



**CITY COUNCIL SPECIAL CALLED MEETING
MONDAY - JUNE 14, 2021 - 6:30 PM**

AGENDA

**2801 Ranch Road 1869
Liberty Hill, Texas 78642**

**Liz Branigan
Angela Jones
Crystal Mancilla**

**Chris Pezold
Tony DeYoung
Kathy Canady**

NOTICE

Notice is hereby given that a Special Meeting of the City Council of Liberty Hill, Texas has been called by Mayor Liz Branigan.

LIVE VIDEO STREAMING

Please click the link on the City's Facebook page to watch the meeting live.

PLEASE SILENCE YOUR CELL PHONES

- 1) CALL TO ORDER**
Establish quorum.
- 2) PUBLIC HEARING**

a)

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Liberty Hill, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

FOR A 1.293 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS. AND BEING OUT OF THE CALLED 15.692 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CASEY PEZOLD, RECORDED IN DOCUMENT NO. 2018072328 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

(EXHIBIT "A")

A public hearing will be held by and before the City Council of the City of Liberty Hill, Texas on the 14th day of June 2021 at 6:30 PM in the City Council Chamber of the Municipal Court Building of the City of Liberty Hill, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Liberty Hill, Texas this the 24th day of May 2021.

3) CONVENE TO EXECUTIVE SESSION

City Council will convene into Executive Session for discussion of the following items pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real property), Section 551.073 Deliberations about Gifts and Donations, Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Development).

a) Section 551.071 Consultation with Attorney

- Consideration of possible amendment to the development agreement between the City of Liberty Hill, MREC MAG Morningstar, and Gaida Land, LLC

4) RECONVENE TO REGULAR SESSION

City Council will reconvene to Regular Session for deliberation and possible action of the following items pursuant to Texas Government Code 551.071 (Consultation with Attorney), Section 551.072 (Deliberation about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Development).

a) Section 551.071 Consultation with Attorney

- Consideration and possible action to amend the development agreement between the City of Liberty Hill, MREC MAG Morningstar, and Gaida Land, LLC

City Council reserves the right to adjourn into Executive Session at any time during the course of the meeting to discuss any item listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Development). In compliance with the Americans with Disabilities Act, the City of Liberty Hill will provide reasonable accommodation for persons attending City Council meetings. To better serve you, requests need to be received 48 hours prior to the meeting. Contact the City Secretary at 512-778-5449 –Extension 112.

POSTING CERTIFICATION: I, NANCY SAWYER – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting for the **CITY COUNCIL – CITY OF LIBERTY HILL, TEXAS** was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas and on the City website (www.libertyhilltx.gov) on the 11th day of June, 2021 at 4:30 PM. Nancy Sawyer – City Secretary.

REMOVAL CERTIFICATION: I, NANCY SAWYER – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the _____ day of _____, 2021 at _____. INITIALS _____



**CITY COUNCIL SPECIAL CITY COUNCIL
SPECIAL CALLED MEETING
MONDAY - JUNE 14, 2021
2801 Ranch Road 1869 - Liberty Hill**

AGENDA ITEM 2.a

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Liberty Hill, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

FOR A 1.293 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS. AND BEING OUT OF THE CALLED 15.692 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CASEY PEZOLD, RECORDED IN DOCUMENT NO. 2018072328 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

(EXHIBIT "A")

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By order of the City Council of the City of Liberty Hill, Texas this the 24th day of May 2021.

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 1.293 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE CALLED 15.692 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CASEY PEZOLD, RECORDED IN DOCUMENT NO. 2018072328 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 PROPERTY ADDRESS: 3607 RR 1869, LIBERTY HILL, TX 78642

LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- CITY OF LIBERTY HILL CITY LIMITS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CLARA A. CANTRELL AND JOHN N. CANTRELL CALLED 3 AC. VOL. 483, PG. 629

SCALE: 1" = 100'

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND DOES NOT SHOW ANY EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT.
- 5) THE CITY OF LIBERTY HILL CITY LIMITS SHOWN HEREON ARE PER "CITY LIMITS AND ETJ MAP LIBERTY HILL, TEXAS JANUARY 2019" PREPARED BY STEGER BIZZELL ENGINEERING.

TERRELL K. GAUNY CALLED 10.00 ACRES DOC. NO. 2015018466

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°42'57" E	65.39'
L2	N 78°12'17" E	66.43'
L3	S 74°34'15" W	35.62'
L4	S 69°18'29" W	34.36'
L5	S 78°12'13" W	14.53'

CASEY PEZOLD TRACT 1 - CALLED 15.692 AC. DOC. NO. 2018072328

SUBJECT TRACT
1.293 ACRE

PROPOSED 0.248 ACRE TRACT PARCEL 39 SH 29 LIBERTY HILL BYPASS

TERRELL K. GAUNY CALLED 10.00 ACRES DOC. NO. 2015018466

MARTHA JANE BEITER CALLED 106.42 ACRES DOC. NO. 2014093155

P.O.C. SURFACE COORDINATES:
N=10213237.62
E=3053262.33

P.O.B. SURFACE COORDINATES:
N=10213275.99
E=3053387.86



To: City of Liberty Hill, Texas, exclusively.

Shane Shafer
SHANE SHAFER, R.P.L.S. NO. 5281
MAY 03, 2021
DATE

SHEET 2 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

METES AND BOUNDS DESCRIPTION

FOR A 1.293 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS. AND BEING OUT OF THE CALLED 15.692 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CASEY PEZOLD, RECORDED IN DOCUMENT NO. 2018072328 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.293 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod set with cap marked "Diamond Surveying" (Surface Coordinates: N=10213237.62, E=3053262.33) monumenting the southwest corner of said 15.692 acre Pezold tract, same being on the southeast corner of the called 10.00 acre tract of land conveyed to Terrell K. Gauny, recorded in Document No. 2015018466 of the Official Public Records of Williamson County, Texas, same being on a point in the north boundary line of the called 106.42 acre tract of land conveyed to Martha Jane Beiter, recorded in Document No. 2014093155 of the Official Public Records of Williamson County, Texas, same being on the southwest corner of a proposed 0.248 acre tract of land, Parcel 39, SH 29 Liberty Hill Bypass, same being on an angle point in the south boundary line of the City of Liberty Hill City Limits as shown on "City Limits and ETJ Map, Liberty Hill, Texas, January 2019" prepared by Steger Bizzell Engineering;

THENCE, departing said City of Liberty Hill City Limits, with the south boundary line of said 15.692 acre Pezold tract, same being with said north boundary line of the 106.42 acre Beiter tract, same being with the south boundary line of said Proposed 0.248 acre Parcel 39, the following two (2) courses and distances:

1. N 67°42'57" E for a distance of 65.39 feet to a 1/2" iron rod found;
2. N 78°12'17" E for a distance of 66.43 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southeast corner of said Proposed 0.248 acre Parcel 39, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 52°24'35" W** through the interior of said 15.692 acre Pezold tract, same being with the northeasterly boundary line of said Proposed 0.248 acre Parcel 39, for a distance of **209.07 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the west boundary line of said 15.692 acre Pezold tract, same being on a point in the east boundary line of said 10.00 acre Gauny tract, same being on the north corner of said Proposed 0.248 acre Parcel 39, same being on a point in said south boundary line of City of Liberty Hill City Limits, for an angle point hereof,

THENCE, **N 13°35'55" W** with said west boundary line of the 15.692 acre Pezold tract, same being with said east boundary line of the 10.00 acre Gauny tract, same being with said south boundary line of City of Liberty Hill City Limits, for a distance of **295.69 feet** to a 1/2" iron rod found on an angle point in said west boundary line of the 15.692 acre Pezold tract, same being on an angle point in said east boundary line of the 10.00 acre Gauny tract, same being on an angle point in said south boundary line of City of Liberty Hill City Limits, same being on an angle point in the south boundary line of the called 3 acre tract of land conveyed to Clara A. Cantrell and John N. Cantrell, recorded in Volume 483, Page 629 of the Deed Records of Williamson County, Texas, for the northwest corner hereof,

from which a 3/8" iron rod found on an angle point in said east boundary line of the 10.00 acre Gauny tract, same being on the southwest corner of said 3 acre Cantrell tract, bears S 74°34'15" W for a distance of 35.62 feet;

THENCE, N 69°17'50" E continuing with said west boundary line of the 15.692 acre Pezold tract, same being with the south boundary of said 3 acre Cantrell tract, same being with said south boundary line of City of Liberty Hill City Limits, for a distance of 107.77 feet to calculated point on an angle point in south boundary line of City of Liberty Hill City Limits, for the northeast corner hereof;


THENCE, S 22°25'39" E through the interior of said 15.692 acre Pezold tract, same being with said south boundary line of City of Liberty Hill City Limits, for a distance of 473.75 feet to a calculated point on said south boundary line of the 15.692 acre Pezold tract, same being on a point in said north boundary line of the 106.42 acre Beiter tract, same being on an angle point in said south boundary line of City of Liberty Hill City Limits, for the southeast corner hereof, from which a 1/2" iron rod found on an angle point in said south boundary line of the 15.692 acre Pezold tract, same being on an angle point in said north boundary line of the 106.42 acre Beiter tract, bears N 69°18'29" E for a distance of 189.99 feet;

THENCE, departing said City of Liberty Hill City Limits, with said south boundary line of the 15.692 acre Pezold tract, same being with said north boundary line of the 106.42 acre Beiter tract, the following two (2) courses and distances:

1. S 69°18'29" W for a distance of 34.36 feet to a 1/2" iron rod found, for an angle point hereof;
2. S 78°12'13" W for a distance of 14.53 feet to the POINT OF BEGINNING hereof and containing 1.293 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NUMBER 10006900



May 03, 2021

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

