Instrument # 18028381 Number of Pages: 19 Filed and Recorded: 8/8/2018 10:47 AM Liz Q. Gonzalez, Hays County Clerk, Texas Rec \$98.00 Deputy Clerk: DJONES



ORDINANCE NO. 209

AN ORDINANCE FOR VOLUNTARY ANNEXATION OF LAND ADJACENT AND CONTIGUOUS TO THE CITY OF UHLAND, TEXAS. BEING A 16.72 ACRE TREACT 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 PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOW 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; and no person reside on said land and;

WHEREAS, the petition was signed by all persons owning and 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

_ DAY OF

2018

Ayes

Nays

Abstain

Vicki Hunter, Mayor Pro-Tem

ATTEST

Karen Gallaher

City Administrator

SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas" 142 Jackson Lane San Marcos, Texas 78666 Phone: 512-392-1719 ashandassociates.net

STATE OF TEXAS COUNTY OF HAYS ANNEXATION PARCEL 16.72 ACRES JOHN STEWART SURVEY ABSTRACT #14

BEING A 16.72 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 1/2" iron rod found at an interior corner of said Edevold & Lovelady called 25.838 acre tract, same being at the common west corner of that certain called 6.47 acre tract of land conveyed to Lane Daly LLC, by deed recorded under Hays County Clerk's Document No. 16014954, Official Public Records of Hays County, Texas, and being at the common west corner of that certain called 2.10 acre tract of land described by the City of Uhland Annexation Ordinance No. 176, recorded under Hays County Clerk's Document No. 2016-16012098, Official Public Records, Hays County, Texas, and being in a southeast line of the City Limits of Uhland, Texas, as described by Annexation Ordinances 11, 32 and 39, and also being at a common north corner of called 0.55 acre tract (Tract # 2) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas;

THENCE departing 2.10 acre Annexation tract, through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the existing City Limits of Uhland, Texas, North 45°00'02" West, a distance of 563.29 feet to a 1/2" iron rod set at the common corner of two 0.50 acre tracts of land severed from said Edevold & Lovelady called 25.838 acre tract, for corner of the herein described tract of land;

THENCE continuing with the existing City Limits line, and the common line of said 0.50 acre Tracts 1 and 2, North 45°25'44" West, a distance of 110.00 feet to a 1/2" iron rod set in the southeast line of Summer Sun Subdivision, an addition to Hays County according to the map thereof recorded in Volume 10, Page 67, Plat Records of Hays County, Texas, same being at an interior corner of said existing City Limits of Uhland, Texas, and from which a 1/2" iron pipe found in the northeast line of Cotton Gin Road, a variable width public right-of-way, at the west corner of said Edevold & Lovelady called 25.838 acre tract and the common west corner of said 0.50 acre Tract 1, bears South 43°16'05" West, a distance of 200.00 feet:

THENCE with the northwest line of said Edevold & Lovelady called 25.838 acre tract, the common southeast line of said Summer Sun Subdivision and the existing City Limits line of Uhland, Texas, the following courses and distances numbered (1) and (2):

1) North 43°16'05" East, a distance of 200.00 feet to a 1/2" iron rod set for the north corner of 0.50 acre Tract 2, for a corner of the herein described tract of land;

2) North 43°15'55" East, a distance of 1177.31 feet to a northwesterly corner of that certain called 14.66 acre tract of land severed from the said Edevold & Lovelady called 25.838 acre tract conveyed to BPCH, LLC by deed recorded in Volume 4888, Page 624, Official Public Records, Hays County, Texas, and from which a 5/8" iron rod found at the north corner of said Edevold & Lovelady called 25.838 acre tract and the common northeasterly corner of said BPCH, LLC called 14.66 acre tract bears North 43°17'30" East, a distance of 143.16 feet;

THENCE departing said City Limits and said Summer Sun Subdivision, through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the common lines of said BPCH, LLC called 14.66 acre tract, the following courses and distances numbered (1) and (2):

- 1) South 03°22'07" West, a distance of 872.09 feet to a 1/2" iron rod with cap found for corner;
- 2) South 35°21'39" East, a distance of 287.58 feet to a south corner of said BPCH, LLC called 14.66 acre tract, same being at a common north corner of the aforesaid Lane Daly LLC called 6.47 acre tract and the common north corner of the aforementioned City of Uhland called 2.10 acre annexation tract, and being at the common west corner of that certain 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, and from which a 1/2" iron rod found at the east corner of said Edevold & Lovelady called 25.838 acre tract, the common east corner of said Lane Daly LLC called 6.47 acre tract and the common south corner of said St. John's Lutheran Church called 1.00 acre tract, bears South 35°31'39" East, a distance of 419.44 feet;

THENCE through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the common northwest line of said Lane Daly LLC called 6.47 acre tract, the common northwest line of said City of Uhland, Texas 2.10 acre annexation tract, South 57°20'40" West, at a distance of 25.00 feet passing a 1/2" iron rod set and continuing on for a total distance of 691.86 feet to the POINT OF BEGINNING and CONTAINING 16.72 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 surveys performed under my direction, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor

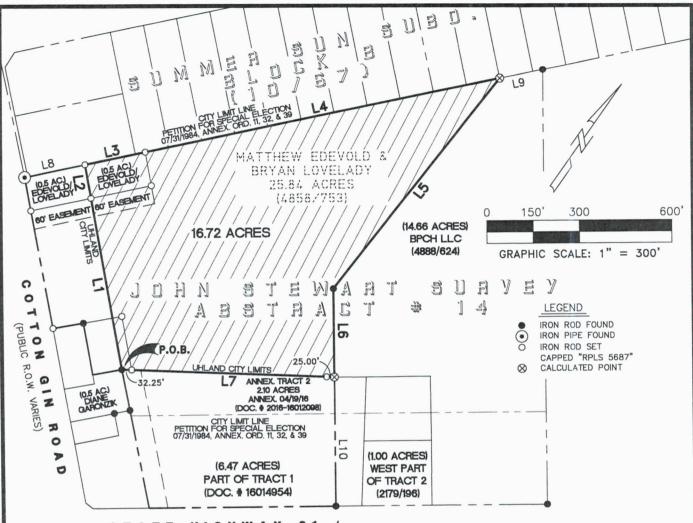
Registered Professional Land Surveyor

No. 3986 State of Texas

Attachment: Drawing of 16.72 Acre Annexation Parcel

Job: 15-5661

07/24/18



STATE HIGHWAY 21 CAMINO REAL

(PUBLIC R.O.W. VARIES)

LINE	BEARING	DISTANCE
L1	N 45°00'02" W	563.29'
L2	N 45°25'44" W	110.00'
L3	N 43°16'05" E	200.00'
L4	N 43°15'55" E	1177.31
L5	S 03°22'07" W	872.09'
L6	S 35°21'39" E	287.58'
L7	S 57°20'40" W	691.86
L8	S 43°16'05" W	200.00'
L9	N 43°17'30" E	143.16
L10	S 35°31'39" E	419.44

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 JULY 2018, 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.

07/25/18 DATE

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

C:ASH & ASSOCIATES, L.L.C.

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0410F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

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:

A 16.72 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:





SURVEYING - ENGINEERING - ARCHITECTURE 142 JACKSON LANE SAN MARCOS, TEXAS 78666

(512) 392-1719

ashandassociates.net Surveying: 100847-00 Engineering: F-13483 Architecture: TX20240 "SERVING THE COMMUNITY OF TEXAS"

JOB NO: N/A DRAWN BY: GMH/RHT FB: N/A

APPLICATION & CHECKLIST - VOLUNTARY ANNEXATION APPLICATION

15 North Old Spanish Trail • Uhland, Texas 78640 • (512) 398-7399 • Email city@uhlandtx.us

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

Project Name/Address:

5. Application Fee: See Ordinance #168 for fees. Property Information

Owner: Exycal Laveloor

Address: Caron au	+RAIL		
Phone: 5/2 5/00 · 3/37	Email: 6009	elady encol	Lyla.com
Acreage:	Property:		Spend # K
Legal Description: John S	twent?	SURVEY AF	STEAL + H
Number of Lots: Proposed	use: Warren	ovse	
Agent: Www.			
·			
The signature of owner authorizes Cit this application is being submitted. The reviewed the requirements of this check complied with. Note : The agent is the off All correspondence and communication owner will be considered the agent.	e signature also indicate liklist and all items on the ficial contact person for	this checklist have been a this project the single po	his agent has addressed and int of contact.
(Check one)			
I will represent my application	before city staff and th	e City Council.	
I hereby authorize the person nan before the City Staff.			plication
Owner Name (printed)	3	Phone	
Owner Address	City	State	Zip
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:

The undersigned owners of the hereinafter described tract of land, pursuant to Texas Local Government Code Section 43.028, hereby petition the City of Uhland 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 hereof.

The undersigned owners hereby certify that:

- The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Uhland, 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.

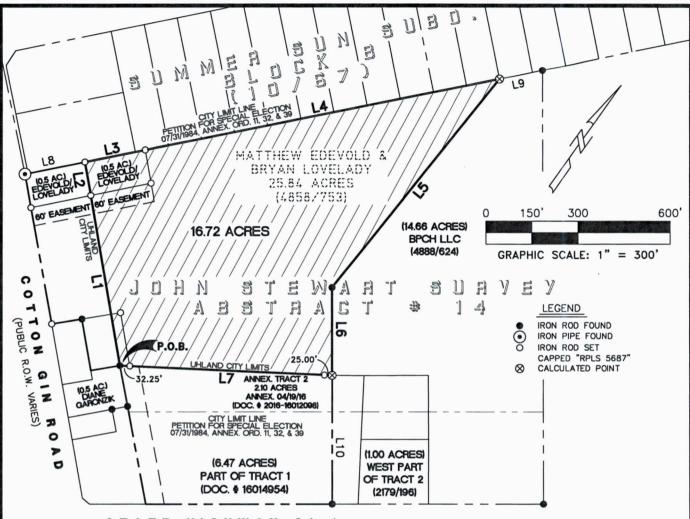
NAME (PRINT)

DATE

SIGNATURE:

(ACKNOWLEDGEMENT)

STATE OF TEXAS	COUNTY OF	Hrus
	COUNTY OF as acknowledged before me	e on the 27th day of nem, 2018
		TALLI JO HARDCASTLE Notary Public, State of Texas Comm. Expires 08-19-2021 Notary ID 12540382-0
	;	Notary Public, State Texas
List all qualified vo eligible for annexati than three (3) qualif	ion by petition of the land ov	ch tract of land. Per State law, in order for an area to be where, the area must be vacant or inhabited by fewer
ΓRACK#	NAME:	MAILING ADDRESS:



STATE HIGHWAY 21 CAMINO REAL

(PUBLIC R.O.W. VARIES)

LINE	BEARING	DISTANCE
L1	N 45*00'02" W	563.29'
L2	N 45°25'44" W	110.00'
L3	N 43°16'05" E	200.00'
L4	N 43°15'55" E	1177.31'
L5	S 03*22'07" W	872.09'
L6	S 35°21'39" E	287.58'
L7	S 57*20'40" W	691.86'
L8	S 43°16'05" W	200.00'
L9	N 43°17'30" E	143.16'
L10	S 35*31'39" E	419.44

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 JULY 2018, 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, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS C:ASH & ASSOCIATES, L.L.C.

07/25/18 DATE

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0410F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

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:

A 16.72 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:





SURVEYING - ENGINEERING - ARCHITECTURE 142 JACKSON LANE

SAN MARCOS, TEXAS 78666 (512) 392-1719

ashandassociates.net Surveying: 100847-00 Engineering: F-13483 Architecture: TX20240

"SERVING THE COMMUNITY OF TEXAS"

N/A DRAWN BY: GMH/RHT FB: N/A

SURVEYING · ENGINEERING · ARCHITECTURE

'Serving the Community of Texas'
142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS COUNTY OF HAYS ANNEXATION PARCEL 16.72 ACRES JOHN STEWART SURVEY ABSTRACT #14

BEING A 16.72 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 1/2" iron rod found at an interior corner of said Edevold & Lovelady called 25.838 acre tract, same being at the common west corner of that certain called 6.47 acre tract of land conveyed to Lane Daly LLC, by deed recorded under Hays County Clerk's Document No. 16014954, Official Public Records of Hays County, Texas, and being at the common west corner of that certain called 2.10 acre tract of land described by the City of Uhland Annexation Ordinance No. 176, recorded under Hays County Clerk's Document No. 2016-16012098, Official Public Records, Hays County, Texas, and being in a southeast line of the City Limits of Uhland, Texas, as described by Annexation Ordinances 11, 32 and 39, and also being at a common north corner of called 0.55 acre tract (Tract # 2) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas;

THENCE departing 2.10 acre Annexation tract, through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the existing City Limits of Uhland, Texas, North 45°00'02" West, a distance of 563.29 feet to a 1/2" iron rod set at the common corner of two 0.50 acre tracts of land severed from said Edevold & Lovelady called 25.838 acre tract, for corner of the herein described tract of land;

THENCE continuing with the existing City Limits line, and the common line of said 0.50 acre Tracts 1 and 2, North 45°25'44" West, a distance of 110.00 feet to a 1/2" iron rod set in the southeast line of Summer Sun Subdivision, an addition to Hays County according to the map thereof recorded in Volume 10, Page 67, Plat Records of Hays County, Texas, same being at an interior corner of said existing City Limits of Uhland, Texas, and from which a 1/2" iron pipe found in the northeast line of Cotton Gin Road, a variable width public right-of-way, at the west corner of said Edevold & Lovelady called 25.838 acre tract and the common west corner of said 0.50 acre Tract 1, bears South 43°16'05" West, a distance of 200.00 feet;

THENCE with the northwest line of said Edevold & Lovelady called 25.838 acre tract, the common southeast line of said Summer Sun Subdivision and the existing City Limits line of Uhland, Texas, the following courses and distances numbered (1) and (2):

1) North 43°16'05" East, a distance of 200.00 feet to a 1/2" iron rod set for the north corner of 0.50 acre Tract 2, for a corner of the herein described tract of land;

2) North 43°15'55" East, a distance of 1177.31 feet to a northwesterly corner of that certain called 14.66 acre tract of land severed from the said Edevold & Lovelady called 25.838 acre tract conveyed to BPCH, LLC by deed recorded in Volume 4888, Page 624, Official Public Records, Hays County, Texas, and from which a 5/8" iron rod found at the north corner of said Edevold & Lovelady called 25.838 acre tract and the common northeasterly corner of said BPCH, LLC called 14.66 acre tract bears North 43°17'30" East, a distance of 143.16 feet;

THENCE departing said City Limits and said Summer Sun Subdivision, through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the common lines of said BPCH, LLC called 14.66 acre tract, the following courses and distances numbered (1) and (2):

- 1) South 03°22'07" West, a distance of 872.09 feet to a 1/2" iron rod with cap found for corner;
- 2) South 35°21'39" East, a distance of 287.58 feet to a south corner of said BPCH, LLC called 14.66 acre tract, same being at a common north corner of the aforesaid Lane Daly LLC called 6.47 acre tract and the common north corner of the aforementioned City of Uhland called 2.10 acre annexation tract, and being at the common west corner of that certain 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, and from which a 1/2" iron rod found at the east corner of said Edevold & Lovelady called 25.838 acre tract, the common east corner of said Lane Daly LLC called 6.47 acre tract and the common south corner of said St. John's Lutheran Church called 1.00 acre tract, bears South 35°31'39" East, a distance of 419.44 feet;

THENCE through and severing said Edevold & Lovelady called 25.838 acre tract, along and with the common northwest line of said Lane Daly LLC called 6.47 acre tract, the common northwest line of said City of Uhland, Texas 2.10 acre annexation tract, South 57°20'40" West, at a distance of 25.00 feet passing a 1/2" iron rod set and continuing on for a total distance of 691.86 feet to the POINT OF BEGINNING and CONTAINING 16.72 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 surveys performed under my direction, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor

Registered Professional Land Surveyor

Refin Ity h

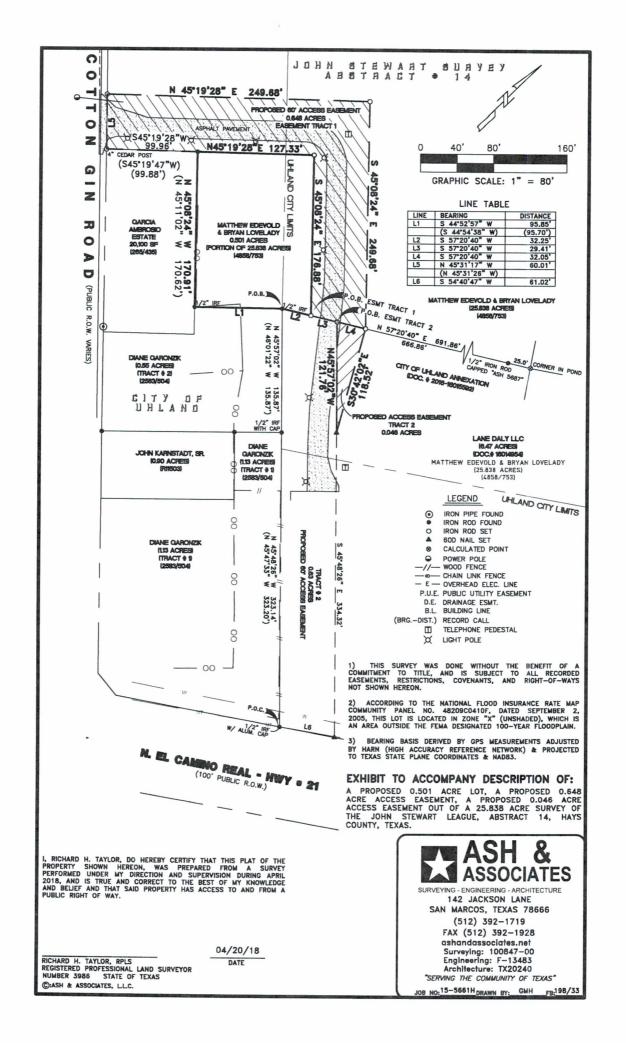
No. 3986 State of Texas

Attachment: Drawing of 16.72 Acre Annexation Parcel

Job: 15-5661

07/24/18





"Serving the Community of Texas" 132 Jackson Lane San Marcos, Texas 78666 Phone: 512-392-1719 ashandassociates.net

STATE OF TEXAS COUNTY OF HAYS

0.501 ACRES JOHN STEWART SURVEY ABSTRACT # 14

BEING A 0.501 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:

COMMENCING 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 being at the common south corner of that certain called 6.47 acre tract of land conveyed to Lane Daly LLC, by deed recorded under Hays County Clerk's Document No. 16014954, Official Public Records of Hays County, Texas, and being at the common 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, and also being the south corner of a proposed 60 foot access easement;

THENCE North 45°48'26" West (North 45°47'33" West Record), with the southwest line of said proposed 60 foot access easement, the northeast line of said 1.13 acre Garonzik tract of land, the common southwest line of said Lane Dally LLC called 6.47 acre tract, and the common southwest line of said 25.838 acre Edevold tract, a distance of **323.14 feet** (323.20' Record) to a 1/2 inch iron rod found at the north corner of said 1.13 acre Garonzik tract and the common east corner of called 0.55 acre tract (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), continuing with the southwest line of said proposed 60 foot access easement, along and with the northeast line of said 0.55 acre Garonzik tract of land, and the common southwest line of said Lane Dally LLC called 6.47 acre tract and said 25.838 acre Edevold tract, 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, same being at the west corner of said Lane Dally LLC called 6.47 acre tract, the west corner of said proposed 60 foot access easement and a common interior corner of said 25.838 acre Edevold tract, for the POINT OF BEGINNING and a corner of the herein described tract of land;

THENCE departing said Lane Daly LLC called 6.47 acre tract and said proposed 60 foot access easement, along and with a southeast line of said 25.838 acre Edevold tract and the common northwest line of said 0.55 acre Garonzik tract, **South 44°52'57" West** (South 44°54'38" West Record), a distance of **95.85 feet** (95.70' Record) to a 1/2" iron rod found at a south corner of said 25.838 acre Edevold tract and a west corner of said 0.55 acre Garonzik tract, for the south corner of the herein described tract of land, same being in the northeast line of that certain called 20,100 square foot tract of land conveyed to Ambrosio Garcia by deed recorded in Volume 265, Page 435, Deed Records of Hays County, Texas;

THENCE North 45°08'24" West (N 45°11'02" W Record), along the northwest line of said Ambrosio Garcia tract and said 25.838 acre Edevold tract, a distance of 170.91 feet (170.62' Record) to a 1/2" iron rod found at an interior corner of said Edevold tract and the common north corner of said Garcia tract, for the west corner of the herein described tract of land, same being in the southeast line of a second proposed 60 foot access easement, and from which a 1/2" iron rod set in the northeast line of Cotton Gin Road, a variable width public right-of-way, for a corner of said easement, a south corner of said Edevold tract and a west corner of said Garcia tract, bears South 45°19'28" West (South 45°19'47" West Record), a distance of 99.96 feet (99.88' Record);

THENCE departing said Garcia tract, through and severing said 25.838 acre Edevold tract, along and with the common lines of said second proposed 60 foot access easement, the following courses and distances numbered (1) and (2):

- 1) North 45°19'28" East, a distance of 127.33 feet to a 1/2" iron rod set for the north corner of the herein described tract of land;
- 2) South 45°08'24" East, a distance of 176.88 feet to a 1/2" iron rod set for the east corner of the herein described tract of land and a common south corner of said second proposed 60 foot access easement, same being in the northwest line of aforesaid Lane Dally LLC called 6.47 acre tract and the common northwest line of the aforesaid proposed 60 foot access easement;

THENCE South 57°20'40" West (Record), along the northwest line of aforesaid Lane Dally LLC called 6.47 acre tract, a distance of 32.25 feet to the POINT OF BEGINNING and CONTAINING 0.501 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 April 2018, 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 0.501 acres Job: 15-5661 One Half Acre

04/20/18

THENCE departing said Cotton Gin Road, through and severing said 25.838 acre Edevold tract, with the northwest and northeast lines of said proposed 60 foot access easement herein described, the following courses and distances numbered (1) and (2):

- 1) North 45°19'28" East, a distance of 249.68 feet to a 1/2" iron rod set for corner:
- 2) South 45°08'24" East, a distance of 249.68 feet to a 1/2" iron rod set for corner in the northwest line of aforesaid Lane Dally LLC called 6.47 acre tract;

THENCE South 57°20'40" West, along the northwest line of said Lane Dally LLC called 6.47 acre tract, a distance of 61.46 feet to the POINT OF BEGINNING and CONTAINING 0.648 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 April 2018, 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 0.501 acres

Job: 15-5661_0.648 Acre Access Esmt. Tract 1

04/20/18

"Serving the Community of Texas" 132 Jackson Lane San Marcos, Texas 78666 Phone: 512-392-1719 ashandassociates.net

STATE OF TEXAS COUNTY OF HAYS 0.648 ACRES JOHN STEWART SURVEY ABSTRACT # 14

BEING A PROPOSED 0.648 ACRE 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:

COMMENCING 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 being at the common south corner of that certain called 6.47 acre tract of land conveyed to Lane Daly LLC, by deed recorded under Hays County Clerk's Document No. 16014954, Official Public Records of Hays County, Texas, and being at the common 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, and also being the south corner of a proposed 60 foot access easement;

THENCE North 45°48'26" West (North 45°47'33" West Record), with the southwest line of said proposed 60 foot access easement, the northeast line of said 1.13 acre Garonzik tract of land, the common southwest line of said Lane Dally LLC called 6.47 acre tract, and the common southwest line of said 25.838 acre Edevold tract, a distance of **323.14 feet** (323.20' Record) to a 1/2 inch iron rod found at the north corner of said 1.13 acre Garonzik tract and the common east corner of called 0.55 acre tract (Tract # 2) conveyed to Diane Garonzik in Volume 2583, Page 504, Official Public Records of Hays County, Texas:

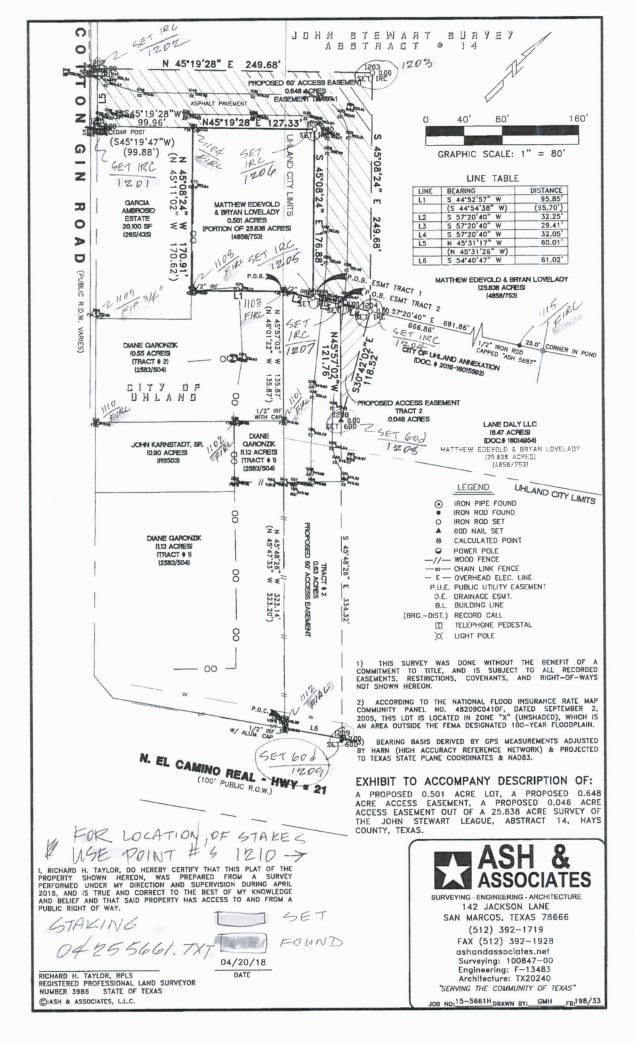
THENCE North 45°57'02" West (North 46°01'22" West Record), continuing with the southwest line of said proposed 60 foot access easement, along and with the northeast line of said 0.55 acre Garonzik tract of land, and the common southwest line of said Lane Dally LLC called 6.47 acre tract and said 25.838 acre Edevold tract, 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, same being at the west corner of said Lane Dally LLC called 6.47 acre tract, the west corner of said proposed 60 foot access easement and a common interior corner of said 25.838 acre Edevold tract;

THENCE departing said 0.55 acre Garonzik tract, North 57°20'40" East (Record), along the northwest line of said Lane Dally LLC called 6.47 acre tract, a distance of 32.25 feet to a 1/2" iron rod set for the POINT OF BEGINNING and a corner of the second proposed 60 foot access easement described;

THENCE departing said Lane Dally LLC called 6.47 acre tract, through and severing said 25.838 acre Edevold tract, with the southwest and southeast lines of said second proposed 60 foot access easement herein described, the following courses and distances numbered (1) and (2):

- 1) North 45°08'24" West, a distance of 176.88 feet to a 1/2" iron rod set for corner;
- 2) South 45°19'28" West, at a distance of 127.33 feet passing a 1/2" iron rod found at a north corner of said 25.838 acre Edevold tract and the common north corner of that certain called 20,100 square foot tract of land conveyed to Ambrosio Garcia by deed recorded in Volume 265, Page 435, Deed Records of Hays County, Texas, and continuing along a common line of said Edevold tract and said Garcia tract, for a total distance of 227.29 feet to a 1/2" iron rod set in the northeast line of Cotton Gin Road, a variable width public right-of-way, at a south corner of said Edevold tract and a common west corner of said Garcia tract, for a south corner of proposed easement herein described;

THENCE departing said Garcia tract, **North 45°31'17" West** (North 45°31'26" West Record), along the northeast line of said Cotton Gin Road, variable width public right-of-way, and the common southwest line of said 25.838 acre Edevold tract, a distance of **60.01 feet** to a 1/2" iron rod set for the west corner of the proposed easement herein described;



Instrument # 18028381 Number of Pages: 19 Filed and Recorded: 8/8/2018 10:47 AM Liz Q. Gonzalez, Hays County Clerk, Texas Rec \$98.00 Deputy Clerk: DJONES