

RESOLUTION NO. 2021 R-001

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS,  
GRANTING CONSENT TO THE CREATION OF BLANCO COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 1 AND THE INCLUSION OF LAND THEREIN**

WHEREAS, the City of Blanco, Texas (the "City"), received a Petition for Consent to the Creation of a Municipal Utility District (to be known as Blanco County Municipal Utility District No. 1) from Blanco Investment Partners, Ltd., a Texas limited partnership (the "Petitioner"), and inclusion of the land described in Exhibit "A" attached hereto (the "Land"); and

WHEREAS, a portion of the Land is located within the extraterritorial jurisdiction of the City; and

WHEREAS, Section 42.042 of the Texas Local Government Code provides that land within a city's extraterritorial jurisdiction may not be included within a municipal utility district without the city's consent; and

WHEREAS, the City desires to grant consent to the creation of the municipal utility district and the inclusion of the Land in the district; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS (THE "CITY COUNCIL"), as follows:

Section 1. The facts and opinions in the preamble of this Resolution are true and correct.

Section 2. The City Council hereby grants its written consent to the creation of a municipal utility district (to be known as Blanco County Municipal Utility District No. 1) and the inclusion of the Land in such district.

Section 3. The City Council hereby specifically imposes the conditions set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 4. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further

ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. The sections, paragraphs, sentences, clauses and phrases of this Resolution, including exhibits, are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution, including exhibits, shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, including exhibits.

PASSED AND APPROVED the 12 day of January, 2021.

Martin Sosa  
Mayor

ATTEST:

Laurie Cassidy  
City Secretary

EXHIBIT A

**HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574  
TEXAS FIRM NO.10587-00

JUNE 25, 2017, JOB NO. 017-098, FIELD NOTE NO. 017-098, PROJECT:  
385.65 ACRES

FIELD NOTES

A DESCRIPTION OF A 385.65 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF THAT 500.339 ACRE TRACT OF LAND DESCRIBED IN VOLUME 338, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1 IN SAID COUNTY, SAID 385.65 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a concrete highway monument found in the south line of said 385.65 acres, being in the north line of State Highway No. 32;

THENCE along the south line of said 385.65 acres, being the north line of said Highway, a distance of 1620.82 along the arc of a curve to the right having a radius of 1859.87 feet, a delta angle of 49°55'53" and a chord which bears N44°47'53"W, 1570.01 feet to a concrete highway monument found and N19°41'01"W, 604.79 feet to a 5 inch cedar post for the southwest corner of said 385.65 acres, being in the east line of that certain 17.273 acre tract of land described in Volume 76, Page 141 of the Deed Records of said County;

THENCE along the west line of said 385.65 acres, being the east line of said 17.273 acres, N19°12'33"E, 1547.39 feet to a 3 inch metal post for the northeast corner of said 17.273 acres, being the southeast corner of that certain 26.567 acre tract of land described in Volume 218, Page 430 of the Official Public Records of said County;

THENCE continuing along the west line of said 385.65 acres, being the east line of said 26.567 acres, N21°40'07"E, 431.53 feet to a 1/2 inch iron rod found and N13°45'13"E, 1277.11 feet to a 1/2 inch iron rod found for the northeast corner of said 26.567 acres, being a west corner of that certain 4.50 acre tract of land described in Volume 203, Page 166 of the Official Public Records of said County;

THENCE continuing along the west line of said 385.65 acres, being the east line of said 4.50 acres and then the east line of that certain 37.50 acre tract of land described in Volume 107, Page 168 of the Deed Records of said County, N20°32'32"W, 780.30 feet to a 4 inch cedar post for the northwest corner of said 385.65 acres, being the southwest corner of that certain 129.23 acre tract of land described in Volume 196, Page 833 of the Official Public Records of said County;

THENCE along the north line of said 385.65 acres, being the south line of said 129.33 acres, S70°57'11"E, 2759.22 feet to a 4 inch metal post for an upper northeast corner of said 385.65 acres, being the southeast corner of said 129.23 acres and being in the west line of that certain 166.54 acre tract of land described in Volume 97, Page 865 of the Deed Records of said County;

THENCE along the east line of said 385.65 acres, being the west line of said 166.54 acres, S18°36'47"W, 717.42 feet to a 1/2 inch iron rod found in the west line of that certain 2.16 acre tract of land described in Volume 109, Page 367 of the Deed Records of said County;

**HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 76836

PHONE: (830) 868-2574  
TEXAS FIRM NO.10537-00

THENCE continuing along the east line of said 385.65 acres, being the west line of said 2.16 acres and then being the west line of said 166.54 acres, the following four (4) courses;

1. S43°16'37"W, 88.19 feet to a ½ inch iron rod found,
2. S48°19'44"W, 133.26 feet to a ½ inch iron rod found,
3. S22°26'33"E, 201.94 feet to a 3 inch metal post for the southwest corner of said 2.16 acres and
4. S20°31'07"W, 799.74 feet to a 3 inch metal post for the southwest corner of said 166.54 acres, being an ell corner of said 385.65 acres;

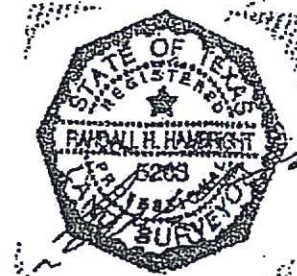
THENCE along a lower north line of said 385.65 acres, being the south line of said 166.54 acres, the following seven (7) courses;

1. S71°28'33"E, 1025.13 feet to a point,
2. S71°31'24"E, 72.71 feet to a 3 inch metal post,
3. S68°17'53"E, 137.65 feet to a 5 inch cedar post,
4. N31°21'35"E, 66.01 feet to a 5 inch cedar post,
5. S57°06'03"E, 150.95 feet to a 5 inch cedar post,
6. S58°54'34"E, 110.11 to a 8 inch cedar post,
7. S71°31'02"E, 709.13 feet to a ½ inch iron rod found for a lower northeast corner of said 385.65 acres, being the southeast corner of said 166.54 acres and being in the west line of that certain 36.177 acre tract of land (No Record Info Available)

THENCE S19°43'57"W, 229.12 feet to a ½ inch iron rod found for the northwest corner of that certain 60.73 acre tract of land described in Volume 395, Page 499 of the Official Public Records of said County, S19°27'06"W, 1490.69 feet to a ½ inch iron rod found for the northeast corner of that certain 17.07 acre tract of land described in Volume 395, Page 424 of the Official Public Records of said County;

THENCE along an interior line of said 385.65 acres, being the north line of said 17.07 acres, N68°12'36"W, 29.75 feet to a 5 inch cedar post, N68°12'36"W, 31.00 feet to a 5 inch cedar post and N69°48'35"W, 439.40 feet to a 5 inch cedar post and along the west line of said 17.07 acres, S19°25'18"W, 1487.49 feet to a 1/2 inch iron rod found for the southeast corner of said 385.65 acres, being the southwest corner of said 17.07 acres and being in the north line of said Highway No. 32;

THENCE along the south line of said 385.65 acres, being the north line of said Highway, N69°44'36"W, 1058.19 feet to a ½ inch iron rod found and N69°44'34"W, 1042.79 feet to the POINT OF BEGINNING



06-25-17

## Exhibit "B"

- (a) The City consents to the creation of the MUD, provided that, pursuant to Texas Water Code §54.016(e), the MUD may not issue bonds for any purpose other than for the purposes of the purchase, construction, acquisition, repair, extension and improvements of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to: (1) provide a water supply for municipal uses, domestic uses and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state; and (3) gather, conduct divert and control local storm water or other local harmful excesses of water in the MUD and the payment of organization expenses, operation expenses during construction and interest during construction. The MUD shall construct all facilities to serve the Property in accordance with the plans and specifications approved by the City. The City shall have the right to inspect all facilities constructed by the MUD. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date no later than subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and (with the exception of refunding bonds) will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided, that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given.
- (b) The District may not annex land in the City of Blanco's corporate limits or extraterritorial jurisdiction without the City of Blanco's consent.
- (c) The construction of the District's roadway, water, sewer, and drainage facilities shall be in accordance with plans and specifications approved by the City pursuant to all applicable City standards.
- (d) The City shall have the right to inspect all roadway, water, sewer, and drainage facilities being constructed by the District.
- (e) The City further agrees to the issuance of road bonds by the MUD provided that all roadways within the MUD meet or exceed the standards required within the City limits for public roads.