

**RESOLUTION NO. 2018-R-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS SETTING DATES, TIMES, AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF APPROXIMATELY 18.511+/- ACRES OF LAND, 119.559+/- ACRES OF LAND, 17.015+/- ACRES OF LAND AND ASSOCIATED ADJACENT ROADWAY RIGHT-OF-WAY ESTABLISHING CONTIGUITY; AUTHORIZING AND DIRECTING THE PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARINGS; AND DIRECTING THE CITY MANAGER OR HIS/HER DESIGNEE TO PREPARE A SERVICE PLAN FOR AN AREA THE CITY INTENDS TO ANNEX INTO THE CITY LIMITS.**

**WHEREAS**, the City of Buda, Texas intends to commence annexation proceedings related to the above referenced areas of land located on the north side of R.M. 967 containing Carpenter Hill Elementary School and future Johnson High School, described by metes and bounds attached as Exhibit 'A'; and

**WHEREAS**, the City finds that the areas to be considered for annexation are exempt from the requirements of a municipal annexation plan; and

**WHEREAS**, it is necessary that the City's Planning Department prepare a service plan that provides for the extension of full services to the areas proposed for annexation in accordance with Tex. Loc. Gov't. Code §43.065; and

**WHEREAS**, the City finds that this Resolution was adopted at a meeting of the Buda City Council that was held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members were present and voting;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Buda, Texas that:

**Section 1.** On Tuesday, May 1, 2018, at 6:30 p.m. and on Tuesday, May 15, 2018, at 6:30 p.m., in City Hall of the City of Buda the City Council of the City of Buda will hold Public Hearings giving all interested persons the right to appear and be heard on the proposed annexations by the City of Buda of the properties described in Exhibit A.

**Section 2.** The City Manager or his/her designee is hereby authorized and directed to cause notice of such Public Hearings to be published once in a newspaper having general circulation in the City of Buda not more than twenty (20) days, nor less than ten (10) days, prior to the date of such Public Hearings, in accordance with Texas Local Government Code 43.063(c), as amended.

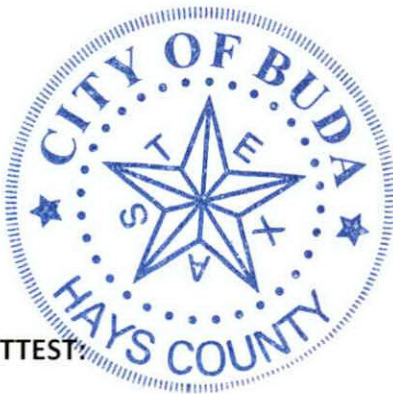
**Section 3.** The City Manager or his/her designee shall prepare a service plan providing for the extension of full municipal services to the areas described herein and illustrated on Exhibit A, attached hereto. The service plan shall be prepared in compliance with Tex. Loc. Gov't. Code §43.065.

**Section 4.** The City Manager or his/her designee shall cause to be prepared any necessary survey instruments to describe the proposed annexation area illustrated on Exhibit A, attached hereto.

**Section 5.** Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

DULY PASSED, APPROVED, and ADOPTED on the 7<sup>th</sup> day of March, 2018.

**CITY OF BUDA, TEXAS**



ATTEST:

*Wiley Hopkins*  
\_\_\_\_\_  
Wiley Hopkins, Mayor Pro Tem

*Alicia Ramirez*  
\_\_\_\_\_  
Alicia Ramirez, City Clerk



SPOT ON SURVEYING

Land Surveying & Mapping

### Exhibit "C"

### ES12-18.511 Acre Metes And Bounds

DESCRIPTION OF A 18.511 ACRE TRACT OF LAND OUT OF THE INCLAIR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TEXAS, SAID 18.511 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND CALLED LOT 1, BLOCK A, OF FINAL PLAT HAYS C.I.S.D. ELEMENTARY SCHOOL NUMBER 12 (ES12), RECORDED IN VOLUME 15, PAGE 178, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), SAID 18.511 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING in a point on rod with 2" aluminum cap stamped "KMS, RPLS #341, 210, being accepted for the Southeast corner of that 50 feet wide Right-Of-Way dedication per said (ES12), being an angle point in the existing North Right-Of-Way line of F.M. 367, also being accepted as the Southwest corner of that 119.592 acre tract of land conveyed to HAYS C.I.S.D. by Cash Warranty Deed recorded in Volume 1461, Page 218, Official Public Records, Hays County, Texas, (O.P.R.H.C.TX.)

THENCE, N 01° 27' 22" W, 30.00 feet along said Right-Of-Way line and the common line of said 119.592 acre tract to a found iron rod with 2" aluminum cap stamped "KMS, RPLS #341, 328, for the TRUL POINT OF BEGINNING hereof, being accepted as the Northeast corner of said 50 feet wide Right-Of-Way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said of the 18.511 acre tract of land of land described herein;

THENCE, N 01° 27' 22" W, 1322.92 feet, leaving said Right-Of-Way continuing along the common line of said 119.592 acre tract of land to a found 1/2" iron rod, being accepted as the Southeast corner of that certain 17.01 acre tract of land conveyed to Hays (C.I.S.D.) by General Warranty Deed recorded in Volume 3066, Page 24, O.P.R.H.C.TX., also being accepted as the Northeast corner of said 18.511 acre tract of land described herein;

THENCE S 88° 32' 47" W, 425.71 feet, leaving the West line of said 119.592 acre tract of land along the common line of said 17.01 acre tract of land to a found 1/2" iron rod, said point being accepted as the Southeast corner of that 0.23 acre tract of land conveyed to General Telephone Company of the Southwest by General Warranty Deed recorded in Volume 592, Page 152, of Real Property Records, Hays County, Texas (O.P.R.H.C.TX.), and accepted as an angle point in the North line of the 18.511 acre tract of land described herein;

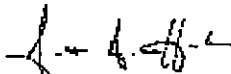
THENCE S 88° 38' 25" W, 100.05 feet leaving the common line of said 1.02 acre tract of land along the common line of said 0.23 acre tract of land to a found 1/2" iron pipe, said point being accepted as the Southeast corner of said 0.23 acre tract of land, also being accepted as a point in the South line of said 17.01 acre tract of land, and an angle point in the North line of the 18.511 acre tract of land described herein;

THENCE S 88° 46' 31" W, 35.00 feet leaving said 0.23 acre tract of land along the common line of said 17.01 acre tract of land to a found 3/4" iron rod, said point being accepted as a point on the East line of Tract 2 of Tract 1 and 2 of land conveyed to Jerry Morrison Moncrief by General Warranty Deed recorded as Document No. 14026723, O.P.R.H.C.TX., and being accepted as the Southwest corner of said 17.01 acre tract of land, and being the Northwest corner of said 18.511 acre tract of land described herein;

THENCE S 1° 33' 50" E, 1322.91 feet, leaving the Southwest corner of said 17.01 acre tract of land along the common line of said Tract 2 to the calculated point on the said North Right-Of-Way line of said FM 367 dedicated by said (ES12), and being the Southwest corner of the 18.511 acre tract described herein;

THENCE N 89° 32' 56" E, 608.27 feet leaving the East line said Tract 2 along said North Right-Of-Way line and the South line of said 18.511 acre tract of land described herein to the POINT OF BEGINNING hereof, covering a calculated area of 206,317.60 Sq. Ft., 18.511 acres. Said 18.511 acres being described by me or under my direction and shown on Exhibit "D" Survey Sketch prepared by Spot On Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

  
Scott A. Hahn, RPLS 6375  
Spot On Surveying, Inc.-TX, Firm No. 10195894  
614 Jerry's Lane, Duda, TX. 78610  
(512)511-8092



2018-02-12  
Date





**S P O T O N S U R V E Y I N G**  
*Land Surveying & Mapping*

**Exhibit "E"**

**HHS 3-119.559 Acre Mates And Bounds**

DESCRIPTION OF A 119.559 ACRE TRACT OF LAND OUT OF THE PHILIP J. ALLEN SURVEY, ABSTRACT NO. 1, AND THE SINCLEAR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TEXAS, SAID 119.559 ACRE TRACT OF LAND BEING THAT SAME CALLED 119.592 ACRE TRACT OF LAND CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (C.I.S.D.) BY CASH WARRANTY DEED RECORDED IN VOLUME 1461, PAGE 218, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), SAID 119.559 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 310, being accepted for the Southeast corner of a 50 feet wide Right-Of-Way dedication per the Final Plat Hays C.I.S.D. Elementary School Number 12 (HS14), recorded in Volume 13, Page 378, Plat Records of Hays County, Texas (P.R.H.C.TX.), being an angle point in the existing North Right-Of-Way line of F.M. 967, being accepted as the Southwest corner of said 119.592 acre tract, and for the Southwest corner hereof.

THENCE, N 01° 27' 22" W, 1172.02 feet along said Right-Of-Way line and the common line of said (ES12) and said 119.559 acre tract described herein to a found 1/2" iron rod, being accepted for the Northwest corner of said (ES 12), and the Southeast corner of that 17.01 acre tract of land conveyed to Hays (C.I.S.D.) by General Warranty Deed recorded in Volume 3666, Page 24, (O.P.R.H.C.TX.), also being accepted as an angle point in the West line of the 119.559 acre tract described herein, passing at a distance of 50.00 feet, a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4441, 528, being accepted as the Northwest corner of said 50 feet wide Right-Of-Way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said (ES 12);

THENCE, N 01° 27' 05" W, 1229.09 feet, with the common line of said 17.01 acre tract and said 119.559 acre tract to a found 1/2" iron rod, being accepted as the Northeast corner of said 17.01 acre tract, also being the most Westerly corner of the 119.559 acre tract described herein and being an angle point in the South line of Lot 49, Block "A", Oak Forest Section Two, recorded in Volume 7, Pages 163-173, (P.R.H.C.TX.);

THENCE, leaving the Northeast corner of said 17.01 acre tract, along the common line of the 119.559 acre tract described herein and the South and East lines of said Block "A", Oak Forest Section Two, the following four (4) courses:

1. N 89° 18' 28" E, 223.28 feet to a set 5/8" iron rod and cap stamped "SPOT ON SURVEYING".
2. N 85° 49' 10" E, 405.86 feet to a found 1/2" iron rod;
3. N 88° 30' 06" E, 399.91 feet to a found 1/2" iron rod;
4. S 01° 11' 31" W, 587.48 feet to a found iron rod with cap stamped "RPLS 5209", said point being accepted as a point in the East line of Lot 64, of said Block "A", Oak Forest Section Two, also being the Southwest corner of that 5.12 acre tract conveyed to CMA Custom Homes, Inc. by Warranty Deed recorded as Document No. 04033598, (O.P.R.H.C.TX.), and for an angle point in the irregular Northerly line of the 119.559 acre tract described herein;

THENCE, leaving said Oak Forest Section Two Subdivision, with the South line and East line of said 5.12 acre tract and with the East line of another 5.12 acre tract of land conveyed to CMA Custom Homes, Inc. by Warranty Deed recorded as Document No. 04033598, (O.P.R.H.C.TX.), since being a portion of the irregular Northerly line of said 119.559 acre tract described herein, the following two (2) courses:

1. N 48° 13' 54" E, 238.21 feet to a found 1/2" iron rod for the Southeast corner of said 5.12 acre tract, and for an angle point hereof;
2. N 02° 22' 30" W, 2005.96 feet to a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 324", being accepted as the Northwest corner of the 119.559 acre tract of land described herein also being accepted as the Northeast corner of said 5.12 acre tract recited as Document No. 04033598, and being accepted as a point in a curve being concave Northerly having a radius of 168.44 feet, being the Southerly Right-Of-Way line of Oak Circle Dr., currently 70 feet wide, passing at 482.33 feet a found iron rod with cap stamped "RPLS 5209", said point being accepted as the common corner of said 5.12 acre tracts of land;

THENCE, along said Right-Of-Way line and said curve to the left through a central angle of 21° 14' 16" an arc length of 62.44 feet to a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 323", being accepted as the Northeast corner of the 119.559 described herein, also being accepted as the Northwest corner of a 1.40 acre tract of land conveyed to James E. and Mary Louise Kelly by General Warranty Deed recorded as Document No. 05029268, (O.P.R.H.C.TX.), having a chord bearing and distance of N 72° 06' 01" E, 62.08 feet to said point;

1. HENCE Slightly West of West along the common lines with said Lot 5 and Lot 6 and the 19.559 acre tract described herein the following two (2) courses:

1. S 02° 27' 03" E, 2021.24 feet to a found 1/2" iron rod;
2. N 88° 43' 45" E, 30.01 feet to a found 1/2" iron rod, said point being accepted as the southeast corner of said James E. and Mary Emma Kelly by Warranty Deed recorded in Volume 482, Page 295, Deed Records, Gray County, Texas (D.B.H.C.T.X.).

THE NENE N 88° 13' 01" E, 542.67 feet along the common line of said Lot 5 and Lot 6 and the 19.559 acre tract of land described herein as a found 1/2" iron rod, said point being accepted as the southeast corner of said 19.559 acre tract, also being accepted as a point in the West line of Lot 5, of The Estate of Douglas Hamlin, per map or plat recorded in Volume 482, Page 295, Deed Records, Gray County, Texas (D.B.H.C.T.X.).

THE NENE S 19° 22' E, 2471.88 feet along the common line of said Lot 5 and Lot 6 and the 19.559 acre tract of land described herein as a found 1/2" iron rod, said point being accepted as the southeast corner of said 19.559 acre tract, also being accepted as a point in the West line of Lot 5, of The Estate of Douglas Hamlin, per map or plat recorded in Volume 482, Page 295, Deed Records, Gray County, Texas (D.B.H.C.T.X.).

THE NENE West of West and South of East along the common lines of said Lot 1, Lot 2 and Lot 3 and the 119.559 acre tract of land described herein the following six (6) courses:

1. S 84° 29' 25" W, 90.26 feet to a found 1/2" iron rod;
2. S 84° 14' 28" W, 214.17 feet to a found 1/2" iron rod;
3. S 01° 06' 28" E, 494.15 feet to a found 1/2" iron rod;
4. S 89° 51' 52" W, 48.98 feet to a found 1/2" iron rod;
5. S 01° 21' 23" E, 170.71 feet to a found 1/2" iron rod;
6. N 01° 21' 23" E, 170.71 feet to a found 1/2" iron rod.

being accepted as a point in the North Right-of-Way line of said Fd 963, 880 being accepted as the Southwest corner of said 11.09 acre tract of land and being accepted as the Southwest corner of the 119.559 acre tract of land described herein, passing at 120° 49' 52" a found 1/2" aluminum cap stamped "KMS", PLS 4341, 112", being accepted as a point by the deposited Right-of-Way line of said Fd 963, 880.

THE NENE along the North of West and South of East along the common lines of said Lot 1, Lot 2 and Lot 3 and the 119.559 acre tract of land described herein the following four (4) courses:

1. N 82° 46' 09" W, 236.36 feet to the beginning of a curve concave Southward, having a radius of 1945.43 feet;
2. Along said curve to the left through a central angle of 66° 00' 46" in an arc length of 214.16 feet to the end of said curve, having a chord bearing and distance of N 88° 46' 22" W, 204.06 feet to the end of said curve;
3. S 82° 14' 03" W, 499.73 feet;
4. S 88° 52' 16" W, 208.33 feet to the POINT OF BEGINNING of curve, containing a calculated area of 5,207,965.85 sq. ft., 19.559 acres, said 119.559 acre tract being described by me or under my direction and shown on Exhibit "C", Survey Sheet prepared by Spot On Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

Spot On Surveying, Inc., Form No. 10191894  
614 Jerry Lane, Buda, TX, 75010  
7512323-8192



Date: 2018-02-12



**S S SURVEYING**  
*Land Surveying & Mapping*

**Exhibit "F"**

**HHS 3-17.015 Acre Metes And Bounds**

DESCRIPTION OF A 17.015 ACRE TRACT OF LAND OUT OF THE SINCLAIR D. GERVAIS SURVEY, ABSTRACT NO. 7, SITUATED IN HAYS COUNTY, TX-KAN, SAID 17.015 ACRE TRACT OF LAND BEING THAT SAME CALLED 17.01 ACRE TRACT OF LAND CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (C.I.S.D.) BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 90014474, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.L.C.TX.), SAID 17.015 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 110, being accepted by the Southeast corner of a 50 feet wide Right-Of-Way dedication per the Final Plat Hays C.I.S.D., Elementary School Number 12 (ES12), recorded in Volume 18, Page 178, Plat Records of Hays County, Texas (P.R.H.C.TX.), being an angle point in the existing North Right-Of-Way line of P.M. 967, also being accepted as the Southwest corner of that 119.592 acre tract of land conveyed to HAYS C.I.S.D. by Cash Warranty Deed recorded in Volume 1461, Page 218, (O.P.R.L.C.TX.)

THENCE N 01° 27' 22" W, 1372.02 feet along said Right-Of-Way line and the common line of said (ES12) and said 119.592 acre tract to a found 1/2" iron rod, for the TRUE POINT OF BEGINNING hereof, said point being accepted as the Southwest corner of the 17.015 acre tract of land described herein, also being accepted as the Northeast corner of said (ES12), and being accepted as an angle point in the West line of said 119.592 acre tract of land, passing at a distance of 30.00 feet to a found iron rod with 2" aluminum cap stamped "KMS, RPLS 4341, 328, being accepted as the Northeast corner of said 30 feet wide right-of-way dedication, for an angle point in said North Right-Of-Way line, and for the Southeast corner of said (ES12).

THENCE S 88° 32' 47" W, 475.71 feet leaving the West line of said 119.592 acre tract of land along the common line of said (ES12) to a found 1/2" iron rod, said point being accepted as the Southeast corner of that 0.23 acre tract of land conveyed to General Telephone Company of the Southwest by General Warranty Deed recorded in Volume 292, Page 132, of Real Property Records, Hays County, Texas (R.P.R.L.C.TX.), and accepted as an angle point in the South line of the 17.015 acre tract of land described herein;

THENCE leaving the North line of said (ES12) along the northern lines of said 0.23 acre tract of land the following three (3) courses;

1. N 01° 33' 14" W, 100.08 feet to a found 1/2" iron pipe;
2. S 85° 32' 24" W, 99.96 feet to a found 1/2" iron rod;
3. S 01° 36' 02" E, 100.20 feet to a found 1/2" iron pipe, said point being accepted as the Southwest corner of said 0.23 acre tract of land and a point in the North line of said (ES12);

THENCE S 88° 46' 31" W, 78.60 feet leaving said 0.23 acre tract of land along the eastern line of said (ES12) to a found 3/4" iron rod, said point being accepted as the Northwest corner of said (ES12), also being accepted as a point on the East line of Tract 1 of Tracts 1 and 2 of land conveyed to Jerry Morrison Muncie by General Warranty Deed recorded as Document No. 14026721, O.P.R.L.C.TX., and being accepted as the Southwest corner of the 17.015 acre tract of land described herein;

THENCE N 01° 31' 57" W, 100.02 feet, leaving the Northwest corner of said (ES12) along the eastern line of said Tract 2 to a found 1/2" iron pipe, said point being accepted as an angle point in the West line of the 17.015 acre tract of land described herein;

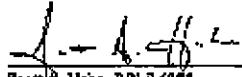
THENCE N 1° 15' 57" W, 1176.76 feet along the common lines of said Tracts 1 and 2 and the 17.015 acre tract of land described herein to a found 1/8" iron rod, being accepted as a point in the South line of Lot 47, Block "A", Oak Forest Section Two, recorded in Volume 7, Pages 163-175, (P.R.H.C.TX.), also being accepted as the Northeast corner of said Tract 1, and being accepted as the Northwest corner of the 17.015 acre tract of land described herein;

THENCE N 89° 16' 22" E, 607.33 feet, leaving the Northeast corner of said Tract 1, along the eastern line of the South line of said Block "A", Oak Forest Section Two, to a found 1/4" iron rod, said point being accepted as the most westerly corner of said 119.592 acre tract of land, and being accepted as the Northeast corner of the 17.015 acre tract of land described herein;

March 7, 2018

THEENCE S 01° 27' 05" E, 1229.09 feet along the common line of said 119,592 acre tract of land and the 17,015 acre tract of land described herein to the POINT OF BEGINNING hereof, containing a calculated area of 741,180.47 Sq. Ft., 17,015 acres. Said 17,015 acres being described by and in whole by description and shown on Exhibit "D" Survey Sketch prepared by Spc. in Surveying, Inc., attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



Scott Hahn, RPLS 6375  
Spc. in Surveying, Inc. - TX Plan No. 10192494  
614 Jerry Lane, Bush, TX, 75610  
(512)521-8892



2018/02/12

Date