

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JUNE 9, 2026 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

1. CALL TO ORDER – 6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. [2026-139](#) PROCLAMATION RECOGNIZING THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA (AMERICA 250), COMMEMORATING THE NATIONS FOUNDING AND CELEBRATING ITS HISTORY, HERITAGE, AND ENDURING IDEALS.

Attachments: [Proclamation America 250](#)

3. CONFLICTS OF INTEREST

4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the City Council on any issue, in compliance with LGC Section 551.007. City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

5. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the City Council and may be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

- A. [2026-188](#) CONSIDER THE APPROVAL OF THE MINUTES OF CITY COUNCIL MEETING OF MAY 12, 2026.

Attachments: [Minutes.26.0512](#)

- B. [2026-210](#) CONSIDER RESOLUTION NO. 2026-R30; A RESOLUTION RESCINDING RESOLUTION NO. 2024-R41 AND ESTABLISHING THE NUMBER OF TERMS, RESIDENCY REQUIREMENTS, AND ATTENDANCE OF THE VARIOUS BOARDS, COMMITTEES AND COMMISSIONS WHERE THE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE, TEXAS APPOINT THE MEMBERS, AND THE VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS ARE ESTABLISHED BY STATE LAW, CITY ORDINANCE, AND BY LAWS OF OTHER ENTITIES.

Attachments: [AIS Boards and commission resolution 2026 Resolution No. 2026-R30](#)

- C. [2026-208](#) CONSIDER RESOLUTION NO. 2026-R31; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. (Set public hearing for July 28, 2026, at 6:00 p.m. for a proposed annexation.)

Attachments: [AIS - Resolution Accepting Petition 31300 Block IH-10 Commercial Develc Resolution No. 2026-R31](#)
[Aerial Location Map](#)
[Future Land Use Map](#)
[Zoning Map](#)
[Environmental Constraints Map](#)
[Annexation Petition & Legal Description](#)
[Survey of Annexation Area](#)

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2026-215](#) CONSIDER ON FIRST READING ORDINANCE NO. 2026-02; AN ORDINANCE OF THE CITY OF BOERNE TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BOERNE, TEXAS, CHAPTER 2. ARTICLE V. ETHICS, SEC. 2-123 ETHICS REVIEW COMMISSION, C. OFFICERS OF THE COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [AIS 2026- Ethics mayoral appt Ordinance No. 2026-02](#)

7. RESOLUTIONS:

- A. [2026-187](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2026-R32; A RESOLUTION AWARDING THE CONTRACT FOR CONSTRUCTION OF THE GBRA WATER MAIN EXTENSION PROJECT TO _____, AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF _____.

Attachments: [AIS GBRA Water Main Extension Bid Award Resolution No. 2026-R32 Ammann Rd GBRA Water Main Ext_Kimley Horn Bid Recommendation Le](#)

- B. [2026-211](#) DISCUSSION AND CONSIDER RESOLUTION NO. 2026-R33; A RESOLUTION NAMING THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE.

Attachments: [AIS Renaming Northside Community Park June 9 Resolution No. 2026-R33 Park Naming Community Survey COB Naming Policy](#)

8. OTHER:

- A. [2026-209](#) CONSIDER ANNUAL MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

Attachments: [AIS Mayoral Appt 6.9.26](#)

9. CITY MANAGER'S REPORT:

- A. [2026-214](#) UPDATE ON UPCOMING CITY SUMMER EVENTS AND THE INCORPORATION OF AMERICA 250 COMMEMORATIVE ACTIVITIES.

10. COMMENTS FROM COUNCIL – No discussion or action may take place.

11. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

- A. [2026-213](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY. (A10166 - Survey 174 N Flores 21.171 acres, Heffner Addition Lot 9 PT 11 0.2697 acres, and Wendlers Addition Lot 8 0.375 acres)

12. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

13. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 3 day of June, 2026 at 4:00 p.m.

s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

PROCLAMATION

WHEREAS, in 2026, the United States of America commemorates the 250th anniversary of the Declaration of Independence, a defining moment in the founding of our nation and in the advancement of liberty, self-governance, and the responsibilities of citizenship; and

WHEREAS, this historic milestone, known as the Semiquincentennial, offers an opportunity for Americans to reflect on our nation's history, honor the sacrifices made to secure our freedoms, and celebrate the enduring ideals that continue to guide our republic; and

WHEREAS, the City of Boerne, Texas, with its rich heritage, strong sense of community, and enduring civic spirit, reflects many of the values that have shaped the American experience; and

WHEREAS, Boerne's story, from its early settlement by German immigrants to its continued growth as an exemplary Hill Country community, reflects a tradition of perseverance, faith, hard work, and devotion to place; and

WHEREAS, treasured community landmarks and gathering places, including Main Street, Veterans Plaza, and Cibolo Creek, serve as enduring symbols of Boerne's history, character, and shared identity; and

WHEREAS, the City of Boerne's values of excellence, integrity, respect, service, and collaboration reflect the kind of civic character that strengthens communities and honors the enduring ideals upon which our nation was founded; and

WHEREAS, the America 250 observance provides an occasion for the residents of Boerne to participate in educational, cultural, historic, and civic activities that deepen appreciation for our nation's past while inspiring renewed commitment to the future of our community and country; and

WHEREAS, the 250th anniversary of our nation provides a meaningful opportunity for residents to honor America's founding not only through celebration and remembrance, but also through volunteer service, acts of generosity, and renewed commitment to the well-being of the community; and

WHEREAS, the City of Boerne encourages families, churches, schools, businesses, veterans' organizations, civic groups, nonprofits, and neighborhood organizations to participate in this observance through acts of volunteerism and service that reflect the enduring American spirit of community, sacrifice, and shared responsibility.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and City Council of the City of Boerne, Texas, do hereby recognize and celebrate the 250th Anniversary of the United States of America, and encourage all residents to commemorate this historic milestone through reflection, celebration, volunteer service, and civic participation that strengthen both our community and our country.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Boerne, Texas, to be affixed this 9th day of June 2026.

Frank Ritchie, Mayor
City of Boerne, Texas

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
MAY 12, 2026 – 6:00 PM

Present: 6 - Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Joe Bateman, Council Member Kyle Mickelsen, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

Staff Present: Ben Thatcher, Sarah Buckelew, Jeff Carroll, Lori Carroll, Bria Jackson, Lissette Jimenez, Abigail Knott, Danielle Montes, Terry Nolan, Steve Perez, Mike Raute, Kristy Stark, Chastity Valdes, Andrew Wilkinson, and Danny Zincke. City Attorney Mick McKamie attended virtually.

Registered/Recognized Guests: Stuart Blend and Heather McNeal

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the meeting to order at 6:00 p.m.

Mayor Ritchie asked Student Pastor Pearson Segina with Currey Creek Church to provide the Invocation.

Mayor Ritchie led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. ADMINISTER OATH OF OFFICE - COUNCIL MEMBER DISTRICTS 1 AND 3.

Mayor Ritchie called on City Secretary Lori Carroll to administer the Oath of Office to Ty Wolosin, City Council Member District 1 and Kyle Mickelsen, City Council Member District 3.

3. CONSIDER THE ELECTION OF THE OFFICE OF MAYOR PRO-TEM FOR MAY 2026 - MAY 2027.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO ELECT TY WOLOSIN TO THE OFFICE OF MAYOR PRO-TEM FOR MAY 2026 - MAY 2027. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

4. PROCLAMATION PUBLIC SERVICE RECOGNITION WEEK, HONORING THE DEDICATION AND CONTRIBUTIONS OF PUBLIC SERVANTS, AND RECOGNIZING THEIR COMMITMENT TO SERVING THE COMMUNITY.

Mayor Ritchie read aloud the proclamation proclaiming Public Service Recognition Week, May 3 through May 9. He expressed appreciation to city staff and all public servants for the work they do behind the scenes.

6. PUBLIC COMMENTS:

Stuart Blend, 243 Miraval expressed concerns with traffic on Highway 46 East near Esperanza.

7. CONSENT AGENDA:

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

- A. **CONSIDER THE APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF APRIL 28, 2026.**

THE MINUTES WERE APPROVED.

- B. **CONSIDER APPROVAL OF THE CITY'S UPDATED STRATEGY MAP.**

THE APPROVAL OF THE CITY'S UPDATED STRATEGY MAP.

- C. **CONSIDER RESOLUTION NO. 2026-R24; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE SUBMISSION OF A CRIMINAL JUSTICE GRANT PROGRAM FISCAL YEAR 2027 APPLICATION TO THE OFFICE OF THE GOVERNOR FOR FUNDING FROM THE RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM (BAGP), RESCINDING THE PREVIOUSLY DESIGNATED AUTHORIZED OFFICIAL, AND DESIGNATING A NEW AUTHORIZED OFFICIAL FOR SUCH PURPOSE. (Grant #5841101)**

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:

8. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. **RECEIVE THE SECOND QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED MARCH 31, 2026.**

Mayor Ritchie called on Finance Director Sarah Buckelew to provide an overview of the second quarter financial report and the investment report. She stated that revenues are on track; sales tax and ad valorem tax are meeting budget; other governmental and utility revenues are on track; and expenses are in check for all funds. Discussion ensued regarding permit revenues. Director Buckelew explained that utility permits fall under utility revenues. She also provided a comparison of sales tax revenues over the last two years, stating that the city is on track with budget projections, but revenues are not as high as in previous years.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MICKELSEN TO RECEIVE AND APPROVE THE SECOND QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED MARCH 31, 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

9. RESOLUTIONS:

- A. CONSIDER RESOLUTION NO. 2026-R25; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ADOPTING THE CITY OF BOERNE COMPREHENSIVE SAFETY ACTION PLAN (CSAP); REAFFIRMING THE CITY'S GOAL ZERO COMMITMENT TO ELIMINATE ROADWAY FATALITIES AND SERIOUS INJURIES; AND DIRECTING IMPLEMENTATION IN ACCORDANCE WITH THE SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM REQUIREMENTS.**

Mayor Ritchie called on City Engineer Abigail Knott to provide an overview of the Safe Streets and Roads for All (SS4A) grant. She stated that the city submitted the grant application in 2024 and was notified in late 2024 that the application had been successfully awarded. She reviewed the project timeline, five-year crash data results, and high injury network statistics. Engineer Knott explained that the city established a high injury network identifying areas for future safety projects and potential code updates, which will help target future infrastructure improvements. She reviewed the five intersections and three corridors identified for targeted infrastructure projects. She also reviewed proposed systemic countermeasures, non-infrastructure projects, and policy and procedure recommendations. She noted that the grant application process required multiple community engagement efforts. In addition, the consultant attended Market Days to gather feedback from citizens. Adoption of the Comprehensive Safety Action Plan (CSAP) will allow the city to move forward into the implementation phase.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, THAT THIS RESOLUTION BE APPROVED CONSIDER RESOLUTION NO. 2026-R25; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ADOPTING THE CITY OF BOERNE COMPREHENSIVE SAFETY ACTION PLAN (CSAP); REAFFIRMING THE CITY'S GOAL ZERO COMMITMENT TO ELIMINATE ROADWAY FATALITIES AND SERIOUS INJURIES; AND DIRECTING IMPLEMENTATION IN ACCORDANCE WITH THE SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM REQUIREMENTS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

B. CONSIDER RESOLUTION NO. 2026-R26; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR A SAFE STREETS AND ROADS FOR ALL (SS4A) FY 2026 IMPLEMENTATION GRANT; AFFIRMING THAT THE COMPREHENSIVE SAFETY ACTION PLAN ADOPTED THIS DATE CONSTITUTES THE CITY'S QUALIFYING ACTION PLAN; COMMITTING THE REQUIRED NON-FEDERAL LOCAL MATCHING FUNDS; AND PROVIDING FOR RELATED MATTERS.

City Engineer Knott continued with an overview of the next phase of the Safe Streets for All (SS4A) grant program. She explained that prior mobility plans provide the city with a framework and map for future transportation improvements. She reviewed citizen survey responses, the planning process, and noted that the grant operates on an 80/20 cost-share basis. Engineer Knott presented proposed project locations, including supplemental planning of a citywide Safe Routes to School Plan. She reviewed proposed implementation items identified through citizen input, crash data analysis, the 2018 Master Plan, the 2023 Mobility Master Plan, and the city's goal of creating a safe and walkable downtown area. Discussion ensued regarding the proposed roundabout at Main Plaza, concerns that left-turn lanes could create additional safety issues, and the estimated costs associated with the proposed projects.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2026-R26; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR A SAFE STREETS AND ROADS FOR ALL (SS4A) FY 2026 IMPLEMENTATION GRANT; AFFIRMING THAT THE COMPREHENSIVE SAFETY ACTION PLAN ADOPTED THIS DATE CONSTITUTES THE CITY'S QUALIFYING ACTION PLAN; COMMITTING THE REQUIRED NON-FEDERAL LOCAL MATCHING FUNDS; AND PROVIDING FOR RELATED MATTERS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

C. CONSIDER RESOLUTION NO. 2026-R27; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND FREESE AND NICHOLS, INC. FOR THE ADLER ROAD AND DRAINAGE IMPROVEMENTS PROJECTS.

City Engineer Knott continued with the Adler Road and drainage improvement projects. She explained the two ongoing projects with Freese and Nichols for culvert crossings and road widening on Adler Road. The initial design scope focused on roadway widening, drainage, and sidewalks. As the design advanced, it became clear that there are additional opportunities to enhance the corridor. She reviewed the proposed amendments to the agreement and stated the goal is to improve safety, address drainage concerns, and ensure long-term infrastructure performance without the need for additional corrective work later. Design completion is anticipated in Spring 2027.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO IMPROVE RESOLUTION NO. 2026-R27; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND FREESE AND NICHOLS, INC. FOR THE ADLER ROAD AND DRAINAGE IMPROVEMENTS PROJECTS FOR AN ADDITIONAL \$1,648,483.00 WITH A NOT TO EXCEED TOTAL COST OF \$3,266,535.00. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

D. CONSIDER RESOLUTION NO. 2026-R28; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES CONTRACT WITH QUIDDITY ENGINEERING, LLC FOR DESIGN SERVICES FOR THE AMMANN ROAD WATER TRANSMISSION MAIN PROJECT FOR AN AMOUNT NOT TO EXCEED \$127,000.

Mayor Ritchie called on Utilities Engineer Andrew Wilkinson. He provided background information on the Ammann Road water transmission main project. Due to a county right-of-way rule change, parallel utilities under roadways are prohibited. The contract with Quiddity Engineering LLC includes professional design services to accommodate relocating the water main alignment within easements along either the north or south side of Ammann Road, depending on the outcome of the necessary easement acquisitions.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2026-R28; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES CONTRACT WITH QUIDDITY ENGINEERING, LLC FOR DESIGN SERVICES FOR THE AMMANN ROAD WATER TRANSMISSION MAIN PROJECT FOR AN AMOUNT NOT TO EXCEED \$127,000. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

E. CONSIDER RESOLUTION NO. 2026-R29; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF FAIR OAKS RANCH FOR THE SHARED GBRA WATER MAIN EXTENSION ALONG AMMANN ROAD.

Engineer Wilkinson continued and provided background information on the

interlocal agreement with City of Fair Oaks Ranch for the shared Guadalupe-Blanco River Authority water main extension. He reviewed the location map and explained the community partnership with the City of Fair Oaks Ranch and the terms of the interlocal agreement.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MICKELSEN, THAT THIS RESOLUTION BE APPROVED CONSIDER RESOLUTION NO. 2026-R29; A RESOLUTION AUTHORIZNG THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF FAIR OAKS RANCH FOR THE SHARED GBRA WATER MAIN EXTENSION ALONG AMMANN ROAD.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

10. OTHER:

A. DISCUSSION REGARDING THE NAMING PROCESS FOR THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE.

Mayor Ritchie called on Parks and Recreation Director Lissette Jimenez. She explained that, in accordance with the city's park naming policy, staff was seeking council feedback regarding the naming of the new park on Adler Road. She provided an update on the status of the park and explained that, in order to move forward with signage, a name for the park must be determined. She also reviewed the site history and noted there would be opportunities to name individual features such as a field, pavilion, or other amenities.

Director Jimenez presented four options for council consideration. Mayor Ritchie expressed support for Option 4. Council Member Bunker also supported Option 4, noting that community recommendations should meet the established requirements. Council Member Macaluso stated a preference against naming civic structures after individuals and favored a simple name with "Boerne" front and center. Council Members Bateman and Mickelsen supported Option 4, and Mayor Pro Tem Wolosin also supported Option 4 stating the community should help determine the name.

It was the consensus of the council to move forward with Option 4. City Manager Ben Thatcher stated that staff would develop a plan and tool for public input.

B. DISCUSSION REGARDING PROPOSED GAS RATE UPDATE.

Mayor Ritchie called on Finance Director Sarah Buckelew to review the results of the gas rate study and proposed rate structure. She discussed the purpose of the rate review, noting that the last gas rate study was completed in 2014 and the last rate update occurred in 2016. She emphasized the importance of ensuring the rate plan is equitable for all customers. Director Buckelew stated that infrastructure needs total approximately \$9.3 million over the next five years, driven largely by increased demand associated with newer technologies such as tankless water heaters. She explained that the city currently utilizes a single rate structure for both residential and commercial customers and is proposing a new three-tier rate structure. She reviewed the projected impacts of the proposed rate increases on residential and commercial customers. Director Buckelew stated that the next step would be council consideration of the first reading of the gas rate ordinance on June 9. She explained that implementation would require approximately two months to complete system setup, allowing the new rates to become effective in August. She also reviewed partnership opportunities available to assist customers needing financial assistance. Council Member Macaluso stressed the importance of maintaining infrastructure, noting the potential safety risks associated with the gas system.

Mayor Ritchie called on to City Manager Ben Thatcher to provide a few updates. CM Thatcher stated that he anticipates the second council meeting in May may be canceled. He also updated the council on the new decorations being installed around town commemorating the America 250 anniversary celebration. In addition, he read a statement regarding the network announcement of a new Bravo television show that is expected to be filmed in and around Boerne.

11. COMMENTS FROM COUNCIL – No discussion or action may take place.

Council Member Bunker stated that the end of the school year is approaching and noted there are three more days of Advanced Placement (AP) testing remaining.

Mayor Pro Tem Wolosin stated that the Boerne Champion Chargers baseball team is in the playoffs. He expressed appreciation to the council members for once again electing him to serve as Mayor Pro Tem and also thanked the community for electing him to a three-year council term.

Council Member Mickelsen also expressed appreciation for being elected to a three-year term.

Mayor Frank Ritchie thanked Mayor Pro Tem Wolosin and Council Member Mickelsen for stepping forward to run for council again. He also expressed appreciation to city staff, all public servants for their service to our community and City Manager Ben Thatcher for his statement regarding the Bravo television show announcement.

12. ADJOURNMENT

Mayor Ritchie adjourned the meeting at 7:36 p.m.

APPROVED:


Minutes of the Regular Called City Council Meeting of May 12, 2026.

ATTEST:

City Secretary



AGENDA ITEM SUMMARY

	AGENDA ITEM SUMMARY
Agenda Date	June 9, 2026
Requested Action	APPROVE RESOLUTION NO. 2026-R30; A RESOLUTION RESCINDING RESOLUTION NO. 2024-R41 AND ESTABLISHING THE NUMBER OF TERMS, RESIDENCY REQUIREMENTS, AND ATTENDANCE OF THE VARIOUS BOARDS, COMMITTEES AND COMMISSIONS WHERE THE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE, TEXAS APPOINT THE MEMBERS, AND THE VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS ARE ESTABLISHED BY STATE LAW, CITY ORDINANCE, AND BY LAWS OF OTHER ENTITIES.
Contact Person	Lori A. Carroll, City Secretary
Background Information	<p>Annually, the resolution establishing policy for the City’s boards and commissions is reviewed and updated as necessary. During the recent joint meeting of the City Council and Planning and Zoning Commission, there was a consensus among all members that the Design Review Committee (DRC) should be dissolved, as many of its responsibilities overlap with those of the Historic Landmark Commission (HLC). The final meeting of the DRC is scheduled for June 11, 2026.</p> <p>Additional proposed amendments include adding the Capital Improvements Advisory Committee which was established by the city council on April 14, 2026, and removing specific meeting dates and times from the resolution in favor of more general language, as meeting schedules may change from time to time. To promote consistency among all boards and commissions, it is also recommended that the Mayor appoint the chairman and vice chairman positions for the various boards and commissions.</p>
Strategic Alignment	
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Resolution No. 2026-R30

RESOLUTION NO. 2026-R30

A RESOLUTION RESCINDING RESOLUTION NO. 2024-R41 AND ESTABLISHING THE NUMBER OF TERMS, RESIDENCY REQUIREMENTS, AND ATTENDANCE OF THE VARIOUS BOARDS, COMMITTEES AND COMMISSIONS WHERE THE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE, TEXAS APPOINT THE MEMBERS, AND THE VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS ARE ESTABLISHED BY STATE LAW, CITY ORDINANCE, AND BY LAWS OF OTHER ENTITIES

WHEREAS, it is the responsibility of the Mayor and City Council of the City of Boerne, Texas to appoint members to various Boards, Committees, and Commissions; and

WHEREAS, the Zoning Board of Adjustments and Appeals, the Historic Landmark Commission, Ethics Review Commission and the Planning and Zoning Commission are established by city ordinance and have established provisions for terms, meetings, appointment and removal; and

WHEREAS, it is the desire of the City Council to establish policy and to provide additional criteria for the appointments and service of the members to the various Boards, Committees, and Commissions;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

That this resolution supersedes Resolution Nos. **2024-R41**, 2009-R54, 2009-R80, 2010-R16, 2011-R18, 2013-R18, 2013-R115, 2014-R66, 2016-R48, 2017-R45, 2017-R61, 2018-R28, 2021-R38, 2022-R26, 2023-R49, and 2023-R78 and the following criteria are established as policy for the number of terms, residency, and attendance of the following Boards, Committees, and Commissions:

1. CITY OF BOERNE HISTORIC LANDMARK COMMISSION

TERM

The term of office shall be for four (4) years. The Commission consists of seven (7) members. The Mayor shall appoint the Chairman and Vice Chairman. The term of office begins at the first meeting in June following the appointment. Eligible members must live within the City limits or within the extraterritorial jurisdiction of the City of Boerne. Commission members are subject to the City of Boerne's Ethics Ordinance **and Open Meetings Act**.

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair. The commission shall have at least one (1) meeting each quarter. Regular and consistent attendance at the **monthly Historic Landmark commission meetings, and any special meetings that may be called**. ~~The Historic Landmark Commission shall meet on a monthly basis, the first Tuesday of each month at 5:30 PM, as necessary and at any special meetings as called.~~ Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average, are subject to removal.

2. VISIT BOERNE ADVISORY BOARD

TERM

The Board consists of seven (7) members and one (1) staff liaison. All members will represent local hotels, short term rental properties, attraction/venues, restaurants, arts community, and/or the business district.

The Chairman and Vice Chairman are appointed by the mayor. The term of office is two (2) years. The term of office begins at the first meeting in June following the appointment. It is preferred that board members reside within the city limits or Kendall County. Eligible members must be actively involved in a business within the city limits of Boerne as listed above. Members are subject to the City of Boerne's Ethics Ordinance **and Open Meetings Act.**

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair.

Regular and consistent attendance at the quarterly Visit Boerne Advisory Board meetings and any special meetings that may be called. ~~on the second Thursday of each quarter at 4:00 p.m. and any special meetings called, as necessary.~~ Members missing two or more consecutive meetings or attending less than 50% of the posted meetings on a 12 month rolling average, are subject to removal.

3. CITY OF BOERNE PLANNING AND ZONING COMMISSION

TERM

The term of office shall be three (3) years. The Commission consists of seven (7) members. The Mayor shall appoint the Chairman **and Vice Chairman.** The term of office begins at the first meeting in June following the appointment. Eligible members must reside within the City limits or within the extraterritorial jurisdiction of the City of Boerne. Members are subject to the City of Boerne's Ethics Ordinance **and Open Meetings Act.**

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair. The commission shall have at least one (1) meeting each quarter. Regular and consistent attendance at monthly Planning and Zoning meetings and any special meetings that may be called. ~~the first Monday of each month at 6:00 PM, and any special meetings that may be called.~~ Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

4. CITY OF BOERNE PUBLIC LIBRARY ADVISORY BOARD

TERM

The Mayor appoints two (2) members to the board each year. The Board consists of eight (8) members. The term of each member shall be four (4) years. Additional terms may be served after a one (1) year interval. The term of office begins on June 1st of the year of appointment. The officers of the board shall be the Chairman, Vice Chairman and Secretary. Officers of the Board are elected by the Board. Eligible members must reside within the City limits or within Kendall County, Texas. Members are subject to the City of Boerne's Ethics Ordinance and Open Meetings Act.

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair.

Regular and consistent attendance at the monthly Library Advisory Board meetings and at any special meetings called. ~~Meetings are held every second Thursday of the month at 6:00 PM, or at any such date as designated by the board.~~ Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average, are subject to removal.

5. CITY OF BOERNE ZONING BOARD OF ADJUSTMENT

TERM

The Zoning Board of Adjustments consists of five (5) members and four (4) alternate members. All members, both regular and alternate shall serve for a term of two (2) years. The Mayor appoints the Chairman and Vice Chairman. The term of office begins at the first meeting in June following the appointment. Eligible members must reside within the City limits or within the extraterritorial jurisdiction of the City of Boerne. Members are subject to the City of Boerne's Ethics Ordinance and Open Meetings Act.

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair.

Regular and consistent attendance at the monthly Zoning Board of Adjustment meetings, and any special meetings that may be called. ~~Meetings are held on the third Wednesday at 5:30 PM as necessary, based upon receiving a variance request.~~ Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

6. PUBLIC HOUSING AUTHORITY

TERM

The term of all commissioners is two (2) years. All commissioners except resident commissioners filling a "resident commissioner slot" may serve an unlimited number of consecutive terms. Resident commissioners may serve only two (2) consecutive terms. If the Public Housing Authority wants to keep a particular resident commissioner longer, the Mayor may appoint that person to a regular commissioner slot when one becomes vacant. The term of office begins at the first meeting in June following the appointment. Eligible members must reside within the City limits or within Kendall County, Texas. Members are not subject to the City of Boerne's Ethics Ordinance.

MEETINGS

The Public Housing Authority shall meet four times annually. Meetings are held on a Tuesday at 2:00 PM, as posted at the Public Housing Authority Office and City Hall. Members missing three

or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

7. KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION

TERM

The City of Boerne has the right to appoint two (2) directors of the Corporation. The term of office is for three (3) years. The officers, other than the President/CEO shall be elected from among the directors of the Corporation at their first meeting following the annual meeting of the members of the Corporation. The term office shall begin at or before the first annual meeting of the members in March. Eligible members must reside within the City limits. Members are not subject to the City of Boerne's Ethics Ordinance.

MEETINGS

Regular and consistent attendance at the monthly meetings which are held the second Thursday, at 8:00 AM. Quarterly investor meetings are held four times a year, with the annual meeting held the third Thursday in March. Special called meetings are called as necessary. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

8. KENDALL COUNTY APPRAISAL DISTRICT

TERM

The City of Boerne is entitled to nominate a Board Member to the Kendall County Appraisal District's Board of Directors. The Board members are voted on by all of the taxing entities contracted with Kendall County Appraisal District. By statute, the term of office is for two (2) years, beginning January 1 of even numbered years. A member may become eligible for nomination and votes after a one (1) year interval, with City Council approval. Eligible members must reside within the City limits. Members are not subject to the City of Boerne's Ethics Ordinance.

MEETINGS

The Board must meet quarterly. Meetings are normally held on a Wednesday, at 10:00 AM, and as necessary. Special meetings are called as necessary. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

9. KENDALL COUNTY LIBRARY SYSTEM ADVISORY BOARD

TERM

The term of office shall be for two (2) years. Terms of office commence on January 1. The City of Boerne is entitled to nominate two (2) Board Members to the Kendall County Library System Advisory Board. The Board members are confirmed by the Commissioners' Court of Kendall County. Officers are elected by the Board. Eligible members must reside within the City limits. Members are not subject to the City of Boerne's Ethics Ordinance.

MEETINGS

The Advisory Board shall meet at least three times each year, including the January meeting at which officers are elected. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

10. ETHICS REVIEW COMMISSION

TERM

The Commission consists of five (5) regular members and two alternates. The Mayor shall appoint five regular members serving three year terms, and two (2) alternates serving three (3) year terms. The Mayor shall appoint the Chair **and Vice Chairman** and the commission shall elect a Secretary at its first meeting each year. The term of office begins on the first called meeting of the Commission following the appointment. Eligible members must reside within the City limits. Members of the Ethics Review Commission are subject to the Ethics Ordinance **and Open Meetings Act.**

MEETINGS

Regular and consistent attendance at any of the special called meetings of the Ethics Review Commission. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.

11. ~~DESIGN REVIEW COMMITTEE~~ **DISSOLVED EFFECTIVE 6/30/2026**

TERM

~~The term of office shall be four (4) years. The Commission consists of five (5) members. The Mayor shall appoint the Chairman and Vice Chairman. The term of office begins at the first meeting in June following the appointment. Eligible members must reside within the City limits or within the extraterritorial jurisdiction of the City of Boerne. Members are subject to the City of Boerne's Ethics Ordinance.~~

MEETINGS

~~Regular and consistent attendance at monthly Design Review Committee meetings, the second Thursday of each month at 6:00 PM, and any special meetings that may be called. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12 month rolling average are subject to removal.~~

12. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

TERM

The term of office shall be four (4) years. The Mayor shall appoint the Chairman and Vice Chairman. The term of office begins at the first meeting in June following the appointment. The Committee shall consist of not fewer than five (5) members appointed by the City Council. At least fifty percent (50%) of the members shall be representatives of the real estate, development, or building industries who are not employees or officials of the City. Membership to include representative from the ETJ. Members are subject to the City of Boerne's Ethics Ordinance and Open Meetings Act.

MEETINGS

Regular meetings shall be held at a regular location and time, or when called by the chair. Regular and consistent attendance at Capital Improvements Advisory Committee meetings. The Committee shall meet as necessary to fulfill its duties, but not less than twice annually, or as required by law. Members missing three or more consecutive meetings or attending less than 75% of the posted meetings on a 12-month rolling average are subject to removal.

12.13. EFFECTIVE DATES OF APPLICATION OF PROVISIONS OF THIS RESOLUTION

- A. Provisions herein regarding residency requirements shall not apply to a current member of a board and commission until on and after the date of that member's next appointment to the same board or commission.
- B. All other provisions contained in this Resolution shall become effective and apply immediately upon passage and approval.

PASSED and APPROVED this the ____ day of June, 2026.

APPROVED:

Mayor

ATTEST:

City Secretary



AGENDA ITEM SUMMARY

Agenda Date

June 9, 2026

Requested Action

APPROVE RESOLUTION NO. 2026-R31; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. *(Set public hearing for July 28, 2026, at 6:00 p.m. for a proposed annexation.)*

Contact Person

Nathan Crane, AICP; Planning Director
(830) 248-1528, ncrane@boerne-tx.gov

Background Information

BACKGROUND:

The subject property is located within the City’s ETJ along the IH-10 corridor and is designated as Auto-Oriented Commercial on the Future Land Use Map. The surrounding area contains a mix of regional commercial and automotive-related uses, including existing dealerships and corridor commercial development.

The approximately 13.4-acre annexation area includes multiple parcels associated with existing and proposed automotive-related development along the IH-10 corridor. Portions of the western side of the property currently utilized as Ford of Boerne parking, vehicle display areas, and the existing Ford service building are intended to remain and are not proposed for redevelopment as part of the current SUP request.

Concurrently with the annexation request, the applicant has submitted requests to rezone the property from HOL to C3-Community Commercial and a Special Use Permit (SUP) to allow for the development of an automobile dealership and associated commercial improvements. The rezoning and SUP requests are being processed concurrently and will proceed through separate public hearings before the Planning & Zoning Commission and City Council.

The concurrent SUP application primarily applies to the eastern portion of the site proposed for redevelopment as an automobile dealership and associated commercial improvements. Additionally, a portion of

	<p>the property located generally along the northern edge of the site is proposed to accommodate drainage and detention improvements associated with the development.</p> <p>REQUEST:</p> <ol style="list-style-type: none"> 1. This request is to accept the voluntary annexation of approximately 13.4 acres and set a time and place for a public hearing, which if approved would be held on July 28, 2026. 2. The request includes seven KAD parcels under common ownership representation. The subject property is located within the City of Boerne’s Extra-Territorial Jurisdiction (ETJ) and is generally contiguous to existing Boerne city limits along portions of the northern and western property boundaries. 3. In accordance with Section 3.1(l)(1) of the Unified Development Code, the property will be temporarily designated as a Holding (HOL) district until such time as the property is permanently zoned by City Council. <p>The annexation process includes the following steps:</p> <ol style="list-style-type: none"> 1. <u>June 9, 2026</u> – Council considers a Resolution accepting the petition for annexation and setting a date, time, and place for a public hearing. 2. <u>July 28, 2026</u> – Council holds a public hearing and considers the first reading of the proposed annexation. 3. <u>August 11, 2026</u> – Council considers the second reading and approval of the proposed annexation ordinance. <p>RECOMMENDATION:</p> <p>Based on the subject property’s location within the City’s ETJ, its designation as Auto-Oriented Commercial on the Future Land Use Map, and the applicant’s voluntary petition for annexation, staff recommends that the City Council accept the annexation petition and set July 28, 2026, as the date and time for a public hearing regarding the proposed annexation.</p>
Strategic Alignment	
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	This action is a statutory requirement for annexation.
Alternative Options	N/A
Supporting Documents	Resolution No. 2026-R31 Aerial Location Map Future Land Use Map Zoning Map Environmental Constraints Map Annexation Petition & Legal Description Survey of Annexation Area

RESOLUTION NO. 2026-R31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING

WHEREAS, the City Council of the City of Boerne, Texas, has been petitioned for the annexation of approximately 13.4 acres of land in Boerne, Kendall County, Texas; and

WHEREAS, said tract of land is contiguous and adjacent to the City of Boerne, Texas

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1: On the 28th day of July 2026, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers located at 447 N Main Street, Boerne, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Boerne, Texas of the following described property, to wit:

BEING approximately 13.4 acres of land comprised of seven KAD parcels located along the 31300 block of IH-10 within the City of Boerne’s Extra-Territorial Jurisdiction, Kendall County, Texas.

Section 2: The Mayor of the City of Boerne is hereby authorized and directed to cause notice of such Public Hearing to be published once in a newspaper having general circulation in the City on or after the 10th day but before the 20th day before the date of said hearing. The notice for each hearing must be posted on the City’s Internet website on or after the 10th day but before the 20th day before the date of the hearing and must remain posted until the date of the hearing. (Section 43.063(c) Texas Local Government Code)

PASSED, APPROVED, and ADOPTED on this the ___ day of _____, 2026.

APPROVED:

Mayor

ATTEST:

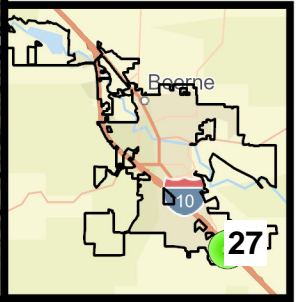
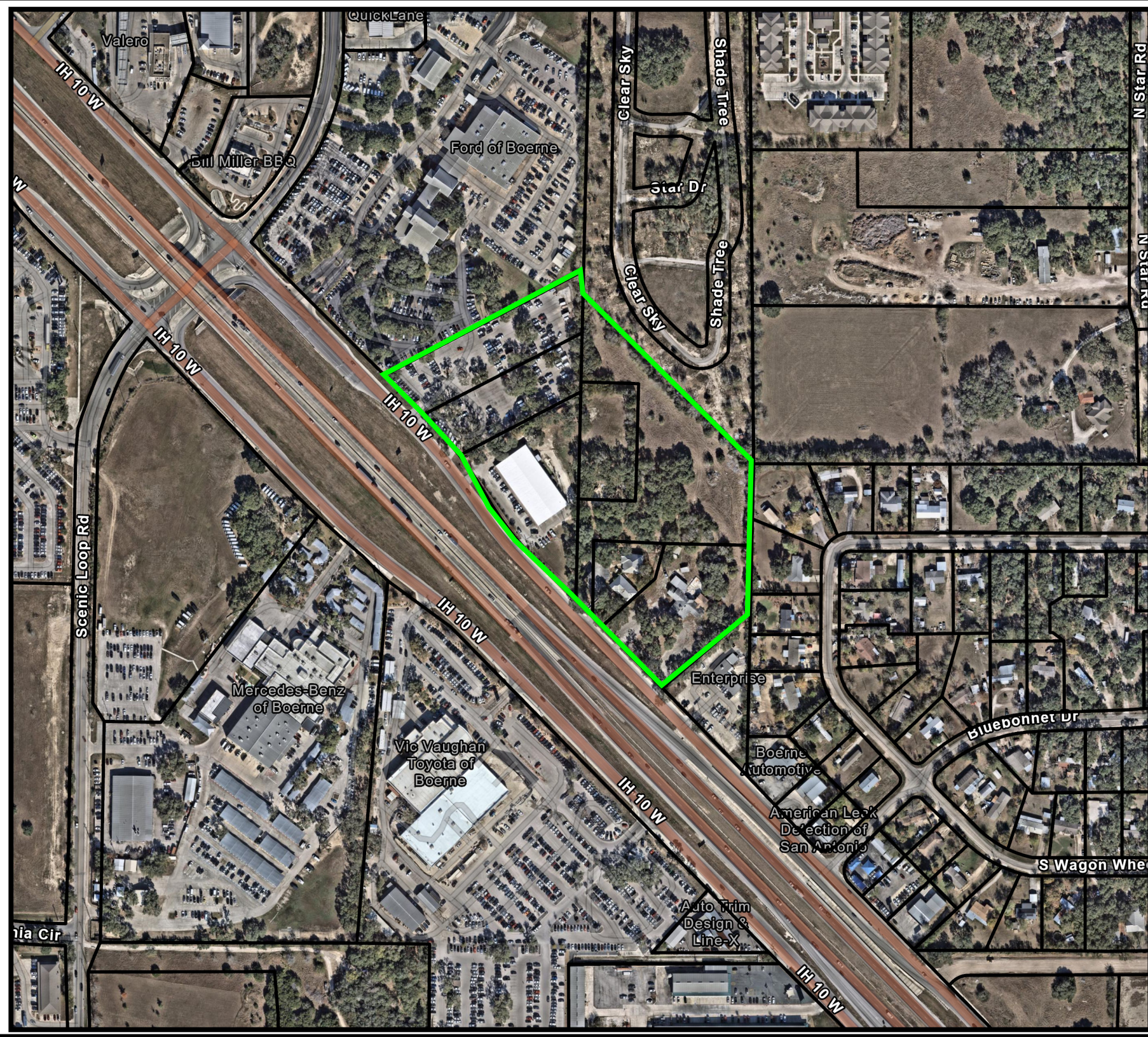
City Secretary



SUBJECT PROPERTY
31300 Block IH-10

Legend

 SUBJECT PROPERTY



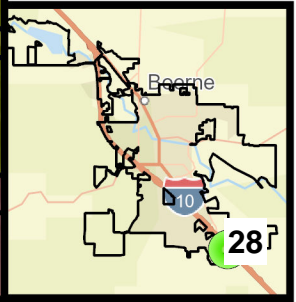


SUBJECT PROPERTY
31300 Block IH-10

FUTURE LAND USE

Legend

-  SUBJECT PROPERTY
- Future Land Use**
-  Auto-Oriented Commercial
-  Business Park
-  Neighborhood Commercial
-  Neighborhood Residential
-  Transitional Residential






SUBJECT PROPERTY
31300 Block IH-10

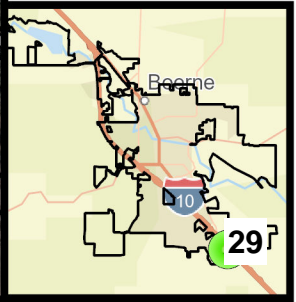
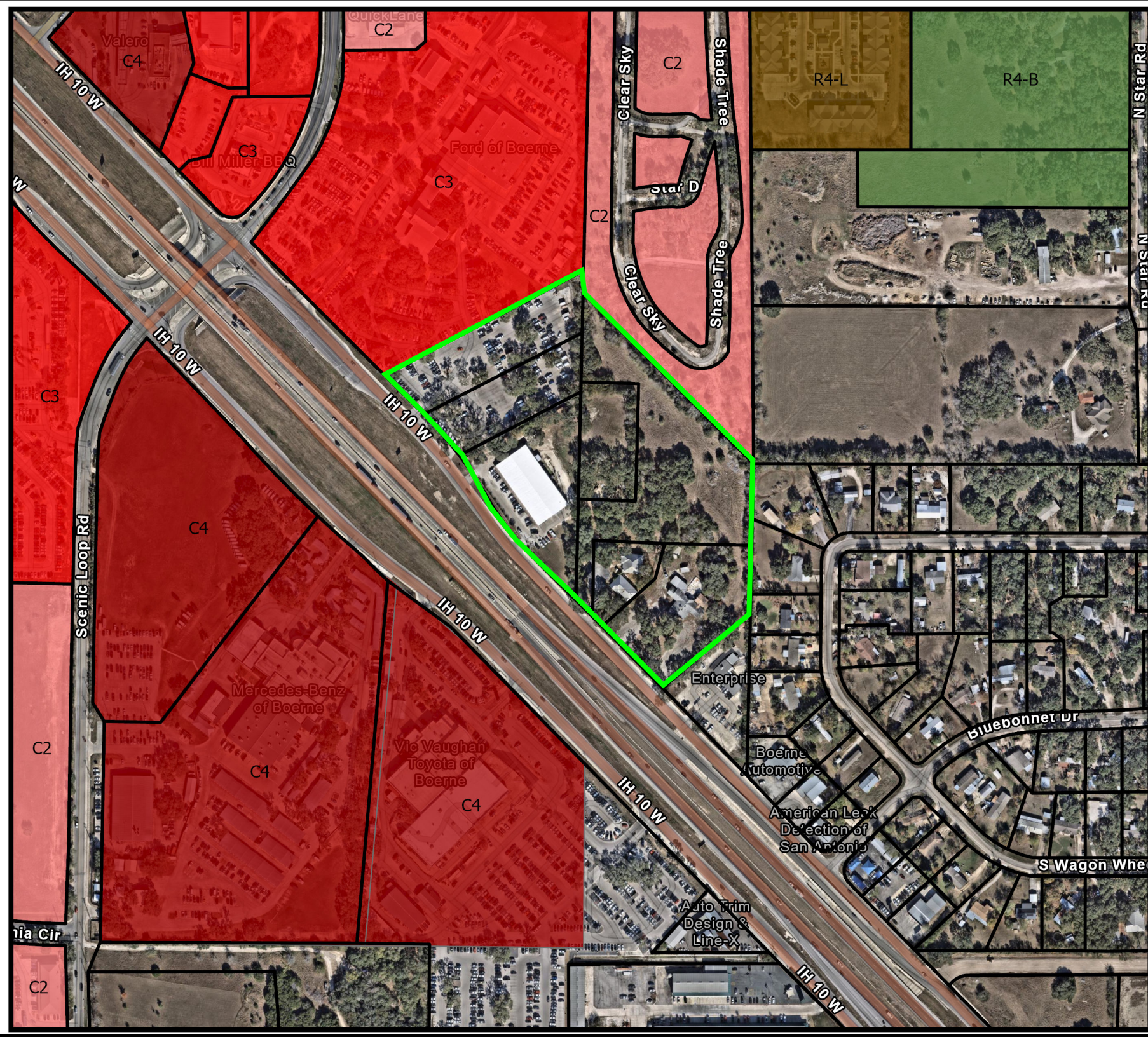
ZONING

Legend

 SUBJECT PROPERTY

Zoning

-  C2
-  C3
-  C4
-  R4-B
-  R4-L











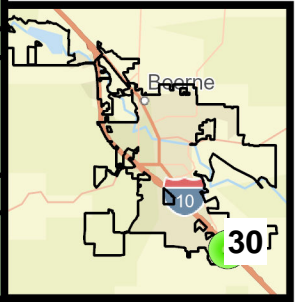
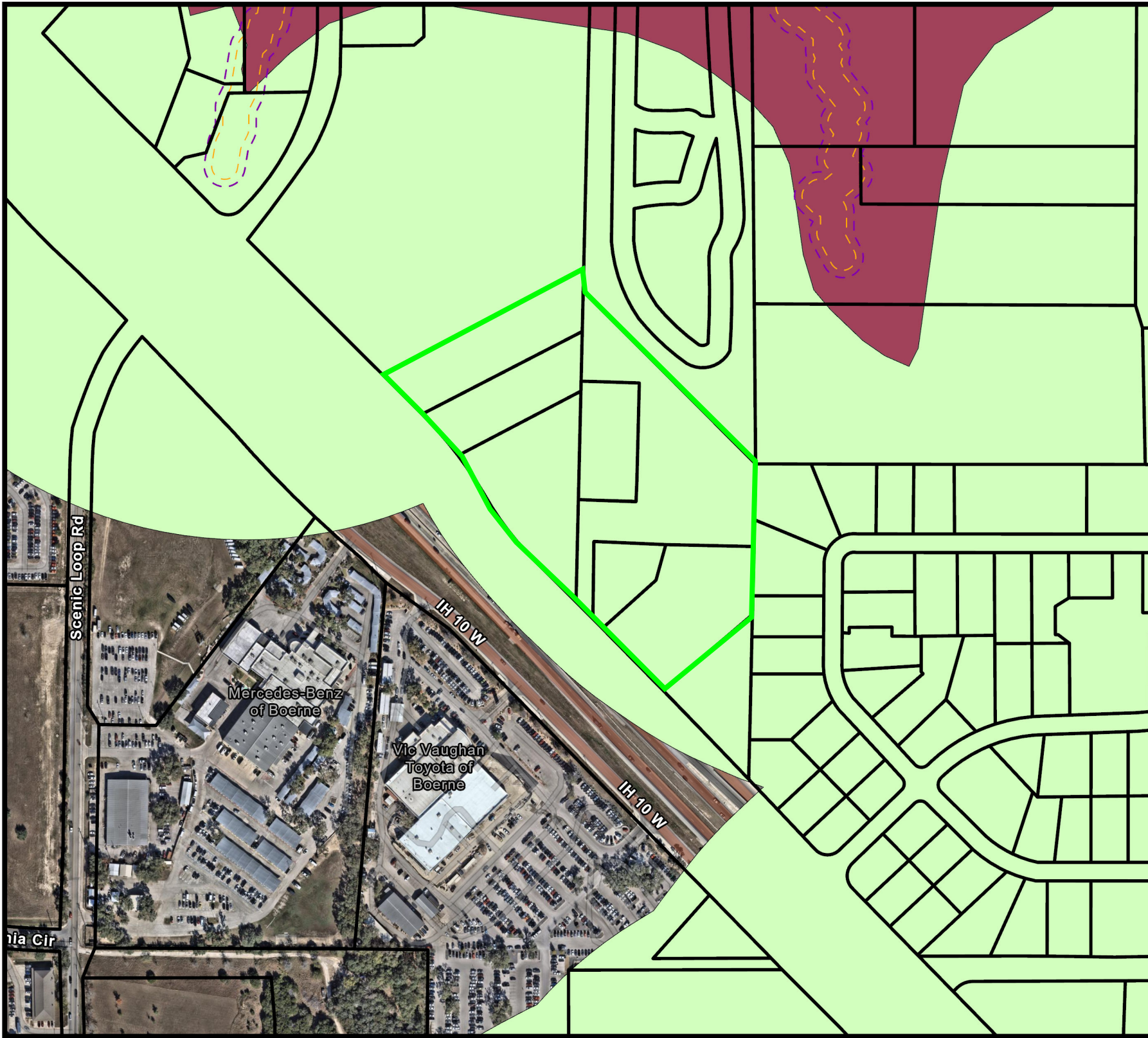


SUBJECT PROPERTY
31300 Block IH-10

ENVIRONMENTAL CONSTRAINTS

Legend

-  SUBJECT PROPERTY
-  SARA Floodplain
-  SARA Floodway
-  DPZ 2
-  DPZ 1
-  Lower Glenrose Buffer
-  Lower Glenrose Boundary
-  Camp Bullis 5mi





May 28, 2026

City of Boerne
Planning Department
447 N. Main Street
Boerne, TX 78006

RE: Request for the Annexation and Rezoning of Properties, Consisting of Approximately 13.4 Acres, Generally Located along the 31300 Block of IH-10, in the Extraterritorial Jurisdiction (“ETJ”) of the City of Boerne (“City”), Kendall County (“County”), Texas.

To whom it may concern:

Our firm represents the owners (“Owners”) of the properties generally located along the 31300 block of IH-10 (collectively, the “Subject Property”; *see* **Exhibit “1”**), in the Extraterritorial Jurisdiction (“ETJ”) of the City of Boerne (“City”), Kendall County, Texas. In connection with the attached Zoning Change Application (**Exhibit “2”**), we are providing this Letter of Intent for the Owners’ request for annexation and zoning of the Subject Property. The Subject Property is currently outside City limits and has not yet been annexed into the City. The signed petition for annexation is attached as **Exhibit “3”**.

Pursuant to the City’s Unified Development Code (“UDC”) Section 3.1(I)(1), all territory annexed to the City shall be temporarily classified as “HOL” Holding until permanently zoned. The Owners intend to develop and construct a full-service auto dealership (“Project”) on a portion of the Subject Property in one phase. The remaining portion will remain as developed serving as the vehicle display and service areas for the existing full-service auto dealership already in the City limits. In connection with the proposed Project, and on behalf of the Owners, we are requesting that the City rezone the entire Subject Property upon annexation, from “HOL” to “C-3” Community Commercial to allow for the existing auto dealership use and the proposed Project. Separately, the Owners we request a Special Use Permit for the development of the proposed Project.

The Subject Property is located along the IH-10 corridor and is surrounded by other properties zoned for Community Commercial use. The City’s Master Plan denotes the Subject Property as “Auto-Oriented Commercial”, which permits automobile sales and services. The Subject Property is also located within the Scenic Interstate Corridor Overlay District, which regulates building height and setbacks, as well as development standards for properties along IH-10.

The Owners propose to develop a high-quality full-service auto dealership on the Subject Property. The proposed Project is consistent with surrounding land use, as well as the City’s future planned use for the Subject Property. Moreover, the Project will comply with all site layout requirements, as established by the UDC and the Scenic Interstate Corridor Overlay District.

In recognition of the residential uses located adjacent to the eastern property boundary, the Owners and Applicant will incorporate appropriate site planning and development measures to minimize impacts associated with the proposed commercial zoning and development operations. Such measures are anticipated to include buffering and screening along the eastern property line and utilization of downward-directed and fully shielded site lighting designed to minimize off-site glare onto adjacent residential properties. In addition, service-related activities and loading areas will be oriented internally within the site to the extent practicable in order to reduce noise impacts on neighboring residential uses. The proposed development will also comply with all applicable City ordinances and regulations pertaining to noise, lighting, landscaping and buffering requirements.

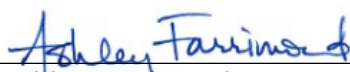
With respect to site access and circulation, access points serving the Subject Property will be coordinated with existing and planned roadway infrastructure and will comply with all applicable City and TxDOT access management requirements. As future development occurs on the Subject Property, circulation patterns and access configurations will continue to be evaluated during the platting and site development review process to ensure safe ingress and egress, adequate traffic flow, and compatibility with surrounding transportation infrastructure.

The attached "C-3" Zoning Change Application packet contains all pertinent information regarding the Subject Property for the proposed rezoning, as well as written authorization to proceed with the rezoning request from the current owners of the Subject Property.

If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 960-2750 or via email at ashley@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC



Ashley Farrimond

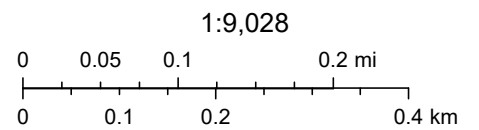
Exhibit "1"

Subject Property

Kendall CAD Web Map

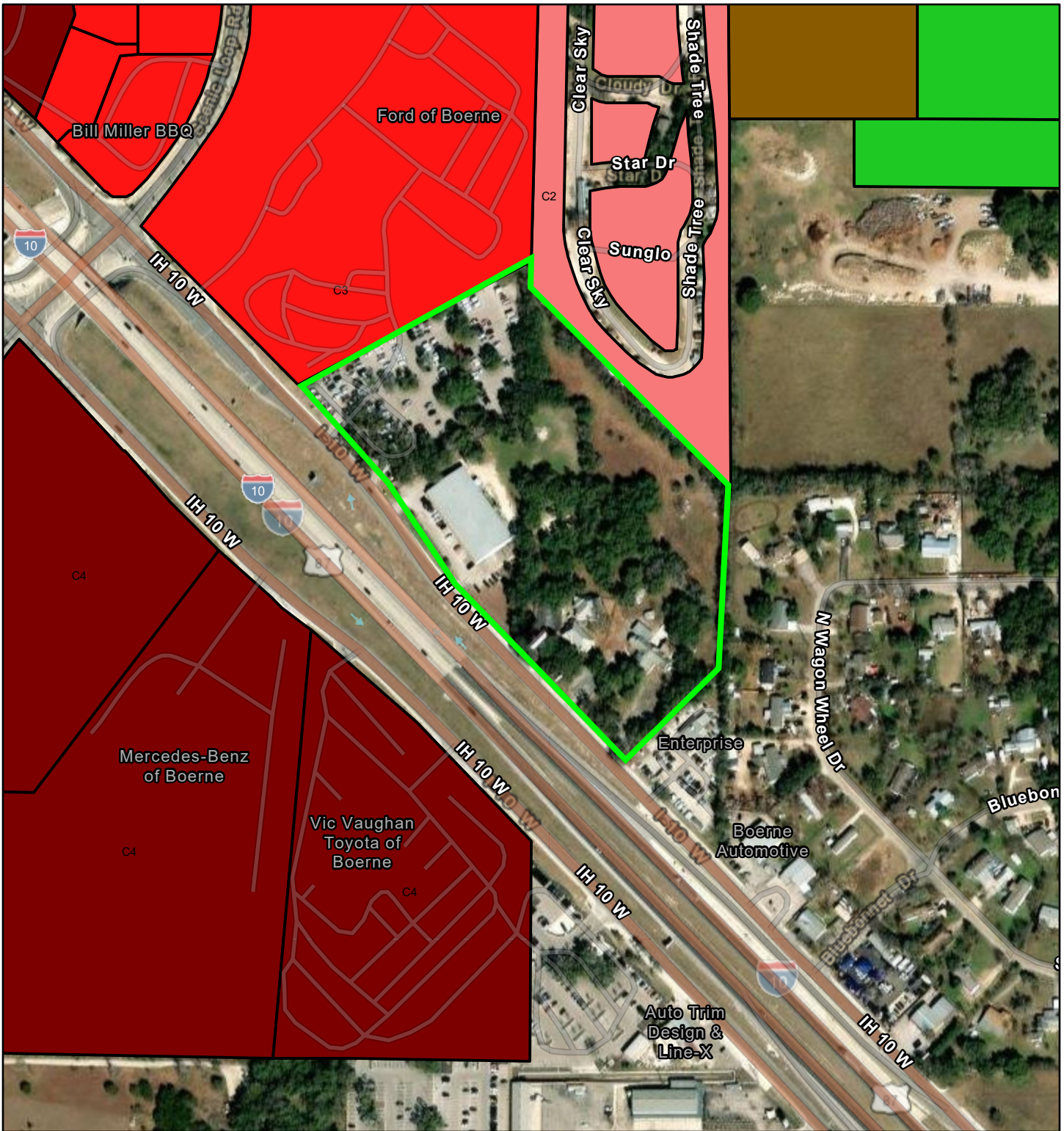


12/29/2025, 10:10:58 AM



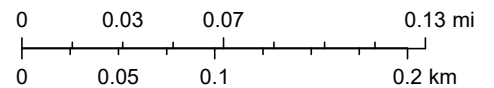
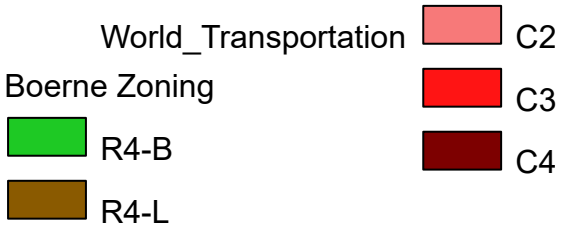
© OpenStreetMap (and) contributors, CC-BY-SA

Boerne, TX Zoning Map



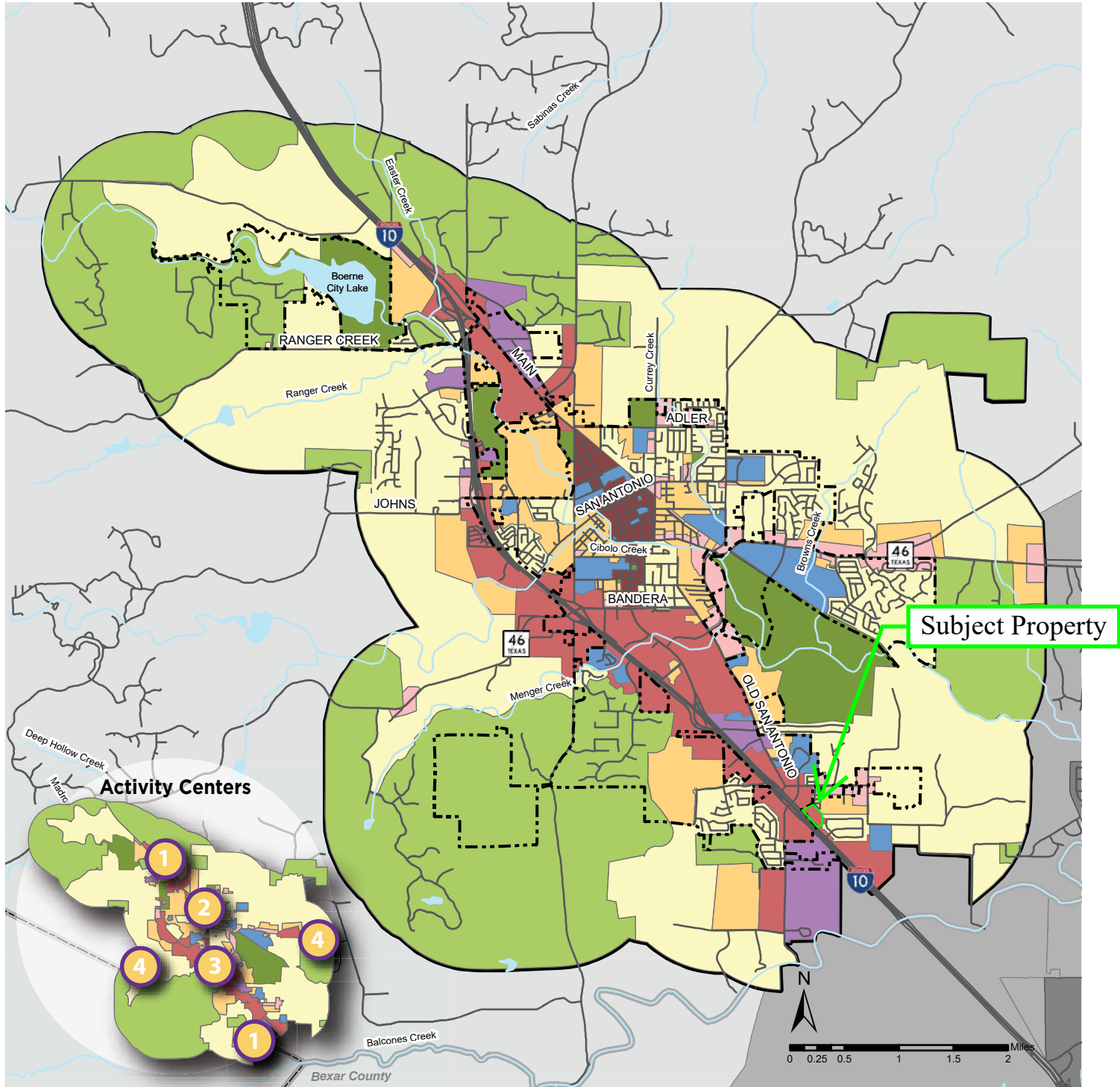
12/29/2025, 10:22:47 AM

1:4,514



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, iPC

Map 4.2, Boerne Future Land Use Plan

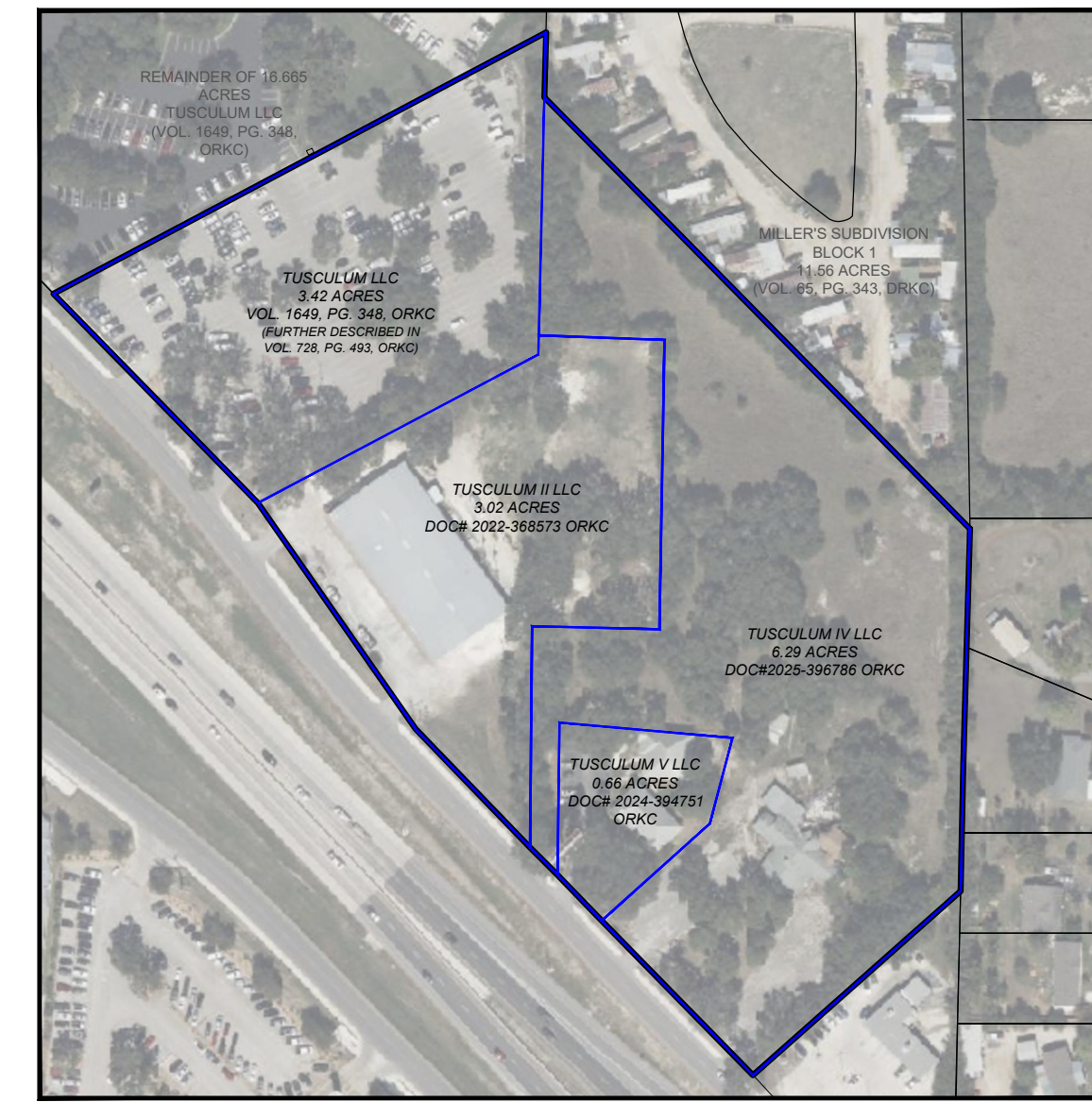


- | | | | |
|-------------------------|---------------------------------|--------------------------|--------------------|
| Activity Centers | | Parks & Open Space | Boerne City Limits |
| 1 | Employment/Commercial | Rural Estate | Boerne ETJ |
| 2 | Downtown and Urban Neighborhood | Neighborhood Residential | Nearby Cities |
| 3 | Regional Commercial | Transitional Residential | Nearby ETJs |
| 4 | Neighborhood Commercial | Neighborhood Commercial | Counties |
| | | Auto-Oriented Commercial | |
| | | Business/Office Park | |
| | | Downtown | |
| | | Public & Institutional | |

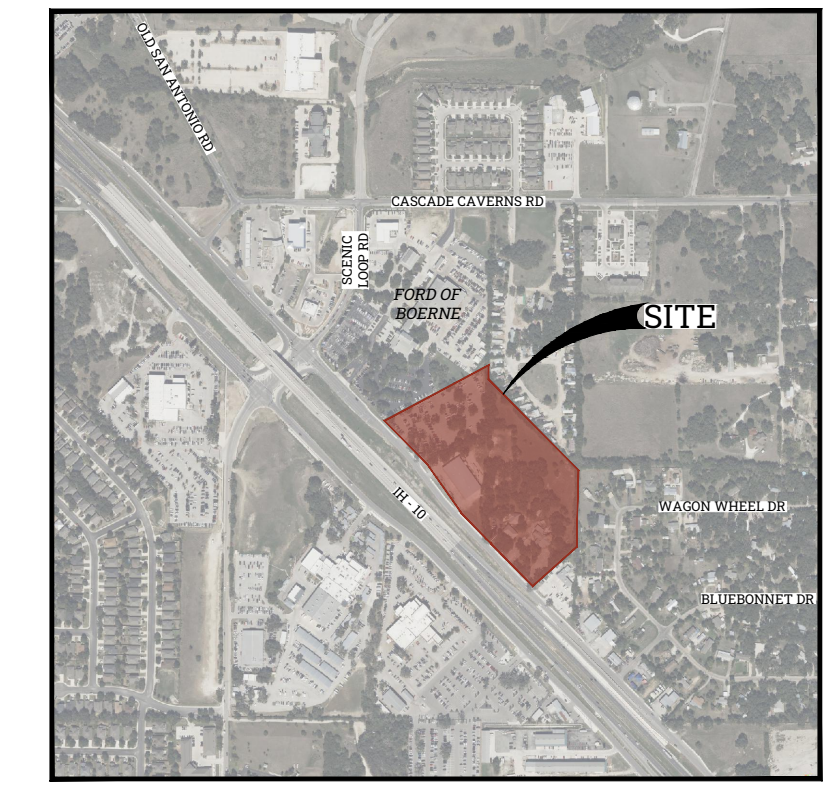
SURVEY NOTES:
 1. BASIS OF BEARING ON THIS SURVEY IS GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83 2011) FOR THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS AFFECTING THIS PROPERTY MAY EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 3. IMPROVEMENTS, UTILITIES, AND/OR STRUCTURES THAT EXIST WITHIN THE LIMITS OF THE PROPERTY ARE NOT SHOWN HEREON.

DEED/ PLAT REFERENCES

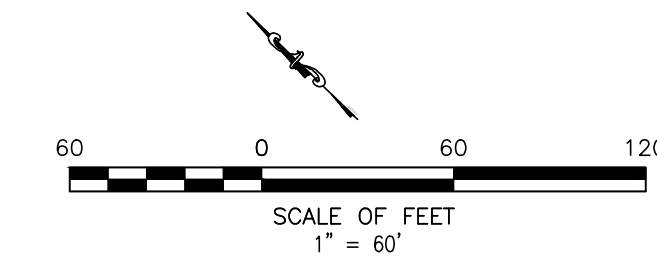
DRKC DEED RECORDS OF KENDALL COUNTY, TEXAS
 ORKC OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
 PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS



EXISTING TRACT(S) INDEX MAP
N.T.S.



LOCATION MAP
N.T.S.



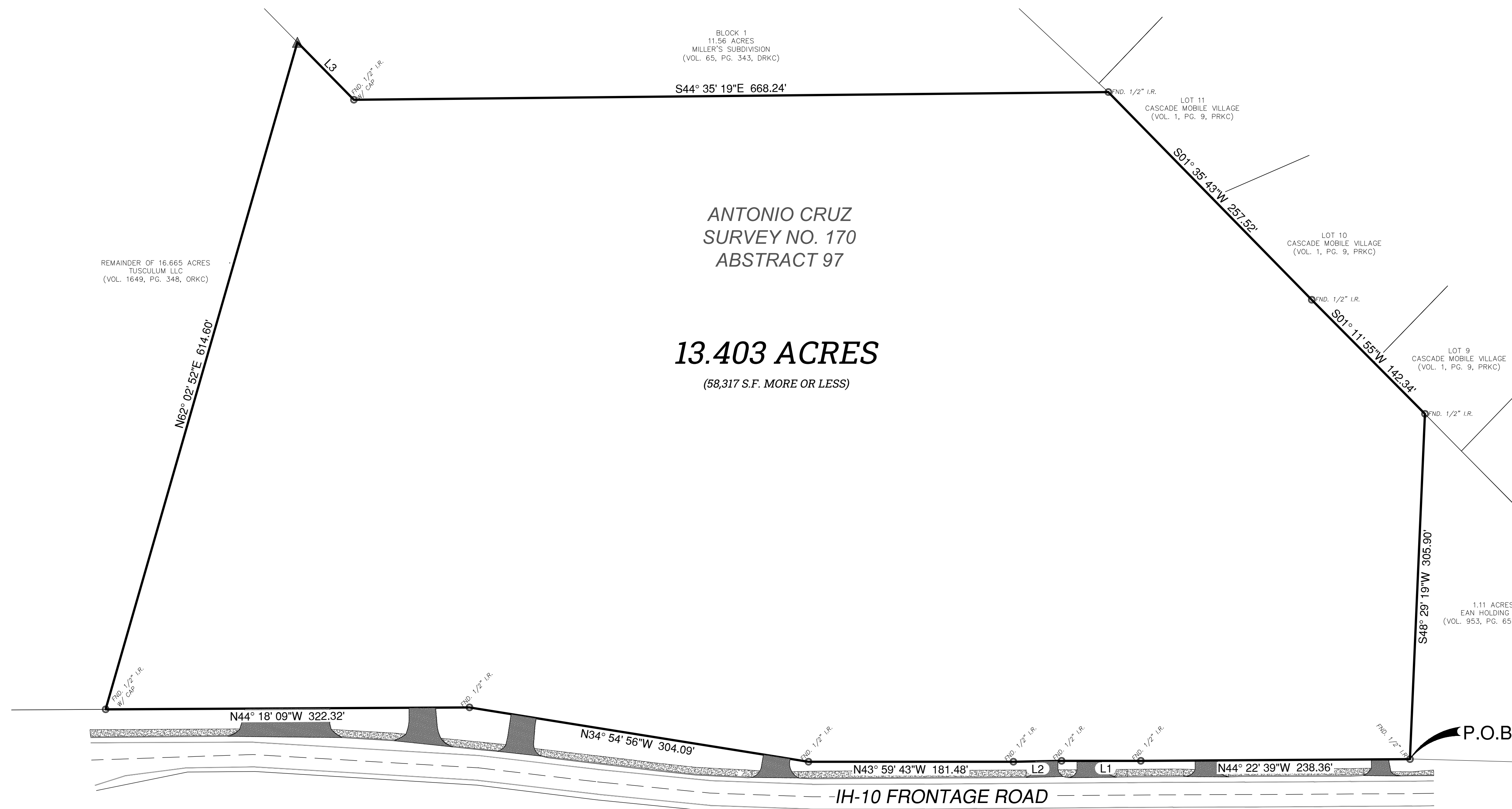
LINE LEGEND

- PROPERTY LINE
- ADJOINER
- - - EX. EDGE OF PAVEMENT
- - - EX. ROAD
- - - EX. SHOULDER STRIPE

SYMBOL LEGEND

- FOUND IRON ROD MONUMENT
- ▲ CALCULATED POINT

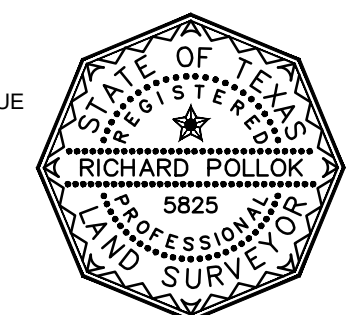
LINE NUMBER	LENGTH	BEARING
L1	70.16	N43° 56' 46"W
L2	42.78	N45° 03' 45"W
L3	71.42	S01° 31' 19"W



I, RICHARD POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE FIELD WORK COMPLETED: 1/29/2025
 DATE OF SURVEY: 12/16/2025

RICHARD POLLOK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5825



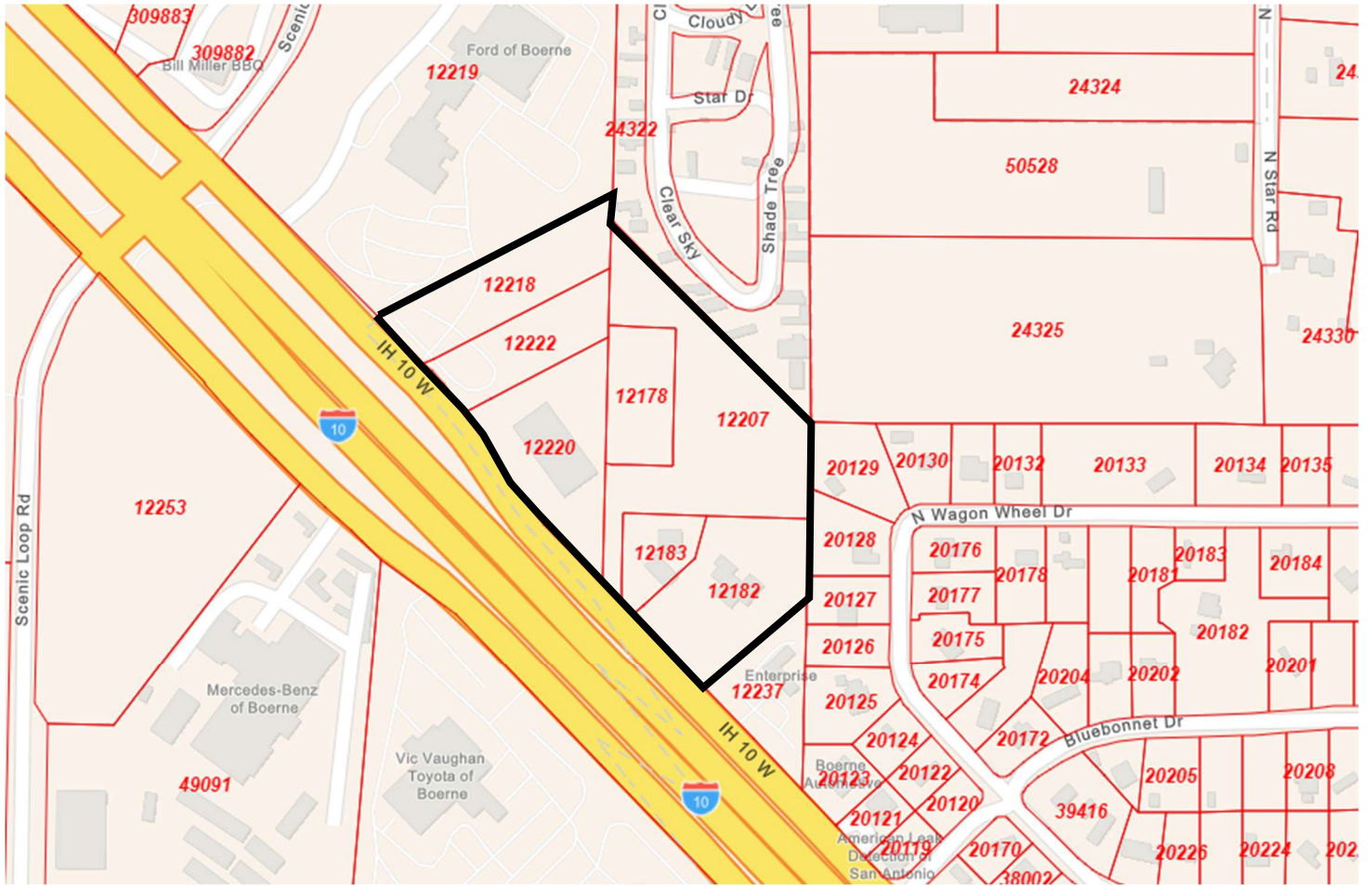
RAKOWITZ
 Engineering & Surveying

Texas Registered Engineering Firm F 0155
 Texas Registered Surveying Firm P 8112
 689.281-4060

KIA OF BOERNE EXHIBIT OF SURVEY
 BEING 13.403 ACRES, BEING ALL OF A 3.023 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2022-368873, ALL OF A 0.6638 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2024-394761, ALL OF A 3.42 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 1649 PAGE 394, BEING FURTHER DESCRIBED IN VOLUME 728 PAGE 493, AND ALL OF A 6.293 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2025-396786, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, AND LYING IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS.

REV	DATE	DESCRIPTION	BY

SHEET
1 OF 1



Kendall AD Property Search

Property Details

Account		
Property ID:	12178	Geographic ID: 1-0097-0170-0130
Type:	R	Zoning: NW
Property Use:		Condo:
Location		
Situs Address:	INTERSTATE 10 TX	
Map ID:	BISD3-NW	Mapsco:
Legal Description:	A10097 - SURVEY 170 A CRUZ 1.034 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5427083	
Name:	TUSCULUM II LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	PO BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$199,980 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$199,980 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$199,980 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$199,980
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TUSCULUM II LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$199,980	\$199,980	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$199,980	\$199,980	\$753.92	
SBN	BOERNE ISD	1.010900	\$199,980	\$199,980	\$2,021.60	
WCC	COW CREEK GROUNDWATER	0.005000	\$199,980	\$199,980	\$10.00	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$2,785.52

Estimated Taxes Without Exemptions: \$2,785.52

Kendall AD Property Search

Property Details

Account		
Property ID:	12182	Geographic ID: 1-0097-0170-0160
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	31300 INTERSTATE 10 TX	
Map ID:		Mapsco:
Legal Description:	A10097 - SURVEY 170 A CRUZ 2.015 ACRES, HUD# TEX0167333	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5437828	
Name:	TUSCULUM IV LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	P O BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$31,885 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$409,370 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$441,255 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$441,255 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$441,255
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TUSCULUM IV LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$441,255	\$441,255	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$441,255	\$441,255	\$1,663.53	
SBN	BOERNE ISD	1.010900	\$441,255	\$441,255	\$4,460.65	
WCC	COW CREEK GROUNDWATER	0.005000	\$441,255	\$441,255	\$22.06	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$6,146.24

Estimated Taxes Without Exemptions: \$6,146.24

Kendall AD Property Search

Property Details

Account		
Property ID:	12183	Geographic ID: 1-0097-0170-0170
Type:	R	Zoning: NU
Property Use:		Condo:
Location		
Situs Address:	31320 INTERSTATE 10 W TX	
Map ID:	BISD3-NU	Mapsco:
Legal Description:	A10097 - SURVEY 170 A CRUZ .663 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5439320	
Name:	TUSCULUM V LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	31480 IH 10 WEST BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$636,218 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$563,782 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,200,000 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$1,200,000 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$1,200,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TUSCULUM V LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$1,200,000	\$1,200,000	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$1,200,000	\$1,200,000	\$4,524.00	
SBN	BOERNE ISD	1.010900	\$1,200,000	\$1,200,000	\$12,130.80	
WCC	COW CREEK GROUNDWATER	0.005000	\$1,200,000	\$1,200,000	\$60.00	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$16,714.80

Estimated Taxes Without Exemptions: \$16,714.80

Kendall AD Property Search

Property Details

Account		
Property ID:	12207	Geographic ID: 1-0097-0170-0290
Type:	R	Zoning: NV
Property Use:		Condo:
Location		
Situs Address:	31300 INTERSTATE 10 TX	
Map ID:	BISD3-NV	Mapsco:
Legal Description:	A10097 - SURVEY 170 A CRUZ 4.278 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5437828	
Name:	TUSCULUM IV LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	P O BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$816,849 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$816,849 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value: ⓘ	\$816,849 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$816,849
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: TUSCULUM IV LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$816,849	\$816,849	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$816,849	\$816,849	\$3,079.52	
SBN	BOERNE ISD	1.010900	\$816,849	\$816,849	\$8,257.53	
WCC	COW CREEK GROUNDWATER	0.005000	\$816,849	\$816,849	\$40.84	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$11,377.89

Estimated Taxes Without Exemptions: \$11,377.89

Kendall AD Property Search

Property Details

Account		
Property ID:	12218	Geographic ID: 1-0097-0170-0365
Type:	R	Zoning: NY11
Property Use:		Condo:
Location		
Situs Address:	31440 INTERSTATE 10 TX	
Map ID:	BISD3-NY11	Mapsc0:
Legal Description:	A10097 - SURVEY 170 A CRUZ 1.998 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5399049	
Name:	TUSCULUM LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	% RONALD F SMITH PO BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$283,671 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$361,329 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$645,000 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value: ⓘ	\$645,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$645,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: TUSCULUM LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$645,000	\$645,000	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$645,000	\$645,000	\$2,431.65	
SBN	BOERNE ISD	1.010900	\$645,000	\$645,000	\$6,520.31	
WCC	COW CREEK GROUNDWATER	0.005000	\$645,000	\$645,000	\$32.25	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$8,984.20

Estimated Taxes Without Exemptions: \$8,984.20

Kendall AD Property Search

Property Details

Account		
Property ID:	12220	Geographic ID: 1-0097-0170-0371
Type:	R	Zoning: NX
Property Use:		Condo:
Location		
Situs Address:	31400 INTERSTATE 10 TX	
Map ID:	BISD3-NX	MapSCO:
Legal Description:	A10097 - SURVEY 170 A CRUZ 2.0 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5427083	
Name:	TUSCULUM II LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	PO BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$602,510 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$386,810 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$989,320 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$989,320 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$989,320
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TUSCULUM II LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$989,320	\$989,320	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$989,320	\$989,320	\$3,729.74	
SBN	BOERNE ISD	1.010900	\$989,320	\$989,320	\$10,001.04	
WCC	COW CREEK GROUNDWATER	0.005000	\$989,320	\$989,320	\$49.47	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$13,780.25

Estimated Taxes Without Exemptions: \$13,780.25

Kendall AD Property Search

Property ID: 12222 For Year 2025

Property Details

Account		
Property ID:	12222	Geographic ID: 1-0097-0170-0373
Type:	R	Zoning: NY
Property Use:		Condo:
Location		
Situs Address:	31440 INTERSTATE 10 TX	
Map ID:	BISD3-NY	Mapsco:
Legal Description:	A10097 - SURVEY 170 A CRUZ 1.422 ACRES	
Abstract/Subdivision:	A10097	
Neighborhood:	(COMMBRNE) COMMERCIAL BOERNE	
Owner		
Owner ID:	5399049	
Name:	TUSCULUM LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS	
Mailing Address:	% RONALD F SMITH PO BOX 490 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$187,024 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$262,976 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$450,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$450,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$450,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: TUSCULUM LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$450,000	\$450,000	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$450,000	\$450,000	\$1,696.50	
SBN	BOERNE ISD	1.010900	\$450,000	\$450,000	\$4,549.05	
WCC	COW CREEK GROUNDWATER	0.005000	\$450,000	\$450,000	\$22.50	

Total Tax Rate: 1.392900

Estimated Taxes With Exemptions: \$6,268.05

Estimated Taxes Without Exemptions: \$6,268.05

📌 Property Improvement - Building

Type: Commercial **Living Area:** 0 sqft **Value:** \$195,590

Type	Description	Class CD	Year Built	SQFT
------	-------------	----------	------------	------

PKLAVG	PARKING LOT AVERAGE QUAL	*	2019	45751
--------	--------------------------	---	------	-------

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	Commercial Lot	1.42	61,942.32	0.00	0.00	\$275,020	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$187,024	\$262,976	\$0	\$450,000	\$0	\$450,000
2024	\$170,129	\$239,221	\$0	\$409,350	\$0	\$409,350
2023	\$134,330	\$275,020	\$0	\$409,350	\$0	\$409,350
2022	\$162,990	\$206,270	\$0	\$369,260	\$0	\$369,260
2021	\$0	\$128,840	\$0	\$128,840	\$0	\$128,840
2020	\$0	\$128,840	\$0	\$128,840	\$0	\$128,840
2019	\$0	\$128,840	\$0	\$128,840	\$0	\$128,840
2018	\$0	\$128,840	\$0	\$128,840	\$0	\$128,840
2017	\$0	\$128,840	\$0	\$128,840	\$0	\$128,840

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/6/2018	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	CIBOLO SISTERS ENTERPRISES LTD	TUSCULUM LLC	1649	348	
4/22/2002	WD-VL	WARRANTY DEED/VENDORS LIEN	SYFERT GUY N & PAMELA	CIBOLO SISTERS ENTERPRISES LTD	728	493	
9/30/1987	Conv	CONVERSION	MARTIN GLEN B	SYFERT GUY N & PAMELA	289	58	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------

07/10/2025 09:00 AM		\$0	\$450,000	TOPLINE CHANGE
---------------------	--	-----	-----------	----------------

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

* Property taxes in question have been legally deferred or abated

If Paid:

12/23/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	A
2025	KENDALL COUNTY	0.377000	\$450,000	\$450,000	\$1,696.50	\$1,696.50	\$0.00	\$0.00	
2025	BOERNE ISD	1.010900	\$450,000	\$450,000	\$4,549.05	\$4,549.05	\$0.00	\$0.00	
2025	COW CREEK GROUNDWATER	0.005000	\$450,000	\$450,000	\$22.50	\$22.50	\$0.00	\$0.00	
	2025 Total:	1.392900			\$6,268.05	\$6,268.05	\$0.00	\$0.00	
2024	KENDALL COUNTY	0.382700	\$409,350	\$409,350	\$1,566.58	\$1,566.58	\$0.00	\$0.00	
2024	BOERNE ISD	0.990900	\$409,350	\$409,350	\$4,056.25	\$4,056.25	\$0.00	\$0.00	
2024	COW CREEK GROUNDWATER	0.005000	\$409,350	\$409,350	\$20.47	\$20.47	\$0.00	\$0.00	
	2024 Total:	1.378600			\$5,643.30	\$5,643.30	\$0.00	\$0.00	
2023	KENDALL COUNTY	0.382700	\$409,350	\$409,350	\$1,566.58	\$1,566.58	\$0.00	\$0.00	
2023	BOERNE ISD	0.993200	\$409,350	\$409,350	\$4,065.66	\$4,065.66	\$0.00	\$0.00	
2023	COW CREEK GROUNDWATER	0.005000	\$409,350	\$409,350	\$20.47	\$20.47	\$0.00	\$0.00	
	2023 Total:	1.380900			\$5,652.71	\$5,652.71	\$0.00	\$0.00	
2022	KENDALL COUNTY	0.387700	\$369,260	\$369,260	\$1,431.63	\$1,431.63	\$0.00	\$0.00	

2022	BOERNE ISD	1.178600	\$369,260	\$369,260	\$4,352.10	\$4,352.10	\$0.00	\$0.00
2022	COW CREEK GROUNDWATER	0.005000	\$369,260	\$369,260	\$18.46	\$18.46	\$0.00	\$0.00
	2022 Total:	1.571300			\$5,802.19	\$5,802.19	\$0.00	\$0.00
2021	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.72	\$531.72	\$0.00	\$0.00
2021	BOERNE ISD	1.204600	\$128,840	\$128,840	\$1,552.01	\$1,552.01	\$0.00	\$0.00
2021	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2021 Total:	1.622300			\$2,090.17	\$2,090.17	\$0.00	\$0.00
2020	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.73	\$531.73	\$0.00	\$0.00
2020	BOERNE ISD	1.251900	\$128,840	\$128,840	\$1,612.95	\$1,612.95	\$0.00	\$0.00
2020	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2020 Total:	1.669600			\$2,151.12	\$2,151.12	\$0.00	\$0.00
2019	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.72	\$531.72	\$0.00	\$0.00
2019	BOERNE ISD	1.284000	\$128,840	\$128,840	\$1,654.31	\$1,654.31	\$0.00	\$0.00
2019	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2019 Total:	1.701700			\$2,192.47	\$2,192.47	\$0.00	\$0.00
2018	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.72	\$531.72	\$0.00	\$0.00
2018	BOERNE ISD	1.354000	\$128,840	\$128,840	\$1,744.50	\$1,744.50	\$0.00	\$0.00
2018	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2018 Total:	1.771700			\$2,282.66	\$2,282.66	\$0.00	\$0.00
2017	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.73	\$531.73	\$0.00	\$0.00
2017	BOERNE ISD	1.354000	\$128,840	\$128,840	\$1,744.50	\$1,744.50	\$0.00	\$0.00
2017	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2017 Total:	1.771700			\$2,282.67	\$2,282.67	\$0.00	\$0.00

2016	KENDALL COUNTY	0.412700	\$128,840	\$128,840	\$531.72	\$531.72	\$0.00	\$0.00
2016	BOERNE ISD	1.316000	\$128,840	\$128,840	\$1,695.54	\$1,695.54	\$0.00	\$0.00
2016	COW CREEK GROUNDWATER	0.005000	\$128,840	\$128,840	\$6.44	\$6.44	\$0.00	\$0.00
	2016 Total:	1.733700			\$2,233.70	\$2,233.70	\$0.00	\$0.00
2015	KENDALL COUNTY	0.386700	\$135,280	\$135,280	\$523.13	\$523.13	\$0.00	\$0.00
2015	BOERNE ISD	1.294000	\$135,280	\$135,280	\$1,750.52	\$1,750.52	\$0.00	\$0.00
2015	COW CREEK GROUNDWATER	0.005000	\$135,280	\$135,280	\$6.76	\$6.76	\$0.00	\$0.00
	2015 Total:	1.685700			\$2,280.41	\$2,280.41	\$0.00	\$0.00

40551

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 WITH VENDOR'S LIEN

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF KENDALL §

That CIBOLO SISTERS ENTERPRISES, LTD., a Texas limited partnership, formerly known as WAD Associates, Ltd. ("**Grantor**"), whose address is 31480 IH-10 West, Boerne, Texas 78006 as of August 6, 2018, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by Grantee (as hereinafter defined), the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's certain promissory note (the "**Note**") of even date herewith, payable to the order of PLAINSCAPITAL BANK, a Texas state bank ("**Lender**") as therein provided, the payment of which Note is secured by the vendor's lien retained herein and is additionally secured by a Deed of Trust of even date herewith to Darrell G. Adams, Trustee, for the benefit of Lender, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto TUSCULUM, LLC, a Texas limited liability company ("**Grantee**"), whose address is c/o Roland F. Smith, 2414 Paseo del Lago, Mission, Texas 78573, subject to the Permitted Exceptions (as defined below), the tract of land located in Kendall County, Texas, more particularly described on Exhibit "A" hereto, together with Grantor's interest in all fixtures and improvements thereon and all benefits, privileges, leases, tenements, rights-of-way, easements, rights and appurtenances in any way belonging or appertaining thereto (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, Grantee's 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.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note, and the first and superior vendor's lien against the Property is hereby retained for the benefit of Lender and is hereby transferred to Lender without recourse against Grantor.

This conveyance of the Property is made and accepted subject to (collectively, the "*Permitted Exceptions*") the matters set forth on Exhibit "B" and taxes for the calendar year 2018, which Grantee assumes and agrees to pay.

When the context requires, singular nouns and pronouns include the plural.

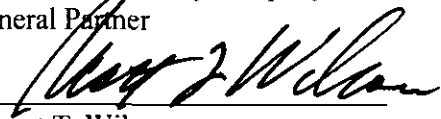
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this special warranty deed on the date set forth in the acknowledgment certificate below, to be effective as of the date first above written.

GRANTOR:

CIBOLO SISTERS ENTERPRISES, LTD.,
a Texas limited partnership, formerly known as
WAD Associates, Ltd.

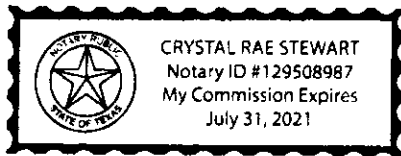
By: Cibolo Sisters Real Estate Enterprises, L.L.C.,
a Texas limited liability company,
Its General Partner

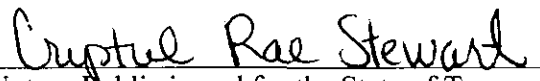
By: 
Scott T. Wilson
Its Vice President

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

Before me, the undersigned Notary Public of the State of Texas, on this day personally appeared Scott T. Wilson, Vice President of Cibolo Sisters Real Estate Enterprises, L.L.C., a Texas limited liability company, the general partner of Cibolo Sisters Enterprises, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in such capacity for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of August 2018.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Kendall County Abstract Company
103 N. Saunders Street
Boerne, Texas 78006

PREPARED BY:
George M. Taylor, III
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, Alabama 35203

Exhibit "A"

Property Description

A 19.953 acre, or 869,134 square feet more or less, tract of land comprised of all of a 3.42 acre tract conveyed to Cibolo Sisters Enterprises, Ltd. in deed recorded in Volume 728, Page 493 of the Official Public Records of Kendall County, Texas, all of a 1.001 acre tract being all of J.A.F. Quick Lane Development Plat recorded in Volume 8, Page 306 of the Plat Records of Kendall County, Texas and the remaining portion of a 16.665 acre tract conveyed to Cibolo Sisters Real Estate Enterprises, LLC recoded in Volume 480, Page 534 of the Official Public Records of Kendall County, Texas, out of the Antonio Cruz Survey No. 170, Abstract 97, Kendall County, Texas. Said 19.953 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone - from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found V2" iron rod at the north end of the return at the northeast intersection of Interstate Highway 10, a variable width, public right-of-way, and Scenic Loop Road, a variable width public right-of-way, and at a west corner of said 16.665 acre tract;

THENCE: With the east right-of-way line of said Scenic Loop Road, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 44°19'13" W, a radius of 737.46 feet, a central angle of 41°51'35", a chord bearing and distance of N 24°45'00" E, 526.88 feet, for an arc length of 538.78 feet to a set W iron rod with a yellow cap marked "Pape-Dawson";

N 89°55'43" E, a distance of 5.01 feet to a set W iron rod with a yellow cap marked "Pape-Dawson";

Along a non-tangent curve to the left, said curve having, a radius of 742.46 feet, a central angle of 03°46'04", a chord bearing and distance of N 01°54'36" E, 48.82 feet, for an arc length of 48.82 feet to a set V2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°04'40" E, a distance of 105.50 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the south end of the return at the southeast intersection of said Scenic Loop Road and Cascade Caverns Road, a variable width public right-of-way;

THENCE: Northeasterly, with said return, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 89°56'02", a chord bearing and distance of N 45°04'41" E, 70.67 feet, for an arc length of 78.48 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the north end of said return;

THENCE: With the south right-of-way line of said Cascade Caverns Road, the following bearings and distances:

S 89°59'18" E, a distance of 167.69 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°00'42" E, a distance of 21.50 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 89°59'18" E, a distance of 449.38 feet to a found V2" iron rod at the northeast corner of said 16.665 acre tract and the northwest corner of Block 1, Miller's Subdivision recorded in Volume 65, Page 343 of the Plat Records of Kendall County, Texas;

THENCE: S 01°33'15" W, departing the south right-of-way line of said Cascade Caverns Road, with the east line of said 16.665 acre tract and the west line of said Block 1, a distance of 1180.36 feet to a found 1/2" iron at the southeast corner of said 3.42 acre tract, the northeast corner of a 1.995 acre tract conveyed to Lanne E. and Patsy R. Brehmer in deed recorded in Volume 1190, Page 405 of the Official Public Records of Kendall County, Texas;

THENCE: S 62°04'34" W, with the southeast line of said 3.42 acre tract and the northwest line of said 1.995 acre tract, a distance of 348.53 feet to a found 1/2" iron at the southwest corner of said 3.42 acre tract, the northwest corner of said 1.995 acre tract and on the northeast right-of-way line of said Interstate Highway 10;

THENCE: N 44°20'06" W, with the northeast right-of-way line of said Interstate Highway 10, a distance of 794.60 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the south end of said return of said northeast intersection of said Interstate Highway 10 and said Scenic Loop Road;

THENCE: Northeasterly, with said return, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'54", a chord bearing and distance of N 00°40'21" E, 70.72 feet, for an arc length of 78.55 feet to the POINT OF BEGINNING, and containing 19.953 acres in Kendall County, Texas.

Exhibit "B"

Permitted Exceptions

1. Easements to Bandera Electric Cooperative, Inc. recorded in Volume 215, Page 691, Volume 293, Page 477, Volume 478, Page 829, Volume 1553, Page 230 and Volume 1562, Page 178, Kendall County Official Records.
2. Easement to the City of Boerne recorded in Volume 1538, Page 713, Kendall County Official Records.
3. Open space areas as set forth and shown on Plat recorded in Volume 8, Page 306, Kendall County Plat Records.
4. Rights of parties in possession, as Tenants only under unrecorded leases.
5. Restrictive covenants set forth on Plat recorded in Volume 8, Page 306, Kendall County Plat Records.
6. Any claim or right of adjoining property owners in and to that certain land lying between the east and southeast property lines and the inset fences as shown on Plat of Survey dated May 11, 2018, prepared by David A. Casanova, Registered Professional Land Surveyor.
7. Encroachment of metal and wood sheds into the subject property from the adjoining property as shown on Plat of Survey dated May 11, 2018, prepared by David A. Casanova, Registered Professional Land Surveyor.
8. Easement to Guadalupe Valley Telephone Cooperative, Inc., recorded in Volume 1649, Page 341, Kendall County Official Records.

Filed & Recorded in:

**KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK**

08/06/2018 03:54PM

Document Number : 00323698
Total Fees : \$46.00 *KCAC*

Receipt Number - 90231
By Deputy: Beth A Steinruck

This Document has been received by this Office for
Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to
Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS, COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number
Sequence on the date and at the time stamped hereon and
was duly recorded in the OFFICIAL RECORDS Records of
Kendall County, Texas on

08/06/2018
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: *bae* Deputy



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 WITH VENDOR'S LIEN

Date: March 30 2022

Grantor: PATSY R. BREHMER, individually and as Trustee of the Lanne and Patsy Brehmer Revocable Trust.

Grantor's Mailing Address:

PATSY R. BREHMER
1011 N. School
Boerne, Kendall County, Texas 78006

Grantees: TUSCULUM II, LLC, a Texas limited liability company

Grantee's Mailing Address:

TUSCULUM II, LLC
31480 I-10 West
Boerne, Kendall County, Texas 78006

Consideration:

Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, including the Additional Consideration described hereinafter, the receipt and sufficiency of which are hereby acknowledged and agreed.

Property (including any improvements):

TRACT 1: Being a 3.023-acre tract of land, more or less, out of the Antonio Cruz Survey No. 170, Abstract No. 97, Kendall County, Texas; said 3.023 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2: Being the right of ingress and egress to Tract 2, over and across a non-exclusive easement out of the Antonio Cruz Survey No. 170, Abstract No. 97, Kendall County, Texas; said easement being more particularly

described on Exhibit "B" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty (the "Exceptions"): This conveyance is made and accepted subject to the following:

1. The following restrictive covenants of record itemized below: Volume 1459, Page 595, Kendall County Official Records.
2. Easement to Bandera Electric Cooperative, Inc. recorded in Volume 691, Page 388, Kendall County Official Records.
3. Terms and conditions of unrecorded lease dated January 5, 2015, between Lanne Brehmer and Alamo Fireworks, Inc., a memorandum of which is recorded in Volume 1459, Page 595, Kendall County Official Records. (This conveyance does not convey the mobile home or trailer which is situated on the herein described Property.)
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed herein or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
5. All terms, conditions, and other matters, including all rights, covenants, agreements, stipulations, easements, building setback lines, and dedications, as set forth in those documents referenced in Item 1, above, or in the description of the Property herein.
6. Rights of Parties in Possession.
7. Rights of Tenants in Possession, as tenants only, under unrecorded leases or rental agreements.
8. Any visible and apparent roadway or easement over or across the subject Property, the existence of which does not appear of record.
9. All terms, provisions, covenants, agreements, rights, dedications, easements, building setback lines, restrictions and conditions, as shown on Plat of Survey dated January 19, 2022, prepared by Kyle L. Pressler, Registered Professional Land Surveyor.
10. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed.
11. Right of Grantor to remove any and all personal items from the Property for 90 days after the date hereof as set forth in the Special Provisions of Commercial Contract effective November 15, 2021.
12. Any claim or right of adjoining property owners in and to that certain land lying between the north and east Property line and the inset fence as shown on Plat of Survey dated

January 19, 2022, prepared by Kyle Pressler, Registered Professional Land Surveyor. This conveyance does not include any of the land lying outside of the boundaries of subject Property and within the fences as shown on Plat of Survey dated January 19, 2022, prepared by Kyle L. Pressler, Registered Professional Land Surveyor.

- 13. Building and zoning ordinances and other laws and regulations and police powers as they may affect the Property;
- 14. Taxes for the year 2022 and thereafter which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes;
- 15. Any discrepancies, conflicts, shortages in area or boundary lines or any encroachments, or protrusions or any overlapping of improvements, as shown on Plat of Survey dated January 19, 2022, prepared by Kyle L. Pressler, Registered Professional Land Surveyor; and
- 16. All valid liens, easements, and other encumbrances, whether of record or not.

Additional Consideration:

The Consideration for this conveyance includes the execution and delivery by Grantee of that one certain promissory note ("Mortgage Note") of even date herewith in the principal sum of \$2,400,000.00, executed by Grantee and payable to the order of PlainsCapital Bank ("Mortgagee") as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in the event of default and for attorney's fees, the payment of which Mortgage Note is secured by the Vendor's Lien herein retained, and is additionally secured by a deed of trust of even date herewith to Darrell G. Adams, Trustee for the benefit of Mortgagee.

FOR THE CONSIDERATION, the receipt and adequacy of which is admitted and stipulated by Grantor, and subject to the Exceptions herein contained, together with all and singular the rights and appurtenances thereto in anywise belonging, Grantor has GRANTED, SOLD and CONVEYED and hereby does GRANT, SELL and CONVEY the Property to Grantee and Grantee's heirs, successors, and assigns, to have and to hold, forever. Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and Grantee's heirs, 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, except as to the Exceptions herein contained.

GRANTEE HEREBY ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO ANY MATTER RELATING TO THE PROPERTY OR OTHERWISE. WITHOUT IN ANY WAY LIMITING THE FOREGOING, GRANTOR HEREBY DISCLAIMS ANY WARRANTY, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE AS TO ANY PORTION OF THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTEE IS KNOWLEDGEABLE IN THE PURCHASE AND OPERATION OF THE PROPERTY AND HAS CONDUCTED, OR HAS BEEN PERMITTED TO CONDUCT, AN INDEPENDENT INSPECTION AND INVESTIGATION OF THE PROPERTY AND IS RELYING ON ITS OWN INVESTIGATION AND INSPECTION OF THE PROPERTY AND NOT ON ANY REPRESENTATION, WARRANTY, STATEMENT OR DOCUMENTATION

PROVIDED BY GRANTOR. ACCORDINGLY, GRANTEE ACCEPTS THE PROPERTY "AS IS," "WHERE IS," AND "WITH ALL FAULTS". THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE GRANTOR IN SELLING THE PROPERTY. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON, THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

It is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the Property, is retained herein against the Property for the benefit of Mortgagee until the above-described Mortgage Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Mortgagee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Mortgage Note. The first and superior vendor's lien against and superior title to the Property are transferred to Mortgagee without recourse against Grantor.

The terms Grantor, Grantee and pronouns referring to them include the plural as the context requires.

When the context requires, singular nouns and pronouns include the plural.

[END OF TEXT ON PAGE]

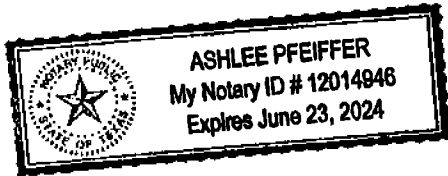
Executed to be effective as of the date first set out above.

Patsy R. Brehmer
PATSY R. BREHMER, individually and as
Independent Executrix of the Estate of Lanne E.
Brehmer, Deceased

STATE OF TEXAS)

COUNTY OF Kendall)

This instrument was acknowledged before me on this 31 day of March,
2022, by PATSY R. BREHMER, individually and as Trustee of the Lanne and Patsy Brehmer
Revocable Trust, for herself and on behalf of said Trust.



[Signature]
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Langley & Banack, Inc.
745 E. Mulberry Avenue, Suite 700
San Antonio, Texas 78212
Attention: William R. Davis, Jr.
Tel: (210) 736-6600
Fax: (210) 735-6889

Exhibit "A"

FIELD NOTES FOR A 3.023 ACRE TRACT OF LAND

A 3.023 acre tract of land, located in the Antonio Cruz Survey No. 170, Abstract 97, Kendall County, Texas, and being all of a called 1.995 acre tract of land as described of record in Volume 460, Page 657, and all of a called 1.029 acre tract of land as described of record in Volume 460, Page 640, both of the Official Records of Kendall County, Texas. Said 3.023 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the northeast right-of-way line of Interstate Highway 10, a variable width public right-of-way, at the southwest corner of a called 6.293 acre tract of land as described of record in Volume 985, Page 647 of the Official Records of Kendall County, Texas, for the southeast corner of said 1.995 acre tract and the tract described herein, from which a found ½" iron rod bears, N 13° 20' 25" E, a distance of 1.32 feet, and also from which a found ½" iron rod in said right-of-way line, for a southerly corner of said 6.293 acre tract and the southwest corner of a called 0.663 acre tract of land as described of record in Volume 1672, Page 344 of the Official Records of Kendall County, Texas bears, S 44° 40' 23" E, a distance of 43.00 feet;

THENCE: With said right-of-way line and the southwest line of said 1.995 acre tract, the following two (2) courses:

1. N 43° 53' 43" W, a distance of 181.59 feet to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
2. N 34° 57' 50" W, a distance of 303.96 feet to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of a called 19.953 acre tract of land as described of record in Volume 1649, Page 348 of the Official Records of Kendall County, Texas, for the west corner of said 1.995 acre tract and the tract described herein;

THENCE: N 62° 04' 51" E, departing said right-of-way line and with the common line between said 1.995 acre tract and said 19.953 acre tract, a distance of 348.52 feet to a found ½" iron rod for an angle in the west line of said 1.029 acre tract, for the north corner of said 1.995 acre tract, for the southeast corner of said 19.953 acre tract and an interior corner of the tract described herein;

THENCE: N 02° 54' 45" E, with the east line of said 19.953 acre tract and the west line of said 1.029 acre tract, a distance of 19.97 feet to a found ½" iron rod for a westerly corner of said 6.293 acre tract, the northwest corner of said 1.029 acre tract and the most northerly corner of the tract described herein;

THENCE: With the common line between said 1.029 acre tract and said 6.293 acre tract, the following three (3) courses:

1. S 88° 31' 13" E, a distance of 140.04 feet to a found ½" iron rod for corner,
2. S 01° 11' 54" W, a distance of 318.80 feet to a found ½" iron rod for corner, and
3. N 88° 37' 11" W, a distance of 139.98 feet to a found ½" iron rod in the east line of said 1.995 acre tract, for the southwest corner of said 1.029 acre tract, a westerly corner of said 6.293 acre tract and an interior corner of the tract described herein;

THENCE: S 00° 31' 58" W, with the common line between said 1.995 acre tract and said 6.293 acre tract, a distance of 244.13 feet to the **POINT OF BEGINNING** and containing 3.023 acres of land situated in Kendall County, Texas.

Exhibit "B"

BRING a 1.029 acre tract of land out of the Antonio Cruz Survey No. 170, Abstract No 97, Kendall County, Texas, said 1.029 acre tract being that certain tract described by deed recorded in volume 430, pages 468-469, Official Records, Kendall County, Texas, said 1.029 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, in the west boundary line of a 2-acre tract recorded in volume 313, page 11, Official Records, Kendall County, Texas, said point being N 00°36'00" E, 244.32' from a 1/2" iron rod found in the northeast right-of-way line of I.H. 10, at the south corner of the 2-acre tract;

THENCE, along the west boundary line of the 2-acre tract, N 01°12'33" E, a distance of 299.43' to a 1/2" iron rod found for angle point at the north corner of the 2-acre tract, the southeast corner of the Tri County Materials tract recorded in volume 380, page 440, Official Records, Kendall County, Texas;

THENCE, along the east boundary line of the Tri County Materials tract, N 02°09'11" E, a distance of 19.97' to a 1/2" iron rod found for corner in the west boundary line of the Juanita Albright tract;

THENCE, along the north boundary line of the 1.034 acre tract, S 88°43'55" E, a distance of 140.00' to a 1/2" iron rod set for corner;

THENCE, along the east boundary line of the 1.034 acre tract, S 01°16'07" W, a distance of 320.12' to a 1/2" iron rod found for corner;

THENCE, along the south boundary line of the 1.034 acre tract, N 88°26'00" W, a distance of 140.00' to the POINT-OF-BEGINNING and containing 1.029 acres of land.

Exhibit "A"

FIELD NOTES FOR A 3.023 ACRE TRACT OF LAND

A 3.023 acre tract of land, located in the Antonio Cruz Survey No. 170, Abstract 97, Kendall County, Texas, and being all of a called 1.995 acre tract of land as described of record in Volume 460, Page 657, and all of a called 1.029 acre tract of land as described of record in Volume 460, Page 640, both of the Official Records of Kendall County, Texas. Said 3.023 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the northeast right-of-way line of Interstate Highway 10, a variable width public right-of-way, at the southwest corner of a called 6.293 acre tract of land as described of record in Volume 985, Page 647 of the Official Records of Kendall County, Texas, for the southeast corner of said 1.995 acre tract and the tract described herein, from which a found ½" iron rod bears, N 13° 20' 25" E, a distance of 1.32 feet, and also from which a found ½" iron rod in said right-of-way line, for a southerly corner of said 6.293 acre tract and the southwest corner of a called 0.663 acre tract of land as described of record in Volume 1672, Page 344 of the Official Records of Kendall County, Texas bears, S 44° 40' 23" E, a distance of 43.00 feet;

THENCE: With said right-of-way line and the southwest line of said 1.995 acre tract, the following two (2) courses:

1. N 43° 53' 43" W, a distance of 181.59 feet to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
2. N 34° 57' 50" W, a distance of 303.96 feet to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of a called 19.953 acre tract of land as described of record in Volume 1649, Page 348 of the Official Records of Kendall County, Texas, for the west corner of said 1.995 acre tract and the tract described herein;

THENCE: N 62° 04' 51" E, departing said right-of-way line and with the common line between said 1.995 acre tract and said 19.953 acre tract, a distance of 348.52 feet to a found ½" iron rod for an angle in the west line of said 1.029 acre tract, for the north corner of said 1.995 acre tract, for the southeast corner of said 19.953 acre tract and an interior corner of the tract described herein;

THENCE: N 02° 54' 45" E, with the east line of said 19.953 acre tract and the west line of said 1.029 acre tract, a distance of 19.97 feet to a found ½" iron rod for a westerly corner of said 6.293 acre tract, the northwest corner of said 1.029 acre tract and the most northerly corner of the tract described herein;

THENCE: With the common line between said 1.029 acre tract and said 6.293 acre tract, the following three (3) courses:

1. S 88° 31' 13" E, a distance of 140.04 feet to a found ½" iron rod for corner,
2. S 01° 11' 54" W, a distance of 318.80 feet to a found ½" iron rod for corner, and
3. N 88° 37' 11" W, a distance of 139.98 feet to a found ½" iron rod in the east line of said 1.995 acre tract, for the southwest corner of said 1.029 acre tract, a westerly corner of said 6.293 acre tract and an interior corner of the tract described herein;

THENCE: S 00° 31' 58" W, with the common line between said 1.995 acre tract and said 6.293 acre tract, a distance of 244.13 feet to the **POINT OF BEGINNING** and containing 3.023 acres of land situated in Kendall County, Texas.

Exhibit "B"

BEING a 1.029 acre tract of land out of the Antonio Cruz Survey No. 170, Abstract No 97, Kendall County, Texas, said 1.029 acre tract being that certain tract described by deed recorded in volume 430, pages 468-469, Official Records, Kendall County, Texas, said 1.029 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, in the west boundary line of a 2-acre tract recorded in volume 313, page 11, Official Records, Kendall County, Texas, said point being N 00°36'00" E, 244.32' from a 1/2" iron rod found in the northeast right-of-way line of I.H. 10, at the south corner of the 2-acre tract;

THENCE, along the west boundary line of the 2-acre tract, N 01°12'33" E, a distance of 299.43' to a 1/2" iron rod found for angle point at the north corner of the 2-acre tract, the southeast corner of the Tri County Materials tract recorded in volume 380, page 440, Official Records, Kendall County, Texas;

THENCE, along the east boundary line of the Tri County Materials tract, N 02°09'11" E, a distance of 19.97' to a 1/2" iron rod found for corner in the west boundary line of the Juanita Albright tract;

THENCE, along the north boundary line of the 1.034 acre tract, S 88°43'55" E, a distance of 140.00' to a 1/2" iron rod set for corner;

THENCE, along the east boundary line of the 1.034 acre tract, S 01°16'07" W, a distance of 320.12' to a 1/2" iron rod found for corner;

THENCE, along the south boundary line of the 1.034 acre tract, N 88°26'00" W, a distance of 140.00' to the POINT-OF-BEGINNING and containing 1.029 acres of land.

**Kendall County
Darlene Herrin
Kendall County
Clerk**

Instrument Number: 368573

eRecording - Real Property

DEED

Recorded On: March 31, 2022 03:32 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$58.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

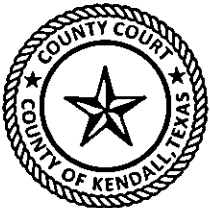
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 368573
Receipt Number: 20220331000060
Recorded Date/Time: March 31, 2022 03:32 PM
User: Paula P
Station: cclerk06

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.

Darlene Herrin
Kendall County Clerk
Kendall County, TX

Darlene Herrin

CHICAGO TITLE GF# 4300112408831-RJ

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: December 13, 2024

Grantor: OPTIC PARTNERS, LLC, a Texas limited liability company

Grantor's Mailing Address:

1390 East Bitters Road
San Antonio, Bexar County, Texas 78216

Grantee: TUSCULUM V, LLC, a Texas limited liability company

Grantee's Mailing Address:

31480 IH 10 West
Boerne, Kendall County, Texas 78006

Consideration: Cash and other good and valuable consideration, the receipt of which is acknowledged.

Property (including any improvements):

A 0.6638 of an acre (28,913 square feet) tract of land situated in the Antonio Cruz Survey Number 170, Abstract Number 97, Kendall County, Texas, and being all of that called 0.663 acre tract of land as conveyed to Fore Reel, LLC and recorded January 11, 2019 in Volume 1672, Page 344 in the Official Public Records of Kendall County, Texas (O.P.R.), said 0.6638 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod found in the northeasterly right-of-way line of Interstate 10 for an exterior corner of that called 6.293 acre tract of land as conveyed to Brett Walker and recorded April 3, 2006 in Volume 985, Page 647 in the O.P.R., and for the southwesterly corner of said 0.663 of an acre tract and the tract described herein, and from which point a ½” iron rod found for the southwesterly corner of said 6.293 acre tract bears N43°51’11” W, a distance of 43.49 feet;

THENCE: N 00°45’22” E, along and with the common line of said 0.663 of an acre tract and said 6.293 acre tract, a distance of 167.94 feet to a ½” iron rod

found for the northwesterly corner of said 0.663 acre tract and the tract described herein;

THENCE: S 84°56'15" E, along and with the northerly line of said 0.663 of an acre tract and a southerly line of said 6.293 acre tract, a distance of 191.55 feet to a ½" iron rod found for the northeasterly corner of said 0.663 of an acre tract and the tract described herein;

THENCE: along and with the easterly lines of said 0.663 of an acre tract and the westerly lines of said 6.293 acre tract, the following two (2) courses:

1. S 14°47'56" W, a distance of 98.16 feet to a found ½" iron rod;
2. S 48°12'39" W, a distance of 160.08 feet to a ½" iron rod found in the northeasterly right-of-way line of Interstate 10 for an exterior corner of said 6.293 acre tract and for the most southerly corner of said 0.663 of an acre tract and the tract described herein;

THENCE: N 43°51'11" W, along and with the northeasterly right-of-way line of Interstate 10, a distance of 70.12 feet to the POINT OF BEGINNING and containing 0.6638 of an acre, or 28,913 square feet, of land, more or less, in Kendall County, Texas.

Reservations From and Exceptions to Conveyance and Warranty: Any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

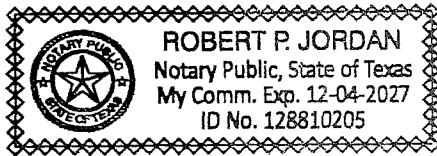
When the context requires, singular nouns and pronouns include the plural.


OPTIC PARTNERS, LLC,
a Texas limited liability company

By: 
ERIC ABATI, Manager

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 13 day of December, 2024, by ERIC ABATI as Manager of OPTIC PARTNERS, LLC, a Texas limited liability company, on its behalf.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Tusculum V, LLC
31480 IH 10 West
Boerne, TX 78015
4300112408831

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 394751

eRecording - Real Property

DEED

Recorded On: December 16, 2024 02:29 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

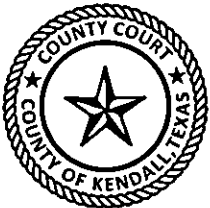
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 394751
Receipt Number: 20241216000029
Recorded Date/Time: December 16, 2024 02:29 PM
User: Christine M
Station: CCLERK02

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

State Bar of Texas Form
WARRANTY DEED

DATE: March 3, 2025

GRANTOR: EAT TUSCULUM, LLC, A TEXAS LIMITED LIABILITY COMPANY

GRANTOR'S MAILING ADDRESS (including county): 1801 S. 2nd St., Suite 370, McAllen, Hidalgo County, Texas 78503

GRANTEE: TUSCULUM IV, LLC, A TEXAS LIMITED LIABILITY COMPANY

GRANTEE'S MAILING ADDRESS (including county): 31480 Interstate 10, Boerne, Kendall County, Texas 78006

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

PROPERTY:

Being a 6.293 acre tract of land consisting of Tract 1, a called 2.014 acre tract out of the Antonio Cruz Survey No. 97, Kendall County, Texas, being the same as that tract conveyed in Volume 473, Page 874, of the Official Records of Kendall County, Texas, and Tract 2, a called 4.278 acre tract out of the Antonio Cruz Survey No. 97, Kendall County, Texas, being the same as that tract conveyed in Volume 223, Page 75, of the Official Records of Kendall County, Texas, said 6.293 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SUBJECT TO mineral reservations of record;

SUBJECT TO Oil, Gas and Mineral Leases of record, if any;

SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;

SUBJECT TO all easements and restrictions of record and all visible easements.

Taxes for the year 2025 and subsequent years which Grantee herein assumes and agrees to pay.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

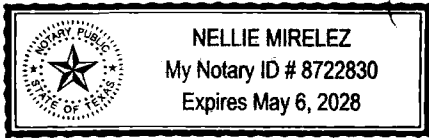
EAT TUSCULUM, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
MICHAEL J. DALEY, MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 5th day of March, 2025 by MICHAEL J. DALEY, MANAGER OF EAT TUSCULUM, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tusculum IV, LLC
31480 Interstate 10
Boerne, Texas 78006

PREPARED IN THE OFFICE OF:
Law Office of Michael J. Daley, PLLC
P. O. Box 4313
McAllen, Texas 78502

EXHIBIT "A" LEGAL DESCRIPTION

DESCRIPTION OF A 6.289-ACRE TRACT OF LAND CONSISTING OF THAT 2.014-ACRE TRACT SITUATED IN THE ANTONIO CRUZ SURVEY NUMBER 97 IN KENDALL COUNTY, TEXAS AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 473, PAGE 874 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS (O.R.K.C.T.) AND THAT 4.278-ACRE TRACT ALSO SITUATED IN SAID ANTONIO CRUZ SURVEY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 223, PAGE 75 OF SAID O.R.K.C.T., SAID 6.289-ACRE TRACT BEING REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUND WITH ALL BEARINGS, DISTANCES AND AREAS BEING GRID BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (G.P.S.) SURVEY PERFORMED BY TABLEROCK SURVEY LLC IN OCTOBER, 2023, AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.014-ACRE TRACT AND OF THE ABOVE REFERENCED TRACT OF LAND, THE WEST CORNER OF THAT 1.113-ACRE TRACT OF LAND DESCRIBED IN DEED TO ENTERPRISE RENT-A-CAR AS RECORDED IN VOLUME 953, PAGE 651 OF SAID O.R.K.C.T., AND THE NORTHEAST LINE OF U. S. INTERSTATE HIGHWAY 10 (I-10);

THENCE NORTH 44°19'24" WEST, WITH SAID NORTHEAST LINE AND THE SOUTHWEST LINE OF THE SAID 2.014-ACRE TRACT AND OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 238.33 FEET (PRIOR DEED CALLS NORTH 44°08'06" WEST, 238.58 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE AND THE SOUTH CORNER OF THAT 0.6638-ACRE TRACT DESCRIBED IN DEED TO OPTIC PARTNERS, LLC AS RECORDED UNDER DOCUMENT NUMBER 2022275246 OF SAID O.R.K.C.T.;

THENCE WITH THE EAST LINES OF SAID 0.6638-ACRE TRACT THE FOLLOWING TWO COURSES:

NORTH 48°07'34" EAST, A DISTANCE OF 159.40 FEET (PRIOR DEED CALLS NORTH 48°21'39" EAST, 159.57 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING AN ANGLE ON SAID EAST LINE;

NORTH 15°01'10" EAST, A DISTANCE OF 98.22 FEET (PRIOR DEED CALLS NORTH 15°12'14" EAST, 98.20 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.6638-ACRE TRACT;

NORTH 84°55'06" WEST, WITH THE NORTH LINE OF SAID 0.6632-ACRE TRACT, A DISTANCE OF 191.70 FEET (PRIOR DEED CALLS NORTH 84°47'06" WEST, 191.73 FEET) TO A BOLT IN CONCRETE FOUND MARKING THE NORTHWEST CORNER OF SAID 0.6632-ACRE TRACT;

THENCE, SOUTH 00°44'33" WEST, WITH THE WEST LINE OF SAID 0.6632-ACRE TRACT, A DISTANCE OF 168.09 FEET (PRIOR DEED CALLS SOUTH 00°57'09" WEST, 167.82 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE SOUTHWEST CORNER THEREOF AND SAID NORTHEAST LINE OF I-10;

THENCE NORTH 43°29'54" WEST, WITH SAID NORTHEAST LINE, A DISTANCE

OF 43.60 FEET (PRIOR DEED CALLS NORTH 44°53'29" WEST, 42.63 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE, THE SOUTHWEST CORNER OF SAID 4.278-ACRE TRACT AND OF THE ABOVE REFERENCED TRACT OF LAND AND THE SOUTH CORNER OF THAT 3.023-ACRE TRACT DESCRIBED IN DEED TO TUSCULUM II, LLC AS RECORDED UNDER DOCUMENT NUMBER (DOC. NO.) 368573 OF SAID O.R.K.C.T.;

THENCE WITH LINES COMMON TO THE ABOVE REFERENCED TRACT OF LAND AND SAID 3.023-ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°27'42" EAST, A DISTANCE OF 242.85 FEET (PRIOR DEED CALLS NORTH 00°42'59" EAST, 244.21 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE, FROM WHICH POINT, A SECOND 1/2-INCH DIAMETER IRON ROD WAS FOUND;
SOUTH 88°34'46" EAST, A DISTANCE OF 140.37 FEET (PRIOR DEED CALLS SOUTH 88°20'42" EAST, 140.10 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE;
NORTH 01°03'49" EAST, A DISTANCE OF 318.85 FEET (PRIOR DEED CALLS NORTH 01°21'59" EAST, 318.95 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE;
NORTH 88°33'48" WEST, A DISTANCE OF 139.99 FEET (PRIOR DEED CALLS NORTH 88°14'39" WEST, 140.04) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 3.023-ACRE TRACT ON THE EAST LINE OF THAT 19.953-ACRE TRACT OF LAND DESCRIBED IN DEED TO TUSCULUM LLC AS RECORDED IN VOLUME 1649, PAGE 348 OF SAID O.R.K.C.T.;

THENCE NORTH 01°33'34" EAST, WITH THE EAST LINE OF SAID 19.953-ACRE TRACT, A DISTANCE OF 264.26 FEET (PRIOR DEED CALLS NORTH 01°44'18" EAST, 264.15 FEET) TO A 1/2-INCH DIAMETER IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND MARKING SAID LINE, THE NORTH CORNER OF SAID 4.278-ACRE TRACT, OF THE ABOVE REFERENCED TRACT OF LAND AND THE SOUTHWEST CORNER OF THAT 11.540-ACRE TRACT OF LAND DESCRIBED IN DEED TO PALIO INVESTMENTS, LLC AS RECORDED IN VOLUME 1611, PAGE 108 OF SAID O.R.K.C.T.;

THENCE SOUTH 44°36'49" EAST, WITH THE SOUTHWEST LINE OF SAID 11.540-ACRE TRACT, THE NORTHEAST LINE OF SAID 4.278-ACRE TRACT AND OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 668.22 FEET (PRIOR DEED CALLS SOUTH 44°23'14" EAST, 668.25 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, THE SOUTHEAST CORNER OF SAID 11.540-ACRE TRACT AND THE WEST LINE OF LOT 11 OF CASCADE MOBILE VILLAGE, A SUBDIVISION OF SAID ANTONIO CRUZ SURVEY ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 8 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS (P.R.K.C.T.) FROM WHICH POINT A SECOND 1/2-INCH DIAMETER IRON ROD WAS FOUND TO BEAR NORTH 07°28'29" WEST, 11.38 FEET;

THENCE SOUTH 01°37'13" WEST, WITH THE WEST LINE OF SAID CASCADE MOBILE VILLAGE, AT A DISTANCE OF 139.10 FEET PASSING A 1/2-INCH

DIAMETER IRON ROD FOUND MARKING THE COMMON WEST CORNERS OF SAID LOT 11 AND LOT 10, IN ALL A TOTAL DISTANCE OF 257.56 FEET (PRIOR DEED CALLS SOUTH 01°48'57" WEST, 257.55 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING AN ANGLE ON SAID WEST LINE;

THENCE SOUTH 01°26'40" WEST, CONTINUING WITH THE WEST LINE OF SAID CASCADE MOBILE VILLAGE, AT A DISTANCE OF 72.92 FEET A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE COMMON WEST CORNERS OF LOT 9 AND LOT 10 BEARS AT RIGHT ANGLE LEFT, 1.3 FEET, IN ALL A TOTAL DISTANCE OF 142.14 FEET (PRIOR DEED CALLS SOUTH 01°23'34" WEST, 142.45 FEET) TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE NORTH CORNER OF THE ABOVE REFERENCED 1.113-ACRE ENTERPRISE RENT-A-CAR TRACT;

THENCE SOUTH 48°22'55" WEST, WITH THE NORTHWEST LINE OF SAID 1.113-ACRE TRACT, A DISTANCE OF 305.49 FEET (PRIOR DEED CALLS SOUTH 48°41'31" WEST, 305.69 FEET) TO THE POINT OF BEGINNING AND CONTAINING 6.289 ACRES (273,954 SQUARE FEET) OF LAND, MORE OR LESS.

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 396786

eRecording - Real Property

DEED

Recorded On: March 05, 2025 11:38 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

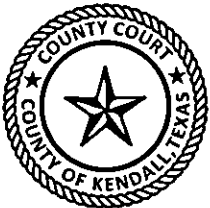
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 396786
Receipt Number: 20250305000024
Recorded Date/Time: March 05, 2025 11:38 AM
User: Harriet S
Station: cclerk01

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell

Exhibit "2"

**Zoning Change
Application**

Planning Commission Hearing date:

Planning Department
447 N. Main St.
Boerne, TX 78006
830-248-1501
planning@boerne-tx.us
www.boerne-tx.gov



Zoning Change Application

Property Owner: Tusculum II, LLC; Tusculum IV, LLC; Tusculum V, LLC; Tusculum, LLC

Applicant (if Different than owner): _____

Address: P.O. Box 490, Boerne, Texas 78006

Mobile: 210-960-2750 Home: _____ Office: _____

Email: nurddin@kgftx.com

Status of Applicant: Owner Tenant Prospective Purchaser

Other (specify): _____

Representative: Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

Address: 10101 Reunion Pl., Ste. 250, San Antonio, TX 78216

Mobile: 210-960-2750 Home: _____ Office: _____

Email: ashley@kgftx.com

Location: Generally located along the 30000 block of IH-10, Boerne, Texas

Current Zoning: OCL

Requested Use: C-3

Area of Request (sq.ft./Acres): See Attached Cover Letter Property ID: See Attached Cover Letter

Legal Description: See Attached Cover Letter

Reason for Request: To allow for the development of a full-service dealership

I Certify that the preceding information provided is accurate:

Signature: See Attached Authorization Letter Date: _____

Property Owner*

Signature: *Ashley Farrimond* Date: 12/29/2025

Applicant/Agent*

*If the applicant is a person other than the owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.

FOR OFFICIAL USE ONLY

Date received: _____ Received by: _____

Filing Fee: _____ Approved by: _____

Voluntary Annexation Application & Checklist

Planning and Community
Development
447 N. Main St.
Boerne, TX 78006
830-248-1501
planning@boerne-tx.us
www.boerne-tx.gov



Name of Project: _____

Submittal Date: _____

Proposed Acreage to be Annexed: _____

An incomplete application will delay processing.

Applicant and Owner Information

Applicant/Owner Name: _____

Relation to Owner: Self Agent

Applicant/Owner Address: _____
Street Address or PO Box

City _____ State _____ Zip Code _____

Phone: _____ Email: _____

Property Description

Address: _____

KAD Property ID: _____ Acreage: _____

Required Items

- ____ 1. Completed and Signed Application/Checklist
- X 2. Original Annexation Petition to include a legal description of the property (including a survey, field notes or legal description – subdivision, lot, and block)
- ____ 3. Clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property.
- ____ 4. Includes fees for filing and processing of petition and required public notices.
- ____ 5. Original Executed MSP (Municipal Service Plan)

Applicant Acknowledgement

Signature Required

I hereby certify that I am the Owner or Duly Authorized Agent of the Owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the application may be denied and/or the permit or approval may be revoked. I further acknowledge that application processing does not formally begin until application is deemed complete and all fees have been paid.

Ashley Farris

Applicant Signature

12/30/2025

Date



CASE NO. _____
Accepted by: _____
Date: _____
Acct #: _____

SPECIAL USE PERMIT APPLICATION
(Pre-Application Meeting Required; Incomplete applications will not be accepted)

PROPERTY INFORMATION				
DEVELOPMENT/PROJECT NAME: IH-10 Dealership		PARCEL NUMBER(S): Multiple - see attached		
ADDRESS OR DESCRIPTIVE LOCATION: Generally located along the 30000 Block of IH-10, Boerne, TX 78006		GROSS AREA (ACRE/SQ. FT.): ~13.4 Ac.		
CURRENT ZONING: OCL		MASTER PLAN DESIGNATION: Auto-Oriented Commercial		
CURRENT USE: Commercial / Residential / Undeveloped				
PROJECT INFORMATION				
PROJECT DESCRIPTION (TO INCLUDE PROPOSED USE): Full-Service Automobile Dealership				
PRE-APPLICATION MEETING	PLANNER ASSIGNED:		RELATED CASE(S):	
	CASE NUMBER:			
	DATE HELD:			
APPLICANT INFORMATION (Single point of contact)		PROPERTY OWNER INFORMATION		
NAME: Killen, Griffin & Farrimond, PLLC		NAME: Multiple - see attached		
ADDRESS: 10101 Reunion Place, Suite 250		ADDRESS:		
CITY, ST, ZIP: San Antonio, Texas 78216		CITY, ST, ZIP:		
PHONE NUMBER: (210) 960-2750		PHONE NUMBER:		
EMAIL: ashley@kgftx.com		EMAIL:		
APPLICATION FEES (STAFF ONLY)				
BASE FEE: SUP	\$551		\$	
PHTG (TIA)	\$265			
Concurrent Application	Varies			
			SUBTOTAL	
			TOTAL AMOUNT DUE	\$

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE: Ashley Farrimond DATE: 12/30/2025

I, THE UNDERSIGNED OWNER, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND CONSENT TO THIS APPLICATION.
SIGNATURE: _____ DATE: _____

Planning Department
447 N. Main Street • Phone (830) 248-1501
<https://www.ci.boerne.tx.us/90/Planning>

City of Boerne
Planning Department
447 N. Main Street
Boerne, TX 78006

To Whom It May Concern:

Tusculum II, LLC is the owner of property located at 31400 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Numbers 12220 and 12178. This letter hereby authorizes the submittal of a zoning application and associated annexation petition for the Property. This letter further authorizes Killen, Griffin & Farrimond, PLLC to act as representatives for the change of zoning, annexation and any other development approvals related to the Property.

Sincerely,

~~Tusculum II, LLC~~



By:

Roland Smith, Manager

Date: 12/26/2025

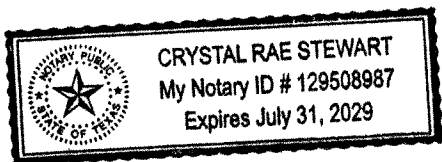
STATE OF TEXAS

§
§
§

COUNTY OF KENDALL

BEFORE ME, the undersigned authority, on this day personally appeared Roland Smith who acknowledged he is authorized to execute this document on behalf of Tusculum II, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of December, 2025.



Crystal Rae Stewart

Notary Public, State of Texas

Printed Name: Crystal Rae Stewart

City of Boerne
Planning Department
447 N. Main Street
Boerne, TX 78006

To Whom It May Concern:

Tusculum IV, LLC is the owner of property located at 31300 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Numbers 12207 and 12182. This letter hereby authorizes the submittal of a zoning application and associated annexation petition for the Property. This letter further authorizes Killen, Griffin & Farrimond, PLLC to act as representatives for the change of zoning, annexation and any other development approvals related to the Property.

Sincerely,

Tusculum IV, LLC



By:

Roland F. Smith, Manager

Date: 12/26/2025

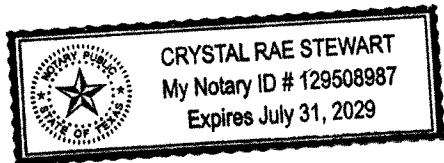
STATE OF TEXAS

§
§
§

COUNTY OF KENDALL

BEFORE ME, the undersigned authority, on this day personally appeared Roland F. Smith who acknowledged he is authorized to execute this document on behalf of Tusculum IV, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of December, 2025.



Crystal Rae Stewart

Notary Public, State of Texas

Printed Name: Crystal Rae Stewart

City of Boerne
Planning Department
447 N. Main Street
Boerne, TX 78006

To Whom It May Concern:

Tusculum V, LLC is the owner of property located at 31320 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Number 12183. This letter hereby authorizes the submittal of a zoning application and associated annexation petition for the Property. This letter further authorizes Killen, Griffin & Farrimond, PLLC to act as representatives for the change of zoning, annexation and any other development approvals related to the Property.

Sincerely,

Tusculum V, LLC


By: _____
Roland F. Smith, Manager

Date: 12/26/2025

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

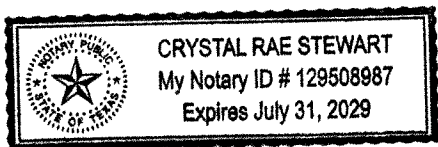
BEFORE ME, the undersigned authority, on this day personally appeared Roland F. Smith who acknowledged he is authorized to execute this document on behalf of Tusculum V, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of December, 2025.

Crystal Rae Stewart

Notary Public, State of Texas

Printed Name: Crystal Rae Stewart



City of Boerne
Planning Department
447 N. Main Street
Boerne, TX 78006

To Whom It May Concern:

Tusculum, LLC is the owner of property located at 31440 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Numbers 12218 and 12222. This letter hereby authorizes the submittal of a zoning application and associated annexation petition for the Property. This letter further authorizes Killen, Griffin & Farrimond, PLLC to act as representatives for the change of zoning, annexation and any other development approvals related to the Property.

Sincerely,

Tusculum, LLC

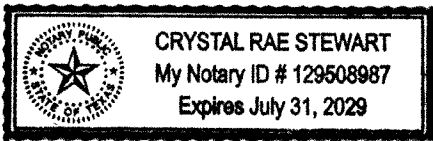
By: RES
Roland Smith, Member

Date: 12/26/2025

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

BEFORE ME, the undersigned authority, on this day personally appeared Roland Smith who acknowledged he is authorized to execute this document on behalf of Tusculum, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of December, 2025.



Crystal Rae Stewart
Notary Public, State of Texas
Printed Name: Crystal Rae Stewart

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	804388389	Entity Type:	Domestic Limited Liability Company (LLC)
Original Date of Filing:	January 14, 2022	Entity Status:	In existence
Formation Date:	N/A	FEIN:	
Tax ID:	32082706204		
Duration:	Perpetual		
Name:	Tusculum II, LLC		
Address:	31480 I-10 WEST BOERNE, TX 78006 USA		

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address			
November 11, 2024	ROLAND SMITH	MANAGER	31480 IH 10 WEST BOERNE, TX 78006 USA			

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 805658278 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: August 9, 2024 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32096301729 **FEIN:**
Duration: Perpetual

Name: Tusculum IV, LLC
Address: 31480 I-10 WEST
 BOERNE, TX 78006 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update August 9, 2024	Name Roland F. Smith	Title Manager	Address 31480 I-10 West Boerne, TX 78006 USA			

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 802980460 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: April 4, 2018 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32066732648 **FEIN:**
Duration: Perpetual

Name: Tusculum, LLC
Address: PO BOX 490
 BOERNE, TX 78006-0490 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address			
November 11, 2024	ROLAND SMITH	MEMBER	PO BOX 490 BOERNE, TX 78006 USA			

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805793148	Entity Type:	Domestic Limited Liability Company (LLC)
Original Date of Filing:	November 20, 2024	Entity Status:	In existence
Formation Date:	N/A	FEIN:	
Tax ID:	32097684842		
Duration:	Perpetual		
Name:	Tusculum V, LLC		
Address:	31480 I-10 WEST BOERNE, TX 78006 USA		

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address			
November 20, 2024	Roland F. Smith	Manager	31480 I-10 West Boerne, TX 78006 USA			

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

Exhibit "3"

**Annexation
Petition**

ANNEXATION PETITION

TO THE MAYOR AND GOVERNING BODY OF
THE CITY OF BOERNE, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land hereby petition your honorable body to extend the present city limits so as to include as a part of the City of Boerne, Texas, the following described territory, to-wit:

Generally Located along the 30000 Block of IH-10

(Description by metes and bounds attached)

We certify that the above described tract of land is contiguous to the City of Boerne, Texas, is not more than one-half (1/2) mile in width and that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

[Signature Pages to Follow]

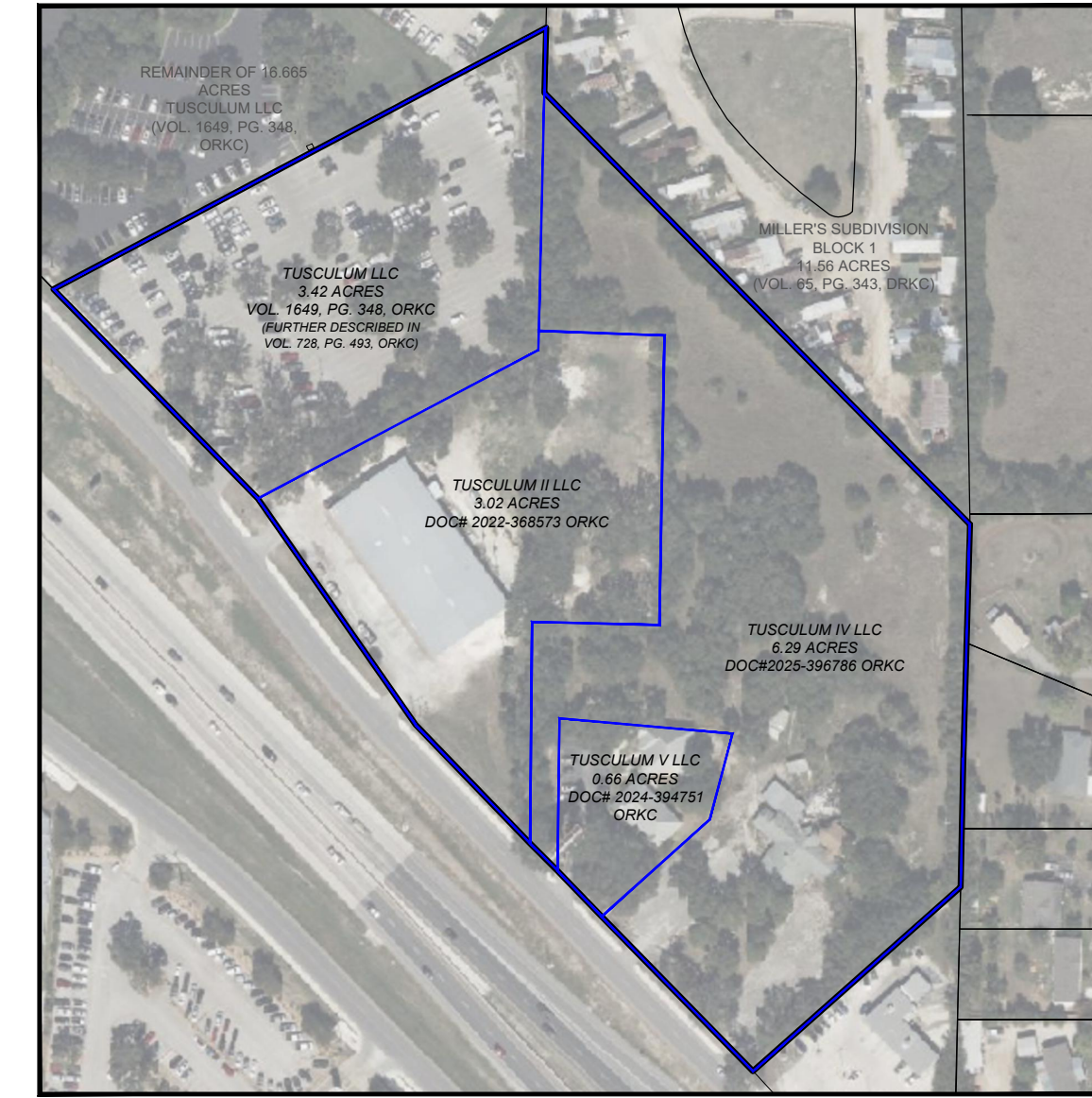


SURVEY NOTES:

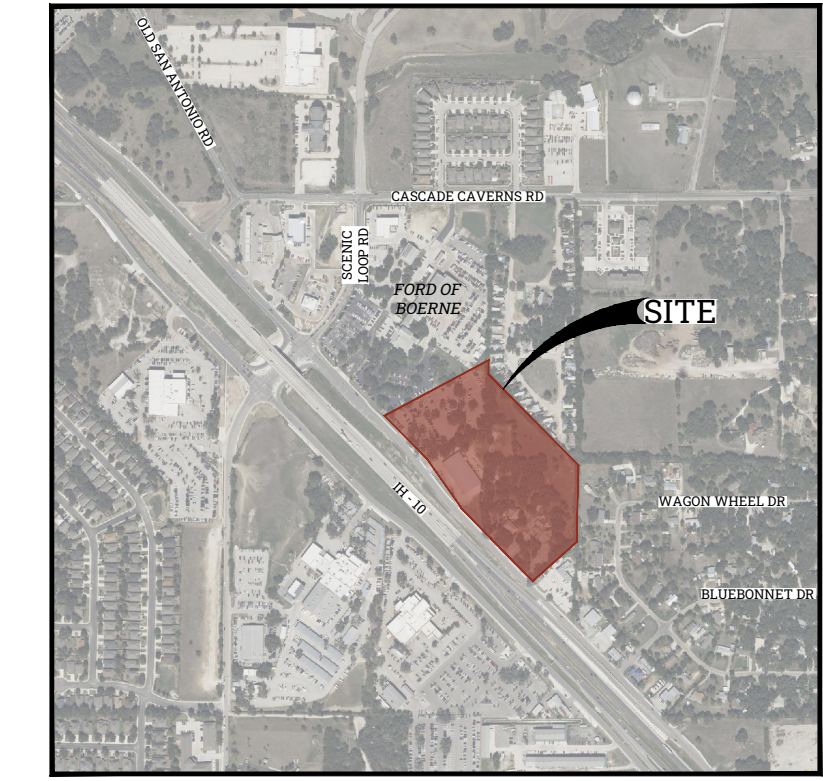
1. BASIS OF BEARING ON THIS SURVEY IS GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83 2011) FOR THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS AFFECTING THIS PROPERTY MAY EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
3. IMPROVEMENTS, UTILITIES, AND/OR STRUCTURES THAT EXIST WITHIN THE LIMITS OF THE PROPERTY ARE NOT SHOWN HEREON.

DEED/ PLAT REFERENCES

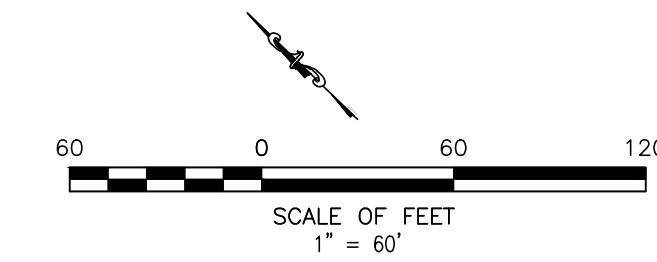
DRKC	DEED RECORDS OF KENDALL COUNTY, TEXAS
ORKC	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PRKC	PLAT RECORDS OF KENDALL COUNTY, TEXAS



EXISTING TRACT(S) INDEX MAP
N.T.S.



LOCATION MAP
N.T.S.



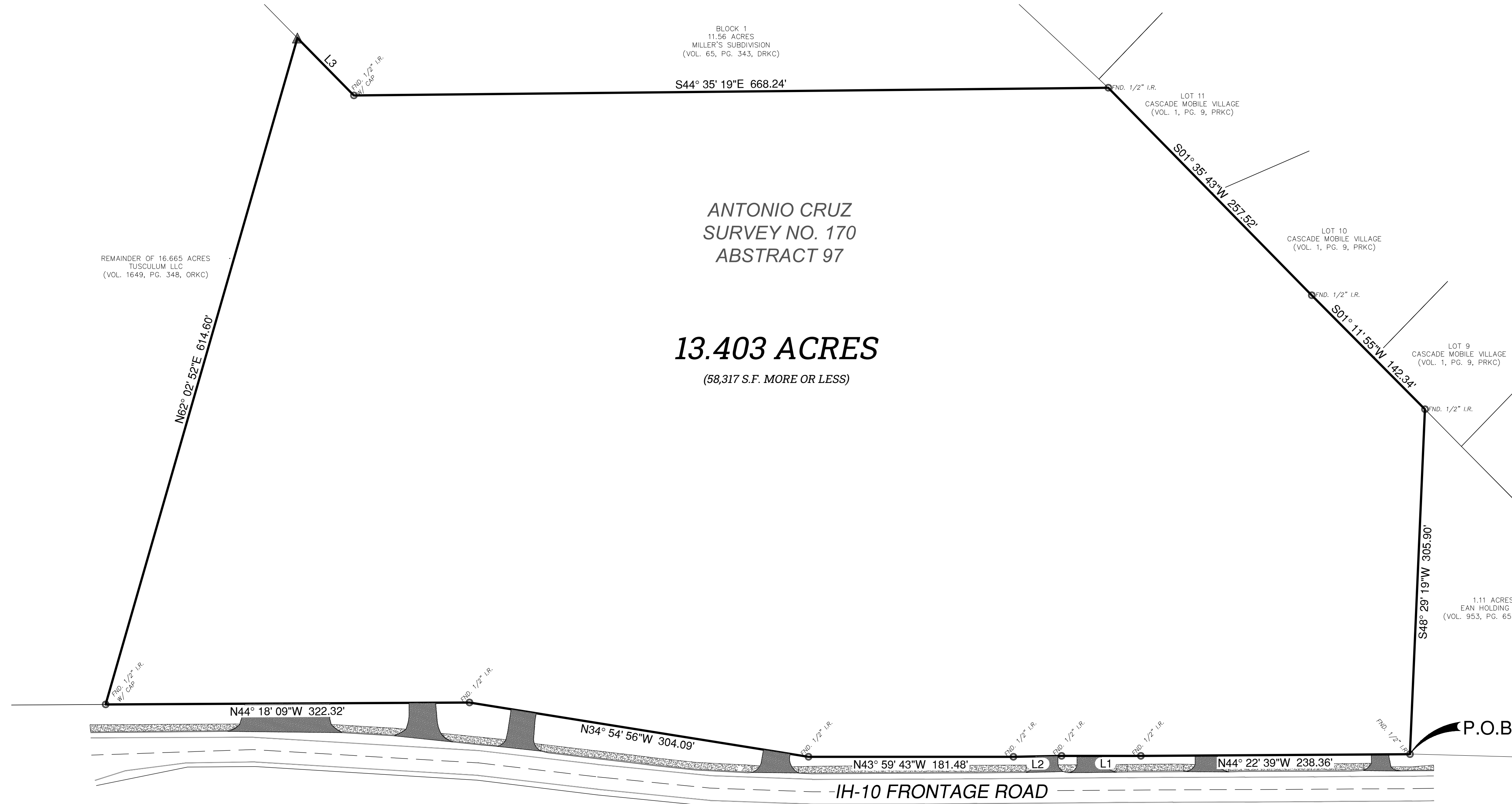
LINE LEGEND

	PROPERTY LINE
	ADJOINER
	EX. EDGE OF PAVEMENT
	EX. ROAD
	EX. SHOULDER STRIPE

SYMBOL LEGEND

	FOUND IRON ROD MONUMENT
	CALCULATED POINT

LINE NUMBER	LENGTH	BEARING
L1	70.16	N43° 56' 46"W
L2	42.78	N45° 03' 45"W
L3	71.42	S01° 31' 19"W



ANTONIO CRUZ
SURVEY NO. 170
ABSTRACT 97

13.403 ACRES
(58,317 S.F. MORE OR LESS)

I, RICHARD POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE FIELD WORK COMPLETED: 1/29/2025
DATE OF SURVEY: 12/16/2025

Richard Pollok
RICHARD POLLOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5825



**KIA OF BOERNE
EXHIBIT OF SURVEY**

BEING 13.403 ACRES, BEING ALL OF A 3.023 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2022-368873, ALL OF A 0.6638 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2024-394761, ALL OF A 3.42 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 1649 PAGE 394, BEING FURTHER DESCRIBED IN VOLUME 728 PAGE 493, AND ALL OF A 6.293 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2025-396786, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, AND LYING IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS.

REV	DATE	DESCRIPTION	BY

JOB NO. 24-3256E
DATE JAN. 2025
DESIGNER JJC
CHECKED RAP
DRAWN JJC

SHEET
1 OF 1



Texas Registered Engineering Firm F 0155
Texas Registered Surveying Firm P 8112
689.281-4060

Tusculum, LLC

By: [Signature]

Printed Name: Roland Smith

Title: Member

Address: P.O. Box, Boerne, TX 78006

Phone Number: 210-960-2750

STATE OF TEXAS

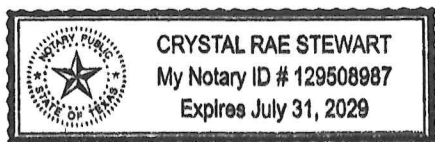
§
§
§

COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Roland Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21 day of January, 2026.

(Seal)



Crystal Rae Stewart
Notary Public in and for the State of Texas
My commission expires: July 31, 2029

Tusculum II, LLC

By: [Signature]

Printed Name: Roland Smith

Title: Manager

Address: 31480 I-10 West, Boerne, TX 78006

Phone Number: 210-960-2750

STATE OF TEXAS

§
§
§

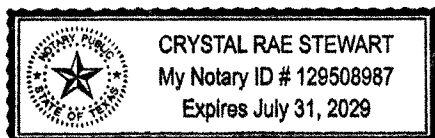
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Roland Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21 day of January, 2026.

(Seal)

Crystal Rae Stewart
Notary Public in and for the State of Texas
My commission expires: July 31, 2029



Tusculum V, LLC

By: [Signature]

Printed Name: Roland F. Smith

Title: Manager

Address: 31480 I-10 West, Boerne, TX 78006

Phone Number: 210-960-2750

STATE OF TEXAS

§
§
§

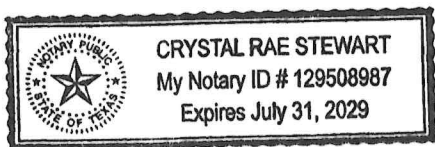
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Roland F. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21 day of January, 2026.

(Seal)

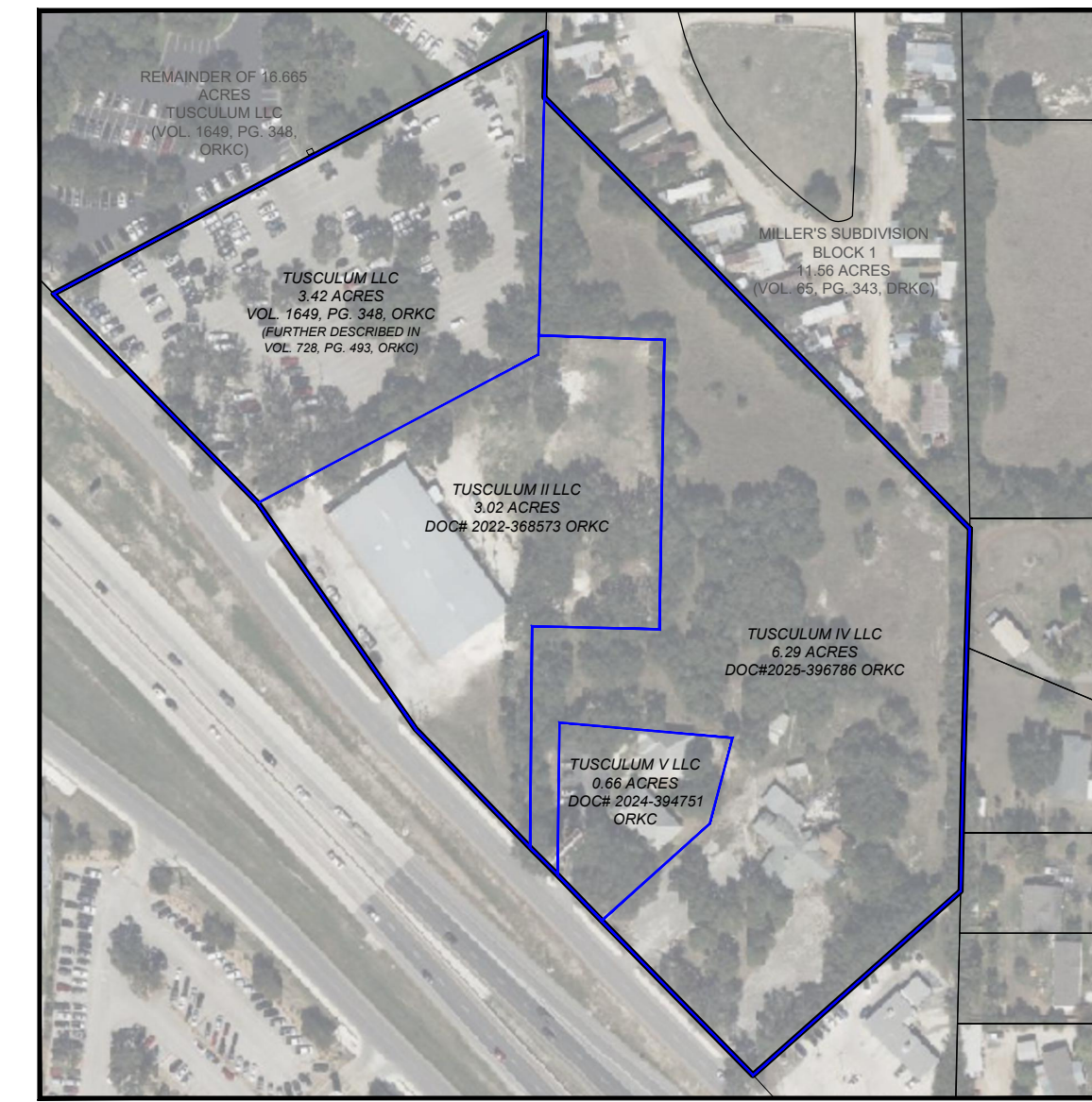
Crystal Rae Stewart
Notary Public in and for the State of Texas
My commission expires: July 31, 2029



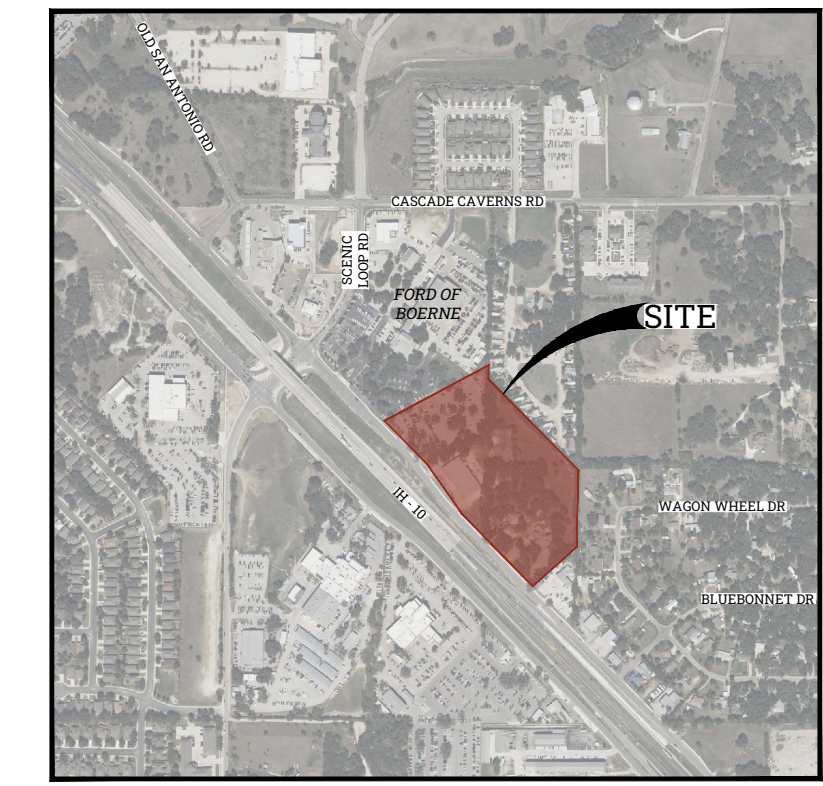
SURVEY NOTES:
 1. BASIS OF BEARING ON THIS SURVEY IS GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83 2011) FOR THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS AFFECTING THIS PROPERTY MAY EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 3. IMPROVEMENTS, UTILITIES, AND/OR STRUCTURES THAT EXIST WITHIN THE LIMITS OF THE PROPERTY ARE NOT SHOWN HEREON.

DEED/ PLAT REFERENCES

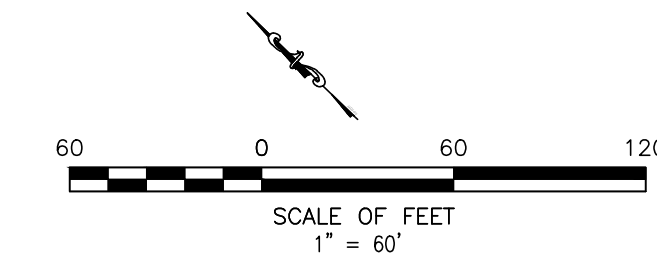
DRKC DEED RECORDS OF KENDALL COUNTY, TEXAS
 ORKC OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
 PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS



EXISTING TRACT(S) INDEX MAP
N.T.S.



LOCATION MAP
N.T.S.



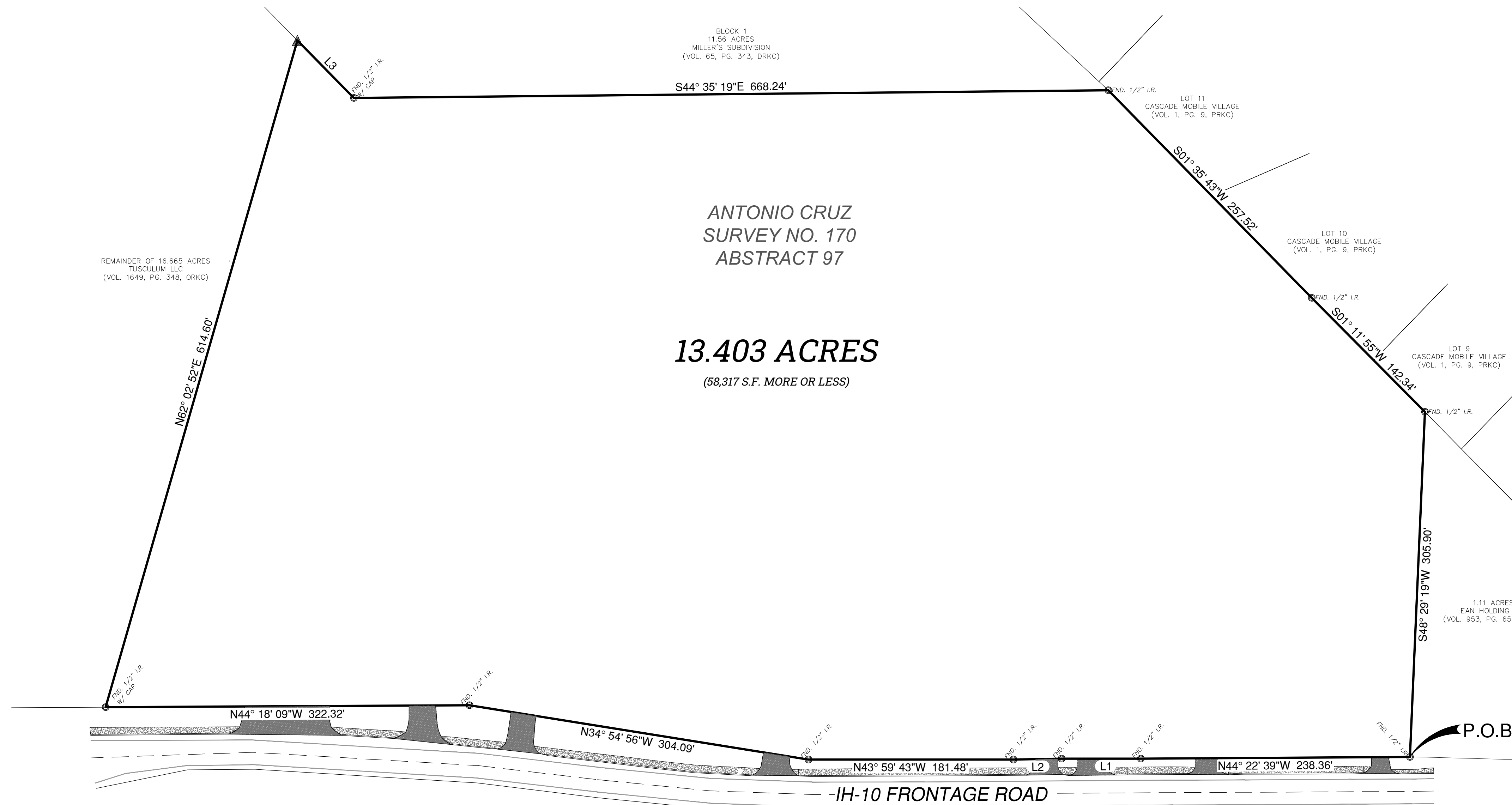
LINE LEGEND

- PROPERTY LINE
- ADJOINER
- - - EX. EDGE OF PAVEMENT
- - - EX. ROAD
- - - EX. SHOULDER STRIPE

SYMBOL LEGEND

- FOUND IRON ROD MONUMENT
- ▲ CALCULATED POINT

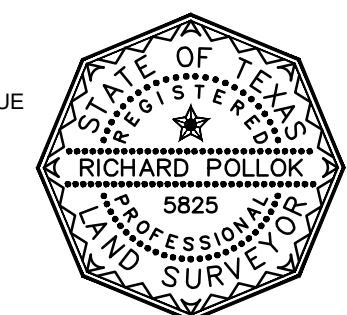
LINE NUMBER	LENGTH	BEARING
L1	70.16	N43° 56' 46"W
L2	42.78	N45° 03' 45"W
L3	71.42	S01° 31' 19"W



I, RICHARD POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE FIELD WORK COMPLETED: 1/29/2025
 DATE OF SURVEY: 12/16/2025

RICHARD POLLOK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5825



KIA OF BOERNE
EXHIBIT OF SURVEY

BEING 13.403 ACRES, BEING ALL OF A 3.023 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2022-368873, ALL OF A 0.6638 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2024-394761, ALL OF A 3.42 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 1649 PAGE 384, BEING FURTHER DESCRIBED IN VOLUME 728 PAGE 493, AND ALL OF A 6.293 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2025-396786, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, AND LYING IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS.

REV	DATE	DESCRIPTION	BY

JOB NO.	24-3256E
DATE	JAN. 2026
DESIGNER	JJC
CHECKED	RAP
DRAWN	JJC


SHEET
1 OF 1



Texas Registered Engineering Firm F 0155
 Texas Registered Surveying Firm P 8112
 689.281-4060



AGENDA ITEM SUMMARY

	AGENDA ITEM SUMMARY
Agenda Date	June 9, 2026
Requested Action	APPROVE ON FIRST READING ORDINANCE NO. 2026-02; AN ORDINANCE OF THE CITY OF BOERNE TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BOERNE, TEXAS, CHAPTER 2. ARTICLE V. ETHICS, SEC. 2-123 ETHICS REVIEW COMMISSION, C. OFFICERS OF THE COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
Contact Person	Lori A. Carroll, City Secretary
Background Information	With the adoption of Resolution No. 2026-R30, corresponding amendments to the City's Ethics Ordinance are necessary to ensure consistency with the updated policy governing boards and commissions. The proposed ordinance amendments would revise the process for selecting the Ethics Commission Chair and Vice Chair, providing for appointment by the Mayor in accordance with Resolution No. 2026-R30. No other substantive changes to the Ethics Ordinance are proposed at this time.
Strategic Alignment	
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Ordinance No. 2026-02

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF BOERNE TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BOERNE, TEXAS, CHAPTER 2. ARTICLE V. ETHICS, SEC. 2-123 ETHICS REVIEW COMMISSION, C. OFFICERS OF THE COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the conduct of the public business should be accomplished by City Officials that have no personal financial interest in such business clearly separate from that of the general public; and

WHEREAS, it is important that City Officials be provided with a process and procedure to give notice and to then refrain from participation in any specific business of the City in which such official has a personal financial interest different from that of the general public; and

WHEREAS, some actions of a City Official in the conduct of City business may constitute, or have the appearance of constituting, a conflict of interest because these actions provide undue and inappropriate advantage to another person or organization closely related to the City Official by affinity; and

WHEREAS, a reasonable ethics ordinance with disclosure requirements will provide a basis for continuing public confidence in the conduct of the business and affairs of the City.

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

SECTION 1. FINDINGS

The foregoing recitals are adopted as findings of the City Council and are incorporated herein for all purposes.

SECTION 2. AMENDMENT TO CODE OF ORDINANCES

The City Code of Ordinances is hereby amended by revising Chapter 2. Article V. Ethics, Sec. 2-123 Ethics Review Commission, to amend the following provision:

C. Officers of the Commission

The Mayor shall appoint a Chair **and Vice Chair**, the Ethics Review Commission shall elect a ~~Vice Chair~~ and Secretary at its first meeting each year. The City Secretary shall serve as staff liaison and shall be responsible for taking the minutes of the meetings.

SECTION 3. REPEALER

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

SECTION 4. SEVERABILITY

If any section, paragraph, clause, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the remainder shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be effective upon its adoption.

PASSED and APPROVED on first reading this the ___ day of _____, 2026

PASSED, APPROVED and ADOPTED on second reading this the ___ day of _____, 2026.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



AGENDA ITEM SUMMARY

Agenda Date	June 9, 2026
Requested Action	APPROVE RESOLUTION NO. 2026-R32; A RESOLUTION AWARDING THE CONTRACT FOR CONSTRUCTION OF THE GBRA WATER MAIN EXTENSION PROJECT TO _____ , AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF _____.
Contact Person	Andrew Wilkinson – Utilities Engineer Michael Brinkmann – Utilities Director
Background Information	<p>The GBRA Delivery Pipeline Project will extend GBRA's Western Canyon water main north along Ammann Road to the City's new tank and pump station site currently under construction. The project will provide a second connection point between GBRA's regional water system and the City's water distribution system. This additional connection will improve water system reliability, operational flexibility, emergency redundancy, and long term capacity for the community.</p> <p>The project includes approximately 5,100 linear feet of water main and a delivery point consisting of a water intake and metering station. These facilities will be constructed in accordance with GBRA requirements and, upon completion and acceptance, will be dedicated to GBRA for ownership and maintenance.</p> <p>The project was bid with two alternatives: a 16-inch diameter water main and an alternate 18-inch diameter water main to provide additional future capacity if needed. Bids were opened on May 21, 2026. A total of ten bids were received. For the 16-inch main, bids ranged from \$1.66 million to \$3.21 million, with an average bid of \$2.38 million. For the 18-inch alternate, bids ranged from \$1.90 million to \$3.44 million, with an average bid of \$2.58 million.</p> <p>The engineer's opinion of probable construction cost was \$2.70 million for the 16-inch main and \$2.95 million for the 18-inch alternate. Both alternatives were bid significantly below the engineer's estimate and below the amount budgeted in the Capital Improvements Plan.</p> <p>Because bid pricing came in substantially below both the engineer's</p>

	<p>estimate and the project budget, staff recommends proceeding with the larger 18-inch diameter main. The larger main will provide additional future capacity and operational flexibility at a relatively modest incremental cost. Under the previously approved Interlocal Agreement with the City of Fair Oaks Ranch, Boerne is responsible for the cost difference associated with oversizing the main, which is estimated to be approximately \$67,000.</p> <p>The City of Fair Oaks Ranch will reimburse its proportionate share of eligible project costs in accordance with the Interlocal Agreement approved by both cities. This partnership reduces the overall cost burden to Boerne while allowing both communities to benefit from the infrastructure investment.</p> <p>For the 18-inch alternate bid, the apparent low bidder is RL Jones, LP, with a bid amount of \$1,899,019.50. References for similar projects were reviewed and verified by Kimley-Horn and Associates, with positive feedback regarding the firm's performance, quality of work, and project management. A recommendation letter from Kimley-Horn is attached.</p> <p>Based on the favorable bid pricing, future capacity benefits, and positive contractor references, staff recommends awarding the contract to RL Jones, LP in the amount of \$1,899,019.50.</p> <p>Staff further requests authorization for a total construction expenditure not to exceed \$2,000,000.00 to accommodate any unforeseen conditions or necessary contract modifications during construction. Any unused contingency funds would remain unspent.</p>
<p>Strategic Alignment</p>	<p>C3 – Collaborating with community partners to enhance quality of life.</p> <p>F2 – Investing in and maintaining high-quality and resilient infrastructure, mobility, and public assets.</p> <p>B2 – Advancing master plan recommendations.</p>
<p>Financial Considerations</p>	<p>Funding for this work is available through the Water Impact Fee Fund and capital reserves.</p> <p>In accordance with the Interlocal Agreement with the City of Fair Oaks Ranch, a portion of the project costs will be reimbursed by Fair Oaks Ranch in accordance with the agreed-upon cost-sharing methodology.</p>

Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	This work is required to construct our newest water delivery point with GBRA to provide water to our new tank and pump station on Ammann Road. The Council could choose to construct the originally planned 16-inch-diameter pipeline. However, staff believes the 18-inch-diameter pipeline provides greater long-term value, additional future capacity, and enhanced operational flexibility at a relatively small incremental cost while remaining within the approved project budget.
Supporting Documents	Resolution No. 2026-R32 Kimley-Horn Award Recommendation Letter

RESOLUTION NO. 2026-R32

A RESOLUTION AWARDING THE CONTRACT FOR CONSTRUCTION OF THE GBRA WATER MAIN EXTENSION PROJECT TO _____, AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF _____

WHEREAS, the GBRA Water Main Extension Project will extend GBRA's Western Canyon water main north along Ammann Road to the City's new tank and pump station site currently under construction; and

WHEREAS, the project will provide a second connection point between GBRA's regional water system and the City's water distribution system, improving reliability, operational flexibility, emergency redundancy, and long-term capacity; and

WHEREAS, the project was publicly bid, and ten (10) bids were received on May 21, 2026; and

WHEREAS, City Staff and Kimley-Horn and Associates reviewed the bids, checked references, and provided a recommendation of award to _____; and

WHEREAS, the City Council finds it necessary to award the construction contract and authorize the City Manager to execute the related contract and documents;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

SECTION 1. The above recitals are true and correct and are incorporated herein and made part hereof for all purposes.

SECTION 2. The City Council awards the construction contract for the GBRA Water Main Extension Project to _____ for an amount not to exceed \$_____.

SECTION 3. The City Manager is hereby authorized to manage and execute the related contract and documents thereto on behalf of the City of Boerne, Texas.

PASSED, APPROVED and ADOPTED on this the ___ day of June, 2026.

APPROVED:

Mayor

ATTEST:

City Secretary



May 29, 2026

Via Electronic Mail

Mr. Michael Brinkmann
Utilities Director
City of Boerne
447 N Main St.
Boerne, Texas 78006

**RE: Recommendation Letter – Lowest Responsive Bidder
City of Boerne, TX
Ammann Road GBRA Watermain Extension**

Dear Mr. Brinkmann:

On May 21, 2026, at 10:30 AM, the City of Boerne received ten (10) bids for construction of the above referenced project. The Ammann Road Water Main Extension Project base bid includes approximately 5,100 linear feet of 16-inch water main installation along Ammann Road, a delivery point metering station, associated valves and appurtenances, and all necessary connections to the existing GBRA water system.

The City of Boerne has elected to select the substitutive alternate bid (SA1+AA1+AA2) as opposed to the base bid (BASE BID+AA1+AA2) given the minimal cost differential between low bid for the base bid and low bid for the substitutive alternate. The low bid for the substitutive alternate bid was less than the Engineer’s Opinion of Probable Construction Cost (OPCC). This substitutive alternate results in a waterline pipe diameter increase from 16 to 18 inches.

Kimley-Horn’s OPCC for the substitutive alternate bid total is \$2,950,000. Kimley-Horn evaluated the submitted bids from the following bidders (listed in order of substitutive alternate bid total amount for the 18-inch main from lowest to highest) with the purpose of identifying any errors that were apparent in the submitted Bid Forms:

- R.L. Jones, LP \$ 1,899,019.50
- Arguijo Corporation \$ 1,916,093.20
- Qro Mex Construction Co., Inc \$ 2,124,117.75
- M&C Fonseca Construction Co., Inc. \$ 2,442,250.00
- M5 Utilities, LLC \$ 2,715,006.27
- Pesado Construction Company \$ 2,718,288.96
- CC Carlton \$ 2,811,160.75
- Lupe Rubio Construction Co., Inc \$ 2,849,262.46
- Black Rock Construction \$ 2,860,408.45
- Yantis Company \$ 3,442,948.00

Bids were checked to ensure the bid bond was provided, acknowledgment of addenda was signed, qualifications for equipment suppliers were met, evidence of signing authority was provided, and subcontractor list was provided. The bid tabulation has been provided as supplementary information, and several calculation errors were identified and adjusted accordingly.

Based upon our review of the qualifications and references, it is our opinion that R.L. Jones, LP is the lowest qualified bidder for the SA1 alternate bid for the Ammann Road GBRA Watermain Extension Project for a total amount of \$1,899,019.50. This total amount is based on the following bid items:

SA1 - SUBSTITUTIVE ALTERNATE BID – 18" Water Main SUBSTITUTIVE ALTERNATE BID SUBTOTAL (ITEMS 1, 2A-4A, 5-20):.....	\$1,237,619.50
AA1 - ADDITIVE ALTERNATE BID 1 – Delivery Point ADDITIVE ALTERNATE 1 BID SUBTOTAL (ITEMS 21-23):.....	\$560,000.00
AA2 - ADDITIVE ALTERNATE BID 2 – Future Ammann Rd Crossing ADDITIVE ALTERNATE 2 BID SUBTOTAL (ITEM 24):.....	\$101,400.00
BID TOTAL: SA1 + AA1 + AA2:.....	\$1,899,019.50

The substitutive alternate low bidder, R.L. Jones, LP, submitted a complete bid package with all required documentation included. Their statement of qualifications and reference projects provided included several projects of similar size and scope near the City of Boerne. The contacted references were generally satisfied with their experience with this contractor and cited willingness to work with them again on future projects. Based on the findings stated above we recommend the contract be awarded to R.L. Jones, LP. Should you have any questions, do not hesitate to call me at 210-321-3414.

Sincerely,

Kimley-Horn and Associates, Inc.
State of Texas Registered Firm #928



V. Ryan Sowa, P.E.

Attachments: Project Reference Check Forms
Bid Tabulation

Project Reference Check Form
R.L. Jones, LP – Project 1

Project Name:	2027 SMP Pkg II (Westlyn, Aurora Ave, Cable Dr.)
Utility/Owner name:	San Antonio Water Systems (SAWS)
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Sira Guajardo – contacted for reference check 210-233-3919 siguajardo@saws.org
Proposed Contractor's Key Personnel who participated on this project:	David Garcia
Key Personnel's role on this project:	Superintendent
Questions	
Do you recall the Project?	Yes
When was your project completed?	04/2026
Any change orders on the project? If so, were they contractor driven or owner driven?	One change order for striping, believes this was owner driven.
Was project completed on time and within budget?	Yes
Were there any significant issues / problems?	No
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	Yes
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	Yes. They work with them quite a bit.
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	4
Ease to work with	4
Kept to schedule	5
Adhered to contract	4
Work site kept clean & organized	2.5-3
Communication between parties	4
Offered sound advice	4
Was willing to work through problems	4.5

Additional Comments (Optional):

Sira likes to work with them. Responsive. Really enjoys working with David Garcia and Josh Jones.

R.L. Jones, LP – Project 2

Project Name:	Abbott Road Waterline (FM 1518 to FM 2538)
Utility/Owner name:	Green Valley Special Utility District
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Garry Montgomery – contacted for reference check Utility Engineering Group 830-798-3952
Proposed Contractor's Key Personnel who participated on this project:	David Garcia
Key Personnel's role on this project:	Superintendent
Questions	
Do you recall the Project?	Yes
When was your project completed?	March 2025
Any change orders on the project? If so, were they contractor driven or owner driven?	One change order, owner driven.
Was project completed on time and within budget?	Yes
Were there any significant issues / problems?	No
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	Yes
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	Yes
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	4
Ease to work with	4
Kept to schedule	5
Adhered to contract	5
Work site kept clean & organized	4
Communication between parties	5
Offered sound advice	5
Was willing to work through problems	5

Additional Comments (Optional):

A lot of projects with them, will use them in the future!

R.L. Jones, LP – Project 3

Project Name:	Simon St. Water and Wastewater Improvements
Utility/Owner name:	New Braunfels Utilities
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Kenneth Dodson – contacted for reference check 210-325-5105 Construction Manager
Proposed Contractor's Key Personnel who participated on this project:	Joshua Jones, PM David Garcia, Superintendent
Key Personnel's role on this project:	Listed above
Questions	
Do you recall the Project?	Yes
When was your project completed?	12/2025
Any change orders on the project? If so, were they contractor driven or owner driven?	Yes. All owner driven.
Was project completed on time and within budget?	Yes, and over budget because of CO's
Were there any significant issues / problems?	There were complaints from neighbors about work occurring outside of designated working hours, and communication between Josh Jones, his field personnel, and Kenneth was not always strong.
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	Yes, other than what was mentioned above.
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	Depends on the project. Linear work out in the country would be more advisable rather than congested city work or around neighborhoods.
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	3
Ease to work with	3
Kept to schedule	4
Adhered to contract	4.5
Work site kept clean & organized	4
Communication between parties	4
Offered sound advice	3
Was willing to work through problems	4

Additional Comments (Optional):

NA

BID TABULATION				R.L. Jones, LP 18946 Redland Road San Antonio, Texas 78259 210-496-6223		Argujio Corporation 3316 Bee Caves Road Suite C West Lake Hills, Texas 78746 432-238-7406		Oro Mex Construction Co., Inc 2801 Prairie Creek Rd. Granite Shoals, Texas 78654 830-598-2268		M&C Fonseca Construction Co., Inc. 1901 Prairie Creek Rd. Granite Shoals, Texas 78654 830-596-1741		M5 Utilities, LLC P.O. Box 2415 Boerne, Texas 78006 830-331-9044		Pesado Construction Company 4848 Sinclair Rd. San Antonio, Texas 48222 210-651-4452	
Project: Ammann Road GBRA Watermain Extension Bid Submittal: Thursday, May 21, 2026 Owner: City of Boerne Utilities Department Engineer: Kimley-Horn and Associates, Inc. 10101 Reunion Place, Suite 400, San Antonio, Texas 78216 (210) 541-9166 KHA Project No.: 068657038				SA1+AA1+AA2 ALTERNATE APPARENT LOW BIDDER		BASE BID + AA1 + AA2 APPARENT LOW BIDDER									
ITEM	DESCRIPTION	QUANTITY	UNIT	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
BASE BID															
1	Tie-In to Existing 24" Water Main	1.00	LS	\$ 35,000.00	\$ 35,000.00	\$ 34,380.37	\$ 34,380.37	\$ 30,000.00	\$ 30,000.00	\$ 36,000.00	\$ 36,000.00	\$ 39,022.73	\$ 39,022.73	\$ 75,000.00	\$ 75,000.00
2	16" PVC DR-14 C900 Water Line (Restrained)	5,071.00	LF	\$ 150.00	\$ 760,650.00	\$ 102.05	\$ 517,495.55	\$ 115.00	\$ 583,165.00	\$ 170.00	\$ 862,070.00	\$ 150.90	\$ 765,213.90	\$ 160.00	\$ 811,360.00
3	DI Fittings, MJ, C153	2.13	TONS	\$ 22,000.00	\$ 46,860.00	\$ 23,051.52	\$ 49,099.74	\$ 34,000.00	\$ 72,420.00	\$ 35,000.00	\$ 74,550.00	\$ 34,026.97	\$ 72,477.45	\$ 30,180.00	\$ 64,283.40
4	16" Gate Valve Assembly	3.00	EA	\$ 16,000.00	\$ 48,000.00	\$ 11,717.88	\$ 35,153.64	\$ 16,000.00	\$ 48,000.00	\$ 15,000.00	\$ 45,000.00	\$ 13,040.87	\$ 39,122.61	\$ 20,262.00	\$ 60,786.00
5	Trench Safety Protection	5,012.00	LF	\$ 1.00	\$ 5,012.00	\$ 0.80	\$ 4,009.60	\$ 4.00	\$ 20,048.00	\$ 4.00	\$ 20,048.00	\$ 1.21	\$ 6,064.52	\$ 4.00	\$ 20,048.00
6	36" Steel Casing with Carrier Pipe (Jack and Bore)	59.00	LF	\$ 500.00	\$ 29,500.00	\$ 1,071.79	\$ 63,235.61	\$ 690.00	\$ 40,710.00	\$ 950.00	\$ 56,050.00	\$ 1,456.39	\$ 85,927.01	\$ 2,200.00	\$ 129,800.00
7	2" Air Release Valve Assembly, Type 1	2.00	EA	\$ 4,000.00	\$ 8,000.00	\$ 6,477.19	\$ 12,954.38	\$ 6,700.00	\$ 13,400.00	\$ 8,500.00	\$ 17,000.00	\$ 7,230.93	\$ 14,461.86	\$ 14,000.00	\$ 28,000.00
8	Drain Valve Assembly	1.00	EA	\$ 6,500.00	\$ 6,500.00	\$ 13,319.16	\$ 13,319.16	\$ 8,000.00	\$ 8,000.00	\$ 14,500.00	\$ 14,500.00	\$ 13,728.15	\$ 13,728.15	\$ 25,000.00	\$ 25,000.00
9	Gravel Driveway Repair	95.00	SY	\$ 40.00	\$ 3,800.00	\$ 26.90	\$ 2,555.50	\$ 12.00	\$ 1,140.00	\$ 92.00	\$ 8,740.00	\$ 39.79	\$ 3,780.05	\$ 50.00	\$ 4,750.00
10	Asphalt Driveway Repair	82.00	SY	\$ 60.00	\$ 4,920.00	\$ 193.57	\$ 15,872.74	\$ 64.00	\$ 5,248.00	\$ 122.00	\$ 10,004.00	\$ 181.50	\$ 14,883.00	\$ 70.00	\$ 5,740.00
11	Pipe Fence Repair	95.00	LF	\$ 50.00	\$ 4,750.00	\$ 47.25	\$ 4,488.75	\$ 90.00	\$ 8,550.00	\$ 75.00	\$ 7,125.00	\$ 181.50	\$ 17,242.50	\$ 50.00	\$ 4,750.00
12	Decorative Wood and Wire Fence Repair	95.00	LF	\$ 50.00	\$ 4,750.00	\$ 33.60	\$ 3,192.00	\$ 120.00	\$ 11,400.00	\$ 60.00	\$ 5,700.00	\$ 181.50	\$ 17,242.50	\$ 55.00	\$ 5,225.00
13	16' Swing Gate	4.00	EA	\$ 1,850.00	\$ 7,400.00	\$ 2,003.53	\$ 8,014.12	\$ 8,900.00	\$ 35,600.00	\$ 5,000.00	\$ 20,000.00	\$ 4,235.00	\$ 16,940.00	\$ 1,000.00	\$ 4,000.00
14	Hydrostatic Testing	1.00	LS	\$ 1,500.00	\$ 1,500.00	\$ 19,186.33	\$ 19,186.33	\$ 12,000.00	\$ 12,000.00	\$ 4,500.00	\$ 4,500.00	\$ 14,351.01	\$ 14,351.01	\$ 35,000.00	\$ 35,000.00
15	Tracer Wire Test Station	10.00	EA	\$ 300.00	\$ 3,000.00	\$ 683.75	\$ 6,837.50	\$ 2,200.00	\$ 22,000.00	\$ 750.00	\$ 7,500.00	\$ 589.78	\$ 5,897.80	\$ 2,000.00	\$ 20,000.00
16	Traffic Control and Street Signage – Water Main	1.00	LS	\$ 15,000.00	\$ 15,000.00	\$ 5,250.00	\$ 5,250.00	\$ 12,000.00	\$ 12,000.00	\$ 7,500.00	\$ 7,500.00	\$ 3,736.58	\$ 3,736.58	\$ 8,000.00	\$ 8,000.00
17	Soil Erosion and Sediment Control – Water Main	1.00	LS	\$ 22,000.00	\$ 22,000.00	\$ 22,926.33	\$ 22,926.33	\$ 44,000.00	\$ 44,000.00	\$ 22,500.00	\$ 22,500.00	\$ 106,794.66	\$ 106,794.66	\$ 80,000.00	\$ 80,000.00
18	Topsail and Seeding – Water Main	15,747.00	SY	\$ 2.50	\$ 39,367.50	\$ 1.63	\$ 25,667.61	\$ 5.25	\$ 82,671.75	\$ 11.00	\$ 173,217.00	\$ 2.54	\$ 39,997.38	\$ 10.00	\$ 157,470.00
19	Site Clearing and Preparation – Water Main (Max 5% of Items 1 - 18)	1.00	LS	\$ 35,000.00	\$ 35,000.00	\$ 40,000.00	\$ 40,000.00	\$ 50,000.00	\$ 50,000.00	\$ 65,000.00	\$ 65,000.00	\$ 42,350.00	\$ 42,350.00	\$ 75,000.00	\$ 75,000.00
20	Mobilization (Max of 10% of items 1 to 18)	1.00	LS	\$ 90,000.00	\$ 90,000.00	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 150,000.00	\$ 150,000.00	\$ 124,075.24	\$ 124,075.24	\$ 145,000.00	\$ 145,000.00
BASE BID SUBTOTAL (ITEMS 1-20):					\$ 1,171,009.50		\$ 958,638.93		\$ 1,200,352.75		\$ 1,607,004.00		\$ 1,443,308.95		\$ 1,759,212.40
SA1 - SUBSTITUTIVE ALTERNATE BID – 18" Water Main															
2A	18" PVC DR-14 C900 Water Line (Restrained)	5,071	LF	\$ 160.00	\$ 811,360.00	\$ 145.88	\$ 739,757.48	\$ 128.00	\$ 649,088.00	\$ 190.00	\$ 963,490.00	\$ 179.88	\$ 912,171.48	\$ 179.00	\$ 907,709.00
3A	DI Fittings, MJ, C153	3	TONS	\$ 22,000.00	\$ 56,760.00	\$ 26,043.78	\$ 67,192.95	\$ 36,000.00	\$ 92,880.00	\$ 35,000.00	\$ 90,300.00	\$ 93,842.68	\$ 242,114.11	\$ 32,612.00	\$ 84,138.96
4A	18" Gate Valve Assembly	3	EA	\$ 18,000.00	\$ 54,000.00	\$ 18,170.65	\$ 54,511.95	\$ 19,666.00	\$ 58,998.00	\$ 20,000.00	\$ 60,000.00	\$ 19,821.48	\$ 59,464.44	\$ 27,273.00	\$ 81,819.00
SUBSTITUTIVE ALTERNATE BID SUBTOTAL (ITEMS 1, 2A-4A, 5-20):					\$ 1,237,619.50		\$ 1,218,352.38		\$ 1,297,733.75		\$ 1,739,174.00		\$ 1,780,245.02		\$ 1,896,449.96
AA1 - ADDITIVE ALTERNATE BID 1 – Delivery Point															
21	Delivery Point Site and Facility Improvements	1	LS	\$ 245,000.00	\$ 245,000.00	\$ 232,925.98	\$ 232,925.98	\$ 290,000.00	\$ 290,000.00	\$ 280,000.00	\$ 280,000.00	\$ 385,615.85	\$ 385,615.85	\$ 286,864.00	\$ 286,864.00
22	Delivery Point Electrical, Instrumentation & Control, and SCADA Improvements	1	LS	\$ 285,000.00	\$ 285,000.00	\$ 332,535.00	\$ 332,535.00	\$ 395,000.00	\$ 395,000.00	\$ 284,500.00	\$ 284,500.00	\$ 383,207.00	\$ 383,207.00	\$ 394,527.00	\$ 394,527.00
23	Electrical Service Allowance	1	ALW	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
ADDITIVE ALTERNATE 1 BID SUBTOTAL (ITEMS 21-23):					\$ 560,000.00		\$ 595,460.98		\$ 715,000.00		\$ 594,500.00		\$ 798,822.85		\$ 711,391.00
AA2 - ADDITIVE ALTERNATE BID 2 – Future Ammann Rd Crossing															
24	36" Steel Casing (Open Cut)	312	LF	\$ 325.00	\$ 101,400.00	\$ 327.82	\$ 102,279.84	\$ 357.00	\$ 111,384.00	\$ 348.00	\$ 108,576.00	\$ 435.70	\$ 135,938.40	\$ 354.00	\$ 110,448.00
ADDITIVE ALTERNATE 2 BID SUBTOTAL (ITEM 24):					\$ 101,400.00		\$ 102,279.84		\$ 111,384.00		\$ 108,576.00		\$ 135,938.40		\$ 110,448.00
BID TOTALS:															
BASE BID + AA1 + AA2:					\$ 1,832,409.50		\$ 1,656,379.75		\$ 2,026,736.75		\$ 2,310,080.00		\$ 2,378,070.20		\$ 2,581,051.40
SA1 + AA1 + AA2:					\$ 1,899,019.50		\$ 1,916,093.20		\$ 2,124,117.75		\$ 2,442,250.00		\$ 2,715,006.27		\$ 2,718,288.96

\$X,XXX,XXX An error was indentified in the bid. This value reflects a correction in the bid tabulation.

BID TABULATION				CC Carlton 3102 Bee Caves Rd, Ste 200 Austin, Texas 78746 512-476-4282		Lupe Rubio Construction Co., Inc PO Box 1838 Kingsland, Texas 78639 325-388-8500		Black Rock Construction 2400 HWY 287 N Suite 100 Mansfield, Texas 76063 512-738-6700		Yantis Company 18015 Yantis Way San Antonio, Texas 78247 210-655-3780	
ITEM	DESCRIPTION	QUANTITY	UNIT	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
BASE BID											
1	Tie-In to Existing 24" Water Main	1.00	LS	\$ 27,500.00	\$ 27,500.00	\$ 41,859.53	\$ 41,859.53	\$ 33,975.00	\$ 33,975.00	\$ 85,000.00	\$ 85,000.00
2	16" PVC DR-14 C900 Water Line (Restrained)	5,071.00	LF	\$ 167.00	\$ 846,857.00	\$ 181.24	\$ 919,068.04	\$ 162.50	\$ 824,037.50	\$ 254.00	\$ 1,288,034.00
3	DI Fittings, MJ, C153	2.13	TONS	\$ 30,000.00	\$ 63,900.00	\$ 40,985.71	\$ 87,299.56	\$ 28,231.48	\$ 60,133.05	\$ 35,000.00	\$ 74,550.00
4	16" Gate Valve Assembly	3.00	EA	\$ 15,700.00	\$ 47,100.00	\$ 14,358.14	\$ 43,074.42	\$ 14,765.00	\$ 44,295.00	\$ 17,500.00	\$ 52,500.00
5	Trench Safety Protection	5,012.00	LF	\$ 1.00	\$ 5,012.00	\$ 4.68	\$ 23,456.16	\$ 1.50	\$ 7,518.00	\$ 5.00	\$ 25,060.00
6	36" Steel Casing with Carrier Pipe (Jack and Bore)	59.00	LF	\$ 1,350.00	\$ 79,650.00	\$ 1,227.82	\$ 72,441.38	\$ 970.00	\$ 57,230.00	\$ 1,750.00	\$ 103,250.00
7	2" Air Release Valve Assembly, Type 1	2.00	EA	\$ 9,750.00	\$ 19,500.00	\$ 7,644.46	\$ 15,288.92	\$ 9,915.00	\$ 19,830.00	\$ 7,200.00	\$ 14,400.00
8	Drain Valve Assembly	1.00	EA	\$ 12,700.00	\$ 12,700.00	\$ 12,137.87	\$ 12,137.87	\$ 14,540.00	\$ 14,540.00	\$ 9,500.00	\$ 9,500.00
9	Gravel Driveway Repair	95.00	SY	\$ 60.00	\$ 5,700.00	\$ 24.00	\$ 2,280.00	\$ 50.00	\$ 4,750.00	\$ 30.00	\$ 2,850.00
10	Asphalt Driveway Repair	82.00	SY	\$ 300.00	\$ 24,600.00	\$ 84.00	\$ 6,888.00	\$ 135.00	\$ 11,070.00	\$ 150.00	\$ 12,300.00
11	Pipe Fence Repair	95.00	LF	\$ 125.00	\$ 11,875.00	\$ 42.00	\$ 3,990.00	\$ 65.00	\$ 6,175.00	\$ 55.00	\$ 5,225.00
12	Decorative Wood and Wire Fence Repair	95.00	LF	\$ 150.00	\$ 14,250.00	\$ 42.00	\$ 3,990.00	\$ 50.00	\$ 4,750.00	\$ 75.00	\$ 7,125.00
13	16' Swing Gate	4.00	EA	\$ 4,250.00	\$ 17,000.00	\$ 5,400.00	\$ 21,600.00	\$ 4,000.00	\$ 16,000.00	\$ 4,500.00	\$ 18,000.00
14	Hydrostatic Testing	1.00	LS	\$ 18,500.00	\$ 18,500.00	\$ 8,414.39	\$ 8,414.39	\$ 7,380.00	\$ 7,380.00	\$ 5,000.00	\$ 5,000.00
15	Tracer Wire Test Station	10.00	EA	\$ 980.00	\$ 9,800.00	\$ 1,308.86	\$ 13,088.60	\$ 500.00	\$ 5,000.00	\$ 2,000.00	\$ 20,000.00
16	Traffic Control and Street Signage – Water Main	1.00	LS	\$ 42,000.00	\$ 42,000.00	\$ 18,000.00	\$ 18,000.00	\$ 10,000.00	\$ 10,000.00	\$ 31,500.00	\$ 31,500.00
17	Soil Erosion and Sediment Control – Water Main	1.00	LS	\$ 76,000.00	\$ 76,000.00	\$ 32,400.00	\$ 32,400.00	\$ 73,800.00	\$ 73,800.00	\$ 26,500.00	\$ 26,500.00
18	Topsoil and Seeding – Water Main	15,747.00	SY	\$ 5.25	\$ 82,671.75	\$ 3.60	\$ 56,689.20	\$ 7.25	\$ 114,165.75	\$ 4.00	\$ 62,988.00
19	Site Clearing and Preparation – Water Main (Max 5% of Items 1 - 18)	1.00	LS	\$ 38,000.00	\$ 38,000.00	\$ 69,100.00	\$ 69,100.00	\$ 61,875.00	\$ 61,875.00	\$ 68,600.00	\$ 68,600.00
20	Mobilization (Max of 10% of items 1 to 18)	1.00	LS	\$ 98,500.00	\$ 98,500.00	\$ 138,200.00	\$ 138,200.00	\$ 102,199.70	\$ 102,199.70	\$ 70,000.00	\$ 70,000.00
BASE BID SUBTOTAL (ITEMS 1-20):					\$ 1,541,115.75		\$ 1,589,266.07		\$ 1,478,724.00		\$ 1,982,382.00
SA1 - SUBSTITUTIVE ALTERNATE BID – 18" Water Main											
2A	18" PVC DR-14 C900 Water Line (Restrained)	5,071	LF	\$ 225.00	\$ 1,140,975.00	\$ 195.16	\$ 989,656.36	\$ 210.00	\$ 1,064,910.00	\$ 290.00	\$ 1,470,590.00
3A	DI Fittings, MJ, C153	3	TONS	\$ 33,150.00	\$ 85,527.00	\$ 44,453.20	\$ 114,689.26	\$ 29,928.10	\$ 77,214.50	\$ 35,000.00	\$ 90,300.00
4A	18" Gate Valve Assembly	3	EA	\$ 23,800.00	\$ 71,400.00	\$ 25,778.16	\$ 77,334.48	\$ 19,015.50	\$ 57,046.50	\$ 27,600.00	\$ 82,800.00
SUBSTITUTIVE ALTERNATE BID SUBTOTAL (ITEMS 1, 2A-4A, 5-20):					\$ 1,881,160.75		\$ 1,721,504.15		\$ 1,749,429.45		\$ 2,210,988.00
AA1 - ADDITIVE ALTERNATE BID 1 – Delivery Point											
21	Delivery Point Site and Facility Improvements	1	LS	\$ 370,000.00	\$ 370,000.00	\$ 723,255.35	\$ 723,255.35	\$ 528,075.00	\$ 528,075.00	\$ 600,000.00	\$ 600,000.00
22	Delivery Point Electrical, Instrumentation & Control, and SCADA Improvements	1	LS	\$ 420,800.00	\$ 420,800.00	\$ 156,000.00	\$ 156,000.00	\$ 415,000.00	\$ 415,000.00	\$ 460,000.00	\$ 460,000.00
23	Electrical Service Allowance	1	ALW	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
ADDITIVE ALTERNATE 1 BID SUBTOTAL (ITEMS 21-23):					\$ 820,800.00		\$ 909,255.35		\$ 973,075.00		\$ 1,090,000.00
AA2 - ADDITIVE ALTERNATE BID 2 – Future Ammann Rd Crossing											
24	36" Steel Casing (Open Cut)	312	LF	\$ 350.00	\$ 109,200.00	\$ 700.33	\$ 218,502.96	\$ 442.00	\$ 137,904.00	\$ 455.00	\$ 141,960.00
ADDITIVE ALTERNATE 2 BID SUBTOTAL (ITEM 24):					\$ 109,200.00		\$ 218,502.96		\$ 137,904.00		\$ 141,960.00
BID TOTALS:											
BASE BID + AA1 + AA2:					\$ 2,471,115.75		\$ 2,717,024.38		\$ 2,589,703.00		\$ 3,214,342.00
SA1 + AA1 + AA2:					\$ 2,811,160.75		\$ 2,849,262.46		\$ 2,860,408.45		\$ 3,442,948.00

\$X,XXX,XXX An error was indentified in the bid. This value reflects a correction in the bid tabulation.



AGENDA ITEM SUMMARY

Agenda Date	June 9, 2026
Requested Action	DISCUSSION AND APPROVE RESOLUTION NO. 2026-R33; A RESOLUTION NAMING THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE.
Contact Person	Lisette Jimenez, Parks and Recreation Director
Background Information	<p>Background Information</p> <p>At the May 12, 2026, City Council meeting, Council discussed the naming process for the new community park currently under construction at the Northside Community Park site and provided direction to staff regarding the evaluation of potential naming options. Council directed staff to conduct community outreach and return with additional information related to public feedback and Council priorities.</p> <p>Following Council direction, staff conducted a twelve-day community survey to gather public input regarding the naming of the future park. The survey received 118 responses representing multiple City Council districts and surrounding areas of Boerne.</p> <ul style="list-style-type: none"> • 118 total survey responses received • 60 respondents identified themselves as City of Boerne residents, representing approximately 51% of total responses • 91 respondents submitted a suggested park name, representing approximately 77% of all survey responses • 40 City of Boerne residents submitted a suggested park name, representing approximately 67% of resident responses <p>Survey participants were asked to identify which elements they believed were most important when naming the park. The highest-ranked responses included:</p> <ul style="list-style-type: none"> • Local History – 21% • Simplicity and Ease of Use – 16% • Historic Families – 15% • Boerne’s Hill Country Identity – 12% • Family-Friendly Character – 10% • Community Legacy – 9% • Natural Features – 9%

	<p>Survey respondents additionally identified which naming category best aligned with their suggested names. Results included:</p> <ul style="list-style-type: none"> • Historic Connections – 46% • Cultural and Community Identity – 29% • Community Contributions – 16% • Geological and Ecological Features – 9% <p>In addition to the public survey, City Council participated in a force-ranking exercise intended to help staff better understand Council’s collective priorities regarding naming themes and evaluation criteria.</p> <p>Staff notes that several naming concepts receiving the strongest public support align with the City’s adopted Naming Policy for City Properties, Facilities, Parks, Sites and Other Areas, which encourages names tied to geographical, cultural, historical, or ecological features indigenous to the site or surrounding vicinity.</p> <p>Following discussion, City Council may:</p> <ol style="list-style-type: none"> 1. Select a preferred park name and approve Resolution No. 2026-R33. 2. Table the item and direct staff to return with additional naming options or analysis. 3. Table the item and provide other direction to staff. <p>Staff Recommendation Following review of the community survey findings and Council force-ranking results, staff recommends that City Council provide direction to staff based on one of the three options listed above.</p>
<p>Strategic Alignment</p>	<p>Community Charm</p> <p>C1: Offering consistent, high-quality customer experiences across every point of contact.</p> <p>C2: Anticipating community needs through customer-driven feedback and proactive communication about city priorities, development, and service delivery.</p> <p>C3: Collaborating with community partners to enhance quality of life</p> <p>Best-in-Class Status</p> <p>B1: Utilizing data to drive smart decision-making</p> <p>B3: Providing streamlined and efficient processes</p>
<p>Financial Considerations</p>	<p>There is no direct financial impact associated with this discussion item. Park signage is a budgeted item within the city’s Construction Manager at Risk contract.</p>

Citizen Input/Board Review	Community input was solicited through a public survey which received 118 responses. Staff reviewed and summarized the survey findings for Council consideration.
Legal Review	N/A
Alternative Options	Council options listed above.
Supporting Documents	Resolution No. 2026-R33 New Park Name Community Survey Report Naming Policy for City Properties, Facilities, Parks, Sites and Other Areas

RESOLUTION NO. 2026-R33

A RESOLUTION NAMING THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE

WHEREAS, the City of Boerne is currently constructing a new community park at the Northside Community Park site; and

WHEREAS, the City Council discussed the naming process for the new park and directed staff to conduct community outreach regarding potential naming options; and

WHEREAS, staff conducted a public survey and gathered community input regarding the naming of the future park; and

WHEREAS, the City Council has reviewed the survey results, public feedback, and Council priorities regarding the naming of the park; and

WHEREAS, the City Council finds it necessary to officially name the new community park;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

SECTION 1. The above recitals are true and correct and are incorporated herein and made part hereof for all purposes.

SECTION 2. The new community park currently under construction at the Northside Community Park site shall be named _____.

SECTION 3. City Staff is hereby authorized and directed to update all applicable City records, signage, maps, and related materials to reflect the adopted park name.

PASSED, APPROVED and ADOPTED on this the ___ day of _____, 2026.

APPROVED:

Mayor

ATTEST:

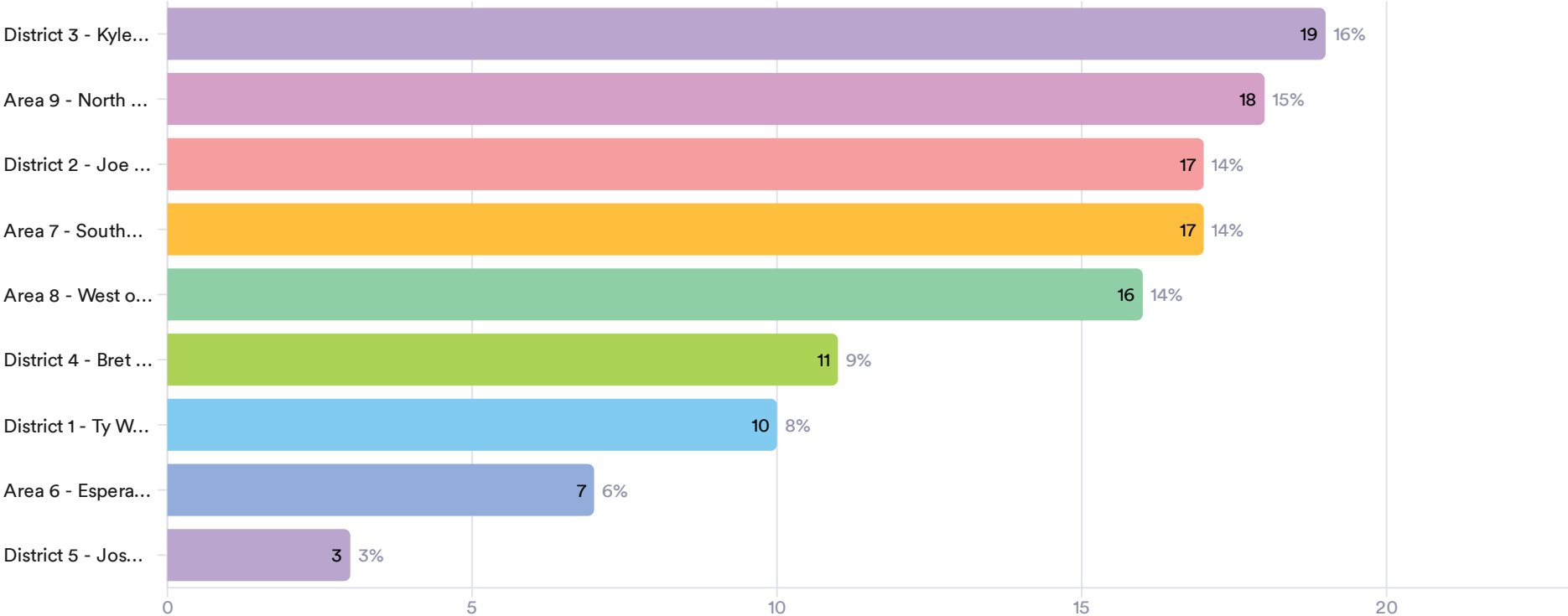
City Secretary

New Park Name Community Survey Report

New Park Name Community Survey

Select which Boerne City Council District or area around Boerne you reside in.

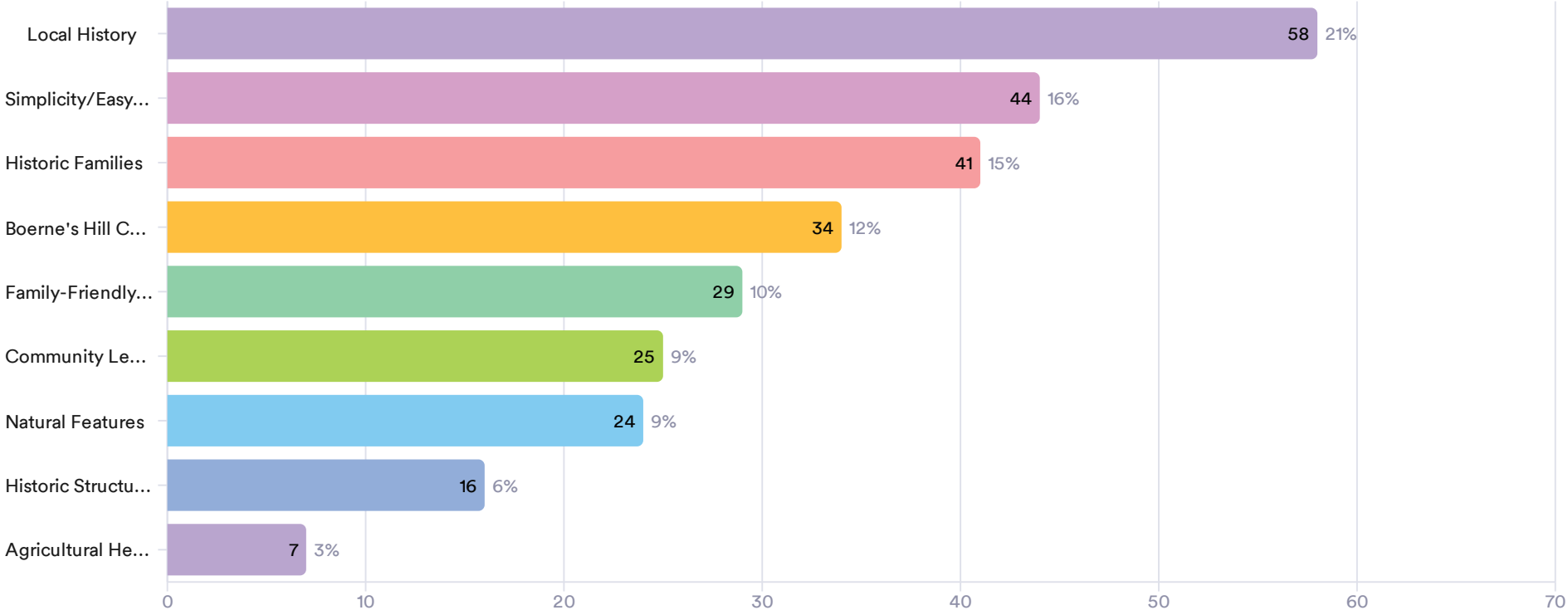
118 Answers



New Park Name Community Survey

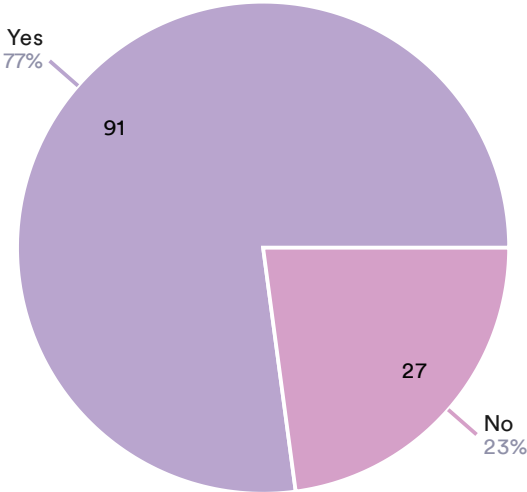
Which elements do you feel are most important to naming this park? Select up to 3.

278 Answers



Do you have a suggested name for the park?

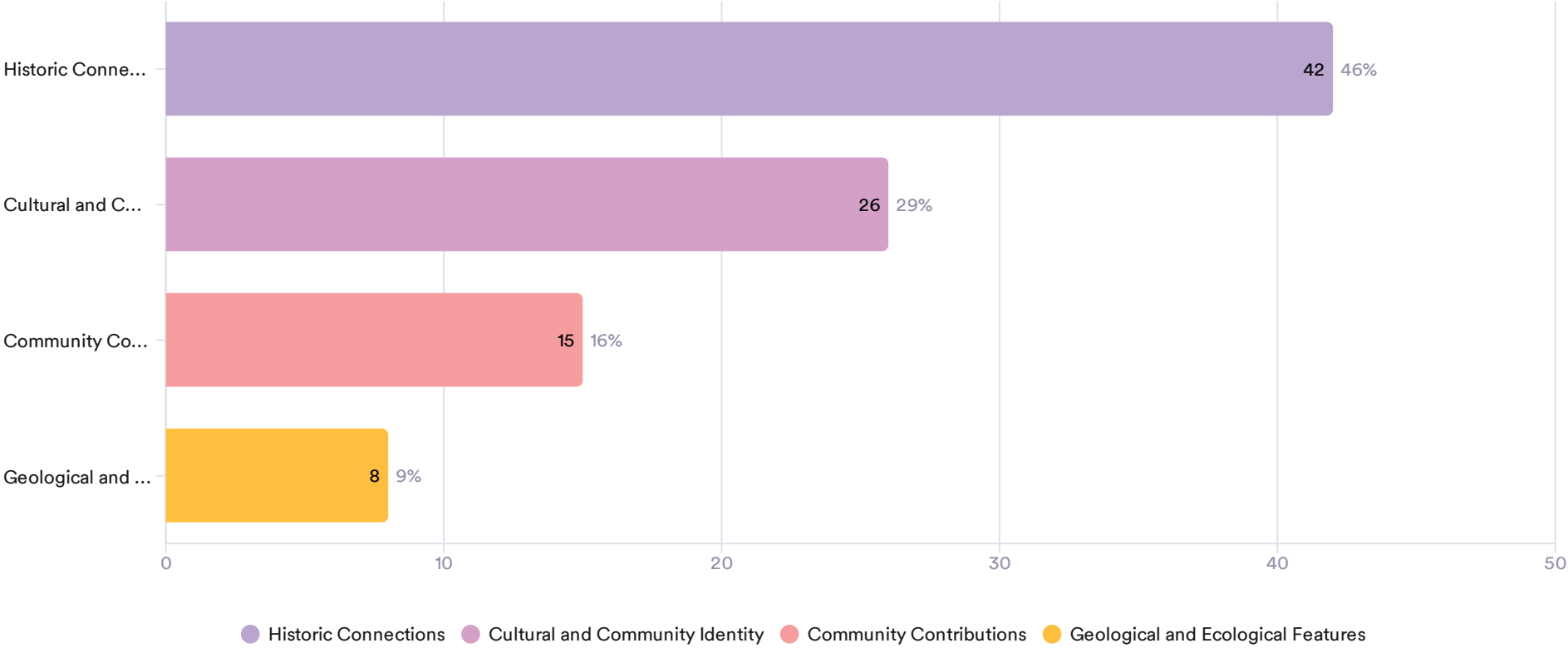
118 Answers



● Yes ● No

Which category does your suggested name fall under?

91 Answers- 27 Empty



Thank You!

New Park Name Community Survey

NAMING POLICY FOR CITY PROPERTIES, FACILITIES, PARKS, SITES, AND OTHER AREAS

The City of Boerne has the sole authority to safeguard City owned properties, facilities, parks, sites, and structures. The City of Boerne has the authority to name a property, facility, park, site or structure upon its own initiative.

General:

From time to time the City of Boerne receives a request for the naming/renaming of a City building, facility, park site or other area of City owned properties. It is important that suitable names be chosen. The purpose of this policy is to:

- Establish the process for insuring consistency and fairness in addressing naming and renaming requests;
- Allow an opportunity for staff, City Council and others to perform due diligence/research;
- Evaluate any economic or other hardships that may result;
- Allow the public an opportunity to participate when appropriate; and
- Minimize the emotional situation that can be created.

Policy:

As a general policy, City owned properties, facilities and structures shall be named/renamed in accordance with geographical, cultural, historical or ecological features indigenous to the site or to the immediate vicinity of the site. Properties, facilities and other structures may be named/renamed for an individual or corporation under the following conditions.

- Where the individual or corporation has made a significant gift of land or money to the City; or
- Where the individual or a corporation has provided outstanding sustained and noteworthy personal service or other nonmonetary resource contributions to the City of Boerne

Recreational facilities or designated sites within a park, (i.e. trails, bridges, etc.) may be named for a corporation, organization or an individual, living or deceased, who

- Has made a significant contribution to the protection and/or enrichment of a natural, cultural, educational, or horticultural resources of the City of Boerne, or
- Has substantially contributed to the advancement of commensurate types of recreational opportunity with the City of Boerne, or
- Has made a significant contribution to the betterment of a specific park, consistent with currently accepted best management practices and standards for the individual property in question.

Requests:

Requests to name or rename City owned properties, facilities, structures, sites or other areas shall be made to the Office of the City Secretary. An application form shall be completed by the requestor. Requests should include the name, address, and contact information of the individual/organization proposing the naming of a property, facility or structure.

The person submitting the request shall provide:

- The suggested name for the property, facility or structure;
- Background information and the rationale behind the request, including biographical information (if to be named after a person);
- A minimum of three letters of support from appropriate organizations and individuals, which provide evidence of substantial local support for the proposal.

All costs associated with the naming/renaming, including the cost of any signage shall be paid by the person(s) organization, and/or corporation submitting the request. This cost may be subsidized or waived by the City Council, at their discretion. A request for naming/renaming must meet the requirements of this policy, but meeting all requirements of this policy does not ensure the naming/renaming request.

Site amenities, furniture and equipment may be named or labeled and donor plaques may be installed at facilities without adhering to the procedures of this policy.

Process:

Upon the receipt of a completed application, the City Secretary shall forward the request for review, to the appropriate City of Boerne department head. Within 60 days of the date the completed application has been received the assigned staff, applicable board or Council appointed committee will review the application for accuracy, conflicts, history of any naming or individual information associated with the application.

Staff, an applicable board, or a City Council appointed committee must make recommendation of any recommended naming of a property, facility, park site or other areas. With the approval of both the Mayor and City Manager the request with the recommendation shall be presented to the City Council.

The City Council shall take public comment on the proposed naming/ renaming, during a City Council meeting. The City Council may take action on the request. Approval of a naming/renaming request shall be done in the form of a resolution.

NAMING OF CITY OWNED PROPERTIES, FACILITIES, PARKS, SITES AND STRUCTURES

Applicants General Information

Name: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Does the applicant represent an organization Yes No

If Yes, Name of organization: _____

Nature of Naming Opportunity:

- | | | |
|---|---|--|
| <input type="checkbox"/> Park
<input type="checkbox"/> Athletic Field
<input type="checkbox"/> Interpretive Feature
<input type="checkbox"/> Landscaped Area
<input type="checkbox"/> Other | <input type="checkbox"/> Building
<input type="checkbox"/> Trail
<input type="checkbox"/> Facility
<input type="checkbox"/> Park Structure | <input type="checkbox"/> Entrance
<input type="checkbox"/> Bridge
<input type="checkbox"/> Overlook
<input type="checkbox"/> Playground |
|---|---|--|

Address of Location _____

Proposed Name: _____

Naming Justification:

Geographical Feature	Ecological Feature	Significant Contribution
Historical Feature	Monetary Gift	Land Gift
Cultural	Other	

Note: See policies for the definition of Significant Contribution

Please attach justification for naming, and any additional supporting justification, along with a minimum of three letters of support.

To be completed by the City Secretary	Notes:	City Council Review Date
		Approved:
		Disapproved:



AGENDA ITEM SUMMARY

Agenda Date	June 9, 2026
Requested Action	APPROVE ANNUAL MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.
Contact Person	Frank A. Ritchie, Mayor Lori A. Carroll, City Secretary
Background Information	<p>Home Rule Charter Section 3.06: The Mayor shall appoint, with the advice and consent of the Council, the members of all citizen advisory boards and commissions.</p> <p>Each year, Council Members have the opportunity to affirm the Mayor’s recommendations regarding the appointment, reappointment, or removal of individuals serving on the City’s boards and commissions. As the terms of many board and commission members conclude in June, it is appropriate for the Council to consider and act on any recommended changes.</p> <p>As Council may recall, members whose terms expire in 2026 were asked to complete an application if they wished to be reappointed to their current board or commission or if they were interested in serving on a different board or commission. This process helps ensure the City maintains accurate and up-to-date information for each member on file.</p> <p>With the final meeting of the Design Review Committee scheduled for June 11, 2026, current committee members are being considered for appointment to various other boards and commissions.</p> <p><u>Official Appointments:</u> Re-appoint Municipal Court Judge Ed Phillips, Alternate Municipal Court Judge Lawrence Morales, Municipal Court Prosecutor Dana Jacobson, Alternate Municipal Court Prosecutor Michael Latimer, Cemetery Sexton Dusty Fisher and William Holt.</p> <p><u>Public Housing Authority:</u> Re-appoint Anita Zurell as a Member.</p>

	<p><u>Planning and Zoning Commission:</u> Appoint Lucas Hiler as Chairman and appoint Cody Keller as Vice Chairman and appoint Chris Taylor as a Member.</p> <p><u>Zoning Board of Adjustments:</u> Appoint Josh Surley as Chairman, appoint Rich McCormich as Vice Chairman, appoint Laura Avery and Car Stokes as Members, and appoint Meredith Woolard and Ann Gilcrease as Alternate Members.</p> <p><u>Boerne Public Library:</u> Re-appoint Angela Kirby Buser and Pamela Bransford as Members.</p> <p><u>Historic Landmark Commission:</u> Appoint Lindsay Chapman as a Member.</p> <p><u>Visit Boerne Advisory Board:</u> Appoint Tran Simon as a Member.</p> <p><u>Ethics Review Commission:</u> Reappoint Darren Smith as a Member, appoint Ben Richardson, and David Gonzalez as Members and Albert Turgon an Alternate Member.</p> <p><u>Capital Improvements Advisory Committee:</u> Appoint Ross Partlow as Chairman, Cesar Hance, Brian Davenport, Virginia Nikolich, and Bruce Baker as Members.</p>
Strategic Alignment	C3 - Collaborating with community partners to enhance quality of life.
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	