



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
JUNE 1, 2023 – 6:30 P.M.

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING ZOOM. YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE FOLLOWING LINK:

<https://us02web.zoom.us/j/83785417181?pwd=Rm81UWhnWjBkc3NobmxZWETpaHZ4UT09>

MEETING ID: 837 8541 7181

PASSWORD: 345449

OR YOU CAN DIAL IN TO THE MEETING WITH YOUR PHONE USING ONE OF THE FOLLOWING PHONE NUMBERS AND USING THE MEETING ID AND PASSWORD:

1-346-248-7799

1-253-215-8782

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-929-205-6099

AGENDA

CALL TO ORDER

JUNE 1, 2023, AT 6:30 P.M.

CALL OF ROLL

CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

RECOGNITION

RECOGNIZING THE 2023 SPRING GRADUATING CLASS FOR THE VILLAGE OF SALADO COMMUNITY INSTITUTE. (MAYOR MICHAEL COGGIN & ASSISTANT VILLAGE ADMINISTRATOR ANDREA HOWARD)

CITIZENS COMMUNICATIONS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

1. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF MAY 18, 2023.
- (B) APPROVAL OF THE APPOINTMENT OF LENNOX ALFRED TO THE VILLAGE OF SALADO PLANNING AND ZONING COMMISSION.

2. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA

3. STATUS REPORTS

- (A) VILLAGE ADMINISTRATOR'S REPORT
 - MAIN STREET LIGHTING UPDATE
 - SALES TAX COLLECTION UPDATE
 - HABITAT CONSERVATION PLAN DEVELOPMENT UPDATE
 - DEVELOPMENT UPDATE
 - INTRODUCTION OF NEW CITY SECRETARY

(B) SALADO POLICE CHIEF STATUS REPORT

- CALLS FOR SERVICE REPORT
- LICENSE PLATE READER PROGRAM UPDATE
- CITIZENS ON PATROL PROGRAM UPDATE

(C) TOURISM DIRECTOR'S REPORT

- SALADO MARKETING ACTIVITIES
- VISITORS CENTER ACTIVITIES
- UPCOMING EVENTS

4. PUBLIC HEARING AND POSSIBLE ACTION

HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, RATIFYING ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE OF APPROXIMATELY 69.478 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") OWNED RIGHT-OF-WAY ON FM 2843, FROM THE SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD, WEST TO A LOCATION JUST WEST OF MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE OF APPROXIMATELY 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 299.025 ACRES OF TXDOT OWNED RIGHT-OF-WAY ON INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

5. DISCUSSION AND POSSIBLE ACTION

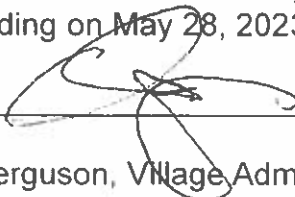
- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PETITION FOR CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT ON 220.70 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF GRAINGER ROAD AND KUYKENDALL BRANCH ROAD IN THE E-T-J OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING A PROPOSED INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF SALADO AND BELL COUNTY RELATING TO ANIMAL CONTROL SERVICES. (VILLAGE ADMINISTRATOR)
- (C) DISCUSS AND CONSIDER ISSUES RELATING TO THE VILLAGE OF SALADO GOVERNANCE POLICY. (VILLAGE ADMINISTRATOR; THIS IS A WORKSHOP ITEM; NO ACTION WILL BE TAKEN)

ADJOURNMENT

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on May 28, 2023, at 2:30 p.m.



Don Ferguson, Village Administrator/Acting City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon

request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested: June 1, 2023

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE MAY 18, 2023, REGULAR MEETING OF THE BOARD OF ALDERMEN

Funds Required:

Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the May 18, 2023, Regular Meeting of the Board of Aldermen.

A copy of the draft minutes will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested June 1, 2023

Project/Proposal Title: CONSIDER ACTION
APPOINTING LENNOX ALFRED TO THE VILLAGE OF
SALADO PLANNING AND ZONING COMMISSION

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

The item was placed on the agenda to allow board members to discuss and consider action appointing Lennox Alfred to the Village of Salado Planning and Zoning Commission.

If appointed, Mr. Alfred will fill the Alternate position on the Commission. Attached is a copy of Mr. Alfred's application for review and consideration.

Don Ferguson

From: Salado Texas <salado-tx@municodeweb.com>
Sent: Monday, May 15, 2023 3:51 PM
To: Don Ferguson
Subject: Form submission from: Boards and Commissions Member Application

Submitted on Monday, May 15, 2023 - 3:50pm

Submitted by anonymous user: 24.173.236.202

Submitted values are:

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS AND COMMISSIONS

Boards and Commissions Planning and Zoning Commission

Personal Information

First Name Lennox

Last Name Alfred

Street Address 2811 chisholm trail

City Salado

Zip Code 76571

Email [REDACTED]

Phone Number 254-535-5382

Do you live inside the corporate limits of the Village of Salado? Yes

Qualifications

Please list any professional and/or community organizations and activities you are involved in. Central Texas UMC.
Conference Trustee.

Please list any areas of expertise, experience, training, skills, or interests which you believe qualifies you for membership on this board or commission.

Texas Realtors Regional Vice President

Past Chair: Killeen Planning & Zoning Board (Adjustments & Appeals)

Real Estate Development & Investment

Resume

References

References

Other

Current or Previous Public Service

Are you currently serving on a Village of Salado board or commission? No

Have you ever served on a Village of Salado board or commission? No

Do you have any relatives or members of your household serving as an elected or appointed official of the Village of Salado? No

Ethics Agreement

Have you ever been convicted of a crime, excluding traffic violations? No

If yes, please explain

Do you know of any reason you might have a conflict of interest because your service on the board or commission that you are applying for? If so, please list below.

NO

Supplemental Questions

Have you ever attended a meeting of the board or commission you are applying for? Yes

Why are you willing to commit time to volunteer for this appointed position?

I believe my knowledge and experience will best service the Village P&Z Board
PLEASE READ THE FOLLOWING STATEMENT CAREFULLY BEFORE SUBMITTING YOUR APPLICATION
I CERTIFY THAT ALL STATEMENTS THAT I HAVE MADE ON THIS APPLICATION AN DANY OTHER SUPPLEMENTARY MATERIALS
ARE TRUE AND CORRECT. I HEREBY AUTHROIZE THE VILLAGE OF SALADO TO INVESTIGATE THE ACCURACY OF THIS
INFORMATION FROM ANY PERSON OR ORGANIZATION, AND I RELEASE THE VILLAGE OF SALADO AND ALL PERSONS AND
ORGANIZATION FROM ALL CLAIMS AND LIABILITIES ARISING FROM SUCH INVESTIGATION OR THE SUPPLYING OF
INFORMATION FOR SUCH INVESTIGATION. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESETNATION ON
THIS APPLICATION OR SUPPLEMENTARY MATERIALS WILL BE CAUSE FOR REFUSAL OF APPOINTMENT OR IMMEDIATE
DISMISSAL AT ANY TIME DURING THE PERIOD OF MY APPOINTMENT.

Name of Applicant Lennox Alfred
Date of Application Mon, 05/15/2023

The results of this submission may be viewed at:

<https://www.saladotx.gov/node/4129/submission/664>

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested: June 1, 2023

Project/Proposal Title: CONSIDER ACTION REGARDING ANY ITEMS REMOVED FROM THE CONSENT AGENDA

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of any items removed from the Consent Agenda.

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested: June 1, 2023

Project/Proposal Title: VILLAGE ADMINISTRATOR'S STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Main Street Lighting
- Sales Tax Collection Update
- Habitat Conservation Plan Development Update
- Development Update
- Introduction of New City Secretary

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested: June 1, 2023

Project/Proposal Title: SALADO POLICE CHIEF
STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Calls for Service Report
- License Plate Reader Program Update
- Citizens on Patrol Program Update

BOA Agenda Item Form



Date Submitted: May 27, 2023

Agenda Date Requested: June 1, 2023

Project/Proposal Title: TOURISM DIRECTOR'S
STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Salado Marketing Activities
- Visitors Center Activities
- Upcoming Events

BOA Agenda Item Form



Date Submitted: May 28, 2023

Agenda Date Requested June 1, 2023

Project/Proposal Title: CONSIDER ACTION REGARDING AN ORDINANCE RATIFYING THREE (3) PREVIOUSLY APPROVED ANNEXATION ORDINANCES RELATING TO THE MUSTANG SPRINGS DEVELOPMENT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance ratifying the three (3) previously approved annexation ordinances relating to the Mustang Springs development.

The Village has separately adopted three (3) annexation ordinances related to the Mustang Springs development. The first ordinance annexed a portion of the Interstate 35 right-of-way while the second ordinance annexed a portion of the FM 2843 right-of-way from Interstate 35 to just west of Mustang Creek Road. The third ordinance annexed 1,105 acres of land near the intersection of FM 2843 and Mustang Creek Road pursuant to the landowner's petition for voluntary annexation by the Village. Ratification of these three (3) ordinances in a single ordinance is appropriate because, pursuant to Texas Local Government Code Section 43.1056, they should be viewed as part of the combined annexation of an area that has petitioned for voluntary annexation, as well as right-of-way that is contiguous and parallel to the Village's boundaries.

The Village staff recommends approval of the proposed ordinance ratifying the three (3) previously approved ordinances relating to the Mustang Springs development.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, RATIFYING ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE OF APPROXIMATELY 69.478 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY ON FM 2843, FROM THE SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD, WEST TO A LOCATION JUST WEST OF MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE OF APPROXIMATELY 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ITS ANNEXATION UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 299.025 ACRES OF TXDOT OWNED RIGHT-OF-WAY ON INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on February 16, 2023, The Board of Alderman of the Village of Salado (the “Board”) adopted Ordinance 2023-03, annexing the 299.025 acre portion of Texas Department of Transportation (“TxDOT”)-owned right-of-way on South Interstate Highway 35 lying adjacent and contiguous to the present corporate limits of the Village of Salado, from the Village’s southern corporate limits, near FM 2268, south to a location just north of the Bell County line (*See Exhibit*

“A”); and

WHEREAS, on May 18, 2023, the Board of Aldermen adopted Ordinance 2023-06, annexing the 69.478 acre portion of TxDOT-owned right-of-way on FM 2843, from the South Interstate Highway 35 Service Road, west to a location just west of Mustang Creek Road, in Bell County, Texas (*See Exhibit “B”*); and

WHEREAS, on May 18, 2023, the Board of Aldermen adopted Ordinance 2023-07, annexing an approximately 1,105 acre parcel of land owned by Mor-Maur Mustang, LLC located northwest of the intersection of FM 2843 and Mustang Creek Road, in Bell County, Texas (*See Exhibit “C”*); and

WHEREAS, the Village complied with all applicable notice and hearing requirements in adopting the above-referenced annexations; and

WHEREAS, The Board desires to ratify the three separate ordinances and to combine these ordinances into one consolidated ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

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

2. ANNEXATION OF TERRITORY

- A.** Ordinances 2023-03, 2023-06, and 2023-07 annexing territory into the corporate limits of the Village of Salado are hereby ratified. A copy of these ordinances are attached hereto and incorporated herein for all purposes as Exhibits A, B, and C.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal and extraterritorial jurisdiction boundaries.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the

Bell County Clerk.

5. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the ____ day of _____ 2023, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the Board of Aldermen of the Village of Salado, Texas.

Michael Coggin, Mayor

ATTEST:

Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

ORDINANCE ANNEXING I35 RIGHT-OF-WAY

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 299.025 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY OF INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT “A”, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on November 21, 2022, the Village of Salado notified the Texas Department of Transportation (“TxDOT”) of its intent to annex the portion of TxDOT-owned right-of-way on Interstate 35 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

WHEREAS, a 299.025 acre tract of land, being the existing public right-of-way of Interstate 35 from the Village’s southern corporate limits, near FM 2268, south to a location just north of the Bell County line, as more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit “A”; and

WHEREAS, the Board of Aldermen of the Village of Salado (“Aldermen”) conducted a public hearing on February 16, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

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

2. ANNEXATION OF TERRITORY

- A.** The properties in the area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Village's extraterritorial jurisdiction resulting from such annexation.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

5. SEVERABILITY


It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any

phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the 16th day of February 2023, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the Board of Aldermen of the Village of Salado, Texas.



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

INTERSTATE 35 RIGHT-OF-WAY

**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL, E.T.J. LINE**

1. THIS ANNEXION IS
2. COMPILED FOR: THE VILLAGE OF SALADO
3. NAME OF SURVEY: 2004 STATE PLANS, CORRAL CREEK, 14820
4. THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
5. LOCATION PROVIDED BY THE BELL COUNTY APPRAISAL DEPARTMENT
6. THE CITY OF JARRELL, E.T.J. LINE IS BASED ON THE APPROXIMATE LOCATION
7. PROVIDED BY THE CITY OF JARRELL, E.T.J. MAP
8. THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY.
9. FIELD NOTES HAVE NOT COMPILED FOR THIS SURVEY.
10. BEARING AND DISTANCE SHOWN HERE ON THIS PROVIDED BY THE BELL
11. COUNTY APPRAISAL DEPARTMENT, BELL COUNTY, TEXAS, 2004-04-01, 2004-04-01,
12. 2004-04-01, 2004-04-01, 2004-04-01
13. BOUNDARY AND INTERSECTION OF PARCELS, SEE AREA LOCATIONS ARE
14. APPROXIMATE

15. TOTAL TO BE ANNEXED: 24,500 ACRES
16. ANNEXATION AREA: 20,000 ACRES
17. ONE PARCEL, 1,000 ACRES, SEE AREA: 11,000 ACRES
18. TWO PARCELS, 1,000 ACRES, SEE AREA: 11,000 ACRES

ANNEXATION AREA TO BE ANNEXED
BY THE VILLAGE OF SALADO ANNEXATION
21,000 ACRES

ANNEXATION AREA TO BE ANNEXED
BY THE VILLAGE OF SALADO ANNEXATION
21,000 ACRES

**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T. LINE**

DATE: AUGUST 2021
 COMPILED FOR THE VILLAGE OF SALADO
 DATE OF RECORD: 12/28/2021 PLANS: CONDOMINIUM PHASE 1
 THE VILLAGE OF SALADO ANNEXATION IS BASED ON THE APPROXIMATE
 LOCATION PROVIDED BY THE BELL COUNTY APPROVAL GE MAP
 THE CITY OF JARRELL E.T. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARRELL GE MAP
 THIS SERVICE IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 FIELD WORK WAS NOT CONDUCTED FOR THIS SERVICE
 BEARINGS AND DISTANCES SHOWN HERE ON WERE PROVIDED BY THE TEXAS
 DEPARTMENT OF TRANSPORTATION (DOT) COUNTY MAP C11 000-01-01
 BELL COUNTY, ON 04-13-11, 04-08-12
 BOUNDARIES AND WORKINGS OF THIS PARCEL, NEAR AREA LOCATIONS ARE
 APPROXIMATE

AREA TO BE ANNEXED: 35,000 ACRES
 THE ANNEXATION AREA IS 35,000 ACRES
 THE PARCEL IS BOUNDARIED BY AREA 18, 19 ACRES
 THE PARCEL IS BOUNDARIED BY AREA 20, 21 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T. LINE**

DATE: APRIL 2023
COMPILED FOR: THE VILLAGE OF SALADO
DATE OF RECORD: 1994 (S&P), 2004 (S&P), 2014 (S&P), 2018 (S&P), 2020 (S&P)
THE VILLAGE OF SALADO RESERVES THE RIGHT TO REVOKE OR AMEND THIS MAP
LOCAL GOVERNMENT APPROVAL: THE CITY OF JARRELL, TEXAS
THE CITY OF JARRELL, TEXAS IS BASED ON THE APPROXIMATE LOCATION
PROVIDED BY THE CITY OF JARRELL, TEXAS
THE SURVEY IS TO BE USED FOR INFORMATION PURPOSES ONLY.
FIELD WORK WAS NOT CONDUCTED FOR THIS DESCRIPTION.
DIMENSIONS AND DISTANCES SHOWN HERE ON THIS RECORD BY THE TEXAS
DEPARTMENT OF TRANSPORTATION (DOT) OR MAP C-11 (S&P) OR
S&P-048, S&P-131, S&P-132-133
BOUNDARIES AND DIMENSIONS OF THIS AREA LOCATIONS ARE
AS SHOWN.

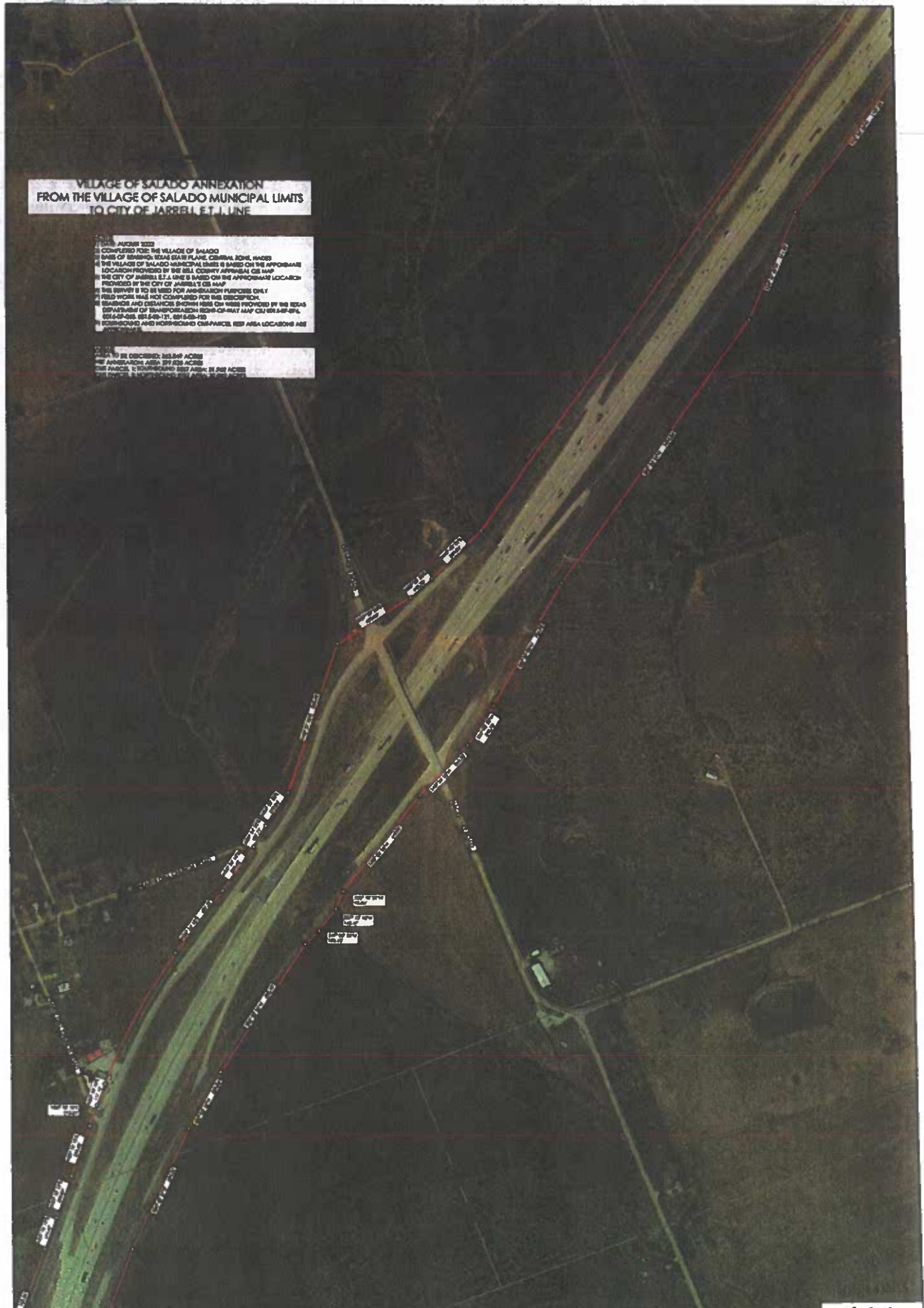
PT. 23
TOTAL TO BE DESCRIBED: 255.04 ACRES
NET ANNEXATION AREA: 197.82 ACRES
NET FUTURE TO BE DESCRIBED: 57.22 ACRES
NET FUTURE TO BE DESCRIBED: 57.22 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRILL E.T.I. LINE**

DATE: APRIL 2003
 IS COMPILED FOR THE VILLAGE OF SALADO
 BASED ON 2000-2001 AERIAL PHOTOGRAPHY, COGNITIVE ZONE, HAZARD
 THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
 LOCATION PROVIDED BY THE HILL COUNTY APPRAISAL DISTRICT MAP
 THE CITY OF JARRILL E.T.I. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARRILL E.T.I. MAP
 THE BOUNDARY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 FIELD WORK HAS NOT COMPLETED FOR THIS DESCRIPTION.
 THE BOUNDARY AND DISTANCES SHOWN HEREON WERE PROVIDED BY THE TEXAS
 DEPARTMENT OF TRANSPORTATION ROAD-COUNTY MAP ON 08/26/01.
 DISTANCES: 0.15-0.17, 0.15-0.18
 RECORDS AND WORKING COORDINATE SET ARE LOCATIONS ARE
 PROVIDED.

TOTAL TO BE DISCLOSED: 84309 ACRES
 THE ANNEXATION AREA: 37028 ACRES
 THE PARCEL: 12 (BORROWING DISTANCE) IS 108 ACRES
 THE TOTAL: 84309 ACRES AND 108 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.U. LINE**

DATE: APRIL 2023
 COMPLETED FOR THE VILLAGE OF SALADO
 BASIS OF SURVEY: DEEDS & ASSESSOR'S MAPS. NOTES:
 THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
 LOCATIONS PROVIDED BY THE BELL COUNTY APPROVAL OF MAP
 THE CITY OF JARRELL E.T.U. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARRELL'S DEED MAP
 THE SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 FIELD WORK WAS NOT COMPLETED FOR THIS SURVEY
 DISTANCES AND BEARINGS SHOWN HEREON WERE PROVIDED BY THE BELL
 COUNTY OFFICE OF SURVEYING & MAPPING MAP CLASSIFICATION
 021-00-000, 001-00-129, 001-00-130
 UNBOUND AND UNBOUNDING CIVILIAN USE AREA LOCATIONS ARE
 SHOWN IN RED

TOTAL
 AREA TO BE ANNEXED: 3,647.00 ACRES
 THE ANNEXATION AREA: 3,647.00 ACRES
 CIVILIAN USE: 1,000.00 ACRES

CITY OF JARRELL E.T.U.
 ESTABLISHED AT 240 E. FROM
 THE BELL COUNTY APPROVAL OF MAP
 THE CITY OF JARRELL E.T.U. LINE
 WAS ESTABLISHED UNDER THE
 CITY LINE SHAPE FILE PROVIDED
 BY THE BELL COUNTY



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

**FIELD NOTES FOR A 363.049 ACRE TRACT OF LAND:
SAVE AND EXCEPT AREA 1, SOUTHBOUND REST AREA: 31.962 ACRES
SAVE AND EXCEPT AREA 2, NORTHBOUND REST AREA: 32.063 ACRES
NET AREA BEING ANNEXED: 299.025 ACRES**

BEING A 363.049 ACRE TRACT OF LAND, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, , T. BUCKEY SURVEY, ABSTRACT NO. 82, THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28, THE J. SMITH SURVEY, ABSTRACT NO. 760, THE A. VANNESS SURVEY, ABSTRACT NO 855, THE W.R. WARRICK SURVEY, ABSTRACT NO. 925, THE W. LYONS SURVEY, ABSTRACT NO. 521, AND THE W. CONNELL SURVEY, ABSTRACT NO. 152, BELL COUNTY, TEXAS; SAID 363.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located in the west right-of-way line Interstate Highway 35, said point being the approximate location of the southwest corner of the existing Village of Salado Municipal limits and bears N 15° 19' 09" E, a distance of 132.44' from angle point located the intersection of the north right-of-way line of F.M. Highway 2843 and the west right-of-way line of Interstate Highway 365; Said point of beginning located at state plane, central zone coordinate (N) 10311512.63 (E) 3171065.88

1. Thence, with the south line of the existing Village of Salado Municipal limits, crossing Interstate Highway 35, S 74° 40' 51" E, a distance of 395.11' to a point located in the east right-of-way line of Interstate Highway 35;

Thence, with the east right-of-way line of Interstate Highway 35, the following fifty-two (52) courses and distances:

2. S 15° 47' 07" W, a distance of 343.86' to a point for angle;

3. S 16° 34' 01" W, a distance of 475.86' to a point for angle;
4. S 15° 21' 46" W, a distance of 1474.54' to a point for angle;
5. S 00° 19' 09" W, a distance of 314.67' to a point for angle;
6. S 33° 22' 23" W, a distance of 780.22' to a point for angle;
7. S 27° 54' 58" W, a distance of 41.39' to a point for angle;
8. S 29° 04' 31" W, a distance of 114.82' to a point for angle;
9. S 25° 00' 51" W, a distance of 332.71' to a point for angle;
10. S 13° 56' 37" W, a distance of 45.80' to a point located at the beginning of a curve to the left;
11. With said curve to the left containing a radius of 995.37', an interior angle of 07°25'01", a chord which bears S 10° 14' 07" W, chord distance of 128.76', and curve length of 128.85', to a point of tangency;
12. S 06° 31' 37" W, a distance of 120.60' to a point located at the beginning of a curve to the right;
13. With said curve to the right containing a radius of 1392.69', an interior angle of 07°26'01", a chord which bears S 10° 14' 37" W, chord distance of 180.56', and curve length of 180.69', to a point for corner;
14. N 75° 55' 29" W, a distance of 235.82' to a point for angle;
15. S 24° 37' 34" W, a distance of 87.29' to a point for angle;
16. S 47° 35' 27" W, a distance of 395.46' to a point for angle;
17. S 39° 29' 10" W, a distance of 812.99' to a point for angle;
18. S 35° 36' 24" W, a distance of 2156.59' to a point located at the beginning of curve to the left;
19. With said curve to the left containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;

20. S 05° 20' 32" W, a distance of 453.14' to a point located at the beginning of a curve to the right;
21. With said curve to the right containing a radius of 1460.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
22. S 35° 36' 24" W, a distance of 642.80' to point located at the beginning of a curve to the right;
23. With said curve to the right containing a radius of 1460.00', an interior angle of 30°15'52", a chord which bears S 50° 44' 21" W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
24. S 65° 52' 17" W, a distance of 398.89' to a point for angle;
25. S 51° 50' 22" W, a distance of 553.72' to a point for angle;
26. S 54° 41' 42" W, a distance of 129.03' to a point located at the beginning of a curve to the left;
27. With said curve to the left containing a radius of 5950.00', an interior angle of 05°02'19", a chord which bears S 38° 07' 34" W, chord distance of 523.07', and curve length of 523.24', to a point of tangency;
28. S 35° 36' 24" W, a distance of 1167.88' to a point for angle;
29. S 24° 17' 49" W, a distance of 611.89' to a point for angle;
30. S 35° 36' 24" W, a distance of 1694.24' to a point for angle;
31. S 28° 59' 00" W, a distance of 736.92' to a point for angle;
32. S 33° 45' 50" W, a distance of 248.78' to a point for angle;
33. S 43° 34' 36" W, a distance of 363.38' to a point for angle;
34. S 38° 55' 56" W, a distance of 643.81' to a point for angle;
35. S 22° 18' 21" W, a distance of 98.84' to a point for angle;
36. S 37° 12' 18" W, a distance of 145.47' to a point for angle;

37. S 47° 00' 33" W, a distance of 100.10' to a point for angle;
38. S 33° 28' 25" W, a distance of 802.10' to a point for angle;
39. S 29° 05' 10" W, a distance of 339.06' to a point for angle;
40. S 24° 45' 37" W, a distance of 694.21' to a point for angle;
41. S 20° 07' 04" W, a distance of 947.49' to a point for angle;
42. S 18° 44' 12" W, a distance of 563.21' to a point for angle;
43. S 01° 18' 42" E, a distance of 320.51' to a point for angle;
44. S 18° 18' 37" W, a distance of 483.79' to a point for angle;
45. S 17° 18' 36" W, a distance of 194.89' to a point for angle;
46. S 55° 35' 16" W, a distance of 138.45' to a point for angle;
47. S 24° 31' 29" W, a distance of 1144.97' to a point for angle;
48. S 18° 56' 45" W, a distance of 406.27' to a point for angle;
49. S 20° 17' 26" W, a distance of 417.00' to a point for angle,
50. S 26° 28' 50" W, a distance of 370.98' to a point for angle;
51. S 15° 23' 07" W, a distance of 314.50' to a point for angle;
52. S 22° 48' 23" W, a distance of 160.40' to a point for angle;
53. S 20° 17' 26" W, a distance of 1832.25' to a point located at the approximate location of the City of Jarrell's E.T.J. line;
54. Thence, with the north line of the intended location of the City of Jarrell's E.T.J line, crossing Interstate Highway 35, with a non-tangent curve to the left containing a radius of 2640.00', an interior angle of 08°44'55", a chord which bears N 65° 08' 42" W, chord distance of 402.71', and curve length of 403.10', to a point of point located in the west right-of-way line of Interstate Highway 35;

Thence, with the west right-of-way line of Interstate Highway 35, the following forty-one (41) courses and distances:

55. N 20° 18' 12" E, a distance of 4197.18' to a point for angle;
56. N 05° 57' 38" E, a distance of 722.75' to a point for angle;
57. N 05° 57' 38" E, a distance of 80.49' to a point for angle;
58. N 36° 44' 28" E, a distance of 91.93' to a point for angle;
59. N 38° 44' 26" E, a distance of 393.97' to a point for angle;
60. N 30° 18' 18" E, a distance of 216.43' to a point for angle;
61. N 20° 18' 12" E, a distance of 646.66' to a point for angle;
62. N 20° 18' 12" E, a distance of 752.56' to a point for angle;
63. N 20° 18' 12" E, a distance of 174.47' to a point for angle;
64. N 20° 18' 12" E, a distance of 230.84' to a point for angle;
65. N 20° 18' 12" E, a distance of 278.68' to a point for angle;
66. N 20° 18' 12" E, a distance of 115.54' to a point for angle;
67. N 20° 18' 12" E, a distance of 117.15' to a point located at the beginning of a curve to the right;
68. With said curve to the right containing a radius of 2914.79', an interior angle of 15°18'04", a chord which bears N 27° 57' 14" E, chord distance of 776.09', and curve length of 778.40', to a point of tangency;
69. N 36° 36' 18" E, a distance of 407.51' to a point for angle;
70. N 35° 36' 16" E, a distance of 280.62' to a point for angle;
71. N 29° 54' 38" E, a distance of 127.71' to a point for angle;
72. N 34° 58' 38" E, a distance of 210.04' to a point for angle;
73. N 18° 37' 20" E, a distance of 825.42' to a point for angle;

74. N 57° 29' 24" E, a distance of 453.09' to a point for angle;
75. N 48° 32' 30" E, a distance of 146.30' to a point for angle;
76. N 45° 48' 51" E, a distance of 364.81' to a point for angle;
77. N 35° 35' 48" E, a distance of 7363.70' to a point for angle;
78. N 34° 35' 51" E, a distance of 241.24' to a point located at the beginning of a curve to the left;
79. With said curve to the left containing a radius of 1935.00', an interior angle of 27°25'49", a chord which bears N 21° 53' 25" E, chord distance of 917.56', and curve length of 926.38', to a point of tangency;
80. N 06° 36' 12" E, a distance of 106.15' to a point for angle;
81. N 05° 06' 17" E, a distance of 351.34' to a point located at the beginning of a curve to the right;
82. With said curve to the right containing a radius of 1497.39', an interior angle of 30°28'07", a chord which bears N 20° 22' 21" E, chord distance of 786.93', and curve length of 796.28', to a point of tangency;
83. N 35° 36' 25" E, a distance of 621.62' to a point located at the beginning of a curve to the right;
84. With said curve to the right containing a radius of 1497.39', an interior angle of 30°20'02", a chord which bears N 50° 46' 25" E, chord distance of 783.53', and curve length of 792.76', to a point of tangency;
85. N 65° 56' 27" E, a distance of 345.74' to a point located at the beginning of a curve to the left;
86. With said curve to the left containing a radius of 1367.39', an interior angle of 35°20'11", a chord which bears N 48° 16' 21" E, chord distance of 830.02', and curve length of 843.32', to a point of tangency;
87. N 22° 05' 25" E, a distance of 206.30' to a point for angle;
88. N 29° 28' 43" E, a distance of 128.93' to a point for angle;

89. N 39° 26' 44" E, a distance of 252.83' to a point for angle;
90. N 13° 06' 48" E, a distance of 417.48' to a point for angle;
91. N 37° 24' 57" E, a distance of 803.96' to a point for angle;
92. N 15° 09' 09" E, a distance of 548.12' to a point for angle;
93. N 15° 19' 09" E, a distance of 568.87' to a point for angle;
94. N 15° 19' 09" E, a distance of 380.71' to a point for angle;
95. N 15° 22' 13" E, a distance of 253.08' to a point for angle;
96. N 15° 19' 09" E, a distance of 132.44' to the **Point of Beginning containing 363.049 acres of land.**

SAVE AND EXCEPT:

SOUTHBOUND REST AREA: 31.962 ACRES

BEING A 31.962 ACRE TRACT OF LAND, LOCATED IN THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, AND THE T. BUCKEY SURVEY, ABSTRACT NO. 82; BELL COUNTY, TEXAS; SAID 31.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 21° 59' 54" W, a distance of 3998.67' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10307805.09 (E) 3169568.05

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following nine (9) courses and distances:

1. S 34° 26' 13" W, a distance of 3852.65' to a point located at a non-tangent curve to the left;

2. With said curve to the left containing a radius of 2055.00', an interior angle of 18°13'41", a chord which bears N 17° 14' 33" E, chord distance of 651.03', and curve length of 653.78', to a point of tangency;
3. N 06° 36' 12" E, a distance of 109.34' to a point for angle;
4. N 05° 06' 17" E, a distance of 352.84' to a point located at the beginning of a curve to the right;
5. With said curve to the right containing a radius of 1377.39', an interior angle of 30°28'07", a chord which bears N 20° 22' 21" E, chord distance of 723.87', and curve length of 732.47', to a point of tangency;
6. N 35° 36' 25" E, a distance of 621.62' to a point located at the beginning of a curve to the right;
7. With said curve to the right containing a radius of 1377.39', an interior angle of 30°20'02", a chord which bears N 50° 46' 25" E, chord distance of 720.74', and curve length of 729.23', to a point of tangency;
8. N 65° 56' 27" E, a distance of 345.74' to a point located at the beginning of a curve to the left;
9. With said curve to the left containing a radius of 555.59', an interior angle of 21°24'07", a chord which bears N 55° 14' 23" E, chord distance of 552.36', and curve length of 555.59', to the **Point of Beginning containing 31.962 acres of land.**

SAVE AND EXCEPT:

NORTHBOUND REST AREA: 32.063 ACRES

BEING A 32.063 ACRE TRACT OF LAND, LOCATED IN THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, AND THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28, BELL COUNTY, TEXAS; SAID 32.063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 26° 41' 37" W, a distance of 7832.57' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10304514.85 (E) 3167547.33

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following eight (8) courses and distances:

1. With a curve to the left containing a radius of 1460.00', an interior angle of 20°35'26", a chord which bears S 15° 38' 15" W, chord distance of 521.86', and curve length of 524.68', to a point of tangency;
2. S 05° 20' 32" W, a distance of 453.14' to a point locate at the beginning of a curve to the right;
3. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
4. S 35° 36' 24" W, a distance of 642.80' to a point located at the beginning of a curve to the right;
5. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 50° 44' 21" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
6. S 65° 52' 17" W, a distance of 413.66' to a point for angle;
7. S 51° 50' 22" W, a distance of 665.70' to a point for angle;
8. N 35° 25' 43" E, a distance of 3871.82', to the **Point of Beginning containing 32.063 acres of land.**

Note: The basis of bearing NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot. A survey plat was prepared by a separate document.





Travis L. Quicksall RPLS #6447
Date: 08/26/2022
Job #22-0165

Exhibit "B"

ORDINANCE ANNEXING FM 2843 RIGHT-OF-WAY

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 69.478 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY ON FM 2843, FROM THE SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD, WEST TO A LOCATION JUST WEST OF MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT “A”, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on March 13, 2023, the Village of Salado notified the Texas Department of Transportation (“TxDOT”) of its intent to annex the 69.478 acre portion of TxDOT-owned right-of-way on FM 2843 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

WHEREAS, TxDOT did not submit a written objection to the Village prior to the date of the proposed annexation;

WHEREAS, the 69.478 acre tract of land, being the existing public right-of-way of FM 2843 from the South Interstate Highway 35 Service Road, west to a location just west of Mustang Creek Road, is more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit “A”; and

WHEREAS, the Board of Aldermen of the Village of Salado (“Aldermen”) conducted a public hearing on May 18, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

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

2. ANNEXATION OF TERRITORY

- A.** The properties in the area described in Exhibit "A," which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed.
- C.** The annexation adopted herein shall not expand the extraterritorial jurisdiction of the Village.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

5. SEVERABILITY

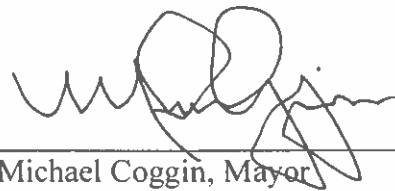
It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this

Ordinance, and the remainder of this Ordinance shall be enforced as written.

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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the 18th day of May 2023, by a vote of 4 (ayes) to 1 (nays) to 0 (abstentions) of the Board of Aldermen of the Village of Salado, Texas.



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

FM 2843 RIGHT-OF-WAY



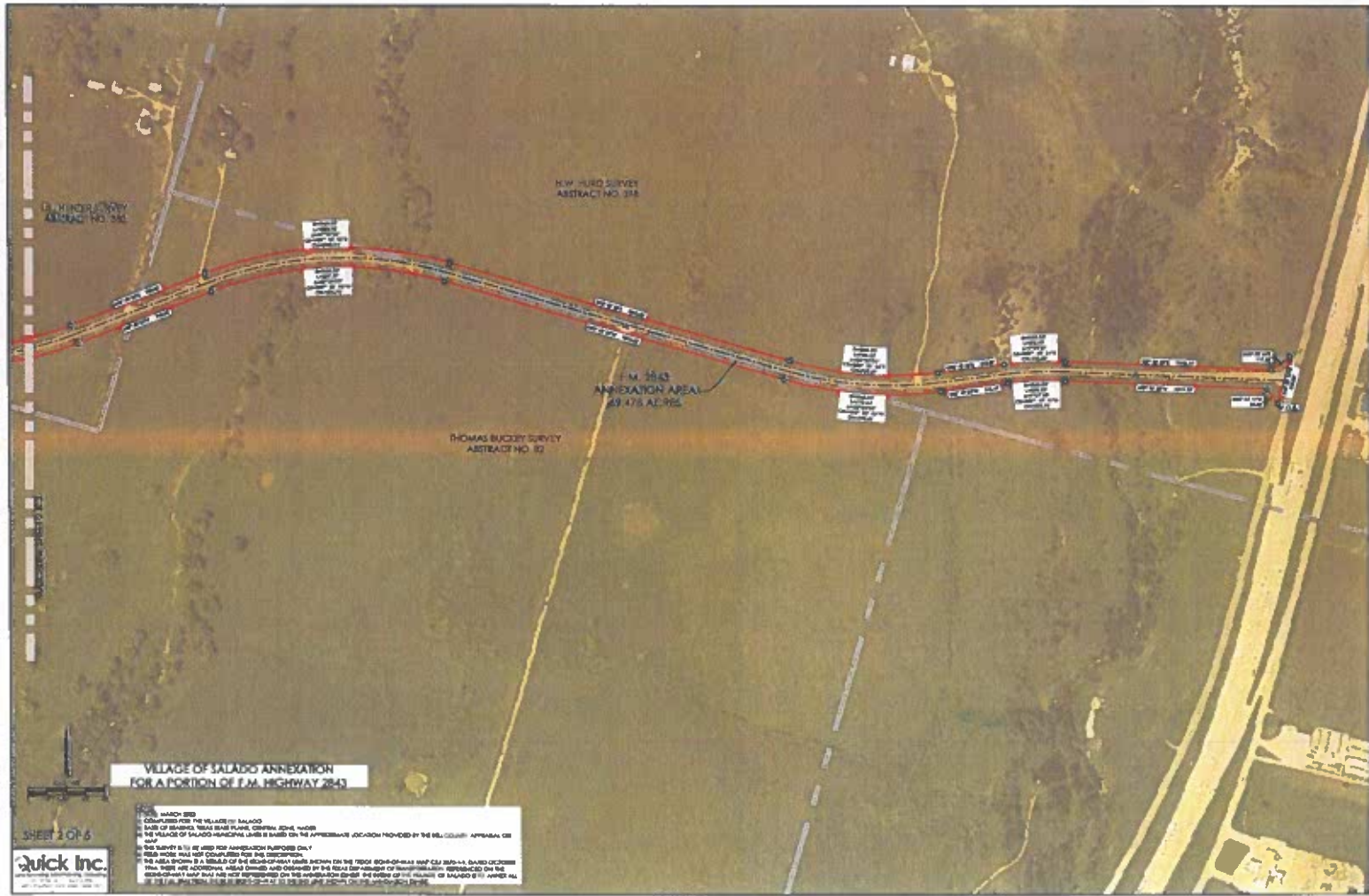
VILLAGE OF SALADO ANNEXATION
FOR A PORTION OF F.M. HIGHWAY 2843

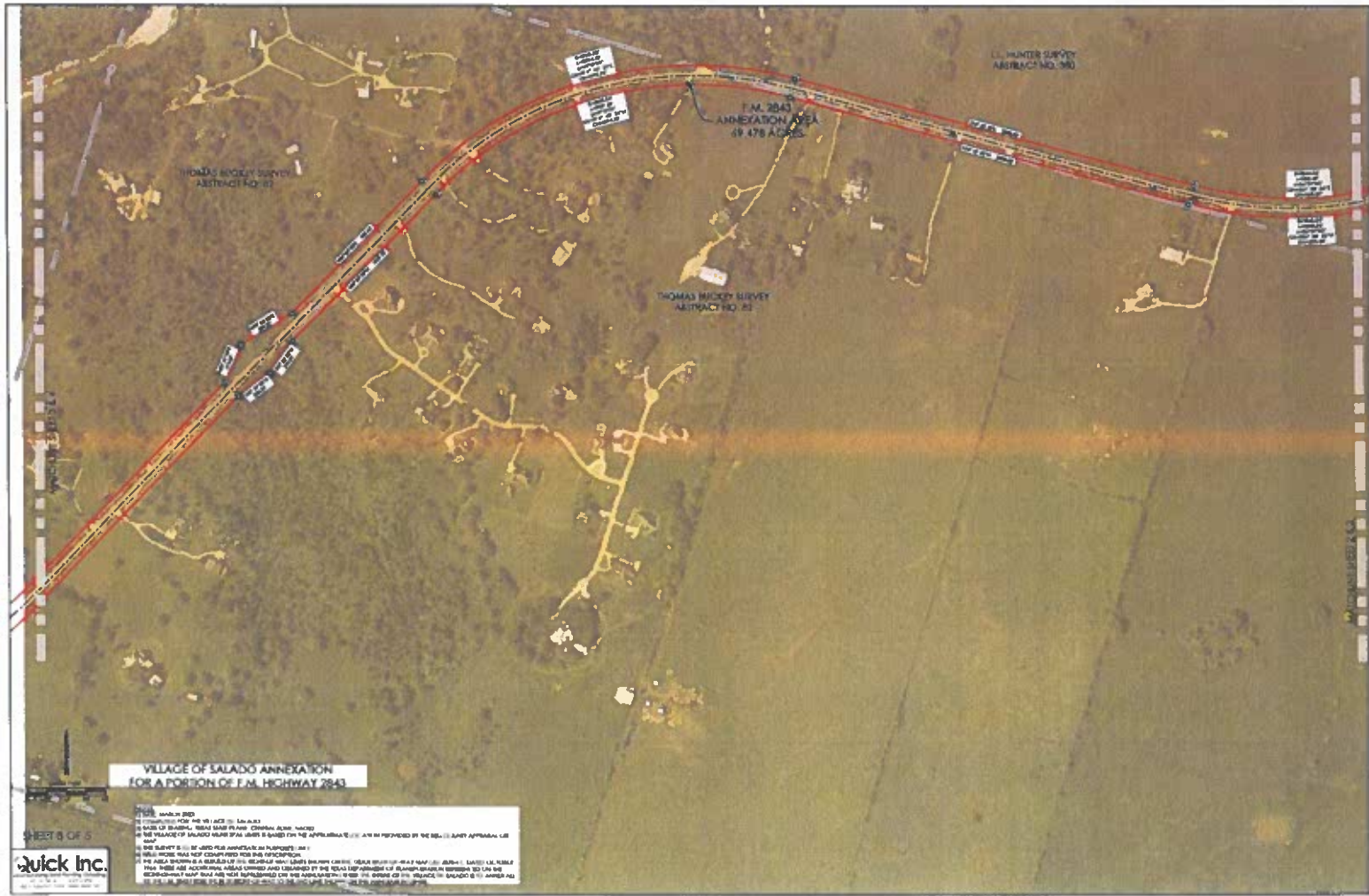
SCALE: 1" = 1000'

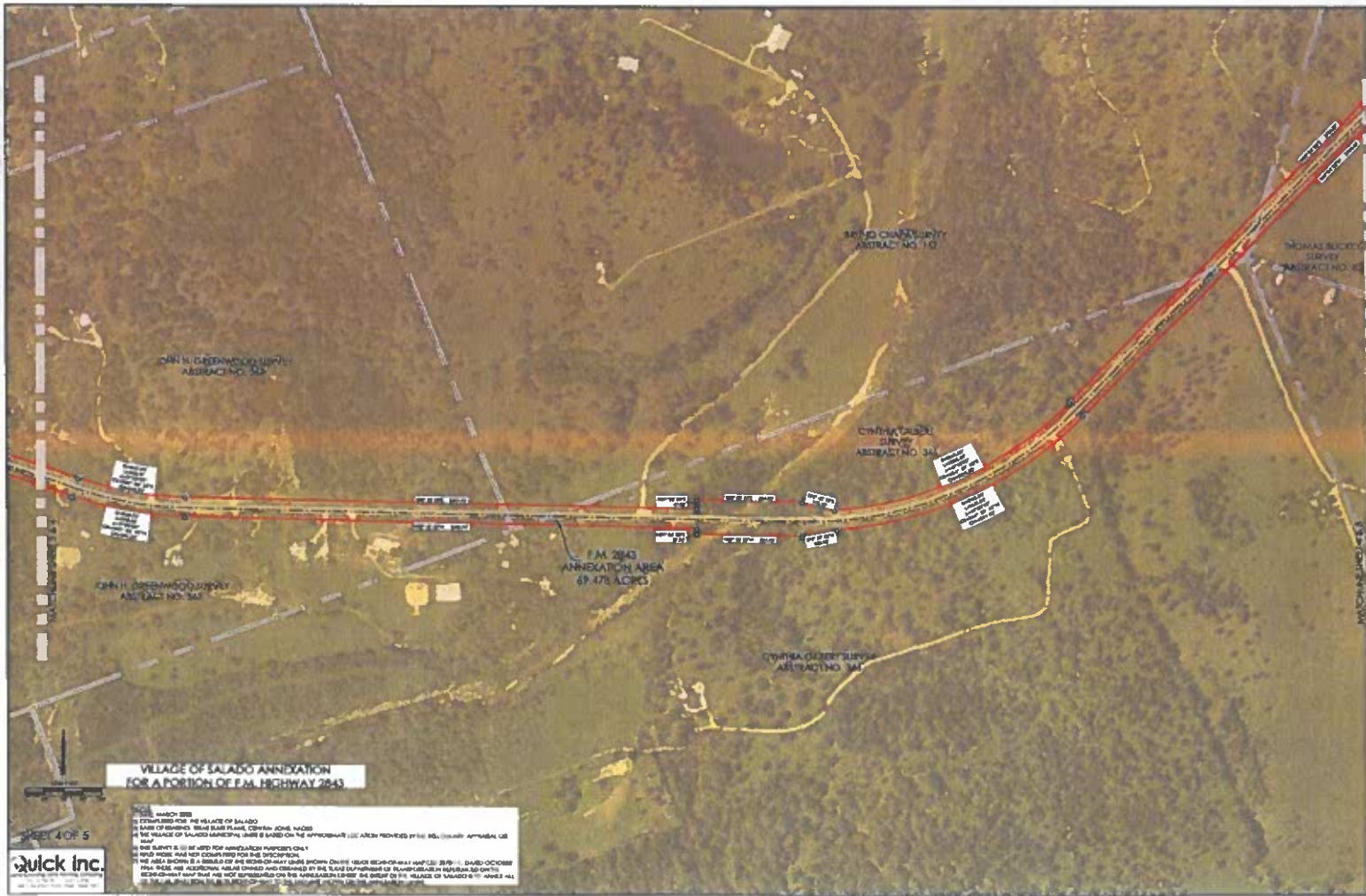
SHEET 1 OF 5



THIS MAP WAS PREPARED FOR THE VILLAGE OF SALADO
 IN ACCORDANCE WITH THE TEXAS LAND SURVEYING ACT, CHAPTER 205, TEXAS
 STATUTES, AND THE VILLAGE OF SALADO MUNICIPAL CODE, CHAPTER 10, ARTICLE 10.01, TEXAS
 MUNICIPALITY CODE. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
 CONSTITUTE A GUARANTEE OF ACCURACY. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR
 ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS MAP. THE VILLAGE OF SALADO
 IS NOT PROVIDING ANY PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICES.
 THIS MAP IS THE PROPERTY OF THE VILLAGE OF SALADO AND IS TO BE USED ONLY FOR
 THE PURPOSES FOR WHICH IT WAS PREPARED. ANY REPRODUCTION OR DISTRIBUTION
 OF THIS MAP WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF SALADO IS
 STRICTLY PROHIBITED.





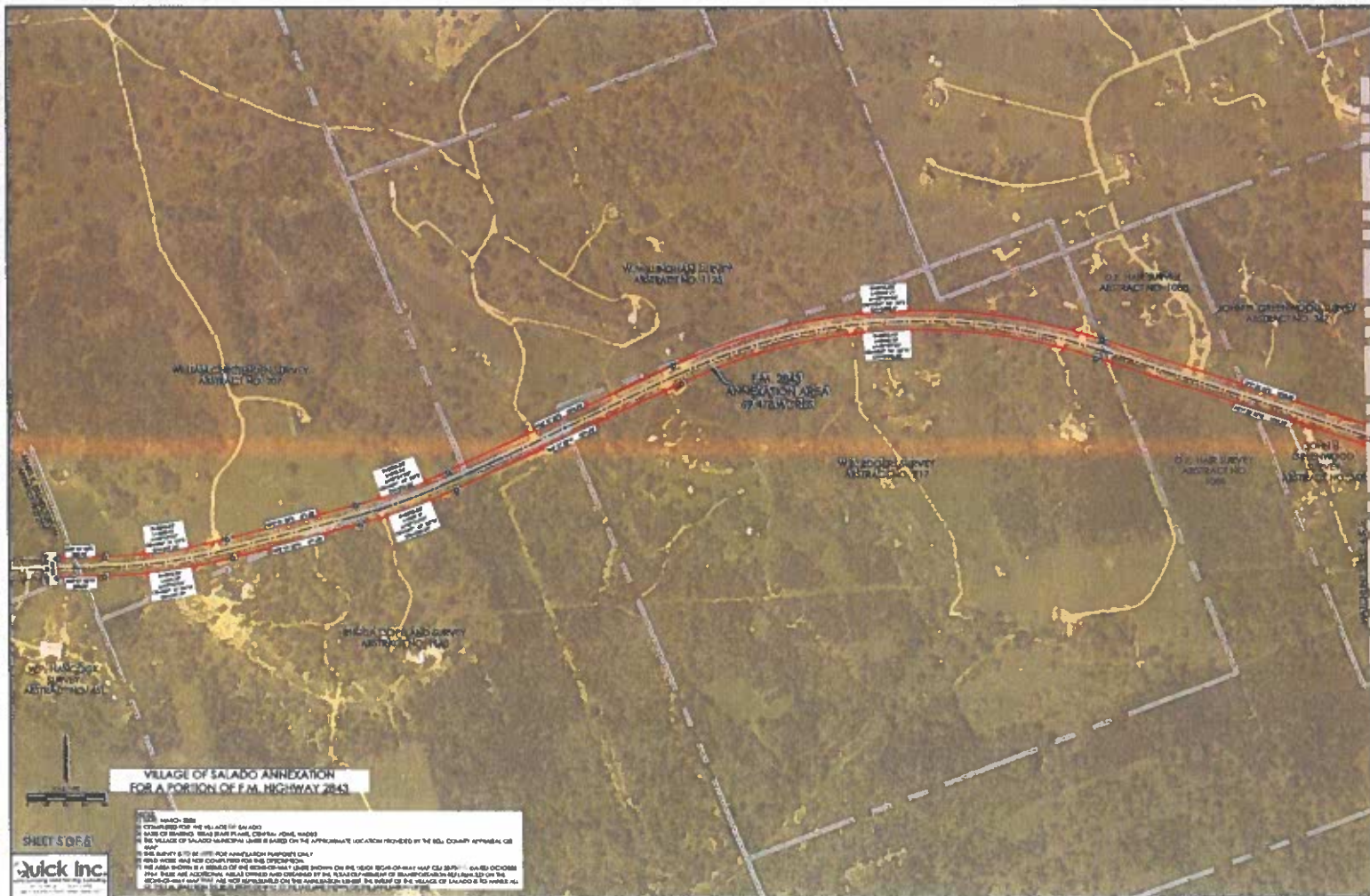


**VILLAGE OF SALADO ANNEXATION
FOR A PORTION OF FM HIGHWAY 2843**

NOTE:
 1. THIS MAP IS THE PROPERTY OF THE VILLAGE OF SALADO.
 2. THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
 3. THE VILLAGE OF SALADO ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE VILLAGE OF SALADO.
 4. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 5. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 6. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 7. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 8. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 9. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.
 10. THE VILLAGE OF SALADO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.

Quick Inc.
 10000 N. Loop West, Suite 1000
 Dallas, TX 75243
 (214) 343-1111
 www.quickinc.com

SHEET 4 OF 5





Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

ANNEXATION METES & BOUNDS FOR A 69.478 ACRE TRACT OF LAND:

BEING A 69.478 ACRE TRACT OF LAND, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, THE THOMAS BUCKEY SURVEY, ABSTRACT NO. 82, THE L.L. HUNTER SURVEY, ABSTRACT NO. 380, THE CYNTHIA GILBERT SURVEY, ABSTRACT NO. 346, THE BRUNO CHAPA SURVEY, ABSTRACT NO. 167, THE JOHN H. GREENWOOD SURVEY, ABSTRACT NO. 367, THE D.F. HAIR SURVEY, ABSTRACT NO. 1088, THE W.B. ROGERS SURVEY, ABSTRACT NO. 717, THE W. WILLINGHAM SURVEY, ABSTRACT NO. 1125, THE RHODA COPELAND SURVEY, ABSTRACT NO. 1140, THE WILLIAM CHRITTENDEN SURVEY, ABSTRACT NO. 207, THE JAMES R. ESSARY SURVEY, ABSTRACT NO. 295, AND THE W.P. HANCOCK SURVEY, ABSTRACT NO. 451, BELL COUNTY, TEXAS; SAID 69.478 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the intersection of the southwest right-of-way line of F.M. Highway 2843 and the northwest right-of-way line of Interstate Highway, said point being an exterior angle point of the herein described tract of land; said point of beginning located at state plane, central zone coordinate (N) 10311140.87 (E) 3170963.81;

Thence, with the southern right-of-way line of F.M. Highway 2843, the following twenty-eight (28) courses and distances:

1. **N 35° 54' 11" W**, a distance of **93.68'**, to a point for an angle point of the herein described tract of land;
2. **N 87° 36' 55" W**, a distance of **1019.35'**, to a point for the beginning of a curve to the left of the herein described tract of land;

3. with said curve to the left containing a radius of 1860.00', a central angle of 09°07'38", a chord which bears S 87° 49' 16" W, a chord distance of 295.99', a total **curve length** of **296.30'**, to a point for a point of tangency of the herein described tract of land;
4. **S 82° 48' 05" W**, a distance of **342.49'**, to a point for the beginning of a curve to the right of the herein described tract of land;
5. with said curve to the right containing a radius of 1960.00', a central angle of 23°22'00", a chord which bears N 85° 30' 55" W, a chord distance of 793.81', a total **curve length** of **799.34'**, to a point for a point of tangency of the herein described tract of land;
6. **N 73° 49' 55" W**, a distance of **1810.62'**, to a point for the beginning of a curve to the left of the herein described tract of land;
7. with said curve to the left containing a radius of 1860.00', a central angle of 37°30'00", a chord which bears S 87° 25' 05" W, a chord distance of 1195.75', a total **curve length** of **1217.37'**, to a point for a point of tangency of the herein described tract of land;
8. **S 68° 40' 05" W**, a distance of **740.88'**, to a point for the beginning of a curve to the right of the herein described tract of land;
9. with said curve to the right containing a radius of 1960.00', a central angle of 36°37'00", a chord which bears S 86° 58' 35" W, a chord distance of 1231.39', a total **curve length** of **1252.60'**, to a point for a point of tangency of the herein described tract of land;
10. **N 74° 42' 55" W**, a distance of **2092.50'**, to a point for the beginning of a curve to the left of the herein described tract of land;
11. with said curve to the left containing a radius of 1860.00', a central angle of 61°13'00", a chord which bears S 74° 40' 35" W, a chord distance of 1894.10', a total **curve length** of **1987.28'**, to a point for a point of tangency of the herein described tract of land;
12. **S 44° 04' 05" W**, a distance of **1059.55'**, to a point for an angle point of the herein described tract of land;

13. **S 35° 32' 05" W**, a distance of **202.20'**, to a point for an angle point of the herein described tract of land;
14. **S 52° 36' 05" W**, a distance of **202.20'**, to a point for an angle point of the herein described tract of land;
15. **S 44° 04' 05" W**, a distance of **3704.46'**, to a point for the beginning of a curve to the right of the herein described tract of land;
16. with said curve to the right containing a radius of 1960.00', a central angle of 41°50'50", a chord which bears S 64° 59' 30" W, a chord distance of 1399.93', a total **curve length** of **1431.53'**, to a point for a point of tangency of the herein described tract of land;
17. **S 78° 59' 05" W**, a distance of **180.90'**, to a point for an angle point of the herein described tract of land;
18. **N 88° 53' 55" W**, a distance of **534.00'**, to a point for an exterior corner of the herein described tract of land;
19. **N 01° 06' 05" E**, a distance of **29.95'**, to a point for an interior corner of the herein described tract of land;
20. **N 88° 53' 55" W**, a distance of **2618.74'**, to a point for the beginning of a curve to the right of the herein described tract of land;
21. with said curve to the right containing a radius of 1960.00', a central angle of 17°30'00", a chord which bears N 80° 08' 55" W, a chord distance of 596.32', a total **curve length** of **598.65'**, to a point for a point of tangency of the herein described tract of land;
22. **N 71° 23' 55" W**, a distance of **1755.30'**, to a point for the beginning of a curve to the left of the herein described tract of land;
23. with said curve to the left containing a radius of 2815.00', a central angle of 43°59'00", a chord which bears S 86° 36' 35" W, a chord distance of 2108.28', a total **curve length** of **2160.95'**, to a point for a point of tangency of the herein described tract of land;

24. **S 64° 37' 05" W**, a distance of **1274.76'**, to a point for the beginning of a curve to the right of the herein described tract of land;
25. with said curve to the right containing a radius of 2915.00', a central angle of 10°24'00", a chord which bears S 69° 49' 05" W, a chord distance of 528.39', a total **curve length** of **529.11'**, to a point for a point of tangency of the herein described tract of land;
26. **S 75° 01' 05" W**, a distance of **671.50'**, to a point for the beginning of a curve to the right of the herein described tract of land;
27. with said curve to the right containing a radius of 2915.00', a central angle of 13°00'00", a chord which bears S 81° 31' 05" W, a chord distance of 659.97', a total **curve length** of **661.39'**, to a point for a point of tangency of the herein described tract of land;
28. **S 88° 01' 05" W**, a distance of **258.92'**, to a point in the south right-of-way line of F.M. Highway 2843, said point being the southwest corner of the herein described tract of land;
29. **Thence**, across F.M. Highway 2843, **N 01° 58' 55" W**, a distance of **100.00'**, to a point in the north right-of-way line of F.M. Highway 2843, being at the southwest corner of that called 75.46 acre tract of land recorded in Document No. 2022038763, Official Public Records, Bell County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, with the northern right-of-way line of F.M. Highway 2843, the following twenty-eight (28) courses and distances:

30. **N 88° 01' 05" E**, a distance of **258.92'**, to a point for the beginning of a curve to the left of the herein described tract of land;
31. with said curve to the left containing a radius of 2815.00', a central angle of 13°00'00", a chord which bears N 81° 31' 05" E, a chord distance of 637.33', a total **curve length** of **638.70'**, to a point for a point of tangency of the herein described tract of land;
32. **N 75° 01' 05" E**, a distance of **671.50'**, to a point for the beginning of a curve to the left of the herein described tract of land;

33. with said curve to the left containing a radius of 2815.00', a central angle of 10°24'00", a chord which bears N 69° 49' 05" E, a chord distance of 510.26', a total **curve length** of **510.96'**, to a point for a point of tangency of the herein described tract of land;
34. **N 64° 37' 05" E**, a distance of **1274.76'**, to a point for the beginning of a curve to the right of the herein described tract of land;
35. with said curve to the right containing a radius of 2915.00', a central angle of 43°59'00", a chord which bears N 86° 36' 35" E, a chord distance of 2183.17', a total **curve length** of **2237.71'**, to a point for a point of tangency of the herein described tract of land;
36. **S 71° 23' 55" E**, a distance of **1755.30'**, to a point for the beginning of a curve to the left of the herein described tract of land;
37. with said curve to the left containing a radius of 1860.00', a central angle of 17°30'00", a chord which bears S 80° 08' 55" E, a chord distance of 565.90', a total **curve length** of **568.10'**, to a point for a point of tangency of the herein described tract of land;
38. **S 88° 53' 55" E**, a distance of **2617.95'**, to a point for an interior corner of the herein described tract of land;
39. **N 01° 06' 05" E**, a distance of **47.08'**, to a point for an exterior corner of the herein described tract of land;
40. **S 88° 53' 55" E**, a distance of **534.00'**, to a point for an angle point of the herein described tract of land;
41. **S 75° 42' 55" E**, a distance of **173.10'**, to a point for an angle point of the herein described tract of land and being the beginning of a curve to the left;
42. with said curve to the left containing a radius of 1860.00', a central angle of 41°51'00", a chord which bears N 64° 59' 35" E, a chord distance of 1328.58', a total **curve length** of **1358.58'**, to a point for a point of tangency of the herein described tract of land;

43. **N 44° 04' 05" E**, a distance of **3704.87'**, to a point for an angle point of the herein described tract of land;
44. **N 23° 31' 05" E**, a distance of **213.59'**, to a point for an angle point of the herein described tract of land;
45. **N 58° 06' 05" E**, a distance of **309.20'**, to a point for an angle point of the herein described tract of land;
46. **N 44° 04' 05" E**, a distance of **959.10'**, to a point for the beginning of a curve to the right of the herein described tract of land;
47. with said curve to the right containing a radius of 1960.00', a central angle of 61°13'00", a chord which bears N 74° 40' 35" E, a chord distance of 1995.93', a total **curve length** of **2094.13'**, to a point for a point of tangency of the herein described tract of land;
48. **S 74° 42' 55" E**, a distance of **2092.50'**, to a point for the beginning of a curve to the left of the herein described tract of land;
49. with said curve to the left containing a radius of 1860.00', a central angle of 36°37'00", a chord which bears N 86° 58' 35" E, a chord distance of 1168.57', a total **curve length** of **1188.69'**, to a point for a point of tangency of the herein described tract of land;
50. **N 68° 40' 05" E**, a distance of **740.88'**, to a point for the beginning of a curve to the right of the herein described tract of land;
51. with said curve to the right containing a radius of 1960.00', a central angle of 37°30'00", a chord which bears N 87° 25' 05" E, a chord distance of 1260.04', a total **curve length** of **1282.82'**, to a point for a point of tangency of the herein described tract of land;
52. **S 73° 49' 55" E**, a distance of **1810.62'**, to a point for the beginning of a curve to the left of the herein described tract of land;
53. with said curve to the left containing a radius of 1860.00', a central angle of 23°22'00", a chord which bears S 85° 30' 55" E, a chord distance of 753.31', a total **curve length** of **758.55'**, to a point for a point of tangency of the herein described tract of land;

54. **N 82° 48' 05" E**, a distance of **342.89'**, to a point for the beginning of a curve to the right of the herein described tract of land;

55. with said curve to the right containing a radius of 1960.00', a central angle of 09°08'21", a chord which bears N 87° 48' 54" E, a chord distance of 312.30', a total **curve length** of **312.63'**, to a point for a point of tangency of the herein described tract of land;

56. **S 87° 36' 55" E**, a distance of **1042.41'**, to a point for an angle point of the herein described tract of land;

57. **N 53° 52' 39" E**, a distance of **117.38'**, to a point at the intersection of the northwest right-of-way line of F.M. Highway 2843 and the northwest right-of-way line of Interstate Highway 35, said point being an exterior angle point of the herein described tract of land;

58. **Thence**, across F.M. Highway 2843, with the northwest right-of-way line of Interstate Highway 35, **S 15° 22' 13" W**, a distance of **253.08'**, to the **POINT OF BEGINNING** containing **69.478 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

THE AREA SHOWN IS A REBUILD OF THE RIGHT-OF-WAY LIMITS SHOWN ON THE TXDOT RIGHT-OF-WAY MAP CSJ 2870-1-1, DATED OCTOBER 1964. THERE ARE ADDITIONAL AREAS OWNED AND OBTAINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION REFERENCED ON THE RIGHT-OF-WAY MAP THAT ARE NOT REPRESENTED IN THIS ANNEXATION DESCRIPTION. THE INTENT OF THE VILLAGE OF SALADO IS TO ANNEX ALL OF THE F.M. 2843 RIGHT-OF-WAY FROM THE IH 35 RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF THE BELL COUNTY PARCEL ID 185721.



Travis L. Quicksall RPLS # 6447
Date: 03/08/2023
Job #23-0046

Exhibit "C"

ORDINANCE ANNEXING MUSTANG SPRINGS PROPERTY

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO WITHIN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION , INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS; GRANTING TO ALL 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 VILLAGE; ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Texas Local Government Code and the laws of the State authorize the annexation of territory by the Village of Salado, Texas (the "Village"), subject to the requirements therein and the laws of this State; and

WHEREAS, § 43.0671 of the Texas Local Government Code (the "LGC") permits the Village to annex an area if each owner of land in that area requests the annexation;

WHEREAS, when the Village wishes to annex such an area, LGC Section 43.0672 requires the Village to enter into a written agreement with the property owner(s) that sets forth the services to be provided by the Village to the property to be annexed on or after the date of annexation;

WHEREAS, Mor-Maur Mustang, LLC owns certain parcels of land situated in Bell County, Texas which consist of approximately 1,105 acres of land in the Village's extraterritorial jurisdiction, such property being more particularly described and set forth in **Exhibit A** attached and incorporated herein by reference (the "Property");

WHEREAS, on or about March 15, 2023, Mor-Maur Mustang, LLC filed a written request with the Village for full purpose annexation of the Property by the Village;

WHEREAS, the Property to be annexed is adjacent to the existing corporate limits of the Village; and

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

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

WHEREAS, pursuant to § 43.0672 of the LGC, the Village and Mor-Maur, LLC have entered into a Municipal Services Agreement (attached as **Exhibit B**) listing each service that the Village will provide on the effective date of annexation and a schedule that includes the period within which the Village will provide each service that will not be provided on the effective date of annexation; and

WHEREAS, the Village has provided written notice to each public school district and other public entity in which the proposed annexation area is located, as required by sections 43.905 and 43.9051 of the Texas Local Government Code; and

WHEREAS, the Village has conducted a public hearing on the proposed annexation of the Property in accordance with § 43.0673 of the LGC; and

WHEREAS, newspaper notice of the public hearing was published in accordance with § 43.0673 of the LGC and posted on the Village's Internet website; and

WHEREAS, the Board of Aldermen of the Village finds that it is in the best interests of the Village to annex the above described Property into the Village's municipal limits;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

Section 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.

Section 2. Annexation. The heretofore described Property is hereby annexed to the Village of Salado, Bell County, Texas, and that the boundary limits of the Village of Salado be and the same are hereby extended to include the above described territory within the village limits of the Village of Salado, and the same shall hereafter be included within the corporate limits of said village, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Village of Salado and they shall be bound by the acts, ordinances, resolutions and regulations of said Village.

A municipal services agreement for the area is adopted and attached as **Exhibit B**.

The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.

The Village Secretary is hereby directed to file with the County Clerk of Bell County, Texas, a certified copy of this ordinance.

The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction of the Village.

If any portion of the property described in this Ordinance is incapable of being annexed by the Village, for any reason, it is the Board of Aldermen'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 Board of Aldermen 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 Board of Aldermen of the Village of Salado at a meeting for which due notice was given this the 18th day of May, 2023.

Section 3. Effective Date. This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

Section 4. Severability. It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

Section 5. 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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Don Ferguson,
Village Administrator/Acting City Secretary

APPROVED AS TO FORM AND CONTENT

Joshua Katz, City Attorney

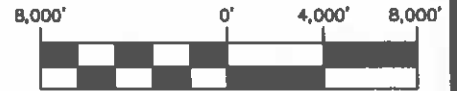
Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

**1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM
2843 AND MUSTANG CREEK ROAD**



SCALE: 1" = 8,000'



Date: Mar 16, 2023, 10:30am User ID: pwy/mkster
File H:\Projects\212\21201\212 Preliminary\Exhibits\Mustang Springs - Location Map.dwg

JOB NO. 51365-01
DATE 3-16-23
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 1 of 1

MUSTANG SPRINGS

BELL COUNTY, TEXAS

LOCATION MAP



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N MO PAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10026801

FIELD NOTES
FOR

A 1,105.610 ACRE TRACT OF LAND BEING SITUATED IN THE ANDES DEITZ SURVEY, SECTION NO. 20, ABSTRACT NO. 254, IN THE WILLIS BRUCE SURVEY, ABSTRACT NO. 1066, IN THE VR PALMER SURVEY, ABSTRACT NO. 665, IN THE SIMON KUYKENDALL SURVEY, ABSTRACT NO. 495, IN THE WILLIAM CHRITTENDEN SURVEY, ABSTRACT 207, IN THE AM ROBERT SURVEY, ABSTRACT NO. 725, IN THE W WILLINGHAM SURVEY, ABSTRACT NO. 1125, AND IN THE WB RODGERS SURVEY, ABSTRACT NO. 717, IN BELL COUNTY, TEXAS, BEING OUT OF A CALLED 1019.86 ACRE TRACT (TRACT 1), A CALLED 75.46 ACRE TRACT (TRACT 2), AND A CALLED 10.00 ACRE TRACT (TRACT 3), ALL CONVEYED TO MOR-MAUR MUSTANG, LLC, RECORDED IN DOCUMENT NO. 2022038763 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. SAID 1,105.610 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "B RUSSELL 6349" found on a point in the north right-of-way line of Farm to Market Road 2843, a variable width right-of-way, said point being the southeast corner of a called 141.5-acre tract, conveyed to Noel Thomas Curb, recorded in Volume 895, Page 474 of the Official Records of Bell County, Texas, same being the southwest corner of said Tract 2 for the southernmost southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 21°23'08" W, departing the north right-of-way line of said Farm to Market Road 2843, with the east boundary line of said 141.5-acre tract, same being the west boundary line of said Tract 2, a distance of **1544.70 feet** to a ½" iron rod found at the base of a fence post, being a southwest corner of said Tract 1, said point being the northwest corner of said Tract 2 for an angle point hereof;

THENCE N 20°12'00" W, continuing with the east boundary line of said 141.5-acre tract, same being the west boundary line of said Tract 1, a distance of **1087.52 feet** to a ½" iron found at the northeast corner of said 141.5-acre tract, same being a southwest corner of said Tract 1, for a southwest ell corner hereof,

THENCE S 68°23'57" W, with the north boundary line of said 141.5-acre tract, same being a south boundary line of said Tract 1, a distance of **2648.79 feet** to a ½" iron found at the east boundary line of a called 1021.52-acre tract, conveyed to Bradley J. Brooks, recorded in Volume 801, Page 197 of said Official Records, said point being at the northwest corner of said 141.5-acre tract, same being a southwest corner of said Tract 1, for a southwest corner hereof;

THENCE N 21°17'25" W, departing the north boundary line of said 141.5-acre tract, with the east boundary line of said 1021.52-acre tract, same being the west boundary line of said Tract 1, a distance of **3520.25 feet** to a ½" iron rod found at the base of a fence post, being the northeast corner of said 1021.52-acre tract, same being a southwest corner of said Tract 1 for a southwest corner hereof;

THENCE S 69°16'21" W, with the north boundary line of said 1021.52-acre tract, same being the south boundary line of said Tract 1, a distance of **1925.77 feet** to a ¼" iron rod found at a northeast ell corner of

said 1021.52-acre tract, same being the westernmost southwest corner of said Tract 1 for the westernmost southwest corner hereof;

THENCE N 20°55'00" W, with the east boundary line of said 1021.52-acre tract, same being the west boundary line of said Tract 1, a distance of **3824.39 feet** to a ½" iron rod at the base found at the base of a fence post, being on a point in the east boundary line of said 1021.52-acre tract, said point being the southwest corner of a called 521.34-acre tract, conveyed to Helen Gracy Smith Family Limited Trust, recorded in Document No. 2011031867 of said Official Records, same being the northwest corner of said Tract 1 for the northwest corner hereof;

THENCE, departing the east boundary line of said 1021.52-acre tract, with the south boundary line of said 521.34-acre tract, same being the north boundary line of said Tract 1, the following three (3) courses and distances:

1. **N 72°03'26" E**, a distance of **765.26 feet** to a ½" iron rod marked "Pape-Dawson" set for an angle point hereof,
2. **N 72°07'03" E**, a distance of **796.22 feet** to a fence post with 60-D nail found for an angle point hereof, and
3. **N 72°08'07" E**, a distance of **2251.56 feet** to a ½" iron rod marked "Pape-Dawson" set at the southwest corner of a called 418.74-acre tract, conveyed to Helen Gracy Smith Family Limited Trust, recorded in Document No. 2011031868 of said Official Records, same being the southeast corner of said 521.34-acre tract for an angle point hereof,

THENCE N 70°29'16" E, with the south boundary line of said 418.74-acre tract, same being the north boundary line of said Tract 1, at distance of 492.58 feet passing a 5/8" iron rod found for reference, continuing for a total distance of **542.11 feet** to a calculated point in the approximate centerline of Mustang Creek, said point being the northeast corner of said Tract 1, same being the northwest corner of a called 385.00-acre tract, conveyed to Lampasas River Holdings LP, recorded in Document No. 2012002204 of the Official Public Records of Bell County, Texas, for the northernmost northeast corner hereof;

THENCE, departing the south boundary line of 418.74-acre tract, with the approximate centerline of Mustang Creek, being the southwest line of a called 385.00-acre tract, same being the northeast line of said Tract 1, the following thirteen (13) courses and distances:

1. **S 61°23'33" E**, a distance of **108.10 feet** to a calculated angle point hereof,
2. **S 89°20'22" E**, a distance of **57.98 feet** to a calculated angle point hereof,
3. **N 65°07'30" E**, a distance of **113.37 feet** to a calculated angle point hereof,
4. **S 19°13'59" E**, a distance of **125.34 feet** to a calculated angle point hereof,

5. **S 65°23'30" E**, a distance of **216.75 feet** to a calculated angle point hereof,
6. **S 33°05'52" E**, a distance of **263.15 feet** to a calculated angle point hereof,
7. **S 05°20'02" W**, a distance of **165.80 feet** to a calculated angle point hereof,
8. **S 32°19'15" E**, a distance of **108.34 feet** to a calculated angle point hereof,
9. **S 65°06'14" E**, a distance of **134.46 feet** to a calculated angle point hereof,
10. **S 39°50'37" E**, a distance of **227.52 feet** to a calculated angle point hereof,
11. **S 21°26'21" E**, a distance of **524.74 feet** to a calculated angle point hereof,
12. **S 19°02'10" W**, a distance of **122.92 feet** to a calculated angle point hereof, and
13. **S 41°20'19" E**, a distance of **175.38 feet** to a calculated point for the northeast ell corner hereof,

THENCE N 60°38'11" E, with a south boundary line of said 385.00-acre tract, same being a north boundary line of said Tract 1, at distance of 142.34 feet passing an iron rod marked "RPLS 4641" found for reference, continuing for a total distance of **1253.20 feet** to a ½" iron rod found at the an interior ell corner of said 385.00-acre tract, same being a northeast corner of said Tract 1, for a northeast corner hereof;

THENCE S 29°21'40" E, with the west boundary line of said 385.00-acre tract, same being an east boundary line of said Tract 1, a distance of **2059.87 feet** to an iron rod with illegible cap found at the southernmost southwest corner of said 385.00-acre tract, same being a northeast corner of said Tract 1, for a northeast ell corner hereof;

THENCE N 68°30'37" E, with the south boundary line of said 385.00-acre tract, same being a north boundary line of said Tract 1, a distance of **3466.34 feet** to an iron rod found leaning at the west boundary line of the Eagle Nest Holdings, LTD tract, recorded in Document No. 2007007581 of the Real Property Records of Bell County, Texas, said point being the southeast corner of said 385.00-acre tract, same being the easternmost northeast corner of said Tract 1, for the easternmost northeast corner hereof;

THENCE S 21°44'28" E, departing the south boundary line of said 385.00-acre tract, with the west boundary line of said Eagle Nest Holdings, LTD tract, same being an east boundary line of said Tract 1, a distance of **1026.03 feet** to a ½" iron rod marked "Pape-Dawson" set on a northeast corner of the Remnant Portion of a called 1368.78-acre tract, conveyed to Grace Ranches, LLC, recorded in Volume 3565, Page 307 of said Official Records, said point being the easternmost corner of said Tract 1, for the easternmost corner hereof;

THENCE S 68°03'46" W, departing the west boundary line of said Eagle Nest Holdings, LTD tract, with the north boundary line of the Remnant Portion of said 1368.78-acre tract, same being a south boundary line of said Tract 1, a distance of **2847.96 feet** to an iron rod marked "RPLS 4641" found at the northwest

corner of the Remnant Portion of a said 1368.78-acre tract, same being an interior ell corner of said Tract 1, a southeast ell corner hereof;

THENCE, with the west boundary line of the Remnant Portion of said 1368.78-acre tract, same being the east boundary line of said Tract 1, the following seven (7) courses and distances:

1. **S 14°43'12" E**, a distance of **1987.55 feet** to a ½" iron rod found for an angle point hereof,
2. **S 14°45'23" W**, a distance of **526.00 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
3. **S 62°54'19" E**, a distance of **361.30 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
4. **N 53°10'20" E**, a distance of **89.99 feet** to a ½" iron rod with cap marked "Pape-Dawson" set for an angle point hereof,
5. **S 45°12'51" E**, a distance of **1046.29 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
6. **S 29°53'27" E**, a distance of **350.04 feet** to a ½" iron rod found for an angle point hereof, and
7. **S 25°06'33" E**, a distance of **1150.02 feet** to a ½" iron rod marked "RPLS 4641" found at the north right-of-way line of said Farm to Market Road 2843, said point being the southwest corner of the Remnant Portion of a called 1368.78-acre tract, same being the southernmost southeast corner of said Tract 1, for the southernmost southeast corner hereof,

THENCE, with the south boundary lines of said Tract 1, Tract 2, and Tract 3, same being the north boundary line of said Farm to Market Road 2843, the following eight (8) courses and distances:

1. **S 64°37'10" W**, a distance of **728.18 feet** to a ½" iron rod found for an angle point hereof,
2. **S 64°51'06" W**, a distance of **77.02 feet** to a Type I TXDOT monument found for a point of non-tangent curvature hereof,
3. along the arc of a curve to the right, having a **radius of 2815.05 feet**, a **central angle of 04°05'38"**, a **chord bearing and distance of S 66°31'38" W, 201.10 feet**, an **arc length of 201.14 feet** to an iron rod with cap marked "B Russell 6349" found for a point of compound curvature hereof,
4. along the arc of a curve to the right, having a **radius of 2815.05 feet**, a **central angle of 06°18'26"**, a **chord bearing and distance of S 71°58'02" W, 309.72 feet**, an **arc length of 309.88 feet** to a Type I TXDOT monument found for a point of non-tangency hereof,
5. **S 75°02'14" W**, a distance of **346.69 feet** to an iron rod with cap marked "B Russell 6349" found for an angle point hereof,

6. **S 75°04'18" W**, a distance of **325.49 feet** to a Type I TXDOT monument found for a point of non-tangent curvature hereof,
7. along the arc of a curve to the right, having a radius of **2818.93 feet**, a central angle of **12°58'43"**, a chord bearing and distance of **S 81°33'23" W, 637.18 feet**, an arc length of **638.54 feet** to a Type I TXDOT monument for a point of non-tangency hereof, and
8. **S 87°54'06" W**, a distance of **258.65 feet** to the **POINT OF BEGINNING** and containing 1,105.610 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc., under Job No. 51365-01.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 12, 2022
JOB No.: 51365-01
DOC.ID.: H:\Survey\CIVIL\51365-01\Word\FN-51365-01_1,105.610Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

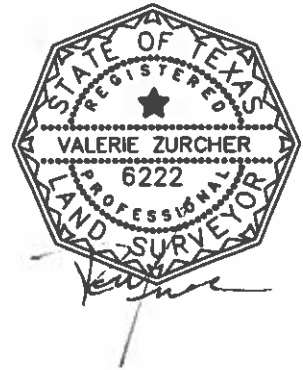


Exhibit "B"
MUNICIPAL SERVICES AGREEMENT

**MUNICIPAL SERVICES AGREEMENT
BETWEEN THE VILLAGE OF SALADO AND
MOR-MAUR MUSTANG, LLC REGARDING SERVICES TO BE
PROVIDED BY THE VILLAGE UPON ANNEXATION**

This Agreement is made and entered into by and between the **Village of Salado**, Texas ("Village"), a Type A, general-law municipal corporation, and Mor-Maur Mustang, LLC ("Petitioners"). This Agreement is effective on the date of the last to execute below, (the "Effective Date"). The Village and the Petitioners are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Texas Local Government Code Section 43.0671 authorizes a municipality to annex an area if each owner of land in the area requests annexation; and

WHEREAS, where the Village elects to annex such an area, the Village is required to enter into a written agreement with the property owner(s) that sets forth the Village services to be provided for the Property on or after the effective date of annexation (the "Effective Date"); and

WHEREAS, Petitioners own certain parcels of land located in Bell County, Texas, which consists of approximately 1,105 acres of land in the Village's extraterritorial jurisdiction; and

WHEREAS, on March 15, 2023, Mor-Maur Mustang, LLC submitted a Petition to the Village for Voluntary Annexation of a 1,105 acre tract of land in Bell County as further described **Exhibit A** attached hereto and incorporated into this agreement ("Property"); and

WHEREAS, Texas Local Government Code Section 43.0672 requires that prior to annexation, the Village must first negotiate and enter into a written agreement with the owners of land in the area for provision of services in the area; and

WHEREAS, the Parties desire to enter into this Agreement pursuant Texas Local Government Code Section 43.0672 for the services that that will become available upon annexation of the subject tract of land into the Village;

NOW THEREFORE, in consideration of the terms and conditions herein which are in the public interest, it is mutually agreed as follows:

MUNICIPAL SERVICES TO BE PROVIDED

Commencing on the Effective Date, the Village of Salado, Texas, will provide for the extension of full municipal services into the area proposed to be annexed as described below.

1. Police Protection

- a. Existing Village Service: The Salado Police Department provides law enforcement services in the Village.
- b. Services to be Provided: The Salado Police Department is responsible for enforcement of Village ordinances and various State laws within the Village.

Upon annexation of the subject area, the Village will be responsible for enforcement of Village ordinances and various State laws in the annexed area.

The Bell County Sheriff's Department and the Bell County Precinct Two Constable provide supplemental law enforcement services in the Village, when requested by the Village. It is not anticipated that this will change in the near term.

- c. The Village has a municipal court that can handle Class C misdemeanors, including violations of the Village of Salado Code of Ordinances.

2. Fire Protection Including Emergency Ambulance

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide fire protection or emergency ambulance services to the subject area.

The subject area is located within the boundaries of Bell County Emergency Services District #1 which contracts with the Salado Fire Department to provide fire protection.

The Fire Department has two (2) fire stations, one located within the Village and the other in Salado's E-T-J. The nearest fire station to the subject area is Fire Station # 1, located at 205 N. Stagecoach Road, Salado, Texas, which is approximately 7.5 miles from the subject area.

Emergency medical service is provided by the Temple EMS (AMR) which has a service contract with Bell County. The nearest EMS unit is housed in Salado Fire Station #2, located at 3520 FM 2484, Salado, Texas, which is approximately 9 miles from the subject area.

- c. The subject area is currently served by the Salado Fire Department and Temple EMS (AMR).

3. Solid Waste Collection

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide solid waste collection services to the subject area.

Within the corporate limits of Salado, solid waste collection services are provided by three (3) private, commercial solid waste collection companies who have franchise agreements with the Village. The companies provide regular curbside garbage and recyclable collection. Participation is mandatory. No change in the current arrangement regarding solid waste collection is anticipated in the near future.

- c. The subject area is currently serviced by a private, commercial solid waste collection company.

4. Water Service

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide water service to the subject area.

The subject area will be served by a properly permitted water system designed, constructed and operated by Petitioners.

5. Sanitary Sewer Service

- a. *Existing Village Service:* Retail wastewater service is provided to properties on Main Street, Royal Street, Church Street, Stagecoach Road, and portions of West Village Road, Salado School Road, Thomas Arnold Road and Williams Road. The Village anticipates expanding its wastewater service area in the future, as demands for service increase.

Properties outside the retail wastewater service area are currently serviced by permitted on-site septic systems.

- b. *Services to be Provided:*

The subject area will be served, in large part, by a properly permitted wastewater system designed, constructed and operated by the Petitioners. A limited number of properties in the subject area will be served with on-site septic systems.

6. Maintenance of Roads and Streets

- a. *Existing Village Service:* The Village of Salado provides regular road maintenance service for its inventory of public streets.

- b. *Services to be Provided:* Upon annexation, the Village of Salado will maintain any roadway dedicated as public roadway, where the subject area is located.

7. Parks, Playgrounds and Swimming Pools

- a. *Existing Village Service:* The Village of Salado currently maintains and operates two (2) public parks. One is Pace Park which is located east of Main Street along the Salado Creek. The other is Sirena Park which is located northwest of the intersection of Main Street and Royal Street, along the Salado Creek. Pace Park contains a natural swimming area, recreation lawn, covered pavilion, restroom facilities and a playscape. Meanwhile, Sirena Park contains a natural swimming area and picnic tables. Both parks are open and available to the general public. In addition to maintaining and operating the Village's existing park facilities, the Village is developing a multi-purpose trail system and all-abilities playground.

- b. *Services to be Provided:* The Village of Salado will not maintain and operate park facilities in the subject area. The Petitioners will design

and construct private park improvements for use by those residing in the subject area.

8. Library Service

- a. Existing Village Service: None.
- b. Services to be Provided: There are no plans for the Village of Salado to provide library service to the subject area.

However, the Village is located within the boundaries of the Salado Public Library District which is responsible for providing library services to the subject properties. The District's library is located at 1151 N. Main Street which is approximately 7.3 miles from the subject properties.

9. Street Lighting

- a. Existing Village Service: The Village provides limited street lighting in its downtown business district and on a limited number of residential public streets within the Village, per an interlocal agreement with ONCOR Electric.
- b. Services to be Provided: The Village of Salado shall own and be responsible for operation of street lights constructed in the subject area.

10. Planning and Zoning

- a. Existing Village Service: The Village of Salado provides planning services for properties within the Village including, but not limited to, zoning, subdivision review and approval, and code enforcement.

Zoning and subdivision approvals are performed by the Planning and Zoning Commission and the Board of Aldermen.

- b. Services to be Provided: The Village of Salado's planning and zoning jurisdiction will extend to the subject area on the effective date of the annexation ordinance.
- c. The Village will consider initial zoning of the subject area within thirty (30) days after approval of the annexation ordinance

11. Electrical Service

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado does not have plans to provide retail electric service to the subject area.

Currently, numerous retail electric companies provide electrical service in Salado. Meanwhile, ONCOR Electric and Bartlett Electric Co-Op Inc. are the electric transmission and distribution service providers in Salado and the surrounding area.

- c. The subject area is currently served by Bartlett Electric Co-Op Inc.

12. Building Inspection / Code Enforcement / Permitting

- a. Existing Village Service: The Village of Salado provides plan review and permitting services for planned site developments and building construction within the Village.

The Village requires all contractors to adhere to the following development codes: the 2011 National Electric Code; 2009 International Mechanical Code; 2009 International Plumbing Code; 2009 International Residential Code; 2009 International Building Code; 2009 International Energy Conservation Code; 2009 International Fire Code; 2009 International Fuel Gas Code; 2009 International Existing Building Code; and 1994 Texas Accessibility Standards.

Water and Wastewater rules are the latest version of those published by the Texas Commission on Environmental Quality (TCEQ) and Village of Salado.

Site plan approval is performed by the Planning and Zoning Commission and the Board of Aldermen.

Building inspections, Fire Code enforcement and plan reviews are conducted by third-party contractors on behalf of the Village.

Code Enforcement is conducted by the Village on a complaint basis.

- b. Services to be Provided: The Village of Salado's development permitting services will extend to the subject area on the effective date of the annexation ordinance.

13. All other municipal services will be provided to the area in accordance with policies established by the Village of Salado.

14. **SERVICE LEVEL.** The Village will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the Village with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

14. **AUTHORITY.** Village and Petitioners represent that they have full power, authority, and legal right to execute, deliver and perform their obligations pursuant to this Agreement.

15. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

16. **INTERPRETATION.** The Parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

17. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Bell County, Texas, and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

18. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

19. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the Village does not waive or surrender any of its governmental powers or immunities.

20. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

21. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

22. AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Petitioners and the Village, and is enforceable by any current or future owner of any portion of the Property.

23. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed:

VILLAGE OF SALADO

By 
Michael Cogglin, Mayor

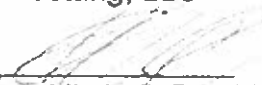
Date of Execution 05/18/2023

Attest:

By: 
Don Ferguson, Village Administrator

PETITIONERS

Mor-Maur Mustang, LLC

By 
Ron Lynn Mitchell, President

Date of Execution 05/18/2023

Attest:

By: _____

BOA Agenda Item Form



Date Submitted: May 28, 2023

Agenda Date Requested May 18, 2023

Project/Proposal Title: CONSIDER ACTION REGARDING A PETITION FOR CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a Petition for Consent to the creation of a Municipal Utility District ("MUD") on 220.70 acres located southwest of the intersection of Grainger Road and Kuykendall Branch Road in the Village's E-T-J.

The petitioner, 221 Grainger Road, LLC, is proposing to create a MUD to fund various improvements, including roads, water, and wastewater improvements, to serve a planned 220.70-acre tract development off Grainger Road, west of Interstate 35. Development plans for the property have not yet been finalized. The Village would have no obligation for any debt issued by the MUD.

As the proposed MUD would be located within the Village's E-T-J, the developer is obligated to petition the Village for consent. The developer is not requesting annexation or any Village services for the planned development.

**PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT**

STATE OF TEXAS

§

COUNTY OF BELL

§

§

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SALADO, TEXAS:

The undersigned (herein the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Salado, Texas, for its written consent to the creation of a municipal utility district and would show the following:

I.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

II.

The District shall contain an area of 220.7 acres of land, more or less, situated in Bell County, Texas described by metes and bounds in Exhibit "A" attached hereto and incorporated herein. Said District is located partially within the extraterritorial jurisdiction of the City of Salado.

III.

The undersigned holds fee simple title to the Land and hereby represents that they own a majority in value of the Land (mineral interests may be held differently) which is proposed to be included in the District, as indicated by the certificate of ownership provided by the Bell County Appraisal District and conveyances of title recorded in the real property records of Bell County.

IV.

The undersigned represents that there are no liens against the lands within the proposed District except those held by TexasBank and there are no residents on the Land.

V.

The general nature of the work to be done by the District at the present time is the (i) design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes, (ii) the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District; (iii) and to control, abate and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises; and (iv) the construction, maintenance and operation of macadamized, graveled, or paved roads or turnpikes, or improvement in aid of those roads or turnpikes, inside or outside said district, as shall be consonant with all of the purposes for which the District is created.

VI.

There is, for the following reasons, a necessity for the above-described work. There is not now available within the area, a majority of which will be developed for single family residential use, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system or road system. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, and road system. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system and road system, and drainage and storm sewer system, to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioner, utilizing its best actual knowledge based upon such information as they have at this time, that such cost will be approximately \$_____.

WHEREFORE, Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

{SIGNATURE PAGE FOLLOWS}

RESPECTFULLY SUBMITTED this 11 day of April, 2023.

"Petitioner"

221 GRANGER ROAD, LLC,
a Texas limited liability company

By: [Signature]
Name: Norm Ashby
Title: president

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on April 11 2023.
by Norm Ashby President of 221 GRANGER ROAD, LLC, a Texas
limited liability company. on behalf of said limited liability company.

[Signature]

Notary Public in and for the
State of T E X A S
Thomas Connor Matts
Printed Name of Notary Public
My Commission Expires: 09/18/2024

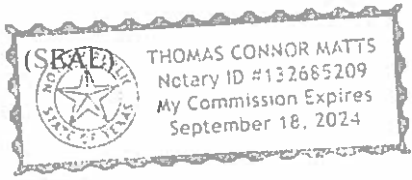
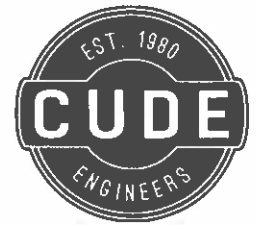


EXHIBIT "A"

Legal Description



**LEGAL DESCRIPTION
220.7 ACRES OF LAND**

220.7 ACRES OF LAND LOCATED IN THE NANCY SIMS SURVEY 24, ABSTRACT 759, BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 220.662 ACRE TRACT OF LAND RECORDED IN DOCUMENT 2022043351 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; SAID 220.7 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF A CALLED 81.5 ACRE TRACT OF LAND RECORDED IN VOLUME 1009, PAGE 706 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID 220.662 ACRE TRACT AND THE SOUTH LINE OF KUYKENDALL BRANCH ROAD;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 220.662 ACRE TRACT AND THE SOUTH LINE OF KUYKENDALL BRANCH ROAD, THE FOLLOWING BEARINGS AND DISTANCES:

N 68°38'42" E, A DISTANCE OF 2054.59 FEET TO A FOUND 1/2" IRON ROD WITH "TIBBIT 5496" CAP;

N 68°38'12" E, A DISTANCE OF 406.08 FEET TO A FOUND 3" METAL FENCE POST;

N 73°46'43" E, A DISTANCE OF 231.54 FEET TO A FOUND 3" METAL FENCE POST;

N 68°45'53" E, A DISTANCE OF 123.24 FEET TO A FOUND 1/2" IRON ROD WITH "TIBBIT 5496" CAP;

N 68°45'47" E, A DISTANCE OF 648.89 FEET TO A FOUND 3" METAL FENCE POST THE NORTH CORNER OF SAID 220.662 ACRE TRACT;

S 66°05'16" E, A DISTANCE OF 35.24 FEET TO A FOUND 3" METAL FENCE POST AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD AND THE WEST RIGHT-OF-WAY LINE OF GRAINGER ROAD;

THENCE, S 21°49'46" E, ALONG AND WITH THE EAST LINE OF SAID 220.662 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF GRAINGER ROAD, A DISTANCE OF 2476.32 FEET TO A FOUND 1/2" IRON ROD WITH "TIBBIT 5496" CAP AT THE SOUTHEAST CORNER OF SAID 220.662 ACRE TRACT AND THE NORTHEAST CORNER A CALLED 124.07 ACRE TRACT OF LAND RECORDED IN VOLUME 1061, PAGE 669 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF GRAINGER ROAD, ALONG AND WITH THE COMMON LINE OF SAID 220.662 ACRE TRACT AND SAID 124.07 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 67°11'14" W, A DISTANCE OF 1739.32 FEET TO A FOUND 1/2" IRON ROD WITH "TIBBIT 5496" CAP;

S 67°58'46" W, A DISTANCE OF 816.87 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID 124.07 ACRE TRACT, A SOUTHWEST ANGLE CORNER OF SAID 220.662 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SOLANA RANCH ROAD;

THENCE, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF SOLANA RANCH ROAD AND THE SOUTH LINE OF SAID 220.662 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 24°16'56" W, A DISTANCE OF 39.04 FEET TO A FOUND 1/2" IRON ROD;

S 88°05'35" W, A DISTANCE OF 47.12 FEET TO A FOUND 1/2" IRON ROD WITH "TIBBIT 5496" CAP;

S 68°29'38" W, A DISTANCE OF 1039.60 FEET TO A FOUND 3" METAL FENCE POST;

S 65°42'46" W, A DISTANCE OF 444.34 FEET TO A FOUND 1" IRON PIPE AT THE SOUTHWEST CORNER OF SAID 220.662 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 81.5 ACRE TRACT;

THENCE, N 08°36'12" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SOLANA RANCH ROAD, ALONG AND WITH THE COMMON LINE OF SAID 220.662 ACRE TRACT AND SAID 81.5 ACRE TRACT, A DISTANCE OF 2612.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 220.7 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HERON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00012



03/15/2023



YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
12301 RESEARCH BOULEVARD, BUILDING V, SUITE 160
AUSTIN, TEXAS 78759
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 19070
JOB NO.03154.003



LEGEND

- AC = AIR CONDITIONER
- EB = ELECTRIC BOX
- E = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- GAS = GAS VALVE
- GA = GUY ANCHOR
- ICV = IRRIGATION CONTROL VALVE
- LP = LIGHT POLE
- MB = MAILBOX
- SC = SANITARY CLEANOUT
- S = SIGN
- TP = TELEPHONE PEDESTAL
- UP = UTILITY POLE
- WF = WATER FAUCET
- WM = WATER METER
- WV = WATER VALVE
- WW = WATER WELL

LOCATION MAP
NOT TO SCALE

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # ATA-57-1706572300109E

AUSTIN TITLE COMPANY

DATE ISSUED: FEBRUARY 28, 2023

EFFECTIVE DATE: FEBRUARY 20, 2023

ONLY THOSE MATTERS AFFECTING THE AREA OF SUBJECT PROPERTY IDENTIFIED IN THIS TITLE COMMITMENT ARE SHOWN.

SCHEDULE B (ONLY THOSE MATTERS IN TITLE COMMITMENT ARE ADDRESSED BELOW):

10E : EASEMENT TO POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 446, PAGE 314, VOLUME 463, PAGE 165, AND VOLUME 488, PAGE 324, DEED RECORDS OF BELL COUNTY, TEXAS. (SUBJECT TO - AS INSTALLED)

BOA Agenda Item Form



Date Submitted: May 26, 2023

Agenda Date Requested June 1, 2023

Project/Proposal Title: CONSIDER ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF SALADO AND BELL COUNTY RELATING TO ANIMAL CONTROL SERVICES

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposed interlocal agreement between the Village of Salado and Bell County relating to animal control services.

The proposed agreement is intended to replace the current animal control agreement between the Village and Bell County.

The most notable difference between the two (2) agreements is the addition of clarifying language relating to how Bell County Animal Control officers will handle vicious animal and animal-to-human bite incidents within the Village. According to the proposed agreement, Animal Control officers will pick up and impound any vicious animal that poses a risk to the public or any animal involved in an animal-to-human biting incident if the owner of the subject animal is unknown or unavailable.

The Bell County Animal Shelter will continue to accept animals for impound that are delivered by Village staff or residents of the Village under the proposed agreement. No fee adjustments are proposed.

The Village staff recommends approval of the attached proposed interlocal agreement between the Village of Salado and Bell County relating to animal control services.

STATE OF TEXAS
COUNTY OF BELL

INTERLOCAL AGREEMENT

This Agreement dated the ____ of _____ 2023 is between, BELL COUNTY, TEXAS (County) and the VILLAGE OF SALADO (Village).

I. BACKGROUND

1.01 The County has constructed the operates the Bell County Animal Shelter (“Shelter”) and the County Commissioners Court has approved procedures for its operation, all of which the County represents comply with the State and Local law. The Village has requested that the County allow the Village to deliver its impounded animals to the Shelter, pursuant to the policies and procedures promulgated by the County.

II. AGREEMENT

2.01 The parties to this Agreement hereby agree to the following:

- A. Upon the Village’s request the County will pick up and impound any vicious animal in which the public is at risk, or any animal involved in an animal-to-human bite circumstance only if the owner of the animal is unknown or unavailable at the time of the incident. The Village will be responsible for the quarantine fees of (\$30.00 a day with an initial intake fee of \$60.00) sixty dollars.
- B. The Village staff or citizens of the Village may deliver, and the County will receive animals to the Shelter for impound.
- C. The County will provide the Village with the name, address, and phone number of any identified owner of animals picked up in the Village.

2.02 The impound of animals shall be pursuant to the terms and policies for the said Shelter as promulgated by the Commissioners Court. It is specifically understood that once such animals are in the custody of the Bell County Shelter the impounded animals shall become the property of Bell County and are subject solely to the policies and procedures governing the shelter. Further, to the extent allowed by law, the Village releases the County, its employees, and agents, from any liability pertaining to all actions, causes of actions, claims, demands, costs, or damage arising directly or indirectly, from the impoundment of any animals and their placement with the Shelter.

III. PAYMENT

3.01 The fee per animal delivered and impounded shall be sixty dollars (\$60.00), and per animal picked up at the Village’s request shall be sixty dollars (\$60.00), billed semiannually, and payable with thirty (30) days of the Village’s receipt of invoice from the County.

3.02 It is specifically understood that all payments by the Village shall be from currently budgeted funds. In the event a Village does not pay the required semi-annual fee, the contract shall terminate on the 30th day after billing was received.

IV. TERM

4.01 This agreement shall commence on _____, 2023 and end on the following _____, 2024. It is understood that this Agreement shall be automatically renewed at the commencement of the next fiscal year, subject to renegotiations of any of the terms and provisions herein as requested in writing by either party no later than May 31st of the fiscal year in which this agreement, or renewal or extension of the same is set to expire.

4.02 Either party may terminate this agreement sooner by giving the other party ninety (90) days prior written notice. If either party terminates the agreement pursuant to this paragraph, or the Village is paying on an annual basis, the parties will prorate the amount due to the County according to the termination date.

V. GENERAL PROVISIONS

5.01 Neither party may assign its right or obligation under this agreement without the written consent of the other party. This agreement is binding on the parties and their successors and assigns.

5.02 The provisions of this agreement will be construed under the laws of the State of Texas.

5.03 This agreement is the sole agreement between the parties respecting the subject matter herein, and it supersedes any, and all prior written or oral understanding between the parties respecting the subject matter herein.

5.04 This agreement may be validly amended by the parties only in writing, signed by the authorized representative(s) or both parties.

BELL COUNTY, TEXAS

By: _____

Bell County, Texas Judge

By: _____

Salado, Texas Mayor

ATTEST: _____

Bell County Clerk

Salado, Texas, City Secretary

BOA Agenda Item Form



Date Submitted: May 26, 2023

Agenda Date Requested June 1, 2023

Project/Proposal Title: DISCUSS AND CONSIDER ISSUES RELATING TO A PROPOSED GOVERNANCE POLICY FOR THE BOARD OF ALDERMEN

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

The item was placed on the agenda to allow board members to discuss and consider issues relating to the proposed governance policy for the Board of Aldermen.

The attached policy establishes operating procedures for the Board of Aldermen and decorum requirements for meetings of the Board of Aldermen. The governance policy was adopted in 2018 to replace an ordinance, at that time, which established operating guidelines for the board members.

**Board of Aldermen
Governance Policy
and
Rules of Procedure**



Adopted April 2018

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION I INTRODUCTION

The Board of Aldermen is the governing body for the Village of Salado, Texas. Therefore, it must bear the initial responsibility for the integrity of governance.

The Board of Aldermen shall determine its own rules and order of business. The Board of Aldermen is responsible for its own discipline and its own performance. The development of this policy is designed to ensure effective and efficient governance.

This policy addresses Mayor and Board relations, Board and Village staff relations, Board and media relations, roles, and meetings. By adopting these guidelines, we, as members of the Board of Aldermen acknowledge our responsibility to each other to our professional staff and to the public.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION II MISSION

In order to ensure proper discharge of duties for the improvement of democratic local government, members of the Board of Aldermen will display behavior that demonstrates independent, impartial review of all matters addressed by them, and be duly responsible to the citizens of Salado and each other in their relationships.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION III INFORMATION

On major policy issues, the Village Administrator shall provide briefing material to the Board of Aldermen in advance of the Board of Aldermen's consideration of policy alternatives. Whenever possible, the management report shall be distributed more than a week in advance of consideration by the Board of Aldermen.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION IV ROLES

- 4.1 The Mayor shall preside at meetings of the Board of Aldermen and shall be recognized as head of Village government for all ceremonial purposes and by the Governor for purpose of military law but shall have no regular administrative duties. The Mayor may participate in the discussion of all matters coming before the Board of Aldermen. The Board of Aldermen shall elect, from among the Board members, a Mayor Pro-tem who shall act as Mayor during the absence or disability of the Mayor.
- 4.2 As head of the Village government for ceremonial purposes, the Mayor may issue and present proclamations and recognitions and attend other ceremonial functions on behalf of the Village of Salado. Members of the Board of Aldermen may initiate, through the Mayor, or by a majority vote of the Board of Aldermen, similar items of recognition. Major community events sponsored by the Village shall be a policy decision of the Board of Aldermen.
- 4.3 The Mayor shall preserve order and decorum and shall require members of the Board of Aldermen engaged in debate to limit discussion to the question under consideration.
- 4.4 The Mayor will encourage all members of the Board of Aldermen to participate in the Board's discussions and give each member an opportunity to speak before any member can speak again on the same subject.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION V MEETINGS

5.1 Regular Meetings

The Board of Aldermen shall meet regularly, at such times, as prescribed by ordinance but no less frequently than once each month and the regular meetings will begin at 6:30 p.m., unless postponed or canceled for valid reasons. If there is a need to change the date, time or place of a regular meeting, an attempt shall be made to contact all members of the Board of Aldermen about the proposed change prior to the change being made.

5.2 Special Meetings

Special meetings may be held on any day of the week to consider items that require action prior to the next regularly scheduled meeting and may be called upon at the request of the Mayor. If there is a need to change the date, time or place of a special meeting, an attempt shall be made to contact all members of the Board of Aldermen about the proposed change prior to the change being made.

5.3 Executive Sessions

The Board of Aldermen may meet in executive session in compliance with the Texas Open Meetings Act. A final action, decision or vote on a matter deliberated in an executive session will be made in an open meeting for which proper notice is provided. All discussions in executive session shall remain confidential.

5.4 Public Notice

The agenda for all regular meetings, special meetings and the notice listing items to be considered shall be posted on the Village's official bulletin board, in accordance with the Texas Open Meetings Act, and on the Village's website.

5.5 Attendance

Members of the Board of Aldermen are expected to attend all meetings and stay in attendance during each meeting. No member shall leave a meeting without advising the presiding officer.

5.6 Conflict of Interest

Any member of the Board of Aldermen prevented from voting due to a conflict of interest shall leave the meeting during the debate, shall not vote on the matter, and shall otherwise comply with the state law and Village ordinances concerning conflicts of interest. Any member of the Board of Aldermen filing a conflict of interest affidavit on an executive session item shall not confer with Village staff, the City Attorney, Board members or the Mayor regarding the item.

5.7 Board of Aldermen Members

- (a) During Board of Aldermen meetings and work sessions, members of the Board of Aldermen shall assist in preserving order and decorum and shall, neither by conversation or otherwise delay or interrupt the proceedings nor refuse to obey the rules of the Board of Aldermen.
- (b) A member of the Board of Aldermen desiring to speak shall address the presiding officer, and upon recognition by the presiding officer, shall confine discussion to the question under debate, avoid discussion of personalities, and in appropriate language and refrain from personal attacks and verbal abuse.
- (c) A member of the Board of Aldermen, once recognized by the presiding officer, shall not be interrupted while speaking except for the following reasons:
 - Called to order by the presiding officer
 - A point of order is raised by another member
 - The speaker chooses to yield to questions from another member

If a member of the Board of Aldermen is called to order while speaking, that member of the Board of Aldermen shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or make additional remarks so as to comply with the rules of the Board of Aldermen.

- (d) When there is more than one speaker on the same subject, members of the Board of Aldermen shall delay their comments until after all speakers on the subject have been heard.
- (e) The presiding officer shall state all questions submitted for a vote and announce the result. If the vote is not unanimous, the presiding officer shall announce the names of members voting in favor and in opposition to the motion.

5.8 Administrative Staff

- (a) Members of the administrative staff and employees of the Village shall observe the same rules and decorum applicable to members of the Board of Aldermen.
- (b) Although the presiding officer has the authority to preserve decorum in meetings, the Village Administrator is responsible for the orderly conduct and decorum of all City employees under the Village Administrator's direction and control.
- (c) The Village Administrator shall take such disciplinary action, as may be necessary, to ensure that decorum is preserved at all times by Village employees in meetings.
- (d) All persons addressing the Board of Aldermen, including the Village Administrator, shall be recognized by the presiding officer and shall limit remarks to the matter under discussion.
- (e) All remarks and questions addressed to the Board of Aldermen shall be addressed to the Board of Aldermen as a whole and not to any individual member.

5.9 Citizens and Visitors

- (a) Citizens and visitors are welcome to attend all public meetings of the Board of Aldermen and will be admitted to the Board's Chamber or meeting room up to the fire safety capacity of the room.
- (b) Everyone attending the meeting will refrain from private conversations while the Board of Aldermen is in session.
- (c) Citizens and visitors attending Board of Aldermen meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Board of Aldermen. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the Board of Aldermen or while attending the meeting shall be removed from the room if so directed by the presiding officer. The person shall be barred from further audience before the Board of Aldermen during that session. If the presiding officer fails to act, any member of the Board of Aldermen may move to require enforcement of the rules, and the affirmative vote of a majority of the Board of Aldermen shall require the presiding officer to act.

- (d) Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the presiding officer who may direct the removal of offenders from the room. In case the presiding officer shall fail to act, any member of the Board of Aldermen may move to require enforcement of the rules, and the affirmative vote of the majority of the Board of Aldermen shall require the presiding officer to act.
- (e) No placards, banners or signs will be permitted in the Board's Chamber or in any other room in which the Board of Aldermen is meeting. Exhibits, displays and visual aids used in connection with presentations, however, are permitted.
- (f) The Village Administrator or his designee shall act as sergeant at arms for the Board of Aldermen and shall furnish whatever assistance is needed to enforce the rules of the Board of Aldermen.

5.10 Agenda

- (a) The Mayor and any member of the Board of Aldermen may request an item be placed on a future agenda. The Village Administrator must place an item on the agenda if the item is requested by the Mayor or any member of the Board of Aldermen. With the exception of proclamations, any item requested to be placed on a future agenda by the Mayor and any member of the Board of Aldermen must be discussed by the Board of Aldermen in a Workshop Session prior to being placed on a Board of Aldermen Regular Meeting Agenda for discussion and possible action.
- (b) Any proposed ordinance which establishes new regulations with and any proposed ordinance amending an existing ordinance which established regulations shall be discussed by the Board of Aldermen in a Workshop Session prior to the proposed ordinance being placed on a Board of Aldermen Regular Meeting Agenda for discussion and possible action. The Village Administrator, after consulting with the Mayor, may place a proposed ordinance on a Board of Aldermen Regular Meeting Agenda without first placing the ordinance on a Workshop Session Agenda should circumstances justify the need to do so.

5.11 Speakers

- (a) A person wishing to address the Board of Aldermen must first sign the Speaker Registration Form. The following information must be provided on the form:
 - Name

- Residence Address
 - The subject matter to be addressed
- (b) Speakers must address their comments to the presiding officer rather than to individual members of the Board of Aldermen or Village staff.
- (c) Speakers must keep their remarks specific to the item being considered by the Board of Aldermen. If the speaker is addressing the Board of Aldermen under Citizens Communications, the speaker may address any item not slated for discussion on the agenda. Comments from speakers should not be directed towards any specific member of the Board of Aldermen or Village staff. Comments should not be accusatory, derogatory, or threatening in nature. These guidelines for speaker decorum shall be posted on each Board of Aldermen agenda and on Speaker Sign-In Sheets for all Board of Aldermen meetings.
- (d) A person who registers to speak on an item listed on the agenda will be called on after the presiding officer gains agreement to do so by the Board of Aldermen. A person who registers to speak under Citizens Communications will be called on at that time. The presiding officer may determine the order in which speakers are called.
- (e) All speakers will have a maximum of three (3) minutes to address the Board of Aldermen. A majority vote of the Board of Aldermen will be required to extend the time limit. The presiding officer may impose more restrictive time limits if a large number of persons register to speak. Guidelines relating to time allotment for speakers shall be posted on each Board of Aldermen agenda and on Speaker Sign-In Sheets for all Board of Aldermen meetings.
- (f) For called public hearings, the applicant will be allowed a maximum of ten (10) minutes to make a presentation.
- (g) In accordance with the Texas Open Meetings Act, the Board of Aldermen will not discuss or consider any item addressed during Citizens Communications. Members of the Board of Aldermen will not interact with the public during the time allotted to speakers unless a non-debatable motion approved by the Board of Aldermen allots a specific amount of time.
- (h) Whenever it is necessary for a speaker to use an interpreter to translate comments to the Board of Aldermen, the time required for the translation will not be counted against the designated time allotted for the speaker to address the Board of Aldermen.

5.12 Motions

- (a) No motion may be moved or suggested until all discussion by members of the Board of Aldermen is complete and the presiding officer calls for the motion. A motion made and seconded will be considered the main motion. Any member of the Board of Aldermen member may move to amend a motion. The amendment must receive a second before it may be discussed and must be voted on prior to voting on the main motion.
- (b) A motion may be withdrawn or modified by its mover without asking permission until the motion is voted upon. If the mover modifies the motion, the member of the Board of Aldermen who seconded the motion may withdraw the second.
- (c) At any time after a motion has been made and seconded, a member of the Board of Aldermen member may call the question which will have the affect of stopping the debate and requiring the Board of Aldermen to immediately proceed to vote on the motion to call the question.
- (d) A motion to reconsider any action of the Board of Aldermen must be made no later than prior to the conclusion of the next regularly scheduled meeting of the Board of Aldermen. Such a motion may only be made by a member of the Board of Aldermen who voted with the prevailing side. The motion to reconsider may be seconded by any member. No question shall be twice reconsidered except by unanimous vote of the Board of Aldermen except that action relating to any contract may be reconsidered at any time before the final execution thereof.
 - (i) If a motion to reconsider is made at the same meeting at which the matter was acted upon, the motion may be heard and voted upon and the original action on the matter is set aside. Deliberation may then resume on the matter at that same meeting.
 - (ii) If a motion to reconsider is made at the next meeting after the matter was acted upon, the motion to reconsider may be heard and voted upon and the original action on the matter is not set aside. Deliberation may not resume on the matter but it shall be placed on the next available agenda for deliberation.

5.13 Suspension of Rules

Any provision of these rules not governed by Village ordinance, State or Federal law may be temporarily suspended by a majority vote of the members of the Board of Aldermen present. The vote on any such suspension shall be taken by yeas and nays and entered upon the record.

5.14 Amendment of Rules

These rules may be amended or new rules adopted by a majority vote of the members of the Board of Aldermen.

5.15 Failure to Comply

A failure to comply with these rules does not invalidate any otherwise lawful act of the Board of Aldermen.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION VI PUBLIC CONTACT MEDIA RELATIONS

Representative government is only successful when the citizens are kept informed and educated about the issues facing their municipality. Consequently, it is imperative that the media play an important role in the Board-Administrator-Media relations. It is through an informed public that progress is ensured and good government remains sensitive to its constituents.

These guidelines are designed to help ensure positive relationships with print, radio, and television reporters. The Mayor, Board of Aldermen and the Village Administrator recognize that the news media provide an important link between the Board of Aldermen and the public. It is the Board of Aldermen's desire to establish a professional working relationship to help maintain a well-informed and educated citizenry.

- 6.1 During the conduct of official business, the Village shall designate adequate space for the news media.
- 6.2 All reporters will receive an agenda in advance and will be furnished support material needed for clarification, if requested.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION VII PLANNING

The Mayor and Board of Aldermen are responsible for establishing a vision for the Village of Salado and planning for its future.

- 7.1 On an annual basis, the Mayor and Board of Aldermen shall hold a minimum of one (1) strategic planning session wherein they set priorities goals and objectives. The goals and objectives shall address short term and long-term needs of the Village.
- 7.2 Policy direction shall be consistent with the strategic goals and objectives. Sufficient time and consideration should be given to policy alternatives to ensure that decisions are made consistent with the long-term vision.

Board GOVERNANCE POLICY AND RULES OF PROCEDURE

SECTION VIII BOARD STAFF RELATIONS

- 8.1 The role of the Village Administrator and the relationship of staff with the Board of Aldermen is addressed in Village ordinance.
- 8.2 The Board of Aldermen shall direct comments, correspondence, and concerns about Village services to the Village Administrator. Citizens concerns, comments and correspondence regarding Village services received by members of the Board of Aldermen shall be forwarded to the Village Administrator for appropriate staff action and a timely response.
- 8.3 Documents provided to one (1) member of the Board of Aldermen shall also be distributed to all other members of the elected body. The Village Administrator shall prepare and submit to the Board of Aldermen, at of the end of the fiscal year, a complete report on the finances and administrative activities of the Village for the preceding year. The Village Administrator shall keep the Board of Aldermen advised of the financial condition and future needs of the Village and make such recommendations that may seem desirable.
- 8.4 In order to ensure proper presentation of agenda items by Village staff, questions arising from members of the Board of Aldermen, after receiving their information packet, should be, whenever possible, presented to the Village Administrator or the Administrator's designated assistant for Village staff consideration prior to the Board of Aldermen meeting. This allows time for Village staff to address such concerns and provide all members of the Board of Aldermen with the additional information.