

ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS DISANNEXING FROM THE CITY APPROXIMATELY 235 ACRES OF LAND, ALSO KNOWN AS WINDEMERE RANCH, GENERALLY LOCATED AT 700 LIME KILN ROAD NEAR SAHALEE PATH; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. The tracts of land consisting of approximately 235 acres, as further described by metes and bounds in Exhibit A, attached hereto and made a part hereof, are disannexed from corporate limits of the City of San Marcos, Texas.

SECTION 2. The corporate limits of the City are revised to exclude the tracts of land described in Exhibit A.

SECTION 3. All ordinances and resolutions or parts thereof in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on November 6, 2019.

PASSED, APPROVED, AND ADOPTED on second reading on November 19, 2019.

Jane Hughson
Mayor

Attest:

Approved:

Jamie Lee Case
City Clerk

Michael J. Cosentino
City Attorney

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 212.556 ACRE TRACT IN THE T.J. CHAMBERS, EDWARD BURLESON, R. CLEVER AND E. CLARK SURVEYS IN HAYS COUNTY, TEXAS.

BEING a 212.556 acre tract or parcel of land out of and being a part of the T.J. Chambers, A-2, the Edward Burleson, A-75, R. Clever, A-91, and E. Clark, A-84, Surveys in Hays County, Texas, and being a part of that certain 210.23 acre tract described as First Tract in a deed from Paul Chew, et ux, to John C. Storts, Jr., dated September 16, 1937, recorded in Volume 115, Page 271, Hays County Deed Records and being a part of that certain 163.22 acre tract described in a deed from Paul Chew, et ux, to John C. Storts, Jr., dated September 16, 1937, recorded in Volume 115, Page 269, Hays County Deed Records and being all of that certain 0.74 acre tract described in a deed from James L. Moore, et ux, to John C. Storts, Jr., recorded in Volume 129, Page 216, Hays County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the occupied southwest corner of the said 0.74 acre tract, a fence post found in the northwest line of Lime Kiln Road, an angle corner of that certain 250.70 acre tract described in a deed from Lime Kiln Road, Ltd. to KYS Limited, dated April 7, 1999, recorded in Document No. 9907906, Hays County Deed Records for an angle corner of this tract.

THENCE with the west line, as fenced of the 0.74 acre tract, common with an east line of the KYS 250.70 acre tract, N 31 deg. 07 min. 42 sec W, 108.13 feet to a fence corner post found at the northeast corner of the KYS 250.70 acre tract, an interior corner of the 0.74 acre tract for an interior corner of this tract.

THENCE with the north line of the RYS 250.70 acre tract and a south line of the 0.74 acre tract, S 56 deg. 13 min. 36 sec. W, 644.44 feet to the southeast corner of the before mentioned 163.22 acre tract, an angle corner of the 250.70 acre tract for an angle corner of this tract.

THENCE with the north line of the KYS 250.70 acre tract and south line of the 163.22 acre tract, S 61 deg. 56 min. 22 sec. W, 461.55 feet to a 60d nail set in a 30 inch oak fence angle; S 69 deg. 24 min. 04 sec. W, 363.92 feet to a chinaberry fence angle; S 73 deg. 24 min. 05 sec. W, 96.04 feet to a fence angle post; S 75 deg. 16 min. 09 sec. W, 265.30 feet to a fence angle post; S 78 deg. 23 min. 46 sec. W, 32.75 feet to a fence angle post; S 82 deg. 49 min. 43 sec. W, 243.73 feet to a 60d nail set in a 40 inch oak fence angle; N 81 deg. 06 min. 43 sec. W, 854.66 feet to a 1/2 inch iron rod found at a fence angle post; N 54 deg. 35 min. 32 sec. W, 447.35 feet to a fence angle post; N 53 deg. 09 min. 50 sec. W, at approximately 66 feet pass the most westerly corner of the 163.22 acre tract and the south corner of the before mentioned 210.22 acre tract continuing with the south line of the 210.22 acre tract and north line of the 250.70 acre tract, a total distance of 1141.59 feet to a 2 inch steel fence angle post; N 62 deg. 10 min. 35 sec. W, at approximately 70 feet pass the northeast corner of the said RYS 250.70 acre tract and southeast corner of that certain 211.93 acre tract described in a deed from Stanley Carlton Hughson, et al, to Jane Garnette Hughson, recorded in Volume 1196, Page 861, Hays County Deed Records, and southeast corner of that certain 35.43 acre tract annexed by the City of San Marcos by Ordinance No. 2000-26 and approved on March 6, 2000, continuing with the common line of the Hughson 211.93 acre tract and 210.22 acre tract a total distance of 887.19 feet to an 8 inch cedar fence angle; N 62 deg. 12 min. 29 sec. W, at approximately 89 feet pass the northeast corner of the annexed 35.43 acre tract, in all, 260.98 feet to a 3/4 inch iron pipe found in a rock fence, an interior corner of the Hughson 211.93 acre tract and southwest corner of the 210.23 acre tract for an angle corner of this tract.

THENCE with the west line of the 210.23 acre tract and east line of the Hughson 211.93 acre tract and east line of that certain 76.67 acre tract described in a deed from L.O. Backus, et al, to Grady G. Early, recorded in Volume 361, Page 583, Hays County Deed Records, N 01 deg. 34 min. 59 sec. W, 405.79 feet to a point in a rock fence; N 01 deg. 12 min. 00 sec. W, 251.32 feet to a fence post; N 00 deg. 45 min. 23 sec. E, 263.61 feet to a 12 inch post oak fence angle; N 00 deg. 29 min. 34 sec. E, 161.61 feet

to a fence angle post; N 01 deg. 17 min. 30 sec. E, 231.80 feet to a ¾ inch iron pipe found; N 11 deg. 38 min. 45 sec. E, 172.92 feet to a fence post in rock fence; N 13 deg. 03 min. 49 sec. E, 191.14 feet to a 60d nail set in a 6 inch post oak in rock fence on the east bank of Sink Creek for an angle corner of this tract.

THENCE continuing with the west line of the 210.23 acre tract and east line of the Hughson tract and Early tract along the east bank of Sink Creek, N 19 deg. 26 min. 06 sec. E, 90.71 feet to a point; N 17 deg. 23 min. 31 sec. E, at approximately 154 feet pass the northeast corner of the Hughson 210.23 acre tract and southeast corner of the Early 76.67 acre tract, in all, 177.71 feet to a point; N 12 deg. 44 min. 53 sec. E, 128.75 feet to point; N 20 deg. 37 min. 38 sec. E, 97.89 feet to a point; N 13 deg. 26 min. 34 sec. E, 145.91 feet to a point; N 12 deg. 03 min. 42 sec. E, 100.63 feet to a point; N 13 deg. 57 min. 40 sec. E, 301.68 feet to a 60d nail set in a rock fence for the north corner of the 210.23 acre tract and southwest corner of Lot No. 12, Hunter's Glen, a subdivision as recorded in Plat Cabinet 1, Page 61, Hays County Plat Records for the northwest corner of this tract.

THENCE with the north line of the 210.23 acre tract and south line of Lot 12, Hunter's Glen Subdivision, N 84 deg. 04 min. 29 sec. E, 568.18 feet to a point in rock fence; N 84 deg. 59 min. 26 sec. E, 434.81 feet to a ½ inch iron pipe found at a fence corner, the southeast corner of Hunter's Glen Subdivision, the southwest corner of the W.H. Moore 55.0 acre tract, recorded in Volume 246, Page 863, Hays County Deed Records.

THENCE continuing with the north line of the 210.23 acre tract and south line of the Moore 55.0 acre tract, N 82 deg. 41 min. 35 sec. E, 148.36 feet to a point in rock fence; N 85 deg. 42 min. 49 sec. E, 259.13 feet to a point at the intersection of 2 rock fences; N 87 deg. 08 min. 23 sec. E, 200.23 feet to a post in rock fence; N 88 deg. 44 min. 24 sec. E, 189.25 feet to a fence post found for the northwest corner of that certain 75.11 acre tract described in a deed from John C. Storts, Jr., et al, to Emmett F. McCoy, et al, recorded in Volume 954, Page 524, Hays County Deed Records for the northeast corner of this tract.

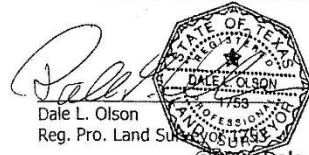
THENCE with the west line, as fenced, of the McCoy 75.11 acre tract, S 19 deg. 40 min. 56 sec. W, 226.03 feet to a fence angle post; S 19 deg. 38 min. 47 sec. W, 469.03 feet to a 5/8 inch iron rod set at a fence angle corner; S 06 deg. 10 min. 12 sec. E, 387.64 feet to a 5/8 inch iron rod set at a fence corner; S 15 deg. 51 min. 13 sec. E, 752.33 feet to a fence angle post; S 16 deg. 02 min. 58 sec. E, 671.44 feet to a 3X3 rock column; S 25 deg. 49 min. 21 sec. E, 1295.58 feet to a 5/8 inch iron rod found at a fence corner, an angle corner of the McCoy tract for an interior corner of this tract.

THENCE with a lower north line of the McCoy 75.11 acre tract, N 74 deg. 45 min. 55 sec. E, 993.78 feet to a 5/8 inch iron rod found; S 35 deg. 12 min. 23 sec. E, 23.15 feet to a 5/8 inch iron rod found at a fence corner; N 76 deg. 05 min. 01 sec. E, 121.48 feet to a 5/8 inch iron rod found at a fence corner, an interior corner of the McCoy tract for an angle corner of this tract.

THENCE S 34 deg. 05 min. 56 sec. E, 749.48 feet to a 5/8 inch iron rod found at a fence corner; N 85 deg. 48 min. 14 sec. E, 70.89 feet to a fence corner post found at the southeast corner of the McCoy 75.11 acre tract and the northwest corner of the before mentioned 0.74 acre tract for an interior corner of this tract. Said point being the southwest corner of the residue of that certain 58.57 acre tract described as Second Tract in a deed from J.E. McGuire, et ux, to William M. Colgin, et al, recorded in Volume 111, Page 333, Hays County Deed Records.

THENCE with the north and east lines of the said 0.74 acre tract, as fenced, N 56 deg. 26 min. 39 sec. E, 694.13 feet to a fence corner; S 35 deg. 49 min. 41 sec. E, 134.81 feet to a fence post found in the northwest line of Lime Kiln Road for the southeast corner of this tract.

THENCE with the northwest line of Lime Kiln Road, S 40 deg. 03 min. 14 sec. W, 62.37 feet to the POINT OF BEGINNING, containing 212.556 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor

OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Page 2 of 3 of
EXHIBIT A

DALE L. OLSON

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Bastrop, TX 78602

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FIELD NOTES FOR A 22.500 ACRE TRACT IN THE T.J. CHABERS SURVEY IN HAYS COUNTY, TEXAS.

BEING a 22.500 acre tract or parcel of land out of and being a part of the T.J. Chambers Survey, A-2, in Hays County, Texas, and being a part of that certain 58.57 acre tract described as Second Tract in a deed from J.E. McGuire and wife, Pearl D. McGuire to William M. Colgin and Paul C. Colgin recorded in Volume 111, Page 333, Hays County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 8 inch cedar fence corner post with 60d nail and washer found in the southwest line of the said 58.59 acre tract of which this is a part, the most easterly corner of that certain 75.11 acre tract described in a deed from Emmett F. McCoy, et al, to Scott D. Crump, et al, dated August 11, 1999, recorded in Document No. 9919374, Hays County Deed Records, an interior corner of that certain 212.556 acre tract described in a deed from J.C. Storts, Jr., et al, to Robert Logan Haug, et al recorded in Volume 3002, Page 23, Hays County Deed Records, for the south or southwest corner of this tract.

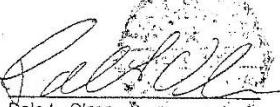
THENCE with the west or southwest line of the 58.57 acre tract common with the east or northeast line of the Crump 75.11 acre tract, N 34 deg. 17 min. 43 sec. W, 579.45 feet to a capped 1/2 inch iron rod found; N 30 deg. 46 min. 43 sec. W, 196.94 feet to a 5/8 inch iron rod set for the west or northwest corner of this tract from which a fence angle post with 60d nail and washer found bears N 30 deg. 46 min. 43 sec. W, 383.16 feet.

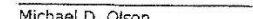
THENCE crossing said 58.57 acre tract, N 62 deg. 56 min. 47 sec. E, 1677.75 feet to the east line of same, a 5/8 inch iron rod set in the west line of Lime Kiln Road, for the northeast corner of this tract.

THENCE with the west line of Lime Kiln Road and east line of the 58.57 acre tract, S 06 deg. 02 min. 15 sec. E, 33.70 feet to a 2 inch steel fence post in concrete; S 00 deg. 49 min. 05 sec. E, 89.67 feet to a 2 inch steel fence post; S 04 deg. 33 min. 02 sec. W, 90.40 feet to a 2 inch steel fence post in concrete; S 10 deg. 27 min. 35 sec. W, 89.95 feet to a 2 inch steel fence post in concrete; S 15 deg. 17 min. 30 sec. W, 90.15 feet to a 2 inch steel fence post in concrete S 21 deg. 13 min. 11 sec. W, 90.03 feet to a 2 inch steel fence post in concrete; S 25 deg. 31 sec. 51 sec. W, 89.94 feet to a 2 inch steel fence post in concrete; S 28 deg. 53 min. 25 sec. W, 439.40 feet to a 2 inch steel fence post in concrete; S 23 deg. 43 min. 29 sec. W, 72.51 feet to a 2 inch steel fence post in concrete; S 18 deg. 25 min. 48 sec. W, 71.45 feet to the southeast corner of the before mentioned Haug 212.556 acre tract, a fence corner post found for the most easterly southwest corner of this tract.

THENCE with the most easterly line of the 212.556 acre tract, N 35 deg. 49 min. 41 sec. W, 134.81 feet to a fence corner post found at an angle corner of the 212.556 acre tract for an interior corner of this tract.

THENCE with a lower north line of the 212.556 acre tract, S 56 deg. 26 min. 39 sec. W, 694.13 feet to the POINT OF BEGINNING, containing 22.500 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR 
Michael D. Olson
Reg. Pro. Land Surveyor 5386

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EXHIBIT "A"

