

ORDINANCE NO. 278

**AN ORDINANCE OF THE CITY OF UHLAND, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM MANUFACTURED HOME 1 (MH1) TO LOCAL RETAIL (LR); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

**Whereas**, after giving ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

**Whereas**, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Ordinance.** City of Uhlend Ordinance No. 47 (the "Zoning Ordinance"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

**Section 3. Rezoned Property.** The Zoning Ordinance is hereby amended by changing the zoning district for approximately 1.57 acres of land and parcels of property, more or less, more particularly described as Lot 15, Grist Mill Estates, a Subdivision in Hays County, Texas, according to the Map or Plat thereof recorded in Volume 9, Page 281, Plat Records of Hays County, Texas (the "Property"), from the current zoning district Manufactured Home 1 (MH1) to zoning district Local Retail (LR). The Property is accordingly hereby rezoned to Local Retail (LR) as provided herein. The City Administrator is hereby authorized and directed to cause the City's official zoning map to be changed to reflect the zoning amendment approved by this Ordinance.

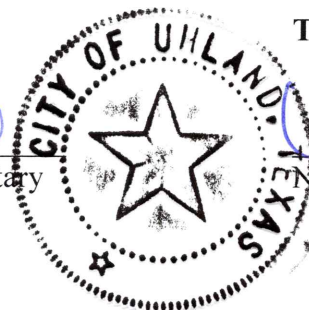
**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

**PASSED AND APPROVED FIRST READING** on this the 11<sup>th</sup> day of May, 2022.

**ATTEST:**

**THE CITY OF UHLAND, TEXAS**

Kim Weatherford  
Kim Weatherford, City Secretary



Naomi Schrock, Mayor



**DEED OF TRUST**  
**(WITH SECURITY AGREEMENT, FINANCING STATEMENT  
AND ASSIGNMENT OF RENTS AND LEASES)**

This **Deed of Trust** (with Security Agreement, Financing Statement and Assignment of Rents and Leases) is made on the date stated below by and between the Grantor, Beneficiary and Trustee who are identified and whose addresses are stated below.

Date: MAY 16, 2001

Grantor: **MARCELA RUIZ**  
Address: P.O. BOX 1344  
BUDA, TX 78630

Beneficiary: **MAVERICK FINANCIAL SERVICES, INC.**  
Address: 6626 SILVERMINE DRIVE, STE. 500  
AUSTIN, TX 78736  
TRAVIS COUNTY

Trustee: **A. RICK HIGHTOWER**  
Address: 711 West 7th Avenue  
Austin, TX 78701  
TRAVIS COUNTY

Note: Promissory Note dated even date herewith, in the original principal amount of \$121,000.00 executed by Grantor and payable to Beneficiary as stated in the Note.

Land: **Lot 15, GRIST MILL ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 9, Page 281, Plat Records of Hays County, Texas.**

# TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail, Suite 1120  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **KY-2021-68537**

Payor: RUIZ-HUTSON MARCELA (O0162235)  
96 HEIDENREICH LN  
KYLE, TX 78640-5131

Owner: RUIZ-HUTSON MARCELA (O0162235)  
96 HEIDENREICH LN  
KYLE, TX 78640-5131

Quick Ref ID: R98554  
Owner: RUIZ-HUTSON MARCELA (O0162235) -  
100%  
Owner Address: 96 HEIDENREICH LN  
KYLE, TX 78640-5131

Property: 11-3528-0000-01500-2  
Legal Description: GRIST MILL ESTATES, LOT 15, SERIAL  
# TXFLX84A17480GH11, LABEL #  
RAD1212944, ACRES 1.57  
Serial Number: TXFLX84A17480GH11;  
TXFLX84B17480GH11  
Label Number: RAD1212944; RAD1212945  
Situs Address: 1437 HEIDENREICH LN KYLE, TX 78640

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2021					
Plum Creek	128,790	0.020500	26.40	26.40	26.40
Hays Consolidated	128,790	1.359700	1,751.16	1,751.16	1,751.16
Special Road Dist	128,790	0.023800	30.65	30.65	30.65
Plum Creek	128,790	0.020800	26.79	26.79	26.79
Hays County	128,790	0.362900	467.38	467.38	467.38
City of Umland	128,790	0.175100	225.51	225.51	225.51
Caldwell Hays ESD #	128,790	0.100000	128.79	128.79	128.79
Austin Community	128,790	0.104800	134.97	134.97	134.97
Hays County ESD #9-	128,790	0.058190	74.94	74.94	74.94
Total Payment Amount					<b>2,866.59</b>
Check Payment (Ref # 2824) Tendered					2,866.59
Total Tendered					<b>2,866.59</b>
Remaining Balance Due, including other fees, as of 12/8/2021					<b>0.00</b>

Date Paid: 12/08/2021  
Effective Date: 12/08/2021  
Station/Till: Debra/Debra's Till  
Cashier:



Payable To:  
 County Tax Office  
 O'Kane, Tax Assessor/Collector  
 5. Stagecoach Trail, Suite 1120 (512)393-5545  
 San Marcos, TX 78666-6073

DESCRPTION  
 PROPERTY

11-3526-0000-01500  
 00162235  
 R98554  
 GRIST MILL ESTATES, LOT 15, SERIAL # TXFLX64A  
 17480GH11, LABEL # RAD1212944, ACRES 1.57

1437 HEIDENREICH LN KYLE, TX 78640



42258 T2 B1\*\*\*\*\*ALL FOR AADC 786  
 RUIZ-HUTSON MARCELA  
 96 HEIDENREICH LN  
 KYLE, TX 78640-5131



IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2021	2866.59
DEC 2021	2866.59
JAN 2022	2866.59
FEB 2022	3067.25
MAR 2022	3124.60

2021R9855400002866590000286659000028665900003067250000312460

PLEASE RETURN TOP PORTION WITH PAYMENT - ENCLOSE SELF ADDRESSED STAMPED ENVELOPE WITH PAYMENT FOR RECEIPT  
 RETAIN THIS PORTION FOR YOUR RECORDS

EXEMPTIONS

### Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED
51230	77560	0	0	0	0	0	128790
JURISDICTION	TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Plum Creek Conservation Dist	0.0205000	0	128790			0.00	26.40
Hays Consolidated ISD	1.3597000	0	128790			0.00	1751.16
Special Road Dist	0.0238000	0	128790			0.00	30.65
Plum Creek Groundwater Distr	0.0208000	0	128790			0.00	26.79
Hays County	0.3629000	0	128790			6.44	467.38
City of Umland	0.1751000	0	128790			0.00	225.51
Caldwell Hays ESD #1-Fire	0.1000000	0	128790			0.00	128.79
Austin Community College Dis	0.1048000	0	128790			0.00	134.97
Hays County ESD #9-EMS	0.0581900	0	128790			0.00	74.94

Late Rendition Penalty Due 0.00



11-3526-0000-01500-2

00162235

R98554

GRIST MILL ESTATES, LOT 15, SERIAL # TXFLX64A  
 17480GH11, LABEL # RAD1212944, ACRES 1.57

1437 HEIDENREICH LN KYLE, TX 78640

RUIZ-HUTSON MARCELA  
 96 HEIDENREICH LN  
 KYLE, TX 78640-5131

Over 65 or disability Quarterly Payment Schedule	
1st due by 1/31/2022	
2nd due by 3/31/2022	
3rd due by 5/31/2022	
4th due by 7/31/2022	

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST	TOTAL TAX DUE
NOV 2021	-	2866.59
DEC 2021	-	2866.59
JAN 2022	-	2866.59
FEB 2022	7% 200.66	3067.25
MAR 2022	9% 258.01	3124.60
APR 2022	11% 315.30	3181.89
MAY 2022	13% 372.66	3239.25
JUN 2022	15% 430.01	3296.60
JUL 2022	18%/15% 1023.37	3889.96
AUG 2022	19%/15% 1056.33	3922.92

ANNUAL RATES	
PENALTY	INTEREST
12%	12%

As per Sec 33.07 of the Texas property tax code 15% additional penalty will be added to 2021 taxes that remain unpaid 7/1/22.

AD VALOREM TAXES ARE DUE UPON RECEIPT AND BECOME DELINQUENT FEBRUARY 1ST.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

To pay by Credit Card or E-Check  
 Visit our online site  
<https://hayscountytx.com/taxoffice/>  
 or by phone at 800-300-8007; Press 9,  
 then enter code 78666



There will be a fee charged



STATE OF TEXAS \*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS:  
THIS AMENDED PLAT OF "GRIST MILL ESTATES" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ALDERMEN OF THE  
CITY OF UHLAND, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS 3<sup>rd</sup> DAY OF January 2001, A.D.

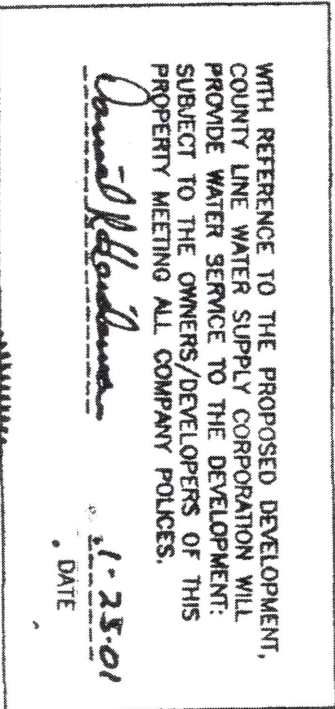
Dan T. Sorrells  
DAN T. SORRELLS, MAYOR, CITY OF UHLAND, TEXAS

ATTEST:

Robert Davis  
CITY SECRETARY, CITY OF UHLAND, TEXAS  
STATE OF TEXAS \*  
COUNTY OF HAYS \*

WITH REFERENCE TO THE PROPOSED DEVELOPMENT,  
COUNTY LINE WATER SUPPLY CORPORATION WILL  
PROVIDE WATER SERVICE TO THE DEVELOPMENT:  
SUBJECT TO THE OWNERS/DEVELOPERS OF THIS  
PROPERTY MEETING ALL COMPANY POLICES.

1-25-01  
DATE



I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS,  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE  
ON 10:47 AT 10:47 O'CLOCK A. M. AND RECORDED  
ON 1-5-2001 AT 10:47 O'CLOCK A. M. IN THE PLAT RECORDS IN  
BOOK 9 AT PAGE 358.

Lee Carlisle  
LEE CARLISLE  
COUNTY CLERK  
HAYS COUNTY, TEXAS

## SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES, AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0205 E, DATED FEBRUARY 18, 1998, THIS TRACT LIES WITH IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 0020086, DATED MAY 5, 2000, PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS OF TITLE OR EASEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS TRACT IS SUBJECT TO A 20' WATERLINE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORP. AND RECORDED IN VOLUME 862, PAGE 385 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. "THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 20' IN WIDTH THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED". THERE IS NO VISIBLE EVIDENCE OF THE PIPELINE. THIS EASEMENT IS NOT PLOTTABLE.
6. A PORTION OF THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOLUME 268, PAGE 51 OF THE HAYS COUNTY DEED RECORDS. "THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED". THERE IS NO VISIBLE EVIDENCE OF THE PIPELINE. THEREFORE THIS EASEMENT IS NOT PLOTTABLE.

7. THIS TRACT WILL BE SUBJECT TO DEED RESTRICTIONS RECORDED IN THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

**1992:**





NOTARY PUBLIC IN AND FOR Hays County, Texas  
TERM EXPIRES: 2-1-2004

CRIST MILL ROAD

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THIS AMENDED PLAT OF "CRIST MILL ESTATES" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ALDERMEN OF THE CITY OF UHLAND, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS 27 DAY OF January 2001, A.D.

Dan T. Sorrells, MAYOR, CITY OF UHLAND, TEXAS

ATTEST:

Lee Carlisle, CITY SECRETARY, CITY OF UHLAND, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON 28-5-2001 AT 10:14 O'CLOCK A. M. AND RECORDED ON 28-5-2001 AT 10:14 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 9, AT PAGE 358.

Lee Carlisle  
LEE CARLISLE  
COUNTY CLERK  
HAYS COUNTY, TEXAS



WITH REFERENCE TO THE PROPOSED DEVELOPMENT, COUNTY LINE WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE TO THE DEVELOPMENT: SUBJECT TO THE OWNERS/DEVELOPERS OF THIS PROPERTY MEETING ALL COMPANY POLICES.

Daniel H. Haddock

1-25-01  
DATE

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES, AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0205 E, DATED FEBRUARY 18, 1998, THIS TRACT LIES WITH IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 0020086, DATED MAY 5, 2000, PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS OF TITLE OR EASEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS TRACT IS SUBJECT TO A 20' WATERLINE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORP. AND RECORDED IN VOLUME 862, PAGE 385 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. "THE EASEMENT HEREIN GRANTED SHALL BE LIMITED



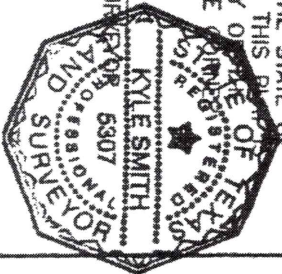
6. A PORTION OF THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOLUME 268, PAGE 51 OF THE HAYS COUNTY DEED RECORDS. THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED. THERE IS NO VISIBLE EVIDENCE OF THE PIPELINE, THEREFORE THIS EASEMENT IS NOT PLOTTABLE.

7. THIS TRACT WILL BE SUBJECT TO DEED RESTRICTIONS RECORDED IN THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

8. THE PURPOSE OF THIS PLAT IS TO AMEND THE PLAT RECORDED IN BOOK 9, PAGE 281 OF THE HAYS COUNTY PLAT RECORDS, BY DEDICATING ADDITIONAL R.O.W. ALONG HEIDENREICH LANE.  
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5307  
KYLE SMITH, R.P.L.S. NO. 5307



SCHOOL DISTRICT=HAYS  
UTILITIES  
WATER=COUNTY LINE WATER CO.  
SEWER=PRIVATE  
ELECTRIC=PEDERNALES ELECTRIC  
DEVELOPER=SID ORTON, TRUSTEE  
ADDRESS=1106 BLACKACRE TRAIL  
AUSTIN, TEXAS 78748

ACCORDING TO COUNTY LINE -  
WATER SUPPLY PERSONNEL  
THERE IS A WATERLINE ALONG  
THIS EDGE OF THE TRACT. IT IS  
APPARENTLY IN AN EASEMENT  
WHICH IS RECORDED IN VOLUME  
862, PAGE 385 OF THE HAYS  
COUNTY OFFICIAL PUBLIC  
RECORDS. THERE IS NO EXACT  
LOCATION STATED.

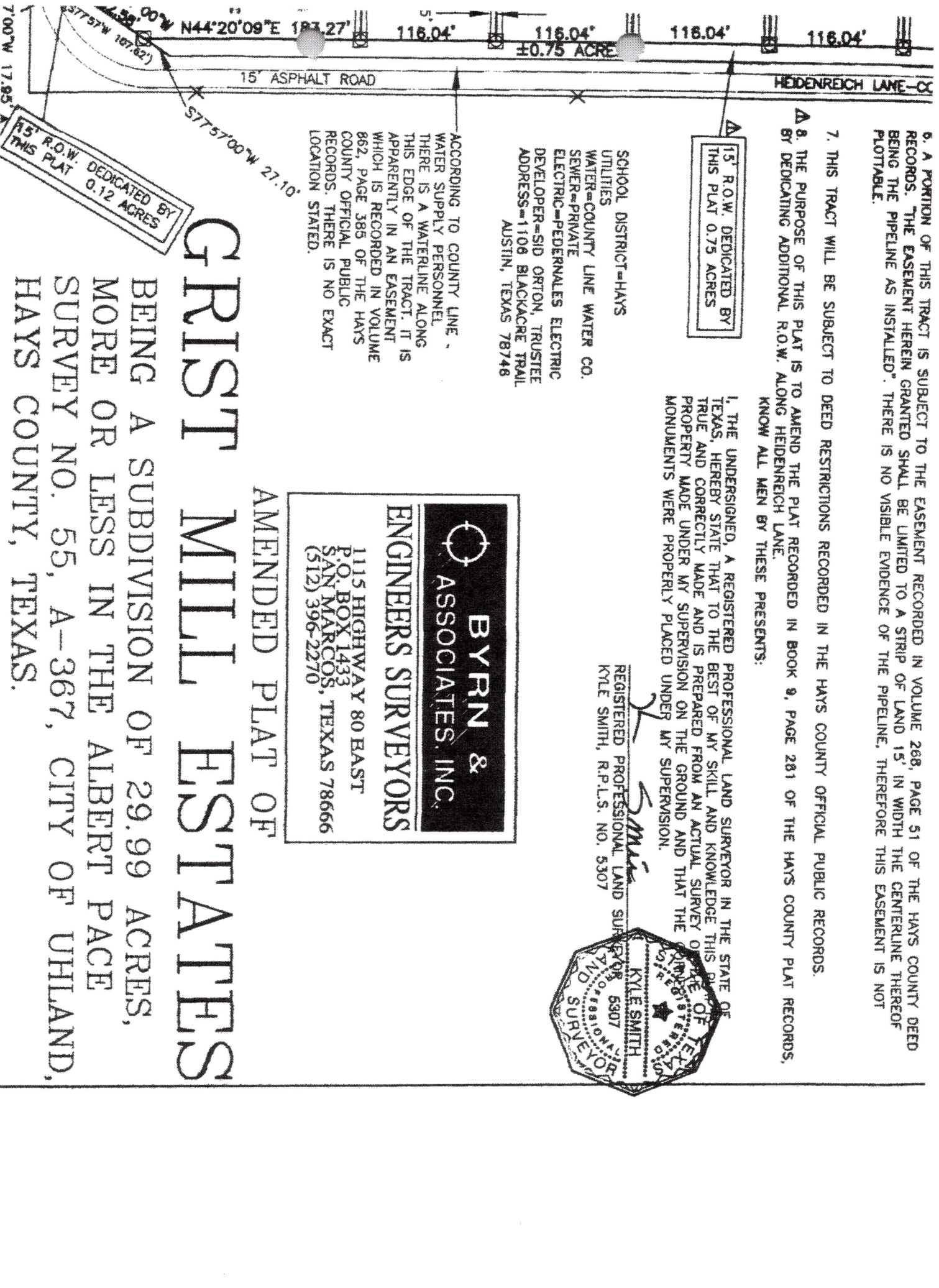
**BYRN &  
ASSOCIATES, INC.**  
ENGINEERS SURVEYORS

1115 HIGHWAY 80 EAST  
P.O. BOX 1433  
SAN MARCOS, TEXAS 78666  
(512) 396-2270

AMENDED PLAT OF

**GRIST MILL ESTATES**

BEING A SUBDIVISION OF 29.99 ACRES,  
MORE OR LESS IN THE ALBERT PACE  
SURVEY NO. 55, A-367, CITY OF UHLAND,  
HAYS COUNTY, TEXAS.



**THE STATE OF TEXAS**

**COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

**22027722      ORDINANCE**

**06/06/2022 09:00:12 AM    Total Fees: \$54.00**

 *Elaine H. Cardenas*

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas