

ORDINANCE NO. 58-11

AN ORDINANCE OF THE VILLAGE OF THE HILLS, TRAVIS COUNTY, TEXAS, REVISING THE OFFICIAL BOUNDARY LIMITS MAP OF THE VILLAGE'S EXTRA TERRITORIAL JURISDICTION (ETJ), AFTER RELEASING "THE VILLAS" AT THE HILLS AND ACCEPTING AN AREA REFERRED TO AS THE "ACCESS TRACT" RELEASED BY THE CITY OF LAKEWAY; AND PROVIDING FOR THE FOLLOWING: APPROVAL AND AMENDMENT OF THE VILLAGE'S OFFICIAL BOUNDARY LIMITS MAP; FINDINGS OF FACT, SEVERABILITY, REPEALER, EFFECTIVE DATE AND NOTICE OF OPEN MEETING.

WHEREAS, the Board of Aldermen of the Village of The Hills seeks to provide for the public health, safety and welfare of its citizens; and

WHEREAS, the Village and the City of Lakeway entered into an Interlocal Agreement and Exchange of Extraterritorial Jurisdiction, providing for the exchange of ETJ and for related matters (the "Interlocal Agreement"); and

WHEREAS, section 42.023 of the Texas Local Government Code permits cities to reduce its extraterritorial jurisdiction (ETJ); and

WHEREAS, the Board of Aldermen finds that it is in the best interest of the public health, safety and welfare to reduce the Village's ETJ as shown in exhibit "A".

WHEREAS, the Board of Aldermen finds that it is in the best interest of the public health, safety and welfare of its citizens to accept an area released by the City of Lakeway referred as the "Access Tract" described in Exhibit "B" ; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF THE HILLS THAT:

Article 1: Findings of Fact

All the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

Article 2: Extraterritorial Jurisdiction

- A. That The Village's extraterritorial jurisdiction (ETJ) is hereby reduced and its boundaries revised by removing the area described in Exhibit "A", attached hereto and incorporated herein for all purposes.
- B. That the Village accepts the geographic area known and refers to as the "Access Tract", comprised of 3.054 acres of land out of the Texas Central Railroad Company Survey No. 195, Travis County, which tract is more fully

described by metes and bounds and shown on the plat attached hereto and incorporated herein for all purposes as Exhibit "B", as ETJ of the Village of the Hills.

- C. That the Village's official maps showing the boundaries of the Village and its ETJ shall be corrected to reflect the release of "The Villas" and acceptance of the "Access Tract" to reflect the revised ETJ boundary as approved by this ordinance.

Article 3. Severability

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

Article 4. Repealer

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

Article 5. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

Article 6. Proper Notice and Meeting

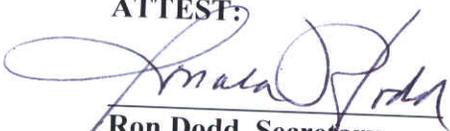
It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED, PASSED AND APPROVED this 13th day of January, 2011.



Doug Lindgren, Mayor
Village of The Hills, Texas

ATTEST:

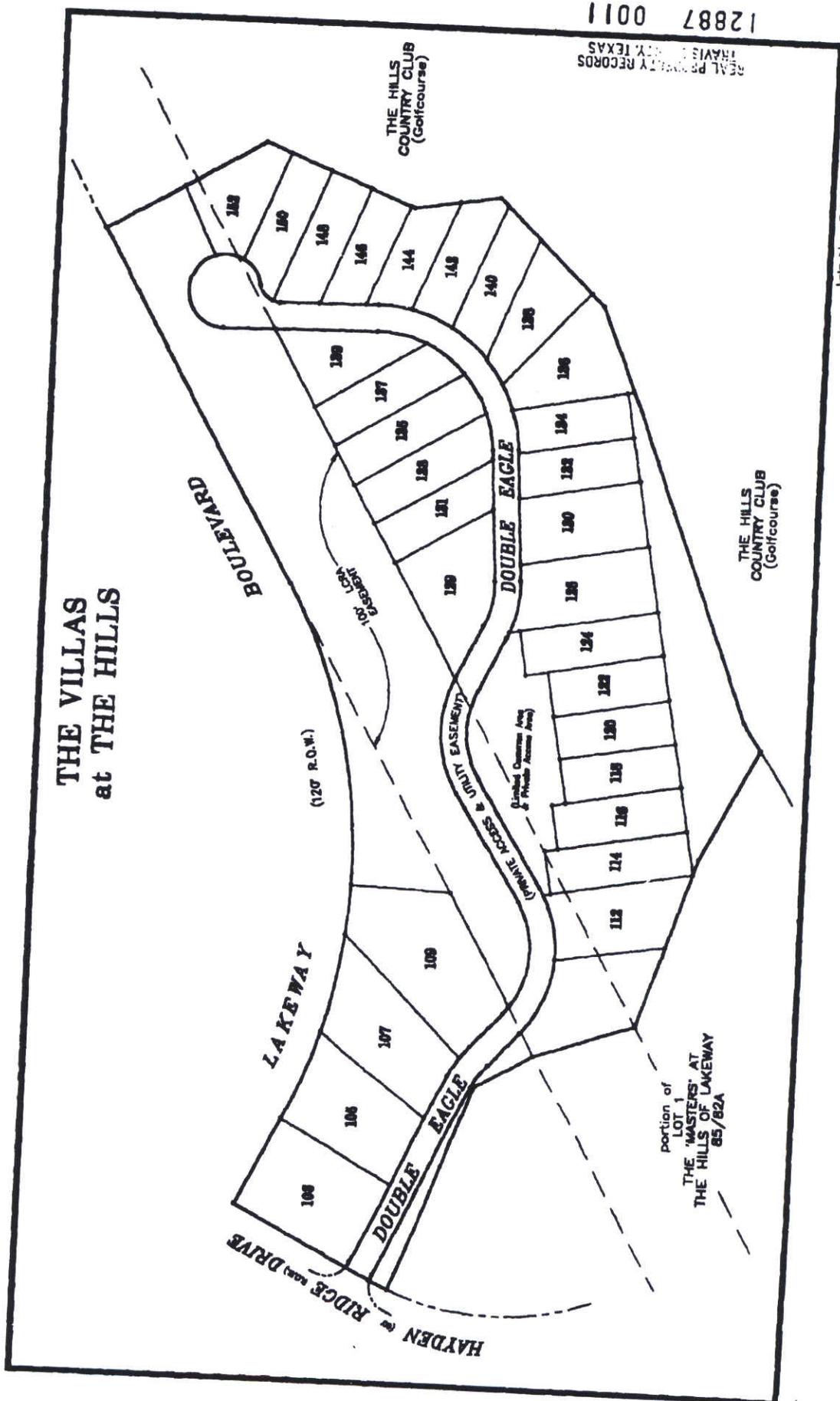


Ron Dodd, Secretary
Village of The Hills, Texas



EXHIBIT "A"

**THE VILLAS
at THE HILLS**

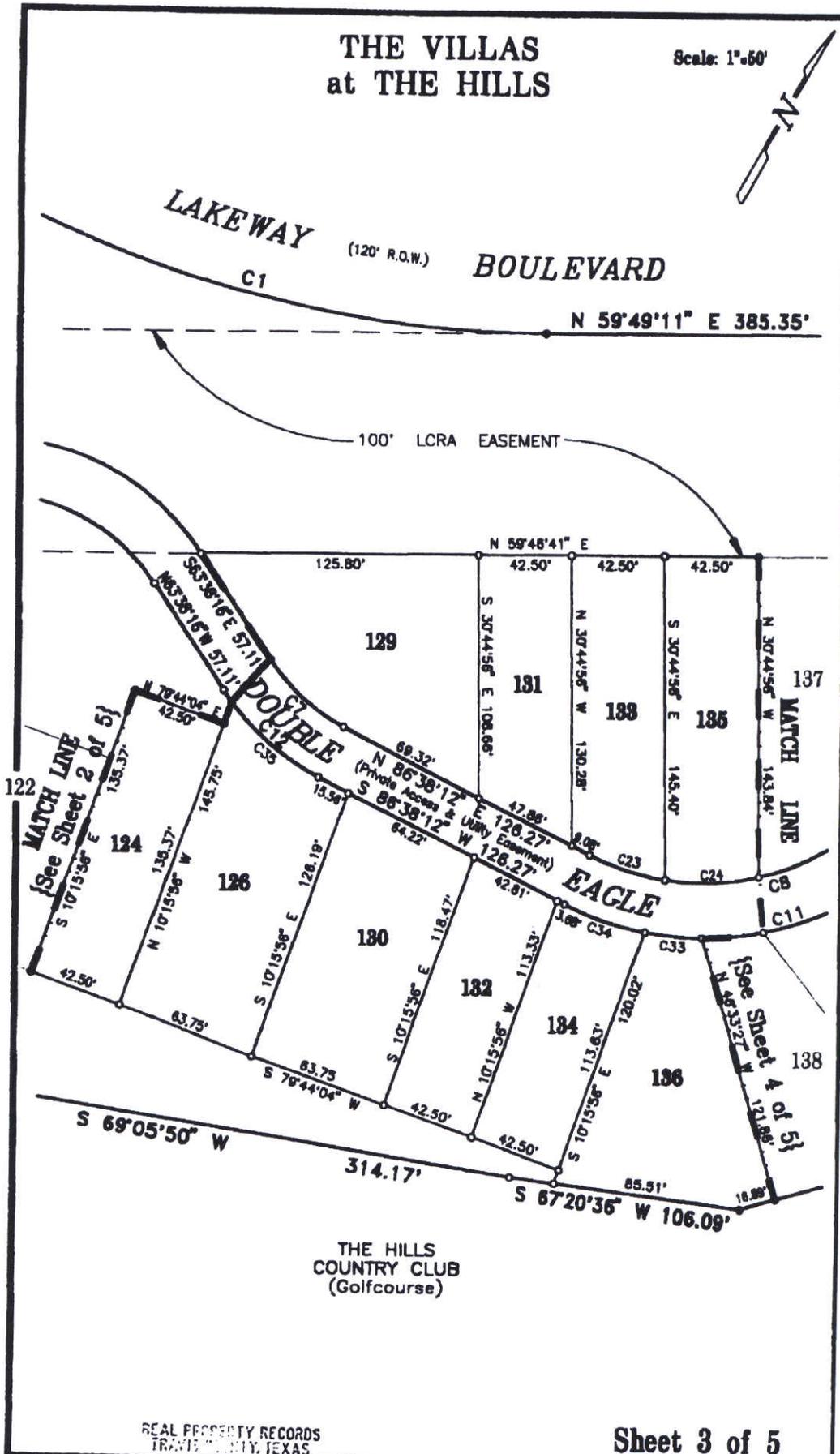


12887 0011
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Job No. 94-177 Date: 02/19/97

THE VILLAS at THE HILLS

Scale: 1"=50'



THE HILLS
COUNTRY CLUB
(Golfcourse)

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

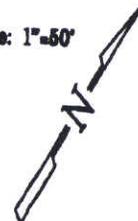
Sheet 3 of 5

12887 0014

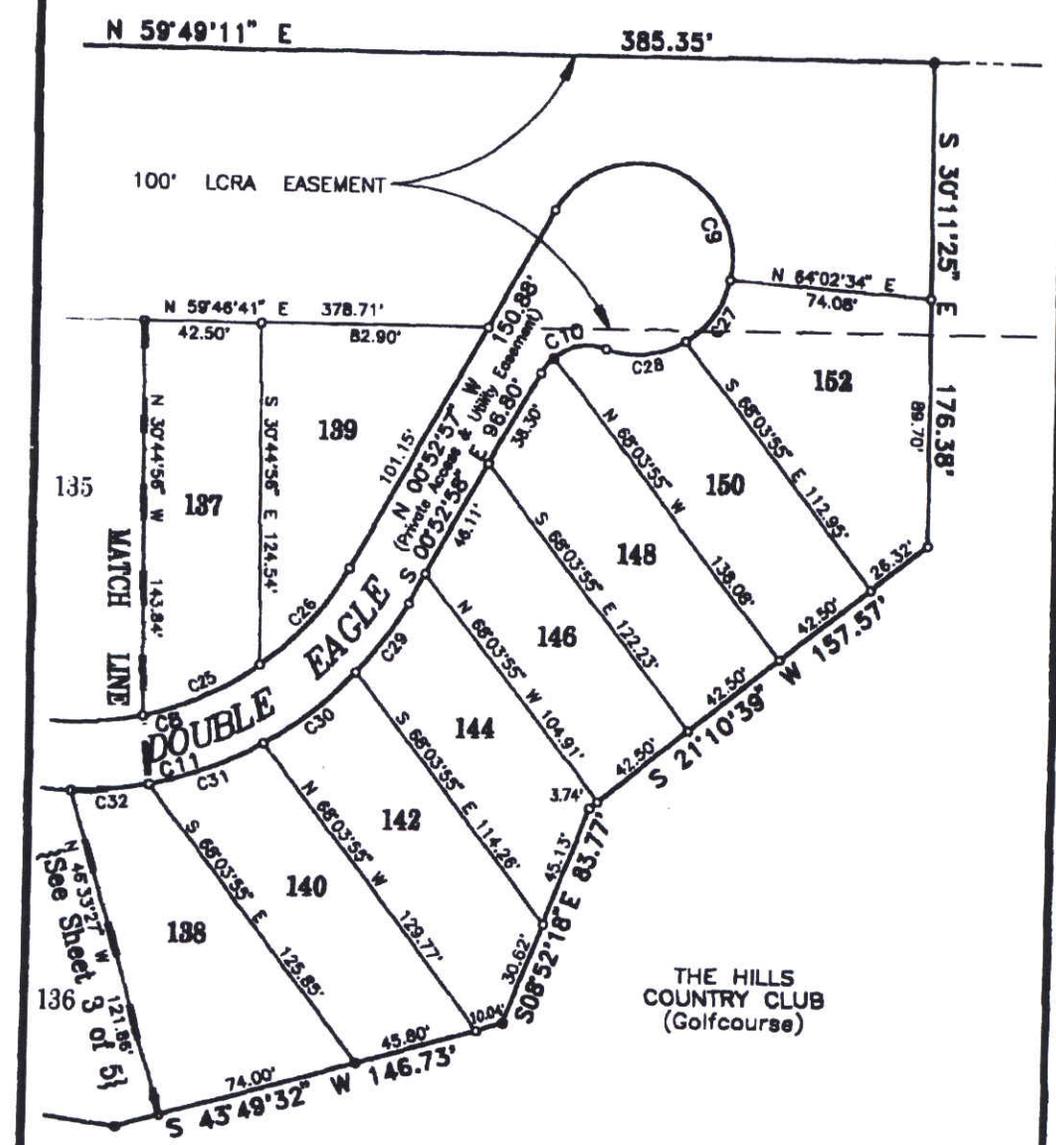
Job No. 94-177 Date: 02/19/97

THE VILLAS at THE HILLS

Scale: 1"=50'



LAKEWAY (120' R.O.W.) BOULEVARD



REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Sheet 4 of 5

12887 0015

Job No. 94-177 Date: 02/19/97

THE VILLAS at THE HILLS

CURVE	CHD BEARING	DELTA	CHORD	ARC	TANG	RADIUS
C1	S 85°28'35" W	57°18'34"	518.09	538.25	294.06	538.12
C2	S 25°02'21" W	04°17'29"	20.81	20.82	10.41	277.93
C3	S 57°31'28" E	13°53'51"	6.06	6.08	3.05	25.00
C4	S 55°23'48" E	18°09'15"	35.50	35.65	17.97	112.50
C5	S 84°22'28" E	78°08'41"	107.87	118.23	68.50	87.50
C6	N 88°57'58" E	58°47'33"	110.44	115.44	63.38	112.50
C7	S 78°30'02" E	28°43'32"	44.89	45.40	23.22	87.50
C8	N 42°52'37" E	87°31'08"	158.38	174.90	108.86	114.50
C9	S 51°07'14" E	25°31'27"	53.81	58.53	42.06	35.00
C10	N 38°52'47" E	78°31'28"	25.58	27.78	18.84	20.00
C11	S 42°52'37" W	87°31'08"	192.97	213.09	133.59	139.50
C12	N 78°30'02" W	28°43'32"	57.71	58.37	29.86	112.50
C13	S 88°57'57" W	58°47'33"	85.90	89.78	49.30	87.50
C14	N 84°22'28" W	78°08'41"	138.70	149.44	88.07	112.50
C15	N 55°23'45" W	18°09'14"	27.61	27.72	13.98	87.50
C16	N 72°03'07" W	15°09'29"	6.59	6.61	3.33	25.00
C17	N 87°53'44" W	10°03'12"	94.30	94.42	47.33	538.12
C18	S 77°58'07" E	10°05'33"	94.67	94.79	47.52	538.12
C19	N 88°32'41" W	08°03'36"	47.51	47.52	23.78	538.12
C20	N 58°00'39" W	10°55'30"	21.42	21.45	10.78	112.50
C21	N 48°56'01" W	07°13'43"	14.19	14.19	7.11	112.51
C22	N 48°22'55" W	08°07'33"	9.35	9.38	4.88	87.50
C23	N 77°31'30" E	18°13'23"	38.28	38.42	18.38	114.50
C24	S 57°42'50" W	21°23'55"	42.52	42.78	21.83	114.50
C25	N 35°17'50" E	23°28'04"	48.51	48.83	23.75	114.50
C26	S 11°20'56" W	24°27'48"	48.52	48.88	24.82	114.50
C27	N 05°20'41" E	48°24'50"	27.58	28.35	15.01	35.00
C28	N 53°35'48" E	50°05'28"	28.83	30.80	16.36	35.00
C29	S 05°48'41" W	13°19'15"	32.38	32.43	16.29	139.50
C30	S 21°12'04" W	17°31'31"	42.50	42.67	21.50	139.50
C31	S 38°08'23" W	18°21'08"	44.48	44.88	22.53	139.50
C32	S 54°08'52" W	11°39'51"	28.35	28.40	14.25	139.51
C33	S 85°18'14" W	10°38'48"	25.89	25.92	13.00	139.51
C34	S 78°37'55" W	16°00'32"	38.85	38.88	19.82	139.50
C35	N 80°08'47" W	22°38'48"	51.44	51.78	26.23	112.50
C36	S 77°12'38" W	32°28'14"	62.81	63.78	32.78	112.50
C37	N 08°43'27" E	21°12'46"	7.36	7.40	3.75	20.00

LINE DIST BEARING
T1 15.22 N 64°02'34" E

FILED
97 MAR 10 PM 1:16
TRAVIS COUNTY, TEXAS

RECORDS SECTION COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stated herein by me, and
was duly RECORDED, in the Volume and Page of the
General RECORDS of Travis County, Texas as

MAR 10 1997



(Signature)
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12887 0016

Sheet 5 of 5

Job No: 94-111 Date: 02/19/97

EXHIBIT "B"

EXHIBIT "B" ACCESS TRACT

METES AND BOUNDS DESCRIPTION OF ACCESS TRACT

3.054 acres of land, a portion of that 23.871 acres of land out of the Texas Central Railroad Company Survey No. 195 in Travis County, Texas, as conveyed in Deed from M&S Properties to John McCarthy, as recorded in the Real Property Records of Travis County, Texas, at Volume 12678, Page 1857, the said 3.054 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin in the south right-of-way line of Lakeway Boulevard, said point also being the northern most corner of the 23.871 acre tract of land as recorded in the Real Property Records of Travis County, Texas, at Volume 12678, Page 1857, said corner also being the western most corner of a 3.632 acre tract owned by the Lakeway Church as recorded in the Real Property Records of Travis County, Texas, at Volume 4658, Page 2055,

THENCE, leaving the south right-of-way line of Lakeway Boulevard, S 2° 13' 03" W 755.56 feet to a point which is also in the southwest boundary of the said 23.871 acre tract of land and said point is also in the boundary line of a tract owned by the Lakeway Land Company as recorded in the Real Property Records of Travis County, Texas, at Volume 4175, Page 1424,

THENCE, along the common line between the herein described 3.054 acre tract and the Lakeway Land Company tract N 58° 23' 36" W 354.15 feet to 1/2" iron pin, with the 1/2" iron pin being at the common corner of the herein described 3.054 acre tract, the said Lakeway Land Company tract and a corner of Lot 2103 of the Lakeway Section 16-A Subdivision as recorded in the Plat Records of Travis County, Texas, at Plat Book 59, Page 19.

THENCE, along the common line between the herein described 3.054 acre tract and the said Lot 2103 of Lakeway Section 16-A the following four courses:

1. N 22° 21' 17" E 105.17 feet to a 1/2" iron pin,
2. N 23° 56' 59" E 202.49 feet to a 1/2" iron pin,
3. N 33° 49' 39" E 116.31 feet to a 1/2" iron pin,
4. N 24° 11' 26" E 118.86 feet to a 1/2" iron pin,

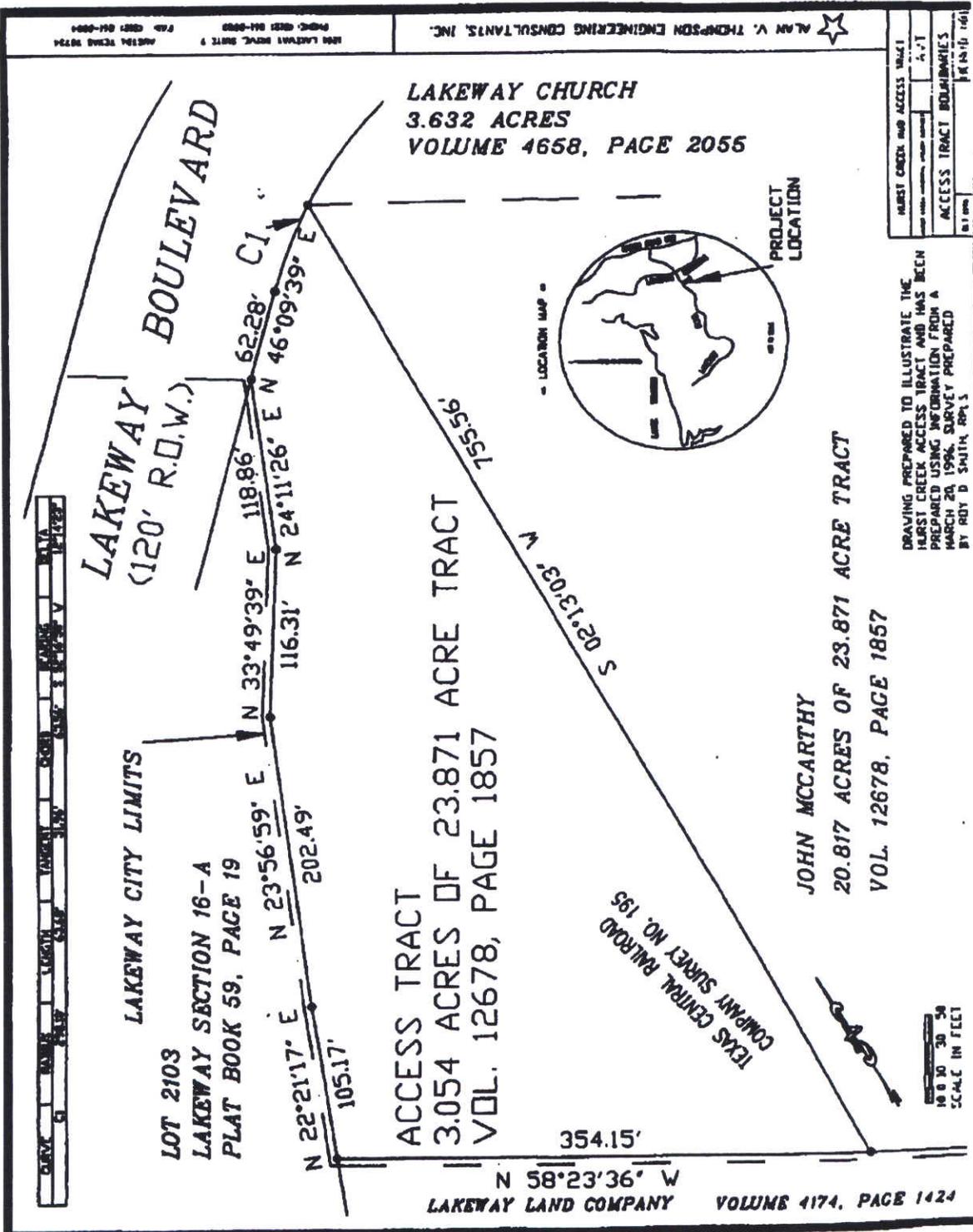
with the said 1/2" iron pin being at the common corner of the herein described 3.054 acre tract, the said Lot 2103 of Lakeway Section 16-A and the southern right-of-way line of Lakeway Boulevard,

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THENCE, along the common line between the herein described 3.054 acre tract and the southern right-of-way of Lakeway Boulevard the following two courses:

- 1 N 46° 09' 39" E 62.28 feet to a 1/2" iron pipe,
- 2 Along a curve to the right, an arc distance of 63.56 feet, with said curve having a radius of 298.10 feet, a central angle of 12° 14' 23", with a chord bearing at N 52° 16' 50" E a distance of 63.56 feet to a 1/2 inch iron pin,

with the said 1/2" iron pin being at the POINT Of BEGINNING, and containing 3.054 acres of land more or less.



HURST CREEK AND ACCESS TRACT	1
ACCESS TRACT BOUNDARIES	1
TOTAL SHEETS	2

DRAWING PREPARED TO ILLUSTRATE THE HURST CREEK ACCESS TRACT AND HAS BEEN PREPARED USING INFORMATION FROM A MARCH 20, 1996, SURVEY PREPARED BY ROY D. SMITH, RPL 3

10 0 30 50
SCALE IN FEET

ALAN V. THOMPSON ENGINEERING CONSULTANTS, INC.
1404 LAKEWAY HWY. SUITE 1
DALLAS, TEXAS 75244
PHONE: (972) 841-0000 FAX: (972) 841-0004



Legend

- Hurst Creek Mud
- Proposed City of Lakeway
- Proposed Village ET.
- Village of the Hills
- City of Lakeway

Proposed Hills & Lakeway Boundaries

STONEY CREEK CV

PRESTONWOOD CIR

LAKEWAY BLVD

CHAMPION LN

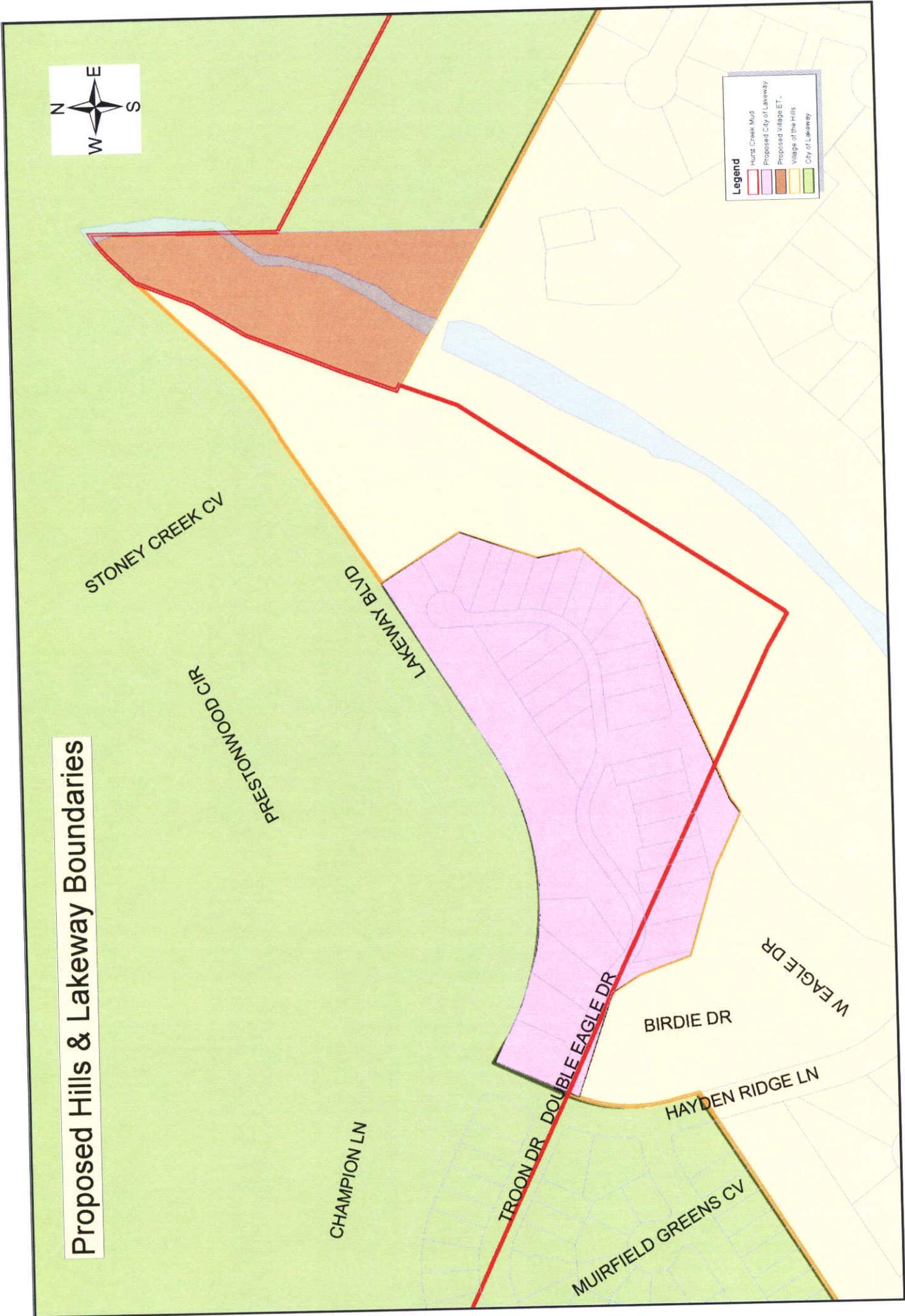
TROON DR DOUBLE EAGLE DR

BIRDIE DR

W EAGLE DR

HAYDEN RIDGE LN

MUIRFIELD GREENS CV



Current Hills & Lakeway Boundaries



Legend

- Village of the Hills (Yellow)
- City of Lakeway (Green)
- Current Village ETJ (Blue)
- Hurst Creek Mud (Red)

STONEY CREEK CV

PRESTONWOOD CIR

LAKEWAY BLVD

CHAMPION LN

TROON DR DOUBLE EAGLE DR

BIRDIE DR

HAYDEN RIDGE LN

MUIRFIELD GREENS CV

W EAGLE DR

