



**ORDINANCE NO. 231**

**AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO GENERAL BUSINESS. BEING ALL OF THAT CERTAIN 15.869 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF JOHN STEWART SURVEY, ABSTRACT NUMBER 14, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BING A PORITON OF THAT CALLED 129.710 ACRE TRACT OF LAND, CONVEYED TO RH & JS LAND DEVELOPMENT IN VOLUME 3761, PAGE 193, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 15.869 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**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,** two public hearings were held at 6:00pm June 5<sup>th</sup>, 2019 and July 3<sup>rd</sup>, 2019 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 7th day of August 2019

Ayes 4 Nays 0 Abstain 0

Vicki Hunter

Vicki Hunter, Mayor

ATTEST:

Karen Gallaher

Karen Gallaher, City Administrator

APR 03 2019

15 N. Old Spanish Trail  
Uhlman, TX 78640

#### FIELD NOTES

BEING ALL OF THAT CERTAIN 15.869 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND, CONVEYED TO RH & JS LAND DEVELOPMENT IN VOLUME 3761, PAGE 193, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 15.869 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point at the east corner of said 129.710 acre tract of land, being at the north corner of Lot 1, Noguez Subdivision, recorded in Book 13, Page 201, Plat Records of Hays County, Texas, and being in the southwest line of High Road (R.O.W. Varies), for the east corner and **POINT OF BEGINNING** of the herein described tract of land,

**THENCE**, S44°54'46"W, with the southeast line of said 129.71 acres tract and the northwest line of said Lot 1, a distance of 395.17 feet to a calculated point for the southernmost corner of the herein described tract of land,

**THENCE**, over and across said 129.710 acre tract of land the following five (5) courses and distances, numbered 1 through 5,

- 1) N44°16'50"W, a distance of 31.04 feet to a calculated point for corner,
- 2) N45°26'46"E, a distance of 125.00 feet to a calculated point for corner,
- 3) N44°33'14"W, a distance of 1612.57 feet to a calculated point for corner,
- 4) S46°06'19"W, a distance of 826.13 feet to a calculated point for a southwest corner of the herein described tract of land, and
- 5) N43°53'41"W, a distance of 263.72 feet to a calculated point for the west corner of the herein described tract of land, being in the northwest line of said 129.710 acre tract, and being in the southeast line of Plum Creek Road (R.O.W. Varies),

**THENCE**, N46°24'02"E, with the southeast line of said Plum creek Road and the northwest line of said 129.710 acre tract, a distance of 1089.95 feet to a calculated point at the intersection of said Plum Creek Road and said high Road, for the north corner of the herein described tract,

**THENCE**, S44°42'40"E, with the southwest line of said High Road and the northeast line of said 129.710 acre tract of land, a distance of 245.72 feet to a calculated point at the north corner of a called 0.50 acre tract of land conveyed to County Line Water Supply Corporation in Volume 1997, Page 59, Official Public Records of Hays County, Texas,

**THENCE**, with the common lines of said 0.50 acre tract and said 129.710 acre tract, the following three (3) courses and distances, numbered 1 through 3,

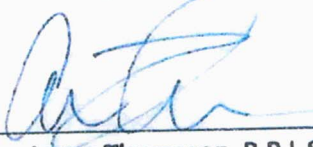
1. S45°30'20"W, a distance of 147.78 feet to a calculated point at the west corner of said 0.50 acre tract,

2. S44°34'24"E, a distance of 147.59 feet to a calculated point at the south corner of said 0.50 acre tract of land, and
3. N45°30'42"E, a distance of 147.46 feet to a calculated point at the east corner of said 0.50 acre tract of land, being in the southwest line of said High Road,

THENCE, S44°39'44"E, with the southwest line of said High Road and the northeast line of said 129.710 acre tract of land, a distance of 1501.67 feet to the **POINT OF BEGINNING** and containing 15.869 acres of land.

These field notes were prepared from record information, and no on the ground survey was performed.

Prepared by:

 13 MAR 2019

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# SKETCH TO ACCOMPANY FIELD NOTES

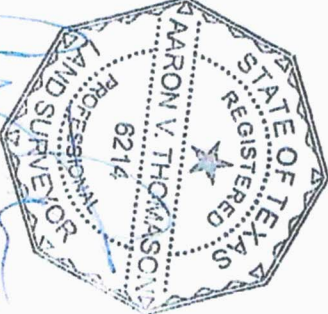
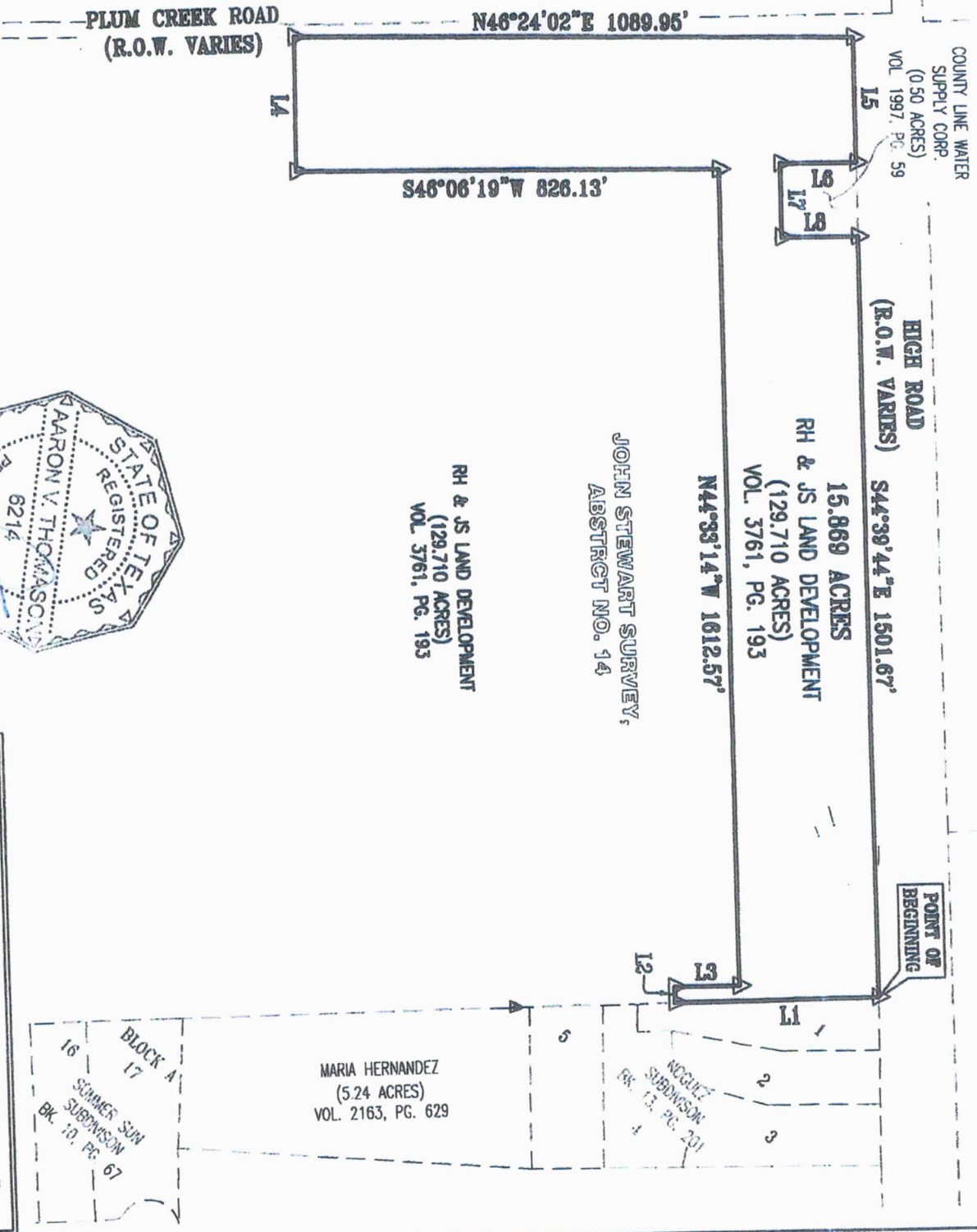


SCALE: 1" = 300'

## LEGEND

▲ CALCULATED POINT

Line Table		
Line #	Length	Direction
L1	395.17	S44°54'46"W
L2	31.04	N44°16'50"W
L3	125.00	N45°26'46"E
L4	263.72	N45°53'41"W
L5	245.72	S44°42'40"E
L6	147.76	S45°30'20"W
L7	147.59	S44°34'24"E
L8	147.46	N45°30'42"E



12M&R  
2/20/19



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PATH-- J\AC30\5099\SURVEY\FN - ZONING TRACT # 1.DWG

Location Map

Sullivan Tract

High Road at N. Plum Creek Rd.

Uhland, Texas

SITE

Soil Conservation Service Site 7 Reservoir

129

156

127

21

227

Everett Dr

High Rd

Flint Rd

Summer Sun Cove

Arbol Hwy

Callie Thomas

Paseo De Perez

Plum-Creek-Rd

Google Earth

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