

*Village  
Of  
Salado*



**SPECIAL BOARD OF ALDERMEN MEETING**  
**SALADO MUNICIPAL BUILDING**  
**301 N. STAGECOACH, SALADO, TEXAS**  
**DECEMBER 9, 2024, 6:30 P.M.**

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AGENDA

<u>CALL TO ORDER</u>	DECEMBER 9, 2024, 6:30 P.M.
<u>CALL OF ROLL</u>	VILLAGE SECRETARY
<u>INVOCATION</u>	MAYOR BERT HENRY

## **PLEDGE OF ALLEGIANCE / SALUTE TO THE TEXAS FLAG**

### **1. PUBLIC COMMENTS**

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 FIVE (5) 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.

### **2. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION DETERMINING WHETHER THE PETITION TO REQUIRE THAT AN ELECTION BE HELD TO DETERMINE WHETHER TO REDUCE THE TAX RATE ADOPTED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO FOR THE CURRENT TAX YEAR TO THE VOTER-APPROVAL TAX RATE IS VALID.
- (B) DISCUSSION AND POSSIBLE ACTION ON APPROVING A BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF BELTON, TEXAS, THE VILLAGE OF SALADO, TEXAS, AND CELTS INTERNATIONAL LLC.
- (C) DISCUSSION AND POSSIBLE ACTION ON REJECTING THE PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 42 DUE TO A DEFECTIVE PETITION FROM MARTIN GALLEGOS AND WIFE, IRENE GALLEGOS. LEGAL DESCRIPTION: THAT CERTAIN 14.44 ACRES OF LAND OUT OF THE JAMES SMITH SURVEY, ABSTRACT NO. 760, IN BELL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 44.73-ACRE TRACT DESCRIBED IN A DEED TO MICHAEL A. OVREN, OF RECORD IN VOLUME 2320, PAGE 375 OF THE DEED RECORDS OF BELL COUNTY, TEXAS.
- (D) DISCUSSION AND POSSIBLE ACTION ON REJECTING THE PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 DUE TO A DEFECTIVE PETITION FROM TOMMY E. WOOLEY AND WIFE, THERESA E. WOOLEY. LEGAL DESCRIPTION: BEING 15.07 ACRES OF LAND, MORE OR LESS, OUT OF THE J. SMITH SURVEY, ABSTRACT 760 AND BEING A PART OF THAT CERTAIN 123.36 ACRES DEEDED TO HELEN NORWOOD, VOLUME 1849, PAGE 656, OF TH E DEED RECORDS OF BELL COUNTY, TEXAS.

## ADJOURNMENT

### NOTE

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 by December 6, 2024, by 5:00 p.m.

*Debra Bean*

Debra Bean, 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 Debra Bean, City Secretary at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide Relay Texas Program at 1-800-735-2988.

# Agenda Item # 1



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

**PUBLIC COMMENTS**

## Project/Proposal Summary:

### 1. PUBLIC COMMENTS

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 FIVE (5) 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.

# Agenda Item # 2A



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

DISCUSSION AND POSSIBLE ACTION

## Project/Proposal Summary:

### 2. DISCUSSION AND POSSIBLE ACTION

(A) DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION DETERMINING WHETHER THE PETITION TO REQUIRE THAT AN ELECTION BE HELD TO DETERMINE WHETHER TO REDUCE THE TAX RATE ADOPTED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO FOR THE CURRENT TAX YEAR TO THE VOTER-APPROVAL TAX RATE IS VALID.

**RESOLUTION R2024-08**  
**RESOLUTION DETERMINING VALIDITY OF PETITION TO REDUCE**  
**TAX RATE**

**WHEREAS**, on August 26, 2024, the Board of Aldermen (the “Board”) of the Village of Salado, Texas (the “Village”) approved an ad valorem tax rate of \$0.4860 per \$100 of valuation in the Village for the current year for the purpose of maintaining essential services under inflationary pressures and to manage the growth and development occurring in the Village. The voter-approval tax rate for the current year is \$0.3612 per \$100 of valuation in the Village.

**WHEREAS**, Section 26.075(c) of the Texas Tax Code provides that the qualified voters of a taxing unit may, by petition, require that an election be held to determine whether to reduce the tax rate adopted by the Board for the current fiscal year to the voter-approval tax rate.

**WHEREAS**, Section 26.075(d) of the Texas Tax Code provides that a petition is valid only if the petition (1) states that it is intended to require an election in the taxing unit on the question of reducing the taxing unit’s adopted tax rate for the current year; (2) is signed by a number of registered voters of the taxing unit equal to at least three (3) percent of the registered voters of the taxing unit determined according to the most recent list of these voters; and (3) is submitted to the governing body of the taxing unit not later than the 90<sup>th</sup> day after the date on which the governing body adopted the tax rate for the current year.

**WHEREAS**, the Village received a Petition for Election to Reduce Tax Rate on November 22, 2024. The Petition has been examined and verified by the Bell County Elections Department and verified by the Village Secretary that it meets the requirements of Section 26.075(d) of the Texas Tax Code and Section 277.002 of the Texas Election Code.

**WHEREAS**, Texas Tax Code Section 26.075(f) requires that an election on the Petition shall be held on the next uniform election date that allows sufficient time to comply with the requirements of other law. Texas Election Code Section 3.005(c) requires that, in order for an election to be held on the uniform election date, the election shall be ordered not later than the 78<sup>th</sup> day before election day. The next uniform election day that will allow sufficient time to comply with this time requirement will occur on May 3, 2025.

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

1. It is hereby officially determined by the Board that the Petition for Election to Reduce Tax Rate submitted to the Village on November 22, 2024 is valid.
2. An election shall be held in the Village of Salado on May 3, 2025 to determine whether to reduce the tax rate adopted by the Board for the current fiscal year to the voter-approval tax rate.

This Resolution has been PASSED upon Motion made by Board Member \_\_\_\_\_, seconded by Board Member \_\_\_\_\_ by a vote of \_\_\_\_\_ Ayes to \_\_\_\_\_ Nays and is effective this \_\_\_\_\_, 2024.

**Lessee:** Village of Salado, Texas

**Witness Signature:**

\_\_\_\_\_  
Bert Henry  
Mayor

\_\_\_\_\_  
Debra Bean  
Village Secretary

# Agenda Item # 2B



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

DISCUSSION AND POSSIBLE ACTION

## Project/Proposal Summary:

2. DISCUSSION AND POSSIBLE ACTION

(B) DISCUSSION AND POSSIBLE ACTION ON APPROVING A BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF BELTON, TEXAS, THE VILLAGE OF SALADO, TEXAS, AND CELTS INTERNATIONAL LLC.



STATE OF TEXAS           §  
  §           **BOUNDARY ADJUSTMENT AGREEMENT**  
COUNTY OF BELL         §

This Boundary Adjustment Agreement (the “Agreement”) is made by and between the City of Belton, Texas (“Belton”), the Village of Salado, Texas (the “Village”) and CELTS International LLC (“CELTS”) (collectively, the “Parties”).

**Recitals:**

**WHEREAS**, pursuant to Texas Local Government Code Section 43.015, adjacent municipalities may make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and

**WHEREAS**, Belton and the Village share a common boundary of their respective municipal limits west of Interstate 35 in the vicinity of FM 2484; and

**WHEREAS**, portions of the property owned by CELTS and commonly known as the Salado Center development is located within the municipal limits of Belton, the Village, and the extraterritorial jurisdiction (“ETJ”) of Belton; and

**WHEREAS**, the existing boundary does not provide for the efficient and orderly development of Salado Center and related infrastructure and the provision of municipal services; and

**WHEREAS**, Belton and Salado desire to modify their mutual boundary such that three parcels owned by CELTS, hereinafter known as Tract 1, Tract 2, and Tract 3, as depicted in **Exhibit A** to this agreement (which includes a diagram with area calculations of which properties are conveyed to each respective municipality), will be released or adjusted as described herein; and

**WHEREAS**, CELTS consents to and agrees to this Boundary Adjustment Agreement and all of its terms; and

**WHEREAS**, representatives of Belton, Salado, and CELTS have met and agreed on a mutually acceptable boundary between Belton and the Village which is in the best interests of the citizens of each city; and

**NOW THEREFORE**, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I**  
**Statement of Intent**

It is the intent of Salado and Belton to modify their respective boundaries in the following manner:

1. Salado agrees to release the territory depicted on **Exhibit A** as “Tract 1” consisting of 0.321 acres of land from its municipal limits so as to allow Belton to include the same within its municipal limits, as shown on **Exhibit A**.
2. Belton agrees to release the territory depicted on Exhibit A as “Tract 2” consisting of 2.085 acres of land from its municipal limits so as to allow Salado to include the same within its municipal limits, as shown on **Exhibit A**.
3. CELTS agrees to the annexation, and to petition for the annexation, of the territory depicted on **Exhibit A** as “Tract 2” consisting of 2.085 acres of land into Salado’s municipal limits.
4. CELTS agrees to the annexation, and to petition for the annexation, of the territory depicted on **Exhibit A** as “Tract 3” consisting of 1.764 acres of land from Belton’s ETJ into Belton’s municipal limits.

## **Article II Release of Territory**

Salado agrees to release the territory known “Tract 1” from its municipal limits, and Belton agrees to release the territory known as “Tract 2” from its municipal limits, which are more particularly described and identified in **Exhibit A** which is attached hereto and made a part herein by reference, allowing Belton to include Tract 1 within its municipal limits and Salado to include Tract 2 within its municipal limits. The Parties agree that the territory known as Tract 3 will be included within the municipal limits of Belton.

## **Article III Waiver of Extraterritorial Jurisdiction**

It is agreed by the Parties that, other than the acceptance by Belton of Tract 3 from its own ETJ into its municipal limits, it is expressly agreed and understood that this Agreement has no further effect upon, and does not otherwise change the boundaries of, the respective ETJ territories of Belton or Salado.

## **Article IV Service Plans**

Upon ratification and adoption of this Agreement by the City Council of Belton, Belton does hereby agree to immediately begin implementation into the affected area of the service plan attached hereto and made a part of this Agreement as **Exhibit B**. Upon ratification and adoption of this Agreement by the Board of Aldermen of Salado, Salado does hereby agree to immediately begin implementation into the affected area of the service plan attached hereto and made a part of this Agreement as **Exhibit C**.

**Article V**  
**Indemnity**

Pursuant to the Acceptance Agreement between the Village of Salado and CELTS International LLC dated September 5, 2024, the Village agreed to and accepted the roadways, sidewalks, and drainage facilities within the rights-of-way that are located within Salado Center, Phase II, subject to the two year maintenance bond provided for in that Agreement, and indemnifies the City of Belton from the time of submission of the zoning change and subdivision plat in 2020 to the execution of this Agreement.

**Article V**  
**Effective date**

Salado and Belton agree that this Agreement shall take effect only upon ratification and adoption by the governing body of each City.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**Village of Salado, Texas**

By: \_\_\_\_\_  
Manuel de la Rosa, Village Administrator

Attest:

By: \_\_\_\_\_  
Debra Bean, Village Secretary

Approved as to form:



By: \_\_\_\_\_  
Joshua Katz, Village Attorney

**City of Belton, Texas**

By: \_\_\_\_\_  
Sam Listi, City Manager

Attest:

By: \_\_\_\_\_  
Amy Casey, City Clerk

Approved as to form:

By: \_\_\_\_\_  
John Messer, City Attorney

**CELTS International LLC**

By: \_\_\_\_\_  
Name, Title

Attest:

By: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
\_\_\_\_\_, Attorney

**Exhibit A**  
**Depiction and Description of Tracts 1, 2, and 3**



FOR ANNEXATION PURPOSES ONLY

**TRACT 1**  
 BEING A 0.321 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, AND THE G.J. LANDFORD SURVEY, ABSTRACT NO. 519, BELL COUNTY, TEXAS, SAID 0.321 ACRE TRACT BEING A PORTION OF SAID CERTAIN 88.99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-3547, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

**TRACT 2**  
 BEING A 3.025 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 3.025 ACRE TRACT BEING A PORTION OF SAID CERTAIN 88.99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-3547, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

**TRACT 3**  
 BEING A 1.744 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 1.744 ACRE TRACT BEING A PORTION OF SAID CERTAIN 88.99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-3547, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



- WITH EXISTING LOT AND/OR LOT PART
- WITH EXISTING LOT AND/OR LOT PART
- WITH EXISTING LOT AND/OR LOT PART

TRACT	ACRES	AREA	PERCENT	DATE
TRACT 1	0.321	13,800	0.36	10/20/11
TRACT 2	3.025	130,000	3.35	10/20/11
TRACT 3	1.744	73,000	2.05	10/20/11
TOTAL	5.090	216,800	5.76	10/20/11

**Exhibit B Belton Municipal Service Plan**





EXHIBIT \_

# City of Belton

– Founded 1850 –

<Date>

In accordance with State law, the City is required to provide all areas subject to annexation with a Service Plan. The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

**Police Protection.** Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

**Animal Control.** The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

**Fire and Emergency Medical Service (EMS) Protection.** Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available. Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

**Fire Prevention.** All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

**Planning, Zoning and Development Review.** The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.

**Code Compliance.** Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers, independent contractors and homeowners for building code requirements, plan

review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

**Library.** Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

**Parks and Recreation.** All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

**Streets and Drainage.**

The City of Belton will have no maintenance obligation for Salado Center Drive. Any future streets and roads platted in accordance with the City of Belton's Subdivision Ordinance, and designed and constructed in accordance with the City's Engineering Design Manual and intended to be dedicated as public streets including any drainage structures and courses will be maintained by the City of Belton. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

**Sanitation and Recycling.** Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service. Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

**Brush Collection Services.** Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

**Water Service/Distribution.** The area proposed for annexation is located within the Village of Salado's water Certificate of Convenience and Necessity (CCN).

**Wastewater Service/Collection.** This area is located **outside** the Belton Certificate of Convenience and Necessity for wastewater services. This property located in the Pampa Investment Group's sewer Certificate of Convenience and Necessity (CCN).

**Environmental Health.** Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health-related matters are handled for the City by the Bell County Health District.

**Services, Funding and City Policies.** All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.

### Exhibit C Salado Municipal Service Plan

As required by Texas Local Government Code Section 43.056, the following is the Service Plan for the property owned by CELTS that will be within the municipal limits of Salado, and more particularly described and identified in **Exhibit A** as Tract 2.

1. Commencing on the effective date of annexation, the Village will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the Village may extend municipal services to any other area of the Village, including the Village’s infrastructure extension policies and developer or property owner participation in accordance with applicable Village ordinances, rules, regulations, and policies.
  - a. Fire – Bell County Emergency Services District #1 will provide emergency and fire protection services.
  - b. Police – The Village’s Police Department will provide protection and law enforcement services.
  - c. Emergency Medical Services – Bell County contracts with AMR Company, which will provide emergency medical services to Owner via its contract to provide services within the Village Limits.
  - d. Planning, Zoning, and Building – The Village will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
  - e. Publicly Owned Parks, Facilities, and Buildings – Owner will be permitted to utilize all existing publicly-owned and available parks, facilities (including community service facilities, swimming pools, etc.) and buildings throughout the Village.
  - f. Streets. The Village’s Transportation and Public Works Department will maintain the public streets and streetlights over which the Village has jurisdiction. The Village will provide regulatory signage services in accordance with the Village policies and procedures, and applicable law.
  - g. Water. Existing, occupied structures that are using water-well and on-site sewer facilities on the effective date of annexation may continue to use the same.
  - h. Solid Waste Services. The Village’s solid waste services franchisee will provide solid waste collection services in accordance with existing Village ordinances and policies, except where prohibited by law.
  - i. Code Compliance. The Village’s Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property.
  - j.
2. It is understood that the Village is not required to provide a service that is not included in this Plan.

General municipal administration services will be available to the Annexation Area upon the effective date of the annexation. This Service Plan provides for full municipal services

to the Annexation Area that are adequate to serve the Annexation Area on the same basis as municipal services are made available to other parts of the Village with land uses and population densities similar to those reasonably contemplated or projected in the Annexation Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexation Area immediately preceding the effective date of annexation. This Service Plan does not constitute a right to a superior level of services in the Annexation Area. The Village retains its authority to adjust programs on a city-wide basis to provide more effective services through changes in operating procedures and standards. The Village also retains the authority to adjust services on a village-wide basis should economic or emergency circumstances dictate. This service plan shall be valid for a term of 10 years. The service plan shall not be amended unless public hearings are held in accordance with Section 43.052 of the Local Government Code

# Agenda Item # 2C



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

DISCUSSION AND POSSIBLE ACTION

## Project/Proposal Summary:

### 2. DISCUSSION AND POSSIBLE ACTION

(C) DISCUSSION AND POSSIBLE ACTION ON REJECTING THE PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 42 DUE TO A DEFECTIVE PETITION FROM MARTIN GALLEGOS AND WIFE, IRENE GALLEGOS. LEGAL DESCRIPTION: THAT CERTAIN 14.44 ACRES OF LAND OUT OF THE JAMES SMITH SURVEY, ABSTRACT NO. 760, IN BELL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 44.73-ACRE TRACT DESCRIBED IN A DEED TO MICHAEL A. OVREN, OF RECORD IN VOLUME 2320, PAGE 375 OF THE DEED RECORDS OF BELL COUNTY, TEXAS.



Samuel C. Fulcher, *Shareholder*  
o: 254.743.7370  
15 N. Main St., Temple, Texas 76501  
samfulcher@bcswlaw.com

November 18, 2024

Salado Village Offices  
301 N. Stagecoach Road  
Salado, TX 76571



CC: Irene and Martin Gallegos  
450 Eastview Dr.  
Georgetown, Texas 78626

To Whom It May Concern:

Enclosed with this letter please find a Petition for Release from Extraterritorial Jurisdiction, executed by Martin and Irene Gallegos, concerning their property located at 4663 Solana Ranch Road, Salado, Texas 76571.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'S. Fulcher'.

Samuel C. Fulcher

**PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION  
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 42**

November 14, 2024

To the Board of Aldermen of the Village of Salado:

Martin Gallegos and wife, Irene Gallegos are the owners of the following property, currently located within the Village of Salado Extraterritorial Jurisdiction:

That certain 14.44 acres of land out of the James Smith Survey, Abstract No. 760, Bell County, Texas, described by metes and bounds in fieldnotes dated 1/28/88, prepared by Frank G. Martin, Jr., RPS#2856, attached hereto, incorporated herein and made a part hereof for all purposes.

Pursuant to Texas Local Government Code Chapter 42, Subchapter D, Martin and Irene Gallegos are filing this Petition to release the Property from the Village of Salado Extraterritorial Jurisdiction. This Petition has been signed by a majority in value of the holders of title of the Property as indicated by the tax rolls of the Bell County Tax Appraisal District.

After verification of this Petition by the City Secretary and notice as required by Section 42.105, the Village shall immediately release the area from its Extraterritorial Jurisdiction. If the Village fails to take action to release the Property, the Property will be released by operation of law as set forth in Section 42.105(d).

*(Signature to follow)*



Petitioner:

Martin Gallegos  
Martin Gallegos

Irene Gallegos  
Irene Gallegos

STATE OF TEXAS  
COUNTY OF Williamson

This instrument was acknowledged before me on November 16<sup>th</sup>, 2024, by Martin Gallegos.



Breana Pettas Cauthern  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Williamson

This instrument was acknowledged before me on November 16<sup>th</sup>, 2024, by Irene Gallegos.



Breana Pettas Cauthern  
Notary Public, State of Texas

TRACT ONE

Field note description of a 14.44 acre tract of land out of the James Smith Survey, Abstract No. 760, in Bell County, Texas, and being out of that certain 44.73 acre tract described in a deed to MICHAEL A. OUREN, of record in volume 2320, page 375 of the Deed Records of Bell County, Texas.

Beginning at a 1/2" iron pin found in the west margin of Solana Ranch Road, being the most easterly southeast corner of said 44.73 acre tract, and being the southeast corner of this tract;

Thence with the south line of said 44.73 acre tract, S 70 deg 20 min 52 sec W, a distance of 1308.02 feet to a 1/2" iron pin set, being the southwest corner of this tract;

Thence N 19 deg 00 min 00 sec W, a distance of 481.10 feet to a 1/2" iron pin set, being the northeast corner of this tract;

Thence N 70 deg 20 min 52 sec E, a distance of 1306.99 feet to a 1/2" iron pin set in the west margin of said road, also being the east line of said 44.73 acre tract, and being the northeast corner of this tract;

Thence with the west margin of said road, also being the east line of said 44.73 acre tract, S 19 deg 07 min 21 sec E, a distance of 481.09 feet to the place of beginning, containing in all 14.44 acres of land. There are no other visible surface easements except as show. There are no visible encroachments. This property has access to a public road.

State of Texas )  
                  ) Know all men by these presents,  
County of Bell )

That I, Frank G. Martin Jr., a Registered Public Surveyor in the State of Texas, do hereby certify that I did cause to be surveyed on the ground the tract of land described above and the description is true and correct.

January 21, 1988

*Frank G. Martin Jr.*

Frank G. Martin Jr.  
R. P. S. No. 2856



2379 000501

FILED FOR RECORD THIS 3 DAY OF February 1988 12:00P M  
Ms Vada Sutton County Clerk Bell County Texas  
By \_\_\_\_\_ Deputy

# Agenda Item # 2D



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

DISCUSSION AND POSSIBLE ACTION

## Project/Proposal Summary:

### 2. DISCUSSION AND POSSIBLE ACTION

(D) DISCUSSION AND POSSIBLE ACTION ON REJECTING THE PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 DUE TO A DEFECTIVE PETITION FROM TOMMY E. WOOLEY AND WIFE, THERESA E. WOOLEY. LEGAL DESCRIPTION: BEING 15.07 ACRES OF LAND, MORE OR LESS, OUT OF THE J. SMITH SURVEY, ABSTRACT 760 AND BEING A PART OF THAT CERTAIN 123.36 ACRES DEEDED TO HELEN NORWOOD, VOLUME 1849, PAGE 656, OF THE DEED RECORDS OF BELL COUNTY, TEXAS.



Samuel C. Fulcher, *Shareholder*  
o: 254.743.7370  
15 N. Main St., Temple, Texas 76501  
samfulcher@bcswlaw.com

November 21, 2024

Salado Village Offices  
301 N. Stagecoach Road  
Salado, TX 76571

CC: Tommy and Theresa Wooley  
4505 Solana Ranch Rd.  
Salado, Texas 76571

To Whom It May Concern:

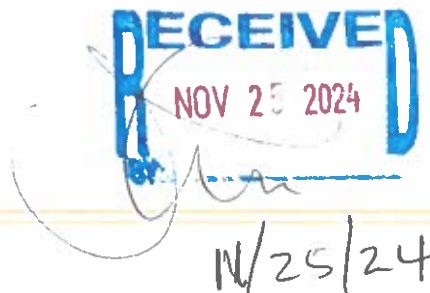
Enclosed with this letter please find a Petition for Release from Extraterritorial Jurisdiction, executed by Tommy and Theresa Wooley, concerning their property located at 4505 Solana Ranch Road, Salado, Texas 76571.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'S.C. Fulcher', written over a blue horizontal line.

Samuel C. Fulcher



**PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION  
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 42**

November 18, 2024

To the Board of Aldermen of the Village of Salado:

Tommy E. Wooley and wife, Theresa E. Wooley are the owners of the following property, currently located within the Village of Salado Extraterritorial Jurisdiction:

BEING 15.07 ACRES OF LAND, MORE OR LESS, OUT OF THE J. SMITH SURVEY, ABSTRACT 760, BELL COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN FIELDNOTES ATTACHED HERETO.

Pursuant to Texas Local Government Code Chapter 42, Subchapter D, Tommy and Theresa Wooley are filing this Petition to release the Property from the Village of Salado Extraterritorial Jurisdiction. This Petition has been signed by a majority in value of the holders of title of the Property as indicated by the tax rolls of the Bell County Tax Appraisal District.

After verification of this Petition by the City Secretary and notice as required by Section 42.105, the Village shall immediately release the area from its Extraterritorial Jurisdiction. If the Village fails to take action to release the Property, the Property will be released by operation of law as set forth in Section 42.105(d).

*(Signature to follow)*

**Petitioner:**

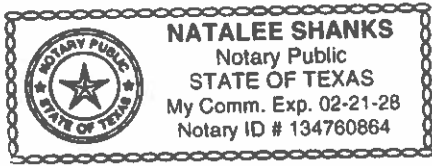
*Tommy E. Wooley*  
Tommy E. Wooley

*Theresa E. Wooley*  
Theresa E. Wooley

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on November 21<sup>st</sup>, 2024, by Tommy E. Wooley.

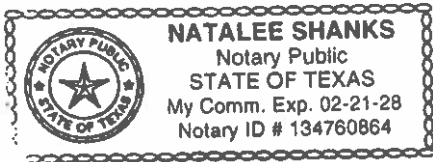


*Natalee Shanks*  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on November 21<sup>st</sup>, 2024, by Theresa E. Wooley.



*Natalee Shanks*  
Notary Public, State of Texas

J9-99 01:38P

P. 02

*Timothy or Beth Wadley*

*308B-1047*

Field notes for a tract of land in Bell County, Texas, out of and a part of the J. Smith Survey, Abstract No. 760 and being a part of that certain 123.36 acres deeded to Helen Norwood, Volume 1849, Page 656 of the Deed Records of Bell County, Texas and being further described as follows:

Beginning at a 1/2" iron rod found for the northeast corner of said Norwood tract, in the west margin of Solana Ranch Road, for the northeast corner of this;

Thence S18°54'46"E 488.77', with the west margin of Solana Ranch Road, to a 1/2" iron rod set for the southeast corner of this;

Thence S70°46'34"W 1350.22' to a 1/2" iron rod found at a fence corner for the southwest corner of this;

Thence N20°15'53"W 479.37' to a 1/2" iron rod found at a space corner for the northwest corner of this;

Thence N70°24'53"E 53.76' to a 3/8" iron rod found and N70°22'34"E 1307.84' to the place of beginning and containing 15.07 acres.

The reference line for the above described tract is that of N20°15'53" 479.37'.

Surveyed 26 June, 1999

*Elwyn D. Richmon*

Elwyn D. Richmon  
Texas R.P.L.S. No. 4641

DATE: 02 July, 1999

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FILED FOR RECORD  
JUL 12 AM 9 35  
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BY CMTY CLERK, BELL CNTY  
DEPT. OF COUNTY CLERK

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