

Hays TX
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



Instrument Number: 2016-16011587

Recorded On: April 14, 2016

As
OPR RECORDINGS

Parties: UHLAND CITY OF
To

Billable Pages: 6
Number of Pages: 7

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS 46.00
Total Recording: 46.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2016-16011587
Receipt Number: 426252
Recorded Date/Time: April 14, 2016 02:35:46P

Record and Return To:

DANIEL HEIDEMAN
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666

User / Station: B Rodriguez - Cashiering #4

State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk





ORDINANCE NO. 173

AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO PLANNED DEVELOPMENT (PD) OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TOTALING 273.944 ACRES. BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS AS “EXHIBIT A”

WHEREAS, a petition has been presented to the Board of Aldermen of the City of Uhlend, Texas, asking for annexation of a tract of land adjacent and contiguous to the City Limits of the City of Uhlend, Texas’ and;

WHEREAS, no voters reside on said land; no person reside on said land and

WHEREAS, the petition was signed by all persons owning an interest in said land;

WHEREAS, two public hearings were held, 1st one on March 16, and 2nd April 6, 2016;

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

Section 1. That the tract of land described in said petition which is attached as “Exhibit A”, and which is hereby incorporated by reference, shall be and it is hereby, annexed to the City of Uhlend, Texas, for all purposes.

Section 2. That the City Council finds that all prerequisites have been satisfied, and that no legal impediment exists to prevent said annexation.

Section 3. That the legal description of all annexed property shall be filed with this Ordinance, as a part hereof, and that the map of the City limits shall be amended to show the property annexed as a part of the City.




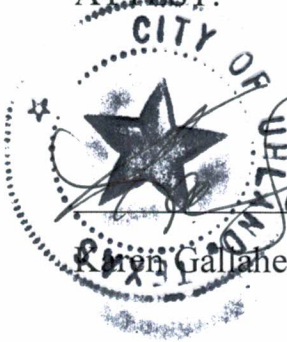
PASSED AND APPROVED THIS 7TH DAY OF APRIL, 2016

Ayes 4 Nays 0 Abstain 0



Bryan Geiger, Mayor

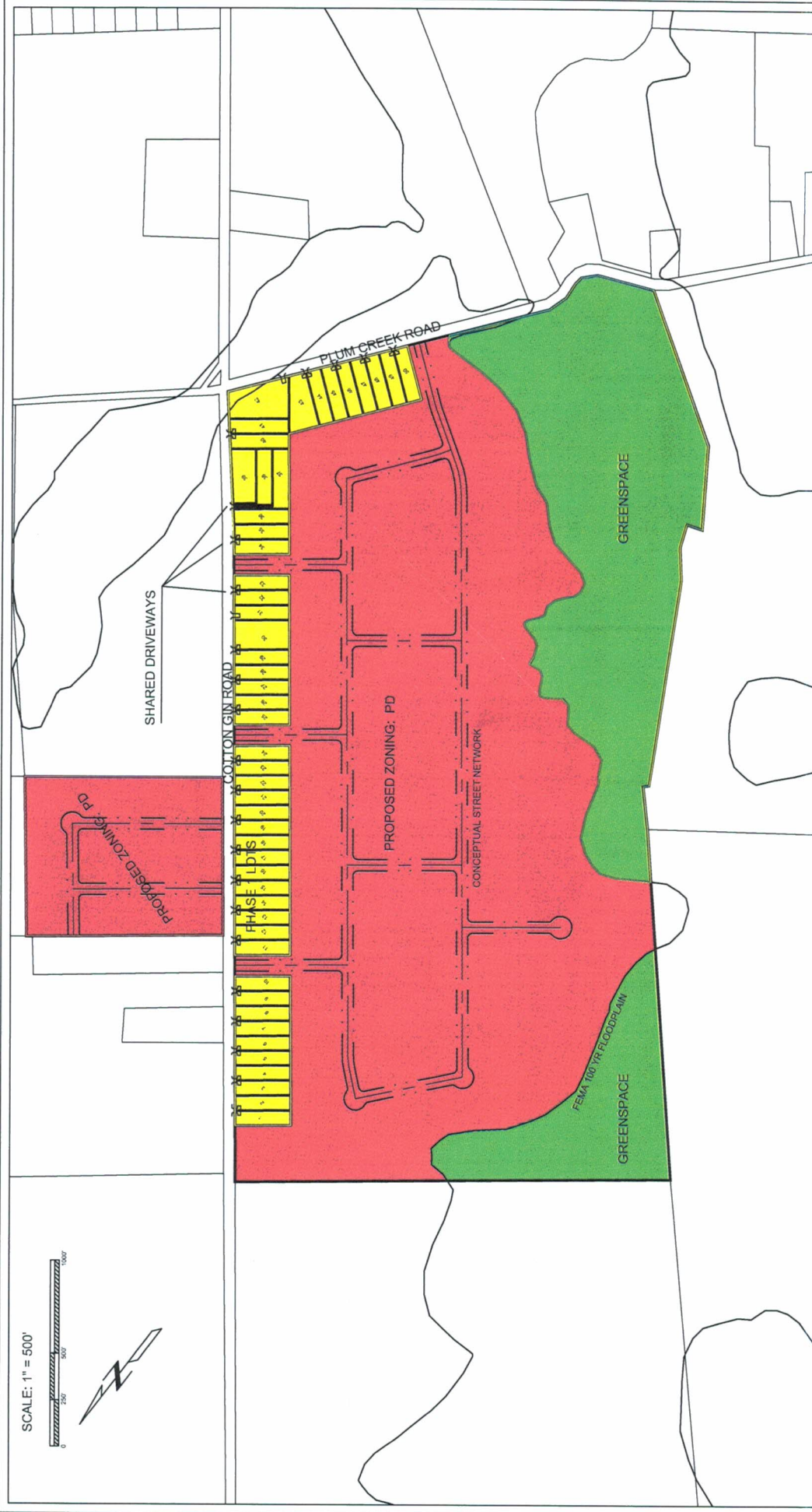
ATTEST:



Karen Gallaher, City Administrator



SCALE: 1" = 500'



COTTON GIN ESTATES CONCEPT PLAN



TOTAL LAND AREA: 273.944 AC
PH 1: +/- 50 - 0.50 AC RESIDENTIAL LOTS + TWO EXISTING HOMES: +/- 29.6 AC
PH 2: MULTI-USE & FLOODPLAIN: +/- 244.3 AC
FEMA FLOODPLAIN AREA: +/- 65 AC

NOTE: REFER TO EXHIBIT "C" OF THE DEVELOPMENT AGREEMENT FOR PERMITTED LAND USES AND OTHER DEVELOPMENT STANDARDS.



Carlson, Brignace & Doering, Inc.
 FIRM ID: CBT31 REG # 1000090
 3041 West 10th Avenue Suite 100
 Fort Collins, CO 80504 Phone: 970.222.2245



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 273.944 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JOHN STEWART SURVEY, ABSTRACT 14 IN HAYS COUNTY, TEXAS, COMPRISED OF A 247.559 ACRE TRACT AND A 26.385 ACRE TRACT, EACH DESCRIBED AS:

247.559 ACRE TRACT

BEING ALL OF THE REMAINDER OF THAT CALLED 108 ACRE TRACT DESCRIBED IN DEED TO ANDREW J. HART RECORDED IN VOLUME 1196, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), ALL OF THAT CALLED 70.74 ACRE TRACT DESCRIBED AS TRACT ONE IN DEED TO ANDREW J. HART RECORDED IN VOLUME 835, PAGE 615 OF THE O.P.R.H.C.T., ALL OF THAT CALLED 55.71 ACRE TRACT DESCRIBED AS TRACT TWO IN DEED TO ANDREW J. HART RECORDED IN VOLUME 835, PAGE 615 OF THE O.P.R.H.C.T., ALL OF THAT CALLED 2.036 ACRE TRACT DESCRIBED IN DEED TO ANDREW J. HART RECORDED IN VOLUME 2852, PAGE 114 OF THE O.P.R.H.C.T., AND ALL OF THAT CALLED 1.00 ACRE TRACT DESCRIBED IN DEED TO NICOLE LETA HART RECORDED IN VOLUME 3103, PAGE 620 OF THE O.P.R.H.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar with cap stamped "Windrose Austin" found at the northeast corner of said 70.74 acre tract at the intersection of the existing southwest right-of-way line of County Road 129 (CR 129)(Cotton Gin Road)[no dedication found, right-of-way width varies] and the existing northwest right-of-way line of County Road 156 (CR 156)(Plum Creek Road)[no dedication found, right-of-way width varies];

THENCE with the southeast line of said 70.74 acres and the northwest right-of-way line of County Road 156 the following two (2) courses:

1. South 29°19'12" West a distance of 1751.20 feet (record – S 30°06' W, 1751.2') to a fence corner post;
2. South 32°11'07" West a distance of 548.91 feet (record – S 32°58' W, 548.6') to a square concrete monument found at the southeast corner of said 70.74 acre tract

and the northeast corner of a called 126.57 acre tract described in deed to Deborah Siemering Fetech recorded in Volume 2678, Page 151 of the O.P.R.H.C.T.;

THENCE with the southwest line of the 70.74 acres and the northeast line of said 126.57 acres the following six (6) courses:

1. North 67°23'20" West a distance of 693.19 feet (record – N 66°40' W, 692.9') to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
2. North 54°30'49" West a distance of 127.58 feet (record – N 53°46' W, 127.3') to a 1/2" iron rebar with cap stamped "Windrose Austin" found;
3. North 42°57'24" West a distance of 542.02 feet (record – N 42°13' W, 542.3') to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
4. North 52°08'24" East a distance of 83.38 feet (record – N 52°41' E, 83.4') to a spindle found;
5. North 35°59'27" West a distance of 112.70 feet (record – N 35°28' W, 112.7') to a 1/2" iron rebar found;
6. North 46°24'27" West a distance of 189.00 feet (record – N 45°53' W, 189.0') to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the southwest corner of the 70.74 acres and the southeast corner of said 55.71 acres;

THENCE North 44°23'14" West a distance of 1053.44 feet (record – N 43°39' W, 1053.5') with the southwest line of the 55.71 acres and the northeast line of the 126.57 acres to a square concrete monument found at the southwest corner of the 55.71 acres and the southeast corner of said 108 acres;

THENCE North 48°50'12" West a distance of 2186.66 feet (record – N 50°09' W, 760 varas [2111.1']) with the southwest line of the 108 acres, the northeast line of the 126.57 acres and the northeast line of the remainder of a called 138.85 acre tract described in deed to Samuel Owen Kimerlin, Sr. recorded in Volume 146, Page 378 of the Deed Records of Hays County, Texas (D.R.H.C.T.) to fence corner post found at the southwest corner of the 108 acres and the southeast corner of a called 101 acre tract described in deed to Albert F. Busse, Jr. and wife, Helena F. Busse recorded in Volume 214, Page 285 of the D.R.H.C.T.;

THENCE North 46°20'50" East a distance of 2042.81 feet (record – N 45° E) with the northwest line of the 108 acres and the southeast line of said 101 acres to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the southwest corner of a called 35 yard by 140 yard tract described in deed to Hays County, Texas recorded in Volume P, Page 386 of the D.R.H.C.T.;

THENCE South 43°39'10" East a distance of 105.00 feet (record – 35 yards [105']) crossing through the 108 acres with the southwest line of the Hays County tract to a 1/2" iron rebar with plastic cap stamped "Landesign" set;

THENCE North 46°20'50" East a distance of 420.00 feet (record – 140 yards [420']) crossing through the 108 acres with the southeast line of the Hays County tract to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northeast corner of the Hays County tract in the existing southwest right-of-way line of CR 129;

THENCE with the existing southwest right-of-way line of CR 129 and the northeast lines of the 108 acres, the 55.71 acres, said 1.000 acres, the 70.74 acres and said 2.036 acres the following nine (9) courses:

1. South 45°13'31" East a distance of 1140.77 feet to a fence corner post found;
2. South 55°58'07" East a distance of 39.79 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
3. South 45°27'08" East a distance of 869.12 feet to a square concrete monument found at the northeast corner of the 108 acres and the northwest corner of the 55.71 acres;
4. South 46°01'02" East a distance of 631.89 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northwest corner of the 1.000 acres;
5. South 45°56'21" East a distance of 150.00 feet (record – S 44° 41' E, 150.0') to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northeast corner of the 1.000 acres;
6. South 44°53'01" East a distance of 270.00 feet (record – S 44° 41' E, 270.0') to a calculated point at the northeast corner of the 55.71 acres and the northwest corner of the 70.74 acres, from which a 1/2" iron rebar with cap stamped "Windrose Austin" bears South 45°41'28" West a distance of 3.55 feet;
7. South 44°53'01" East a distance of 345.60 feet (record – S 44°41' E, 344.4') to a fence corner post found at the northwest corner of the 2.036 acres;
8. South 47°13'21" East a distance of 274.85 feet (record – S 46°37'40" E, 274.71') to a square concrete monument found at the northeast corner of the 2.036 acres;
9. South 48°59'09" East a distance of 355.49 feet (record – S 48°23' E, 356.96') to a **POINT OF BEGINNING.**

This parcel contains 247.559 acres of land out of the John Stewart Survey, Abstract No. 14 in Hays County, Texas. Description prepared from an on-the-ground survey made during September 2014. All bearings shown hereon are referenced to Grid North of the Texas State Plane System, South Central Zone.