



ORDINANCE NO. 2017-07

AN ORDINANCE OF THE CITY OF BURNET, TEXAS, PROVIDING FOR THE EXTENSION OF THE CITY OF THE CITY LIMITS BY VOLUNTARY ANNEXATION, OF 1.96 ACRES OF LAND OUT OF THE B.B. CASTLEBERRY SURVEY NUMBER 2, ABSTRACT NUMBER 187, BURNET COUNTY, TEXAS SAME BEING THAT CERTAIN Q CRAWFORD PROPERTY DEVELOPMENT LLC. CALLED 1.8 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20160695, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS; DIRECTING THE CITY SECRETARY TO FILE THIS ORDINANCE WITH THE COUNTY CLERK OF THE COUNTY OF BURNET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burnet, Texas received a petition requesting annexation from Q Crawford Property Development LLC, the owner of the tract of property described herein and on which fewer than three qualified voters reside, and

WHEREAS, the Texas Local Government Code Section 43.028 authorizes the City of Burnet to annex sparsely occupied areas on petition of the area's landowners; and

WHEREAS, in accordance with state law, the above-described petition from Q Crawford Property Development LLC was filed with the City of Burnet on March 17, 2017; and

WHEREAS, the City Council of the City of Burnet, believing that the above-described petition was property filed pursuant to Texas Local Government Code 43.028 and is in the best interest of the City of Burnet, accepted said petition on said 17th day of March 2017; and

WHEREAS, the City Council did hear said petition on April 11, 2017, a date more than five-days, but less than 30-days from the date on which the petition was filed.

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

SECTION 1: Petition Accepted. The petition presented by Q Crawford Property Development LLC seeking annexation of the described, unpopulated tract, is hereby accepted by City Council, a copy of said petition being attached hereto as Exhibit A and incorporated by reference for all purposes herein.

SECTION 2: Annexation. The tract of land and territory which is the subject of the Q Crawford Property Development LLC petition and which is more particularly described by field notes and graphic exhibit attached hereto as Exhibit "B" and incorporated by reference for all purposes herein, is hereby annexed to the City of Burnet, Burnet County, Texas. The boundary limits of the City of Burnet, Texas, are hereby extended

to include the above described territory within the Municipal Limits of the City of Burnet, Texas, and persons residing within the same shall be inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City of Burnet, Texas, and shall be bound by the acts, ordinances, resolutions and regulations of the City of Burnet.

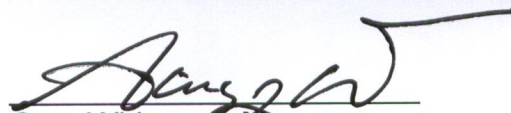
SECTION 4: Filing The City Secretary is hereby directed to file with the County Clerk of Burnet County, Texas, a certified copy of this Ordinance.

SECTION 5: Severability. If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.


SECTION 6: Effective Date. This ordinance becomes effective upon its approval by City Council at second and final reading.

PASSED AND APPROVED on First Reading this the 11th day of April, 2017.

FINALLY PASSED AND APPROVED on this 25th day of April, 2017.


Gary Wideman, Mayor

ATTEST:



Kelly Dix, City Secretary



EXHIBIT A



241 STANBERRY LANE. BURNET, TEXAS 78611. 512-845-4183

Date: March 17, 2017

To: Mr. Mark Lewis – City of Burnet

Mr. Lewis,

Please accept this letter as a formal request for Voluntary annexation of our property located at 1141 CR340 in Burnet Texas, Burnet County. The property as you know is currently undergoing a Sub-division re-plat with the LCRA and the City of Burnet. The property will be converted to five (5) individual Residential lots with "My Town" homes built on each lot. The property is currently located in the ETJ and has access to City of Burnet Water and Sewer utilities. PEC Electric will be the service provider for each of these lots and all applications with PEC have been submitted, approved, and pending construction.

Marcus Horner with MWH Engineering is the Engineer of record. Mr. Horner will provide all necessary documentation as needed for this Voluntary annexation request.

Eddie Rumsey with Allstar Land Surveying is the Surveyor of record. Mr. Rumsey will provide all necessary documentation as needed for this Voluntary annexation request.

Coe Pratt is the Vice President of Q. Crawford Property Development LLC and has full authority to make this Voluntary annexation request on behalf of the company.

If you should have any further questions regarding this request please feel free to contact us at your convenience.

Best Regards,

A handwritten signature in black ink, appearing to read "Coe D Pratt", is written over a horizontal line.

Coe D Pratt – VP

cc: Marcus Horner / Eddie Rumsey

**EXHIBIT B
PAGE 1 of 2**

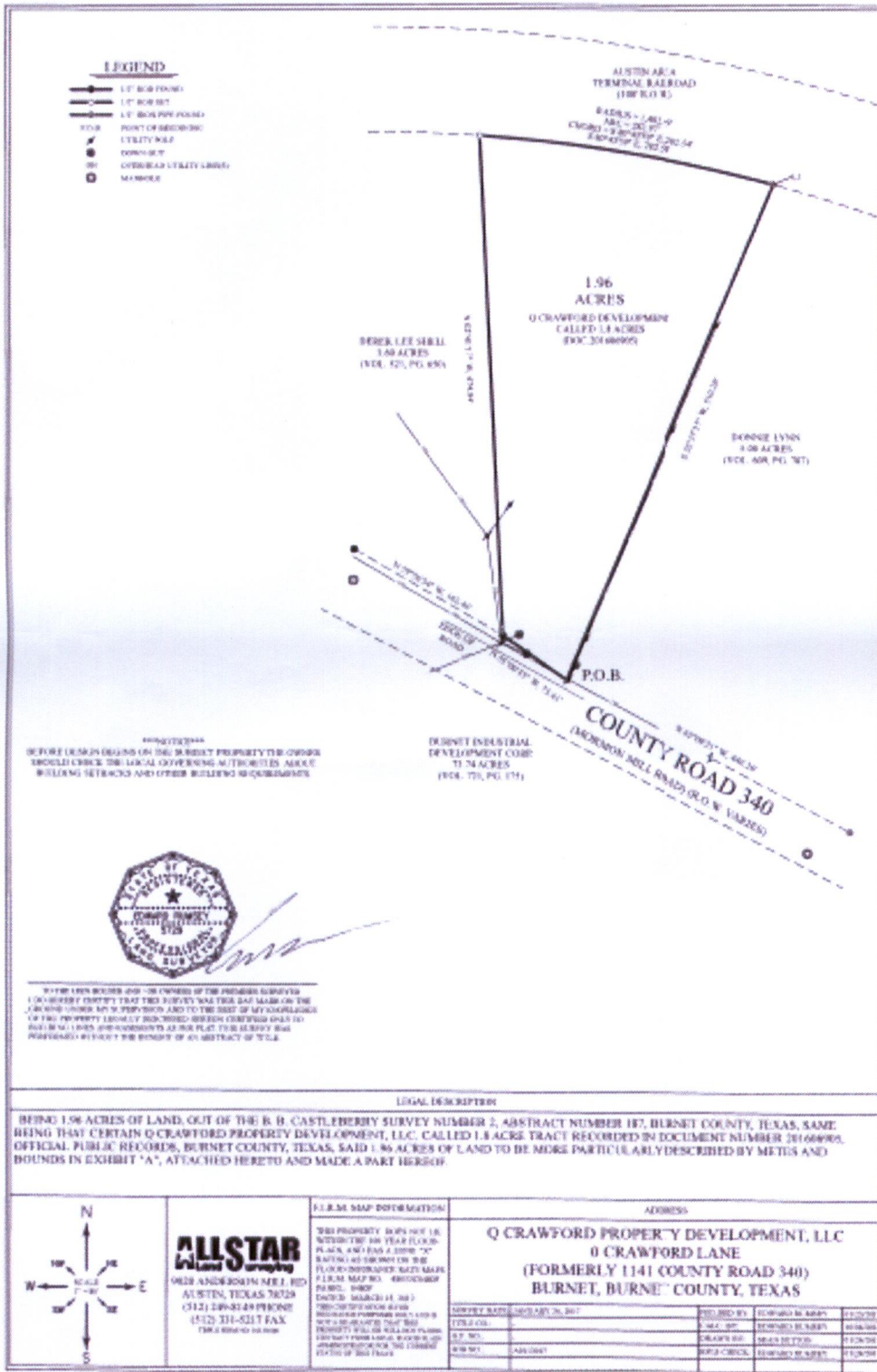


EXHIBIT B
Page 2 of 2

BEING 1.96 ACRES OF LAND, OUT OF THE B. B. CASTLEBERRY SURVEY NUMBER 2, ABSTRACT NUMBER 187, BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN Q CRAWFORD PROPERTY DEVELOPMENT, LLC. CALLED 1.8 ACRE TRACT RECORDED IN DOCUMENT NUMBER 201606905, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, SAID 1.96 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

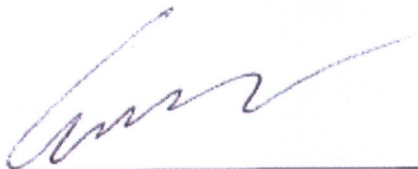
BEGINNING at an iron pipe found at the northerly right-of-way line of County Road 340, at the southwest corner of that certain Donnie Lynn 5.00 acre tract recorded in Volume 609, Page 787, Official Public Records, said county, same being the southeast corner of said 1.8 tract for the southeast corner hereof;

THENCE North 55 degrees 00 minutes 35 seconds West, along said right-of-way line and the southerly line of said 1.8 acre tract, 73.61 feet to an iron rod found in said line, at the southeast corner of that certain Derek Lee Shell 1.60 acre tract recorded in Volume 521, Page 650, Deed Records, said county, same being the southwest corner of said 1.8 acre tract, for the southwest corner hereof;

THENCE North 02 degrees 41 minutes 17 seconds West, along the easterly line of said 1.60 acre tract and the westerly line of said 1.8 acre tract, 474.78 feet to an iron rod set in the southerly right-of-way line of the Austin Area Terminal Railroad, being in a curve to the right having a radius of 1,482.49 feet, at the northeast corner of said 1.60 acre tract, same being the northwest corner of said 1.8 acre tract, for the northwest corner hereof;

THENCE along said right-of-way line and the northerly line of said 1.8 acre tract, along said curve to the right whose chord bears, South 80 degrees 43 minutes 59 seconds East, 282.54 feet to an iron rod set in said line, at the northwest corner of said 5.00 acre tract, same being the northeast corner of said 1.8 acre tract, for the northeast corner hereof;

THENCE south 22 degrees 37 minutes 17 seconds West, along the westerly line of said 5.00 acre tract and the easterly line of said 1.8 acre tract, 510.29 feet to the POINT OF BEGINNING.

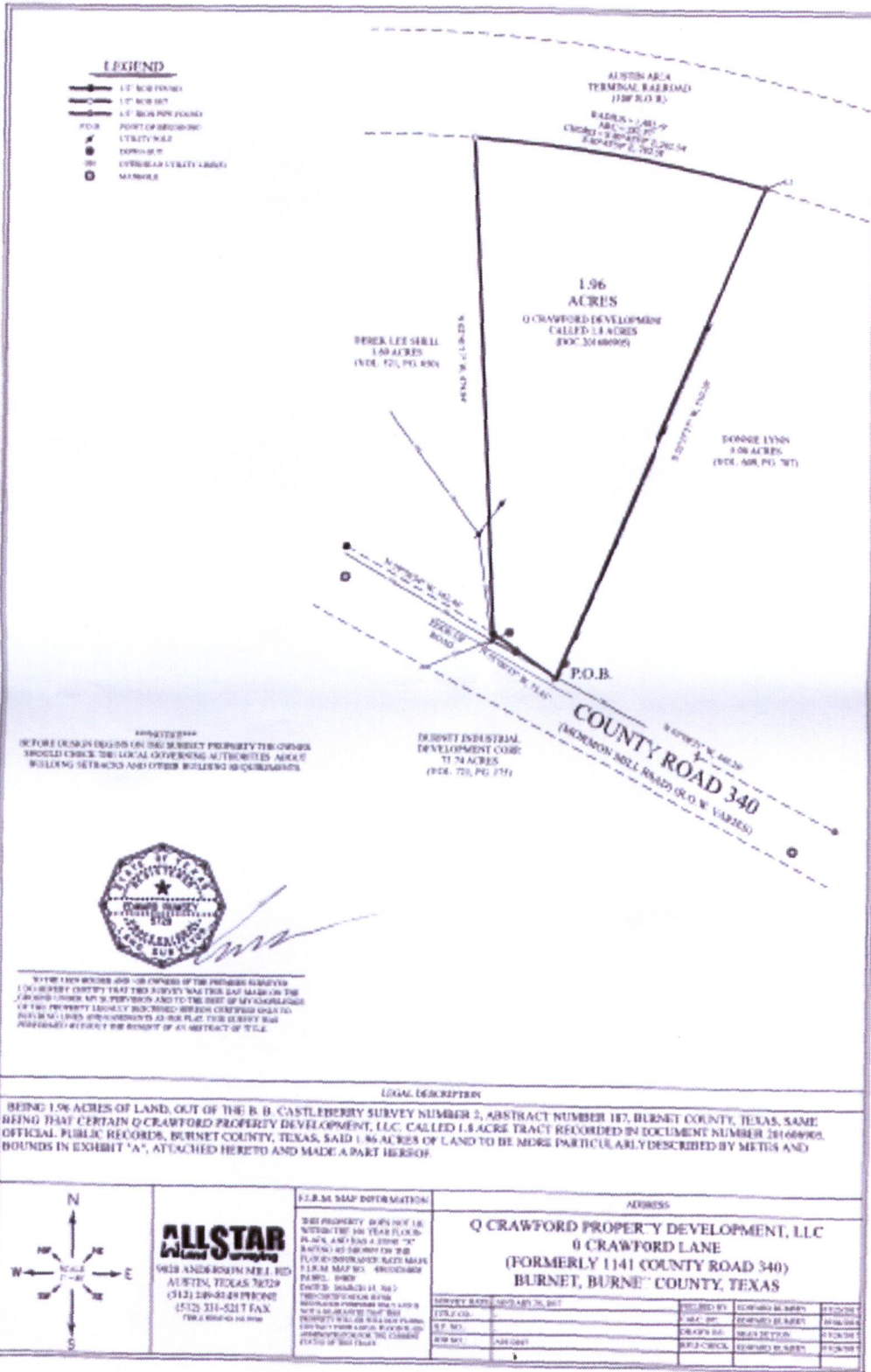


Edward Rumsey
R.P.L.S. # 5729
Job# A0813616

1-24-17
Date



EXHIBIT A



 BEFORE USING THIS MAP IN THE BUILDING OF A PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

TRUST INDUSTRIAL DEVELOPMENT CORP.
 71.74 ACRES
 (TRK. 72, PG. 171)



WITH THIS MAP AND THE OWNERS OF THE PREMISES HEREBY CERTIFY THAT THIS MAP WAS MADE IN THE BEST OF KNOWLEDGE AND TO THE BEST OF REASONABLE BELIEF OF THE PROPERTY SURVEYOR. THESE CERTIFICATIONS ARE MADE BY THE SURVEYOR AND NOT BY THE CLIENT. THIS CERTIFICATE IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SURVEYING INSTRUMENTS.

LEGAL DESCRIPTION

BEING 1.96 ACRES OF LAND, OUT OF THE B. D. CASTLEBERRY SURVEY NUMBER 2, ABSTRACT NUMBER 187, BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN Q CRAWFORD PROPERTY DEVELOPMENT, L.L.C. CALLED 1.96 ACRE TRACT RECORDED IN DOCUMENT NUMBER 201609905, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, SAID 1.96 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A', ATTACHED HERETO AND MADE A PART HEREOF.

	<p>ALLSTAR Land Surveying 9815 AMES BOULEVARD, SUITE 100 AUSTIN, TEXAS 78729 (512) 290-1234 PHONE (512) 331-5211 FAX WWW.ALLSTARLANDSURVEYING.COM</p>	<p>SURVEY MAP INFORMATION THIS PROPERTY DOES NOT IN EXCESS OF 100 YEAR FLOODPLAIN AND DOES NOT EXCEED 75' FLOOD INSURANCE RATE MAP. THIS MAP IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOODING OR FLOODPLAIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTHORITIES.</p>	<p style="text-align: center;">ADDRESS</p> <p style="text-align: center;">Q CRAWFORD PROPERTY DEVELOPMENT, L.L.C. 0 CRAWFORD LANE (FORMERLY 1141 COUNTY ROAD 340) BURNET, BURNET COUNTY, TEXAS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <tr> <td style="width: 20%;">SURVEY DATE: AUGUST 26, 2017</td> <td style="width: 20%;">DRAWN BY: GEOFFREY B. BERRY</td> <td style="width: 20%;">CHECKED BY: GEOFFREY B. BERRY</td> <td style="width: 40%;">DATE: 08/26/17</td> </tr> <tr> <td>TITLE: Q.C.</td> <td>PROJECT: Q.C.</td> <td>CHECKED: G.B.B.</td> <td>DATE: 08/26/17</td> </tr> <tr> <td>D.P. NO.:</td> <td>CRAWFORD</td> <td>CHECKED: G.B.B.</td> <td>DATE: 08/26/17</td> </tr> <tr> <td>DATE: 08/26/17</td> <td>PROJECT: Q.C.</td> <td>CHECKED: G.B.B.</td> <td>DATE: 08/26/17</td> </tr> </table>	SURVEY DATE: AUGUST 26, 2017	DRAWN BY: GEOFFREY B. BERRY	CHECKED BY: GEOFFREY B. BERRY	DATE: 08/26/17	TITLE: Q.C.	PROJECT: Q.C.	CHECKED: G.B.B.	DATE: 08/26/17	D.P. NO.:	CRAWFORD	CHECKED: G.B.B.	DATE: 08/26/17	DATE: 08/26/17	PROJECT: Q.C.	CHECKED: G.B.B.	DATE: 08/26/17
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Best Regards,

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Coe D Pratt – VP

cc: Marcus Horner / Eddie Rumsey



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

5/16/2017 3:47:34 PM

FEE: \$40.00

201704749

ORD