

ANNEXATION PETITION

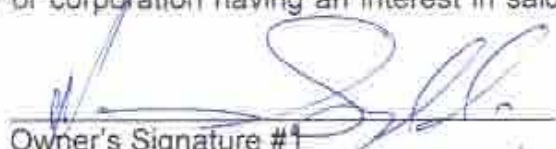
TO THE MAYOR AND GOVERNING BODY
OF THE CITY OF BOERNE, TEXAS:

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:

(Provide physical address, if available)

(Description by metes and bounds attached)

I/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.


Owner's Signature #1

Dennis Spinelli
Owner's Printed Name

331 Fifth St
Owner's Mailing Address

Cooper TX 78013

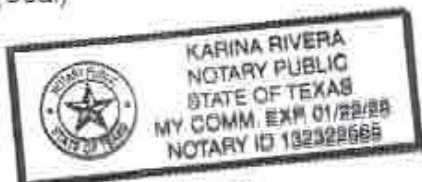
8304460264
Owner's Phone No.


THE STATE OF TEXAS #
COUNTY OF KENDALL #

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

Given under my hand and seal of office, this 17 day of December, 2021.

(Seal)




Notary Public in and for the State of Texas
My commission expires 1/22/22

KENDALL COUNTY, TEXAS

BEING all that certain 6.462 Acre tract, as described in County Clerk File No. 350671, Official Public Records of Kendall County, Texas, located in the Northwest Quarter of Section 178, Abstract 311, Anton Lockmar Survey, Kendall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the Northwest Corner of this Tract, same being the Southwest Corner of Carrington Place Addition, as recorded in Volume 4, Page 158-159, Deed Records of Kendall County, Texas;

THENCE South 89°08'47" East - 246.95 feet along the South line of said Carrington Place Addition to a 1/2 Inch Iron Rod Found for the Northeast Corner of this tract, same being the Southerly most Southeast Corner of said Carrington Place Addition;

THENCE South 4°56'36" East - 118.07 feet along the West line of the New Fabra Elementary School Addition, as recorded in Volume 8, Page 185-189, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner;

THENCE South 18°29'52" East - 587.10 feet continuing along the West line of said New Fabra Elementary School Addition to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the Southeast Corner, same being the Southwest Corner of said New Fabra Elementary School Addition;


THENCE North 89°23'35" West - 434.34 feet along the North line of the Villas at Hampton Place, Unit 2 Addition, as described in Volume 4, Page 186-187, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for the Southwest Corner of this tract, same being the Northwest Corner of said Villas at Hampton Place, Unit 2;

THENCE North 15°35'26" West - 523.23 feet along the East line of John's Crossing Addition, as described in Volume 5, Page 30-31, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner;

THENCE North 15°42'09" West - 178.85 feet continuing along the East line of said John's Crossing to the POINT OF BEGINNING and containing 6.46 Acres more or less.

Certificate

I do here by certify to **Davis Spinelli** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **21st day of February, 2024**; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48259C0415F with an effective date 12/17/2010


Justin W. Cantwell, RPLS 6331



KENDALL COUNTY, TEXAS

BEING all that certain 6.462 Acre tract, as described in County Clerk File No. 350671, Official Public Records of Kendall County, Texas, located in the Northwest Quarter of Section 178, Abstract 311, Anton Lockmar Survey, Kendall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the Northwest Corner of this Tract, same being the Southwest Corner of Carrington Place Addition, as recorded in Volume 4, Page 158-159, Deed Records of Kendall County, Texas;

THENCE South 89°08'47" East - 246.95 feet along the South line of said Carrington Place Addition to a 1/2 Inch Iron Rod Found for the Northeast Corner of this tract, same being the Southern most Southeast Corner of said Carrington Place Addition;

THENCE South 4°56'36" East - 118.07 feet along the West line of the New Fabra Elementary School Addition, as recorded in Volume 8, Page 185-189, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner;

THENCE South 18°29'52" East - 587.10 feet continuing along the West line of said New Fabra Elementary School Addition to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the Southeast Corner, same being the Southwest Corner of said New Fabra Elementary School Addition;

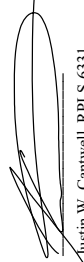
THENCE North 89°23'35" West - 434.34 feet along the North line of the Villas at Hampton Place, Unit 2 Addition, as described in Volume 4, Page 186-187, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for the Southwest Corner of this tract, same being the Northwest Corner of said Villas at Hampton Place, Unit 2;

THENCE North 15°35'26" West - 523.23 feet along the East line of John's Crossing Addition, as described in Volume 5, Page 30-31, Deed Records of Kendall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner;

THENCE North 15°42'09" West - 178.85 feet continuing along the East line of said John's Crossing to the POINT OF BEGINNING and containing 6.46 Acres more or less.

Certificate

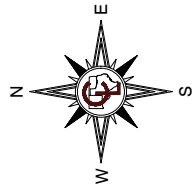
I do here by certify to **Davis Spinelli** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **21st day of February, 2024**; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48259C0415F with an effective date 12/17/2010


Justin W. Cantwell, RPLS 6331



LEGEND

- - Set 1/2" With Cap - "C.E.C. 10194378"
- - Found 1/2" Iron Rod
- - Property Line
- - - - Lot Line
- - - - Easement Line

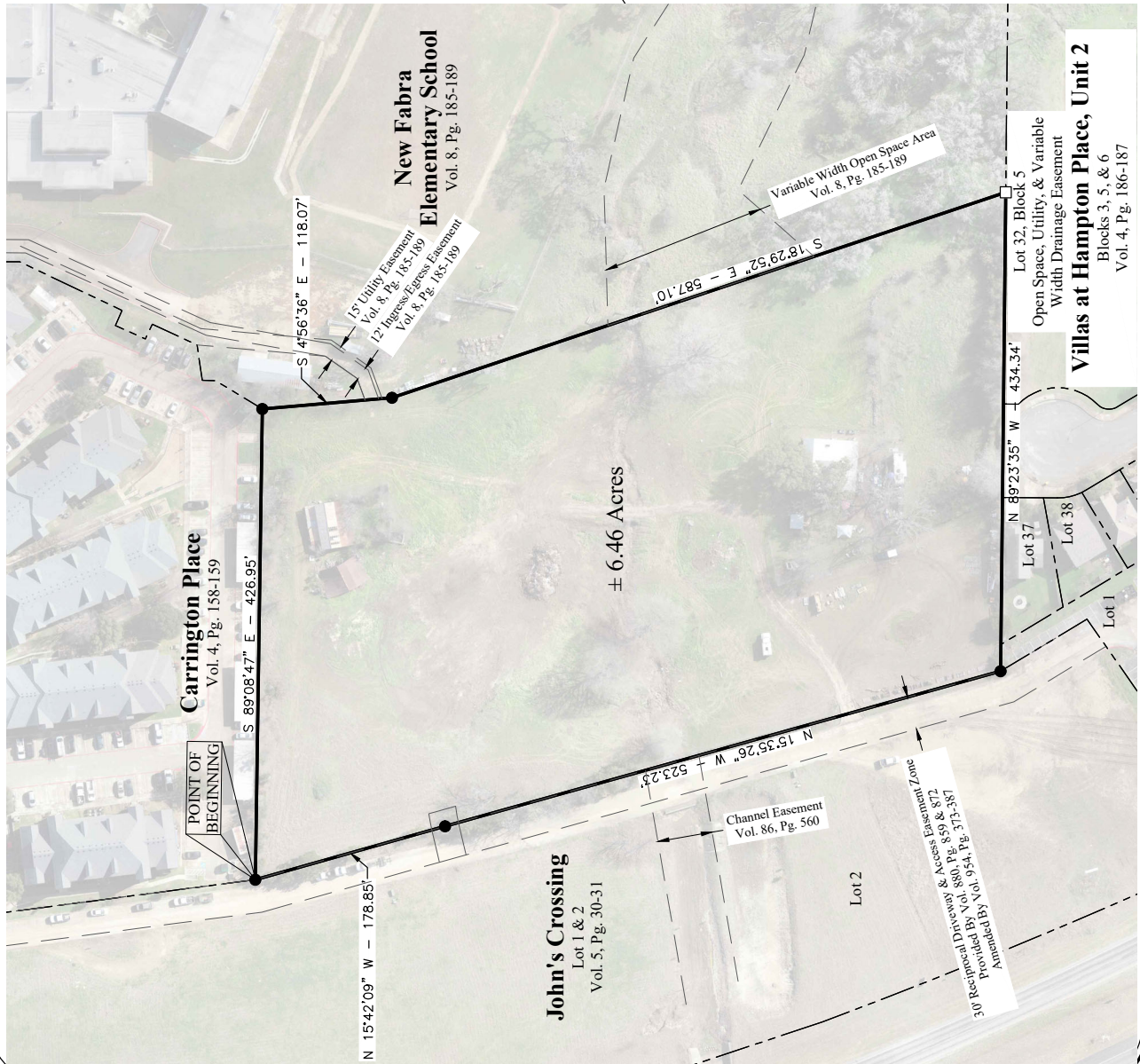


SCALE: 1" = 100'
0 50' 100' 200'

PLAT OF SURVEY

± 6.46 Acres
Bourne, Kendall County, Texas

CENTURINE ENGINEERING & CONSULTING, LLC.
3512 Upland Avenue, Lubbock, Texas 79424
(806) 470-8886
TXPE Reg. No. 17-0713 7942.5 Reg. No. 10194378
CENTURINE ENGINEERING & CONSULTING, LLC.



Carrington Place
Vol. 4, Pg. 158-159
S 89°08'47" E - 426.95'

S 4°56'36" E - 118.07'

15' Utility Easement
Vol. 8, Pg. 185-189
12' Impervious Easement
Vol. 8, Pg. 185-189

New Fabra Elementary School
Vol. 8, Pg. 185-189

John's Crossing
Lot 1 & 2
Vol. 5, Pg. 30-31
N 15°35'26" W - 523.23'

Channel Easement
Vol. 86, Pg. 560

Variable Width Open Space Area
Vol. 8, Pg. 185-189
S 18°29'52" E - 587.10'

30' Reciprocal Driveway & Access Easement Zone
Provided By Vol. 880, Pg. 859 & 872
Amplified By Vol. 954, Pg. 373-387

Villas at Hampton Place, Unit 2
Blocks 3, 5 & 6
Vol. 4, Pg. 186-187
N 89°23'35" W 434.34'
Lot 37
Lot 38
Lot 1
Open Space, Utility, & Variable Width Drainage Easement

Lot 32, Block 5