMMITMENT FOR THE ABSTRACT OF NO. 2080229 EFFECTIVE JUNE 14, 2000 REFLECTED THE SURVEY PROPERTY AS SHOWN HEREON.

L. RAMBOLD H. JIMMISON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DID HEREBY CERTIFY TO ROONEY TOPPER NATIONAL INVESTORS TITLE INSURANCE COMPANY GUARANTEE SHOWN HEREON AND THAT THERE HAVE BEEN NO DISCREPANCIES, CONFLICTS, ENCUMBRANCES, UTILITY LINES OR ENCUMBRANCES KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

DATE: 06-21-2020

RAMBOLD H. JIMMISON, P.L.S.
STATE OF TEXAS REGISTRATION NO. 5283
COUNTY: SWEETWATER, BLANCO COUNTY, TEXAS



LINE	DIRECTION	DISTANCE
L1	N89°15'15"W	204.05
L2	N89°14'47"W	186.85
L3	N89°20'17"E	135.75
L4	N11°25'01"E	14.91
L5	N11°25'01"E	217.09
L6	N11°25'01"E	78.59
L7	N11°25'01"E	181.81
L8	N11°25'01"E	180.75
L9	N89°23'02"W	208.54
	N89°23'02"W	208.54
	S14°02'07"E	51.89
	S14°02'07"E	51.89

LEGEND

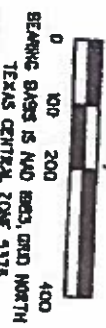
- FENCE POST AS NOTED IN FIELD NOTES
- 1/2" IRON ROD SITI
- 1/2" IRON ROD FENO
- △ CALCULATED POINT
- ⊕ WATER WELL
- ⊖ ELECTRIC METER
- ⊖ OVERHEAD UTILITIES
- WIRE FENCE
- RECORD INFORMATION

HARBRIGHT LAND SURVEYING

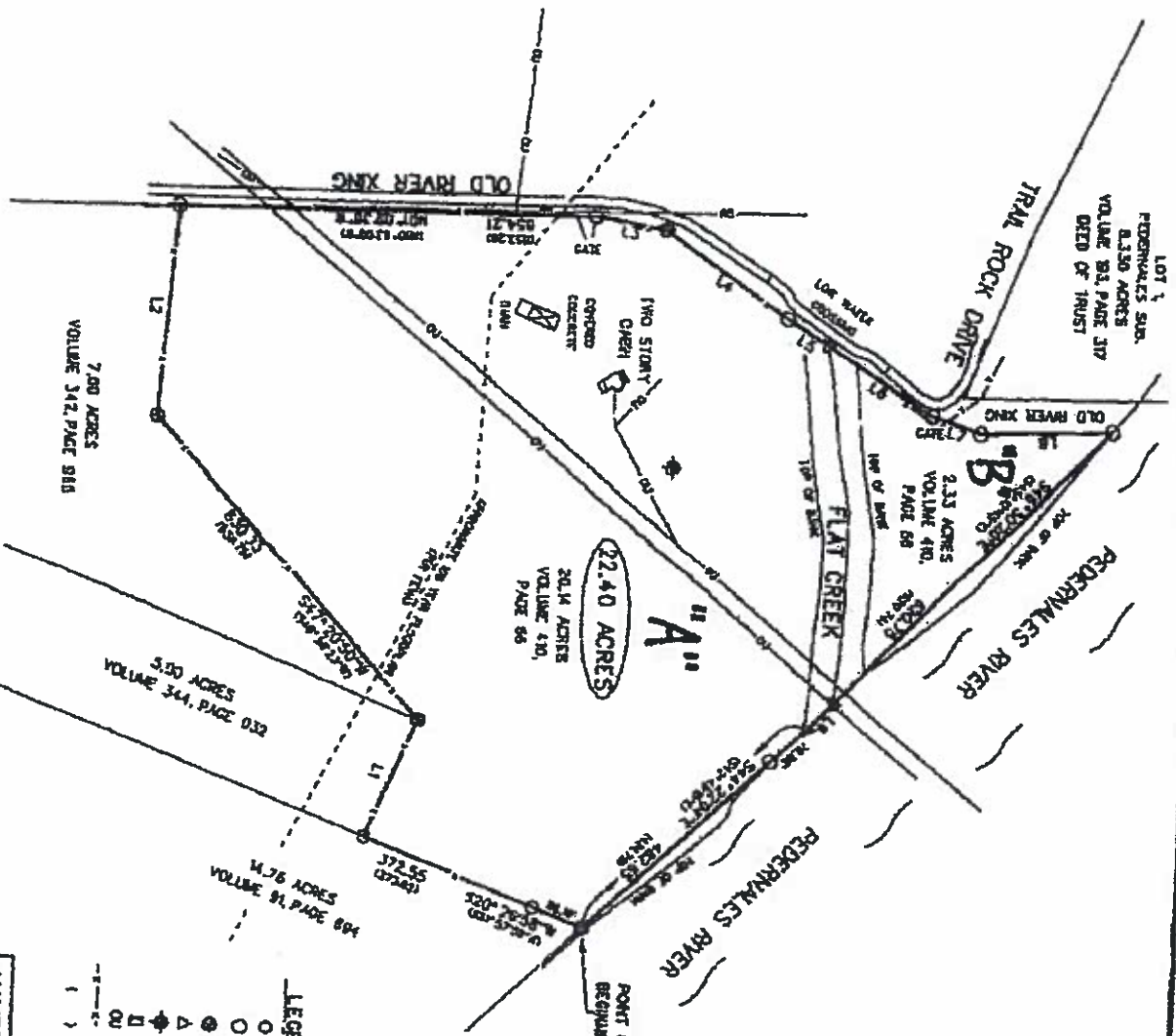
P.O. BOX 628
HARBRIGHT, TEXAS 75848
PHONE: 409-682-1000
FAX: 409-682-1000
EMAIL: HARBRIG@HARBRIGHTSURV.COM

MAP TO ACCOMPANY FIELD NOTE NO. 020-088

BEING SITUATED IN THE JACK SHADKLEFORD SURVEY NO. 41, ABSTRACT NO. 581, BLANCO COUNTY, TEXAS



DATE: 06-24-2020
FILE NAME: 020-088
JOB NO: 020-088



**EXHIBIT “B”
CITY OF JOHNSON CITY, TEXAS
MUNICIPAL SERVICE PLAN
FOR APPROXIMATELY 22.40 ACRES**

INTRODUCTION

The City of Johnson City has received a petition for the annexation of approximately 22.40 acres owned by BSL JCTX, LP and signed by Tim Hatch. The property, more particularly described below, is located along Old River Crossing Road 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 2.33 acres (BCAD Prop. ID No. 23301, Legal Description: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 2.33) and one (1) parcel of property totaling 20.07 acres (BCAD Prop. ID No. 9296, Legal Description: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 20.07), both addressed as 675 Old River Crossing, Johnson City, TX 78636 and more particularly described by a survey of 22.40 acres, being situated in the Jack Shackelford Survey No. 41, Abstract No. 561, 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. 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. 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, 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* and a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP.

12. Building Permits:

Building permits must be obtained from the City in accordance with City Codes and a Development Agreement between the City of Johnson City, Rodney Topper, and BSL JCTX, LP.

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.