



ORDINANCE NO. *234*

AN ORDINANCE FOR VOLUNTARY ANNEXATION OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS. BEING ALL OF THAT CERTAIN 32.812 ACRE TRACT OF LAND SITUATED IN THE ALBERT PACE SURVEY NUMBER 55, ABSTRACT 367, HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A CALLED 54 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO WALTER SCHMELTEKOPF, JR. IN VOLUME 219, PAGE 285, DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.TX.), SAID 32.812 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN "EXHIBIT A"

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

WHEREAS, no voters, and no person reside on said land. All persons within 200 feet of said property were notified by letter and;

WHEREAS, two public hearing were held at 6:00 p.m. on August 12, 2019 and September 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:

JUL 24 2019

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FIELD NOTES

BEING ALL OF THAT CERTAIN 32.812 ACRE TRACT OF LAND SITUATED IN THE ALBERT PACE SURVEY NUMBER 55, ABSTRACT 367, HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A CALLED 54 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO WALTER SCHMELTEKOPF, JR., IN VOLUME 219, PAGE 285, DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.TX.), SAID 32.812 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" eye bolt found at the southern corner of a called 3.0 acre tract of land conveyed to Jose G. & Rosalba Lira in Volume 1956, Page 384 of the Official Public Records of Hays County, Texas (O.P.R.H.C.TX.), for an interior corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, over and across said 54 acre tract and with a southeastern boundary line of said 3.0 acre tract N43°16'05"E, at a passing distance of 393.50 feet a capped ½" iron rod found stamped "3296", being a southern corner of a right-of-way dedication recorded in Volume 2581, Page 391, Official Public Records of Hays County, Texas, and continuing for a total distance of 418.77 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a point on a northern boundary line of said 54 acre tract, same being an eastern corner of said right-of-way dedication in Volume 2581, Page 391 and being also a point on a southern right-of-way line of Heidenreich Lane (R.O.W. Varies),

THENCE, with the common boundary line of said 54 acre tract and said Heidenreich Lane, the following two (2) courses and distances, numbered 1 and 2,

- 1) S52°15'08"E, a distance of 47.35 feet to a capped ½" iron rod found stamped "CBD SETSTONE" at an interior corner of said 54 acre tract, for an interior corner of the herein described tract of land, and
- 2) N43°07'36"E, a distance of 522.94 feet to a calculated point, being a point on a northwestern boundary line of said 54 acre tract and being also a point on a southeastern right-of-way line of said Heidenreich Lane, for the northernmost corner of the herein dscribed tract,

THENCE, crossing said 54 acre tract, the following six (6) courses and distances, numbered 1 through 6,

- 1) S61°13'49"E, a distance of 29.10 feet to a calculated point,
- 2) S46°15'36"E, a distance of 90.88 feet to a calculated point,
- 3) S32°40'23"E, a distance of 303.50 feet to a calculated point,
- 4) S45°43'08"E, a distance of 70.15 feet to a calculated point,
- 5) S60°00'51"E, a distance of 51.83 feet to a calculated point,
- 6) S67°15'45"E, a distance of 20.51 feet to a calculated point, being a point on a northeastern boundary line of said 54 acre tract, and being also a point on a western boundary line of a called 79.55 acre tract of land conveyed to Samuel Kimberlin Jr., in Volume 1759, Page 672 (O.P.R.H.C.TX.),

THENCE, with the common boundary line of said 54 acre tract and said 79.55 acre tract, the following four (4) courses and distances, numbered 1 through 4,

- 1) S49°10'12"W, a distance of 17.86 feet to a 2 ½" pipe fence corner post, being an interior corner of said 54 acre tract and being also a western corner of said 79.55 acre tract of land, for an interior corner of the herein described tract of land,


- 2) S51°31'45"E, a distance of 546.12 feet to a 2 1/4" inch pipe fence corner post at the east corner of said 54 acre tract of land, being at an interior corner of said 79.55 acre tract of land, for the easternmost corner of the herein described tract,
- 3) S60°06'29"W, a distance of 784.65 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE", being interior corner of said 54 acre tract and being also a western corner of said 79.55 acre tract, for an interior corner of the herein described tract of land, and
- 4) S41°27'36"E, a distance of 85.31 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE", being a southeastern corner of said 54 acre tract, same being a southern corner of said 79.55 acre tract, and being also a point on a northwestern boundary line of Lot 30, Block G of Grist Mill Highlands, Section 1, a subdivision recorded in Document Number 18018633 (O.P.R.H.C.TX.),

THENCE with the common boundary line of said 54 acre tract and said Grist Mill Highlands, Section 1, S48°10'02"W, a distance of 638.03 feet to a calculated point, being a point on a southeastern boundary line of said 54 acre tract and being also a point on a northwest boundary line of Lot 14, Block A of said Grist Mill Highlands, Subdivision Section 1, for the southernmost corner of the herein described tract,

THENCE, crossing said 54 acre tract, N41°41'42"W, a distance of 1265.60 feet to a calculated point, being a point on a northwest boundary line of said 54 acre tract and being also a point on a southeastern right-of-way line of said Heidenreich Lane, for the westernmost corner of the herein described tract,

THENCE, with the common boundary line of said 54 acre tract and said Heidenreich Lane, N43°29'31"E, a distance of 326.69 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE", being a point on a northwestern boundary line of said 54 acre tract, same being a point on a southeastern right-of-way line of said Heidenreich Lane, and being also a western corner of said right-of-way dedication,

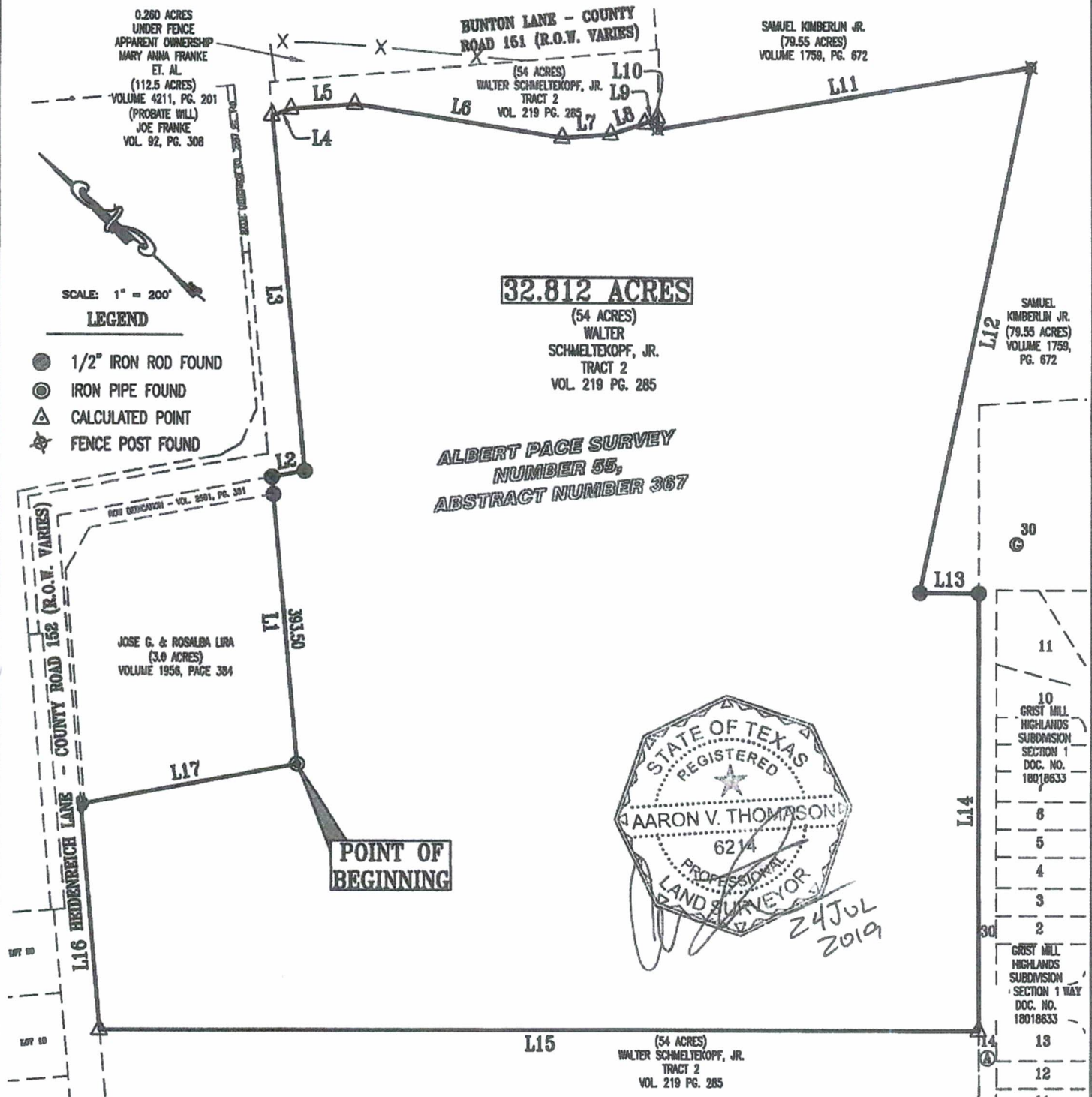
THENCE, with the said right-of-way dedication and the southeastern boundary line of said 3.0 acre tract, S52°31'06"E, a distance of 316.44 feet to the **POINT OF BEGINNING** and containing 38.812 acres of land.

Surveyed by:  24 Jul 2019
Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
Aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- ⊛ FENCE POST FOUND

**ALBERT PAGE SURVEY
NUMBER 55,
ABSTRACT NUMBER 367**



POINT OF BEGINNING

Line Table		
Line #	Length	Direction
L1	418.77	N43°16'05"E
L2	47.35	S52°15'08"E
L3	522.94	N43°07'36"E
L4	29.10	S61°13'49"E
L5	90.88	S46°15'36"E
L6	303.50	S32°40'23"E

Line Table		
Line #	Length	Direction
L7	70.15	S45°43'08"E
L8	51.83	S60°00'51"E
L9	20.51	S67°15'45"E
L10	17.86	S49°10'12"W
L11	546.12	S51°31'45"E
L12	784.65	S60°06'29"W

Line Table		
Line #	Length	Direction
L13	85.31	S41°27'36"E
L14	638.03	S48°10'02"W
L15	1265.60	N41°41'42"W
L16	326.69	N43°29'31"E
L17	316.44	S52°31'06"E

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

Carlson, Brigrance & Doering, Inc.
 FIRM ID #P3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

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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, voluntary 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 voluntary annexation.

Section 3. That the legal description of all voluntary 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 voluntary annexed as a part of the City.

PASSED AND APPROVED this 11TH day of September 2019.

Ayes 4 Nays 0 Abstain 0



Vicki Hunter, Mayor


ATTEST:



Karen Gallaher
City Administrator

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.

19033558 ORDINANCE

09/18/2019 01:18:32 PM Total Fees: \$42.00

 Elaine H. Cardenas

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