

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



70 2016 16011589

Instrument Number: 2016-16011589

As

Recorded On: April 14, 2016

OPR RECORDINGS

Parties: UHLAND CITY OF

Billable Pages: 5

To

Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

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

OPR RECORDINGS	42.00
Total Recording:	42.00

***** 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: 2016-16011589
Receipt Number: 426252
Recorded Date/Time: April 14, 2016 02:35:46P

Record and Return To:

DANIEL HEIDEMAN
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666

User / Station: B Rodriguez - Cashiering #4



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



ORDINANCE NO. 175

AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO PLANNED DEVELOPMENT (PD) OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS BEING ALL OF THAT CALLED 26.385 ACRE TRACT IN DEED TO ANDREW J. HART RECORDED IN VOLUME 1196, PAGE 10 OF THE OFFICIAL PUBIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T) AND DESCRIBED IN VOLUME 1062, PAGE 606 OF THE O.P.R.H.C.T; 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, 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; no person reside on said land and;

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

WHEREAS, two public hearings were held, 1st one on March 16, and 2nd April 6, 2016;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS:

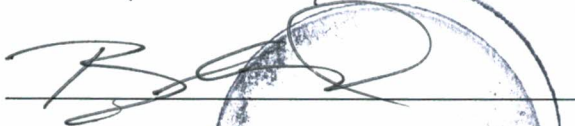
Section 1. That the tract of land described in said petition which is attached as “Exhibit A”, and which is hereby incorporated by reference, shall be and it is hereby, annexed to the City of Umland, Texas, for all purposes.

Section 2. That the City Council finds that all prerequisites have been satisfied, and that no legal impediment exists to prevent said annexation.

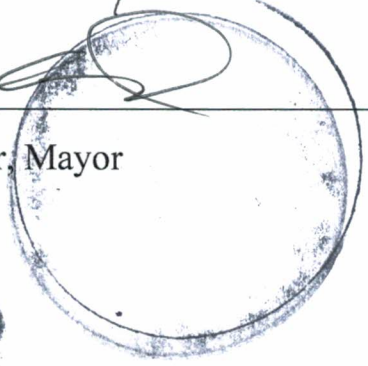
Section 3. That the legal description of all annexed property shall be filed with this Ordinance, as a part hereof, and that the map of the City limits shall be amended to show the property annexed as a part of the City

PASSED AND APPROVED THE 7TH DAY OF APRIL 2016

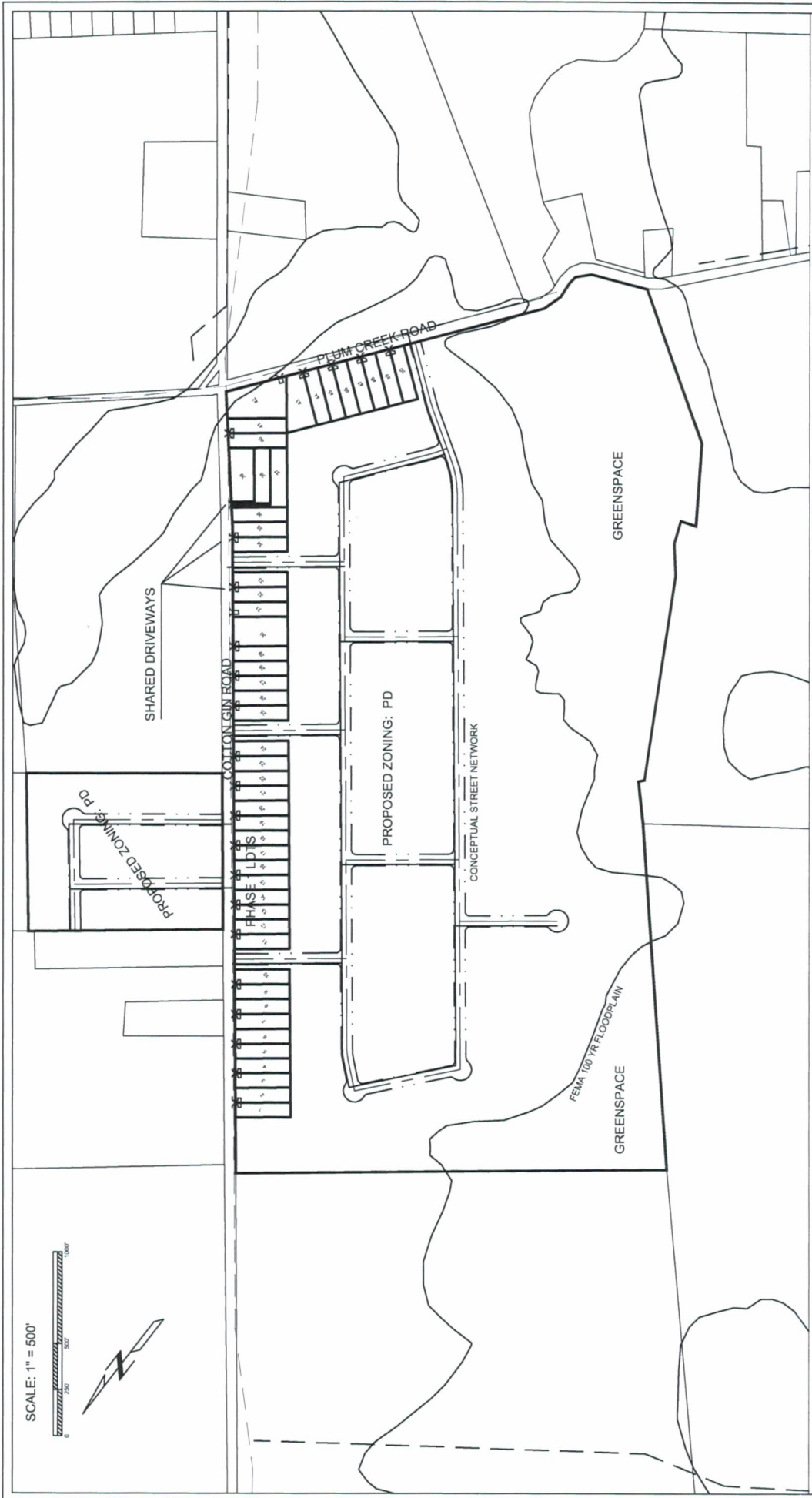
Ayes 4 Nays 0 Abstain 0



Bryan Geiger, Mayor



Karen Gallaher, City Administrator



SCALE: 1" = 500'



COTTON GIN ESTATES CONCEPT PLAN

TOTAL LAND AREA: 273.944 AC
 PH 1: +/- 50 - 0.50 AC RESIDENTIAL LOTS + TWO EXISTING HOMES: +/- 29.6 AC
 PH 2: MULTI-USE & FLOODPLAIN: +/- 244.3 AC
 FEMA FLOODPLAIN AREA: +/- 65 AC

NOTE: REFER TO EXHIBIT "C" OF THE DEVELOPMENT AGREEMENT FOR PERMITTED LAND USES AND OTHER DEVELOPMENT STANDARDS.

Carlson, Briggance & Doering, Inc.
 FIRM ID #37371 REG. # 1003000
 Civil Engineering Surveying
 Professional Seal No. 332,286,161 License No. 1127,286,154

26.385 ACRE TRACT

BEING ALL OF THAT CALLED 26.25 ACRE TRACT IN DEED TO ANDREW J. HART RECORDED IN VOLUME 1196, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND DESCRIBED IN VOLUME 1062, PAGE 606 OF THE O.P.R.H.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence corner post found in the existing northeast right-of-way line of County Road 129 (CR 129)(Cotton Gin Road)[no dedication found, right-of-way width varies] at the southwest corner of said 26.25 acres and the southeast corner of a called 34.803 acre tract described in deed to Danny R. Wilson and Beate S. M. Wilson recorded in Volume 1831, Page 497 of the O.P.R.H.C.T.;

THENCE North 43°54'51" East a distance of 1047.80 feet (record – N 45°20'44" E, 1047.78' - 1831/497) with the northwest line of the 26.25 acres and the southeast line of the 34.803 acres to a fence corner post found at the northwest corner of the 26.25 acres;

THENCE South 47°40'32" East a distance of 213.42 feet (record – S 45°58'46" E, 212.68' – 1831/497) with the northwest line of the 26.25 acres and the southeast line of the 34.803 acres to a fence corner post found at an angle point in the southeast line of the 34.803 acres, the northeast line of the 26.25 acres and the southwest line of a called 22.285 acre tract described in deed to David J. DeArmon and Judy L. DeArmon recorded in Volume 2471, Page 233 of the O.P.R.H.C.T.;

THENCE South 46°56'54" East a distance of 441.87 feet (record – S 45°25'04" E, 442.53' – 2471/233) with the northeast line of the 26.25 acres and the southwest line of the 22.285 acres to a fence post found;

THENCE South 47°22'30" East a distance of 421.46 feet (record – S 45°50'39" E, 421.46' – 2471/233) with the northeast line of the 26.25 acres and the southwest line of the 22.285 acres to a 1/2" iron rod found at the northeast corner of the 26.25 acres, the southeast corner of the 22.285 acres, the southwest corner of a called 25.22 acre tract in deed to Georgina Chaires-Garcia recorded in Volume 3704, Page 882 of the O.P.R.H.C.T. and described in Volume 311, Page 581 of the O.P.R.H.C.T. and the northwest corner of a called 50 acre tract described in deed to Albert H. Nickel and Hedwig Nickel recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas;

THENCE South 43°58'11" West a distance of 1088.31 feet (record – S 45°00' W, 1087.05') with the southeast line of the 26.25 acres and the northwest line of the 50 acres to a found 1/2" iron rod in the existing northeast right-of-way line of CR 129 at the southeast corner of the 26.25 acres and the southwest corner of the 50 acres;

THENCE North 45°06'09" West a distance of 1075.61 feet (record – N 44°29' W, 1045.78') with the southeast line of the 26.25 acres and the existing northeast right-of-way line of CR 129 to the **POINT OF BEGINNING**;

This parcel contains 26.385 acres of land out of the John Stewart Survey, Abstract 14 in Hays County, Texas. Description prepared from an on-the-ground survey made during September 2014. All bearings shown hereon are referenced to Grid North of the Texas State Plane System, South Central Zone.

David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264

Job Number: 344-14-002
Attachments: Survey Drawing L:\HART TRACT/DWG\34400201.DWG

4847-4228-5854, v. 1