

**ORDINANCE NO. 287**

**AN ORDINANCE OF THE CITY OF UHLAND, TEXAS ANNEXING 40.984 ACRES OF LAND, MORE OR LESS, LOCATED IN HAYS COUNTY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, pursuant to §43.0671 of the *Tex. Loc. Gov't. Code*, the City of Uhlend, Texas, is authorized to annex territory lying adjacent and contiguous to the City upon the landowner's request;

**WHEREAS**, the owner of the property, as hereinafter described, made a written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

**WHEREAS**, the property is adjacent and contiguous to the present city limits;

**WHEREAS**, the City Council heard and has decided to grant the owner's request that the City annex said property;

**WHEREAS**, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

**WHEREAS**, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

**WHEREAS**, the City intends to provide services to the property to be annexed according to the provision of services agreement attached hereto as Exhibit "B".

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

**SECTION 1.** That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** All portions of the following described property (hereinafter referred to as the "Annexed Property"), is hereby annexed into the corporate limits of the City of Uhlend:

All that certain area of land being 40.984 acre tract of land, situated in the John Stewart Survey, Abstract Number 14, and the August Reuss Survey Number 86, Abstract Number 398, both in Hays County, Texas, being all of a called 41.014 acre tract conveyed to Plum Creek L.L.C. in Volume 3265, Page 372, official public records Hays County, Texas, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**SECTION 3.** That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

**SECTION 4.** That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provision of services agreement attached hereto as Exhibit “B”, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

**SECTION 5.** That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Uhlend.

**SECTION 6.** That the Annexed Property shall be temporarily zoned Agricultural District “A” as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

**SECTION 7.** That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

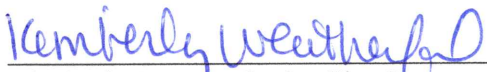
**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

**SECTION 9.** 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, Tex. Gov't. Code*.

**PASSED AND APPROVED** on this 14<sup>th</sup> day of September, 2022.

**ATTEST:**

**CITY OF UHLAND, TEXAS**

  
\_\_\_\_\_  
Kimberly Weatherford – City Secretary

  
\_\_\_\_\_  
Naomi Schrock, Mayor



**Exhibit "A"**  
**ANNEXED PROPERTY DESCRIPTION**  
**+/- 40.984 ACRES**

Exhibit "A"  
ANNEXED PROPERTY DESCRIPTION  
+/- 40.984 ACRES

40.984 ACRES  
JOHN STEWART SURVEY, ABSTRACT NO. 14  
AUGUST REUSS SURVEY NO. 86, ABSTRACT NO. 398  
HAYS COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 40.984 ACRE TRACT OF LAND, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, AND THE AUGUST REUSS SURVEY NUMBER 86, ABSTRACT NUMBER 398, BOTH IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 41.014 ACRE TRACT CONVEYED TO PLUM CREEK ROAD, L.L.C. IN VOLUME 3265, PAGE 372, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS, SAID 40.984 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 3/4 inch iron pipe found at the southernmost corner of said 41.014 acre tract of land being at the westernmost corner of a called 1.948 acre tract of land conveyed to Jose and Pauline Chavez in Volume 601, Page 240, Official Public Records, Hays County, Texas, same being in the northeast right-of-way line of Grist Mill Road (R.O.W. Varies), for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE**, N44°04'15"W, with the common line of said 41.014 acre tract of land, and said Grist Mill Road, a distance of 210.43 feet to a 3/4 inch iron pipe found at the westernmost corner of said 41.014 acre tract of land, being at the southernmost corner of a called 45.6 acre tract of land conveyed to Deborah Kay Lockhart in Volume 1106, Page 647, Official Public Records, Hays County, Texas, same being in the northeast line of said Grist Mill Road, for the westernmost corner of the herein described tract of land,

**THENCE**, with the common line of said 41.014 acre tract and said 45.6 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N43°43'45"E, a distance of 522.33 feet to a 3/4 inch iron pipe found for corner, and
- 2) N05°56'35"E, a distance of 947.11 feet to a 1 inch iron pipe found at a western corner of said 41.014 acre tract of land, being at an eastern corner of said 45.6 acre tract of land, same being at the southernmost corner of a called 10.882 acre tract of land conveyed to Bryan S. Whitfield in Volume 3853, Page 354, and described in Volume 1756, Page 812, both of the Official Public Records, Hays County, Texas, for a western corner of the herein described tract of land,

**THENCE**, N44°18'15"E, with the northwestern line of said 41.014 acre tract of land, the southeast line of said 10.882 acre tract of land, and a southeastern line of a called 58.815 acre tract of land (Tract I) conveyed to Patrick Stack in Volume 1756, Page 825, Official Public Records, Hays County, Texas, a distance of 1160.49 feet to a capped 1/2 inch iron rod found stamped "B&A" at the northernmost corner of said 41.014 acre tract of land, being at a southern interior corner of said 58.815 acre tract of land, for the northernmost corner of the herein described tract of land,

**THENCE**, S45°39'34"E, with the common line of said 41.014 acre tract of land and said 58.815 acre tract of land, passing at a distance of 629.37 feet a capped 1/2 inch iron rod found stamped "B&A" at a western exterior corner of said 58.815 acre tract of land, being at the westernmost corner of a called 1.000 acre tract of land (Tract II) conveyed to Patrick Stack in Volume 1756, Page 825, Official Public Records, Hays County, Texas, passing at a distance of 837.97 feet, being 0.29 feet left of line, a


capped 1/2 inch iron rod found stamped "B&A" at the southernmost corner of said 1.000 acre tract of land, and continuing for a total distance of 978.04 feet to a capped 1/2 inch iron rod found stamped "B&A" at the easternmost corner of said 41.014 acre tract of land, being at a southeastern corner of said 58.815 acre tract of land, same being in the northwest line of a called 19.53 acre tract of land conveyed to Curtis and Elizabeth Wells in Volume 390, Page 73, Deed Records, Hays County, Texas, for the easternmost corner of the herein described tract of land,

**THENCE**, with the southeast line of said 41.014 acre tract, the northwest line of said 19.53 acre tract of land, the northwest line of a called 18.98 acre tract of land conveyed to James and Jo Ann Holt in Volume 379, Page 380, Deed Records, Hays County, Texas, and the northwest line of a called 2.388 acre tract of land conveyed to Kirt Hein in Volume 4986, Page 696, Official Public Records, Hays County, Texas, the following two (2) courses and distances, numbered 1 and 2,

- 1) S43°37'20"W, a distance of 1115.51 feet to a 1/2 inch iron rod found in the northwest line of said 18.98 acre tract of land, being at the southwest corner of a called 3 1/5 acre tract of land described in Volume 30, Page 583, Deed Records, Hays County, Texas, and
- 2) S43°40'30"W, a distance of 837.55 feet to a 1/2 inch iron pipe found at a southeastern corner of said 41.014 acre tract of land, being at the westernmost corner of said 2.388 acre tract of land, same being at the easternmost corner of the aforementioned 1.948 acre tract of land, also being at the northernmost corner of a called 0.987 acre tract of land conveyed to Ruben and Rosa Martinez in Volume 5317, Page 39, Official Public Records, Hays County, Texas, for a southeastern corner of the herein described tract of land,

**THENCE**, with the common line of said 41.014 acre tract and said 1.948 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N46°26'34"W, a distance of 200.70 feet to a 1 inch iron pipe found at the northernmost corner of said 1.948 acre tract of land, being at a southern interior corner of said 41.014 acre tract of land, for a southern interior corner of the herein described tract of land, and
- 2) S43°52'32"W, a distance of 475.05 feet to the **POINT OF BEGINNING** and containing 40.984 acres of land.

Surveyed by:  18 Apr 2022

Aaron V. Thomason, R.P.L.S. NO. 6214  
**Carlson, Brigance and Doering, Inc.**  
**Reg. # 10024900**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160  
[Aaron@cbdeng.com](mailto:Aaron@cbdeng.com)



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

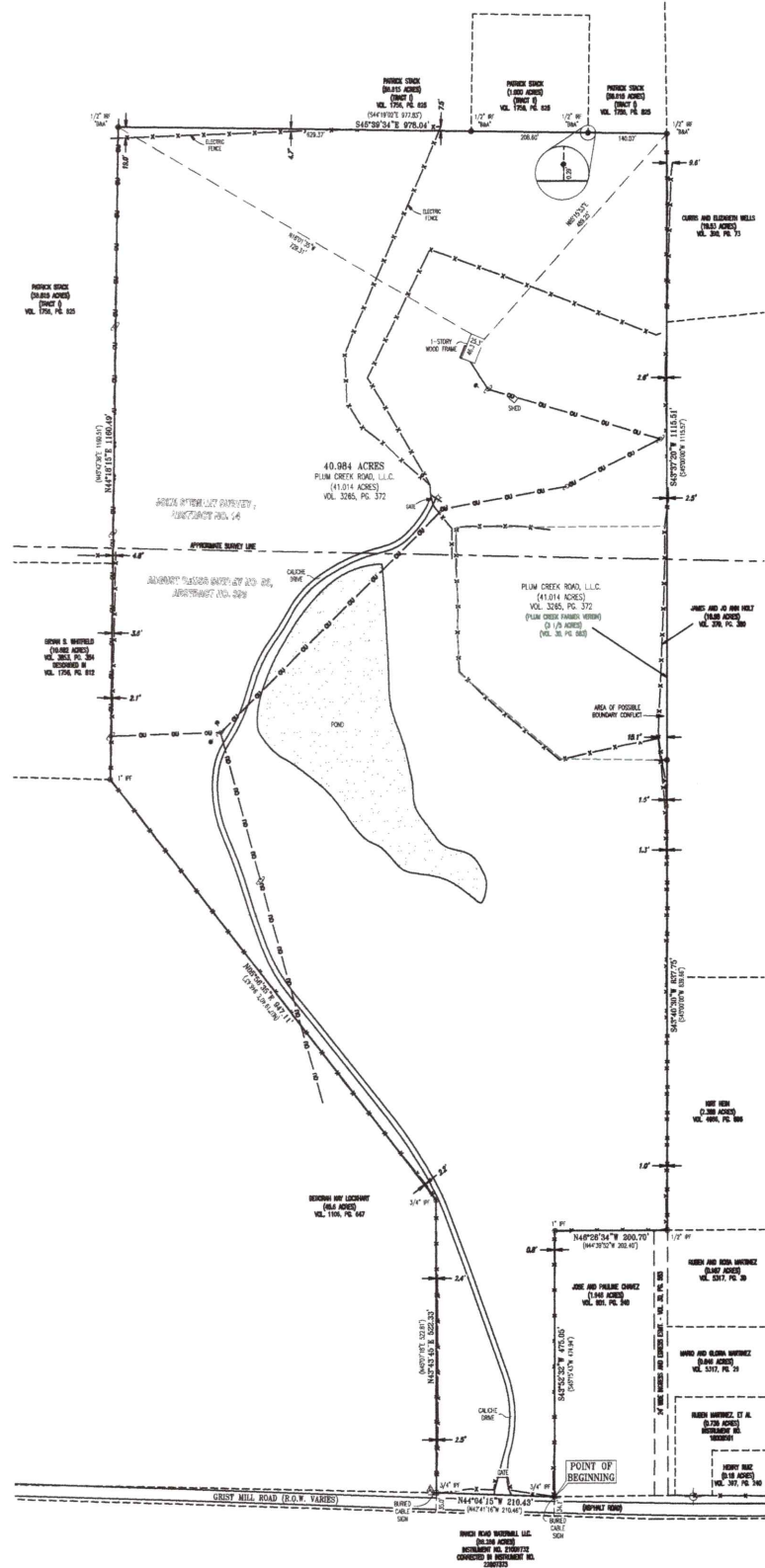
TITLE SURVEY OF 40.984 ACRES SITUATED IN THE AUGUST REUSS SURVEY NUMBER 86, ABSTRACT NUMBER 398, AND THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 41.014 ACRE TRACT OF LAND CONVEYED TO PLUM CREEK ROAD, L.L.C. IN VOLUME 3265, PAGE 372, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- GUY POLE
- POWER POLE
- SIGN
- TELEPHONE PEDESTAL
- GAS LINE MARKER
- OVERHEAD ELECTRIC LINE
- WIRE FENCE



TO: RANCH ROAD DEVELOPMENT GROUP, L.L.C., PLUM CREEK ROAD, L.L.C., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF # 2214439-DWP, EFFECTIVE DATE: APRIL 29, 2022

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THIS SURVEY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION B, TOPS LAND TITLE SURVEY. NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD ZONING MAP NUMBER 58030C00100E FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 10, 2005.

THE FIELD WORK WAS COMPLETED ON APRIL 18TH, 2022  
DATE OF MAP: MAY 10, 2022.

*Arnon V. Thomsen*  
ARNON V. THOMSEN, RPLS# 8214  
CARLSON, BRIGANCE AND DOERING, INC.  
5001 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
(512) 280-5160 (512) 280-5165 (FAX)  
ARNO@CBDOING.COM



SEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4003), NAD83

**Carlson, Brigance & Doering, Inc.**  
PERRIS 124-073791 • REG.# 00000000  
Civil Engineering • Surveying  
5701 West William Cannon • Austin, Texas 78749  
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

↓ \AC3D\5442-028\Survey\TITLE SURVEY

## Exhibit "B"

### AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES FOR PROPERTY TO BE ANNEXED INTO THE CITY OF UHLAND

This Agreement is entered into by and between the City of Uhlend, Texas, a general law municipal corporation ("City"), and Ranch Road WM Village, LLC ("Landowner"), both of which may be referred to herein singularly as "Party" or collectively as the "Parties."

#### RECITALS

**WHEREAS**, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more fully hereinafter and attached hereto as Exhibit "A" (the "subject property");

**WHEREAS**, Section 43.0672, Loc. Gov't. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the subject property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation;

**WHEREAS**, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City's consideration of an ordinance annexing the subject property, it being understood, acknowledged and agreed by the Parties that annexation of the subject property is a condition precedent to this Agreement becoming effective;

**WHEREAS**, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the subject property (the "Effective Date").

**WHEREAS**, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

**WHEREAS**, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

**WHEREAS**, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov't. Code*, to annex the subject property into the City;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the subject property and the City establishing a program under which the City will

provide municipal services to the subject property, as required by section 43.0672 of the Texas Local Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the subject property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the subject property at a level consistent with the service to other areas of the City with similar population density and characteristics.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the Caldwell/Hays Emergency Services District No. 1 fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment of the Hays/Caldwell Emergency Services District No. 1.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection and recycling. This service will be provided for a fee to any person within the subject property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the subject property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.



- E. Maintenance of City-owned parks and playgrounds within the City.
- F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.
- G. Maintenance of other City facilities, buildings and service.
- H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "A" Agricultural District with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the subject property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the subject property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following services will be provided on a schedule and at increasing levels of service as provided herein:

- A. Water service and maintenance of water facilities as follows:
  - (i) Inspection of water distribution lines as provided by statutes of the State of Texas.
  - (ii) In accordance with the applicable rules and regulations for the provision of water services, water services to new development and subdivisions will be provided to the subject property, or applicable portions thereof, by the County Line Special Utility District (the "District"). Water utility services will be provided within the subject property on the same basis as provided in other areas of the District. The City reserves the right to negotiate with the owners of the District to acquire the service rights, however, nothing in this service plan shall be construed to obligate the City to provide water services within the territory of the District.
- B. Wastewater service and maintenance of wastewater service as follows:
  - (i) Inspection of sewer lines as provided by statutes of the State of Texas.
  - (ii) In accordance with the applicable rules and regulations for the provision of wastewater services, wastewater services to new development and subdivisions will be provided to the subject property, or applicable portions thereof, by the County Line Special Utility District (the "District"). Wastewater utility services will be provided within the subject property on

the same basis as provided in other areas of the District. The City reserves the right to negotiate with the owners of the District to acquire the service rights, however, nothing in this service plan shall be construed to obligate the City to provide wastewater services within the territory of the District.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the subject property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment, subject to the terms of any agreements between the developer and the City that apply to the Property. No additional capital improvements are necessary at this time to service the subject


property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

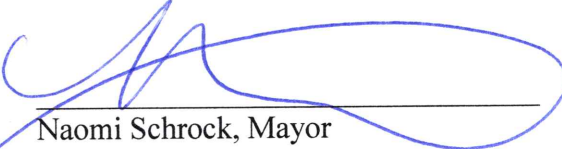
- (4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.
- (5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.
- (6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.
- (7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Hays County, Texas.
- (8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
- (9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.
- (10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged

**EXECUTED and AGREED to by the Parties this the 14<sup>th</sup> day of September, 2022.**

**ATTEST:**

**THE CITY OF UHLAND, TEXAS**

  
\_\_\_\_\_  
Kim Weatherford, City Secretary

  
\_\_\_\_\_  
Naomi Schrock, Mayor

**LANDOWNER(S):**  
**Ranch Road WM Village, LLC**

By: S  
Name (print): SCOTT MILLER  
Title: MANAGER  
Date: 9/14/22

**Exhibit A**  
**The Property**

**METES AND BOUNDS**

**BEING ALL OF THAT CERTAIN 40.984 ACRE TRACT OF LAND, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, AND THE AUGUST REUSS SURVEY NUMBER 86, ABSTRACT NUMBER 398, BOTH IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 41.014 ACRE TRACT CONVEYED TO PLUM CREEK ROAD, L.L.C. IN VOLUME 3265, PAGE 372, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS, SAID 40.984 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

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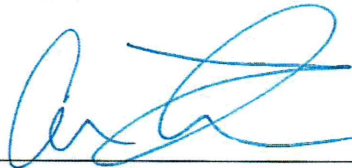
**THENCE**, with the southeast line of said 41.014 acre tract, the northwest line of said 19.53 acre tract of land, the northwest line of a called 18.98 acre tract of land conveyed to James and Jo Ann Holt in Volume 379, Page 380, Deed Records, Hays County, Texas, and the northwest line of a called 2.388 acre tract of land conveyed to Kirt Hein in Volume 4986, Page 696, Official Public Records, Hays County, Texas, the following two (2) courses and distances, numbered 1 and 2,

- 1) S43°37'20"W, a distance of 1115.51 feet to a 1/2 inch iron rod found in the northwest line of said 18.98 acre tract of land, being at the southwest corner of a called 3 1/5 acre tract of land described in Volume 30, Page 583, Deed Records, Hays County, Texas, and
- 2) S43°40'30"W, a distance of 837.55 feet to a 1/2 inch iron pipe found at a southeastern corner of said 41.014 acre tract of land, being at the westernmost corner of said 2.388 acre tract of land, same being at the easternmost corner of the aforementioned 1.948 acre tract of land, also being at the northernmost corner of a called 0.987 acre tract of land conveyed to Ruben and Rosa Martinez in Volume 5317, Page 39, Official Public Records, Hays County, Texas, for a southeastern corner of the herein described tract of land,

**THENCE**, with the common line of said 41.014 acre tract and said 1.948 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N46°26'34"W, a distance of 200.70 feet to a 1 inch iron pipe found at the northernmost corner of said 1.948 acre tract of land, being at a southern interior corner of said 41.014 acre tract of land, for a southern interior corner of the herein described tract of land, and
- 2) S43°52'32"W, a distance of 475.05 feet to the **POINT OF BEGINNING** and containing 40.984 acres of land.

Surveyed by:



18 APR 2022

Aaron V. Thomason, R.P.L.S. NO. 6214  
**Carlson, Brigrance and Doering, Inc.**  
Reg. # 10024900  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160  
Aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

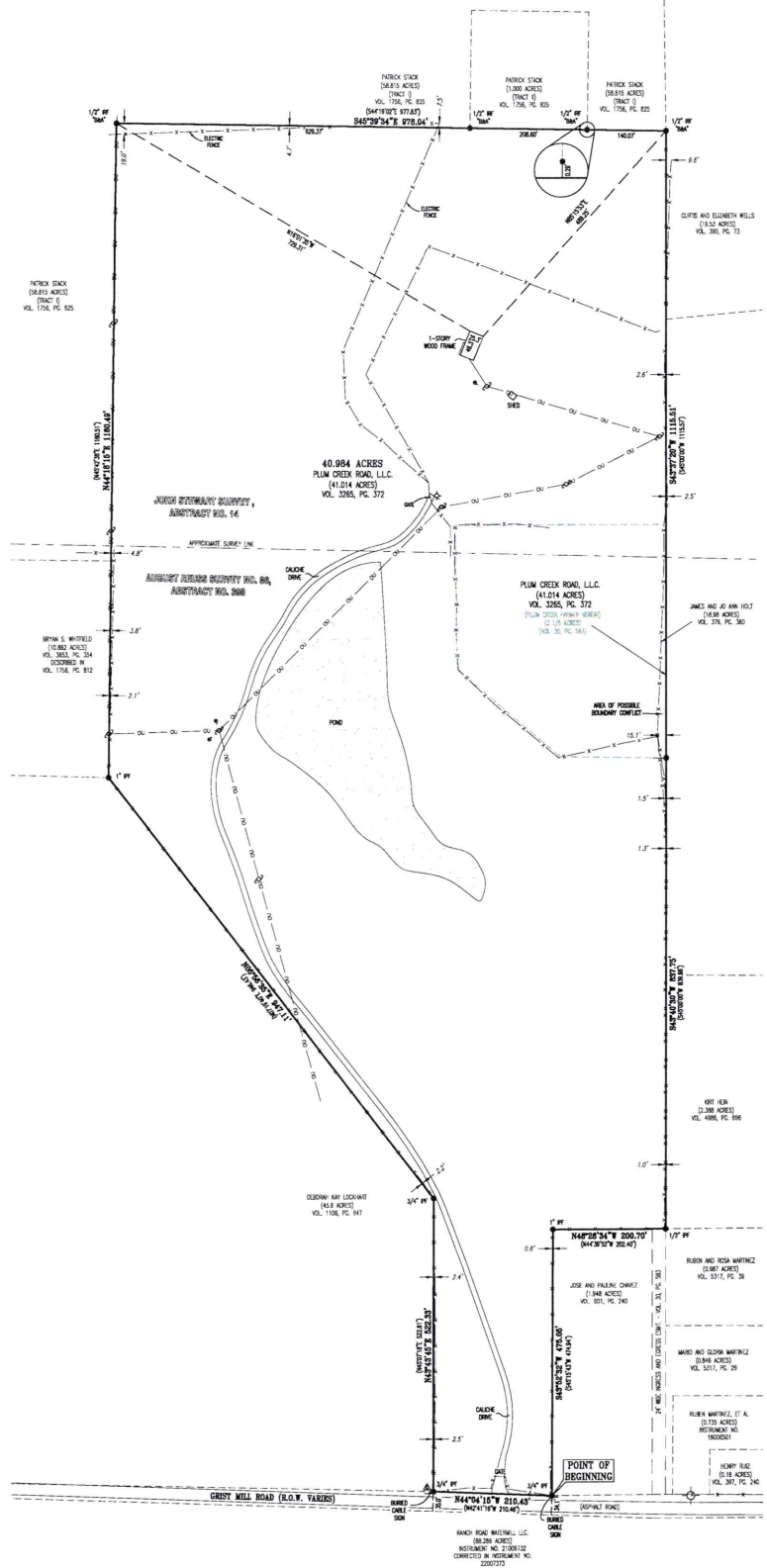
TITLE SURVEY OF 40.984 ACRES SITUATED IN THE AUGUST REUSS SURVEY NUMBER 86, ABSTRACT NUMBER 398, AND THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 41.014 ACRE TRACT OF LAND CONVEYED TO PLUM CREEK ROAD, L.L.C. IN VOLUME 3265, PAGE 372, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- GUY POLE
- POWER POLE
- SIGN
- TELEPHONE PEDIestal
- GAS LINE MARKER
- OVERHEAD ELECTRIC LINE
- WIRE FENCE



TO: RANCH ROAD DEVELOPMENT GROUP, L.L.C., PLUM CREEK ROAD, L.L.C. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF # 2214439-08P, EFFECTIVE DATE: APRIL 26, 2022

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THIS SURVEY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION I, TOPS LAND TITLE SURVEY. NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 580265242E FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 02, 2005.

THE FIELD WORK WAS COMPLETED ON APRIL 15TH, 2022  
DATE OF MAP: MAY 10, 2022.

*Amelia*  
AMELIA THOMAS, 8214  
CARLSON, BRIGANCE AND DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78748  
(512) 280-5140 (512) 280-5185 (FAX)  
AMC@CARLSONBANDDOERING.COM



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #93791    RES.# 100049000  
 Civil Engineering    Surveying  
 5501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5140    Fax No. (512) 280-5185

\\AC30\3442-028\Survey\TITLE SURVEY



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.

**22045818**      **ORDINANCE**  
09/27/2022 12:34:45 PM Total Fees: \$86.00

 Elaine H. Cardenas

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