



ORDINANCE NO. 197

AN ORDINANCE FOR VOLUNTARY ANNEXATION OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS FOR ALL PURPOSES. BEING A 1.00 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN STEWART SURVEY, ABSTRACT 14, HAYS COUNTY, TEXAS. SAID 1.00 ACRE OF LAND BEING LOCATED PARTIALLY WITHIN THE CITY LIMITS OF UHLAND, TEXAS. SAID 1.00 ACRE OF LAND BEING OUT OF THAT CERTAIN 441.49 ACRES OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED, DATED NOVEMBER 19, 2004. GRANTOR: UHLAND MERCANTILE COMPANY, GRANTEE: MARSHALL FUCHS, RECORDED IN VOLUME 2583, PAGE 510 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. A PLAT OF SURVEY HAS BEEN PREPARED TO ACCOMPANY THESE FIELD NOTES. THE BEARINGS RECITED HEREIN ARE BASED ON THAT CERTAIN 1.00 ACRE TRACT OF LAND RECORDED IN VOLUME 2179, PAGE 196 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. AND 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 first public hearing was held, September 6, 2017 and second public hearing was held, October 4, 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 Voluntary Annexation

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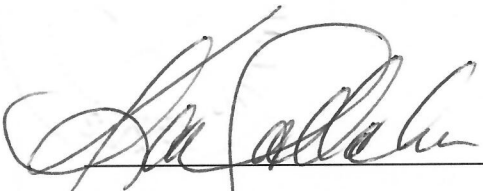
Section 3. That the legal description of all annexed property shall be filed with this Ordinance, as a part hereof.

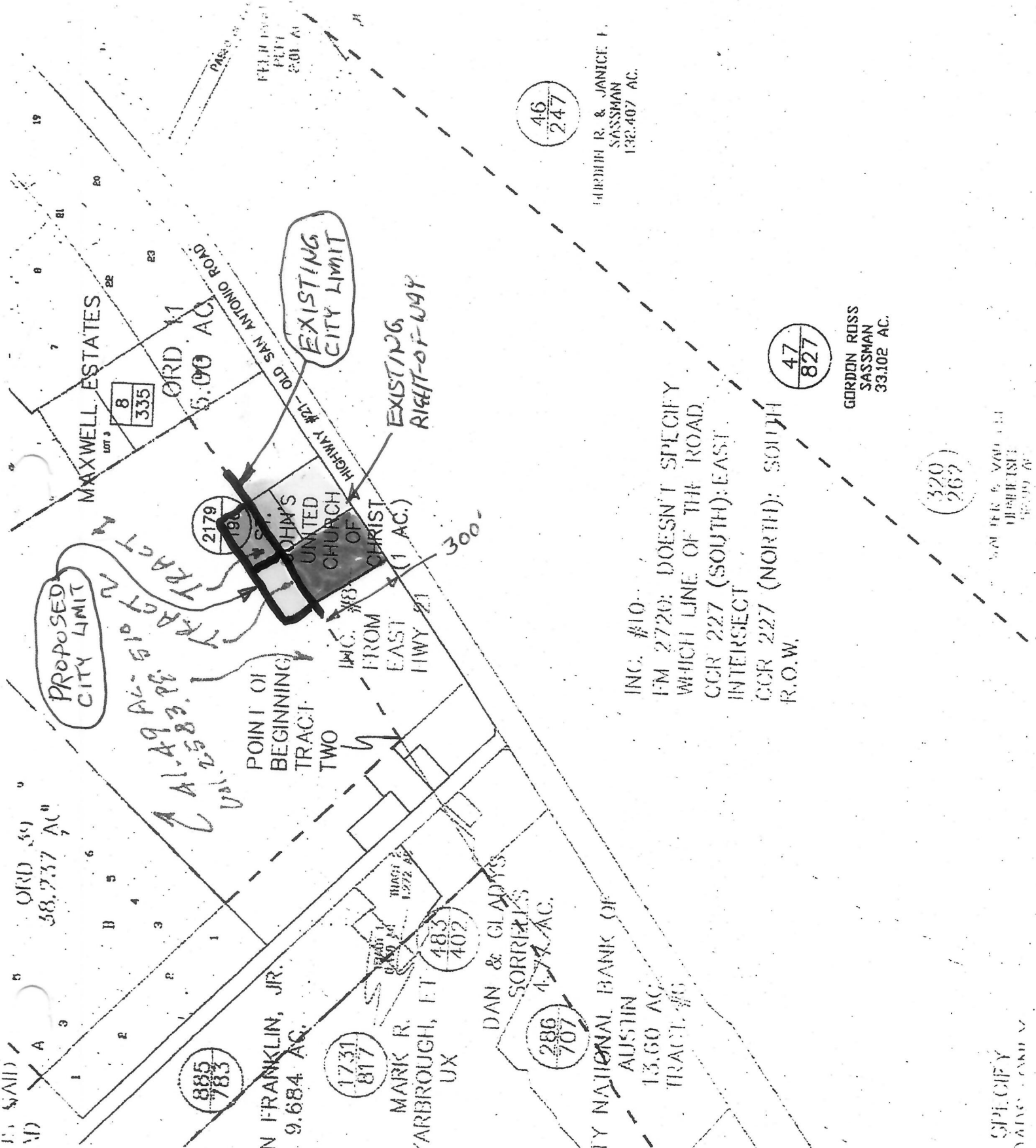
PASSED AND APPROVED this 4th day of October 2017

Ayes 5 Nays 0 Abstain 0


Bryan Geiger, Mayor

ATTEST:


Karen Gallaher, City Administrator



INC. #10
FM 2720; DOESN'T SPECIFY
WHICH LINE OF THE ROAD
CCR 227 (SOUTH): EAST
INTERSECT
CCR 227 (NORTH): SOUTH
R.O.W.

SPECIFY
OWNER

WARRANTY DEED

Date: March 16, 2003.

Grantor: Uhland Mercantile Company, Inc., a Texas corporation.
Grantor's Mailing Address (including County): 10 Cotton Gin Road, Uhland, Hays County, Texas 78640.

Grantee: St. John's United Church of Christ, a Texas religious corporation.
Grantee's Mailing Address (including county): 22 North Camino Real, Uhland, Hays County, Texas 78640.

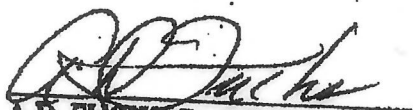
Consideration: This instrument is a deed of gift, to exhibit the respect and good feeling grantor has for the Church.

Property (including improvements): 1.00 acres of land located in Hays County, Texas, and more particularly described in Exhibit "A", field notes, and Exhibit "B", a plat, which are attached hereto and hereby incorporated by reference.

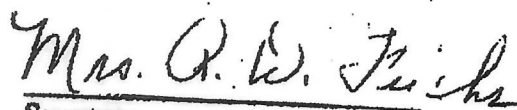
Reservations From and Exceptions to Conveyance and Warranty: Easements of record in Hays County, Texas, or apparent on the ground.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, its successors and assigns forever. Grantor binds itself, its successors and assigns to warrant and forever defend all and singular the property to Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

UHLAND MERCANTILE COMPANY, INC.


A.D. FUCHS, President

ATTEST:


Secretary

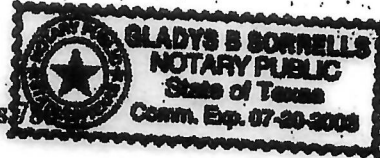
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by A.D. FUCHS, President of Uhland Mercantile Company, Inc., a Texas corporation, on March 16, 2003, in the capacity therein stated.

Gladys B. Sorrells
Notary Public, State of Texas

After recording return to:

Charlie Orn, Route 2, Box 13F, Kyle, Texas



DESCRIPTION OF 1.00 ACRES, MORE OR LESS, OF LAND AREA IN THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, CITY OF UHLAND, HAYS COUNTY, TEXAS BEING A PORTION OF THAT TRACT DESCRIBED AS 43.15 ACRES IN A DEED FROM A.D. FUCHS ET UX TO UHLAND MERCANTILE COMPANY, DATED JULY 20, 1994 AND RECORDED IN VOLUME 1092, PAGE 811 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

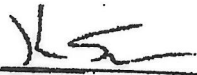
BEGINNING at a ½" iron rod found for the North corner of that tract described as one acre in a deed from Max E. Schiwitz et ux to Robert Franke et al, trustee for St. Johns Evangelical Church of Uhland, dated November 22, 1948 and recorded in Volume 142, page 456 of the Hays County Deed Records, from which a 2 ½" iron pipe found in the north line of State Highway Number 21, for the east corner of the Franke one acre tract bears S 32°35'01"E 209.68 feet;

THENCE leaving the Place of Beginning, as shown on that plat number S 25332-02-a, dated September 25, 2002 and prepared for Charlie Orn by Byrn and Associates, Inc. of San Marcos, Texas, with the common southeast line of the Uhland Mercantile Company 43.15 acre tract and the northwest line of the Franke one acre tract S 57°24'00"W (This course being the bearing basis for this description) 208.51 feet to a 1 ½" iron pipe found in concrete for the common west corner of the Franke one acre tract and an interior corner of the Uhland Mercantile Company 43.15 acre tract,

THENCE leaving the Franke one acre tract and crossing the Uhland Mercantile Company 43.15 acre tract the following three courses;

1. N 32°42'00"W 209.75 feet to a ½" iron rod set;
2. N 57°24'00"E 208.51 feet to a ½" iron rod set;
3. S 32°42'00"E 209.75 feet to the Place of Beginning;

There are contained within these metes and bounds 1.00 acres, more or less, as prepared from public records and an actual survey made on the ground on September 25, 2002 by Byrn and Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey".


Kyle Smith, R.P.L.S. No. 5307

CLIENT: ORN, CHARLIE
DATE: September 25, 2002
SURVEY: John, Stewart
COUNTY: Hays, Tx
JOB NO: 25332 -02
I.00FND.DOC

**FIELD NOTES DESCRIBING
0.284 ACRES OF LAND
CALLED TRACT 2
IN HAYS COUNTY, TEXAS**

Being 0.284 acres of land, called Tract 2, situated within the John Stewart Survey, Abstract 14, Hays County, Texas. Said 0.284 acres of land being out of that certain 41.49 acres of land as described in General Warranty Deed, dated November 19, 2004, Grantor: Uhland Mercantile Company, Grantee: Marshall Fuchs, recorded in volume 2583, page 510 of the Deed Records of Hays County, Texas. The bearings recited herein are based on that certain 1.00 acre tract of land recorded in volume 2179, page 196 of the Deed Records of Hays County, Texas. Said 0.284 acre of land being more particularly described as follows:

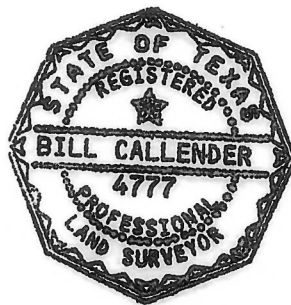
BEGINNING on the southwest line of that certain 1.00 acre tract of land as described in Warranty Deed dated March 16, 2003, Grantor: Uhland Mercantile Company, Inc., Grantor: St. John's Church of Christ and recorded in volume 2179, page 196 of the Deed Records of Hays County, Texas. Said Beginning Point being located 300 feet from the northwest right-of-way of State Highway Number 21 and being on the present city limits of the City of Uhland, Texas.

THENCE with the present city limits of Uhland, Texas, 300 feet northwest of the right-of-way of State Highway Number 21, and entering the 41.49 acre tract of land, South 57°13'13" West, 103.80 feet;

THENCE leaving the present city limits of Uhland, Texas, North 32°44'23" West, 119.38 feet to a found iron pin being the northwest corner of this herein described 0.284 acre tract of land;

THENCE North 57°14'32" East, 103.88 feet to a found iron pin being the northeast corner of this herein described 0.284 acre tract of land. Said found iron pin being the northwest corner of that certain 1.00 acre tract of land, dated March 16, 2003, Grantor: Uhland Mercantile Company, Inc., Grantee: St. Johns United Church of Christ and recorded in volume 2179, page 196 of the Deed Records of Hays County;

THENCE with the common line of the 41.49 acre tract of land and the southwest line of the 1.00 acre tract of land, South 32°42'00" East (referenced bearing), 119.34 feet to the Place of Beginning and containing 0.284 acres of land according to public records and a related survey made on the ground under my supervision.



Bill Callender
Bill Callender
Registered Professional Land Surveyor
No. 4777

City of Uhland
512-398-7399

MAY 05 2017

15 N. Old Spanish Trail
Uhland, TX 78640
*Bill W. Callender, R.P.L.S. * Land Surveying * 1017 Harriet * Canyon Lake, TX 78133 * (830) 899-3260*

31) Crossing the Parsons 45.04 acre tract northeasterly to its north line and the southwest line of the Heideman 50.136 acre tract, and

32) Entering the Heideman 50.136 acre tract northeasterly to the POINT OF BEGINNING. This description compiled from public record information and describes a portion of that portion of the town limits of the Town of Uhland, Texas described in the Petition for Special Election dated July 31, 1984 bounding Tracts No. 3, 6, 7, and 8.

TRACT TWO:

BEING A PORTION OF THE JOHN STEWART SURVEY ABSTRACT NO. 14 IN HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A rectangular stamp with the word "COPY" in a bold, sans-serif font. The letter "C" is enclosed in a square box.

BEGINNING at a point 300 feet northwest of the northwest line of Highway #21 and 200 feet northeast of the northeast line of Cotton Gin Road, also known as Hays County Road #129, in that tract called 40.99 acres conveyed to Marshall D. Fuchs by deed recorded in Volume 2583, Page 510 of the Official Public Records of Hays County, Texas for the south corner of this tract;

THENCE parallel to and 200 feet northeast of the northeast line of Cotton Gin Road northwesterly to the northwest line of the Fuchs tract and the southeast line of Lot 1, Summer Sun, a subdivision recorded in Book 10, Page 67 of the Hays County Plat Records for the west corner of this tract;

THENCE with the common line of Summer Sun and the Fuchs tract northeasterly to the north corner of the Fuchs tract and the west corner of Lot 12, Camino Crest, a subdivision recorded in Book 8, Page 69 of the Hays County Plat Records and in the southeast line of Lot 16, Summer Sun for the north corner of this tract;

THENCE with the northeast line of the Fuchs tract the following courses numbered one and two:

- 1) Southeasterly with the southwest line of Camino Crest to the south corner of Lot 14, Camino Crest and the west corner of Lot 3, Maxwell Estates, a subdivision recorded in Book 8, Page 335 of the Hays County Plat Records, and
- 2) With the southwest line of Maxwell Estates southeasterly to a point 300 feet northwest of the northwest line of Highway #21 in the southwest line of Lot 2, Maxwell Estates for the east corner of this tract;

THENCE parallel to and 300 feet northwest of the northwest line of Highway #21 the following courses numbered three through five:

- 3) Southwesterly to the northeast line of that tract called 1 acre conveyed to St. John's United Church of Christ by deed recorded in Volume 2179, Page 196 of the Official Public Records of Hays County, Texas,
- 4) Crossing the St. John's tract southwesterly to its southwest line, and
- 5) Crossing the Fuchs tract southwesterly to the POINT OF BEGINNING. This description compiled from public record information and describes a portion of that portion of the city limits of the City of Uhland, Texas described in the Petition for Special Election dated July 31, 1984 and annexation ordinance

COPY

**FIELD NOTES DESCRIBING
0.571 ACRES OF LAND
CALLED TRACT 1
IN HAYS COUNTY, TEXAS**

Being 0.571 acres of land, called Tract 1, situated within the John Stewart Survey, Abstract 14, Hays County, Texas. Said 0.571 acres of land being out of that certain 1.00 acres of land as described in Warranty Deed, dated March 16, 2003, Grantor: Uhland Mercantile Company, Grantee: St. John's Church of Christ recorded in volume 2179, page 196 of the Deed Records of Hays County, Texas. The bearings recited herein are based on that certain 1.00 acre tract of land recorded in volume 2179, page 196 of the Deed Records of Hays County, Texas. Said 0.571 acre of land being more particularly described as follows:

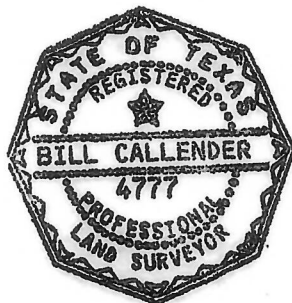
BEGINNING on the southwest line of the hereinabove 1.00 acre tract of land as described in Warranty Deed recorded in volume 2179, page 196 of the Deed Records of Hays County, Texas. Said Beginning Point being located 300 feet from the northwest right-of-way of State Highway Number 21 and being on the present city limits of the City of Uhland, Texas.

THENCE leaving the present city limits of Uhland, Texas, and with the southwest line of the 1.00 acre tract of land, North 32°42'00" West (referenced bearing), 119.34 feet to a found iron pin being the northwest corner of this herein described 0.571 acre tract of land and the northwest corner of the 1.00 acre tract of land recorded in volume 2179, page 196;

THENCE North 57°24'00" East, 208.51 feet to a found iron pin being the northeast corner of this herein described 0.571 acre tract of land. Said found iron pin being the northeast corner of the 1.00 acre tract of land recorded in volume 2179, page 196 of the Deed Records of Hays County;

THENCE South 32°42'00" East, 119.34 feet to the present city limits of Uhland, Texas located 300 feet northwest of the northwest right-of-way of State Highway Number 21;





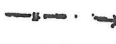



THENCE with the present city limits of Uhland, Texas, 300 feet northwest of the northwest right-of-way of State Highway Number 21, and crossing the 1.00 acre tract of land, South 57°24'00" West, 208.51 feet to the Place of Beginning and containing 0.571 acres of land according to public records and a related survey made on the ground under my supervision.






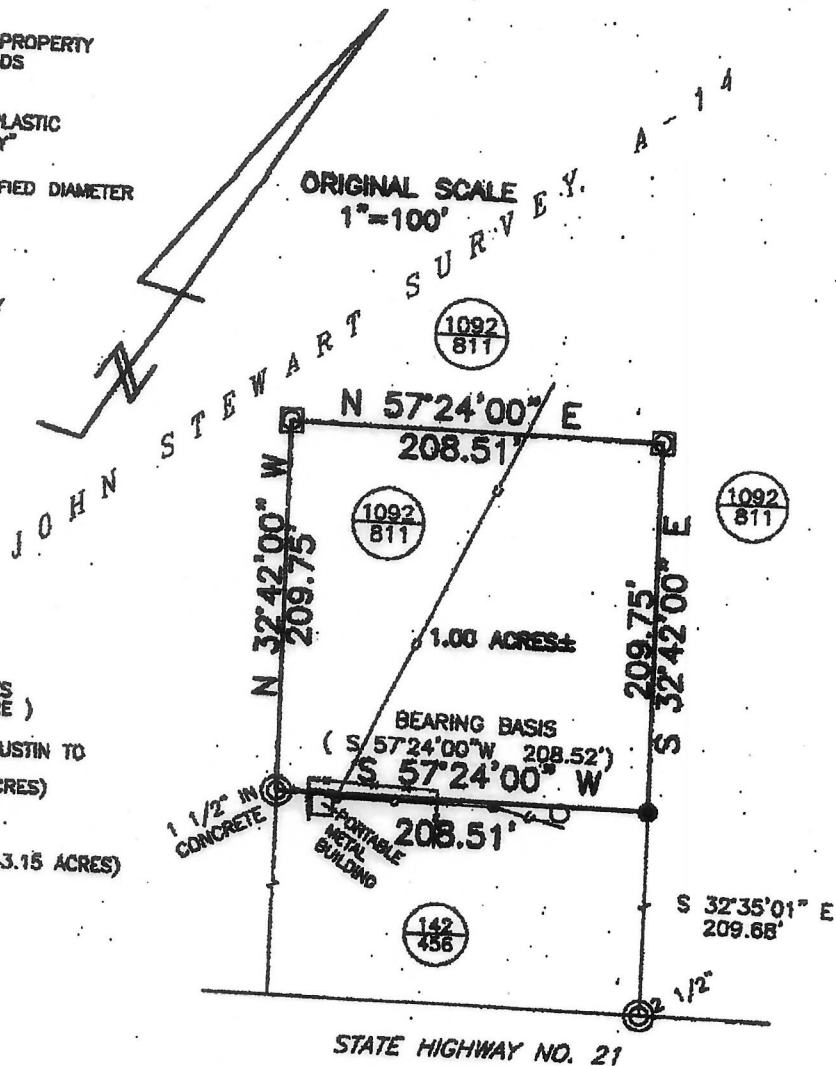
[Signature]
Bill Callender
Registered Professional Land Surveyor
No. 4777

EXH B

LEGEND

-  HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
-  1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
-  IRON PIPE FOUND OF SPECIFIED DIAMETER
-  1/2" IRON ROD FOUND
-  UTILITY LINE, POLE AND GUY
-  CHAIN LINK FENCE
-  BREAK IN SCALE
-  CONCRETE CISTERN

- DEED REFERENCES
-  MAX E. SCHWITZ ET UX TO ROBERT FRANK ET AL, TRUSTEES NOVEMBER 22, 1948 (ONE ACRE)
 -  FIRST CITY NATIONAL BANK OF AUSTIN TO CAROLINE SCHWITZ FUCHS DECEMBER 1, 1983 (43.15 ACRES)
 -  A.D FUCHS ET UX TO UHLAND MERCANTILE COMPANY JULY 20, 1994 (TWO TRACTS-43.15 ACRES)



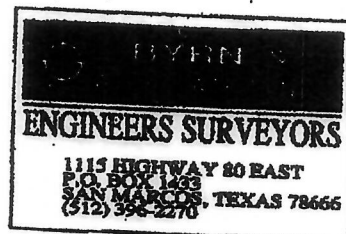
SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES, AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0205E, DATED FEBRUARY 18, 1998, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED SEPTEMBER 25, 2002, PREPARED BY BYRN & ASSOCIATES INC. OF SAN MARCOS, TEXAS.

TO: CHARLIE ORN, EXCLUSIVELY,
AND FOR USE WITH THIS TRANSACTION ONLY.

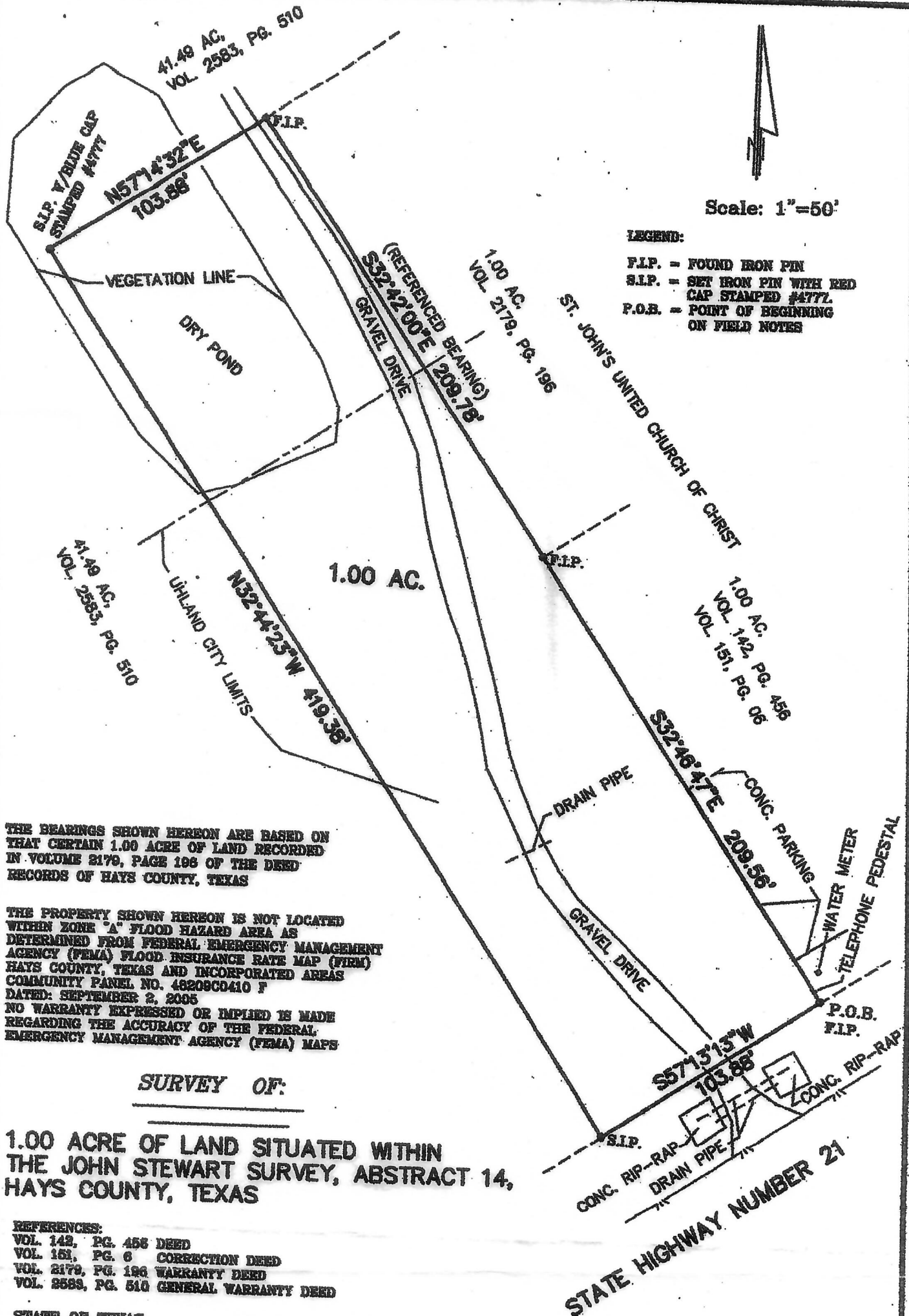
I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 25, 2002 THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307



CLIENT: ORN, CHARLIE
DATE: SEPTEMBER 25, 2002
OFFICE: LENAMON
CREW: LENAMON, DAVIDSON
FB/PG: 808/02
PLAT NO. 325332-02-a

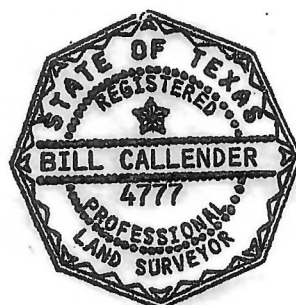
PLAT OF 1.00 ACRES, MORE OR LESS, IN THE JOHN STEWART SURVEY, ABSTRACT NO.14, CITY OF UHLAND, HAYS COUNTY, TEXAS



Scale: 1"=50'

LEGEND:

F.I.P. = FOUND IRON PIN
S.I.P. = SET IRON PIN WITH RED CAP STAMPED #4777
P.O.B. = POINT OF BEGINNING ON FIELD NOTES



BILL W. CALLENDER, R.P.L.S.
LAND SURVEYING
1017 HARRIET
CANYON LAKE, TEXAS 76139
(830) 899-3260