

ORDINANCE NO. 2022-O-619

ORDINANCE ANNEXING TERRITORY

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF JONESTOWN, TRAVIS COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING AND APPROVING A SERVICE PLAN AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, Sec. 43.0671 of the Texas Local Government Code authorizes a City to annex an area if each owner of the land in the area requests the annexation;

WHEREAS, by petition dated March 3, 2022, each owner of the property described in Exhibit "A", attached hereto, (the "subject property") petitioned the City of Jonestown for annexation of such tract; and

WHEREAS, the petition was presented to the City Council of the City on April 14, 2022, and was accepted by a motion and vote of the Council Members present; and

WHEREAS, the area to be annexed is contiguous to the current corporate limits of the City and is vacant without residents;

WHEREAS, a service plan agreement for the territory to be annexed has been negotiated as required by Sec. 43.0672 of the Texas Local Government Code, and a copy of that service plan agreement is attached hereto as Exhibit "B" and incorporated herein for all purposes; and

WHEREAS, notices were provided, and the public hearing was held in accordance with state law regarding the annexation of the subject property at which time persons interested in the annexation were given the opportunity to be heard; and

WHEREAS, the petitioner waived the right to request a Development Agreement pursuant to Section 43.016 of the Texas Local Government Code; and

WHEREAS, the City Council is of the opinion that annexing the subject property is in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESTOWN, TEXAS, that:

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 and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

2. ANNEXATION

- A. The subject property described in Exhibit “A”, attached hereto and incorporated herein for all purposes, is hereby annexed to the City of Jonestown.
- B. The boundary limits of the City of Jonestown shall be and the same are hereby extended to include the subject property within the city limits of the City of Jonestown, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Jonestown and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
- C. A service plan agreement, attached hereto as Exhibit “B”, between the City and the owners for the area is hereby approved and the Mayor is authorized to execute same.
- D. The City Secretary is hereby directed to file with the County Clerk of Travis County, Texas, the Voting Registrar of Travis County, the Travis County Appraisal District and the Comptroller of the State of Texas, a certified copy of this ordinance in the manner required by law.
- D. That the map showing the boundaries of the City and its Extraterritorial Jurisdiction shall be immediately corrected to include the annexed territory and be annotated to show the date of the annexation, the number of the annexation ordinance, and the date of its adoption.

3. EFFECTIVE DATE

This Ordinance shall be and become effective immediately upon and after its passage and publication as may be required by governing law.

4. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

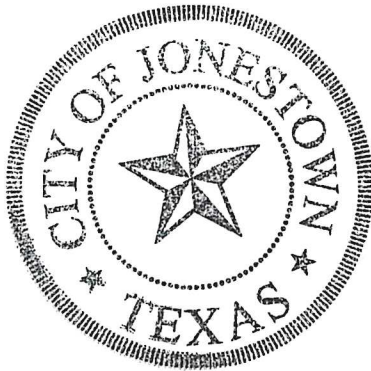
5. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public 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.

ADOPTED AND APPROVED ON THIS, the 12th day of MAY 2022.



CITY OF JONESTOWN, TEXAS

Paul Johnson, Mayor

ATTEST:

Belinda Gaytan, TRMC, City Secretary

EXHIBIT A

PROPERTY DESCRIPTION

a tract of land containing approximately 218.248 acres (0.341 square miles) situated in the D.&W.R.R. Co. Survey No. 106, in Travis County, Texas, being out a 233.0 acre tract consisting of Lots 12-14 and Lots 18-19, Panoramic Hills Unit 1, recorded in Volume 38, Page 60 Plat Records of Travis County, Texas; of which approximately 218.248 acres of land are to be made part of the City of Jonestown, said approximate 218.248 acres being more particularly described as follows:

EXHIBIT A
LEGAL DESCRIPTION FOR POLITICAL BOUNDARY PURPOSES

BEING A TRACT OF LAND CONTAINING APPROXIMATELY 218.248 ACRES (0.341 SQUARE MILES) SITUATED IN THE D. & W.R.R. CO. SURVEY NO. 106, IN TRAVIS COUNTY, TEXAS, BEING OUT A 233.0 ACRE TRACT CONSISTING OF LOTS 12-14 & 18-19, PANORAMIC HILLS UNIT 1, RECORDED IN VOLUME 38, PAGE 50 PLAT RECORDS OF TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 218.248 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF JONESTOWN, SAID APPROXIMATE 218.248 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT SITUATED IN THE PRESENT CORPORATE LIMIT LINE OF THE CITY OF JONESTOWN, SAME BEING SITUATED IN THE COMMON EASTERLY LINE OF LOT 1, TRINITY CHURCH OF LAGO VISTA, PARCEL ID NO. 870351, AND THE WESTERLY LINE OF SAID 233.0 ACRE TRACT, PARCEL ID NO. 182153;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID 233.0 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2500 FEET, TO A POINT BEING THE NORTHERLY CORNER OF THE KEVIN DONAHUE, 2.790 ACRE TRACT, PARCEL ID NO. 182167;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WESTERLY LINE OF SAID 2.790 ACRE TRACT, AN APPROXIMATE DISTANCE OF 542 FEET, TO A POINT SITUATED IN THE PRESENT CORPORATE LIMIT LINE OF THE CITY OF JONESTOWN, SAME BEING A SOUTHERLY CORNER OF SAID 233.0 ACRE TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG THE COMMON SOUTHERLY LINE OF SAID 233.0 ACRE TRACT AND THE PRESENT CORPORATE LIMIT LINE OF THE CITY OF JONESTOWN, PASSING AT AN APPROXIMATE DISTANCE OF 1,828 FEET, THE CURRENT SAID CORPORATE LIMIT LINE AND CONTINUING FOR A TOTAL APPROXIMATE DISTANCE OF 3,580 FEET, TO A POINT SITUATED IN THE CURRENT LAGO VISTA AND JONESTOWN E.T.J. LIMIT LINE;

THENCE, IN A NORTHWESTERLY DIRECTION, INTO AND ACROSS SAID 233.0 ACRE TRACT, ALONG SAID PRESENT E.T.J. LIMIT LINE, AN APPROXIMATE DISTANCE OF 2,546 FEET, TO A POINT SITUATED IN THE NORTHWESTERLY LINE OF SAID 233.0 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF THE DOUGLAS NOACK TRACT, PARCEL ID NO. 186656;

THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE COMMON SOUTHERLY LINE OF SAID DOUGLAS NOACK TRACT AND THE NORTHWESTERLY LINE OF 233.0 ACRE TRACT, AN APPROXIMATE DISTANCE OF 508 FEET, TO A POINT SITUATED IN THE PRESENT LAGO VISTA AND JONESTOWN E.T.J. LIMIT LINE;

THENCE, IN A SOUTHEASTERLY DIRECTION, INTO AND ACROSS SAID 233.0 ACRE TRACT, ALONG SAID PRESENT E.T.J. LIMIT LINE, AN APPROXIMATE DISTANCE OF 1,598 FEET, TO A POINT SITUATED IN AN EASTERLY LINE OF SAID 233.0 ACRES, SAME BEING IN THE WESTERLY LINE OF MATOCHA INVESTMENTS, LTD., PARCEL ID NO. 186659;

THENCE, IN A SOUTHERLY DIRECTION, DEPARTING FROM THE CURRENT SAID E.T.J. LIMIT LINE, ALONG THE COMMON WESTERLY LINE OF SAID MATOCHA INVESTMENTS LTD, AND 233.0 ACRE TRACT, AN APPROXIMATE DISTANCE OF 849 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID MATOCHA INVESTMENTS LTD TRACT;

THENCE, IN AN EASTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID MATOCHA INVESTMENTS LTD TRACT, AN APPROXIMATE DISTANCE OF 560 FEET, TO A POINT SITUATED IN THE COMMON SOUTHEASTERLY CORNER OF SAID TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF THE LANCE C. COLEMAN TRACT, PARCEL ID NO. 182172, SAME ALSO BEING A NORTHEASTERLY CORNER OF THIS TRACT AND THE NORTHWESTERLY CORNER OF GRUMPY PIG CANYON LLC TRACT, PARCEL ID NO. 182152;

THENCE, IN A SOUTHERLY DIRECTION, MEANDERING AROUND THE SOUTHERLY LINE OF SAID GRUMPY PIG CANYON LLC TRACT, AN APPROXIMATE DISTANCE OF 3,586 FEET, TO A POINT IN THE SOUTHERLY LINE OF LOT 1, TRI PANORAMIC HILLS, PARCEL ID NO. 184541, SAME BEING A NORTHERLY CORNER OF SAID 233.0 ACRES;

THENCE, IN AN EASTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID TRI PANORAMIC HILLS AND THE NORTHERLY LINE OF SAID 233.0 ACRES, AN APPROXIMATE DISTANCE OF 772 FEET, TO A POINT SITUATED IN THE SOUTHEASTERLY CORNER OF LOT 17, PARCEL ID NO. 183400;

THENCE, IN A NORTHERLY DIRECTION, ALONG THE COMMON EASTERLY LINE OF SAID TRI PANORAMIC HILLS AND A WESTERLY LINE OF SAID 233.0 ACRES, AN APPROXIMATE DISTANCE OF 350 FEET, TO A POINT SITUATED IN THE EASTERLY LINE OF LOT 20, PARCEL ID NO. 184560, SAME BEING A NORTHERLY CORNER OF THIS TRACT AND A SOUTHERLY CORNER OF LOT 4, PANORAMIC HILLS, PARECEL ID NO. 182156;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE COMMON SOUTHERLY LINE OF SAID LOT 4 AND THIS TRACT, AN APPROXIMATE DISTANCE OF 589 FEET, TO A POINT IN THE SOUTHERLY OF SAID LOT 4;

THENCE, IN A SOUTHERLY DIRECTION, ALONG THE COMMON WESTERLY LINE OF BETTY JO CARTER TRACT, PARCEL ID NO. 182182, AND THIS TRACT, AN APPROXIMATE DISTANCE OF 1,224 FEET, TO A POINT;

THENCE, IN AN EASTERLY DIRECTION, ALONG THE COMMON SOUTHERLY LINE OF SAID BETTY JO CARTER TRACT AND THE NORTHERLY LINE OF SAID 233.0 ACRES, AN APPROXIMATE DISTANCE OF 2,260 FEET, TO A POINT SITUATED IN THE PRESENT CORPORATE LIMIT LINE OF THE CITY OF JONESTOWN;

THENCE, IN A WESTERLY DIRECTION, INTO AND ACROSS SAID 233.0 ACRES, ALONG THE PRESENT CORPORATE LIMIT LINE OF THE CITY OF JONESTOWN, AN APPROXIMATE DISTANCE OF 1,108 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 218.248 ACRES (0.341 SQUARE MILES OF LAND), MORE OR LESS.

(EXHIBIT OF SAME DATE PREPARED AND ATTACHED HERETO)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

PANORAMIC HILLS

TCAD ID: 182153

0 150 300 600 900
SCALE: 1"=300'

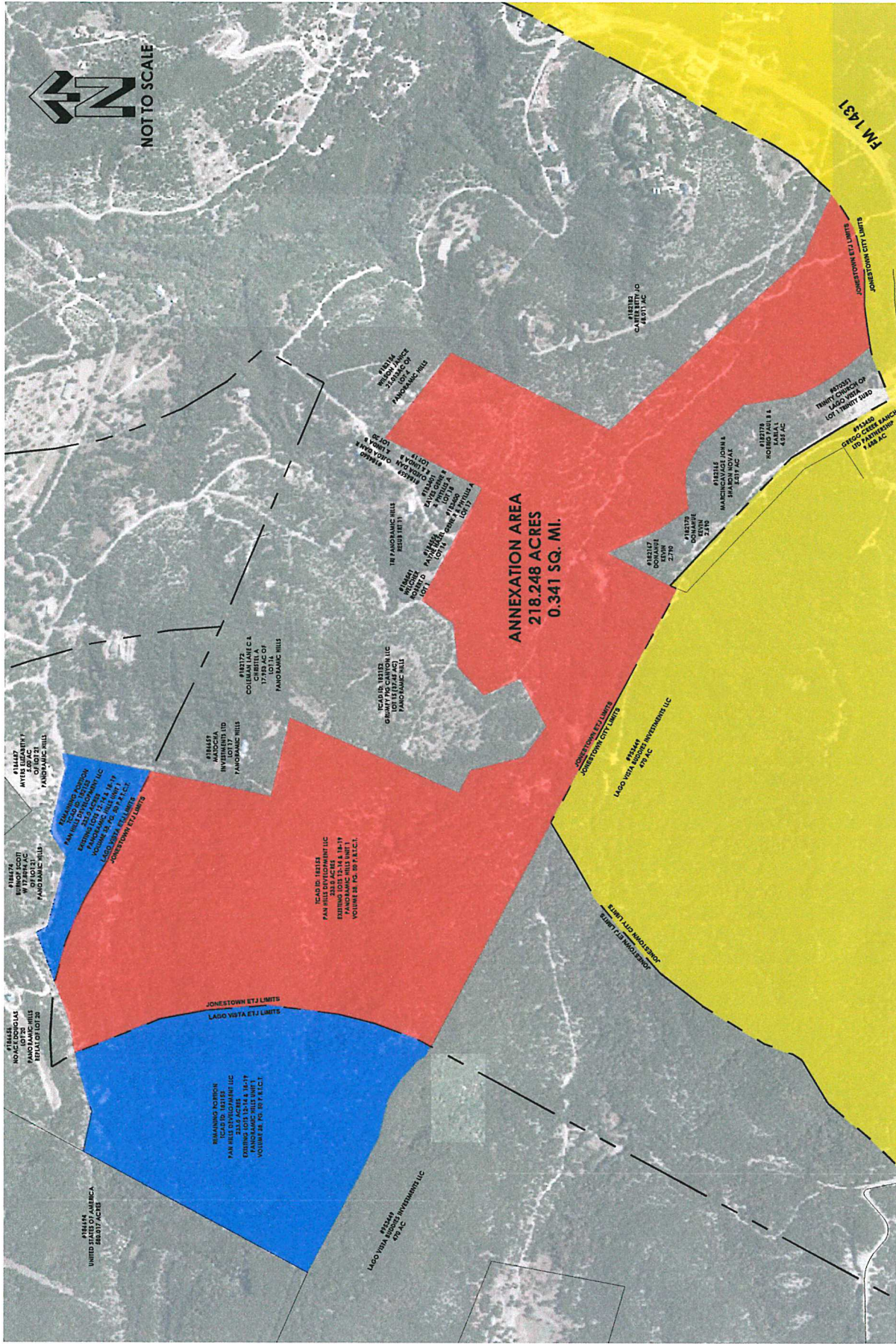
SITE SUMMARY

| | |
|-----------------|----------|
| TOTAL SITE AREA | 238.0 AC |
| JONESTOWN ETJ | 218.0 AC |
| LODGE VISTA ETJ | 20.0 AC |

 **VICKREY & ASSOCIATES, LLC.**
CONSULTING ENGINEERS
1800 W. Parkway Lane, Ste. 175, Aurora, IL 60007
Telephone: (815) 831-8513
Fax: (815) 831-8513

DATE: 08/11/2011

**POLITICAL BOUNDARY
2022 ANNEXATION EXHIBIT TO THE CITY OF JONESTOWN**



THIS DOCUMENT WAS PREPARED UNDER 22 TAC 683.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY. AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND

- EXISTING CITY LIMITS
- NEW ANNEX LIMITS
- LAGO VISTA ETJ

Jonestown

**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6677 FM 311, P.O. BOX 992 TEBLES FIRM#1004200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 866-2170

**AGREEMENT FOR PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED TO THE CITY OF JONESTOWN**

WHEREAS, the City of Jonestown, Texas (the “City”), pursuant to a request from the owners of Pan Hill Development LLC, (Prem Kalidindi, Vijaya Kalidindi, and Sathya Narayana Sudhir Ganta), intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the “subject property”), in accordance with, and as authorized by, *Chapter 43, Subchapter C-3, Loc. Gov't. Code*; and

WHEREAS, *Section 43.0672, Loc. Gov't. Code*, requires the City enter into a written agreement with the owner of the subject property for provision of services in the area to be annexed, prior to the annexation of subject property; and

WHEREAS, any infrastructure provided for herein and that are existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City;

NOW, THEREFORE, the City of Jonestown agrees to provide the following services for the subject property upon the effective date of annexation:

1. Police protection as follows:

Routine patrols of areas, radio response to calls for police service, and all other police services now being offered to the citizens of the City of Jonestown on areas and waterways within the city limits.

2. Fire protection and Emergency Medical Services as follows:

Fire protection by Travis County ESD personnel and equipment of the emergency services district fire fighting force with the limitations of water available. Radio response for Emergency Medical Services by the ESD with the present personnel and equipment.

3. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City of Jonestown shall be available to the citizens located within the subject property on the second anniversary of the date of the annexation, or sooner if requested by the citizen.

4. The City of Jonestown will not provide water or wastewater services to the annexed area.

5. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as

provided within the City.

6. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.
7. Maintenance of other City facilities, buildings, parks and service.
8. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area as applicable, and shall be temporarily zoned "T" pursuant to the Zoning Ordinance. The Planning & Zoning Commission and the City Council will consider rezoning the property at a future time in response to requests submitted by the owners or authorized city staff, as appropriate.

CAPITAL IMPROVEMENTS

Construction of the following capital improvements shall be initiated within two (2) years of the effective date of annexation, and shall be substantially complete within four and one-half (4 1/2) years of the effective date of annexation:

The capital improvements planned for this area are as follows: NONE


Upon development or redevelopment of the subject property, the landowner will be responsible for the development costs the same as a developer or landowner in a similarly situated area under the ordinances in effect at the time of the development or redevelopment. No additional capital improvements are necessary at this time to service the subject property in the same manner as similarly situated properties.

PROPERTY DESCRIPTION

The legal description of the subject property is as set forth in Exhibit "A" as attached hereto.

Executed by the parties below to be effective on May 12, 2022 the date of annexation of the subject property.

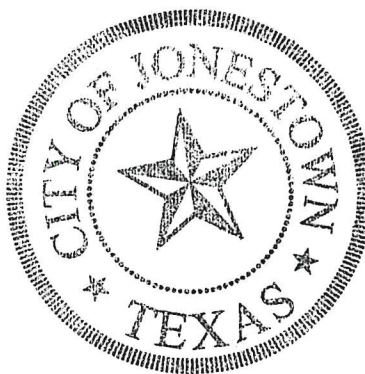
CITY OF JONESTOWN:


By: Paul Johnson, Mayor

May 13, 2022
Date

ATTEST:

Belinda Gaytan
Belinda Gaytan, City Secretary



LANDOWNERS:

| | | |
|---------------------------------|-----------------------------------|-----------------|
| DocuSigned by: | <u><i>Prem Kalidindi</i></u> | <u>5/3/2022</u> |
| | <small>96795287541E605...</small> | |
| By: Prem Kalidindi | | Date |
| 7267 Notre Dame Drive | | |
| Irving, Dallas County, TX 75063 | | |

| | | |
|---------------------------------|-----------------------------------|-----------------|
| DocuSigned by: | <u><i>Vijaya Kalidindi</i></u> | <u>5/4/2022</u> |
| | <small>E02CA1F3036E47E...</small> | |
| By: Vijaya Kalidindi | | Date |
| 7267 Notre Dame Drive | | |
| Irving, Dallas County, TX 75063 | | |

| | | |
|-------------------------------------|--|-----------------|
| DocuSigned by: | <u><i>Sathya Narayana Sudhir Ganta</i></u> | <u>5/3/2022</u> |
| | <small>58E0B7ABCD3F476...</small> | |
| By: Sathya Narayana Sudhir Ganta, | | Date |
| Petitioner as Manager of | | |
| Srimansas LLC, 204 Navigator | | |
| Austin, Williamson County, TX 78717 | | |