

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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**ORDER OF COMMISSIONERS COURT  
OF WILLIAMSON COUNTY, TEXAS  
PERTAINING TO SCHOOL DISTRICT  
DETACHMENT AND ANNEXATION  
IN LARKSPUR NEIGHBORHOOD**

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**WHEREAS**, Texas Education Code, Sec. 13.051(a) sets forth that “territory may be detached from a school district and annexed to another school district that is contiguous to the detached territory. A petition requesting the detachment and annexation must be presented to the board of trustees of the district from which the territory is to be detached and to the board of trustees of the district to which the territory is to be annexed. Each board of trustees to which a petition is required to be presented must conduct a hearing and adopt a resolution as provided by this section for the annexation to be effective”;

**WHEREAS**, Texas Education Code, Sec. 13.051(i) provides that, “if both boards of trustees of the affected districts approve the petitions, the commissioners court or commissioners courts to whom the matter is required to be reported shall enter an order redefining the boundaries of the districts affected by the transfer. Title to all real property of the district from which territory is detached within the territory annexed vests in the receiving district, and the receiving district assumes and is liable for any portion of the indebtedness of the district from which the territory is to be detached that is allocated to the receiving district under Section 13.004”;

**WHEREAS**, a petition for the detachment of the territory, which is described by the metes and bounds description attached hereto and incorporated herein as **Exhibit “A”** and the map attached hereto as **Exhibit “B”** (referred to hereinafter as the “Territory”), was presented to the Liberty Hill Independent School District;

**WHEREAS**, on June 20, 2022 and in accordance with Texas Education Code, Sec. 13.051, the Liberty Hill Independent School District approved a Resolution to Make Findings and Approve Petition for Detachment in Larkspur Neighborhood for the Territory and reported same to the Williamson County Commissioners Court, which said petition is attached hereto as **Exhibit “C”**;

**WHEREAS**, a petition for the annexation of the Territory was presented to the Leander Independent School District;

**WHEREAS**, on May 19, 2022 and in accordance with Texas Education Code, Sec. 13.051, the Leander Independent School District approved a Board Resolution to Make Findings and Approve Petition to Annex Additional Residences in Larkspur Neighborhood for the Territory and reported same to the Williamson County Commissioners Court, which said petition is attached hereto as **Exhibit “D”**;

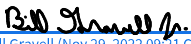
**WHEREAS**, in accordance with Texas Education Code, Sec. 13.051(i), due to both Boards of Trustees of the Liberty Hill Independent School District and the Leander Independent School District having approved the petitions for detachment and annexation, respectively, the Commissioners Court of Williamson County must enter an order redefining the boundaries of the said districts affected by the transfer; and

**NOW THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED THAT:**

The Territory in Larkspur Neighborhood shall be detached from Liberty Hill Independent School District and annexed into and become a part of the Leander Independent School District; and the boundaries of the Liberty Hill Independent School District and the Leander Independent School District shall be redefined in accordance therewith.

**PASSED, APPROVED and ADOPTED** as of the 8<sup>th</sup> day of November, 2022.

**WILLIAMSON COUNTY, TEXAS**

BY:   
Bill Gravell (Nov 29, 2022 09:21 CST)  
\_\_\_\_\_  
Bill Gravell, Jr.  
County Judge  
Williamson County, Texas

**Exhibit “A”**

**Metes and Bounds Description of the Territory**



LARKSPUR COMMUNITY DEVELOPMENT, INC.  
LHISD TO LISD ANNEXATION BOUNDARY  
201.30 ACRES

DESCRIPTION OF 201.30 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, BEING PORTIONS OF THAT CERTAIN 327.79 ACRE TRACT AND THAT CERTAIN 230.70 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LARKSPUR COMMUNITY DEVELOPMENT, INC. IN DOCUMENT NO. 2016088036, THAT CERTAIN 7.113 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LARKSPUR COMMUNITY DEVELOPMENT, INC. IN DOCUMENT NO. 2017023324, ALL OF THAT CERTAIN 10.00 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LARKSPUR COMMUNITY DEVELOPMENT, INC. IN DOCUMENT NO. 2018078678, ALL OF THAT CERTAIN 9.80 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO VPR SPRINGS LLC IN DOCUMENT NO. 2021148004, ALL OF THAT CERTAIN 2.448 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO THE CITY OF LEANDER, TEXAS IN DOCUMENT NO. 2015083906, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF COUNTY ROAD 266 (R.O.W. VARIES), AND CONTAINED WITHIN SAID 201.30 ACRE TRACT, ARE PORTIONS OF CAUGHFIELD PHASE 8, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019064445, CAUGHFIELD PHASE 10, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020111431, CAUGHFIELD PHASE 11, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021038231, ALL OF CAUGHFIELD PHASE 12, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021146386, ALL OF CAUGHFIELD PHASE 13, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021147941, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 201.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found (Grid North: 10200306.98; Grid East: 3081065.36 ) in the westerly line of County Road 267 (R.O.W. varies), at the southeasterly corner of that certain 5.865 Acre Tract of land (Tract 1), described in a deed of record to Phillip R. King, Et Ux in Document No. 2015004940, Official Public Records of Williamson County, Texas, being the most easterly corner of said 327.79 Acre Tract, for the most northerly or northeast corner of said Caughfield Phase 13 and the herein described tract;

**THENCE** with the westerly line of said County Road 267, and the easterly lines of said 327.79 Acre Tract, said 9.80 Acre Tract and said 10.00 Acre Tract, same being in part the easterly lines of said Caughfield Phase 13 and said Caughfield Phase 12, the following ten (10) courses:

1. S16°04'02"W, a distance of 826.71 feet to a 60D Nail found in a Cedar Tree;
2. S17°35'01"W, a distance of 373.22 feet to an iron rod with "CS LTD" Cap found;
3. S17°39'25"W, a distance of 516.83 feet to an iron rod with "CS LTD" Cap found;
4. S17°44'40"W, a distance of 365.35 feet to an iron rod with "G&R" Cap set;
5. S16°34'42"W, a distance of 191.70 feet to an iron rod with "CS Ltd" Cap found;
6. S14°34'03"W, a distance of 170.22 feet to a 1/2" iron rod found at the northeasterly corner of said 9.80 Acre Tract;
7. S20°41'54"W, a distance of 164.94 feet to a 3/8" iron rod found;
8. S25°36'40"W, a distance of 513.17 feet to a calculated point;

1805 Ouida Dr., Austin, Texas 78728 • Firm # 10032000  
Phone (512)267-7430 • Fax (512)836-8385



9. S17°47'54"W, a distance of 319.10 feet to a calculated point at the southeasterly corner of said 9.80 Acre Tract and the northeasterly corner of said 10.00 Acre Tract;
10. S17°25'21"W, a distance of 334.39 feet to a 60d nail found in fence post at the intersection of the westerly line said County Road 267 and the northerly line of County Road 266 (R.O.W. varies), at the southeasterly corner of said 10.00 Acre Tract;

**THENCE** S17°25'21"W, over and across said County Road 266, a distance of 284.44 feet to a calculated point in the southerly line of said County Road 266, being the northerly line of South San Gabriel Ranches, a subdivision of record in Cabinet B, Slides 86-87, Plat Records of Williamson County, Texas, same being the approximate centerline of the South San Gabriel River, for the southeasterly corner of the herein described Tract;

**THENCE** N75°09'10"W, with the southerly line of said County Road 266, the northerly line of said South San Gabriel Ranches, and the approximate centerline of the South San Gabriel River, a distance of 1010.98 feet to a calculated point at the southwesterly terminus of said County Road 266, being the southeasterly corner of said 230.70 Acre Tract;

**THENCE** with the southerly line of said 230.70 Acre Tract, same being in part the northerly lines of said South San Gabriel Ranches, High Gabriel East Section 1, a subdivision of record in Cabinet B, Slides 254-255 and High Gabriel East Section 2, a subdivision of record in Cabinet B, Slides 296-298, both recorded in the Plat Records of Williamson County, Texas, and the approximate centerline of the South San Gabriel River, the following seven (7) courses:

1. N61°16'00"W, a distance of 210.89 feet to a calculated point;
2. N60°44'49"W, a distance of 184.01 feet to a calculated point;
3. N58°59'29"W, a distance of 53.18 feet to a calculated point;
4. N58°59'29"W, a distance of 1087.58 feet to a calculated point;
5. N53°23'04"W, a distance of 520.13 feet to a calculated point;
6. N60°21'43"W, a distance of 991.15 feet to a calculated point;
7. N73°06'31"W, a distance of 169.18 feet to a calculated point, for the southwesterly corner of said 230.70 Acre Tract and the herein described Tract;

**THENCE** N24°58'23"W, with the westerly line of said 230.70 Acre Tract, a distance of 15.16 feet to a calculated point, for the most westerly or northwest corner of the herein described tract;

**THENCE** with the northerly line hereof, over and across said 230.70 Acre Tract, said 7.113 Acre tract and said 327.79 Acre Tract, traversing said Caughfield Phase 8, said Caughfield Phase 10 and said Caughfield Phase 11, the following six (6) courses:

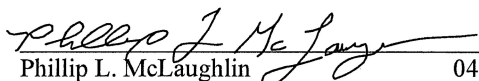
1. N87°41'44"E, a distance of 316.89 feet to a calculated point;
2. N65°45'40"E, a distance of 749.46 feet to a calculated point;
3. N61°25'56"E, a distance of 131.10 feet to a calculated point;

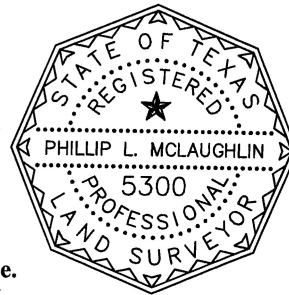


4. N68°08'10"E, a distance of 885.60 feet to a calculated point;
5. N66°46'27"E, a distance of 744.13 feet to a calculated point;
6. N68°24'54"E, a distance of 1250.49 feet to a 1/2" iron rod found at the most southerly corner of that certain 5.00 acre tract (Tract1) described in a deed of record to Victor E. Landig, Jr., Et Ux in Document No. 2006029147, Official Public Records of Williamson County, Texas, same being the northwesterly corner of said Caughfield Phase 13 and an angle point in the easterly line of said 327.79 Acre Tract;

**THENCE** with the northerly line said Caughfield Phase 13, and the easterly line of said 327.79 Acre Tract, same being in part the southerly lines of said 5.00 Acre Tract and said 5.865 Acre Tract, the following two (2) courses:

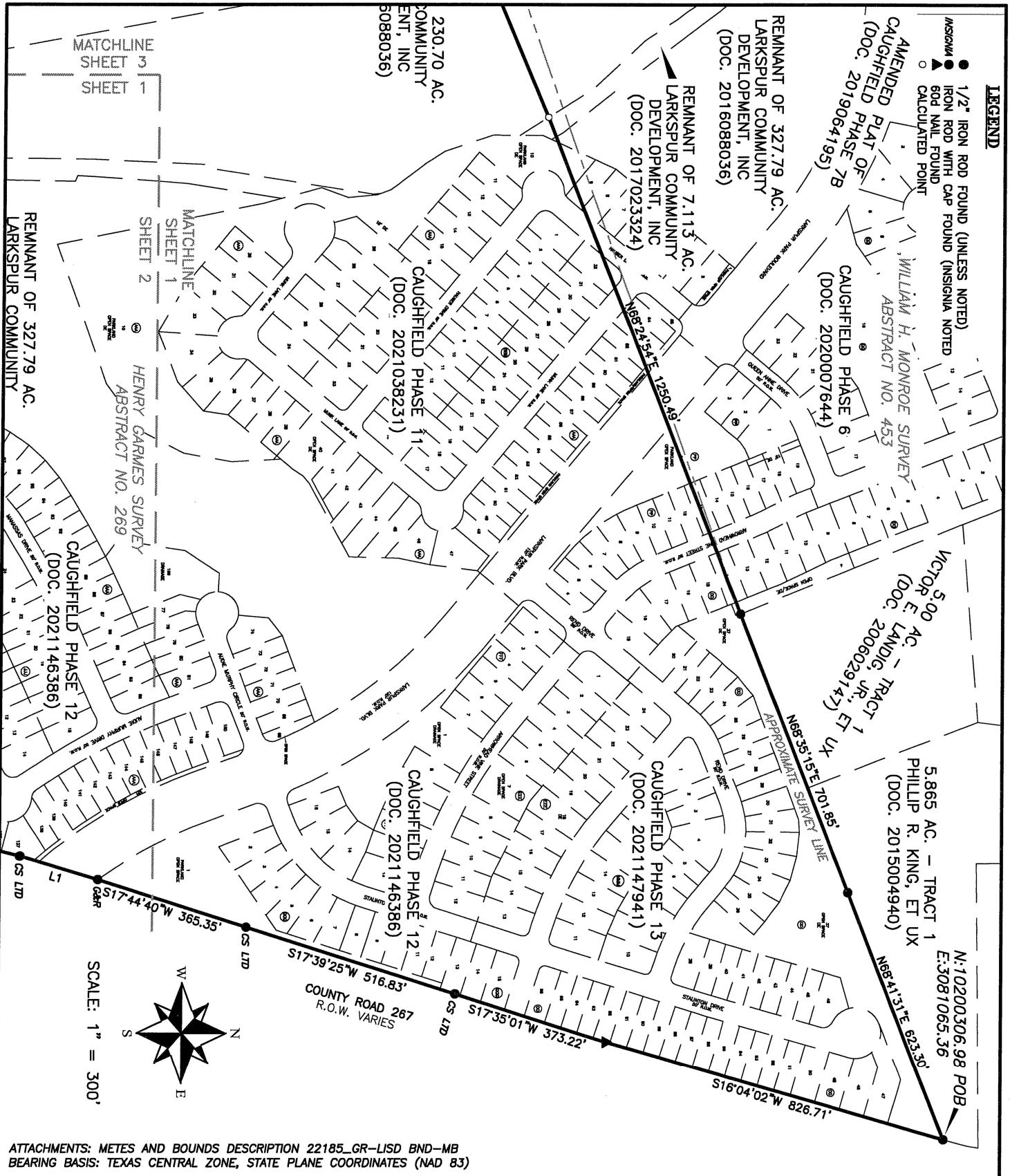
1. N68°35'15"E, passing the common southerly corner of said 5.00 Acre Tract and said 5.865 Acre Tract, and continuing for a distance of 701.85 feet to a 1/2" iron rod found;
2. N68°41'31"E, a distance of 623.30 feet to the **POINT OF BEGINNING**, having an area of 201.30 acres of land, more or less.

  
Phillip L. McLaughlin 04-08-22  
Registered Professional Land Surveyor  
State of Texas No. 5300



**Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.**  
G&R Surveying Project No. 22185 Attachments: 22185\_GR-LISD BND-EX

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.



**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- 60d NAIL FOUND
- CALCULATED POINT

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 22185\_GR-LISD BND-MB  
 BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET	
1	3

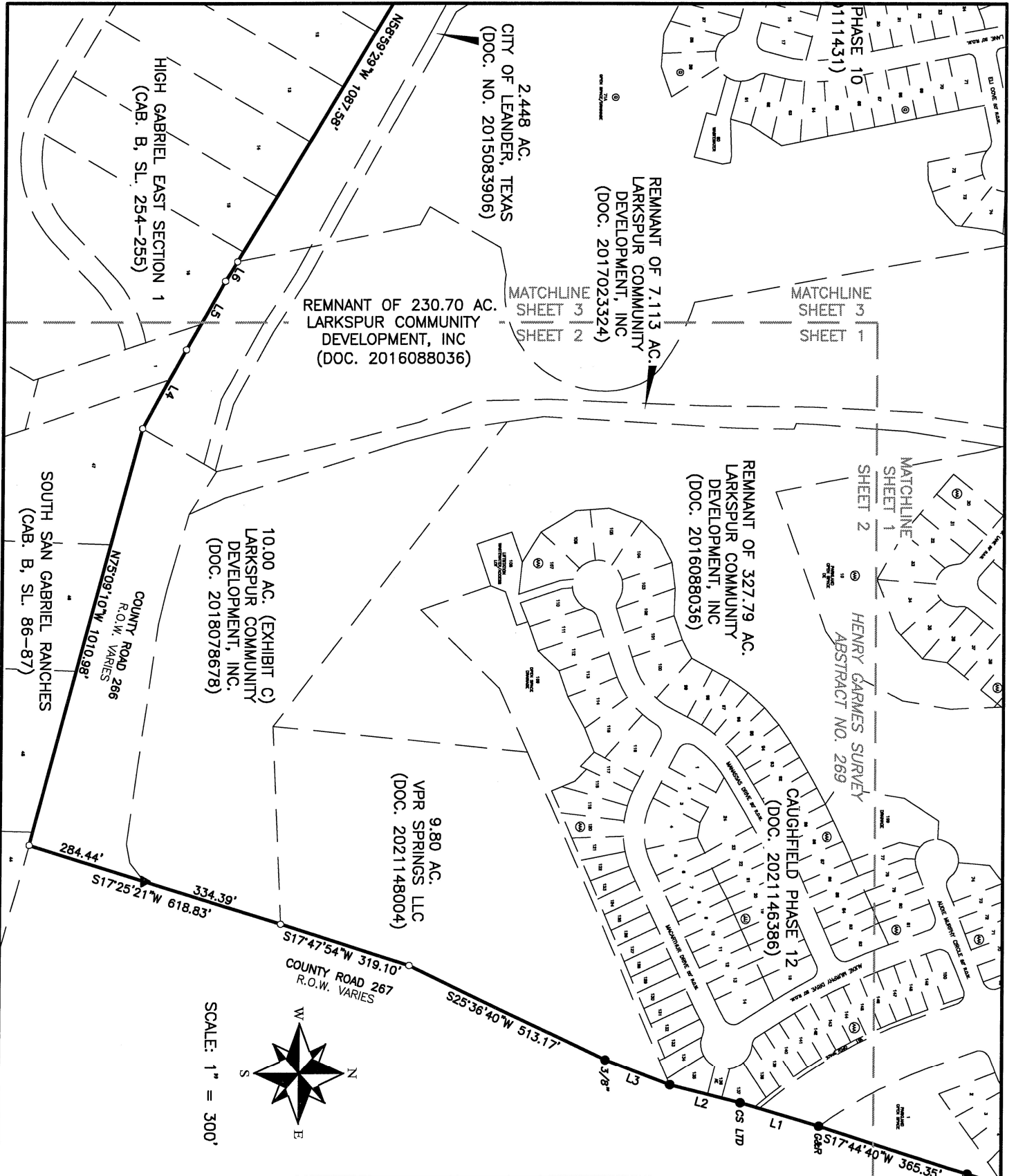
EXHIBIT

PLOTTING SCALE: 1" = 300'
DRAWN BY: PMC
REVIEWED BY: TJC/DRS
PROJECT NO: 22185
FILE: L:\22185_GR LISD-EX
DATE: APRIL 8, 2022

201.30 ACRES  
 LHSD TO LISD  
 ANNEXATION BOUNDARY



**SURVEYING, LLC**  
 1805 OUIDA DR.  
 AUSTIN, TEXAS 78728  
 PHONE: (512) 267-7430  
 FAX: (512) 836-8385  
 FIRM NO. 10032000



SHEET  
2  
3

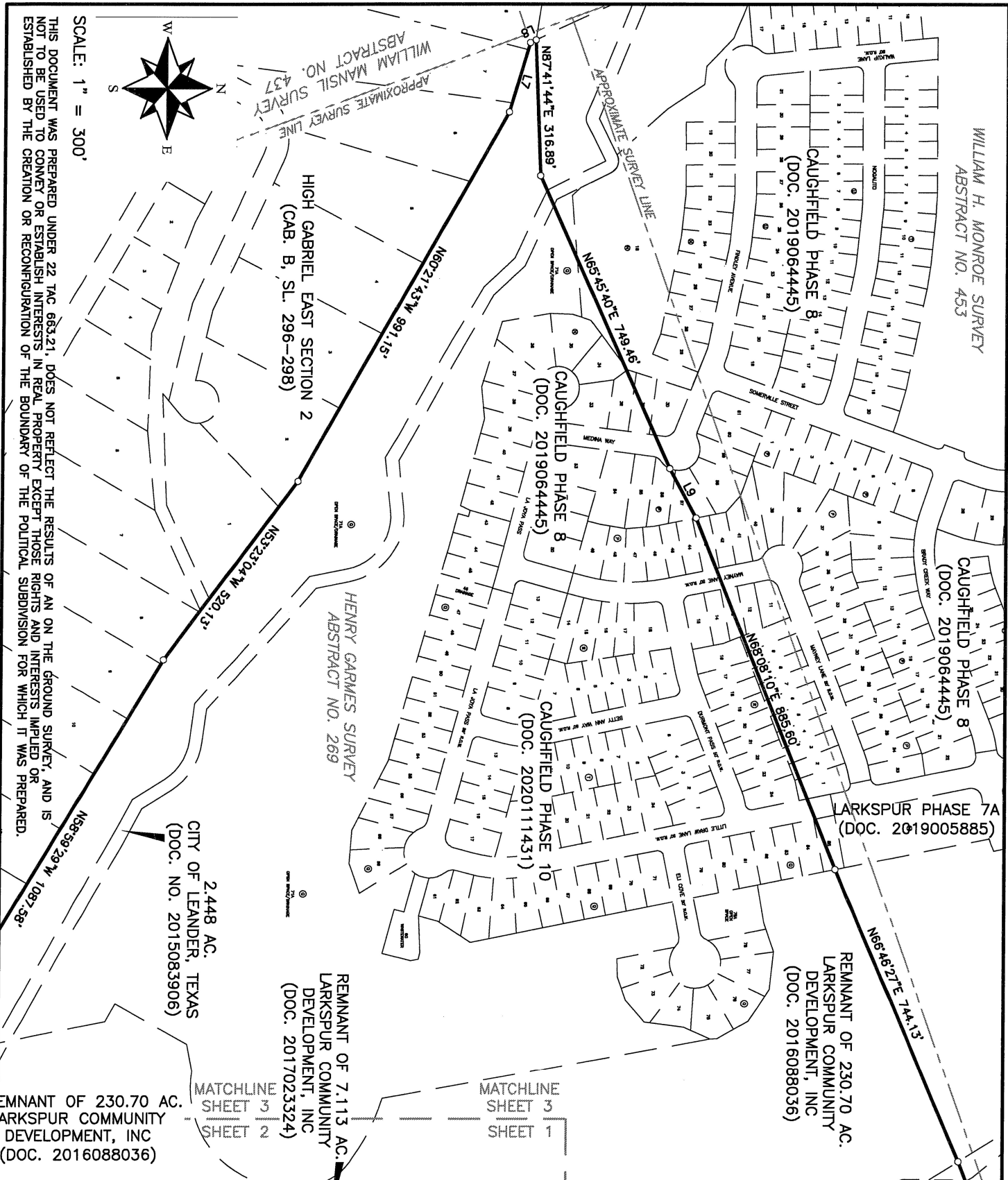
EXHIBIT

PLOTTING SCALE: 1" = 300'  
 DRAWN BY: PMC  
 REVIEWED BY: TJC/DRS  
 PROJECT NO: 22185  
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201.30 ACRES  
 LHSD TO LISD  
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 SURVEYING, LLC  
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SCALE: 1" = 300'

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REMNANT OF 230.70 AC.  
LARKSPUR COMMUNITY  
DEVELOPMENT, INC  
(DOC. 2016088036)

2,448 AC.  
CITY OF LEANDER, TEXAS  
(DOC. NO. 2015083906)

REMNANT OF 7.113 AC.  
LARKSPUR COMMUNITY  
DEVELOPMENT, INC  
(DOC. 2017023324)

REMNANT OF 230.70 AC.  
LARKSPUR COMMUNITY  
DEVELOPMENT, INC  
(DOC. 2016088036)

MATCHLINE  
SHEET 3  
SHEET 2

MATCHLINE  
SHEET 3  
SHEET 1

SHEET  
3  
3

EXHIBIT

PLOTTING SCALE: 1" = 300'  
DRAWN BY: PMC  
REVIEWED BY: TJC/DRS  
PROJECT NO: 22185  
FILE: L:\22185\_GR LISD-EX  
DATE: APRIL 8, 2022

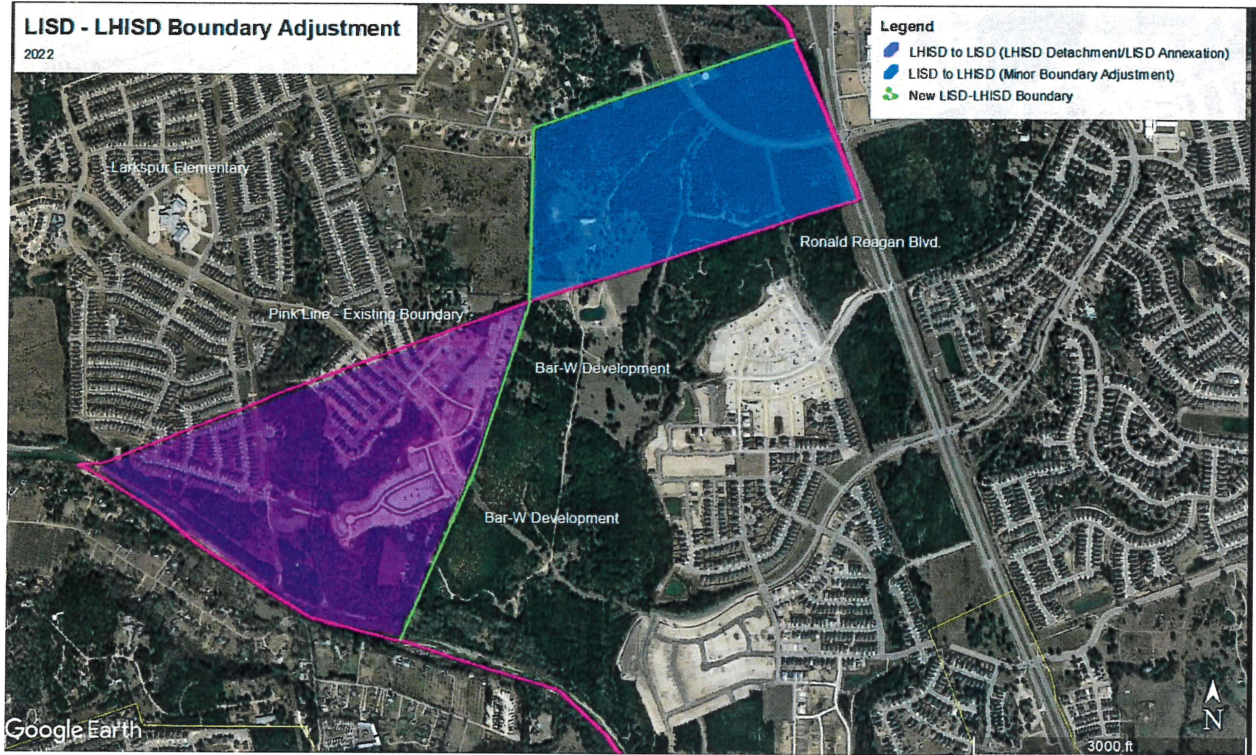
201.30 ACRES  
LHSD TO LISD  
ANNEXATION BOUNDARY



**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

# Exhibit "B"

## Map of the Territory



**Exhibit “C”**

**Liberty Hill Independent School District Resolution to Make  
Findings and Approve Petition for  
Detachment in Larkspur Neighborhood**

Liberty Hill Independent School District Board  
Resolution to Make Findings and Approve Petition  
for Detachment in Larkspur Neighborhood

June 20, 2022

WHEREAS, the Liberty Hill Independent School District ("LHISD") is charged with considering proposed detachment of territory from another district pursuant to the requirements of Texas Education Code § 13.051;

WHEREAS, a petition was submitted with signatures of a majority of the residents in the affected territory who are registered voters, which included a metes and bounds description as required under the statute, seeking to have the territory detached from LHISD and annexed to Leander Independent School District;

WHEREAS, the petition, including the metes and bounds description, is attached hereto as **Exhibit A**;

WHEREAS, the territory to be affected by this proposal currently lies within LHISD boundaries and is contiguous to Leander Independent School District;

WHEREAS, the LHISD Board of Trustees provided notice of the contemplated change by publishing and posting a notice in the manner required under Sections 13.051 and 13.003 of the Texas Education Code;

WHEREAS, the LHISD Board of Trustees held a public hearing on the issue, per statutory requirements, on May 16, 2022, in which all affected persons were given an opportunity to be heard; and

WHEREAS, the LHISD Board of Trustees considered the educational interests of the current students residing or future students expected to reside in the affected territory and in the affected districts and the social, economic, and educational effects of the proposed boundary change;

NOW THEREFORE, the Board of Trustees of the Liberty Hill Independent School District makes the following findings:

- 1) Educational Interests: Currently, thirty-seven (37) students in the affected territory already currently attend LISD schools. Detaching this territory would not have a negative impact on the educational interests of these students, students in the affected territory who currently attend LHISD, or other LHISD students who reside within the current LHISD boundaries;
- 2) Social Effects: Detachment would allow all students residing in the Larkspur neighborhood to attend school in the same district, allowing for an extension of their socialization opportunities outside of the school day;

3) Economic Effects: Detachment of this territory is projected to result in a loss of 315 students overtime to LHISD enrollment accounted for in demographic reports and will result in a loss in total Maintenance & Operations (M&O) revenue; however per student M&O revenue will not be affected by the detachment. Detachment of the territory will result in future loss in debt capacity and Interest and Sinking (I& S) funds.

4) Educational Effects: Students in the affected area would have access to a quality education in either district, and detachment could mitigate any possible disruption to a student's learning environment when they transition into a new school.

WHEREFORE, in consideration of the preceding, the LISD Board of Trustees approves the proposal to detach the territory in the metes and bounds description provided by the petitioners, which is incorporated herein.

Adopted this 20th day of June 2022, by the Board of Trustees of the Liberty Hill Independent School District.

In Witness Whereof,

  
\_\_\_\_\_  
Megan Parsons, Board President

**Exhibit “D”**

**Leander Independent School District Board Resolution to  
Make Findings and Approve Petition to Annex Additional  
Residences in Larkspur Neighborhood**

**Leander Independent School District  
Board Resolution to Make Findings and Approve Petition  
to Annex Additional Residences in Larkspur Neighborhood**

May 19, 2022

**WHEREAS**, the Leander Independent School District ("LISD") is charged with considering proposed annexation of territory from another district pursuant to the requirements of Tex. Educ. Code 13.051;

**WHEREAS**, a petition was submitted with signatures of a majority residents in the affected territory who are registered voters, which included a metes and bounds description as required under the statute;

**WHEREAS**, the territory to be affected by this proposal currently lies within Liberty Hill ISD boundaries;

**WHEREAS**, the LISD Board of Trustees held a public hearing on the issue, per statutory requirements, on May 5, 2022; and

**WHEREAS**, the LISD Board of Trustees considered the educational interests of the current students residing or future students expected to reside in the affected territory and in the affected districts and the social, economic, and educational effects of the proposed boundary change;

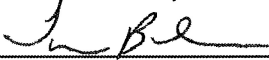
**NOW THEREFORE**, the Board of Trustees of the Leander Independent School District makes the following findings:

- 1) **Educational Interests**: Currently, thirty-seven (37) students in the affected territory already currently attend LISD schools, and including these and future students would not have a negative impact on the educational interests of LISD students who reside within the current LISD boundaries;
- 2) **Social Effects**: Annexation would allow all students residing in the Larkspur neighborhood to attend school in the same district, allowing for an extension of their socialization opportunities outside of the school day;
- 3) **Economic Effects**: Transportation routes already exist close to the neighborhood, and annexation of this territory is projected to add an additional 315 students to LISD enrollment that are not currently accounted for in the LISD demographic report; and
- 4) **Educational Effects**: Students in the effected area would have access to a quality education in either district, and annexation could mitigate any possible disruption to a student's learning environment when they transition into a new school.

**WHEREFORE**, in consideration of the preceding, the LISD Board of Trustees approves the proposal to annex the territory in the metes and bounds description provided by the petitioners, which is incorporated herein.

Adopted this 19th day of May 2022, by the Board of Trustees of the Leander Independent School District.

In Witness Whereof,

  
\_\_\_\_\_  
Trish Bode, Board President