

**MINUTES
SPECIAL CALLED MEETING
& BUDGET WORKSHOP
OF THE CITY COUNCIL
CITY OF SAN SABA
August 22, 2023**

The City Council of the City of San Saba, Texas convened into a Special Called meeting on Tuesday, August 22, 2023 at 6:00 p.m., in the City Hall Council Chambers located at 303 S. Clear Street.

Members in attendance were: Robert Whitten – Mayor Pro-Tem
Shawn Oliver – Alderman
Oleta Behrens - Alderman
Marcus Amthor – Alderman
Michael Nelson - Alderman
Scott Edmonson – City Manager

Mayor Ken Jordan was absent.

Others present were: Sabrina Maulsby – City Secretary
Charlene Lindsay – Treasurer
Scott Glaze – Public Works Supervisor
John Bauer – Police Chief
Marcus Wood - Attorney representing JSP

At 6:00 p.m. Mayor Pro-Tem Robert Whitten called the meeting to order, announced a quorum present, and led the Invocation and Pledges.

PUBLIC COMMENTS – None

CONSENT AGENDA ITEM:

The first discussion/action item was to Discuss and consider approving Ordinance No. 2023-07, an Ordinance of the City of San Saba, Texas, to permanently close the undeveloped unopened 0.719 portion of Pierce Street and Hope Street located in the Industrial Park and selling the 0.719 portion of Pierce Street and Hope Street to Jacob Stone Products, Inc. Attorney Marcus Wood was present representing Jacob Stone Products and addressed the City Council explaining, after the last Council meeting, he revised the Ordinance and Easement to address the concerns the Council had. Mr. Wood also explained that Tony, Jacobs, Jr. and Scott Glaze met at the property and discussed and agreed to the concerns the City had regarding the closure. City Secretary Sabrina Maulsby also explained that she sent the documents over to the City Attorney for review and the City's Attorney said the Council's concerns were addressed and corrected by Mr. Wood. Alderman Michael Nelson made a motion to Approve Ordinance No. 2023-07, seconded by Alderman Oleta Behrens, and was unanimously approved by a 4 to 0 vote.

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF SAN SABA, TEXAS, TO PERMANENTLY CLOSE FOR PUBLIC USE THE UNDEVELOPED UNOPENED 0.719 ACRE PORTION OF PIERCE STREET AND HOPE STREET LOCATED IN THE INDUSTRIAL PARK; MAKING FINDINGS OF FACT; PROVIDING FOR THE VACATION, ABANDONMENT, CLOSURE OF THIS PORTION OF PLATTED RIGHT-OF-WAY; PROVIDING FOR THE SALE OF THE RIGHT-OF-WAY; AND EXCEPT FOR ANY PUBLIC UTILITY EASEMENT, RELEASING ANY AND ALL PUBLIC RIGHTS, TITLE AND INTEREST IN SUCH RIGHT-OF-WAY; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER TO TAKE NECESSARY ACTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN INDEMNITY CLAUSE AND AN OPEN MEETING CLAUSE.

WHEREAS, pursuant to Chapter 311 of the Texas Transportation Code, a general-law municipality such as the City of San Saba ("City") has exclusive control over the highways, alleyways, and streets of the municipality; and

WHEREAS, pursuant to Chapter 311 of the Texas Transportation Code, the City has the authority to vacate, abandon, and close streets and alleyways within the City; and

WHEREAS, the 0.719-acre tract of land lying in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the west end of Pierce Street and a portion of Hope Street. Said 0.719 acres as particularly shown on "Exhibit A", being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba as is recorded in Volume 187, Page 368 of the San Saba County Deed Records. Survey was made for Tony Jacobs; and

WHEREAS, the owner of the property abutting the unopened portion of the west end of Pierce Street and a portion of Hope Street, petitioned the City to close the unopened portion of the west end of Pierce Street and a portion of Hope Street, as shown on Exhibit "B," attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council desires to, subject to any public utilities that may lie within the street/right-of-way, close and sell such Unopened portion of the west end of Pierce Street and a portion on Hope Street to the abutting landowner Jacobs Stone Products, Inc., a Texas corporation, with no other abutting landowner to purchase any portion of such street as indicated in Exhibit "C" **RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY.**

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN SABA, COUNTY OF SAN SABA, STATE OF TEXAS:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Abandonment. The City Council, subject to and conditioned upon the sale of the Unopened portion of the west end of Pierce Street and a portion of Hope Street hereby abandons any and all public rights, title and interest, if any, EXCEPT for retaining any public utility easement as indicated in Exhibit "D" that may exist over the Entire Unopened portion of the west end of Pierce Street and a portion of Hope Street. If said property is fenced, Jacobs Stone Products, Inc., a Texas corporation, will provide access to the City to maintain utilities. No buildings or materials will be stored over the existing sewer and/or water lines. The City of San Saba reserves the right to inspect said easement.

Section 3. Offer to Purchase. The City Council desires to sell the Unopened portion of the west end of Pierce Street and a portion of Hope Street, and hereby directs the City Manager to offer to sell the street to its abutting property owner, Jacobs Stone Products, Inc., a Texas corporation, the other abutting landowners having no desire to purchase any portion of such street.

Section 4. Purchase Price. The purchase price of the unopened portion of the west end of Pierce Street and a portion of Hope Street based upon market value as determined by the San Saba County Appraisal District, is Three Thousand, One Hundred thirty Dollars (\$3,130.00) as set forth in the Parcel dated July 10, 2023 and attached hereto as Exhibit "E," and incorporated herein for all purposes, and buyer shall and has obtained a metes and bounds description and survey, will pay any and all other costs associated with the sale of property.

Section 5. Authorization for City Manager. The City Council hereby authorizes the City Manager to take any and all action necessary to effectuate the closure, abandonment, sale and transfer of the street, including execution of Special Warranty Deed in substantially the same form as Exhibit "D", attached hereto and incorporated herein for all purposes.

Section 6. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

Section 7. Savings Clause. All rights and remedies of the City of San Saba are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 8. Penalties. All relevant enforcement provisions and penalties in the San Saba Code of Ordinances, regarding the enforcement of ordinances or providing for a penalty for the violation of an ordinance apply to and are left intact by this Ordinance and the provisions adopted and amended herein.

Section 9. Effective Date. 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 and the City's governing law.

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Section 10. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 11. Indemnity. Jacobs Stone Products, Inc. agrees to indemnify and hold harmless the City of San Saba, its affiliates, and their respective officers, directors, employees, agents, successors, and assigns (collectively, the "Indemnified Parties") from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, fees and the costs of enforcing any right to indemnification under this agreement, and the cost of pursuing any insurance providers, incurred by the Indemnified Parties in connection with any claim arising from the maintenance of utilities within the property described in Exhibit "A". More specifically, Jacobs Stone Products, Inc. agrees to indemnify and hold harmless the City of San Saba for any losses, damages or liabilities relating to the removal of any stone, rock or other materials owned by Jacobs Stone Products, Inc., and located over the easement line in order for the City of San Saba to make needed repairs, as long as notice in writing has been given within 48 hours.

Section 12. Open Meetings. 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.

PASSED AND APPROVED this the 22nd day of August 2023.

CITY OF SAN SABA, TEXAS



Robert Whitten,
Mayor Pro-Tem, City of San Saba

ATTEST:


Sabrina Maultsby, City Secretary

EXHIBIT "A"

Metes and Bounds Property Description and Survey

GMA ENGINEERING & SURVEYING

Engineering Firm No. F-6450

Surveying Firm No. 100983-00

George M. Amthor III
 County Surveyor
 Registered Professional Land Surveyor
 Professional Engineer

Office
 325-372-3028
 1807 W. Wallace
 San Saba, Texas 76877

Survey Field Notes of a 0.719 acre tract of land lying in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the west end of Pierce Street and a portion of Hope Street. Said 0.719 acres being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba as is recorded in Volume 187, Page 368 of the San Saba County Deed Records. Survey was made for Tony Jacobs.

Beginning at a 1/2" iron pin (found) by a pipe corner post for the northeast corner of a tract of land described as 1.00 acres in a Warranty Deed to Jacobs Stone Products, Inc. as recorded in Volume 390, Page 833 of the San Saba County Official Public Records, the same also being the northwest corner of a tract of land described as 1.54 acres in a General Warranty Deed to Ingram Concrete, LLC, as is recorded in Volume 342, Page 805 of said Official Public Records. Said iron pin (found) being in the south line of Pierce Street;

Thence N 00°40'05" W 60.89 feet, no fence, crossing Pierce Street, to a railroad spike (set) in the north line of said Pierce Street, the same being in the south line of a tract of land described as "Second Tract" containing 7.67 acres in a Special Warranty Deed to Jacobs Stone Products, Inc. as is recorded in Volume 337, Page 288 of said Official Public Records;

Thence N 80°29'22" W 195.02 feet, no fence, along a portion of the south line of said 7.67 acre tract, the same being the north line of Pierce Street, crossing an unopened portion of Hope Street, to a 1/2" capped iron pin (found) in a fence, the same being the west line of Hope Street, and being at the intersection of the projection of the north line of Pierce Street with the west line of a tract of land described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to The City of San Saba as is recorded in Volume 187, Page 368 of said County Deed Records;

Thence S 00°39'50" E 390.14 feet, along the general course of a fence, the same being the west line of said 27.437 acres, and also being the west line of an unopened portion of Hope Street, to a 2-3/8" (OD) pipe post at a fence corner for the southwest corner of said 27.437 acre tract and also being in the north right-of-way line of the Texas & Colorado River Railway, LLC, as described in a Deed Without Warranty or Covenant as is recorded in Volume 350, Page 876 of the San Saba County Official Public Records;

Thence S 80°28'38" E 60.65 feet, along the general course of a fence, the same being the north right-of-way line of the Texas & Colorado River Railway, LLC to a 2-7/8" (OD) pipe post for the southwest corner said 1.00 acre tract of land, the same being in the east line of Hope Street;

Thence N 00°40'09" W 329.27 feet, leaving said railway, no fence, along the west line of said 1.00 acre tract (Volume 390, Page 833), the same being along the east line of an unopened portion of Hope Street, to a 2-7/8" (OD) pipe post in a fence for the northwest corner said 1.00 acre tract, and the same being at the intersection of the east line of Hope Street and the south line of Pierce Street;

Thence S 80°29'22" E 134.40 feet, along the general course of a fence, the same being the north line of said 1.00 acre tract, to place of beginning and containing 0.719 acres of land.

Basis of Bearings: Bearings are based on "True North" as determined by standard GPS Measurements/Observations.

NOTE: 1/2" capped iron pins (found) is capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

GMA ENGINEERING & SURVEYING
Engineering Firm No. F-6450
Surveying Firm No. 100983-00

George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

Office
325-372-3028
1807 W. Wallace
San Saba, Texas 76877

I, George M. Amthor III, R.P.L.S., do hereby certify that the field notes shown hereon and accompanying plat represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL,



George M. Amthor III
R.P.L.S. 2684



SURVEY PLAT OF A 0.719 ACRE TRACT OF LAND CONSISTING OF THE WEST END OF PIERCE STREET AND A PORTION OF HOPE STREET AND LYING IN THE CITY OF SAN SABA, SAN SABA COUNTY, TEXAS.

Made For: Tony Jacobs

**O. WILCOX SURVEY 38
ABSTRACT 1396**

City of San Saba Industrial Park
Warranty Deed
San Saba Industrial Foundation, Inc.
to
The City of San Saba
Tract No. 1: 27.437 Acres
Vol. 187, Pg. 368 - S.S.C.D.R.

* NOTE: This portion of Hope Street is in the process of being closed.

1/2" capped iron pin (found) in a fence, the same being in the west line of a tract of land described as 27.437 Acres (V. 187, P. 368)

Special Warranty Deed
Jacobs Stone Products, Inc.
Second Tract: 7.67 Acres
Vol. 337, Pg. 288 - S.S.C.O.P.R.
(RDC: S 80°29'22" E 467.69' - V. 337, P. 288)

Revocable Transfer on Death Deed
Kelli Jan Parks Basker
Second Tract: 30 Acres
Vol. 362, Pg. 543
S.S.C.O.P.R.
(RDC: N 00°24' W 1125.12' - V. 187, P. 368)

Reference
First Tract: 30 Acres
Vol. 116, Pg. 19
S.S.C.D.R.
(RDC: South 1352' W/S. - V. 116, P. 19)

Warranty Deed
Jacobs Stone Products, Inc.
1.00 Acres
Vol. 390, Pg. 833
S.S.C.O.P.R.
(RDC: S 00°24' E 329.27' feet - V. 390, P. 833)

P.O.B. - 1/2" iron pin (found) by a pipe corner post for the NEC pin (found) by a pipe corner 1.00 Acres (V. 390, P. 833), the same being the NWC of a tract of land described as (Vol. 342, Pg. 805)

General Warranty Deed
Ingram Concrete, LLC
1.54 Acres
Vol. 342, Pg. 805
S.S.C.O.P.R.

2-3/8" pipe post at a fence corner for the SWC of a tract of land described as 27.437 Acres (V. 187, P. 368)

TEXAS & COLORADO RIVER RAILWAY, LLC
Vol. 350, Pg. 876 - S.S.C.O.P.R.
(RDC: N 80°14' W 932.04' - V. 187, P. 368)

Basis of Bearings:
Bearings are based on "TRUE NORTH" as determined by standard GPS Measurements & Observations.

SCALE: 1" = 100'

I, George M. Amthor III, R.P.L.S., do hereby certify that the plat shown hereon and accompanying field notes represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL,

George M. Amthor III
George M. Amthor III
R.P.L.S. 2684



LEGEND

- P.O.B. Point of Beginning
- △ Railroad Spike (set)
- 2-3/8" (OD) pipe post
- ⊙ 2-7/8" (OD) pipe post
- Deed Line
- X— fence

Note: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

Building Restriction Lines: For building restriction line specifications, contact the City of San Saba, 325-372-5144.

GMA Engineering & Surveying
1807 W. Wallace
San Saba, Texas 76877
PH: (325) 372-3028
Engineering Firm No. F-6450
Surveying Firm No. 100983-00
Drawing No. 061323/LEGAL/oz
File: JACOBS 08-31-18

EXHIBIT "B"

Petition for Street Closing and Purchase

I, Tony Jacobs, have my place of business at 1210 W Pierce Street, San Saba, Texas and I am Petitioning the City of San Saba to purchase and close a .719 acre portion of Pierce Street and Hope Street located in the San Saba Industrial Park. Please see attached survey. I am also Petitioning the City for this property to be commercially zoned as adjoining property is. I ask that the City of San Saba grants this request.

Sincerely,



Tony Jacobs, By Marcus Wood Attorney

EXHIBIT "C"

RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY

RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY

THE STATE OF TEXAS §
 §
COUNTY OF SAN SABA §

KNOW ALL PERSONS BY THESE PRESENTS:

I, Kelli Jan Parks Barker (the "RELEASOR"), whose address is 335 County Road 200, San Saba, Texas 76877, am the owner in fee of property that abuts the street right-of-way commonly known as the West End of Pierce Street and a portion of Hope Street, located in San Saba, San Saba County, Texas (the "ROW").

The City Council of the City of San Saba, Texas, has authorized conveyance of the ROW to abutting property owners in proportion to their ownership of the abutting ROW.

I do not wish to exercise my right to purchase any portion of the ROW, and I hereby release and assign to Jacobs Stone Products, Inc., a Texas corporation (the "ASSIGNEE"), whose address is 1210 W. Pierce Street, San Saba, Texas 76877, who owns property abutting the ROW, any interest I may have to purchase a portion of the ROW in proportion to my ownership of abutting property, said portion more particularly described as follows:

PROPERTY:

A 0.719-acre tract of land lying and being situated in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the West End of Pierce Street and a portion of Hope Street. Said 0.719 acres being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba, recorded in Volume 187, Page 368, Deed Records of San Saba County, Texas, and more fully described in EXHIBIT A attached hereto, incorporated herein by reference and made a part hereof for description of the property.

I hereby authorize the City of San Saba, Texas to convey the Property to the ASSIGNEE, subject to the reserved drainage and public utility easements.

EXECUTED at San Saba, San Saba County, Texas, this the 27 day of June 2023.

RELEASOR

Kelli Barker

By: Kelli Jan Parks Barker

THE STATE OF TEXAS

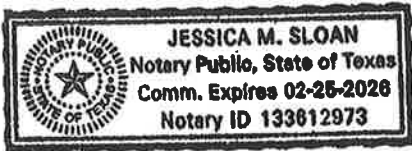
§
§
§

COUNTY OF SAN SABA

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kelli Jan Parks Barker, Releasor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of June 2023.

Jessica M. Sloan
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Marcus Wood Attorney at Law, PLLC
P. O. Box 573
1301 W. Wallace Street
San Saba, Texas 76877
(325) 216-2016

George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

Office
325-372-3028
1907 W. Wallace
San Saba, Texas 76877

Survey Field Notes of a 0.719 acre tract of land lying in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the west end of Pierce Street and a portion of Hope Street. Said 0.719 acres being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba as is recorded in Volume 187, Page 368 of the San Saba County Deed Records. Survey was made for Tony Jacobs.

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Thence N 00°40'05" W 60.89 feet, no fence, crossing Pierce Street, to a railroad spike (set) in the north line of said Pierce Street, the same being in the south line of a tract of land described as "Second Tract" containing 7.67 acres in a Special Warranty Deed to Jacobs Stone Products, Inc. as is recorded in Volume 337, Page 288 of said Official Public Records;

Thence N 80°29'22" W 195.02 feet, no fence, along a portion of the south line of said 7.67 acre tract, the same being the north line of Pierce Street, crossing an unopened portion of Hope Street, to a 1/2" capped iron pin (found) in a fence, the same being the west line of Hope Street, and being at the intersection of the projection of the north line of Pierce Street with the west line of a tract of land described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to The City of San Saba as is recorded in Volume 187, Page 368 of said County Deed Records;

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Thence S 80°28'38" E 60.65 feet, along the general course of a fence, the same being the north right-of-way line of the Texas & Colorado River Railway, LLC to a 2-7/8" (OD) pipe post for the southwest corner said 1.00 acre tract of land, the same being in the east line of Hope Street;

Thence N 00°40'09" W 329.27 feet, leaving said railway, no fence, along the west line of said 1.00 acre tract (Volume 390, Page 833), the same being along the east line of an unopened portion of Hope Street, to a 2-7/8" (OD) pipe post in a fence for the northwest corner said 1.00 acre tract, and the same being at the intersection of the east line of Hope Street and the south line of Pierce Street;

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Basis of Bearings: Bearings are based on "True North" as determined by standard GPS Measurements/Observations.

NOTE: 1/2" capped iron pins (found) is capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

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1807 W. Wallace
San Saba, Texas 76877

I, George M. Amthor III, R.P.L.S., do hereby certify that the field notes shown hereon and accompanying plat represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL,

George M. Amthor III
George M. Amthor III
R.P.L.S. 2684



SURVEY PLAT OF A 0.719 ACRE TRACT OF LAND CONSISTING OF THE WEST END OF PIERCE STREET AND A PORTION OF HOPE STREET AND LYING IN THE CITY OF SAN SABA, SAN SABA COUNTY, TEXAS.

Made For: Tony Jacobs

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ABSTRACT 1396**

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Tract No. 1: 27.437 Acres
Vol. 187, Pg. 368 - S.S.C.D.R.

Special Warranty Deed
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Second Tract: 7.67 Acres
Vol. 337, Pg. 288 - S.S.C.O.P.R.

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Revolutions transfer on Death Deed
Kull Jan Harris Banker
Second Tract: 30 Acres
Vol. 362, Pg. 845
S.S.C.O.P.R.

Reference
First Tract: 30 Acres
Vol. 116, Pg. 19
S.S.C.D.R.

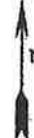

2-3/8" pipe post at a fence corner for the SWC of a tract of land described as 27.437 Acres (V. 187, P. 368)

P.O.B. - 1/2" iron pin (found) by a pipe corner post for the NEC of a tract of land described as 1.00 Acres (V. 390, P. 833), the same being the NWC of a tract of land described as 1.54 Acres (Vol. 342, Pg. 805)

General Warranty Deed
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1.34 Acres
Vol. 342, Pg. 805
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1.00 Acres
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Base of Bearings:
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SCALE: 1" = 100'

TEXAS & COLORADO RIVER RAILWAY, L.L.C.
Vol. 350, Pg. 876 - S.S.C.O.P.R.

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WITNESS MY HAND AND SEAL,

George M. Amthor III
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LEGEND

- P.O.B. Point of Beginning
- △ Railroad Spike (set)
- 2-3/8" (OD) pipe post
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File: JACOBS 08-31-18

026285

FILED FOR RECORD
27th day of JULY 2023
at 1:45 o'clock P. M.

Kim Woods
Clerk County Court, San Saba, Texas

By Marcus Wood Deputy
\$42.00
Marcus Wood

FILED
AT 1:45 O'CLOCK P. M.
ON THE 27th DAY OF JULY
A.D. 2023
INS. NO. 026285

Kim Wells
COUNTY CLERK, SAN SABA COUNTY, TEXAS
BY _____ DEPUTY



I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of San Saba County, Texas, as stamped hereon by me.

Kim Wells
County Clerk, San Saba County, Texas
OFFICIAL PUBLIC RECORDS 06-27-2023
VOL. 397 PAGE 353
RECORDED 06-27-2023

EXHIBIT “D”

Public Utility Easement

CITY OF SAN SABA
PUBLIC UTILITY EASEMENT
(ELECTRIC/WATER/WASTEWATER)

STATE OF TEXAS)
)
COUNTY OF SAN SABA) **KNOW ALL BY THESE PRESENTS:**

THAT Jacobs Stone Products, Inc. a Texas corporation, whose address is 1210 W. Pierce Street, San Saba, Texas 76877, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantor in hand paid by the CITY OF SAN SABA, TEXAS, a municipal corporation, hereinafter referred to as "Grantee", the receipt and sufficiency of which are hereby acknowledged and confessed and for which no lien, express or implied, is retained, has this day GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns, an exclusive, perpetual easement for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed electric lines and poles, together with the guy wires that may be necessary for such poles and lines, for the transmission and distribution of electrical services, water services, or wastewater services in, upon, over, under and across the following described land:

An Electrical/Water/Wastewater Easement together with guying easements as may be necessary along such route, to where it connects into the current electric poles and/or electric lines, water lines, or wastewater lines lying within any easement and which easement area is located on that certain tract or parcel of land, lying and being situated in San Saba County, Texas, as depicted and/or described in **EXHIBIT "A"** attached hereto and made a part hereof for all purposes (the "Easement Tract").

Together with the right of ingress and egress over my adjacent lands to or from said right-of-way for the purpose of construction, placement, operation, maintenance, repair, rebuilding, relocation, replacement, upgrade, decommissioning and/or removal of said lines and appurtenances.

Grantor covenants and agrees to use the Easement Tract only in those ways consistent with the easement granted herein, and further covenants and agrees not to construct any building or other structure on the Easement Tract or to do anything that would impair, damage or destroy the lines or appurtenances located thereon or unreasonably interfere with Grantee's access thereto. The covenants and agreements set forth herein are covenants running with the land and shall fully bind Grantor and its successors and assigns.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTEE, and GRANTEE's successors and assigns forever; and GRANTOR does hereby bind itself, heirs, successors and assigns to WARRANT

CITY COUNCIL MINUTES


August 22, 2023

AND FOREVER DEFEND all and singular the easement unto GRANTEE, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24 day of August 2023.

GRANTOR:

Jacobs Stone Products, Inc., a Texas corporation

By: 
Name: Tony Jacobs, Jr.
Title: Director

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF SAN SABA)

SIGNED AND SUBSCRIBED BEFORE ME, a notary public in and for San Saba County, Texas, on this day personally appeared **Tony Jacobs, Jr.**, as Director on behalf of Jacobs Stone Products, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and, acknowledged to me that he executed the same for the purposes and consideration therein expressed.


NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING, RETURN TO:

City Secretary
City of San Saba
PO Box 788
San Saba, TX 76877-0788

EXHIBIT A

Description of an Electrical/Water/Wastewater Easement
Encompassing all of the 0.719 +/- acre tract as shown on the Survey Plat
Attached hereto

An Electrical/Water/Wastewater Easement together with guying easements as may be necessary along such route, to where it connects into the current electric poles and/or electric/water/wastewater lines lying within any easement and which easement area is located on that certain tract or parcel of land, lying and being situated in San Saba County, Texas.

ELECTRIC 
WATER 
SEWER 

SURVEY PLAT OF A 0.719 ACRE TRACT OF LAND CONSISTING OF THE WEST END OF PIERCE STREET AND A PORTION OF HOPE STREET AND LYING IN THE CITY OF SAN SABA, SAN SABA COUNTY, TEXAS.

Made For: Tony Jacobs

G. WILCOX SURVEY 33
ABSTRACT 1396

City of San Saba Industrial Park
Priority Deal
San Saba Industrial Foundation, Inc.
to
The City of San Saba
Tract No. 1: 27.437 Acres
Vol. 187, Pg. 368 - S.S.C.D.R.

NOTE: The portion of Hope Street is in the process of being closed.

1/2" capped iron pin (found) in a fence, the same being in the west line of a tract of land described as 27.437 Acres (V. 187, P. 368)

Special Warranty Deed
Jacobs Stone Products, Inc.
Second Tract: 1.57 Acres
Vol. 187, Pg. 388 - S.S.C.D.R.

P.O.B. - 1/2" iron pin (found) by a pipe corner post for the NEC of a tract of land described as 1.00 Acres (V. 390, P. 833), the same being the NWC of a tract of land described as 1.54 Acres (Vol. 342, Pg. 805)


General Warranty Deed
Jacobs Stone Products, Inc.
1.54 Acres
Vol. 342, Pg. 805
S.S.C.D.R.

Conveyance Transfer
in Death Deed
to Park District
Section Tract 34 Acres
Vol. 382, Pg. 602
S.S.C.D.R.

Reference
to Tract 34 Acres
Vol. 116, Pg. 19
S.S.C.D.

2-3/8" pipe post at a fence corner for the SWC of a tract of land described as 27.437 Acres (V. 187, P. 368)

Basis of Bearings:
Bearings are based on "TRUE NORTH" as determined by standard GPS Measurements & Observations.



0 100'
SCALE: 1" = 100'

I, George M. Amthor III, R.P.L.S., do hereby certify that the plat shown hereon and accompanying field notes represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL,

George M. Amthor III
George M. Amthor III
R.P.L.S. 2684



LEGEND

- P.O.B. Point of Beginning
- △ Railroad Spike (set)
- 2-3/8" (OD) pipe post
- ⊙ 2-7/8" (OD) pipe post
- - - - - Deed Line
- >->- fence

Note: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

Building Restriction Lines: For building restriction line specifications, contact the City of San Saba. 325-372-5144.

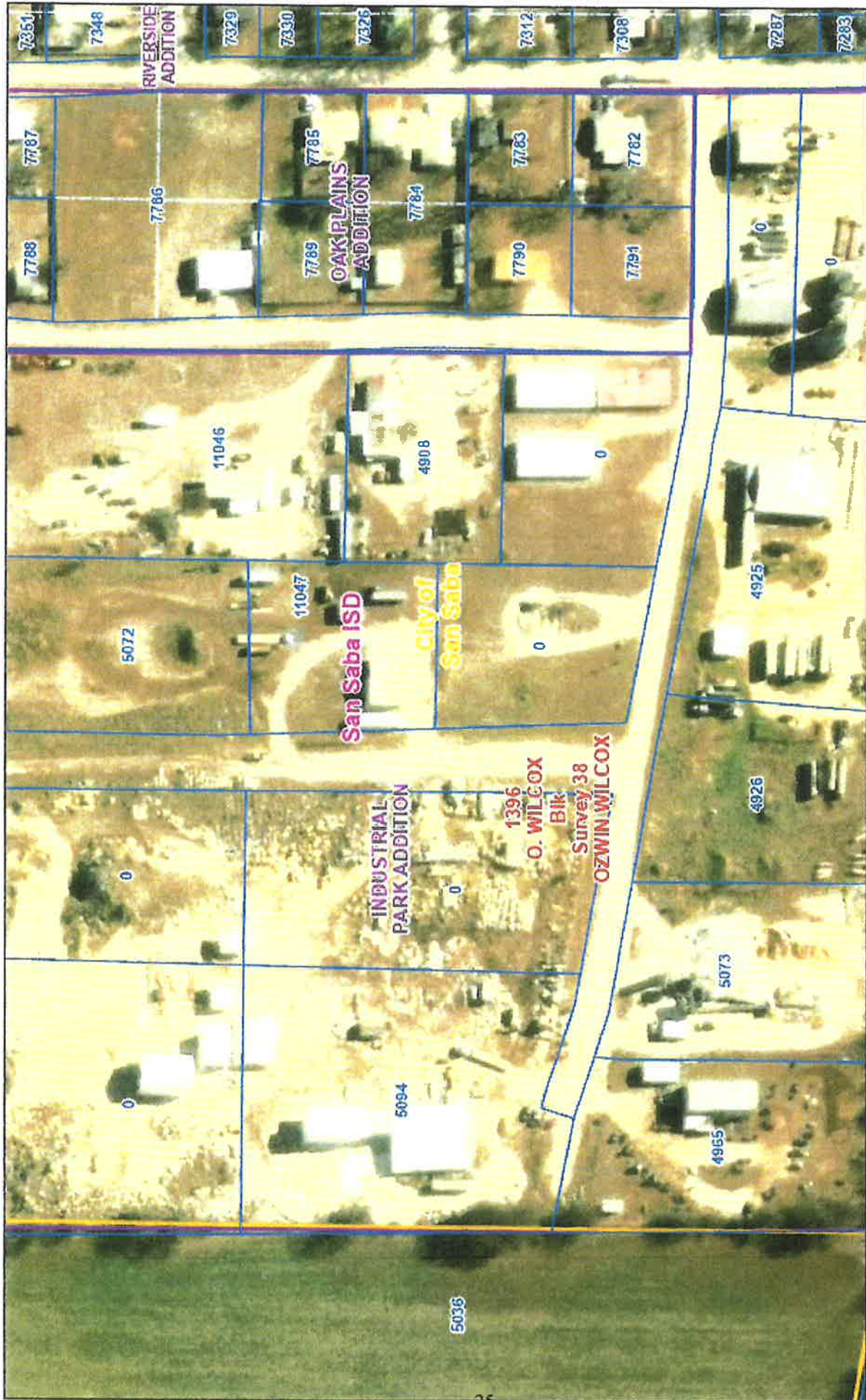
GMA Engineering & Surveying
1807 W Wallace
San Saba, Texas 76877
PH: (325) 372-3028
Engineering Firm No. F-6450
Surveying Firm No. 100983-00
Drawing No. 061323/LEGAL/Job
File: JACOBS 08-31-18

The North Manhole is located 27.437 acres to the north of the section corner to the SW corner of the section.

EXHIBIT “E”

**San Saba County Appraisal District Parcel
Fair Market Property Value
July 10, 2023**

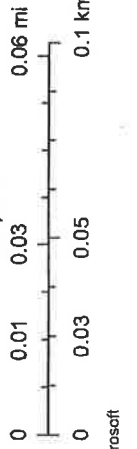
SanSaba CAD



7/10/2023, 12:20:04 PM

- Surveys
- Subdivisions
- History Line
- Parcels
- School Districts
- City Limits
- History Labels

1:2,257



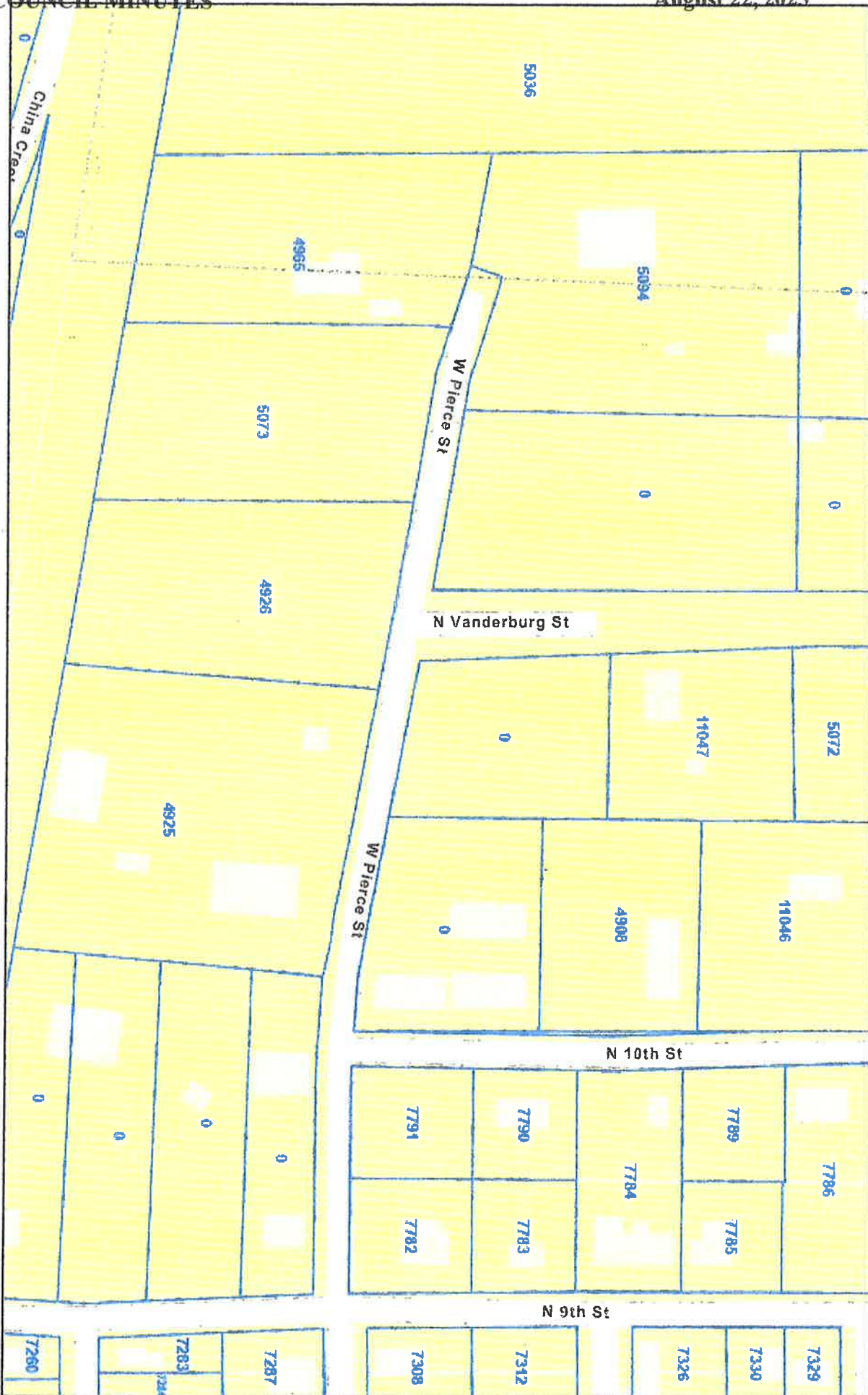
Maxar, Microsoft

SansSaba CAD

August 22, 2023

CITY COUNCIL MINUTES

7/11/2023, 11:54:34 AM



History Line  Parcels

History Labels



Esri Community Maps Contributors, Texas Parks & Wildlife, ©
OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph,

SansSaba CAD

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the

EXHIBIT "F"

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

DATE: August 22, 2023

GRANTOR: The City of San Saba, a Texas municipal corporation

GRANTOR'S MAILING ADDRESS:

P. O. Box 788
San Saba, Texas 76877
(San Saba County)

GRANTEE: Jacobs Stone Products, Inc., a Texas corporation

GRANTEE'S MAILING ADDRESS:

1210 W. Pierce Street
San Saba, Texas 76877
(San Saba County)

PROPERTY (legal description):

A 0.719-acre tract of land lying and being situated in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the West End of Pierce Street and a portion of Hope Street. Said 0.719 acres being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba, recorded in Volume 187, Page 368, Deed Records of San Saba County, Texas, and more fully described in EXHIBIT A attached hereto, incorporated herein by reference and made a part hereof for description of the property, together with all and singular, all of Grantor's right, title and interest in and to all rights, privileges, strips and gores, tenements, and appurtenances thereon and pertaining thereto.

This conveyance is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the Property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession (collectively, the "Permitted Encumbrances").

CONSIDERATION:

This conveyance is made for the following consideration, the receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

RESERVATIONS FROM CONVEYANCE AND WARRANTY:

BY THE ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE THE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY. GRANTEE REPRESENTS THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND THAT OF ITS CONSULTANTS, AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SAME, AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS THAT MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE PROPERTY ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE HEREIN.

GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY HAVE BEEN DEEMED TO HAVE BEEN MADE OR GIVEN, BY GRANTOR.

GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES) RESULTING OR ARISING FROM GRANTEE'S USE, MAINTENANCE, REPAIR, OR OPERATION OF THE PROPERTY.

WITHOUT LIMITING THE GENERAL PROVISIONS ABOVE, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, AS TO:

- (A) MATTERS OF TITLE. EXCEPT FOR THE SPECIAL WARRANTY OF TITLE**
- (B) ZONING;**
- (C) TAX CONSEQUENCES;**
- (D) PHYSICAL OR ENVIRONMENTAL CONDITIONS;**
- (E) AVAILABILITY OF ACCESS, INGRESS OR EGRESS;**
- (F) OPERATING HISTORY OR PROJECTION;**
- (G) VALUATION;**
- (H) AVAILABILITY AND ADEQUACY OF UTILITIES;**

- (I) GOVERNMENTAL APPROVALS;**
- (J) GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY INCLUDING WITHOUT LIMITATION:**
 - 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, OR FITNESS OF THE PROPERTY FOR A PARTICULAR USE OR PURPOSE;**
 - 2) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY OF THE PROPERTY; AND**
 - 3) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY.**

GRANTEE FURTHER EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN OR WILL BE ACCOMPLISHED THROUGH GRANTEE'S OR GRANTOR'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING, OR ZONING PROCESS OF ANY GOVERNMENTAL AUTHORITIES, BOARDS OR ENTITIES.

GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE PROPERTY NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY SAFETY CODE, ENVIRONMENTAL LAW OR REGULATION OF ANY STATE OR FEDERAL AUTHORITY OR JURISDICTION.

CONVEYANCE:

TO HAVE AND TO HOLD the Property unto Grantee, its successors and/or assigns, subject to the exceptions described herein **FOREVER**, and the Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the Property, subject to the exceptions described herein, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Grantor and Grantee having pro rated *ad valorem* real estate taxes by all taxing authorities for the year 2023, the same are hereby assumed by Grantee, who by the acceptance of this deed has agreed to pay the same prior to any delinquency.


WARRANTY:

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to **WARRANT AND FOREVER DEFEND** all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.

DISCLAIMER:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION GIVEN BY THE LAW OFFICE PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED OR ANY TAX CONSEQUENCES REGARDING THIS TRANSACTION.

The City of San Saba, a Texas municipal corporation

By: 
Name: Scott Edmondson
Title: City Manager

ACKNOWLEDGMENT

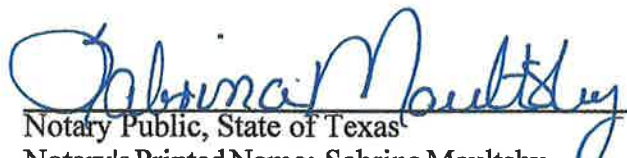
STATE OF TEXAS

§
§
§

COUNTY OF SAN SABA

This instrument was acknowledged before me on August 22, 2023, by Scott Edmondson as City Manager on behalf of The City of San Saba, a Texas municipal corporation.




Notary Public, State of Texas
Notary's Printed Name: Sabrina Maultsby
My commission expires: October 31, 2025

PREPARED IN THE OFFICE OF:
Marcus Wood Attorney at Law, PLLC
P. O. Box 573, 1301 W. Wallace Street
San Saba, Texas 76877
(325) 216-2016

GMA ENGINEERING & SURVEYING

Engineering Firm No. F-6450
 Surveying Firm No. 100983-00

George M. Amthor III
 County Surveyor
 Registered Professional Land Surveyor
 Professional Engineer

Office
 325-372-3028
 1807 W. Wallace
 San Saba, Texas 76877

Survey Field Notes of a 0.719 acre tract of land lying in the City of San Saba, County of San Saba, State of Texas, consisting of a portion of the west end of Pierce Street and a portion of Hope Street. Said 0.719 acres being out of the O. Wilcox Survey 38, Abstract 1396, and the same also being out of a portion of the City of San Saba Industrial Park, the same being described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to the City of San Saba as is recorded in Volume 187, Page 368 of the San Saba County Deed Records. Survey was made for Tony Jacobs.

Beginning at a 1/2" iron pin (found) by a pipe corner post for the northeast corner of a tract of land described as 1.00 acres in a Warranty Deed to Jacobs Stone Products, Inc. as recorded in Volume 390, Page 833 of the San Saba County Official Public Records, the same also being the northwest corner of a tract of land described as 1.54 acres in a General Warranty Deed to Ingram Concrete, LLC, as is recorded in Volume 342, Page 805 of said Official Public Records. Said iron pin (found) being in the south line of Pierce Street;

Thence N 00°40'05" W 60.89 feet, no fence, crossing Pierce Street, to a railroad spike (set) in the north line of said Pierce Street, the same being in the south line of a tract of land described as "Second Tract" containing 7.67 acres in a Special Warranty Deed to Jacobs Stone Products, Inc. as is recorded in Volume 337, Page 288 of said Official Public Records;

Thence N 80°29'22" W 195.02 feet, no fence, along a portion of the south line of said 7.67 acre tract, the same being the north line of Pierce Street, crossing an unopened portion of Hope Street, to a 1/2" capped iron pin (found) in a fence, the same being the west line of Hope Street, and being at the intersection of the projection of the north line of Pierce Street with the west line of a tract of land described as "Tract No. 1" containing 27.437 acres in a Warranty Deed from the San Saba Industrial Foundation, Inc. to The City of San Saba as is recorded in Volume 187, Page 368 of said County Deed Records;

Thence S 00°39'50" E 390.14 feet, along the general course of a fence, the same being the west line of said 27.437 acres, and also being the west line of an unopened portion of Hope Street, to a 2-3/8" (OD) pipe post at a fence corner for the southwest corner of said 27.437 acre tract and also being in the north right-of-way line of the Texas & Colorado River Railway, LLC, as described in a Deed Without Warranty or Covenant as is recorded in Volume 350, Page 876 of the San Saba County Official Public Records;

Thence S 80°28'38" E 60.65 feet, along the general course of a fence, the same being the north right-of-way line of the Texas & Colorado River Railway, LLC to a 2-7/8" (OD) pipe post for the southwest corner said 1.00 acre tract of land, the same being in the east line of Hope Street;

Thence N 00°40'09" W 329.27 feet, leaving said railway, no fence, along the west line of said 1.00 acre tract (Volume 390, Page 833), the same being along the east line of an unopened portion of Hope Street, to a 2-7/8" (OD) pipe post in a fence for the northwest corner said 1.00 acre tract, and the same being at the intersection of the east line of Hope Street and the south line of Pierce Street;

Thence S 80°29'22" E 134.40 feet, along the general course of a fence, the same being the north line of said 1.00 acre tract, to place of beginning and containing 0.719 acres of land.

Basis of Bearings: Bearings are based on "True North" as determined by standard GPS Measurements/Observations.

NOTE: 1/2" capped iron pins (found) is capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

Office
325-372-3028
1807 W. Wallace
San Saba, Texas 76877

I, George M. Amthor III, R.P.L.S., do hereby certify that the field notes shown hereon and accompanying plat represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL,

George M. Amthor III
George M. Amthor III
R.P.L.S. 2684



SURVEY PLAT OF A 0.719 ACRE TRACT OF LAND CONSISTING OF THE WEST END OF PIERCE STREET AND A PORTION OF HOPE STREET AND LYING IN THE CITY OF SAN SABA, SAN SABA COUNTY, TEXAS.

Made For: Tony Jacobs

**O. WILCOX SURVEY 38
ABSTRACT 1396**

City of San Saba Industrial Park

Warranty Deed
San Saba Industrial Foundation, Inc.
to
The City of San Saba
Tract No. 1: 27.437 Acres
Vol. 187, Pg. 368 - S.S.C.D.R.

Special Warranty Deed
Janinis Stone Products, Inc.
Second Tract: 7.57 Acres
Vol. 337, Pg. 288 - S.S.C.O.P.R.

NOTE: This portion of Hope Street is in the process of being closed.
1/2" capped iron pin (found) in a fence, the same being in the west line of a tract of land described as 27.437 Acres (V. 187, P. 368)

Revocable Transfer on Death Deed
Kull Jan Parks Estate
Second Tract: 30 Acres
Vol. 362, Pg. 543
S.S.C.O.P.R.

Reference
First Tract: 30 Acres
Vol. 116, Pg. 19
S.S.C.D.R.

S 00°29'57" E 380.14'
(RDC: N 07°24' W 1125.12' - V. 187, P. 368)
(RDC: South 1582 vts. - V. 116, P. 19)

(RDC: S 80°29'22" E 407.88' - V. 337, P. 288)
N 80°29'22" W 195.02'

N 00°40'05" W 60.89'

S 80°29'22" E 134.40'
(RDC: N 80°14' W 134.40 feet - V. 390 P. 833)
N 00°40'05" W 328.27'
(RDC: S 00°24' E 329.27 feet - V. 390 P. 833)

P.O.B. - 1/2" iron pin (found) by a pipe corner post for the NEC of a tract of land described as 1.00 Acres (V. 390, P. 833), the same being the NWC of a tract of land described as 1.54 Acres (Vol. 342, Pg. 805)

Warranty Deed
Janinis Stone Products, Inc.
1.00 Acres
Vol. 390, Pg. 833
S.S.C.O.P.R.


General Warranty Deed
Ingram Concrete, L.L.C.
1.54 Acres
Vol. 342, Pg. 805
S.S.C.O.P.R.

2-3/8" pipe post at a fence corner for the SWC of a tract of land described as 27.437 Acres (V. 187, P. 368)

(RDC: N 80°14' W 932.04' - V. 187, P. 368)
S 80°28'38" E 60.65'

TEXAS & COLORADO RIVER RAILWAY, L.L.C.
Vol. 350, Pg. 878 - S.S.C.O.P.R.

Basis of Bearings:
Bearings are based on "TRUE NORTH" as determined by standard GPS Measurements & Observations.



0 100'

SCALE: 1" = 100'

I, George M. Amthor III, R.P.L.S., do hereby certify that the plat shown hereon and accompanying field notes represent an on-the-ground survey made under my direction and supervision on June 13, 2023, and to the best of my knowledge and belief represent the facts found at the time of survey.

WITNESS MY HAND AND SEAL.

George M. Amthor III
George M. Amthor III
R.P.L.S. 2684



LEGEND

- P.O.B. Point of Beginning
- △ Railroad Spike (set)
- 2-3/8" (OD) pipe post
- ⊙ 2-7/8" (OD) pipe post
- Deed Line
- X— fence

Note: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

Building Restriction Lines: For building restriction line specifications, contact the City of San Saba, 325-372-6144.

GMA Engineering & Surveying
1607 W. Wallace
San Saba, Texas 76877
PH: (325) 372-3028
Engineering Firm No. F-6450
Surveying Firm No. 106883-00
Drawing No. 051323/LEGAL/02
File: JACOBS 08-31-18

The second discussion/action item was to Discuss and consider approving Ordinance No. 2023-08, an Ordinance of the City of San Saba, Texas Amending Ordinance No. 2023-04 and setting fees for various City services and consolidating those fees for convenience; amending various City Ordinances; and Containing a Severability Clause and an Effective Date. City Manager Scott Edmonson explained that a rate comparison was made regarding the surrounding cities and the increased services would be near or even below most of the surrounding rates. He also explained, the City has not increased Base Service Rates since 2017 and with overall increases in material etc., it is necessary to do the increase to help balance the 2023-2024 FY Budget. Alderman Shawn Oliver made a motion to approve Ordinance No. 2023-08, seconded by Alderman Marcus Amthor, and was unanimously approved by a 4 to 0 vote.

ORDINANCE NO. 2023-08

AN ORDINANCE AMENDING ORDINANCE NO. 2023-04 AND SETTING FEES FOR VARIOUS CITY SERVICES AND CONSOLIDATING THOSE FEES FOR CONVENIENCE; AMENDING VARIOUS CITY ORDINANCES; AND CONTAINING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of San Saba has adopted numerous ordinances that provide for various fees and charges that are subject to change from time to time; and

WHEREAS, the City has determined that it would be convenient to consolidate those fees in one ordinance that can be reviewed and amended as needed from time to time, and

WHEREAS, the City has determined that the fees and charges specified herein are reasonable, necessary, fair and designed to fund the various activities to which they pertain; and

WHEREAS, the City has determined that the fees set forth herein will promote the health, safety, and welfare of the citizens of San Saba; and

WHEREAS, this ordinance was adopted at a meeting of the San Saba City Council held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council was present and voting;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN SABA, TEXAS:

SECTION 1. Rates Imposed.

The City hereby amends the Fee Schedule attached as Exhibit “A” hereto and imposes the fees set forth therein upon the services, activities, events, materials, and supplies that are described therein. These rates shall be collected by the City in accordance with the various City ordinances that more particularly describe each of the fees.

SECTION 2. Ordinances Amended.

Each City ordinance that originally provided a fee, charge, or fine that is mentioned on Exhibit “A” is hereby amended as shown on Exhibit “A”.

SECTION 3. Severability.

Should any portion or part of this ordinance 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.

SECTION 4. Effective Date.

This Ordinance shall be effective upon its passage.

PASSED AND APPROVED this the 22nd day of August, 2023

Robert Whitten, Mayor Pro-Tem
City of San Saba

ATTEST:

Sabrina Maulsby, City Secretary
City of San Saba

APPENDIX A
FEE SCHEDULE

ARTICLE A1.000 GENERAL PROVISIONS

Sec. A1.001 Collection fee

Collection fee for returned checks: \$35.00. (Ordinance adopting Code)

ARTICLE A2.000 MISCELLANEOUS FEES

Sec. A2.001 Equipment rental and labor fees

(a) Equipment.

- (1) Backhoe: \$100.00/hr. + \$25.00/hr. with Hoe Ram.
- (2) Bucket/Digger/Winch truck: \$200.00/hr.
- (3) Dump truck:
 - (A) 6 yard: \$50.00/hr.
 - (B) 12 yard: \$75.00/hr.
- (4) Skid loader: \$125.00/hr.
- (5) Vactor truck: \$200.00/hr.
- (6) Road maintainer: \$100.00/hr.
- (7) Water truck: \$75.00/hr.
- (8) Service truck: \$50.00/hr.
- (9) End dump trailer: \$100.00/hr.
- (10) Track loader: \$150.00/hr.

(Ordinance 2019-05, ex. A, adopted 8/13/19)

- (11) Street sweeper: \$75.00/hr. (Ordinance adopting Code)
- (12) Trash Pump: \$30.00/hr
- (13) Lawn Mower: \$35.00/hr
- (14) Chainsaw/Pole saw: \$25.00/hr

- (b) Labor cost. \$37.00/hr./per man during normal business hours
\$55.50/hr/per man after hours, holidays, weekends