

ORDINANCE NO. 2023-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS ANNEXING INTO THE CITY APPROXIMATELY 147.846 ACRES OUT OF THE L. GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO'S 471 AND 490 (INCLUDING ADJACENT RIGHT-OF-WAY), IN HAYS COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. CENTERPOINT RD. AND RANCH RD. 12 INTERSECTION (CASE NO. AN-23-01); INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. In Case No. AN-23-01, the owner of approximately 147.846 acres out of the L. Glassgow Survey No. 14, Abstract No. 188, and the John Williams Survey, Abstract No's. 471 and 490 (including adjacent right-of-way), in Hays County, Texas, generally located at the southwest corner of the W. Centerpoint Rd. and Ranch Rd. 12 intersection, as further described in Exhibit "A," attached hereto and incorporated herein for all purposes (the "Property"), made a request for the City to annex the Property.
2. Said owner consents to the annexation of the Property.
3. The Owner and the City have entered into a written agreement for the provision of services to the Property.
4. The Property is contiguous and adjacent to the current boundaries of the City.
5. The City Council held a public hearing regarding the request on July 3, 2023.
6. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare, and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The recitals of this ordinance are approved and adopted.

SECTION 2. The Property is annexed to and is a part of the City of San Marcos, Texas and subject to the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Services to the Property will be provided under the terms of the written agreement for the provision of services entered into between the Owner and the City as noted in Recital 3.

SECTION 4. The corporate limits of the City are extended to include the Property.

SECTION 5. The inhabitants of the Property are entitled to all the rights and privileges of other citizens of the City, and are bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 6. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 7. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 8. This ordinance shall be effective upon its adoption on second reading.

PASSED AND APPROVED on first reading on July 3, 2023.

PASSED, APPROVED AND ADOPTED on second reading on August 1, 2023.

Jane Hughson
Mayor

Attest:

Approved:

Elizabeth Trevino
City Clerk

Samuel J. Aguirre
City Attorney

EXHIBIT A

147.846 Acres
L.Glassgow Survey No. 14, Abs. No. 188, John Williams Abs. 471/490
Hays County, Texas

Job No. 70454-01-001
FN2827(CWW)
Page 1 of 7

LEGAL DESCRIPTION

BEING A 147.846 ACRE TRACT OF LAND (6,440,186 SQ. FT.) OUT OF AND A PORTION OF THE L.GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS, AND BEING PORTIONS OF THE 34.368 ACRE, 94.769 ACRE, 31.721 ACRE, 42.147 ACRE AND 6.891 ACRE TRACTS OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTR. NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 147.846 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with "TXDOT" aluminum cap found in the westerly right-of-way line of Wonder World Drive (Ranch Road 12), same described as a varied width right-of-way, being 6.8059 acres, in Volume 3197, Page 401, O.P.R.H.C.TX., for the most easterly corner of the said 6.891 acre tract, being the most northerly corner of the remainder of a 17.45 acre tract of land conveyed to Marion H. Wills in Volume 2530, Page 720, O.P.R.H.C.TX., for the **POINT OF BEGINNING** and an easterly corner of the herein described tract of land;

THENCE South 32°24'03" West, a distance of 648.97 feet to a 1/2-inch iron rod with "Pro-Tech" cap found in a northeasterly line of the said 94.769 acre tract, at the most southerly common corner of the said 6.891 acre tract and the remainder of the said 17.45 acre tract;

THENCE South 62°24'22" East with the common line of the said 94.769 acre tract and the remainder of the said 17.45 acre tract, a distance of 392.10 feet to a 1/2-inch iron rod found at an angle point in west line of the remainder of a 114.00 acre tract of land conveyed to Marion H. Wills in Volume 1658, Page 162, O.P.R.H.C.TX., being the most easterly corner of the said 94.769 acre tract;

THENCE with the east lines of the said 94.769 acre tract, being west lines of the remainder of the said 114.00 acre tract and a called 3.00 acre tract of land conveyed to Catherine Wonderly and Curtis Wonderly in Volume 2109, Page 386, O.P.R.H.C.TX., the following two (2) courses and distances:

1. South 37°37'55" West, a distance of 1340.82 feet to a 1/2-inch iron rod found;
2. South 04°55'35" East, a distance of 1120.49 feet to a 1/2-inch iron rod found in the north line of the called 326.30 acre tract of land conveyed to the City of San Marcos in Volume 1922, Page 338, O.P.R.H.C.TX., at the most southerly common corner of the said 114.00 acre tract and the said 94.769 acre tract, for the southeast corner of the herein described tract of land;

THENCE with common lines of the said 326.30 acre tract and the said 94.769 acre tract, the following two (2) courses and distances:

1. North 88°23'17" West, a distance of 252.71 feet to a 1/2-inch iron rod with "BCG" cap found;
2. North 86°36'50" West, a distance of 331.41 feet to a cedar post found in the east line of a called 151.00 acre tract of land conveyed to the City of San Marcos in Instrument no. 18037662, O.P.R.H.C.TX., at the most westerly common corner of the said 326.30 acre tract and the said 94.769 acre tract, for the southwest corner of the herein described tract of land;

THENCE with the common lines of the said 94.769 acre tract and the said 151.00 acre tract, the following eleven (11) courses and distances:

1. North 03°30'38" East, a distance of 65.87 feet to a 10.5 inch cedar;
2. North 07°18'58" West, a distance of 104.18 feet to a dead 9.5 inch cedar;

3. North 19°13'11" West, a distance of 21.88 feet to a 12" live oak tree;
4. North 33°55'57" West, a distance of 960.43 feet to a 1/2-inch iron rod with "BCG" cap found;
5. North 27°27'35" West, a distance of 422.53 feet to a cedar post found;
6. North 37°34'51" West, a distance of 281.91 feet to a cedar post found;
7. North 34°40'21" West, a distance of 102.30 feet to a cedar post found ;
8. North 47°12'38" East, a distance of 11.01 feet to a cedar post found;
9. North 44°17'57" West, a distance of 9.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
10. North 10°02'03" East, a distance of 104.63 feet to a cedar post found;
11. North 21°28'49" West, a distance of 32.52 feet to a cedar post found at a common corner of the said 94.769 acre tract and the said 151.00 acre tract;

THENCE leaving said common line, over and across the said 94.769 acre tract, the said 42.147 acre tract, the said 31.721 acre tract and the said 34.368 acre tract, the following five (5) courses and distances:

1. North 19°57'09" West, a distance of 541.76 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. North 18°43'34" East, a distance of 675.43 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. North 50°22'47" East, a distance of 807.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. North 09°56'45" West, a distance of 232.63 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
5. North 30°44'43" East, a distance of 581.34 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the south right-of-way line of West Centerpoint Road, described as a varying width right-of-way, being a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being the northwest corner of the herein described tract of land;

THENCE with the south right-of-way line of West Centerpoint Road, being the north line of the said 34.368 acre tract, the following six (6) courses and distances:

1. North 87°39'35" East, a distance of 17.34 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature;
2. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 30.60 feet, with a chord bearing of south 48°30'55" East, with a chord length of 27.70 feet, to a 1/2-inch iron rod with "BCG" cap found for endpoint of said survey;
3. North 89°31'27" East, a distance of 50.14 feet to a 1/2-inch iron rod with "BCG" cap found;
4. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 32.23 feet, with a chord bearing of north 41°29'52" East, with a chord length of 28.85 feet to a 1/2-inch iron rod with "BCG" cap found;
5. North 87°39'35" East, a distance of 3.21 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
6. With a curve turning to the left, with a radius of 535.00 feet, an arc length of 245.36 feet, with a chord bearing of north 74°31'16" East, with a chord length of 243.22 feet to a 1/2-inch iron rod with "BCG" cap found for endpoint of said curve;

THENCE North 61°22'58" East with the south right-of-way lines of West Centerpoint Road and Wonder World Drive/Ranch Road 12, a portion of said Wonder World Drive/Ranch Road 12 being described as a 6.4500 acre

varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX., being the north line of the said 34.368 acre tract, a distance of 440.55 feet to a 1/2-inch iron rod with "BCG" cap found in the south right-of-way line of Wonder World Drive/Ranch Road 12;

THENCE continuing with the southerly, westerly right-of-way lines of Wonder World Drive/Ranch Road 12 being the easterly lines of the said 34.368 acre, said 94.769 acre and the said 6.891 acre tracts, the following eight (8) courses and distances:

1. North 77°54'50" East, a distance of 41.30 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature of a curve to the right;
2. With a curve turning to the right, with a radius of 1809.86 feet, an arc length of 235.38 feet, with a chord bearing of South 23°21'07" East, with a chord length of 235.21 feet to a TXDOT type II concrete monument with brass disc found;
3. South 19°38'27" East, a distance of 223.38 feet to a 5/8-inch iron rod with "TXDOT" cap found for angle point;
4. South 19°37'17" East, a distance of 167.08 feet to a 60d nail found for angle point;
5. South 43°01'57" West, a distance of 174.50 feet to a 1/2-inch iron rod with "BCG" cap found for angle point;
6. South 19°37'17" East, a distance of 291.06 feet to a 1/2-inch iron rod found for angle point;
7. North 43°01'57" East, a distance of 174.50 feet to a 60d nail found for angle point;
8. South 19°37'17" East, at a distance of distance of 380.73 feet passing a 1/2-inch iron rod found at the most northerly common corner of the said 94.769 acre tract and said 6.891 acre tract, in all, a distance of 807.11 feet to the **POINT OF BEGINNING** and containing 147.846 acres of land, more or less, within these metes and bounds.

Notes:

1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



Curtis Wayne Watts
Texas Registered Professional Land Surveyor #6614

04-21-2023

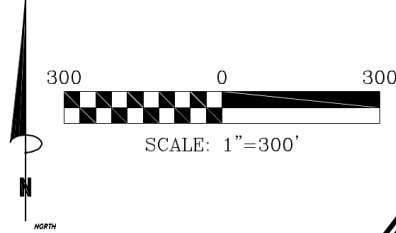


MATCH SHEET 06 OF 07
MATCH SHEET 05 OF 07

MATCH SHEET 04 OF 07
MATCH SHEET 05 OF 07

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

APPROX. SURVEY LINE



JOHN WILLIAMS SURVEY,
ABSTRACT NO. 471

147.846 ACRES
(6,440,186 SQ. FT.)

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

REMAINDER OF
TRACT "A": 114.00 ACRES
VOL. 1858, PG. 182
MARION H. WILLS
O.P.R.H.C.T.

CALLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.T.



04-21-2023

C. Watts

L27 12" LIVE OAK
DEAD 9.5" CEDAR
L26
L25 10.5" CEDAR
CEDAR POST

L24 BCO L23

CALLLED 326.30 ACRES
THE CITY OF SAN MARCOS
WARRANTY DEED
VOL. 1922, PG. 338
O.P.R.H.C.T.

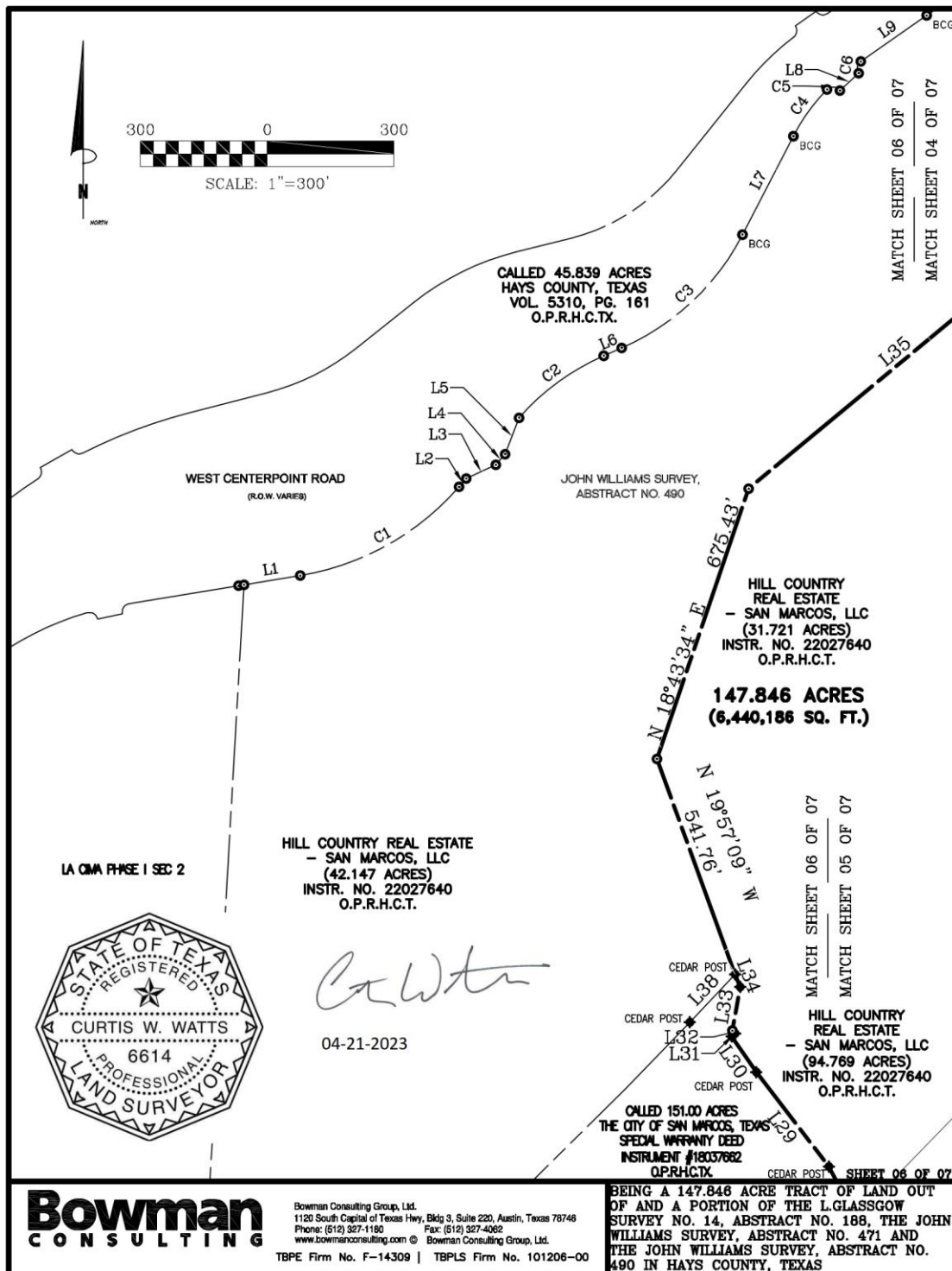
CALLLED 3.00 ACRES
CATHERINE WONDERLY AND
CURTIS WONDERLY
VOL. 2108, PG. 386
GIFT DEED
O.P.R.H.C.T.

SHEET 05 OF 07

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4082
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 147.846 ACRE TRACT OF LAND OUT
OF AND A PORTION OF THE L. GLASSGOW
SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 471 AND
THE JOHN WILLIAMS SURVEY, ABSTRACT NO.
490 IN HAYS COUNTY, TEXAS



FILE: P:\070454 - Hill Country Group\070454-01-001 (SUR) - Dark Monday\Survey\Working\070454-01-001-ANNEX147.846 AC SURFACE.dwg
DATE: Apr 21, 2023-11:05am

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 80°38'20" E	135.06'
L2	N 41°02'43" E	25.98'
L3	N 65°11'33" E	77.25'
L4	N 41°02'43" E	33.26'
L5	N 20°59'57" E	92.20'
L6	N 66°27'44" E	46.30'
L7	N 27°17'24" E	262.04'
L8	N 47°11'53" E	60.61'
L9	N 54°59'28" E	190.21'
L10	N 87°39'35" E	103.15'
L11	N 87°39'35" E	17.34'
L12	N 89°31'27" E	50.14'
L13	N 87°39'35" E	3.21'
L14	N 61°22'58" E	440.55'
L15	N 77°54'50" E	41.30'
L16	S 19°38'27" E	222.38'
L17	S 19°37'17" E	167.08'
L18	S 43°01'57" W	174.50'
L19	S 19°37'17" E	291.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N 43°01'57" E	174.50'
L21	S 32°24'03" W	648.97'
L22	S 62°24'22" E	392.10'
L23	N 88°23'17" W	252.71'
L24	N 86°36'50" W	331.41'
L25	N 03°30'38" E	65.87'
L26	N 07°18'58" W	104.18'
L27	N 19°13'11" W	21.88'
L28	N 27°27'35" W	422.53'
L29	N 37°34'51" W	281.91'
L30	N 34°40'21" W	102.30'
L31	N 47°12'38" E	11.01'
L32	N 44°17'57" W	9.44'
L33	N 10°02'03" E	104.63'
L34	N 21°28'49" W	32.52'
L35	N 50°22'47" E	807.44'
L36	N 09°56'45" W	232.63'
L37	N 30°44'43" E	581.34'
L38	S 43°09'44" W	155.92'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	438.81'	N 60°50'32" E	430.13'
C2	565.00'	250.53'	N 53°45'34" E	248.48'
C3	585.00'	399.96'	N 46°52'34" E	392.21'
C4	465.00'	136.70'	N 35°42'42" E	136.21'
C5	20.00'	35.33'	S 85°15'25" E	30.91'
C6	20.00'	31.29'	N 10°10'19" E	28.19'
C7	665.00'	379.17'	N 71°19'32" E	374.05'
C8	20.00'	30.60'	S 48°30'55" E	27.70'
C9	20.00'	32.23'	N 41°29'52" E	28.85'
C10	535.00'	245.36'	N 74°31'16" E	243.22'
C11	1809.86'	235.38'	S 23°21'07" E	235.21'

SHEET 7 OF 7

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Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78748
Phone: (512) 327-1180 Fax: (512) 327-4062
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