

AN ORDINANCE OF THE CITY OF COUPLAND, TEXAS

ORDINANCE NO. 2025-01-21-01

AN ORDINANCE OF THE CITY OF COUPLAND, TEXAS ANNEXING 24.366 ACRES OF LAND, MORE OR LESS, LOCATED IN WILLIAMSON COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF COUPLAND, TEXAS, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Coupland, Texas, is a type B general law municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owners of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owners' request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COUPLAND, TEXAS:**

**SECTION 1.** That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** All portions of the property described in Exhibit B attached hereto and incorporated by reference herein for all purposes (hereinafter referred to as the "Annexed Property") are hereby annexed into the corporate limits of the City of Coupland.

**SECTION 3.** That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit A.

**SECTION 4.** That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit A, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

**SECTION 5.** That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Coupland.

**SECTION 6.** That the Annexed Property shall be temporarily zoned District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established, therefore.

**SECTION 7.** That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

**SECTION 9.** That it is hereby officially found and determined that the meeting at which this Ordinance is 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, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on First Reading this 21<sup>st</sup> day of January, 2025

FINALLY PASSED AND APPROVED on this 21<sup>st</sup> day of January, 2025.

ATTEST:

Rachel Wrzuszcak  
Rachel Wrzuszcak, City Secretary

CITY OF COUPLAND, TEXAS

Russell Schmidt  
Russell Schmidt, Mayor

RUSSELL



Exhibit A

SERVICE AGREEMENT

[SEE ATTACHED]

Exhibit B

**PROPERTY DESCRIPTION**

Subject Property Tract One

**BEING** a 20.647 acre (899,395 square feet) tract of land situated In the ENGELBIRD BEADER SURVEY, A-80, and the JACOB RINEHARD SURVEY, A-538, In Williamson County, Texas, said 20.647 acre tract being part of the called 52.00 acre tract conveyed from the Estate of Jean Ann Houser to Andrew Houser, Kay Ann Bale and Christi L Mower-y, flied November 10, 2021and recorded in Document No. 2021172285 of the Official Public Records of Williamson County, Texas (OPRWC), said 20.647 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional land Surveyor No. 6362, on July 29, 2024 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 20.647 acre tract being more fully described as follows:

**BEGINNING** at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of said 52.00 acre tract, the Southwest corner of a called 3.69 acre tract (Tract 2) conveyed from Elaine Stasny McKee and Rose Marie Stasny Golston to Elaine Stasny McKee, flied December 30, 1981 and recorded in Volume 862, Page 747 of the Deed Records of Williamson County, Texas (DRWC), being in the East line of State Highway 95, and marking the Northwest corner of the herein described tract;

**THENCE**, South 89°05'12n East, with the North line of said 52.00 acre tract and the South line of said 3.69 acre tract, a distance of 1,179.45 feet, to a 5/8 inch Iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northeast corner of said 52.00 acre tract, the Southeast corner of said 3.69 acre tract, being In the West line of the Coupland Pump Station Site recorded In Cabinet J, Slide 384 of the Plat Records of Williamson County, Texas, and marking the Northeast corner of the herein described tract;

**THENCE**, with the East line of said 52.00 acre tract as follows:

1. South 08°09'07" West, a distance of 108.22 feet, to a 5/8 inch Iron rod with a blue plastic cap stamped "KONTUR TECH" set;
2. South of 07°26'55" West, passing at a distance of 295.15 feet, a 5/8 inch iron rod found for the Southwest corner of said Coupland Pump Station Site, the Northwest corner of the Enterprise Coupland Site Expansion recorded In Document No. 2019093727 OPRWC, continuing for a total distance of 670.37 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Southeast corner of the herein described tract, from which a 1/2 Inch Iron rod found bears South 07°26'55" West, a distance of 286.91 feet;

**THENCE**, North 88°05'05" West, over and across said 52.00 acre tract, a distance of 1,176.78 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of said 52.00 acre tract, being in the East line of State Highway 95, and marking the Southwest corner of the herein described tract, from which a TxDOT Type I concrete monument found bears South 07°30'41" West, a distance of 1,052.93 feet;

**THENCE** North 07°30'41" East, with the West line of said 52.00 acre tract and the East line of State Highway 95, a distance of 757.82 feet, to the **PLACE OF BEGINNING**, containing within these metes and bounds 20.647 acres (899,395 square feet) of land, more or less.



**Subject Property Tract Two**

**BEING** a 3.689 acre (160,710 square feet) tract of land situated in the ENGELBIRD BEADER SURVEY, A-80, and the JACOB RINEHARD SURVEY, A-538, in Williamson County, Texas, said 3.689 acre tract being part of that tract conveyed from the Elaine Stasny McKee Management Trust to Jacquelyn Elaine McKee and Morris Casey McKee, filed December 1, 2003 and recorded in Document No. 2003114916 of the Official Public Records of Williamson County, Texas (OPRWC) further described as a called 3.69 acre tract known as Tract 2, recorded in Volume 862, Page 747 of the Deed Records of Williamson County, Texas, said 3.689 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on August 29, 2024 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 3.689 acre tract being more fully described as follows:

**BEGINNING** at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set at the intersection of the East line of State Highway 95 and the South line of County Road 454, and marking the Northwest corner of the herein described tract;

THENCE, South 89°05'12" East, with the South line of County Road 454, a distance of 1,176.97 feet, to a 5/8 Inch Iron rod with a blue plastic cap stamped "KONTUR TECH" set In the West line of the Coupland Pump Station Site recorded in cabinet J, Slide 384 of the Plat Records of Williamson County, Texas, and marking the Northeast corner of the herein described tract;

THENCE, South 06°28'53" West, with the West line of said Coupland Pump Station Site, a distance of 137.05 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northeast corner of a called 52.00 acre tract conveyed from the Estate of Jean Ann Houser to Andrew Houser, et al, filed November 10, 2021 and recorded in Document No. 2021172285 OPRWC, and marking the Southeast corner of the herein described tract, from which a S/8 Inch Iron rod with a blue plastic cap stamped "KONTUR TECH" set bears South 08°09'07" West, a distance of 108.22 feet;

THENCE, North 89°05'12" West, with the North line of said 52.00 acre tract, a distance of 1,179.45 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of said 52.00 ere tract, being in the East line of State Highway 95, and marking the Southwest corner of the herein described tract, from which a concrete monument found bears South 07°30'41" West, a distance of 1,810.75 feet;

THENCE, North 07°30'41" East, with the East line of State Highway 95, a distance of 137.31 feet, to the **PLACE OF BEGINNING**, containing within these metes and bounds 3.689 acres (160,710 square feet) of land, more or less.