



## **ORDINANCE NO. 184**

**AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO GENERAL BUSINESS DISTRICT (GBD) IN THE INCORPORATED CITY LIMITS OF CITY OF UHLAND, TOTALING 10.4392 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 Umland, Texas, requesting a zoning change of a tract of land within City Limits of the City of Umland, Texas’ and;

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

**WHEREAS**, a public hearing was held, October 5, 2016, for all interested persons to speak;

**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 in the city limits

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

**Section 3.** That the legal description of all annexed property shall be filed with this Ordinance, as a part hereof.

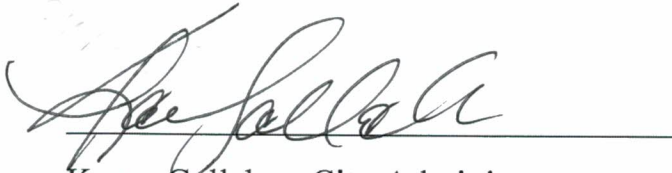
**PASSED AND APPROVED THIS 11 DAY OF October, 2016**

Ayes 3 Nays 1 Abstain 0

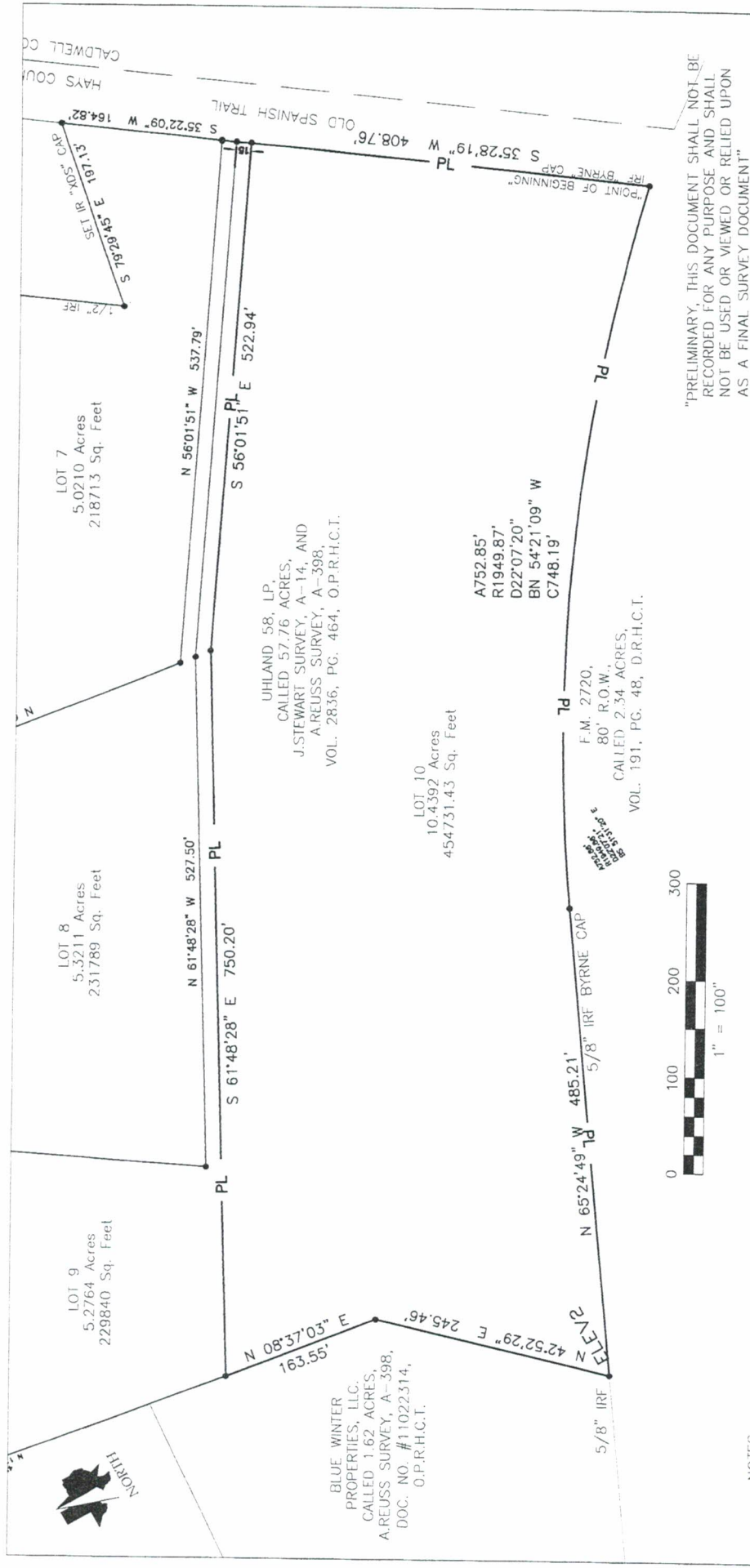
A handwritten signature in cursive script, appearing to read "Bryan Geiger", written over a horizontal line.

Bryan Geiger, Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "Karen Gallaher", written over a horizontal line.

Karen Gallaher, City Administrator



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

|          |           |             |               |
|----------|-----------|-------------|---------------|
| DRAWN    | XDS       | DATE        |               |
| APPROVED | XDS       | DATE        | 07-27-2016    |
| SCALE    | 1" = 100' | PROJECT NO. | 100727 LOT 10 |

SURVEY OF LOT 10, OUT OF A CALLED 57.94 ACRES, AS CONVEYED IN DOC. NO. #05037798, O.P.R.H.C.T., SITUATED IN THE J. STEWART LEAGUE SURVEY, ABSTRACT--14 & A. REUSS SURVEY, ABSTRACT--398, HAYS COUNTY, TEXAS

**XDS**  
SURVEYING & MAPPING

XDS LAND SURVEYING, LLC.  
PHONE: 210.718.7189  
savredoandovoi@gmail.com  
FIRM REGISTRATION 10194170

NOTES:

- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X", KNOWN AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 48209 C 0205 E, EFFECTIVE DATE: FEBRUARY 18, 1998, FOR HAYS COUNTY, TEXAS.
- \*SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE 4204.
- A METES & BOUNDS DESCRIPTION ACCOMPANIES THIS BOUNDARY EXHIBIT.
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- M.R.H.T. = MAP RECORDS OF HAYS COUNTY, TEXAS.
- D.R.H.C.T. = DEED RECORDS HAYS COUNTY TEXAS.
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAP STAMPED "XDS" EXCEPT AS NOTED.
- IR = DENOTES PROPERTY LINE.
- ALL RIGHTS RESERVED © UCCL-2.7.

LOT 9  
5,2764 Acres  
229840 Sq. Feet

LOT 8  
5,3211 Acres  
231789 Sq. Feet

LOT 7  
5,0210 Acres  
218713 Sq. Feet

UHLAND 58, LP,  
CALLED 57.76 ACRES,  
J. STEWART SURVEY, A-14, AND  
A. REUSS SURVEY, A-398,  
VOL. 2836, PG. 464, O.P.R.H.C.T.

LOT 10  
10.4392 Acres  
454731.43 Sq. Feet

A752.85'  
R1949.87'  
D22'07.20"  
BN 54°21'09" W  
C748.19'

F.M. 2720,  
80' R.O.W.,  
CALLED 2.34 ACRES,  
VOL. 191, PG. 48, D.R.H.C.T.

5/8" IRF

5/8" IRF BYRNE CAP

5/8" IRF

0 100 200 300  
1" = 100'

STATE OF TEXAS  
HAYS COUNTY

Exhibit "A"

Field Note Description for Lot 10, a **10.4392 acre (454,731 square feet)** tract of land being out of a called 57.76 acre tract of land as conveyed to 58 Uhland, LP, by deed recorded in Volume 2836, Volume 464, Document Number #5037799, Official Public Records Hays County, Texas (O.P.R.H.C.T.), said 57.76 acre tract being situated in the John Stewart League Survey, Abstract-14, and the August Reuss Survey, Abstract-398, Uhland, Hays County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with "BYRNE" yellow plastic cap found in the east Right-of-Way (R.O.W.) line of Farm to Market (F.M.) 2720 (80 R.O.W.), as recorded in Volume 191, Page 48, Deed Records of Hays County, Texas, (D.R.H.C.T.) northwest intersection of Farm to Market 2720, 80' Right-of-Way (R.O.W.), and the west R.O.W. of Old Spanish Trail, same point being the south corner of the said 57.76 acre tract (Uhland 58 LP tract) for the **"POINT OF BEGINNING"** of the herein described Lot 10, same point being in a circular curve to the left having a chord bearing and distance of North 54°21'09" West, 748.19 feet;

**THENCE** Along and with the common boundary of the circular curve to the left, being the east R.O.W. of the said F.M. 2720 (80 FOOT R.O.W.) and the said 57.76 acre tract (58 Uhland L.P. tract), and having the following parameters: Radius: 1,949.87 feet, Arc Length: 752.85, & Delta: 22°07'20", to a ½ inch iron rod with "BYRNE" yellow plastic cap found for an interior property corner of the herein described Lot 10;

**THENCE** North 65°24'49" West, along and with the common boundary of the said F.M. 2720 (80 FOOT R.O.W.) and the said 57.76 acre tract (58 Uhland L.P. tract), a distance of 485.21 feet to a ½ inch iron rod found for the south property corner of a called 1.62 acre tract of land as conveyed to Blue Winter Properties, LLC., as recorded in Document Number #11022314 O.P.R.H.C.T., same point being the west property corner of the herein described Lot 10;

**THENCE** Departing the west R.O.W. line of the said F.M. 2720 (80 foot R.O.W.), continuing along and with the common boundary of the said 1.62 acre (Blue Winter Properties tract) and the said 57.76 acre (Uhland 58 L.P. tract), the following two (2) bearings and distances:

1. North 42°52'29" East, 245.46 feet to a 1 inch iron pipe found for an interior corner of the herein described Lot 10;
2. North 08°37'03" East, 163.55 feet to a ½ inch iron rod with orange plastic cap stamped "XDS" found for the north corner of the herein described Lot 10;

**THENCE** South 61°48'28" East, departing the common boundary of the said 1.62 acre (Blue Winter Properties, LLC. tract) and the said 57.76 acre (Uhland 58 LP tract), cutting and severing the said 57.76 acre (Uhland 58 LP tract), a distance of 750.20 feet to a ½ inch iron rod with orange plastic cap stamped "XDS" set for an interior corner of the herein described Lot 10;

**THENCE** South 56°01'51" East, continuing across, cutting and severing the said 57.76 acres (Uhland 58 LP tract), a distance of 522.94 feet to a ½ inch iron rod with orange plastic cap stamped "XDS" set on the west R.O.W. line of the said Old Spanish Trail for the east corner of the herein described Lot 10;

**THENCE** South 35°28'19" West, along and with the common boundary of the west R.O.W. of Old Spanish Trail and the said 57.76 acre tract (58 Uhland L.P. tract), a distance of 408.76 feet to the **"POINT OF BEGINNING"** and containing within these metes & bounds a **10.4392 acres (454,731 square feet)** of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Central Zone 4204, NAD83).

I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on June 20, 2016, under my supervision and it correctly represents the facts found at the time of the survey.

*Xavier Sandoval*

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Xavier Sandoval  
Registered Professional Land Surveyor  
License No. 5886 State of Texas



Instrument # 17027641 Number of Pages: 5  
Filed and Recorded: 8/8/2017 1:13 PM  
Liz Q. Gonzalez, Hays County Clerk, Texas  
Rec \$42.00 Deputy Clerk: HCATHEY