



**Liz Q. Gonzalez**  
**County Clerk**

Hays County  
 Hays Government Center, Suite 2008, 712 S. Stagecoach Trail, San  
 Marcos, TX 78666

**CUSTOMER INFORMATION**

**TRANSACTION INFORMATION**

CITY OF UHLAND

Transaction #:	85134	Source Code:	Walk-in
Receipt #:	441325	Return Code:	Walk-in
Cashier Date:	09/29/2016	Location:	Main
Print Date:	9/29/16 2:59 pm		
Cashier By:	CRYSTAL		

**ORDINANCE** **CFN: 16033239**

From:	To:
RECORDING FEE	\$50.00

**ORDINANCE** **CFN: 16033240**

From:	To:
RECORDING FEE	\$46.00

<b>PAYMENT: CREDIT CARD</b>	<b>100142930875</b>	<b>AMOUNT:</b>	<b>\$96.00</b>
<b>Void / Revised Reason:</b>			

Total Payments: <b>\$ 96.00</b>	Total Fees: <b>\$ 96.00</b>	Shortage: <b>\$ 0.00</b>
Overage: <b>\$ 0.00</b>	Total Change Returned: <b>\$ 0.00</b>	

*# 183 as well*

## ORDINANCE NO. 182

**AN ORDINANCE CORRECTING ORDINANCE NO. 172, WHICH ANNEXED 223.942 ACRES OF LAND INTO THE CITY OF UHLAND AT THE REQUEST OF THE LANDOWNER, TO ALSO INCLUDE ADJACENT HAYS COUNTY ROAD RIGHT-OF-WAY WHICH WAS REQUIRED TO BE INCLUDED BY SECTION 43.106 TEXAS LOCAL GOVERNMENT CODE; AND OTHERWISE RATIFYING ORDINANCE NO. 172.**

**WHEREAS**, the City Council of the City of Umland, Texas passed and approved Ordinance No. 172 on April 7, 2016, which annexed 223.942 acres of land into the City of Umland at the request of the landowner; and

**WHEREAS**, the said Ordinance No. 172 was recorded as Document No. 2016-16011586 in the Official Public Records of Hays County, Texas; and

WHEREAS, the entire width of the right-of-way of Plum Creek Road which is adjacent to the annexed property should have been included in the annexation pursuant to Section 43.106 Texas Local Government Code;

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

**Section 1.** Ordinance No. 172 is hereby corrected to reflect that the property annexed thereby includes (1) the 247.559 acres described by metes and bounds in the attached Exhibit "A", save and except a 23.617 acre portion thereof which was previously annexed into the City, for a net annexed parcel of 223.942 acres which is further shown on the map attached as Exhibit "A-1", plus (2) the entire right-of-way of Plum Creek Road adjacent to said 223.942 acres, as shown on the map attached as Exhibit "B".

**Section 2.** Ordinance No. 172 is otherwise ratified and confirmed.

**Section 3.** This correction Ordinance shall be recorded in the Official Public Records of Hays County, Texas and the map of the City limits shall be accordingly amended.

PASSED AND APPROVED THIS 26 DAY OF September, 2016.

Ayes 3 Nays 0 Abstain 0

  
\_\_\_\_\_  
Brian Geiger, Mayor

ATTEST:



  
  
\_\_\_\_\_  
Karen Gallaher, City Administrator



EXHIBIT "A"



**Landesign Services, Inc.**

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

**247.559 ACRE TRACT**

BEING ALL OF THE REMAINDER OF THAT CALLED 108 ACRE TRACT DESCRIBED IN DEED TO ANDREW J. HART RECORDED IN VOLUME 1196, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), ALL OF THAT CALLED 70.74 ACRE TRACT DESCRIBED AS TRACT ONE IN DEED TO ANDREW J. HART RECORDED IN VOLUME 835, PAGE 615 OF THE O.P.R.H.C.T., ALL OF THAT CALLED 55.71 ACRE TRACT DESCRIBED AS TRACT TWO IN DEED TO ANDREW J. HART RECORDED IN VOLUME 835, PAGE 615 OF THE O.P.R.H.C.T., ALL OF THAT CALLED 2.036 ACRE TRACT DESCRIBED IN DEED TO ANDREW J. HART RECORDED IN VOLUME 2852, PAGE 114 OF THE O.P.R.H.C.T., AND ALL OF THAT CALLED 1.00 ACRE TRACT DESCRIBED IN DEED TO NICOLE LETA HART RECORDED IN VOLUME 3103, PAGE 620 OF THE O.P.R.H.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rebar with cap stamped "Windrose Austin" found at the northeast corner of said 70.74 acre tract at the intersection of the existing southwest right-of-way line of County Road 129 (CR 129)(Cotton Gin Road)[no dedication found, right-of-way width varies] and the existing northwest right-of-way line of County Road 156 (CR 156)(Plum Creek Road)[no dedication found, right-of-way width varies];

THENCE with the southeast line of said 70.74 acres and the northwest right-of-way line of County Road 156 the following two (2) courses:

1. South 29°19'12" West a distance of 1751.20 feet (record – S 30°06' W, 1751.2') to a fence corner post;
2. South 32°11'07" West a distance of 548.91 feet (record – S 32°58' W, 548.6') to a square concrete monument found at the southeast corner of said 70.74 acre tract

and the northeast corner of a called 126.57 acre tract described in deed to Deborah Siemering Fetech recorded in Volume 2678, Page 151 of the O.P.R.H.C.T.;

THENCE with the southwest line of the 70.74 acres and the northeast line of said 126.57 acres the following six (6) courses:

1. North 67°23'20" West a distance of 693.19 feet (record – N 66°40' W, 692.9') to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
2. North 54°30'49" West a distance of 127.58 feet (record – N 53°46' W, 127.3') to a 1/2" iron rebar with cap stamped "Windrose Austin" found;
3. North 42°57'24" West a distance of 542.02 feet (record – N 42°13' W, 542.3') to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
4. North 52°08'24" East a distance of 83.38 feet (record – N 52°41' E, 83.4') to a spindle found;
5. North 35°59'27" West a distance of 112.70 feet (record – N 35°28' W, 112.7') to a 1/2" iron rebar found;
6. North 46°24'27" West a distance of 189.00 feet (record – N 45°53' W, 189.0') to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the southwest corner of the 70.74 acres and the southeast corner of said 55.71 acres;

THENCE North 44°23'14" West a distance of 1053.44 feet (record – N 43°39' W, 1053.5') with the southwest line of the 55.71 acres and the northeast line of the 126.57 acres to a square concrete monument found at the southwest corner of the 55.71 acres and the southeast corner of said 108 acres;

THENCE North 48°50'12" West a distance of 2186.66 feet (record – N 50°09' W, 760 varas [2111.1']) with the southwest line of the 108 acres, the northeast line of the 126.57 acres and the northeast line of the remainder of a called 138.85 acre tract described in deed to Samuel Owen Kimerlin, Sr. recorded in Volume 146, Page 378 of the Deed Records of Hays County, Texas (D.R.H.C.T.) to fence corner post found at the southwest corner of the 108 acres and the southeast corner of a called 101 acre tract described in deed to Albert F. Busse, Jr. and wife, Helena F. Busse recorded in Volume 214, Page 285 of the D.R.H.C.T.;

THENCE North 46°20'50" East a distance of 2042.81 feet (record – N 45° E) with the northwest line of the 108 acres and the southeast line of said 101 acres to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the southwest corner of a called 35 yard by 140 yard tract described in deed to Hays County, Texas recorded in Volume P, Page 386 of the D.R.H.C.T.;



THENCE South 43°39'10" East a distance of 105.00 feet (record – 35 yards [105']) crossing through the 108 acres with the southwest line of the Hays County tract to a 1/2" iron rebar with plastic cap stamped "Landesign" set;

THENCE North 46°20'50" East a distance of 420.00 feet (record – 140 yards [420']) crossing through the 108 acres with the southeast line of the Hays County tract to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northeast corner of the Hays County tract in the existing southwest right-of-way line of CR 129;

THENCE with the existing southwest right-of-way line of CR 129 and the northeast lines of the 108 acres, the 55.71 acres, said 1.000 acres, the 70.74 acres and said 2.036 acres the following nine (9) courses:

1. South 45°13'31" East a distance of 1140.77 feet to a fence corner post found;
2. South 55°58'07" East a distance of 39.79 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
3. South 45°27'08" East a distance of 869.12 feet to a square concrete monument found at the northeast corner of the 108 acres and the northwest corner of the 55.71 acres;
4. South 46°01'02" East a distance of 631.89 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northwest corner of the 1.000 acres;
5. South 45°56'21" East a distance of 150.00 feet (record – S 44° 41' E, 150.0') to a 1/2" iron rebar with plastic cap stamped "Landesign" set at the northeast corner of the 1.000 acres;
6. South 44°53'01" East a distance of 270.00 feet ( record – S 44° 41' E, 270.0') to a calculated point at the northeast corner of the 55.71 acres and the northwest corner of the 70.74 acres, from which a 1/2" iron rebar with cap stamped "Windrose Austin" bears South 45°41'28" West a distance of 3.55 feet;
7. South 44°53'01" East a distance of 345.60 feet ( record – S 44°41' E, 344.4') to a fence corner post found at the northwest corner of the 2.036 acres;
8. South 47°13'21" East a distance of 274.85 feet (record – S 46°37'40" E, 274.71') to a square concrete monument found at the northeast corner of the 2.036 acres;
9. South 48°59'09" East a distance of 355.49 feet (record – S 48°23' E, 356.96') to a **POINT OF BEGINNING.**

This parcel contains 247.559 acres of land out of the John Stewart Survey, Abstract No. 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.

**COTTON GIN ESTATES ACREAGE EXHIBIT**

SCALE 1" = 200'

**BCG UHLAND LP.  
VOL. 5395 PG. 36  
26,385 ACRES  
TO BE ANNEXED**

HEDWIG NICKEL  
PROBATE 9215  
(50 AC.) VOL. 154 PG. 557

DANNY R. WILSON  
BEATE S. M. WILSON  
(34,803 AC.)  
VOL. 183 PG. 497

EXISTING CITY LIMITS

ALBERT BUSSE JR.  
(101 AC.) VOL. 214 PG. 285

**223,942 ACRES TO  
BE ANNEXED  
BCG UHLAND LP.  
247,559 AC.  
VOL. 5395 PG. 36**

C.R. 156 PLUM CREEK  
ROAD (R.O.W VARIES)

SAMUEL ALBERG JR.  
(75.85 AC.) VOL. 833 PG. 847

DEBORAH MERRING FLEISH  
(175.57 AC.) VOL. 263 PG. 157

**EXHIBIT "A-1"**

**CAD**  
Carlson, Bergeson & Diering, Inc.  
Surveyors  
1000 West 10th Street, Suite 100  
Ogden, Utah 84403  
Phone: (435) 744-1111  
Fax: (435) 744-1112  
E-mail: info@cad.com

EXHIBIT "B"



appx. 50 ft wide by appx. 1000 ft long

appx. 50 ft wide by appx. 2000 ft long

Banton Branch

Plum Creek

Plum Creek

WEST CREEK RD

PLUM CREEK RD

BUNION CREEK RD

1:6,000

Date: 8 June 2016