

ORDINANCE NO. 2015-44

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY

**WHEREAS**, the City Council of the City of Boerne, Texas has found it necessary and in the public interest to expand the city limits of the City of Boerne to include the area referred to in this proposed annexation plan, so that the City will grow in an orderly manner, and that the residents both present and future, of the annexed area will be provided services; and

**WHEREAS**, said tract of land is adjacent to the City of Boerne boundaries, or is within the extra-territorial jurisdiction of the City of Boerne, or is already contiguous to the City of Boerne on at least two sides, or the area being annexed is not less than 1000 feet wide in the narrowest point; and

**WHEREAS**, on the 27<sup>th</sup> day of October, 2015, and the 10th day of November, 2015, Public Hearings were held at 6:00 p.m. in the Council Chambers of the Police Department/ Municipal Court building. The purpose of the Public Hearings was to give all interested persons the right to appear and be heard on the proposed annexation of 3.915 acres of land, more or less, by the City of Boerne, Texas, more fully described in "Exhibit A", attached hereto and made a part hereof.

**WHEREAS**, the City has prepared a Service Plan for said tract of land which is "Exhibit B", attached hereto and made a part hereof.

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

Section 1: That the territory described in "Exhibit A" attached hereto is hereby annexed into the City of Boerne, Kendall County, Texas, and that the boundary limits of the City of Boerne are hereby extended to include the territory described in "Exhibit A" within the city limits and the same shall hereafter be included within the territorial limits of said City, and said land and future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City, and shall be bound by the acts and ordinances of said City.

Section 2: That the Municipal Service Plan for the herein annexed tract provided for in "Exhibit B", attached hereto is hereby adopted.

Section 3: The City Secretary is hereby directed to file with the County Clerk of Kendall County, Texas, and other appropriate officials and agencies, as required by the State and Federal law and City annexation procedures, a certified copy of this ordinance.

PASSED and APPROVED on first reading this the 24<sup>th</sup> day of November, 2015.

PASSED, APPROVED, and ADOPTED on second reading this the \_\_\_\_ day of December, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

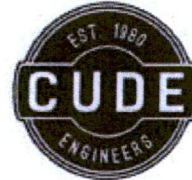
ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

Exhibit A



**PROPERTY DESCRIPTION  
OF**

3.915 acres of land out of the Antonio Cruz Survey Number 170, Abstract Number 97; and the Jordan West Survey Number 187, Abstract Number 523, Kendall County, Texas, and being all of Lot 1A, Re-subdivision of J. and J. Acres, a subdivision recorded in Volume 2, Page 165, Plat Records of Kendall County, Texas, and also being out of Cascade Caverns Road, a varying width right-of-way; said Lot 1A being the same tract described in a Warranty Deed dated March 21, 2012 to Currey Creek Baptist Church of Boerne, recorded in Volume 1302, Page 538, Official Records of Kendall County, Texas, said 3.915 acre tract being more particularly described as follows:

**BEGINNING:** At a point on the east line of a 2.003 acre tract described in a Warranty Deed with Vendor's Lien dated July 1979 to Richard Hill and wife, Linda Hill, recorded in Volume 134, Page 190, Deed Records of Kendall County, Texas, being the southwest corner of said Lot 1A and the northwest corner of Lot 7A, Miller's Subdivision, a subdivision recorded in Volume 5, Page 392, Plat Records of Kendall County, Texas, for the southwest corner of the herein described tract;

**Thence:** N00°46'18"E, passing the northeast corner of said 2.003 acre tract and the southeast corner of a 3.775 acre tract described in a Special Warranty Deed dated November 5, 1976 to Preston J. Streicher, recorded in Volume 124, Page 855, Official Records of Kendall County, Texas, and continuing with the west line of said Lot 1A and the east line of said 3.775 acre tract, at 449.31 feet, pass the South Right of Way line of Cascade Caverns Road, a varying width right-of-way, being the northwest corner of Lot 1A and the northeast corner of said 3.775 acre tract, and continuing across Cascade Caverns Road, a total distance of 510.51 feet to a point on the north right-of-way line of Cascade Caverns Road and the south line of Lot 1, Ray Ranch Estates, a subdivision recorded in Volume 1, Page 88, Plat Records of Kendall County, Texas, for the northwest corner of the herein described tract;

**Thence:** With the north right-of-way line of Cascade Caverns Road, the south line of said Lot 1 and the south line of Lot 1A, Hill Country Daily Bread Subdivision, a subdivision recorded in Volume 7, Page 188, Plat Records of Kendall County, Texas, the following:

S88°38'08"E, a distance of 208.30 feet to a point, being the southeast corner of said Lot 1, for an interior corner of the herein described tract;

N01°13'02"W, with the east line of said Lot 1, a distance of 13.20 feet to a point, being the southwest corner of said Lot 1A, for a corner of the herein described tract;

S88°58'17"E, a distance of 130.00 feet to a point for the northeast corner of the herein described tract;

**Thence:** S01°02'00"W, across Cascade Caverns Road, at 73.20 feet, pass the south right-of-way line of Cascade Caverns Road, being the northeast corner of said Lot 1A and the northwest corner of Lot 1B of said Re-subdivision plat of J. and J. Acres, and continuing with the east line of Lot 1A and the west line of said Lot 1B, a total distance of 311.04 feet to a point on the north line of Lot 2, J. and J. Acres, a subdivision recorded in Volume 1, Page 397, Plat Records of Kendall County, Texas, being the southwest corner of said Lot 1B;



Thence: With the south and east lines of said Lot 1A and the north and west lines of said Lot 2, the following:

S89°57'30"W, a distance of 3.15 feet for an angle point;

S63°32'39"W, a distance of 8.94 feet for an angle point;

S53°06'52"W, a distance of 8.61 feet for an angle point;

S37°46'30"W, a distance of 8.52 feet for an angle point;

S25°00'29"W, a distance of 8.94 feet for an angle point;

S00°45'52"E, a distance of 200.81 feet to a point on the north line of said Lot 7A, being the southeast corner of said Lot 1A and the southwest corner of said Lot 2, for the southeast corner of the herein described tract;

Thence: N86°28'32"W, with the south line of said Lot 1A and the north line of said Lot 7A, a distance of 215.44 feet to the **POINT OF BEGINNING** and containing 3.915 acres of land.

Notes: Bearings are based on the Re-subdivision plat for J. and J. Acres recorded in Volume 2, Page 165, Plat Records of Kendall County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit plat accompanying this description of even date.

Project No. 02889.030  
Date: August 18, 2014  
G.L.



*Gregorio Lopez, Jr. 8/18/14*

**MUNICIPAL SERVICE PLAN**  
**For Annexation of 3.915 acres located at 35 Cascade Caverns Road (KAD 12245)**  
**By Currey Creek Baptist Church**

• **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

• **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

• **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

• **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

• **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

• **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.



• **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

• **ELECTRIC SERVICE**

Electric service is provided by Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

• **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located along the north side of Cascade Caverns Road approximately 450 LF west of Buckskin Drive.

• **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located along the north side of Cascade Caverns Road across from the subject property.

• **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located The nearest current sewer main of substantial size is located along the north side of Cascade Caverns Road approximately 450 LF west of Buckskin Drive .

• **CAPITAL IMPROVEMENTS**

The cost of any other infrastructure improvements shall entirely be the responsibility of the petitioner or service applicant per usual City standards and procedures.

PETITIONER'S ACKNOWLEDGMENT

**THE STATE OF TEXAS ' ,**

**COUNTY OF KENDALL ' ,**

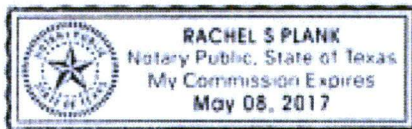
The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

12-1-2015  
Date

John D. Free  
Printed Name

John D. Free  
Signature

This Municipal Service Plan was acknowledged before me on the 1<sup>st</sup> day of  
December, 2015



Wes. Plank  
Notary Public In and For the State of Texas

**THE STATE OF TEXAS**

**COUNTY OF KENDALL**

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

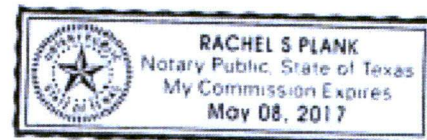
11-30-15  
Date  
STUART HEAD  
Printed Name  
[Signature]  
Signature

This Municipal Service Plan was acknowledged before me on the 1<sup>st</sup> day of December, 2015

[Signature]  
Notary Public In and For the State of Texas

**THE STATE OF TEXAS**

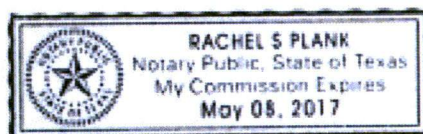
**COUNTY OF KENDALL**



The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

12/1/15  
Date  
JARED PATRICK  
Printed Name  
[Signature]  
Signature

This Municipal Service Plan was acknowledged before me on the 1<sup>st</sup> day of December, 2015



[Signature]  
Notary Public In and For the State of Texas

