



## **ORDINANCE NO. 194**

**AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO GENERAL BUSINESS, IN THE INCORPORATED CITY LIMITS OF CITY OF UHLAND, BEING CALLED 3.06 ACRE TRACT OF LAND SITUATED IN THE JOHN STEWART LEAGUE NO. 1, ABSTRACT #14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 6, IKE WARNITZKY SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 65, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND VACTED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS, ACCORDING TO THE SPECIAL MEETING MINUTES OF THE BOARD OF ALDERMEN, DATED MARCH 16, 2017, SAVE AND EXCEPT A PORTION OF THAT CALLED .0992 ACRE TRACT OF LAND CONVEYED TO HAYS COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES FOR WIDENING HIGH ROAD (C.R. # 127), A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN VOLUME 1420, PAGE 683, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME ALSO BEING PART OF THAT CERTAIN CALLED 43.967 ACRE CONVEYED TO MANUEL DIEGO SANCHEZ AND MANUEL DIEGO CABERRA, BY DEED RECORDED IN VOLUMER 5370, PAGE 163, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. COMPLETE DESCRIPTIONS ARE AVAILABE AT CITY HALL.**

**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, July 20, 2017, for all interested persons to speak;

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

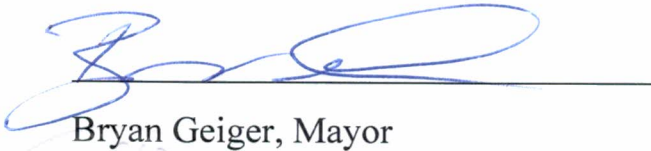
**Section 1.** That the tract of land described in said petition which is attached as “Exhibit A”, and which is hereby in the city limits

**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 2<sup>nd</sup> day of August 2017

Ayes 5 Nays 0 Abstain 0



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Bryan Geiger, Mayor

ATTEST:



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Karen Gallaher, City Administrator



 **ASH & ASSOCIATES****SURVEYING · ENGINEERING · ARCHITECTURE***"Serving the Community of Texas"*

142 Jackson Lane

San Marcos, Texas 78666

Phone: 512-392-1719

ashandassociates.net

STATE OF TEXAS  
COUNTY OF HAYSLOT 2 - ZONING PARCEL 3.06 ACRES  
JOHN STEWART LEAGUE NO. 1  
ABSTRACT # 14

BEING A CALLED 3.06 ACRE TRACT OF LAND SITUATED IN THE JOHN STEWART LEAGUE NO. 1, ABSTRACT # 14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 6, IKE WRANITZKY SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 65, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND VACATED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS, ACCORDING TO THE SPECIAL MEETING MINUTES OF THE BOARD OF ALDERMEN, DATED MARCH 16, 2017, SAVE AND EXCEPT A PORTION OF THAT CALLED 0.992 ACRE TRACT OF LAND CONVEYED TO HAYS COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES FOR WIDENING HIGH ROAD (C.R. #127), A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN VOLUME 1430, PAGE 683, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME ALSO BEING PART OF THAT CERTAIN CALLED 43.967 ACRE CONVEYED TO MANUEL DIEGO SANCHEZ AND MANUEL DIEGO CABERRA BY DEED RECORDED IN VOLUME 5370, PAGE 163, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod with cap marked "ASH5687" set for the north corner of said Manuel Diego Sanchez and Manuel Diego Caberra called 43.967 acre tract, same being at a common west corner of the above-mentioned Hays County called 0.992 acre tract of land, and being at the intersection of the southeast line of said Lot 1, Sunny Ridge, with the southwest line of High Road - County Road No. 127, a variable width public right-of way, and from which the record east corner of said Lot 1, Sunny Ridge, bears North 43°46'07" East, a distance of 8.8 feet;

**THENCE** along the southeast line of said Hays County called 0.992 acre tract and the common southeast line of said High Road – C.R. No. 127, as dedicated, **South 46°31'29" East** (S 46°31'29" E Record), a distance of **510.00 feet** to the **POINT OF BEGINNING** and the north corner of the herein described tract of land;

**THENCE** along the southeast line of said Hays County called 0.992 acre tract and the common southeast line of said High Road – C.R. No. 127, as dedicated, the following courses and distances numbered (1) and (2):

1) **South 46°31'29" East** (S 46°31'29" E Record), a distance of **26.65 feet** to a 1/2" iron rod found for corner;

2) **South 45°49'23" East** (S 45°49'28" E Record), a distance of **224.09 feet** to the east corner of the herein described tract of land, and from which a 1/2" iron rod with cap marked "HH" found at a corner clip at the intersection of said High Road with the northwest line of North Plum Creek Road – County Road No. 156, a variable width public right-of-way, same being a corner of said Hays County called 0.992 acre tract, and being a common corner of Manuel Diego Sanchez and Manuel Diego Caberra called 43.967 acre tract, bears South 45°49'23" East, a distance of 1202.27 feet;

**THENCE** departing said High Road – C.R. No. 127, as dedicated, through and severing said Manuel Diego Sanchez and Manuel Diego Caberra called 43.967 acre tract, the following courses and distances numbered (1) through (3):

1) **South 43°12'23" West**, a distance of **529.51 feet** to the south corner of the herein described tract of land;

2) **North 46°38'33" West**, a distance of **250.71 feet** to the west corner of the herein described tract of land;

3) North 43°12'23" East, a distance of 532.77 feet to the POINT OF BEGINNING and CONTAINING 3.06 ACRES OF LAND.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

THE SUBDIVISION OF THIS PROPERTY IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during February 2017, and is true and correct to the best of my knowledge and belief.

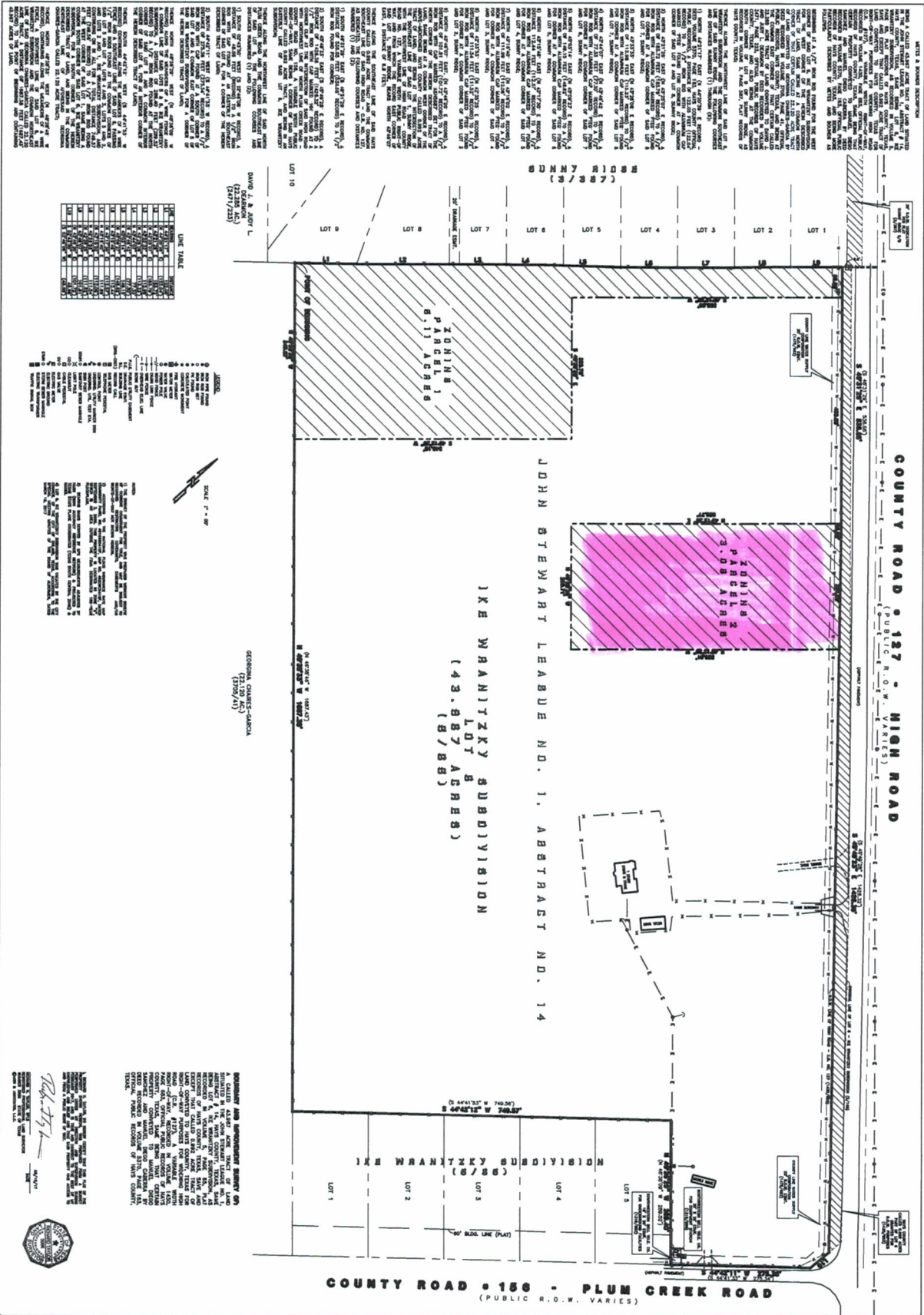


Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas  
Attachment: Drawing of 43.967 acres  
Job: 17-6407

05/0917

Date





(SEAL) WRANTZKY SURVEYOR No. 1	<b>BOUNDARY &amp; IMPROVEMENT SURVEY</b> 43.967 ACRES OF LAND PART OF LOT 8 & 9 OF THE WRIGHT SUBDIVISION JOHN STEWART LEAGUE NO. 1, ABSTRACT NO. 14 CITY OF UHLAND HAYS COUNTY, TEXAS	<b>DRAWING INFORMATION</b> DESIGNED BY: ADP DATE: 02/02/17 DRAWN BY: RHT PROJECT NO.: 17-6407 APPROVED BY: [Signature] PLAT SCALE: FILE NAME: WRANTZKY 1:80	<b>ASH &amp; ASSOCIATES</b> 142 JACKSON LANE 144 MARCO, TEXAS 76786 (817) 392-1716 FAX (817) 392-1938 Surveying 100647-00 Engineering F-13483 Architecture T332040	<b>REVISIONS</b> <table border="1"> <tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr> <tr><td>1</td><td>...</td><td>...</td></tr> <tr><td>2</td><td>...</td><td>...</td></tr> <tr><td>3</td><td>...</td><td>...</td></tr> <tr><td>4</td><td>...</td><td>...</td></tr> <tr><td>5</td><td>...</td><td>...</td></tr> </table>	NO.	REVISION	DATE	1	...	...	2	...	...	3	...	...	4	...	...	5	...	...
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Instrument # 17028527 Number of Pages: 6  
 Filed and Recorded: 8/15/2017 1:09 PM  
 Liz Q. Gonzalez, Hays County Clerk, Texas  
 Rec \$46.00 Deputy Clerk: VVALDEZ