

ORDINANCE NO. 158

AN ORDINANCE FOR VOLUNTARY ANNEXATION OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS FOR ALL PURPOSES. BEING A 1.9235 ACRE TRACT OF LAND OUT OF THE THOMAS B WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF THAT CERTAIN CALLED (5.100) ACRE TRACT AS CONVEYED TO B B & C PROPERTIES, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO.9929085 OF THE OFFICIAL PUBLIC 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 Uhland, Texas, asking for annexation of a tract of land adjacent and contiguous to the City Limits of the City of Uhland, Texas' and;

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

WHEREAS, the petition was signed by all persons owning an 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 Uhland, 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 4 DAY OF March, 2015

Ayes 4 Nays 0 Abstain 0

Vicki Hunter

Vicki Hunter, Mayor Pro-Tem

ATTEST:

Karen Gallaher

Karen Gallaher, City Administrator



February 23, 2015

City of Uhland
15 N. Old Spanish Trail
Uhland, TX 78640

Re: Voluntary Annexation of 1.9235 acres in Hays County

Dear Uhland City Council,

As a representative for the property owner, Blair Warren, we would like to formally request the annexation of approximately 1.9235 acres located east of the city limits of Uhland, TX. More specifically the property is at the northeast intersection of High Road (CR 127) and State Highway 21.

The requested property is part of a larger tract, described as 5.100 acre tract of land out of the Thomas B. Westbrook survey A-68, that is partly within the city limits of Uhland. The Hays County Tax Appraisal District number for the portion in Hays County is R94359.

The property requested to be annexed into the City of Uhland is currently a vacant rural pasture that is proposed to be used for the development of a Stripes Convenience store.

Enclosed within is the annexation application and supporting documents. Please contact me if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenifer Paz', is written over a horizontal line.

Jenifer Paz
Project Manager II
Harrison French & Associates
713-702-0987
Jenifer.Paz@hfa-ae.com

City of Uhlano
512-398-7399

FEB 24 2015

15 N. Old Spanish Trail
Uhlano, TX 78640



CITY OF UHLANO

15 North Old Spanish Trail
Uhlano, TX 78640
(512) 398-7399
city@uhlandtx.us

APPLICATION & CHECKLIST - VOLUNTARY ANNEXATION APPLICATION

Project Name/Address: High Road / SH 21

The following items are required to be submitted to the Planning Department in order for the application to be accepted for review.

1. Letter requesting annexation, signed and dated by all property owners and detailing the following information:
 - a. The name of the property owner(s)
 - b. The street address of the property
 - c. Tax appraisal district property ID number(s)
 - d. Acknowledgement that the property is contiguous to the current city limits.
 - e. Identify the number of residents living on the property.
 - f. Current use of the property.
 - g. Proposed use of the property
2. Map of the subject property
3. A legal description of the property (including a survey, field notes or legal description - subdivision, lot, and block) - label as Exhibit A.
4. Ownership Documents. Clean copy of recorded warranty deed or other document(s) conveying ownership of all the property to be annexed. If the property owned by a partnership, corporation, trust, or other entity, documents demonstrating signatory's authority to sign Petition on behalf of entity must be included.
5. Application Fee: \$850. + \$200. (Newspaper Notification Fee)

Property Information

Owner: Blair Warren

Address: 1405 United Dr. San Marcos, TX 78666

Phone: 512-392-6484 Email: _____

Acreage: 1.9235 Property: _____

Legal Description: Thomas B. Westbrook Survey, A-468

Number of Lots: 1 Proposed use: Convenience Store/fuel station

Agent: Jenifer Paz - Harrison French & Associates

The signature of owner authorizes City of UHland staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note:** The agent is the official contact person for this project the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check one:)

I will represent my application before city staff and the City Council.

____ I hereby authorize the person named below to act as my agent in processing this application before the City Staff.

Blair Warren 512.392.6484
Owner Name (printed) Phone

1405 United Dr. San Marcos TX 78666
Owner Address City State Zip

Blair Warren 2/19/15
Owner Signature Date Email Address

General Process

- Owner meets with Staff for pre-petition meeting and submittal meeting.
- City Attorney will review request for compliance with Local Government Code.
- Staff reviews the request and prepares public hearing calendar and analysis for City Council
- City Council Public Hearing

**REQUEST FOR ANNEXATION
OF SPARSELY POPULATED AREAS BY THE OWNER(S) OF AREA**

TO THE HONORABLE MAYOR
AND CITY COUNCIL
OF THE CITY OF UHLAND, TEXAS:
S:

The undersigned owners of the hereinafter described tract of land, pursuant to Texas Local Government Code Section 43.028, hereby petition the City of Uhlend to extend the present City Limits so as to include as a part of the City that certain tract of land described in Exhibit "A" attached hereto and made a part thereof.

The undersigned owners hereby certify that:

- (1) The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Uhlend, Texas; and
- (2) The tract of land described in Exhibit "A" is one-half (1/2) mile or less in width; and
- (3) The tract of land described in Exhibit "A" is vacant and without residents, or on which less than three (3) qualified voters reside; and
- (4) This petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

Blair Warren

NAME(PRINT)

2/19/2015

DATE

SIGNATURE:

Blair Warren

(ACKNOWLEDGEMENT)

STATE
OF TEX
AS

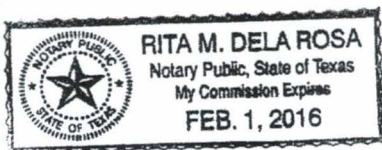
COUNTY OF

Hays

This instrument was acknowledged before me on the 19 day of February, 2015

By

Blair Warren



[Signature]
Notary Public, State Texas

List all qualified voting age persons living on each tract of land. Per State law, in order for an area to be eligible for annexation by petition of the land owners, the area must be vacant or inhabited by fewer than three (3) qualified voters

TRACK #

NAME:

MAILING ADDRESS:

Not Applicable



ASH & ASSOCIATES

SURVEYING • ENGINEERING • ARCHITECTURE

"Serving the Community of Texas"

132 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

Bk Vol Pg
15006365 OPR 5153 467

STATE OF TEXAS
COUNTY OF HAYS

THOS. B. WESTBROOK SURVEY, A-468
5.0998 ACRES

BEING A CALLED (5.100) ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, AS CONVEYED TO B B & C PROPERTIES, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9929085 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in concrete at a corner clip at the intersection of the northwest line of Texas State Highway No. 21 (100 foot public right-of-way), with the northeast line of Hays County Road No. 127 – High Road (variable width right-of-way), for the southeasterly corner of said BB&C called 5.100 acre tract herein described;

THENCE South 85°08'10" West (S 85°59'00" W Record), along said corner clip and the northeast line of said Hays County Road No. 127, a distance of **112.94 feet** (113.25' Record) to a 1/2" iron rod found for corner;

THENCE North 46°36'54" West (N 44°38'11" W Record), continuing along the northeast line of said Hays County Road No. 127, a distance of **392.29 feet** (392.28' Record) to a 1/2" iron rod found with cap for the most westerly corner of the herein described tract of land, same being at a common corner of that certain called 82.236 acre tract conveyed to ASAAWP, LP, a Texas limited partnership by deed recorded in Volume 4618, Page 769 of the Official Public Records of Hays County, Texas;

THENCE North 34°27'09" East (N 36°29'00" E Record), along a common line of said ASAAWP, LP called 82.236 acre tract, a distance of **473.95 feet** (474.02' Record) to a 5/8" iron rod with cap found for an interior corner of said ASAAWP, LP tract and the common north corner of the herein described tract of land;

THENCE South 46°35'46" East (S 44°38'11" E Record), continuing along a common line of said ASAAWP, LP called 82.236 acre tract, a distance of **483.13 feet** (483.01' Record) to a 5/8" iron rod found with cap at a south corner of said ASAAWP, LP tract, for the east corner of the herein described tract of land, same being in the northwest line of aforesaid Texas State Highway No. 21 (100 foot public right-of-way);

THENCE with the northwest line of Texas State Highway No. 21, the following courses and distances numbered (1) and (2):

1) South 34°23'24" West (S 36°29'00" W Record), a distance of **226.57 feet** (226.70' Record) to an 80d nail found at a R.O.W. marker post, for a corner of the herein described tract of land, same being at the beginning of an arc of a curve to the right;

2) Southwesterly 161.58 feet (161.30' Record) along the arc of said curve to the right, having a radius of **5674.02 feet** (Record), a delta angle of **01°37'54"**, and a chord which bears **South 35°22'00" West** (S 37°17'058" W Record), a chord distance of **161.58 feet** (161.30' Record) to the **POINT OF BEGINNING** and **CONTAINING 5.0998 ACRES** or **222,147 SQUARE FEET 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.

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 November 2014, and is true and correct to the best of my knowledge and belief. Amended February 16, 2015 to correct bearing in second THENCE call from North 46°34'54" West to North 46°36'54" West.



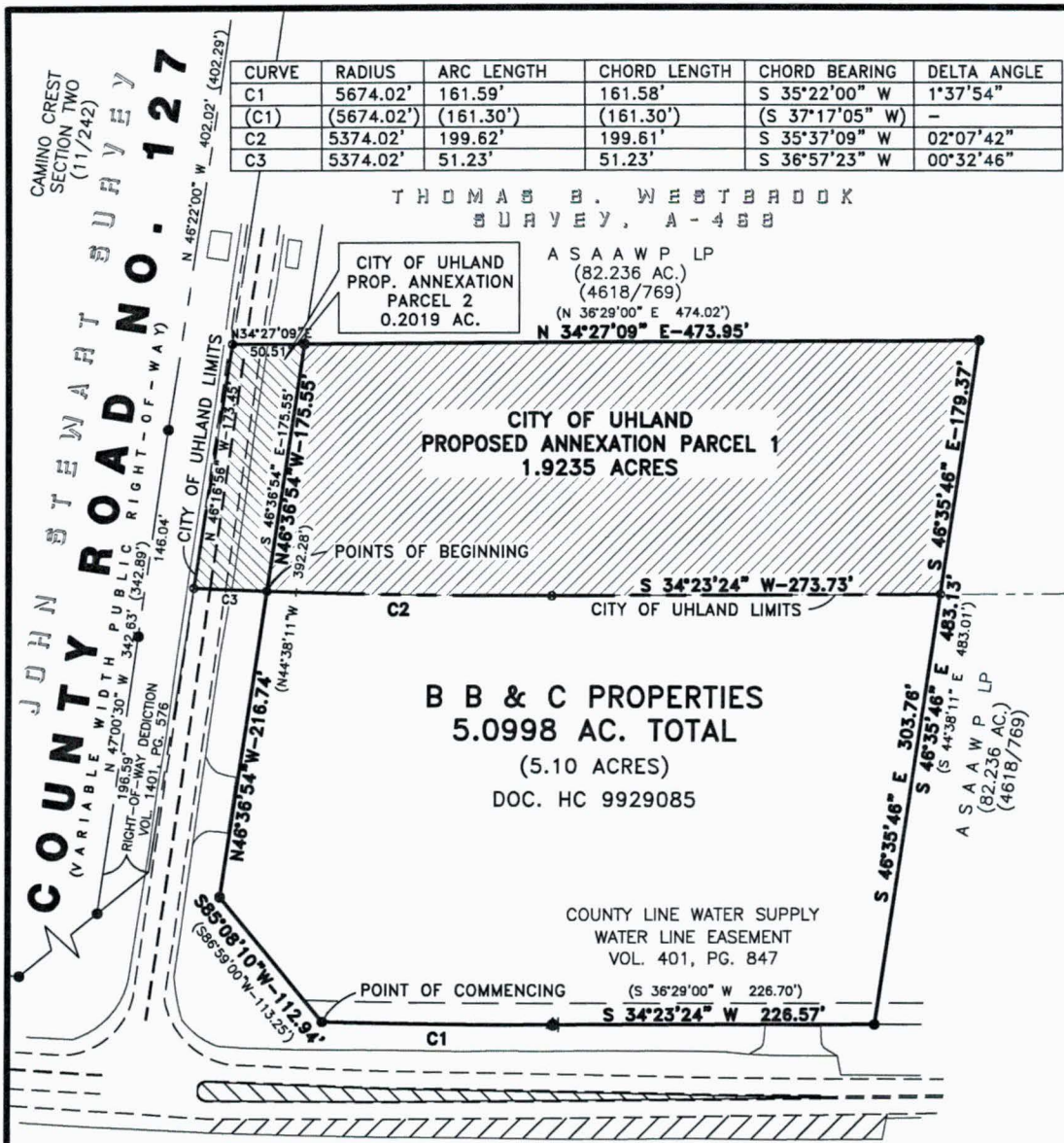
Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

02/16/15

Date

Attachment: Survey Drawing of 5.10 acres
Job: 14-5401





ANNEXATION PARCEL MAP TO ACCOMPANY DESCRIPTIONS OF TWO TRACTS OF LAND:

(PARCEL 1) A 1.9235 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF THAT CERTAIN CALLED (5.100) ACRE TRACT AS CONVEYED TO B B & C PROPERTIES, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9929085 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND (PARCEL 2) A 0.2019 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF HAYS COUNTY ROAD NO. 127 (HIGH ROAD), A VARIABLE WIDTH PUBLIC RIGHT-WAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

I, RICHARD HARDY TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING NOVEMBER 2014 AND FEBRUARY 2015, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard H. Taylor

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

02/16/15
DATE

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
132 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240
"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 14-501 DRAWN BY: RHT FS:11/58

CONSENT OF GENERAL PARTNER
of
CB&B REALTY, LTD.,
a Texas Limited Partnership

The undersigned being the sole general partner of **CB&B Realty, Ltd.**, a Texas limited partnership (the "Company"), does hereby consent to the adoption of the following resolutions:

RESOLVED, that the Company seek to have the following property annexed into the City of Umland, Texas:

Being a 5.1 acre tract of land out of the T.B. Westbrook Survey, Abstract No. 468, Hays County, Texas, commonly known as High Road / SH 21.

RESOLVED, that Blair Warren, President of Warren Fuel Co., Inc., the duly appointed general partner of the Company, be and hereby is authorized and empowered to execute and deliver on behalf of the Company, certificates, documents or any other agreements or writings, that he determines, in his sole discretion, necessary to accomplish the foregoing. Further, he may change, alter, modify, amend, supplement, extend, condition, waive or do any acts subsequent with respect to any certificates, documents or any other agreements or writings signed and delivered pursuant to this resolution.

Dated as of the February 19, 2015.

corporation

WARREN FUEL CO., INC., a Texas

Sole General Partner

By: Blair Warren
Blair Warren, President

99100078

CASH WARRANTY DEED

Date: December 13, 1999

Grantor: JOHN ANDERSON, SHARON ELAINE WRIGHT, CAROL ANNE JOERSZ acting herein by and through JOHN ANDERSON, her Agent and Attorney-in-Fact, and JOHN ALAN ANDERSON, not joined by their spouses herein because the property conveyed hereby constitutes no part of Grantors' homestead

Grantor's Mailing Address (including county):

Grantee: B B & C PROPERTIES, a Texas general partnership

Grantee's Mailing Address (including county):

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Being a 5.100 acre tract of land out of the T.B. WESTBROOK SURVEY, Abstract No. 468, Hays County, Texas, and being more particularly described in Exhibit "A" attached hereto

Reservations From and Exceptions to Conveyance and Warranty:

1. Subject to 1/16th ($\frac{1}{2}$ of the usual 1/8th) non-participating royalty interest, reserved in Deed from S. W. Sites and wife, Hilda D. Sites, to D. W. Meeks and wife, Gladys Lucille Meeks in warranty deed dated October 8, 1966, recorded in Volume 214, page 110, Hays County Deed Records.

2. Right of way easement granted to County Line Water Supply by John Anderson, dated June 12, 1983, recorded in Volume 401, page 847, Hays County Real Property Records.

Grantor, for the consideration, receipt of which is acknowledged, 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

When the context requires, singular nouns and pronouns include the plural.

Sharon Elaine Wright
SHARON ELAINE WRIGHT

John Anderson
JOHN ANDERSON, Individually and as
Agent and Attorney-in-Fact for CAROL ANNE
JOERSZ

John Alan Anderson
JOHN ALAN ANDERSON

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF Hays

§
§
§

This instrument was acknowledged before me on December 13, 1999, by SHARON ELAINE WRIGHT.

Sandy Thies
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Hays

§
§
§

This instrument was acknowledged before me on December 13, 1999, by JOHN ANDERSON, individually and as Agent and Attorney-in-Fact on behalf of CAROL ANNE JOERSZ.

Sandy Thies
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Hays

§
§
§

This instrument was acknowledged before me on December 13, 1999, by JOHN ALAN ANDERSON.

Sandy Thies
Notary Public, State of Texas

Affidavit

Date: 2/19, 2015

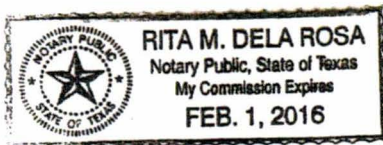
Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. My name is Blair Warren, and I reside at 9099 Kingsbury Rd Kingsbury TX and I have personal knowledge of the facts stated in this affidavit.
2. On or about December 13, 1999, BB&C Properties, a Texas general partnership, received by deed that certain 5.1 acre tract described on Exhibit "A".
3. Although the Grantee was listed as "BB&C Properties", the intended Grantee was "BB&C Partnership".
4. On or about April 1, 2000, BB&C Partnership was converted pursuant to the laws of the State of Texas into "CB&B Realty, Ltd., a Texas limited partnership" and all of the assets of BB&C Partnership became the assets of CB&B Realty, Ltd., by operation of law.

Blair Warren

Blair Warren

SUBSCRIBED AND SWORN TO before me on Feb. 19, 2015 by Blair Warren.



Notary Public, State of Texas

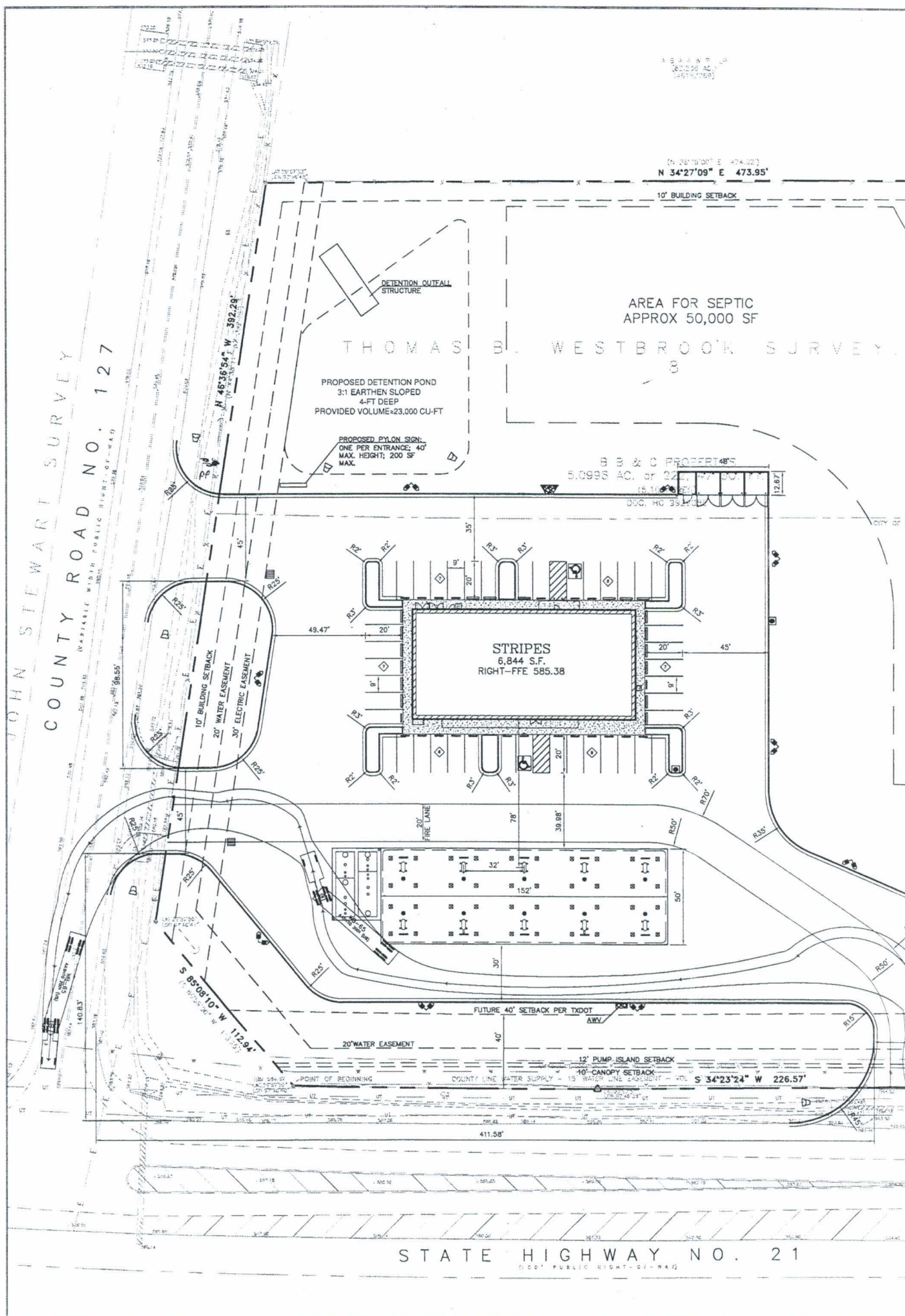
Rita M. DeLa Rosa

Exhibit "A"

Legal Description for the property is as follows:

A0468 Thomas Westbrook, Acres 1.38 and

A0468 Thomas B Westbrook Survey, Acres 3.72



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

132 Jackson Lane

San Marcos, Texas 78666

Phone: 512-392-1719

ashandassociates.net

**STATE OF TEXAS
COUNTY OF HAYS****THOS. B. WESTBROOK SURVEY, A-468
ANNEXATION PARCEL 1 - 1.9235 ACRES**

BEING A 1.9235 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF THAT CERTAIN CALLED (5.100) ACRE TRACT AS CONVEYED TO B B & C PROPERTIES, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9929085 OF THE 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 found in concrete at a corner clip at the intersection of the northwest line of Texas State Highway No. 21 (100 foot public right-of-way), with the northeast line of Hays County Road No. 127 – High Road (variable width right-of-way), for the southeasterly corner of said BB&C called 5.100 acre tract;

THENCE South 85°08'10" West (S 85°59'00" W Record), along said corner clip and the northeast line of said Hays County Road No. 127, a distance of **112.94 feet** (113.25' Record) to a 1/2" iron rod found;

THENCE North 46°36'54" West (N 44°38'11" W Record), continuing along the northeast line of said Hays County Road No. 127, a distance of **216.74 feet** to the intersection of the northeast line of said Hays County Road No. 127, with a northwest City Limit line of the City of Uhland, according to the Map & Description of Tract A as adopted by the City of Uhland Board of Aldermen May 3, 2006, same being 300 feet northwest of the northwest line of the afore-mentioned Texas State Highway No. 21, and being in the arc of a curve, for the **POINT OF BEGINNING** and the south corner of the herein described tract of land;

THENCE North 46°36'54" West (N 44°38'11" W Record), and continuing along the northeast line of said Hays County Road No. 127, a distance of **175.55 feet** to a 1/2" iron rod found with cap at the west corner of said BB&C called 5.100 acre tract, for the most westerly corner of the herein described tract of land, same being at a common corner of that certain called 82.236 acre tract conveyed to ASAAWP, LP, a Texas limited partnership by deed recorded in Volume 4618, Page 769 of the Official Public Records of Hays County, Texas;

THENCE North 34°27'09" East (N 36°29'00" E Record), along a common line of said ASAAWP, LP called 82.236 acre tract, a distance of **473.95 feet** (474.02' Record) to a 5/8" iron rod with cap found for an interior corner of said ASAAWP, LP tract and the common north corner of said BB&C called 5.100 acre tract, for the north corner of the herein described tract of land;

THENCE South 46°35'46" East (S 44°38'11" E Record), continuing along a common line of said ASAAWP, LP called 82.236 acre tract and said BB&C called 5.100 acre tract, a distance of **179.37 feet** to the intersection of the aforesaid City Limit line, for the east corner of the herein described tract of land, and from which a 5/8" iron rod found with cap at a south corner of said ASAAWP, LP tract and the common east corner of said BB&C called 5.100 acre tract, bears South 46°35'46" East, a distance of 303.76 feet;

THENCE through and severing said BB&C called 5.100 acre tract, along and with the said City Limit line the following courses and distances numbered (1) and (2):

1) South 34°23'24" West, a distance of **273.73 feet** to the beginning of the arc of the aforesaid curve;

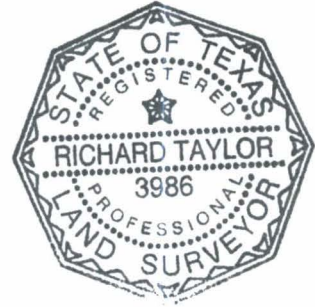
2) Southwesterly, 199.62 feet along the arc of said curve, to the right, having a radius of **5374.02 feet**, a delta angle of **02°07'42"** and a chord which bears **South 35°37'09" West**, a distance of **199.61 feet** to the **POINT OF BEGINNING** and **CONTAINING 1.9235 ACRES OF LAND.**

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.

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 November 2014 and February 2015, 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

02/16/15
Date



Attachment: Survey Drawing of Annexation Parcels
Job: 14-5401B

CAMINO CREST
SECTION TWO
(11/242)
COUNTY ROAD NO. 127
JOHN STREET
PUBLIC RIGHT-OF-WAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION VOL. 1401, PG. 576)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5674.02'	161.59'	161.58'	S 35°22'00" W	1°37'54"
(C1)	(5674.02')	(161.30')	(161.30')	(S 37°17'05" W)	-
C2	5374.02'	199.62'	199.61'	S 35°37'09" W	02°07'42"
C3	5374.02'	51.23'	51.23'	S 36°57'23" W	00°32'46"

THE THOMAS B. WESTBROOK
SURVEY, A-468

CITY OF UHLAND
PROP. ANNEXATION
PARCEL 2
0.2019 AC.

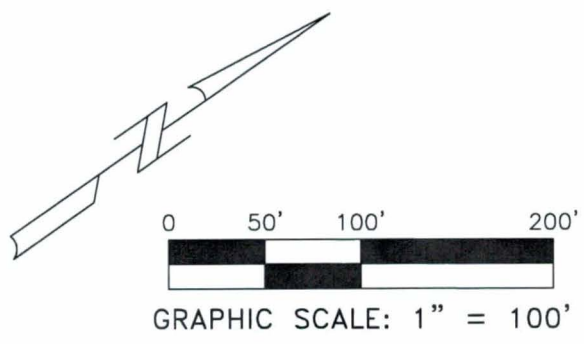
A S A A W P LP
(82.236 AC.)
(4618/769)
(N 36°29'00" E 474.02')
N 34°27'09" E-473.95'

CITY OF UHLAND
PROPOSED ANNEXATION PARCEL 1
1.9235 ACRES

B B & C PROPERTIES
5.0998 AC. TOTAL
(5.10 ACRES)
DOC. HC 9929085

COUNTY LINE WATER SUPPLY
WATER LINE EASEMENT
VOL. 401, PG. 847

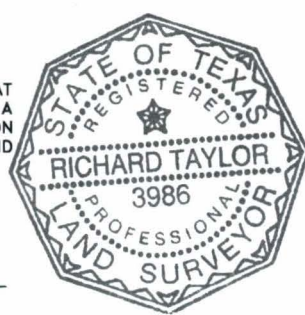
STATE HIGHWAY NO. 21
(100' PUBLIC RIGHT-OF-WAY)



ANNEXATION PARCEL MAP TO ACCOMPANY
DESCRIPTIONS OF TWO TRACTS OF LAND:

(PARCEL 1) A 1.9235 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF THAT CERTAIN CALLED (5.100) ACRE TRACT AS CONVEYED TO B B & C PROPERTIES, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9929085 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND (PARCEL 2) A 0.2019 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY, A-468, SAME BEING A PORTION OF HAYS COUNTY ROAD NO. 127 (HIGH ROAD), A VARIABLE WIDTH PUBLIC RIGHT-WAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

I, RICHARD HARDY TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING NOVEMBER 2014 AND FEBRUARY 2015, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

02/16/15
DATE

©:ASH & ASSOCIATES, L.L.C.

ASH & ASSOCIATES

SURVEYING - ENGINEERING - ARCHITECTURE
132 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240
"SERVING THE COMMUNITY OF TEXAS"

JOB NO: - DRAWN BY: - FB: -



Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666

Instrument Number: 2015-15006365

As

Recorded On: March 09, 2015

OPR RECORDINGS

Parties: HUNTER VICKI

To

Billable Pages: 20

Number of Pages: 21

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS	102.00
Total Recording:	102.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2015-15006365
Receipt Number: 390946
Recorded Date/Time: March 09, 2015 12:14:21P
Book-Vol/Pg: BK-OPR VL-5153 PG-458
User / Station: K Greaser - Cashiering #3

Record and Return To:

CITY OF UHLAND
ORIGINAL TO KATHY
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk