

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



Instrument Number: 2016-16011590

Recorded On: April 14, 2016

As
OPR RECORDINGS

Parties: UHLAND CITY OF
To

Billable Pages: 7
Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

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

OPR RECORDINGS 50.00
Total Recording: 50.00

***** 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: 2016-16011590
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. 177

AN ORDINANCE FOR ZONING CHANGE FROM AGRICULTURE TO COMMERICAL, OF LAND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS, TOTALING 6.47ACRE. A TRACT OF LAND SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT #14, HAYS COUNTY, TEXAS. SAME BEING A PORTION OF CALLED 25.838 ACRE TRACT OF LAND CONVEYED TO MATTHEW EDEVOLD & BRYAN LOVELADY IN VOLUME 4858, PAGE 753, OFFICIAL PUBIC 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, 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.

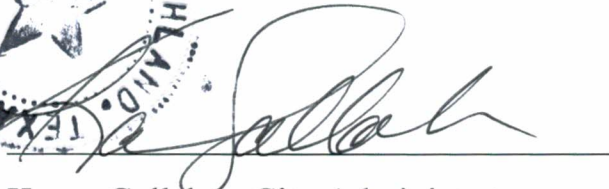
Section 3. That the legal description of all annexed property shall be filed with this Ordinance, as a part hereof, and that the map of the City limits shall be amended to show the property annexed as a part of the City.

PASSED AND APPROVED THIS 7th DAY OF April, 2016

Ayes 4 Nays 0 Abstain 0



Bryan Geiger, Mayor



Karen Gallaher, City Administrator

 **ASH & ASSOCIATES****SURVEYING · ENGINEERING · ARCHITECTURE***"Serving the Community of Texas"*132 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.netSTATE OF TEXAS
COUNTY OF HAYS**6.47 ACRES**
JOHN STEWART SURVEY
ABSTRACT # 14

BEING A 6.47 ACRE TRACT OF LAND SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT # 14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 25.838 ACRE TRACT OF LAND CONVEYED TO MATTHEW EDEVOLD & BRYAN LOVELADY IN VOLUME 4858, PAGE 753, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the northwest right of way line of Highway #21 (100' R.O.W.), same being at the east corner of the above-mentioned 25.838 acre Edevold tract of land, also being at the south corner of a called 1.00 acre tract of land conveyed to St. John's Lutheran Church in Volume 4144, Page 727, Official Public Records of Hays County, Texas, for the east corner of the herein described tract of land;

THENCE South 54°40'47" West (South 54°40'53" West Record), with the northwest line of said Highway # 21, a distance of **607.53 feet** (607.40' Record) to a 1/2 inch iron found for the south corner of the herein described tract of land, same being at the south corner of said 25.838 acre Edevold tract of land, and also being at the east corner of a called 1.13 acre tract of land (Tract # 1) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas, ;

THENCE North 45°48'26" West (North 45°47'33" West Record), with the northeast line of said 1.13 acre Garonzik tract of land and the common line of said 25.838 acre Edevold tract of land, a distance of **323.14 feet** (323.22' Record) to a 1/2 inch iron rod found at the north corner of said 1.13 acre Garonzik tract of land, for a corner of the herein described tract of land, same being at the east corner of called 0.55 acre tract of land (Tract # 2) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas;

THENCE North 45°57'02" West (North 46°01'22" West Record), with the northeast line of said 0.55 acre Garonzik tract of land, and the common line of said 25.838 acre Edevold tract of land, a distance of **135.87 feet** (135.87' Record) to a 1/2 inch iron rod found at northern corner of said 0.55 acre Garonzik tract of land, for the west corner of the herein described tract of land, same being at an interior corner of said 25.838 acre Edevold tract of land, and from which a corner of said 0.55 acre Garonzik tract of land and a common corner of said 25.838 acre Edevold tract of land bears South 44°51'15" West (South 44°54'38" West Record), a distance of 95.87 feet (95.70' Record);

THENCE North 57°20'40" East, entering and severing said 25.838 acre Edevold tract of land, passing at a distance of 666.86 feet a 1/2 inch iron rod with "ASH5687" cap set for reference, and continuing for a total distance of **691.86 feet** to a corner at the edge of a pond for the north corner of the herein described tract of land, same being at the west corner of the aforementioned 1.00 acre St. John's tract of land, also being at the south corner of a called 14.66 acre tract of land conveyed to BPCH LLC. in Volume 4888, Page 624, Official Public Records of Hays County, Texas, and from which a 1/2 inch iron rod found at a common corner of said 14.66 acre BPCH tract of land, and said 25.838 acre Edevold tract of land bears North 35°21'39" West, a distance of 287.58 feet;

THENCE South 35°21'39" East (South 35°21'06" East Record), with the southwest line of said 1.00 acre St. John's tract of land and the common northeast line of said 25.838 acre Edevold tract of land, passing at a distance of 150.00 feet a 1/2 inch iron rod with "ASH 5687" cap set for reference, and continuing for a total distance of **419.11 feet** to the **POINT OF BEGINNING** and **CONTAINING 6.47 ACRES OF LAND.**

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

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 February 2016, 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
Attachment: Drawing of 6.47 acres
Job: 15-5661

02/17/16

Date



 **ASH & ASSOCIATES**
SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

132 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
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STATE OF TEXAS
COUNTY OF HAYS

0.63 ACRES
JOHN STEWART SURVEY
ABSTRACT # 14

BEING A 60 FOOT, 0.63 ACRE, PROPOSED ACCESS EASEMENT SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT # 14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 25.838 ACRE TRACT OF LAND CONVEYED TO MATTHEW EDEVOLD & BRYAN LOVELADY IN VOLUME 4858, PAGE 753, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2 inch iron found in the northwest right of way line of Highway # 21 (100' Public R.O.W.), same being at the south corner of the above-mentioned 25.838 acre Edevold tract, and also being at the east corner of a called 1.13 acre tract of land (Tract # 1) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas, for the south corner of the herein described tract of land ;

THENCE North 45°48'26" West (North 45°47'33" West Record), with the northeast line of said 1.13 acre Garonzik tract of land and the common line of said 25.838 acre Edevold tract of land, a distance of **323.14 feet** (323.22' Record) to a 1/2 inch iron rod found at the north corner of said 1.13 acre Garonzik tract of land, for a corner of the herein described tract of land, same being at the east corner of called 0.55 acre tract of land (Tract # 2) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas;

THENCE North 45°57'02" West (North 46°01'22" West Record), with the northeast line of said 0.55 acre Garonzik tract of land and the common line of said 25.838 acre Edevold tract of land, a distance of **135.87 feet** (135.87' Record) to a 1/2 inch iron rod found at northern corner of said 0.55 acre Garonzik tract of land, for the west corner of the herein described tract of land, same being at an interior corner of said 25.838 acre Edevold tract of land, and from which a corner of said 0.55 acre Garonzik tract of land and a common corner of said 25.838 acre Edevold tract of land bears South 44°51'15" West (South 44°54'38" West Record), a distance of 95.87 feet (95.70' Record);

THENCE entering and severing said 25.838 acre Edevold tract of land the following three (3) courses and distances;

1) **North 57°20'40" East**, a distance of **61.65 feet** to the north corner of the herein described tract of land;

2) **South 45°57'02" East**, a distance of **121.76 feet** to a corner of the herein described tract of land;

3) **South 45°48'26" East**, a distance of **334.32 feet** to the east corner of the herein described tract of land, same being in the southeast line of said 25.838 acre Edevold tract, and the northwest line of aforementioned Highway # 21;

THENCE South 54°40'47" West, with the southeast line of said 25.838 acre Edevold tract and the common northwest line of said Highway #21, a distance of **61.02 feet** to the **POINT OF BEGINNING** and **CONTAINING 0.63 ACRES OF LAND.**

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

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 February 2016, and is true and correct to the best of my knowledge and belief.

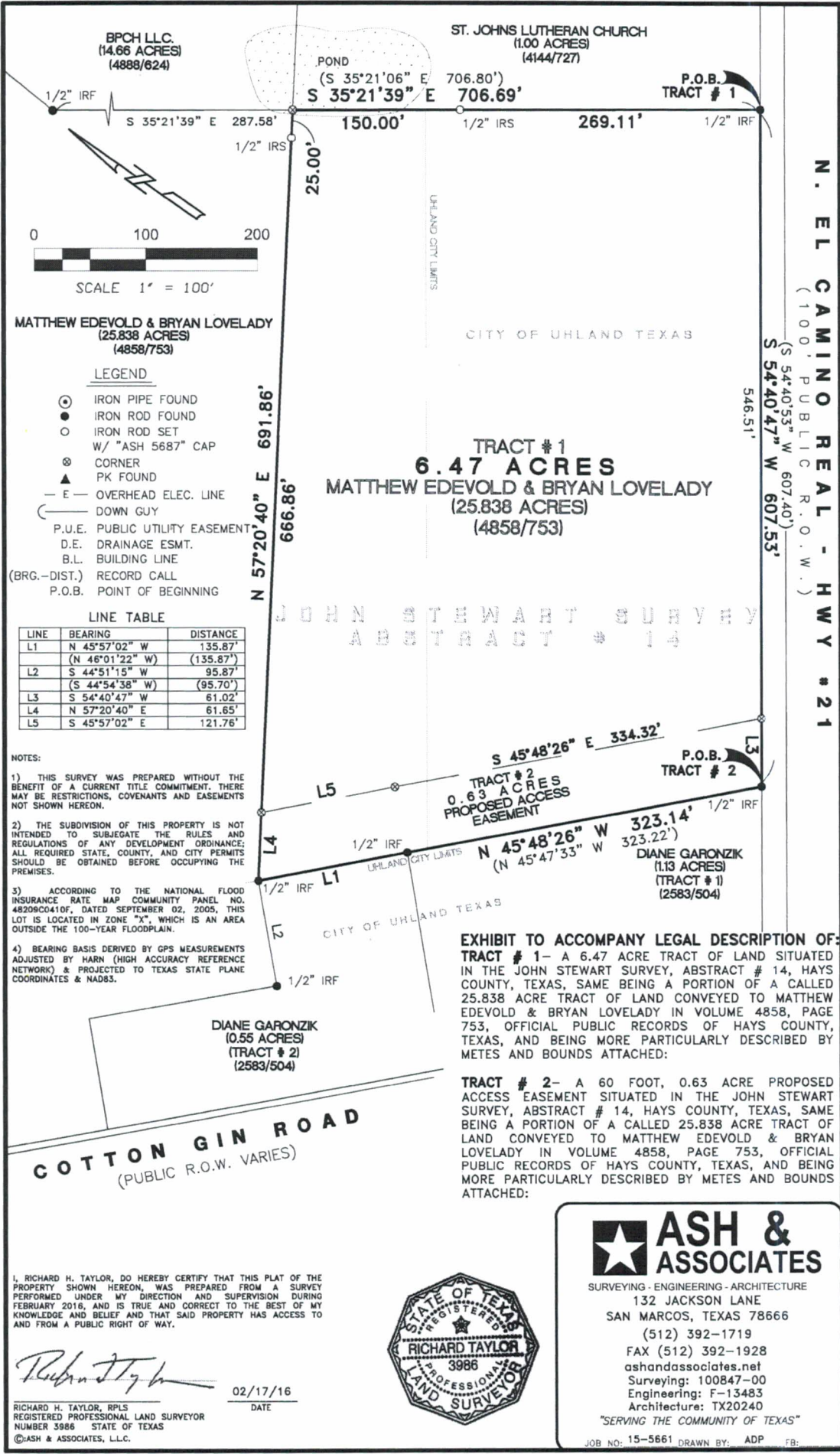


Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 0.63 acres
Job: 15-5661_access esmt

02/17/16

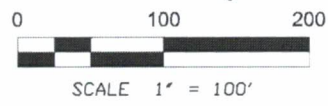
Date





BPCH LLC.
(14.66 ACRES)
(4888/624)

ST. JOHNS LUTHERAN CHURCH
(1.00 ACRES)
(4144/727)



MATTHEW EDEVOLD & BRYAN LOVELADY
(25.838 ACRES)
(4858/753)

TRACT # 1
6.47 ACRES
MATTHEW EDEVOLD & BRYAN LOVELADY
(25.838 ACRES)
(4858/753)

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ⊗ W/ "ASH 5687" CAP
- ⊙ CORNER
- ▲ PK FOUND
- E - OVERHEAD ELEC. LINE
- D - DOWN GUY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°57'02" W	135.87'
	(N 46°01'22" W)	(135.87')
L2	S 44°51'15" W	95.87'
	(S 44°54'38" W)	(95.70')
L3	S 54°40'47" W	61.02'
L4	N 57°20'40" E	61.65'
L5	S 45°57'02" E	121.76'

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE RESTRICTIONS, COVENANTS AND EASEMENTS NOT SHOWN HEREON.
- 2) THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBEGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.
- 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4820900410F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.
- 4) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:
TRACT # 1 - A 6.47 ACRE TRACT OF LAND SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT # 14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 25.838 ACRE TRACT OF LAND CONVEYED TO MATTHEW EDEVOLD & BRYAN LOVELADY IN VOLUME 4858, PAGE 753, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

TRACT # 2 - A 60 FOOT, 0.63 ACRE PROPOSED ACCESS EASEMENT SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT # 14, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 25.838 ACRE TRACT OF LAND CONVEYED TO MATTHEW EDEVOLD & BRYAN LOVELADY IN VOLUME 4858, PAGE 753, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 2016, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Richard H. Taylor

02/17/16 DATE

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
©ASH & ASSOCIATES, L.L.C.



ASH & ASSOCIATES

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Engineering: F-13483
Architecture: TX20240
"SERVING THE COMMUNITY OF TEXAS"
JOB NO: 15-5661 DRAWN BY: ADP FB: