



## **ORDINANCE NO. 229**

**AN ORDINANCE FOR VOLUNTARY ANNEXATION OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS. BEING ALL OF THAT CERTAIN 103.472 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 129.710 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS SEEN IN "EXHIBIT A".**

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

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

**WHEREAS**, two public hearing were held at 6:00p.m. on June 5, 2019 and July 3, 2019 and;

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

**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 Umland, 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 17<sup>th</sup> DAY OF JULY 2019

Ayes 5 Nays 0 Abstain 0

Vicki Hunter

Vicki Hunter, Mayor



Karen Gallaher

Karen Gallaher  
City Administrator



**FIELD NOTES**  
**EXHIBIT "A"**

**BEING ALL OF THAT CERTAIN 103.472 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 103.472 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**, with the southeast line of said 129.71 acres tract, the northwest line of said Noguez Subdivision, the northwest line of a called 5.24 acre tract of land, conveyed to Maria Hernandez in Volume 2163, Page 629, Official Public Records of Hays County, Texas, and the northwest line of Summer Sun Subdivision, recorded in Book 10, Page 67, Plat Records of Hays County, Texas, the following three (3) courses and distances, numbered 1 through 3,

1. S44°54'46"W, a distance of 712.45 feet to a calculated point for corner,
2. S44°54'59"W, a distance of 673.63 feet to a calculated point for corner, and
3. S45°03'39"W, a distance of 1739.80 feet to a calculated point in the northwest line of Lot 1, Block A of said Summer Sun Subdivision, being in the southeast line of said 129.710 acre tract of land, and from which the south corner of said 129.710 acre tract, being the westernmost corner of said Lot 1, and being in the northeast line of Cotton Gin Road (R.O.W. Varies), bears S45°03'39"W, a distance of 200.04 feet

**THENCE**, N43°51'59"W, over and across said 129.710 acre tract of land, a distance of 578.36 feet to a calculated point for corner in the southeast line of a called 1 acre tract of land conveyed to Charles & Beverley Jane Hunt in Instrument Number 18045307, Official Public Records of Hays County, Texas, and from which the south corner of said 1 acre tract, being a the most southerly southwest corner of said 129.710 acre tract of land, and being in the northeast line of said Cotton Gin Road, bears S44°58'49"W, a distance of 200.04 feet,

**THENCE**, N44°58'49"E, with the southeast line of said 1 acre tract and with a northwest line of said 129.710 acre tract of land, a distance of 181.29 feet to a calculated point at the east corner of said 1 acre tract of land,

**THENCE**, N44°55'37"W, with a southwest line of said 129.710 acre tract of land, the northeast line of said 1 acre tract and with the north east line of a called 5 acre tract of land conveyed to Anthony and Susan Lee King in Volume 1339, Page 546, Official Public Records of Hays County, Texas, a distance of



688.13 feet to a calculated point at a west corner of said 129.710 acre tract, being the north corner of said 5 acre tract, and being in the southeast line of a called 10.10 acre tract of land conveyed to Jorge & Alison Garcia in Volume 2039, Page 511, Official Public Records of Hays County, Texas, for a west corner of the herein described tract of land,

**THENCE**, with the common lines of said 129.710 acre tract and said 10.10 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N43°33'52"E, a distance of 307.87 feet to a calculated point at the east corner of said 10.10 acre tract of land, and
- 2) N43°22'29"W, a distance of 255.39 feet to a calculated point in the northeast line of said 10.10 acre tract, being at a western corner of said 129.710 acre tract, for a west corner of the herein described tract of land,

**THENCE**, over and across said 129.710 acre tract of land, the following two (2) courses and distances, numbered 1 through 2,

1. N43°44'03"E, a distance of 642.37 feet to a calculated point for corner, and
2. N46°24'02"E, a distance of 1984.44 feet to a calculated point in the northeast line of said 129.710 acre tract, being in the southwest line of said High Road,

**THENCE**, S44°39'44"E, a distance of 1494.93 feet to the **POINT OF BEGINNING** and containing 103.472 acres of land.

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

Prepared by:  12 MAR 2019

Aaron Thomason, R.P.L.S. NO. 6214  
Carlson, Brigance & Doering, Inc.  
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Austin, TX 78749  
Phone: (512) 280-5160  
aaron@cbdeng.com



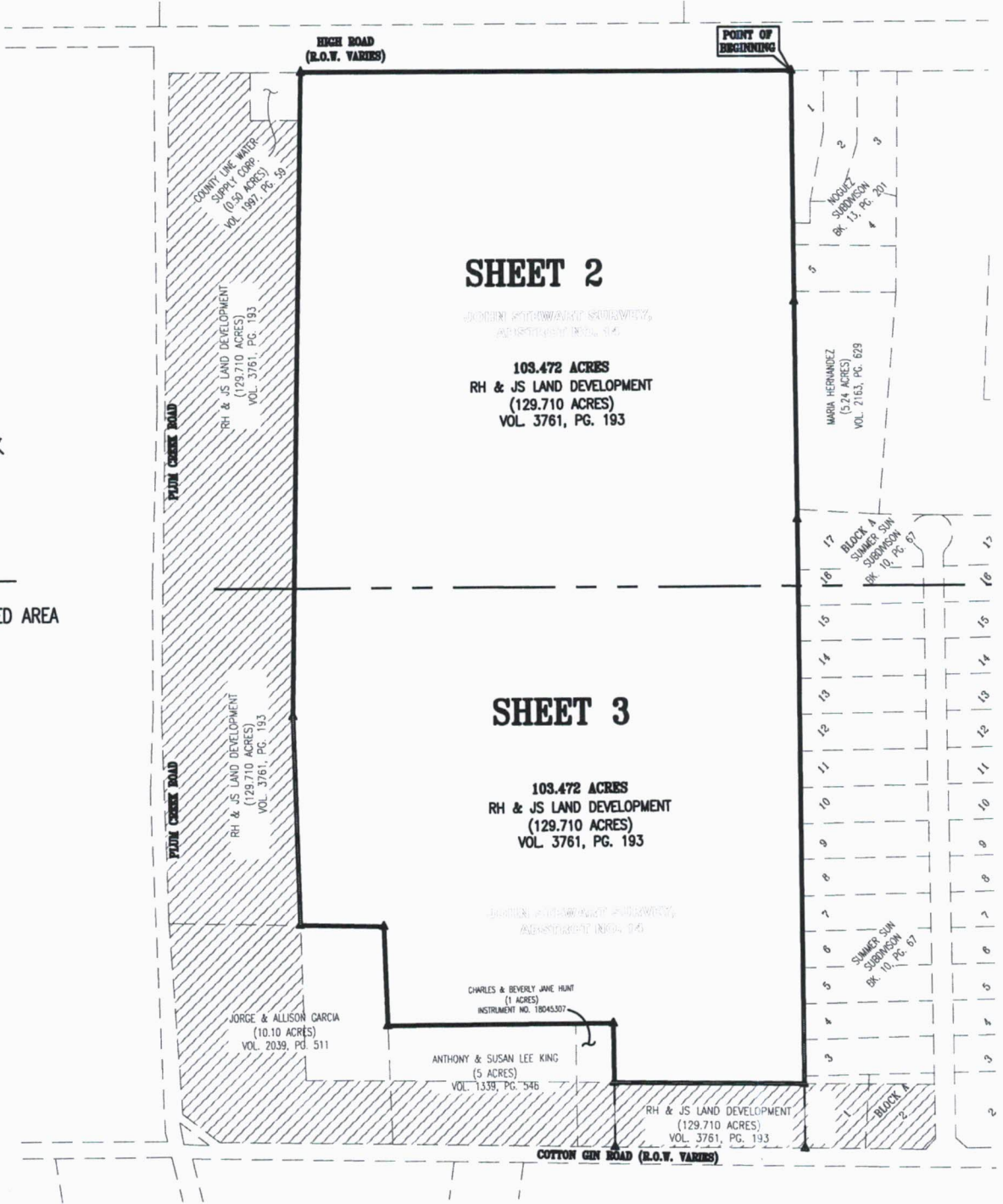
# SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "A"



SCALE: 1" = 500'

## LEGEND

PREVIOUSLY ANNEXED AREA



*12 MAR 2019*

**SHEET 1 OF 3**

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying

5501 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165

PATH:- J:AC3D\5099\SURVEY\FN - ANNEXATION EXHIBIT.DWG

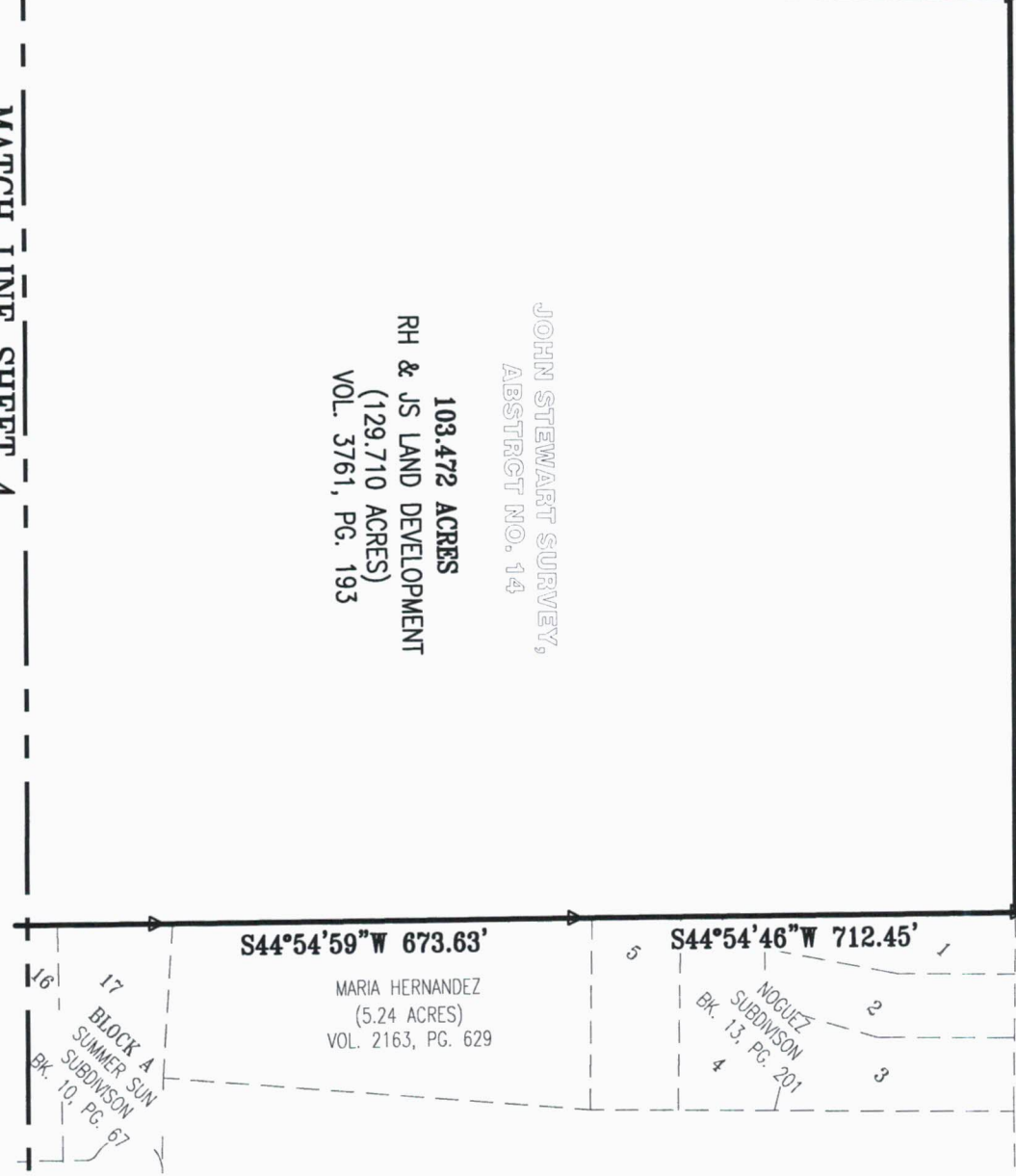
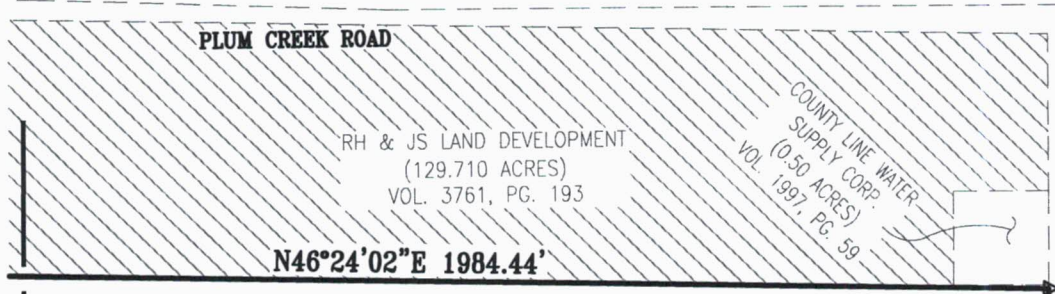
# SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "A"



SCALE: 1" = 200'


## LEGEND

- CALCULATED POINT
- PREVIOUSLY ANNEXED AREA



MATCH LINE SHEET 4

SHEET 2 OF 3



**Carlson, Brigrance & Doering, Inc.**

FIRM ID #E3791    REG. # 10024900

Civil Engineering    Surveying

5901 West William Cannon    78749

Austin, Texas    Phone No. (512) 280-5160    Fax No. (512) 280-5165

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# SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "A"

MATCH LINE SHEET 3

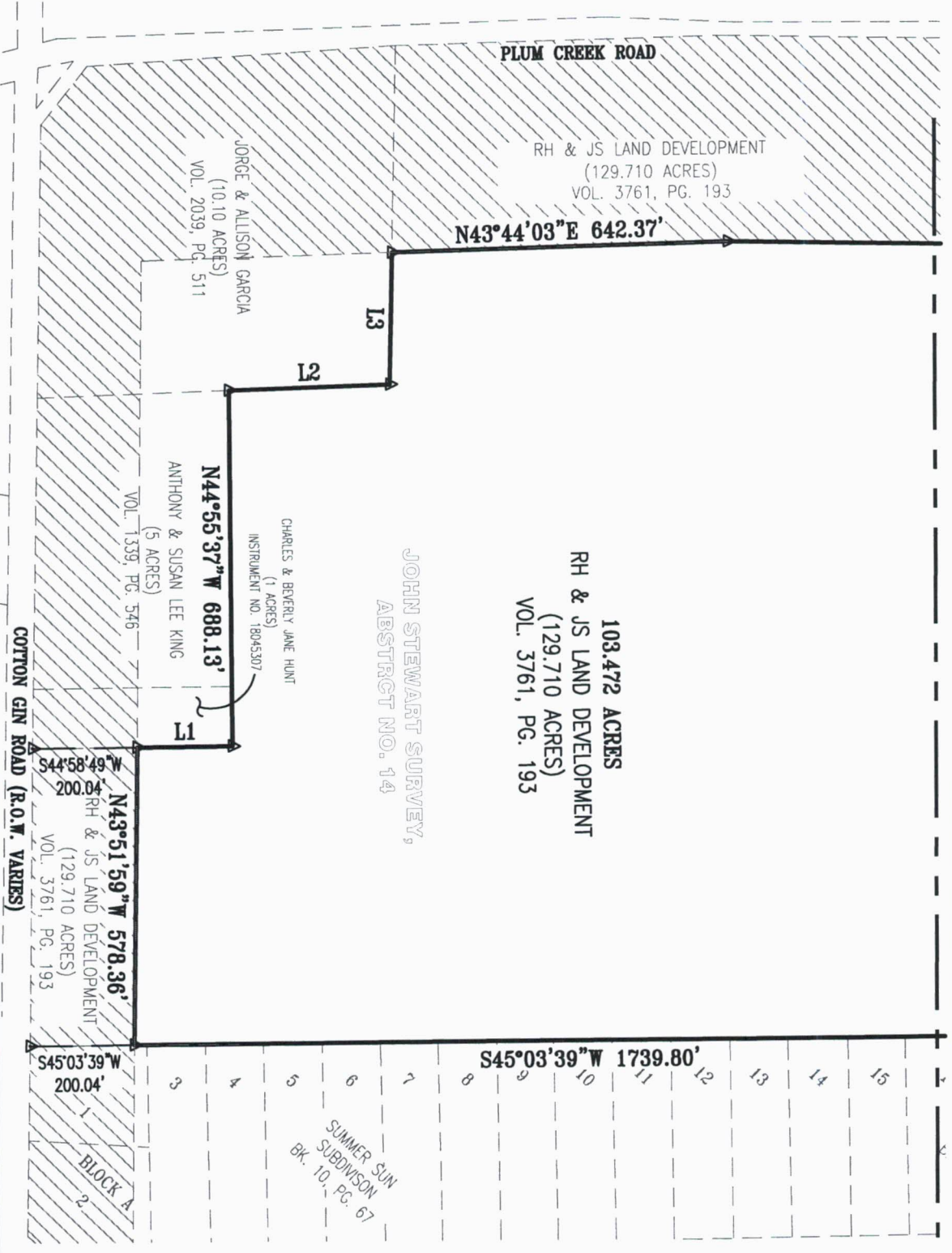


SCALE: 1" = 200'

## LEGEND

- CALCULATED POINT
- PREVIOUSLY ANNEXED AREA

Line Table		
Line #	Length	Direction
L1	181.29	N44°58'49"E
L2	307.87	N43°33'52"E
L3	255.39	N43°22'29"W



SHEET 3 OF 3

**Carlson, Brigance & Doering, Inc.**

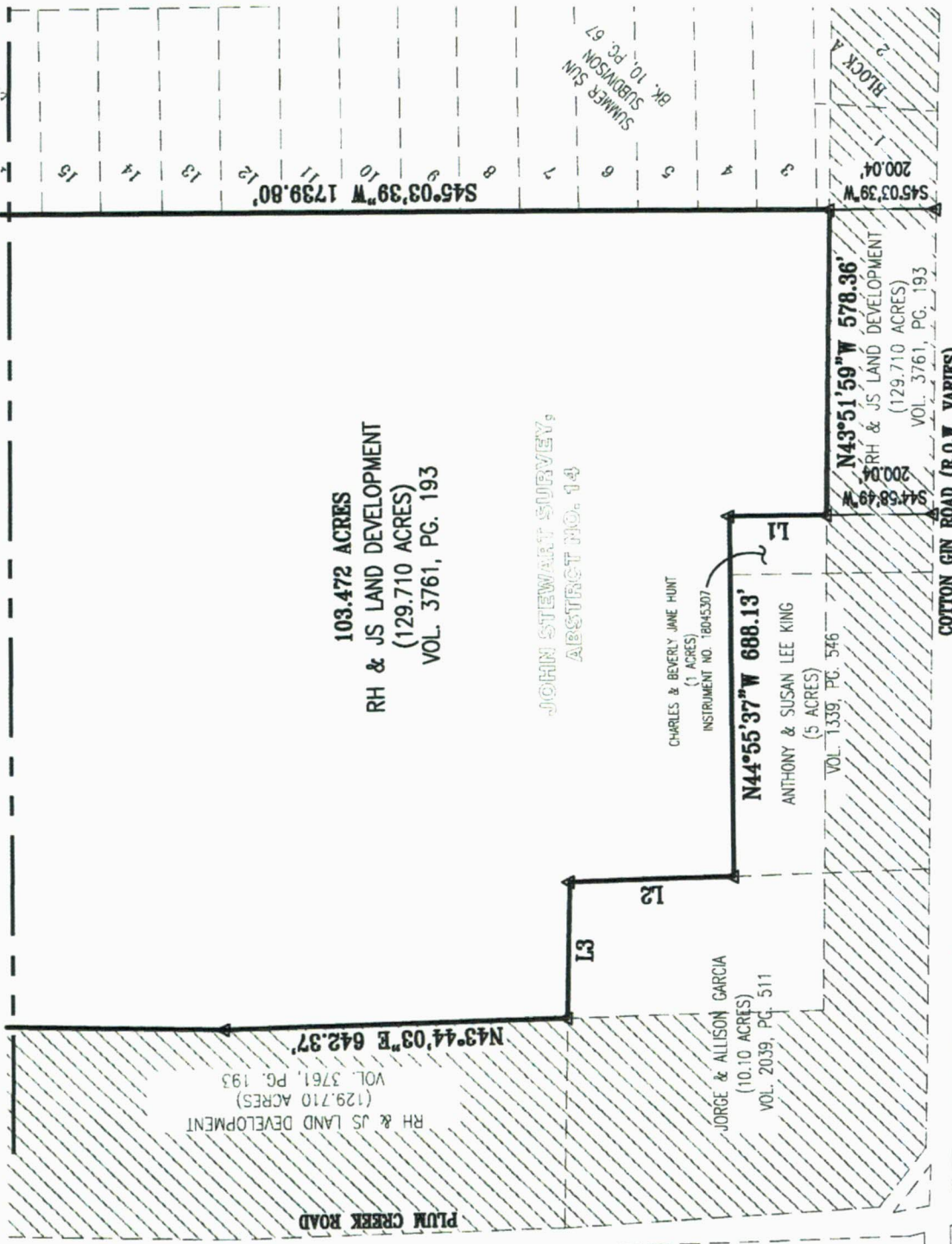
FIRM ID #E3791    REG. # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 290-5160    Fax No. (512) 290-5165

PATH:-- J:\AC3D\5099\SURVEY\FN -- ANN    ON EXHIBIT.DWG

# SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "A"

MATCH LINE SHEET 3



103.472 ACRES  
RH & JS LAND DEVELOPMENT  
(129.710 ACRES)  
VOL. 3761, PG. 193

JOHN STEWART SURVEY,  
ABSTRACT NO. 14

CHARLES & BEVERLY JANE HUNT  
(1 ACRES)  
INSTRUMENT NO. 16045307

N44°55'37\"/>

VOL. 1339, PG. 546

N43°51'59\"/>

VOL. 3761, PG. 193

N43°44'03\"/>

(129.710 ACRES)  
VOL. 3761, PG. 193

JORGE & ALLISON GARCIA  
(10.10 ACRES)  
VOL. 2039, PG. 511

COTTON GIN ROAD (R.O.V. VARIES)

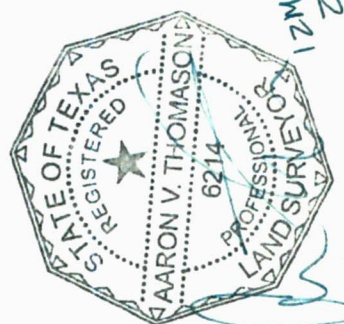


SCALE: 1" = 200'

## LEGEND

- CALCULATED POINT
- PREVIOUSLY ANNEXED AREA

Line Table	
Line #	Direction
L1	N44°58'49\"/>
L2	N43°33'52\"/>
L3	N43°22'29\"/>



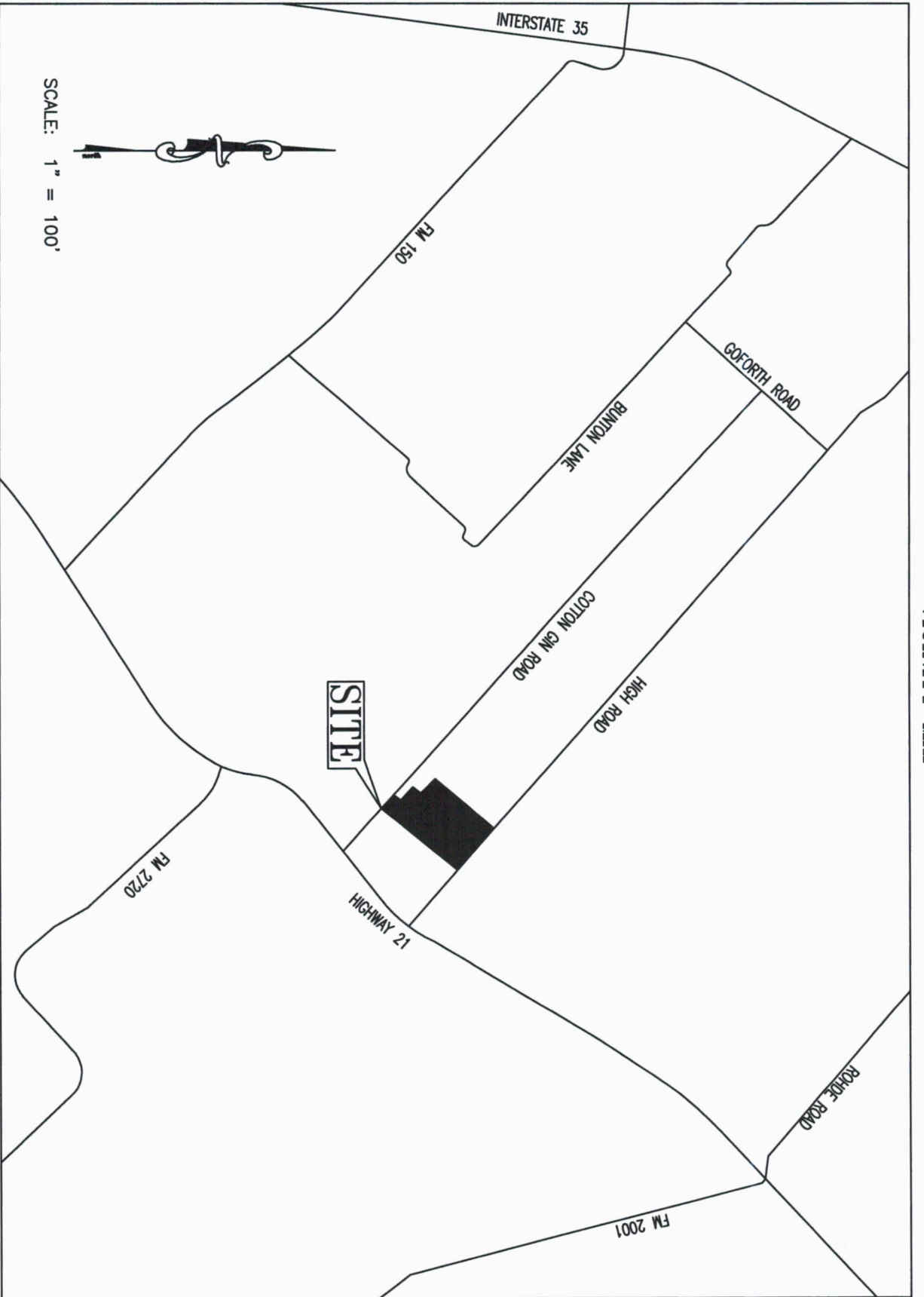
**Carlson, Brigrance & Doering, Inc.**

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Civil Engineering    Surveying  
 5501 West 40th Avenue    Austin, TX 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165



EXHIBIT "A"  
VICINITY MAP



SCALE: 1" = 100'



**CBD**  
Carlson, Brigance & Doering, Inc.  
FIRM ID #E3791 REG. # 10024900  
Civil Engineering 5801 West William Cannon  
Phone No. (512) 280-5160  
Surveying Austin, Texas 78749  
Fax No. (512) 280-5165

THE STATE OF TEXAS  
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

19033004 ORDINANCE  
09/16/2019 10:46:37 AM Total Fees: \$58.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk  
Hays County, Texas