



P.O. Box 1677 • 447 N. Main
Boerne, Texas 78006

5/8/2023

Andres Gonzalez, PE
1832 Sidney Baker
Kerrville, TX 78028

RE: City of Boerne Notice of Intent to Annex a portion of the following Road Right of Way: Portion of Bandera Road (Highway 46) and IH 10 West

Dear Mr. Gonzalez,

This letter is being sent pursuant to Texas Local Government Code Section 43.1056 to notify the Texas Department of Transportation ("TXDOT") that the City of Boerne ("the City") intends to annex a portion of the following road right of way on or after the 61st day after delivery of this notice:

Bandera Road (Highway 46) and 1.633 acres of IH-10 West

The right of way is contiguous to other property being annexed by the City and is contiguous to the City's boundaries. The annexation is expected to be considered by City of Boerne City Council on July 11, 2023. If TXDOT objects to this annexation, you must notify the undersigned of the objection in writing on or before that date at the following address:

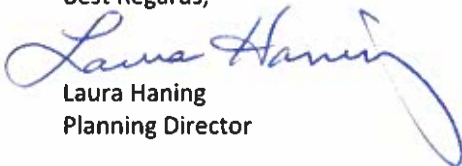
447 N. Main
Boerne, Texas 78006

With courtesy e-mail copies to the following:

lhanning@boerne-tx.gov

You have received this notice because the City has been informed that you are the person designated by TXDOT for receipt of notice under Section 43.1056. If this is not correct, or if the designated person or location for delivery has changed, please inform the undersigned immediately. If we do not hear from you the City will proceed with annexation proceedings in accordance with the law.

Best Regards,

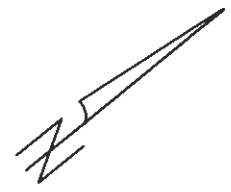


Laura Haning
Planning Director

cc: City Secretary, City Attorney

NOTES:

- 1) WORK PERFORMED FOR THE CITY OF BOERNE.
- 2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE PURPOSE OF ANNEXATION OF THE AREA SHOWN HEREON.



SCALE: 1" = 300'

LEGEND

⊗ CALCULATED POINT

10.46 BOERNE LAND VENTURE, LTD.
127.027 ACRES
DOCUMENT NO. 363240
OFFICIAL RECORDS

JAMES WYATT JR.
10.022 ACRES
VOLUME 104, PAGES 824-827
DEED RECORDS

MATKIN PROPERTIES, LP
13.422 ACRES
VOLUME 1418, PAGES 664-670
OFFICIAL RECORDS

POINT OF BEGINNING

VHS HOLDING COMPANY, INC
24.00 ACRES
DOCUMENT NO. 363748
OFFICIAL RECORDS

HARBOR GROUP, LLC
14.908 ACRES
VOLUME 1130, PAGES 565-571
OFFICIAL RECORDS

INTERSTATE HIGHWAY NO. 10

R.O.W.

ORDINANCE NO. 2022-09
8.621 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°49'49" E	435.03'
L2	S 51°10'11" E	163.55'
L3	S 38°49'49" W	435.03'
L4	N 51°10'11" W	163.55'

L1
1.633 ACRES
L2
L3
L4

ORDINANCE NO. 2001-40
10.26 ACRES

Exhibit showing a 1.633 acre tract of land out of the Antonio Lockmar Survey No. 178, Abstract No. 311, Kendall County, Texas, being a portion of Interstate Highway No. 10 right of way.



PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10493761

NOTES:
 1. MEASUREMENTS ARE BASED ON THE STATE PLAT COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH-CENTRAL ZONE AND NORTH AMERICAN DATUM (NAD) OF 1983.
 2. THIS DOCUMENT WAS PREPARED UNDER THE TEXAS ADMINISTRATIVE CODE 11.01 AND DOES NOT CONSTITUTE THE RECORD SURVEY OR THE RECORD SURVEY PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS SHOWN ON THE ESTABLISHED BY THE RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT OF
 A 2,807 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING STATE HIGHWAY (S.H.) 46, AN 80' WIDE RIGHT-OF-WAY PER THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP, CONTROL 1042, SECTION 2, JOB 1.

NEWTON AND TAYLOR
 SURVEY NO. 179
 ABSTRACT 360

CALLER 1,689 ACRES
 BLAGOJE I. MALIK, E.T.A.
 DOCUMENT NO. 201-186979, O.P. 3

CALLER 29 ACRES
 VOLUME 174 PAGE 574 OF RECT
 RESUBDIVISION
 VOLUME 280, 280A,
 DSR K.C.T.

SURVEYOR
 EXECUTIVE OFFICE
 (M.L. 9-12-19-78)

ANTONIO LOCKMIR
 SURVEY NO. 178
 ABSTRACT NO. 317

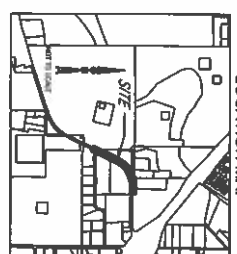
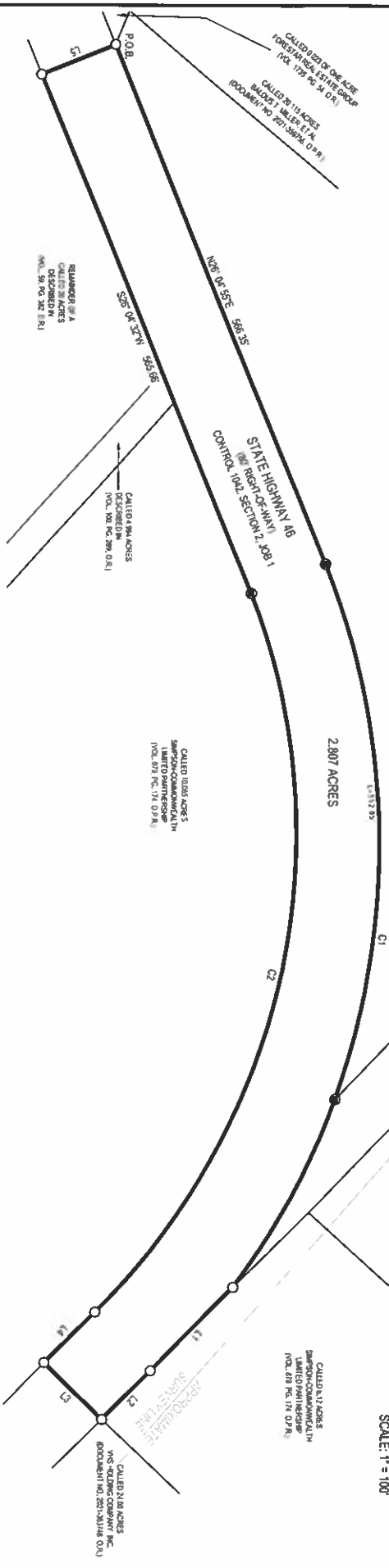
CALLER 11 ACRES
 SURVEYOR
 LIMITED PARTNERSHIP
 (M.L. 8-19-19-07B)

CALLER 2,100 ACRES
 SURVEYOR
 LIMITED PARTNERSHIP
 (M.L. 6-20-19-07B)

CALLER 194 ACRES
 DECEASED IN
 (M.L. 8-10-19-07B)

CALLER 494 ACRES
 DECEASED IN
 (M.L. 100-19-07B, O.A.)

CALLER 10,035 ACRES
 SURVEYOR
 LIMITED PARTNERSHIP
 (M.L. 8-19-19-07B)



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S85° 04' 21" N	118.27'
L2	S88° 49' 49" E	61.88'
L3	S27° 58' 30" W	81.32'
L4	N87° 02' 20" W	71.16'
L5	N45° 52' 28" W	80.87'

CORNER	BEARING	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.18°	704.86'	S87° 51" W	734.88'
C2	67.83°	708.44'	S87° 21' W	742.37'

LEGEND
 P.O.B. POINT OF BEGINNING
 ○ POINT
 ● POINT TYPED TYPE 1
 ■ MONUMENT

MATKINHOVER
 ENGINEERING
 & SURVEYING

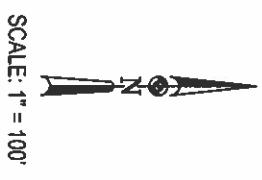
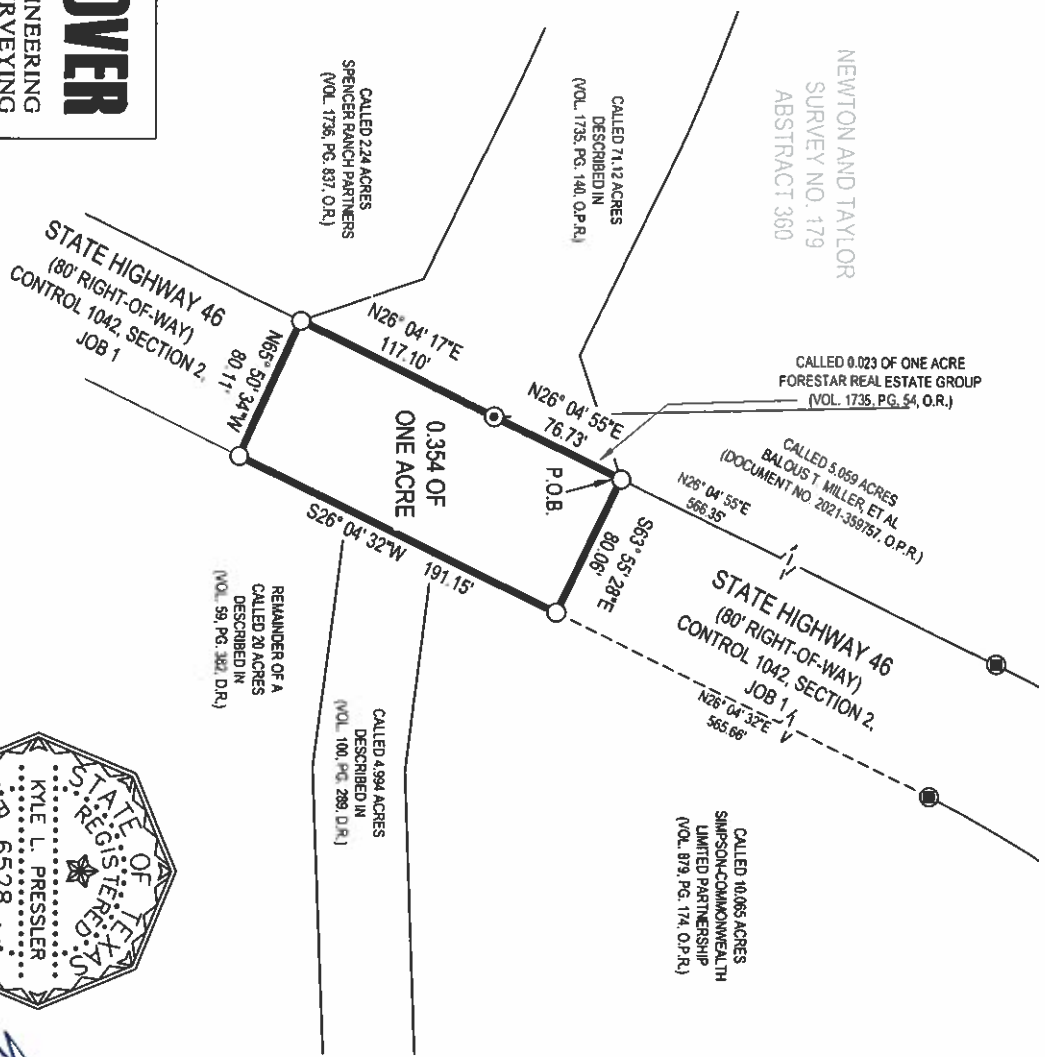
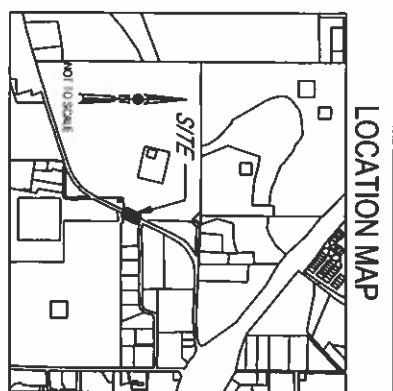
1778 AUSTIN AVENUE, SUITE 100, LEWISVILLE, TEXAS 75041
 (972) 382-1100
 WWW.MATKINHOVER.COM



Kyle L. Pressler
 KYLE L. PRESSLER DATE JANUARY 19, 2017
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 JOB NO. 16-0427 - 2,807 ACRES

NOTES
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4294, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPARTED OR ESTABLISHED BY THE RECONCILIATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT OF
 A 0.354 OF ONE ACRE TRACT OF LAND, LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING STATE HIGHWAY (S.H.) 46, 80' WIDE RIGHT-OF-WAY PER THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP, CONTROL 1042, SECTION 2, JOB 1.



- LEGEND
- POINT OF BEGINNING
 - POINT
 - FOUND TXDOT TYPE I MONUMENT
 - FOUND 1/2" IRON ROD W/ YELLOW CAP
 - STAMPED "DYE ENT SA TX"

MATKINHOVER
 ENGINEERING & SURVEYING

HEADQUARTERS
 8300 BRADSHAW BLVD, SUITE 400
 HOUSTON, TEXAS 77054
 (713) 842-2000 FAX (713) 842-0999
 1501 SIBBLE ROAD, SUITE 1
 CLARKSBURG, TEXAS 76022
 OFFICE: (214) 663-2244

BRANCHES: TEXAS (REGISTERED) SURVEYING FROM 1900
 KANSAS (REGISTERED) SURVEYING FROM 1900
 ARIZONA (REGISTERED) SURVEYING FROM 1900
 CALIFORNIA (REGISTERED) SURVEYING FROM 1900
 FLORIDA (REGISTERED) SURVEYING FROM 1900
 GEORGIA (REGISTERED) SURVEYING FROM 1900
 ILLINOIS (REGISTERED) SURVEYING FROM 1900
 INDIANA (REGISTERED) SURVEYING FROM 1900
 IOWA (REGISTERED) SURVEYING FROM 1900
 KENTUCKY (REGISTERED) SURVEYING FROM 1900
 LOUISIANA (REGISTERED) SURVEYING FROM 1900
 MISSISSIPPI (REGISTERED) SURVEYING FROM 1900
 MISSOURI (REGISTERED) SURVEYING FROM 1900
 NEBRASKA (REGISTERED) SURVEYING FROM 1900
 NEVADA (REGISTERED) SURVEYING FROM 1900
 NEW YORK (REGISTERED) SURVEYING FROM 1900
 NORTH CAROLINA (REGISTERED) SURVEYING FROM 1900
 NORTH DAKOTA (REGISTERED) SURVEYING FROM 1900
 OHIO (REGISTERED) SURVEYING FROM 1900
 OKLAHOMA (REGISTERED) SURVEYING FROM 1900
 SOUTH CAROLINA (REGISTERED) SURVEYING FROM 1900
 SOUTH DAKOTA (REGISTERED) SURVEYING FROM 1900
 TENNESSEE (REGISTERED) SURVEYING FROM 1900
 TEXAS (REGISTERED) SURVEYING FROM 1900
 VIRGINIA (REGISTERED) SURVEYING FROM 1900
 WISCONSIN (REGISTERED) SURVEYING FROM 1900
 WYOMING (REGISTERED) SURVEYING FROM 1900

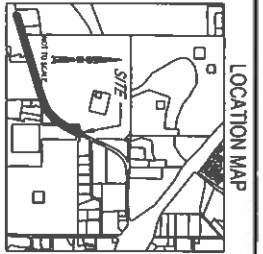
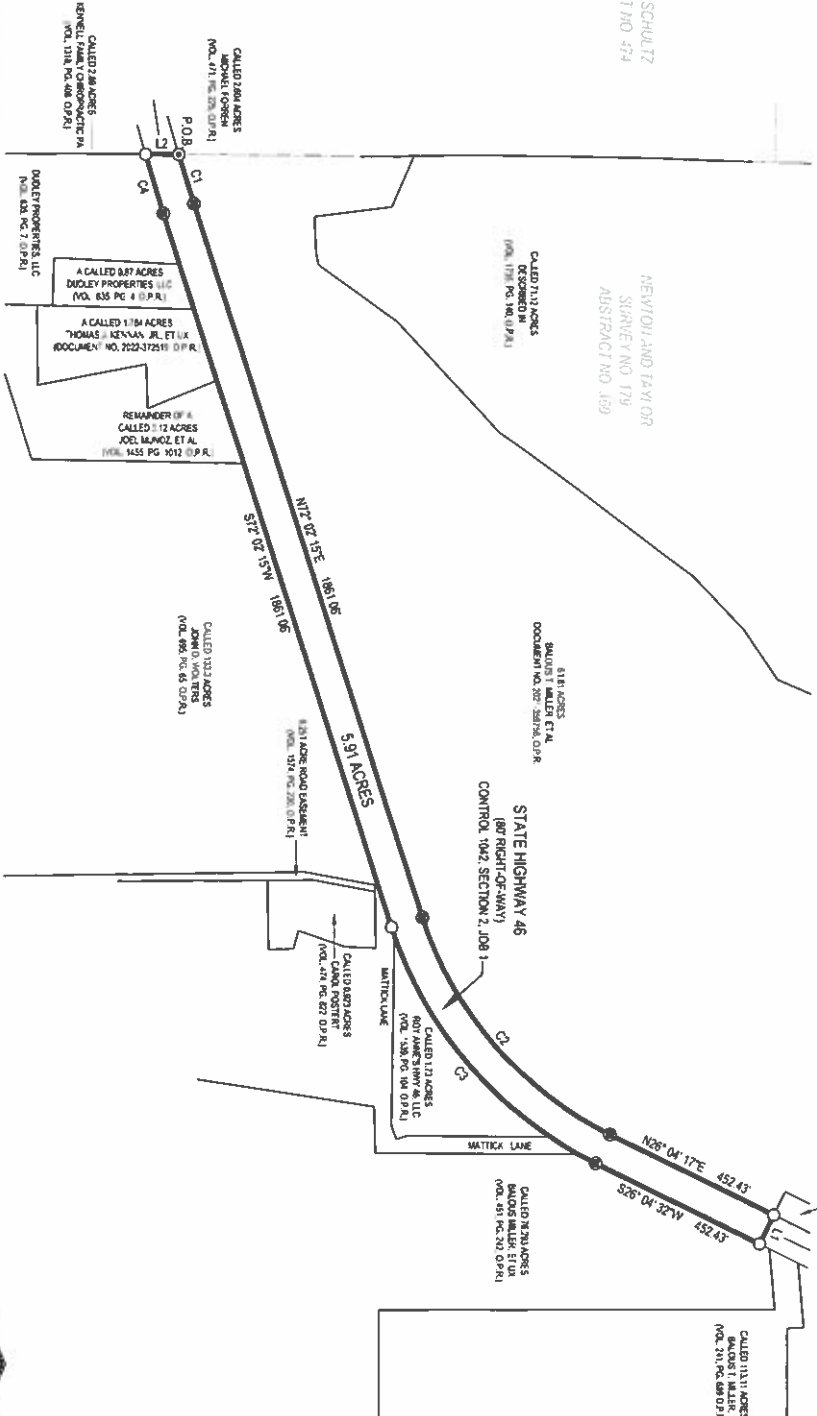


Kyle L. Pressler
 KYLE L. PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 KYLE.PRESSLER@MATKINHOVER.COM
 JOB NO. 18-4072 - 0.354 OF ONE ACRE

DATE: JANUARY 17, 2023

NOTES
 1. BALANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE (ZON NORTH AMERICAN DATUM (NAD) 83).
 2. ALL DISTANCES ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
 3. THIS DOES NOT REFLECT THE RESULTS OF ANY OF THE DIMENSIONAL CORRECTIONS TO BE USED TO CORRECT THE RESULTS OF ANY OF THE DIMENSIONAL CORRECTIONS EXCEPT THOSE REPORTED AND INTERESTS THEREIN BEING PROPERTY OF THE SURVEYOR.
 4. THIS SURVEY IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

EXHIBIT OF
 A 5.91 ACRE TRACT OF LAND, LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING STATE HIGHWAY (S.H.) 46, 80' WIDE RIGHT-OF-WAY PER TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP CONTROL 1042, SECTION 2, JOB 1.



CHORD TABLE

CHORD BEARING	CHORD LENGTH
N17° 02' 15" E	1861.05
S17° 02' 15" W	1861.05
N26° 04' 17" E	452.43
S26° 04' 32" W	452.43

LINE TABLE

LINE BEARING	INSTANCE
N17° 02' 15" E	1861.05
S17° 02' 15" W	1861.05
N26° 04' 17" E	452.43
S26° 04' 32" W	452.43

MATKINHOVER
 ENGINEERING & SURVEYING
 1100 W. 11th Street, Suite 100
 Fort Worth, Texas 76104
 Phone: 817-335-1100
 Fax: 817-335-1101
 Website: www.mtknhover.com



Kyle L. Pressler
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: JANUARY 18, 2023
 MTK PRESSLER/ENG/INT/PROV/REG/CDM
 JOB NO. K-4027-5.91 ACRES