



December 11, 2017

Burnet County
220 S. Pierce ST
Burnet, TX 78611

NOTICE OF ANNEXATION

To whom it may concern:

The purpose of this letter is to provide you with a copy of Annexation Ordinances related to property owned by the Mezger Family:

Enclosed, please find copies of:

Ord. 716-A Tract 1 and 3 Mezger Property passed October 24, 2017

Ord. 716-B Tract 2 of Mezger property passed November 14, 2017

If you have questions concerning the annexation process, please contact me at (830)-598-2424, extension 303.

Sincerely,

Elaine Simpson, TRMC/MMC
City Secretary / HR Mngr.
Granite Shoals, TX

ORDINANCE ANNEXING TERRITORY

Ordinance No. 716 – A

“Mezger Annexation (Tracts 1 and 3)”

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID 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 THE CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, the Texas Local Government Code, the City Charter of the City of Granite Shoals and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property to be annexed consists of that described in the document entitled “City of Granite Shoals Proposed Annexation Tracts 1 and 3,” attached as Exhibit “A” and incorporated herein for all purposes; and

WHEREAS, the owners of the described property were offered the chance to enter into a development agreement but said agreement could not be reached; and

WHEREAS, the property to be annexed is adjacent to the boundaries of the City; and

WHEREAS, the property to be annexed is within the City’s extraterritorial jurisdiction, and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, Texas Local Government Code § 43.052(h)(1) states that a city does not have to place an area in a municipal annexation plan if “the area contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract”; and

WHEREAS, the property to be annexed contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract; and

WHEREAS, the City is authorized by law to annex such area; and

WHEREAS, the City has provided written notice to each property owner in the area proposed for annexation, each public or private entity that provides services in the area proposed for annexation, and each railroad company that serves the City and is on the City’s tax roll if the company’s right-of-way is in the area proposed for annexation, as required by section 43.052 of the Texas Local Government Code; and

WHEREAS, the City has provided written notice to each public school district in which the proposed annexation area is located, as required by section 43.905 of the Texas Local Government Code; and

WHEREAS, a service plan for the territory to be annexed has been prepared as required by law, and a copy of that service plan is attached hereto as Exhibit "B" and incorporated herein for all purposes; and

WHEREAS, two public hearings were conducted by the City in accordance with state law regarding the annexation of the territory at which time persons interested in the annexation were given the opportunity to be heard; and

WHEREAS, newspaper notice of two public hearings was published in accordance with state law and posted on the City's Internet website; and

WHEREAS, the Council instituted annexation proceedings for the territory identified in Exhibit "A" on September 26, 2017 by considering this ordinance on first reading, and on that date continued the proceedings to October 24, 2017; and

WHEREAS, the Council finds that it is in the best interests of the city to annex the above described property into the city limits;

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

Section 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.

Section 2. Annexation. The heretofore described property is hereby annexed to the City of Granite Shoals, Burnet County, Texas, and that the boundary limits of the City of Granite Shoals be and the same are hereby extended to include the above described territory within the city limits of the City of Granite Shoals, 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 Granite Shoals and they shall be bound by the acts, ordinances, resolutions and regulations of said city.

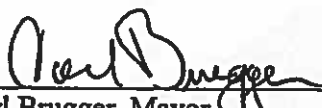
A service plan for the area is adopted and attached as Exhibit B.

The City Secretary is hereby directed to file with County Clerk of Burnet County, Texas, a certified copy of this ordinance.

If any portion of the property described in this Ordinance is incapable of being annexed by the City, for any reason, it is the City Council's intent to not annex that portion of the property and that portion of the property is automatically severed from the tract in question. The City Council declares that it would have adopted the valid portions of this Ordinance and annexed the valid property without the invalid portions, and therefore the invalidity of any part shall not invalidate other sections or provisions of this Ordinance or invalidate the annexation of the valid property.

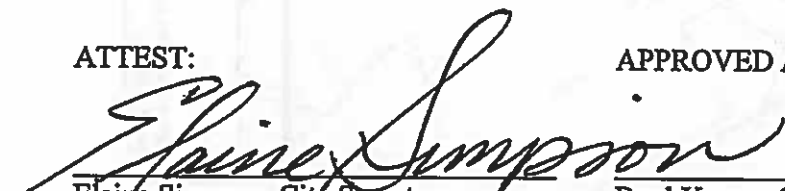
Passed by the City Council of the City of Granite Shoals at a meeting for which due notice was given this the 24th day of October, 2017.

APPROVED:



Carl Brugger, Mayor

ATTEST:

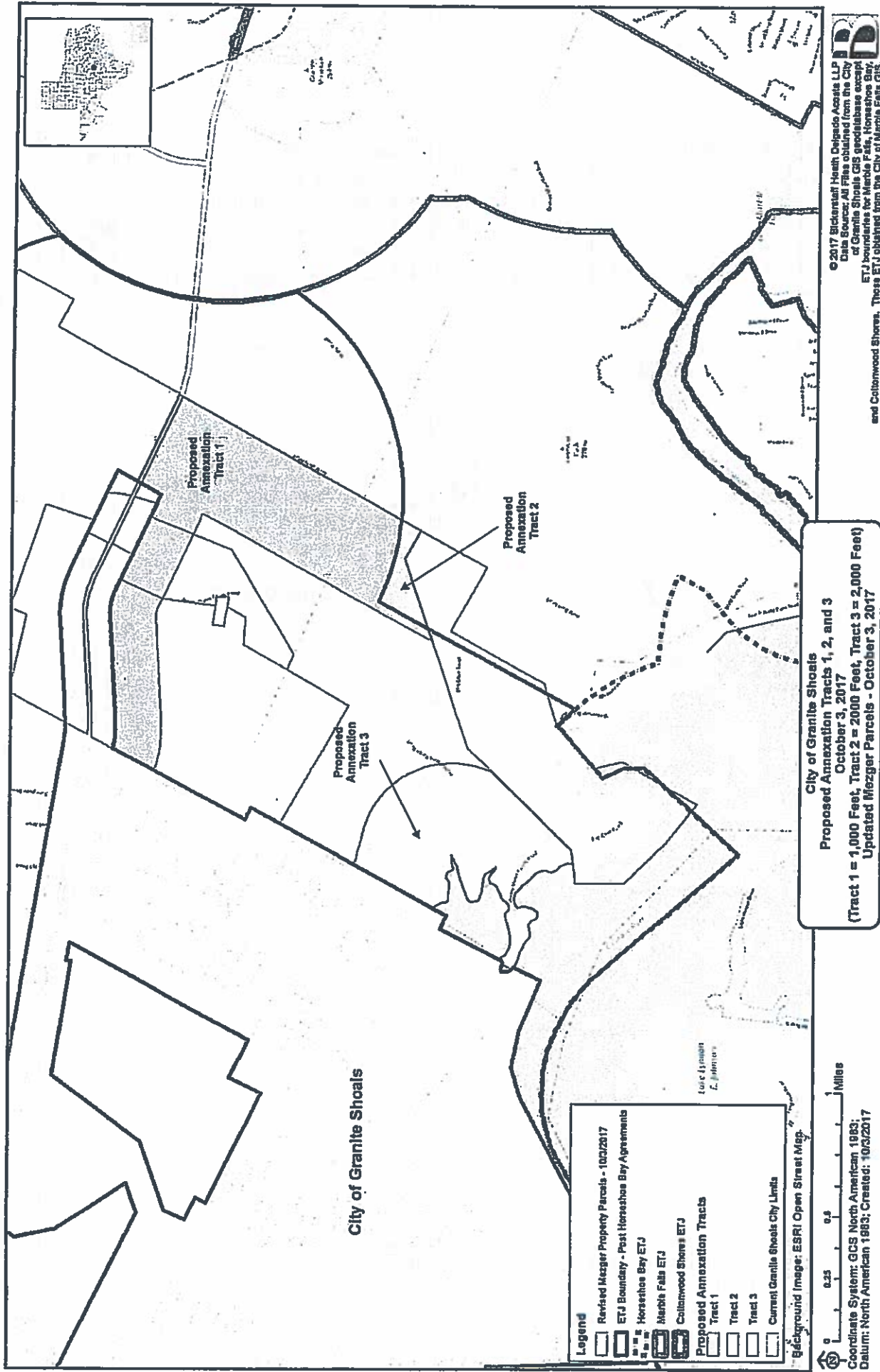


Elaine Simpson, City Secretary

APPROVED AS TO FORM AND CONTENT:



Brad Young, City Attorney



Ord. 716 – A
Exhibit “B”

CITY OF GRANITE SHOALS, TEXAS
SERVICE PLAN FOR ANNEXED AREA

PROPERTY SUBJECT TO PLAN: Being the following property located in Granite Shoals, Burnet County, Texas:

The property consists of that described in the “City of Granite Shoals Proposed Annexation Tracts 1, and 3,” attached as Exhibit “A” and incorporated herein for all purposes.

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Granite Shoals, Texas, at the following levels and in accordance with the following service plan programs:

1. Program for services to be provided on the effective date of the annexation.

The City will provide the following services in the Annexation Area on the effective date of the annexation unless otherwise noted.

As used in this plan, the term “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

A. Police Protection

The City of Granite Shoals Police Department will provide police protection and law enforcement services in the Annexation Area. The services include:

- Normal patrols and responses to calls for service
- Handling of offense and incident reports
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis.

B. Fire Protection

The City of Granite Shoals Fire Department already provides fire protection services in the Annexation Area through a contract with the Emergency Services District and will continue to provide fire protection services on the effective date of annexation. These services will be provided based upon available water, road and street conditions and distances from existing fire stations. These services include:

- Basis life support (BLS) 1st responder emergency medical services
- Fire suppression and rescue
- Hazardous materials mitigation and regulation
- Dive rescue
- Technical rescue
- Fire safety Education
- Aircraft / rescue / fire fighting
- Fire protection system plan review; inspections

These services are provided on a citywide basis.

C. Emergency Medical Services - Basic Life Support

Basic Life Support (BLS) emergency medical services will be provided by the City of Granite Shoals on a citywide basis.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing city ordinances and policies commencing on the effective date of the annexation. For residential collections, the City will provide the service at rates charged to City residents. The City currently provides solid waste collection through its solid waste collection franchisee, Republic Services.

E. Operation and Maintenance of Water and Wastewater Facilities

The City will provide water service at rates established by City ordinances for such service at the normal rates charged throughout the city and subject to city regulations for water service throughout the city.

Regarding wastewater facilities, upon annexation, this area will be required to comply with the agreement between L.C.R.A. and the City of Granite Shoals regarding

regulations currently required for new systems, repair of existing systems, and the inspection of systems prior to the sale of real estate property.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the annexation, unless otherwise noted:

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventative maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, and traffic volume.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. New regulatory signs and signals are installed when warranted. Faded, vandalized, or missing signs are replaced as needed.

G. Operation and Maintenance of Parks and Playgrounds

Residents of this property may continue to use all existing parks and community service facilities throughout the City.

H. Operation and Maintenance of any other Publicly Owned Facility or Building or Service

In the event the City acquires any other facilities, buildings, or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services.

2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the annexation, unless otherwise noted:

- A. The City will provide general municipal administration and administrative services.
- B. Enforcement of the City's codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash

and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, pool and spa inspections, stray animals, cruelty, and bite investigations. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate department beginning on the effective date of the annexation.

- C. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the annexation.
- D. The City's zoning, subdivision, sign, manufactured housing, junk yard, and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation.
- E. All inspection services furnished by the City of Granite Shoals, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.

3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-1/2 YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area immediately upon annexation.

4. CAPITAL IMPROVEMENT PROGRAM

The City will acquire and construct capital improvements necessary for providing necessary services to the Annexation Area on the same schedule that the City acquires and constructs capital improvements throughout the City.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.

- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. No capital improvements are necessary at this time to provide water service to the Annexation Area. For sewer service, residences in the city currently use privately owned septic tanks and/or are tied to the Aqua Texas system.
- E. Vacant properties' water and sewer extensions (if applicable) will be installed by the property owner in accordance with the city of Granite Shoals Code of Ordinances. Except as provided by separate written agreement, all water and wastewater facilities will be at the owner's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the owner's engineer. Any City participation on water and sewer facilities will be in accordance with the Texas Local Government Code. Upon connection, to existing water and sanitary sewer mains (if applicable), water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
- F. Roads. No capital improvements are necessary at this time to provide road and street access to the Annexation Area.
- G. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.
- H. Street Lighting. Provision of a street lighting will be in accordance with the City's street lighting policies and those of the providing utility.
- I. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area and appropriation of resources.
- J. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services

RESOLUTION NO. 539

"Intent to Annex Mezger Property"

A RESOLUTION DECLARING THE INTENT OF THE CITY OF GRANITE SHOALS TO ANNEX INTO THE CITY LIMITS THE HEREINAFTER DESCRIBED TERRITORY AND TO EXTEND THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID PROPERTY; PROVIDING WRITTEN NOTICE TO THE PROPERTY OWNERS, SERVICE PROVIDERS, AND OWNERS OF RAILROAD RIGHT-OF-WAY, IF ANY, LOCATED IN SUCH TERRITORY; PROVIDING FOR TWO PUBLIC HEARINGS; AND DIRECTING THE CITY MANAGER TO PREPARE A SERVICE PLAN PROVIDING FOR FULL MUNICIPAL SERVICES TO THE AREA TO BE ANNEXED.

WHEREAS, the City of Granite Shoals has authority to annex property in its extraterritorial jurisdiction pursuant to Chapter 43 of the Texas Local Government Code; and

WHEREAS, the property to be annexed consists of that described in the document entitled "Granite Shoals Robert Mezger Development Agreement Parcels Overview Map," attached as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the Texas Local Government Code, the Charter of the City of Granite Shoals, and the laws of the State authorize the annexation of territory, subject to the requirements therein and the laws of this State.

WHEREAS, the property to be annexed is within the City's extraterritorial jurisdiction and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, the property to be annexed contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, THAT:

1. Before the City institutes annexation proceedings, it shall provide written notice to each property owner in the area to be annexed, each public entity or private entity that provides services in the area to be annexed, and to each railroad company that owns right-of-way in the area to be annexed, thirty (30) days prior to the date of the first public hearing.

2. The City shall conduct two public hearings at which times persons interested in the annexation shall be given the opportunity to be heard. The first public hearing shall be conducted in the Council Chambers of Granite Shoals City Hall, located at 2221 North Phillips Ranch Road, on August 22, 2017, at 6 PM, and the second public hearing shall be conducted at the same location on August 29, 2017 at 6 PM.

3. Notice of these public hearings shall be published in the Highlander, a newspaper of record in Granite Shoals, Texas. The notice will also be posted on the City's Internet website and shall remain posted until the dates of the hearings.

4. The City Manager shall prepare a Service Plan meeting the requirements of Section 43.065 of the Texas Local Government Code.

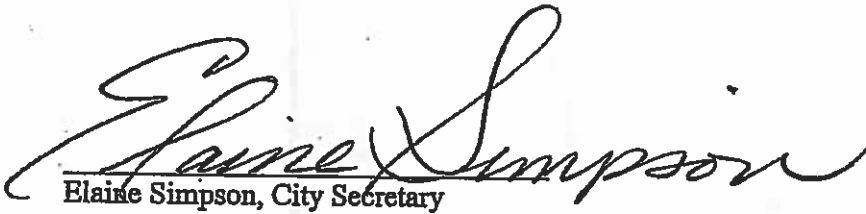
5. This resolution shall become effective from and after the date of its passage.

Passed and adopted the 25th day of July, 2017.



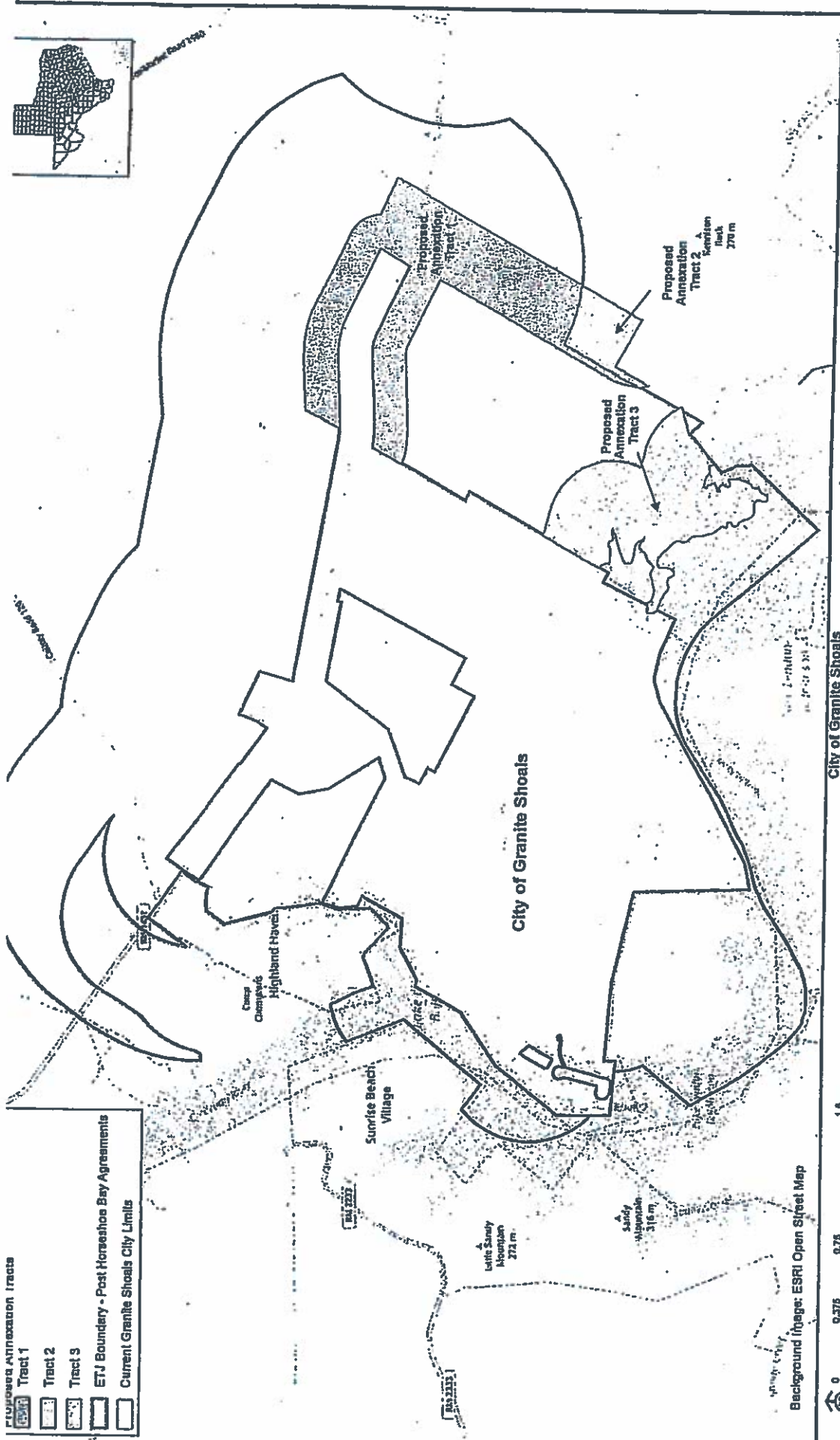
Carl Brugger, Mayor

ATTEST:



Elaine Simpson, City Secretary

- Proposed Annexation Tracts**
- Tract 1
 - Tract 2
 - Tract 3
- ETJ Boundary - Post Horshoe Bay Agreements**
- Current Granite Shoals City Limits**



City of Granite Shoals
Proposed Annexation Tracts 1, 2, and 3
 Revised July 21, 2017
 (Tract 1 = 1,000 Feet, Tract 2 = 2,000 Feet, Tract 3 = 2,000 Feet)

© 2017 Bickersstaff Heath Delgado Acosta LLP
 Data Source: All Files obtained from the City
 of Granite Shoals GIS geodatabase.

Background Image: ESRI Open Street Map
 Coordinate System: GCS North American 1983
 Datum: North American 1983, Resolved: 7/21/2017

Highland Lakes Newspapers

The Highlander - Burnet Bulletin

304A Highlander Circle, PO Box 1000
Marble Falls, TX 78654-1000
(830) 693-4367

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS

COUNTY OF BURNET

Before me, the undersigned authority, on this day personally appeared

Kristin Williams
(name)

who being by me duly sworn, deposes and

says that (s)he is a bona fide representative of the Highlander

(name of newspaper)

that said newspaper is regularly published in Burnet County(ies)

and generally circulated in Burnet Llano County(ies),

Texas, and that the attached public notice was published in said newspaper on the following

date(s), to wit: 8-11-17

and that the attached is a true copy of said notice.

Kristin Williams

Newspaper Representative's Signature

Subscribed and sworn to before me this 15th day of Aug, 2017, to certify which witness
my hand and seal of office.

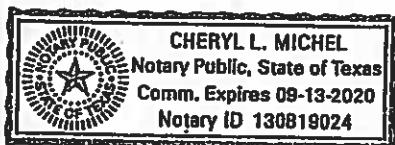
Cheryl L. Michel

Notary Public in and for the State of Texas

Cheryl L Michel

Print or Type Name of Notary Public

My Commission Expires: 9-13-2020



**CITY OF GRANITE SHOALS, TEXAS
ANNEXATION
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

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

Beaver Island Subdivision: An approximate 16.27 acre tract of land consisting of approximately 15.62 acres out of the John Harvey Survey No. 24 and 0.65 acres out of the Arthur Luckey Survey No. 23, Abstract No. 530, of Burnet County, Texas, and also being a portion of that certain tract of land conveyed to Henry L. Joseph and Herbert R. Stehling, the deed of which is recorded in Volume 185, page 183, and Volume 186, page 136, of the Deed Records of Burnet County, Texas.

Web Isle Subdivision: An approximate 6.5 acre tract of land which is recorded in Volume 3, page 32, Burnet County Plat Records, a 6.5 acre subdivision out of the John Harvey Survey No. 24, Abstract 400, Burnet County, Texas, and being a part of that same tract of land conveyed from W.L. Phillips to Flinchbaugh, De Armond and Chapman by deed recorded in Volume 131, page 590 of the Deed Records of Burnet County and being a part of that same tract of land conveyed from George De Armond and E.B. Chapman to J. Frank Edwards and Herman Wagenfuhr by deed recorded in Volume 186, page 40 of the Deed Records of Burnet County, part interest, and from Max Flinchbaugh to J. Frank Edwards and Herman Wagenfuhr by deed recorded in Volume 185, page 108 of the Deed Records of Burnet County, part interest.

Mezger Property: The property to be annexed consists of portions of that property described as follows:

ABS A1553 G.W. LACY, TRACT ALSO IN W WILLIAMS AB 974, J SLAUGHTER AB 784, & J, 677.36 ACRES;

ABS A0784 JASON W. SLAUGHTER, TRACT 28A, 106.087 ACRES;

ABS A0476 JOSEPH R. JOHNSON, TRACT 4, 2.0 ACRES;

ABS A0476 JOSEPH R. JOHNSON, TRACT ALSO BEING IN J SLAUGHTER AB 784, 335.304 ACRES;

ABS A0784 JASON W. SLAUGHTER, TRACT 17A****, 432.0 ACRES; AND

ABS A0476 JOSEPH R. JOHNSON, TRACT A784 J W SLAUGHTER, 119.22 ACRES.

Public hearings will be held by and before the City Council of the City of Granite Shoals, Texas on August 22, 2017 at 6 p.m. and on August 29, 2017 at 6 p.m. at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, 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 Granite Shoals, Texas, this the 25th day of July, 2017.

Carl Brugger
Mayor

ATTEST:

Elaine Simpson
City Secretary

ORDINANCE ANNEXING TERRITORY

Ordinance No. 716 – B

“Mezger Annexation (Tract 2)”

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID 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 THE CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, the Texas Local Government Code, the City Charter of the City of Granite Shoals and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property to be annexed consists of that described in the document entitled “City of Granite Shoals Proposed Annexation “Tract 2,” attached as Exhibit “A” and incorporated herein for all purposes; and

WHEREAS, the owners of the described property were offered the chance to enter into a development agreement but said agreement could not be reached; and

WHEREAS, the property to be annexed is adjacent to the boundaries of the City; and

WHEREAS, the property to be annexed is within the City’s extraterritorial jurisdiction, and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, Texas Local Government Code § 43.052(h)(1) states that a city does not have to place an area in a municipal annexation plan if “the area contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract”; and

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WHEREAS, the City has provided written notice to each public school district in which the proposed annexation area is located, as required by section 43.905 of the Texas Local Government Code; and

WHEREAS, a service plan for the territory to be annexed has been prepared as required by law, and a copy of that service plan is attached hereto as Exhibit "B" and incorporated herein for all purposes; and

WHEREAS, two public hearings were conducted by the City in accordance with state law regarding the annexation of the territory at which time persons interested in the annexation were given the opportunity to be heard; and

WHEREAS, newspaper notice of two public hearings was published in accordance with state law and posted on the City's Internet website; and

WHEREAS, the Council instituted annexation proceedings for the territory identified in Exhibit "A" on September 26, 2017 by considering this ordinance on first reading, and on that date continued the proceedings to October 24, 2017; and

WHEREAS, the Council finds that it is in the best interests of the city to annex the above described property into the city limits;

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A service plan for the area is adopted and attached as Exhibit B.

The City Secretary is hereby directed to file with County Clerk of Burnet County, Texas, a certified copy of this ordinance.

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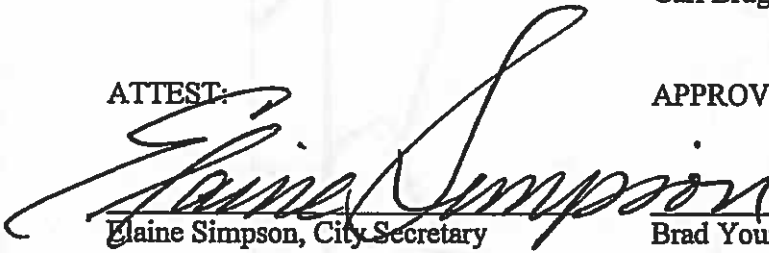
Passed by the City Council of the City of Granite Shoals at a meeting for which due notice was given this the 14th day of November, 2017.

APPROVED:


Carl Brugger, Mayor

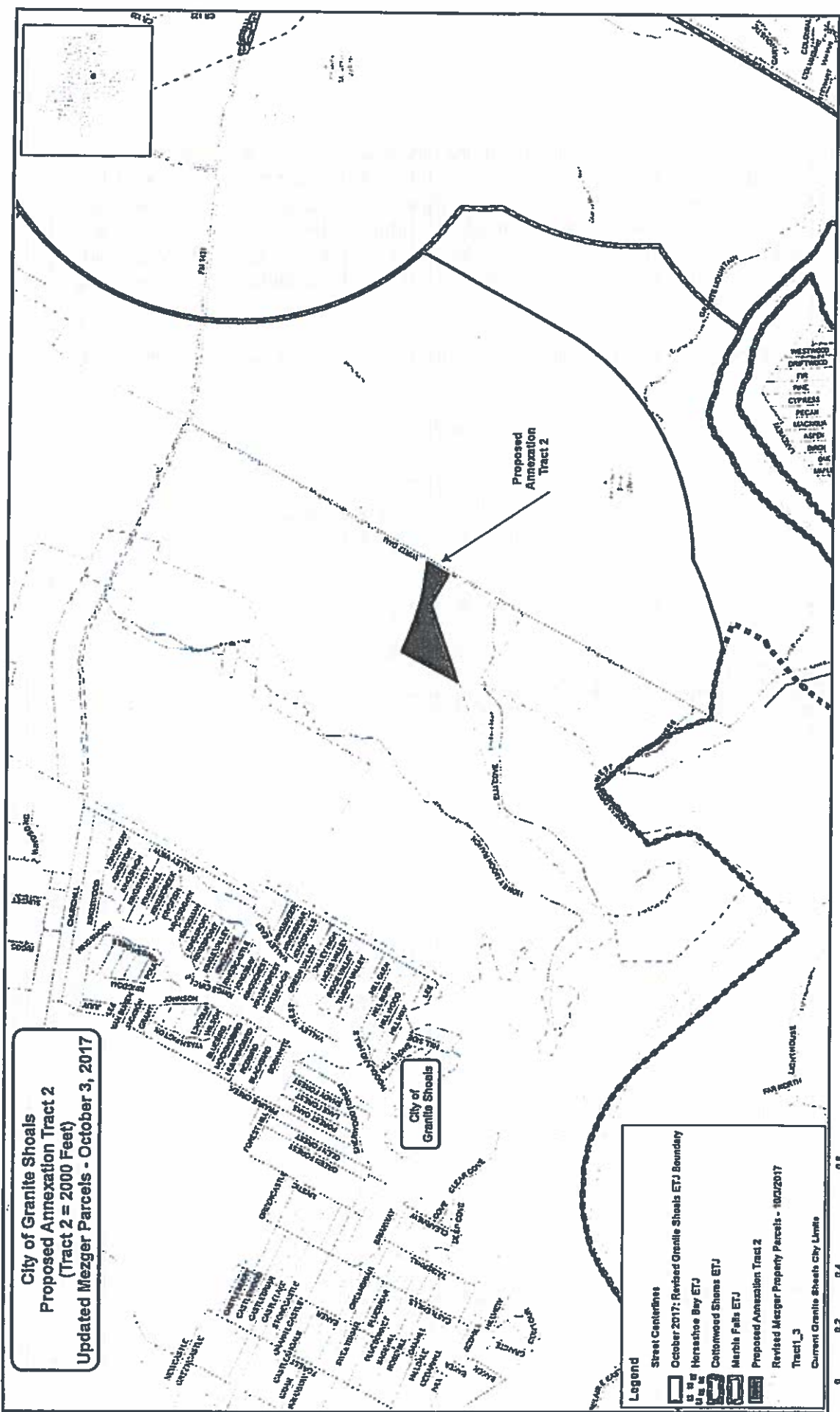
ATTEST:

APPROVED AS TO FORM AND CONTENT:


Elaine Simpson, City Secretary


Brad Young, City Attorney

City of Granite Shoals
Proposed Annexation Tract 2
(Tract 2 = 2000 Feet)
Updated Mezger Parcels - October 3, 2017



Legend

- Street Centerlines
- October 2017: Revised Granite Shoals ETJ Boundary
- City of Granite Shoals
- Horseshoe Bay ETJ
- Cottonwood Shoals ETJ
- Marble Falls ETJ
- Proposed Annexation Tract 2
- Revised Mezger Property Parcels - 10/2/2017
- Tract_3
- Current Granite Shoals City Limits

0 0.2 0.4 0.6 Miles
 Coordinate System: GCS North American 1983;
 Datum: North American 1983; Created: 10/5/2017
 Background Image: ESRI Open Street Map

©2017 Esri and/or its licensors. All rights reserved.
 Granite Shoals GIS Department
 City of Granite Shoals
 ETJ boundaries for Marble Falls, Horseshoe Bay, and Cottonwood Shoals. These ETJ obtained from the City of Marble Falls GIS and modified for Annexation Tracts 1 and 2.

Ord. 716 – B
Exhibit “B”

CITY OF GRANITE SHOALS, TEXAS
SERVICE PLAN FOR ANNEXED AREA

PROPERTY SUBJECT TO PLAN: Being the following property located in Granite Shoals, Burnet County, Texas:

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A. Police Protection

The City of Granite Shoals Police Department will provide police protection and law enforcement services in the Annexation Area. The services include:

- Normal patrols and responses to calls for service
- Handling of offense and incident reports
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis.

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The City of Granite Shoals Fire Department already provides fire protection services in the Annexation Area through a contract with the Emergency Services District and will continue to provide fire protection services on the effective date of annexation. These services will be provided based upon available water, road and street conditions and distances from existing fire stations. These services include:

- Basis life support (BLS) 1st responder emergency medical services
- Fire suppression and rescue
- Hazardous materials mitigation and regulation
- Dive rescue
- Technical rescue
- Fire safety Education
- Aircraft / rescue / fire fighting
- Fire protection system plan review; inspections

These services are provided on a citywide basis.

C. Emergency Medical Services - Basic Life Support

Basic Life Support (BLS) emergency medical services will be provided by the City of Granite Shoals on a citywide basis.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing city ordinances and policies commencing on the effective date of the annexation. For residential collections, the City will provide the service at rates charged to City residents. The City currently provides solid waste collection through its solid waste collection franchisee, Republic Services.

E. Operation and Maintenance of Water and Wastewater Facilities

The City will provide water service at rates established by City ordinances for such service at the normal rates charged throughout the city and subject to city regulations for water service throughout the city.

Regarding wastewater facilities, upon annexation, this area will be required to comply with the agreement between L.C.R.A. and the City of Granite Shoals regarding

regulations currently required for new systems, repair of existing systems, and the inspection of systems prior to the sale of real estate property.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the annexation, unless otherwise noted:

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventative maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, and traffic volume.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. New regulatory signs and signals are installed when warranted. Faded, vandalized, or missing signs are replaced as needed.

G. Operation and Maintenance of Parks and Playgrounds

Residents of this property may continue to use all existing parks and community service facilities throughout the City.

H. Operation and Maintenance of any other Publicly Owned Facility or Building or Service

In the event the City acquires any other facilities, buildings, or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services.

2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the annexation, unless otherwise noted:

- A. The City will provide general municipal administration and administrative services.
- B. Enforcement of the City's codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash

and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, pool and spa inspections, stray animals, cruelty, and bite investigations. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate department beginning on the effective date of the annexation.

- C. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the annexation.
- D. The City's zoning, subdivision, sign, manufactured housing, junk yard, and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation.
- E. All inspection services furnished by the City of Granite Shoals, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.

3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-1/2 YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area immediately upon annexation.

4. CAPITAL IMPROVEMENT PROGRAM

The City will acquire and construct capital improvements necessary for providing necessary services to the Annexation Area on the same schedule that the City acquires and constructs capital improvements throughout the City.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.

- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. No capital improvements are necessary at this time to provide water service to the Annexation Area. For sewer service, residences in the city currently use privately owned septic tanks and/or are tied to the Aqua Texas system.
- E. Vacant properties' water and sewer extensions (if applicable) will be installed by the property owner in accordance with the city of Granite Shoals Code of Ordinances. Except as provided by separate written agreement, all water and wastewater facilities will be at the owner's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the owner's engineer. Any City participation on water and sewer facilities will be in accordance with the Texas Local Government Code. Upon connection, to existing water and sanitary sewer mains (if applicable), water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
- F. Roads. No capital improvements are necessary at this time to provide road and street access to the Annexation Area.
- G. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.
- H. Street Lighting. Provision of a street lighting will be in accordance with the City's street lighting policies and those of the providing utility.
- I. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area and appropriation of resources.
- J. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services

RESOLUTION NO. 539

"Intent to Annex Mezger Property"

A RESOLUTION DECLARING THE INTENT OF THE CITY OF GRANITE SHOALS TO ANNEX INTO THE CITY LIMITS THE HEREINAFTER DESCRIBED TERRITORY AND TO EXTEND THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID PROPERTY; PROVIDING WRITTEN NOTICE TO THE PROPERTY OWNERS, SERVICE PROVIDERS, AND OWNERS OF RAILROAD RIGHT-OF-WAY, IF ANY, LOCATED IN SUCH TERRITORY; PROVIDING FOR TWO PUBLIC HEARINGS; AND DIRECTING THE CITY MANAGER TO PREPARE A SERVICE PLAN PROVIDING FOR FULL MUNICIPAL SERVICES TO THE AREA TO BE ANNEXED.

WHEREAS, the City of Granite Shoals has authority to annex property in its extraterritorial jurisdiction pursuant to Chapter 43 of the Texas Local Government Code; and

WHEREAS, the property to be annexed consists of that described in the document entitled "Granite Shoals Robert Mezger Development Agreement Parcels Overview Map," attached as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the Texas Local Government Code, the Charter of the City of Granite Shoals, and the laws of the State authorize the annexation of territory, subject to the requirements therein and the laws of this State.

WHEREAS, the property to be annexed is within the City's extraterritorial jurisdiction and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, the property to be annexed contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, THAT:

1. Before the City institutes annexation proceedings, it shall provide written notice to each property owner in the area to be annexed, each public entity or private entity that provides services in the area to be annexed, and to each railroad company that owns right-of-way in the area to be annexed, thirty (30) days prior to the date of the first public hearing.

2. The City shall conduct two public hearings at which times persons interested in the annexation shall be given the opportunity to be heard. The first public hearing shall be conducted in the Council Chambers of Granite Shoals City Hall, located at 2221 North Phillips Ranch Road, on August 22, 2017, at 6 PM, and the second public hearing shall be conducted at the same location on August 29, 2017 at 6 PM.

3. Notice of these public hearings shall be published in the Highlander, a newspaper of record in Granite Shoals, Texas. The notice will also be posted on the City's Internet website and shall remain posted until the dates of the hearings.

4. The City Manager shall prepare a Service Plan meeting the requirements of Section 43.065 of the Texas Local Government Code.

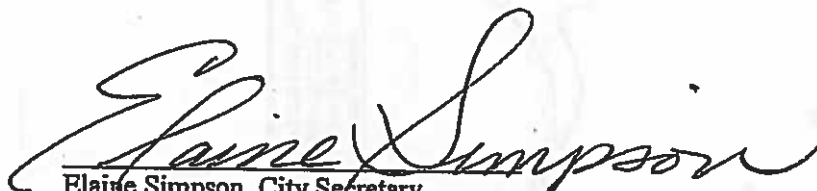
5. This resolution shall become effective from and after the date of its passage.

Passed and adopted the 25th day of July, 2017.

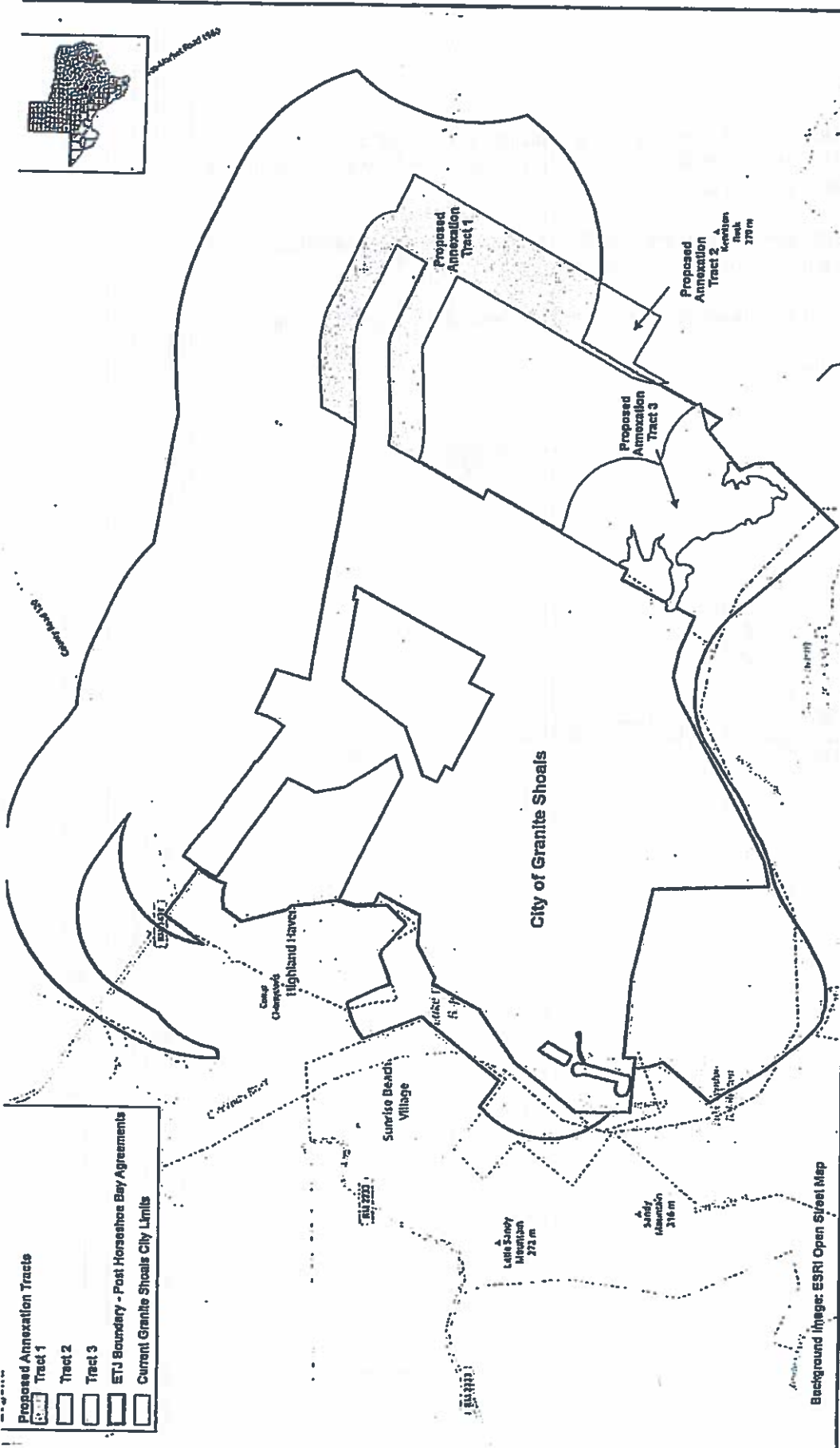


Carl Brugger, Mayor

ATTEST:



Elaine Simpson, City Secretary



- Proposed Annexation Tracts**
- Tract 1
 - Tract 2
 - Tract 3
- ETJ Boundary - Post Horseshoe Bay Agreements**
- Current Granite Shoals City Limits**

City of Granite Shoals
 Proposed Annexation Tracts 1, 2, and 3
 Revised July 21, 2017
 (Tract 1 = 1,000 Feet, Tract 2 = 2,000 Feet, Tract 3 = 2,000 Feet)

Background Image: ESRI Open Street Map

Scale: 0 0.375 0.75 1.5 Miles

Coordinate System: GCS North American 1983;
 Datum: North American 1983; Projection: NAD83

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 Data Source: All Files obtained from the City
 of Granite Shoals GIS geodatabase.

Highland Lakes Newspapers

The Highlander - Burnet Bulletin

304A Highlander Circle, PO Box 1000
Marble Falls, TX 78654-1000
(830) 693-4367

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS

COUNTY OF BURNET

Before me, the undersigned authority, on this day personally appeared

Kristin Williams

(name)

who being by me duly sworn, deposes and

says that (s)he is a bona fide representative of the

Highlander
(name of newspaper)

that said newspaper is regularly published in

Burnet

County(ies)

and generally circulated in

Burnet Plano

County(ies),

Texas, and that the attached public notice was published in said newspaper on the following

date(s), to wit:

8-11-17

and that the attached is a true copy of said notice.

Kristin Williams

Newspaper Representative's Signature

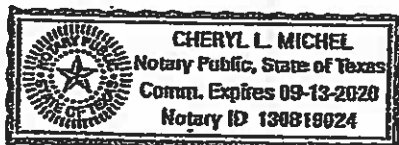
Subscribed and sworn to before me this 15th day of Aug, 2017, to certify which witness
my hand and seal of office.

Cheryl L. Michel
Notary Public in and for the State of Texas

Cheryl L Michel

Print or Type Name of Notary Public

My Commission Expires: 9-13-2020



**CITY OF GRANITE SHOALS, TEXAS
ANNEXATION
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

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

Beaver Island Subdivision: An approximate 16.27 acre tract of land consisting of approximately 15.62 acres out of the John Harvey Survey No. 24 and 0.65 acres out of the Arthur Luckey Survey No. 23, Abstract No. 530, of Burnet County, Texas, and also being a portion of that certain tract of land conveyed to Henry L. Joseph and Herbert R. Stehling, the deed of which is recorded in Volume 185, page 183, and Volume 186, page 136, of the Deed Records of Burnet County, Texas.

Web Isle Subdivision: An approximate 6.5 acre tract of land which is recorded in Volume 3, page 32, Burnet County Plat Records, a 6.5 acre subdivision out of the John Harvey Survey No. 24, Abstract 400, Burnet County, Texas, and being a part of that same tract of land conveyed from W.L. Phillips to Elitchbaugh, De Armond and Chapman by deed recorded in Volume 131, page 390 of the Deed Records of Burnet County and being a part of that same tract of land conveyed from George De Armond and E.B. Chapman to J. Frank Edwards and Herman Wagenfuhr by deed recorded in Volume 186, page 40 of the Deed Records of Burnet County, part interest, and from Max Elitchbaugh to J. Frank Edwards and Herman Wagenfuhr by deed recorded in Volume 185, page 108 of the Deed Records of Burnet County, part interest.

Menger Property: The property to be annexed consists of portions of that property described as follows:

ABS A1553 G.W. LACY, TRACT ALSO IN W WILLIAMS AB 974, J SLAUGHTER AB 784, & J. 677.36 ACRES;

ABS A0784 JASON W. SLAUGHTER, TRACT 28A, 106.087 ACRES;

ABS A0476 JOSEPH R. JOHNSON, TRACT 4, 2.0 ACRES;

ABS A0476 JOSEPH R. JOHNSON, TRACT ALSO BEING IN J SLAUGHTER AB 784, 335.304 ACRES;

ABS A0784 JASON W. SLAUGHTER, TRACT 17A****, 432.0 ACRES; AND

ABS A0476 JOSEPH R. JOHNSON, TRACT A784 J W SLAUGHTER, 119.22 ACRES.

Public hearings will be held by and before the City Council of the City of Granite Shoals, Texas on August 22, 2017 at 6 p.m. and on August 29, 2017 at 6 p.m. at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, 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 Granite Shoals, Texas, this the 25th day of July, 2017.

Carl Brigger
Mayor

ATTEST:

Elaine Simpson
City Secretary