

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JULY 23, 2024 – 6:00 PM**

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

During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Gifts), 551.074 (Personnel/Officers), 551.076 (Deliberation Regarding Security Devices), and Section 551.087 (Deliberation Regarding Economic Development Negotiations).

1. CALL TO ORDER – 6:00 PM

MOMENT OF SILENCE

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. CONFLICTS OF INTEREST

3. 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)

4. 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.     [2024-382](#)           CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF THE JULY 9, 2024.

**Attachments:**     [Minutes.24.0709](#)

- B. [2024-367](#) CONSIDER RESOLUTION NO. 2024-R55; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 81-R04; ESTABLISHING A RETIREMENT AGE OF 70 YEARS OF AGE FOR ALL CITY EMPLOYEES.

**Attachments:** [AIS Rescinding Mandatory Retirement Age Resolution No. 2024-R55](#)  
[Resolution No. 81-R-4](#)

- C. [2024-383](#) CONSIDER RESOLUTION NO. 2024-R56; A RESOLUTION AUTHORIZING THE PURCHASE OF A DUMP TRUCK FROM KYRISH TRUCK CENTERS FOR AN AMOUNT NOT TO EXCEED \$116,472.00. (STREET DEPARTMENT)

**Attachments:** [AIS-Dump Truck Updated Resolution No. 2024-R56](#)  
[Dump Truck Proposal](#)  
[Dump Truck Photo](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2024-309](#) PRESENTATION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2024-13; AN ORDINANCE ANNEXING APPROXIMATELY 16.612 ACRES BEING A PORTION OF 33105 INTERSTATE 10 (5.534 ACRES - KAD NO. 15889), 33125 INTERSTATE 10 (5.218 ACRES - KAD NO. 15846), 32675 INTERSTATE 10 (4.66 ACRES - KAD NO. 17397, 0.34 ACRES - KAD NO. 13723 AND 0.21 ACRES - KAD NO. 17405), 32775 INTERSTATE 10 (0.65 ACRES - KAD NO. 17398) 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 SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (At the request of property owners Balous and Julie Miller)

**Attachments:**

[AIS - Public Hearing and First Reading - Miller Annexation Ordinance No. 2024-13](#)

[Annexation Petition Signed- with Exhibits](#)

[Boerne Star - Public Hearing - Annex](#)

[MSP - \(KAD 17397, 17398, 13723, 17405\) 5.97 acres](#)

[MSP - 33105 IH 10 \(KCAD 15889\) 5.534 acres and 33125 IH 10 \(KCAD 15889\) 5.218 acres  
Annexation Area Map](#)

- B. [2024-310](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2024-14; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 6 TRACTS CONSISTING OF APPROXIMATELY 16.612 ACRES OF LAND LOCATED NORTH OF THE INTERSECTION OF DAISY LANE AND IH-10, LEGALLY DESCRIBED AS A10441 - SURVEY 183 J SMALL 5.534 ACRES (KAD 15889), A10441 - SURVEY 183 J SMALL 5.218 ACRES (KAD 15846), A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES (KAD 17397), A10730 - SURVEY 185 J M MCCULLOUGH 0.65 ACRES (KAD 17398), A10247 - SURVEY 186 S HEWES 0.34 ACRES (KAD 13723), AND A10730 - SURVEY 185 J M MCCULLOUGH 0.21 ACRES (KAD 17405); KENDALL COUNTY, TEXAS, FROM INTERIM HOLDING (HOL) ZONING DISTRICT TO COMMUNITY COMMERCIAL ZONING DISTRICT AND SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT (C3- SICO). (Balous Miller, zoning 16.612 acres from HOL to C3-SICO)

**Attachments:** [AIS I 10 Zoning -240723 NC](#)  
[Ordinance No. 2024-14](#)  
[Attachment 1 Zoning Application with Exhibits](#)  
[Attachment 2 Future Land Use Map](#)  
[Attachment 3 C3 Zone](#)  
[Boerne Star - Public Hearing - Zoning](#)  
[Attachment 4 Citizen Comments](#)  
[Attachment 5 Section 2.5 C 5](#)

- C. [2024-312](#) UTILITIES BUDGET WORKSHOP.

**Attachments:** [AIS -Utility Workshop](#)

6. RESOLUTIONS:

- A. [2024-263](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2024-R57; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR 2024 STREET RECONSTRUCTION TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.

**Attachments:** [20240723-AIS-2024 Street Recon Resolution No. 2024-R57 Street Recon Bid Tab Summary](#)

**7. OTHER:**

- A. [2024-379](#) RECEIVE THE THIRD QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED JUNE 30, 2024

**Attachments:** [AIS - June 2024 Qtrly Report QUARTERLY REPORT - JUNE 2024](#)

**8. CITY MANAGER'S REPORT:**

- A. [2024-010](#) MONTHLY PROJECTS REPORT.

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

10. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 19 day of July, 2024 at 9:30 a.m.**

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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.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JULY 9, 2024 – 6:00 PM**

Minutes of the Regular Called City Council Meeting Of July 9, 2024.

**Present:** 6 - Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Sharon D. Wright, Council Member Quinten Scott, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

**Staff Present:** Ben Thatcher, Sarah Buckelew, Lori Carroll, Nathan Crane, Susan Finch, Karen Kochheiser, Lissette Jimenez, Cody Lackey, Mike Mann, Mike Raute, Cheryl Rogers, Chris Shadrock, Kristy Stark, Chastity Valdes, Danny Zincke, and attorney Gerald Pruitt.

**Recognized / Registered Guests:** John Woolard, Nelia McNeal, and Katherine Nini

**1. CALL TO ORDER – 6:00 PM**

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

Mayor Ritchie asked Father David Chacko of St. Peter the Apostle Catholic Church to provide the Invocation.

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

**2. CONFLICTS OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS:**

No comments were received.

**4. CONSENT AGENDA:**

MAYOR PRO TEM WOLOSIN ASKED THAT CONSENT AGENDA ITEM B BE REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION. THERE WERE NO OBJECTIONS BY THE COUNCIL.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER WRIGHT, TO APPROVE CONSENT AGENDA ITEM A AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**A. CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JUNE 25, 2024.**

THE MINUTES WERE APPROVED.

**B. CONSIDER RESOLUTION NO. 2024-R50; A RESOLUTION OF THE CITY OF BOERNE, TEXAS ESTABLISHING A CHARTER REVIEW COMMISSION AND APPOINTING MEMBERS TO SERVE ON THE COMMISSION AND ISSUING THE COMMISSION’S CHARGE.**

Mayor Pro Tem Wolosin asked that council consider waiting until the May uniform election date for the Charter Review Amendments to give more time for the review.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO DENY RESOLUTION NO. 2024-R50; A RESOLUTION OF THE CITY OF BOERNE, TEXAS ESTABLISHING A CHARTER REVIEW COMMISSION AND APPOINTING MEMBERS TO SERVE ON THE COMMISSION AND ISSUING THE COMMISSION’S CHARGE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**REGULAR AGENDA:**

**5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**

**A. PRESENTATION FROM KENDALL APPRAISAL DISTRICT’S CHIEF APPRAISER NELIA MCNEAL AND JOHN WOOLARD.**

Mayor Ritchie called on Sarah Buckelew, Finance Director. Director Buckelew introduced Nelia McNeal, Chief Appraiser and John Woolard, the city appointment to the Kendall Appraisal District. Mr. Woolard provided a broad overview of appraisal district. Chief Appraiser McNeal spoke regarding the appraisal district's budget. She stated that the certified values will be presented to the entities by the required date of July 25th.

**B. PRESENTATION OF CAPITAL IMPROVEMENT PLAN.**

Mayor Ritchie called on Danny Zincke, Assistant City Manager. ACM Zincke spoke regarding the budget and tax rate timeline. He discussed the purpose of the Capital Improvement Plan and funding sources. Assistant City Manager Stark spoke regarding the governmental accounts: breakdown of funding to include available funding to date and proposed funding for 2025. She reviewed the ongoing bond fund capital projects and provided the timeline for Fire Station #2 as well as an update on Kinder Park Restroom project, the Northside Community Park project, the Waterworks Terrace Park project, the Plant Street public parking lot, Adler Road reconstruction and Cascade Caverns Roadway Project which was approved by the Metropolitan Planning Organization. ACM Stark stated that the Johns Road roundabout project will be coordinated with the school schedule. The street reconstruction for West Blanco, Parkway Drive, and West Kronkosky will be bid together. Mike Mann, Utilities Director will discuss utilities at the July 23 meeting.

**C. DISCUSSION AND DIRECTION REGARDING 2024 UNIFIED DEVELOPMENT CODE AMENDMENTS RELATING TO PLAT**

**EXEMPTIONS, MULTI-FAMILY USES, AND FREEWAY PYLON SIGNS.**

Mayor Ritchie called on Nathan Crane, Planning Director. Director Crane spoke regarding proposed UDC amendments, discussing proposed plat exemptions, multifamily in commercial districts, and freeway pylon signs and asking direction from the council members.

It was the consensus of the council members to include for plat exemptions Option 1: Served by on-site sewage facilities and a water well and Option 2: Are not within a military buffer as defined by State code. For Multi-family in a commercial zone: Not to exceed 10 units per acre lot and no multi-family along the IH-10 corridor. Regarding Pylon Signs: no more than 40' in height at nodes, maximum of 20' between nodes. No pole signs permitted in the future at suggested locations as presented.

**D. CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2024-11; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)**

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE A ONE-TIME READING OF ORDINANCE NO. 2024-11; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (AS DESCRIBED BELOW). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**E. CONSIDER ORDINANCE NO. 2024-11; AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY AND IMPROVEMENTS LOCATED AT 329 AMMANN RD., BOERNE, KENDALL COUNTY, TEXAS TO KENDALL COUNTY, A TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00; AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND SPECIAL WARRANTY DEED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Right-of-way dedication to Kendall County)**

Mayor Ritchie called on Mike Mann, Utilities Director. Director Mann spoke

regarding related agenda items E and G. In an effort to obtain a site development permit for the city's property on Ammann Road, fee simple titles for Kendall County and Fair Oaks Ranch in the form of warranty deeds are necessary.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ORDINANCE NO. 2024-11; AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY AND IMPROVEMENTS LOCATED AT 329 AMMANN ROAD, BOERNE, KENDALL COUNTY, TEXAS TO KENDALL COUNTY, A TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00; AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND SPECIAL WARRANTY DEED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (RIGHT-OF-WAY DEDICATION TO KENDALL COUNTY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**F. CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2024-12; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)**

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE A ONE-TIME READING OF ORDINANCE NO. 2024-12; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (AS DESCRIBED BELOW). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**G. CONSIDER ORDINANCE NO. 2024-12; AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY AND IMPROVEMENTS LOCATED AT 329 AMMANN RD., BOERNE, KENDALL COUNTY, TEXAS TO THE CITY OF FAIR OAKS RANCH, A**

**TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00; AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND SPECIAL WARRANTY DEED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Right-of-way dedication to the City of Fair Oaks Ranch)**

Director Mann continued with the property right of way dedication to Fair Oaks Ranch as mentioned in the previous agenda item.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE ORDINANCE NO. 2024-12; AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY AND IMPROVEMENTS LOCATED AT 329 AMMANN ROAD, BOERNE, KENDALL COUNTY, TEXAS TO THE CITY OF FAIR OAKS RANCH, A TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00; AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND SPECIAL WARRANTY DEED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (RIGHT-OF-WAY DEDICATION TO THE CITY OF FAIR OAKS RANCH). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

## **6. RESOLUTIONS:**

**A. CONSIDER RESOLUTION NO. 2024-R51; A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LABOR SERVICES AGREEMENT WITH MGR ACCOUNTING RECRUITERS FOR AN AMOUNT NOT TO EXCEED \$67,793.00.**

Mayor Ritchie called on Sarah Buckelew, Finance Director. Director Buckelew referenced the April 2024 temporary labor services agreement with MGR Accounting Recruiters. Staff would like to continue the services provided by MGR through the budget cycle. Director Buckelew noted that the amount should not exceed \$85,800 not \$67,793.00 as initially stated.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2024-R51; A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LABOR SERVICES AGREEMENT WITH MGR ACCOUNTING RECRUITERS FOR AN AMOUNT NOT TO EXCEED \$85,800. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**B. CONSIDER RESOLUTION NO. 2024-R52; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT’S PROPOSED FISCAL YEAR 2025 APPRAISAL AND COLLECTIONS BUDGET.**

Director Buckelew continued with the Kendall Appraisal District's proposed FY2025 Appraisal and Collections Budget which was discussed as part of Agenda Item 5.A.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2024-R52; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT’S PROPOSED FISCAL YEAR 2025 APPRAISAL AND COLLECTIONS BUDGET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**C. RECEIVE PROPOSALS FOR FULLY INSURED MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS AND ANCILLARY PRODUCTS AND CONSIDER RESOLUTION NO. 2024-R53; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDDING THE CONTRACT FOR CITY EMPLOYEE MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS, AND ANCILLARY PRODUCTS TO \_\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT AND DOCUMENTS FOR PLAN YEAR OCTOBER 1, 2024, TO SEPTEMBER 29, 2025.**

Mayor Ritchie called on Susan Finch, Human Resources Director to discuss employee benefits. Staff initiated a Request for Proposals (RFP's) for medical, dental, vision, and ancillary products to ensure optimal coverage for our employees. Having the opportunity to bundle all the products under Blue Cross and Blue Shield, will result in a projected 2% decrease as compared to current expenses. Director Finch noted that the correct effective date should be through September 30, 2024.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER WRIGHT, TO RECEIVE PROPOSALS FOR FULLY INSURED MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS AND ANCILLARY PRODUCTS AND APPROVE RESOLUTION NO. 2024-R53; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR CITY EMPLOYEE MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS, AND ANCILLARY PRODUCTS TO BLUE CROSS AND BLUE SHIELD OF TEXAS; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT AND DOCUMENTS FOR PLAN YEAR OCTOBER 1, 2024, TO SEPTEMBER 30, 2025. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

## 7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

### A. RECOGNITION OF THE BOERNE POLICE DEPARTMENT FOR RECEIVING RE-ACCREDITATION AS AN ACCREDITED LAW ENFORCEMENT AGENCY BY THE TEXAS POLICE CHIEFS ASSOCIATION.

City Manager Thatcher asked Assistant Police Chief Lackey to speak regarding the Texas Law Enforcement Accreditation Program. Chief Lackey stated that the first accreditation was achieved in 2012 which was for a four year period. The Boerne Police Department has achieved three successful re-accreditations.

**B. RECOGNITION OF THE FINANCE DEPARTMENT FOR RECEIVING THE GOVERNMENT FINANCE OFFICER'S ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD FOR FY 23-24.**

City Manager Thatcher asked Director Buckelew to speak regarding the Government Finance Officer's Association Budget Award. Director Buckelew stated that the city was acknowledged for fiscal excellence for Distinguished Budget Presentation for FY 2023-24. This is first year the city has received the award.

City Manager Thatcher recognized the success of the annual fireworks show.

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

Mayor Pro Tem Wolosin spoke regarding the 4th of July Fireworks Show. He stated that these types of events are what gives Boerne the small town feel. He expressed appreciation to those who helped make it a success.

**9. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:**

Mayor Ritchie convened the City Council into Executive Session at 7:42 p.m.

**A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING THE FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, AND BOERNEBAK II, LLC AND PULTE HOMES OF TEXAS LP.**

No action was taken.

**B. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY TO DISCUSS SB-2038, PROCESS FOR PETITIONS FOR RELEASE FROM THE CITY’S EXTRATERRITORIAL JURISDICTION**

No action was taken.

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

Mayor Ritchie reconvened the City Council into Open Session at 8:15 p.m.

**A. CONSIDER RESOLUTION NO. 2024-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, BOERNEBAK II, LLC , AND PULTE HOMES OF TEXAS, L.P.**

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN TO APPROVE RESOLUTION NO. 2024-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, BOERNEBAK II, LLC , AND PULTE HOMES OF TEXAS, L.P. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**11. ADJOURNMENT**

Mayor Ritchie adjourned the City Council Meeting at 8:16 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	July 23, 2024
<b>Requested Action</b>	APPROVE RESOLUTION NO. 2024-R55; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 81-R04; ESTABLISHING A RETIREMENT AGE OF 70 YEARS OF AGE FOR ALL CITY EMPLOYEES.
<b>Contact Person</b>	Susan Finch, Human Resource Director
<b>Background Information</b>	<p><b><u>BACKGROUND</u></b></p> <p>Recently, it was discovered that the City of Boerne established a mandatory retirement age of 70 for all city employees through a resolution established over 40 years ago. While this practice may have been the norm at that time, it does not align with current state and federal laws and does not reflect the City's values and beliefs regarding employment practices.</p> <p><b><u>SUMMARY</u></b></p> <p>The purpose of this agenda item is to propose the rescission of the City's mandatory retirement age of 70 for all city employees. This action is necessary for several reasons:</p> <ol style="list-style-type: none"> <li>1. <b>Legal Compliance:</b> The Age Discrimination in Employment Act (ADEA) safeguards employees aged 40 and older against discrimination based on age. Generally, the ADEA prohibits mandatory retirement ages for most employees. However, exceptions exist for certain roles such as high-level executives and safety positions like police officers and firefighters, where mandatory retirement ages may be allowed under the law.</li> <li>Texas law follows federal regulations and aligns with the provisions of the ADEA to ensure compliance.</li> <li>2. <b>Alignment with City Values:</b> The City of Boerne values fairness, equality, and inclusivity in its employment practices. Rescinding the mandatory retirement age aligns with these principles and ensures that all employees are treated fairly regardless of age.</li> <li>3. <b>Awareness and Review:</b> The existence of this resolution was not</li> </ol>

	<p>widely known within the City administration until recently, brought to our attention by the city secretary's office during a recent discussion on city policies.</p> <p><b><u>RECOMMENDATION</u></b> It is recommended that the City Council approve the resolution to rescind the mandatory retirement age of 70 for City of Boerne employees. This action will better align with state and federal law, uphold our commitment to fairness and equality in employment practices, and ensure transparency and clarity in our policies.</p> <p><b><u>NEXT STEPS</u></b> Upon approval by the City Council, we will ensure that any relevant policy documents will be updated, if needed.</p>
<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b>	We aspire to be an employer of choice; fostering a strong culture of employee engagement; emphasizing a value centric work culture.
<b>Financial Considerations</b>	There is no anticipated financial impact associated with this resolution.
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	The City Attorney has reviewed the Resolution to ensure legal compliance.
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Resolution No. 2024-R55 Resolution No. 81-R04

**RESOLUTION NO. 2024-R55**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 81-R04; ESTABLISHING A RETIREMENT AGE OF 70 YEARS OF AGE FOR ALL CITY EMPLOYEES.**

**WHEREAS**, the City of Boerne previously established a mandatory retirement age of 70 years for its employees; and

**WHEREAS**, it is now recognized that such a policy is no longer appropriate under the Age Discrimination in Employment Act (ADEA) and does not align with current best practices regarding employment and retirement; and

**WHEREAS**, the City of Boerne values the experience, knowledge, and contributions of its employees regardless of age.

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

Section 1. That Resolution No. 81-R4 establishing a mandatory retirement age of 70 years for all employees of the City of Boerne is hereby rescinded in its entirety.

Section 2. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED and ADOPTED on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED

\_\_\_\_\_  
Mayor

ATTEST:

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

RESOLUTION NO. 81 - R-4

WHEREAS, the City of Boerne does not have a policy in regard to mandatory retirement age for its employees; and

WHEREAS, it is to the best interest of the City of Boerne and its employees that such a mandatory retirement age be established;

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

Section 1. That effective with the adoption of this Resolution, a mandatory retirement age of 70 years of age is hereby established for all employees of the City of Boerne.

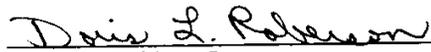
Section 2. If any person presently working for the City of Boerne has already attained the age of 70 years, then that employee can continue his or her employment with the City of Boerne for one year after the effective date of this ordinance or until reaching the age of 72 years, whichever is longer.

ADOPTED this the 9th day of March, 1981.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>										
<b>Agenda Date</b>	July 23, 2024										
<b>Requested Action</b>	APPROVE RESOLUTION 2024-R56; A RESOLUTION AUTHORIZING THE PURCHASE OF A DUMP TRUCK FROM KYRISH TRUCK CENTERS FOR AN AMOUNT NOT TO EXCEED \$116,472.00. (STREET DEPARTMENT)										
<b>Contact Person</b>	Jeffrey Carroll – Engineering & Mobility Director										
<b>Background Information</b>	<p>The City Streets Department currently has four dump trucks. The oldest dump truck is 33 years old and in poor condition. The typical life span of a dump truck is 20-25 years, and therefore staff budgeted to replace the dump truck this year.</p> <p>The City reviewed several options and requests the purchase of a 2023 International MV607 Dump Truck in the amount of \$116,472 under Sourcwell Cooperative Purchasing. The dump truck has a carrying capacity of 6 yards, is currently in stock and ready to be delivered. This dump truck will not require a Commercial Driver’s License (CDL) for standard loads with a gross vehicle weight rating less than 26,000 lbs.</p> <p>The City budgeted \$55,000 in the current fiscal year for an annual payment. The dump truck was included for an anticipated cost of \$150,000 in the Frost Bank equipment line of credit approved by City Council on May 28, 2024.</p> <p>Staff requests that Council approve the purchase of a 2023 International MV607 Dump Truck from Kyrish Truck Centers for an amount not to exceed \$116,472.</p>										
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><input type="checkbox"/> Legal/Regulatory Obligation</td> <td style="width: 50%;"><input checked="" type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input checked="" type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input checked="" type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input checked="" type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input checked="" type="checkbox"/> Service Enhancement	<input checked="" type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:
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<input checked="" type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency										
<input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:										

<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	F2 – Investing in and maintaining high-quality infrastructure systems and public assets.
<b>Financial Considerations</b>	Project is within budget.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Resolution No. 2024-R56 Dump Truck Proposal & Photo

**RESOLUTION NO. 2024-R56**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A DUMP TRUCK FROM KYRISH TRUCK CENTERS FOR AN AMOUNT NOT TO EXCEED \$116,472.00.**

**WHEREAS**, the Home Rule Charter establishes purchase procedures requiring approval for all contract expenditures in excess of the state law competitive bidding threshold requirements; and

**WHEREAS**, the City participates in a cooperative purchasing program through Sourcewell Cooperative Purchasing that satisfies State Law bidding requirements; and

**WHEREAS**, the City of Boerne finds it necessary to purchase a dump truck for the Streets Department from Kyrish Truck Centers through the Sourcewell Cooperative Purchasing Program; and

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

that the City Council hereby authorizes the City Manager to make the following purchase: 2023 International MV607 Dump Truck from Kyrish Truck Centers for an amount not to exceed \$116,472.00.

PASSED, APPROVED and ADOPTED on this the \_\_\_\_ day of July, 2024.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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



# KYRISH TRUCK CENTERS

1380 Ackerman  
San Antonio, Texas 78219  
210-477-2503 fax 210-477-2543

Invoice No. **15284-01**

## INVOICE

### Customer

Name CITY OF BOERNE  
Address 445 NORTH MAIN STREET  
City BOERNE, TX 78006  
Phone 830-248-1545

Date 7/11/2024  
Order No. \_\_\_\_\_  
Rep Gonzalez  
FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	2023 INTERNATIONAL MV607 VIN 3HAEUMML8PL273301	\$93,930.50	<b>\$93,930.50</b>
1	WARREN DUMP BODY	\$21,850.50	<b>\$21,850.50</b>
1	PRE DELIVERY INSPECTION	\$262.50	<b>\$262.50</b>
1	DELIVERY TO CITY OF BOERNE	\$300.00	<b>\$300.00</b>
1	COMMERCIAL VEHICLE INSPECTION	\$62.00	<b>\$62.00</b>
1	TITLE TRANSFER FEE	\$53.00	<b>\$53.00</b>
1	WEIGHT SLIP	\$13.50	<b>\$13.50</b>

### Payment Details

Cash \_\_\_\_\_  
Check \_\_\_\_\_  
Credit Card \_\_\_\_\_  
Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

SubTotal	\$116,472.00
Emissions Tax	\$0.00
State Tax	\$0.00
License Fee	\$0.00
<b>TOTAL</b>	<b>\$116,472.00</b>

Office Use Only

**Any Questions, please call 210-661-8371**

[WWW.KYRISHTRUCKS.COM](http://WWW.KYRISHTRUCKS.COM)

**2023 International MV607 Dump Truck**





## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 23, 2024
<b>Requested Action</b>	APPROVE ORDINANCE NO. 2024-13; AN ORDINANCE ANNEXING APPROXIMATELY 16.612 ACRES BEING A PORTION OF 33105 INTERSTATE 10 (5.534 ACRES - KAD NO. 15889), 33125 INTERSTATE 10 (5.218 ACRES - KAD NO. 15846), 32675 INTERSTATE 10 (4.66 ACRES - KAD NO. 17397, 0.34 ACRES - KAD NO. 13723 AND 0.21 ACRES - KAD NO. 17405), 32775 INTERSTATE 10 (0.65 ACRES - KAD NO. 17398) 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 SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. <i>(At the request of property owners Balous and Julie Miller)</i>
<b>Contact Person</b>	Nathan Crane, AICP Planning Director <a href="mailto:ncrane@boerne-tx.gov">ncrane@boerne-tx.gov</a> (830) 248-1521
<b>Background Information</b>	<b>PRIOR REVIEW:</b>  On June 25 <sup>th</sup> , the City Council approved Resolution No. 2024-R44, accepting the petition and setting a date and time for a public hearing of July 23, 2024.  <b>REQUEST:</b>  <ol style="list-style-type: none"><li>1. Consider on first reading an ordinance for the voluntary annexation of approximately 16.612 acres.</li><li>2. The request includes 6 KAD parcels under one ownership and no right-of-way (ROW). The subject property is contiguous to Boerne City Limits.</li><li>3. The subject tracts are adjacent to an approximately 45.521 acre tract that is also owned by the applicant. They propose to annex the subject area to simplify the platting and development process.</li></ol>

	<p>4. In accordance with Section 2.5 of the Unified Development Code, the property will be designated as a Holding (HOL) district until such time as the property is permanently zoned by the Council.</p> <p>5. The property owner has applied to zone the property to Community Commercial Zoning District (C3) and Scenic Interstate Corridor Overlay District (C3-SICO). This request will be considered as a separate agenda item.</p> <p><b>BACKGROUND:</b></p> <p>The property is part of the City’s Extra-Territorial Jurisdiction (ETJ) and has been designated as Auto-Oriented Commercial on the Future Land Use Map.</p> <p>A Municipal Service Plans (MSP) is required as part of each annexation. The MSP outlines how property in the annexed area will be served with municipal services.</p> <p>The City of Boerne will be responsible for Water, Sewer, Fire, Police, Road Maintenance, and all other government functions.</p> <p>Access to the site is provided from the IH-10 frontage road.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Council’s decision.</p> <ul style="list-style-type: none"> <li>- I move that the City County <b>APPROVE</b> on Ordinance No. 2024-13 approving on first reading the voluntary annexation of approximately 16.612 acres.</li> <li>- I move that the City Council <b>DENY</b> the request for annexation based on the following findings: (The Council will need to state the reasons for the denial).</li> </ul>										
<p><b>Item Justification</b></p>	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input checked="" type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input checked="" type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:
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<b>Strategic Alignment</b>	C1 – Offering Quality Customer Experiences B2 – Advancing Master Plan Recommendations
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	The private property owner provided consent to the annexation.
<b>Legal Review</b>	This action is a statutory requirement for annexation.
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Ordinance No. 2024-13 Annexation Petition & Legal Description Boerne Star – Public Notice Municipal Service Plans Annexation Area Map

**ORDINANCE NO. 2024-13**

**AN ORDINANCE ANNEXING APPROXIMATELY 16.612 ACRES BEING A PORTION OF 33105 INTERSTATE 10 (5.534 ACRES - KAD NO. 15889), 33125 INTERSTATE 10 (5.218 ACRES - KAD NO. 15846), 32675 INTERSTATE 10 (4.66 ACRES - KAD NO. 17397, 0.34 ACRES - KAD NO. 13723 AND 0.21 ACRES - KAD NO. 17405), 32775 INTERSTATE 10 (0.65 ACRES - KAD NO. 17398) 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 SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY**

**WHEREAS**, Chapter 43 of the Texas Local Government Code and City Charter of the City of Boerne, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state as of January 1, 2019; and

**WHEREAS**, the City Council of the City of Boerne approved Resolution No. 2024-R44 on June 25, 2024, setting a public hearing for the proposed annexation of 16.612 being a portion of 33105 Interstate 10 (5.534 acres - KAD No. 15889), 33125 Interstate 10 (5.218 acres - KAD No. 15846), 32675 Interstate 10 (4.66 acres - KAD No. 17397, 0.34 acres - KAD No. 13723 and 0.21 acres - KAD No. 17405), 32775 Interstate 10 (0.65 acres - KAD No. 17398) by the City; and

**WHEREAS**, the City held a public hearing on July 23, 2024, to give all interested persons the right to appear and be heard on the proposed annexation; and

**WHEREAS**, the procedures prescribed by Chapter 43 Texas Local Government Code and/or Charter of the City of Boerne, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

BEING a 5.218 acre tract of land situated in Kendall County, Texas, out of the John Small Survey No. 183, Abstract 441, being all of a 5.235 acre tract recorded in Volume 411, Page 854, a Special Warranty Deed, and Volume 88, Page 16, Deed Records of Kendall County, Texas, said 5.218 acre tract being more fully described in attached Exhibit "A".

BEING a 5.534 acre tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.534 acre tract also being all of that certain 2.493 acre tract of land also known as "FIRST TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas and all of that

certain 3.000 acre tract of land also known as "SECOND TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas, said 5.534 acre tract being more fully described in attached Exhibit "A".

BEING a 5.970 acre tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas, said 5.970 acre tract being more fully described in attached Exhibit "A".

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

**Section 1.** The facts, findings, recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated herein and expressly made part hereof, as if copied herein verbatim.

**Section 2.** That the heretofore described property is hereby annexed to the City of Boerne, Kendall County, Texas, and that the boundary limits of the City of Boerne be and the same are hereby extended to include the above described territory within the city limits of the City of Boerne, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Boerne and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

**Section 3.** A service plan for the area is hereby adopted by City Council, and attached as Exhibit B.

The City Secretary is hereby directed to file with the County Clerk of Kendall County, Texas, a certified copy of this ordinance.

PASSED AND APPROVED on this the first reading the \_\_\_ day of July, 2024.

PASSED, APPROVED AND ADOPTED on this the second reading the \_\_\_ day of August, 2024.

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

# 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:

33105, 33125, 32775 and 32675 IH-10,  
in the Extraterritorial Jurisdiction of the City of Boerne

*Description by metes and bounds attached*

We certify that the above-described tract of land is contiguous to the City of Boerne, Texas, 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

Balous T. Miller

430 S Santa Rosa,  
San Antonio, TX 78207

210-960-2750

STATE OF TEXAS

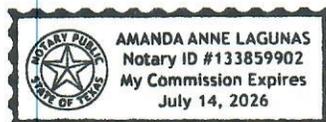
COUNTY OF Bexar

§  
§  
§

Before me, the undersigned authority, on this day personally appeared Balous T. Miller, 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 14 day of June, 2024.

(Seal)



Amanda Anne Lagunas  
Notary Public in and for the State of Texas  
My commission expires: 7-14-26

Julie Miller  
Owner's Signature #2

Julie Miller

430 S Santa Rosa,  
San Antonio, TX 78207

210-960-2750

STATE OF TEXAS

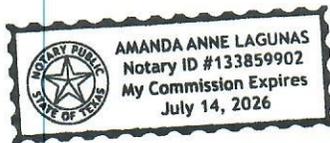
COUNTY OF Bexar

§  
§  
§

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

Given under my hand and seal of office, this 14 day of June, 2024.

(Seal)

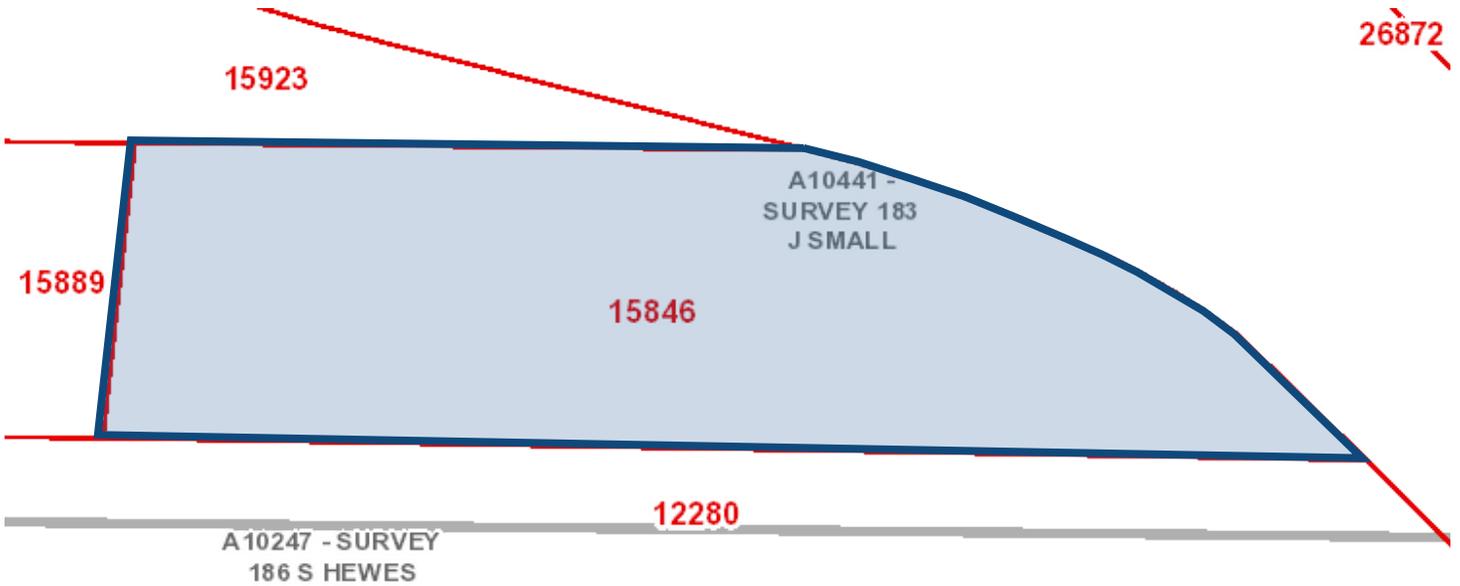


Amanda Anne Lagunas  
Notary Public in and for the State of Texas  
My commission expires: 7-14-26



Subject Property

Map



### Property Details

<b>Account</b>		
<b>Property ID:</b>	15846	<b>Geographic ID:</b> 1-0441-0183-0082
<b>Type:</b>	Real	<b>Zoning:</b> DK
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	33125 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DK	<b>Mapsco:</b>
<b>Legal Description:</b>	A10441 - SURVEY 183 J SMALL 5.218 ACRES	
<b>Abstract/Subdivision:</b>	A10441 - A10441 - SURVEY 183 J SMALL	
<b>Neighborhood:</b>	COMMBRNE	
<b>Owner</b>		
<b>Owner ID:</b>	5380784	
<b>Name:</b>	MILLER BALOUS	
<b>Agent:</b>	A P VELTMAN & ASSOC INC (1003)	
<b>Mailing Address:</b>	430 S SANTA ROSA SAN ANTONIO, TX 78207	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$528,160 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$429,130 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$957,290 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$957,290 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$957,290
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 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:** MILLER BALOUS %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$957,290	\$957,290	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$957,290	\$957,290	\$3,663.55	
SBN	BOERNE ISD	0.993200	\$957,290	\$957,290	\$9,507.80	
WCC	COW CREEK GROUNDWATER	0.005000	\$957,290	\$957,290	\$47.86	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$13,219.21

**Estimated Taxes Without Exemptions:** \$13,219.21

## Property Improvement - Building

**Description:** COMMERCIAL BLDG **Type:** Commercial **State Code:** F1 **Living Area:** 19,740.00 sqft **Value:** \$427,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	ACLS	MTL		5,034.00
MA	MAIN AREA	INLS			5,256.00
CP	CARPORT	INLS	MTL	1993	1,890.00
MA	MAIN AREA	INLS			2,100.00
MA	MAIN AREA	INLS		1999	2,100.00
MA	MAIN AREA	INLS			4,500.00
STGL	STORAGE LOW	*		0	48.00
PKLAVG	PARKING LOT AVERAGE QUAL	*		0	30,000.00
PC	COVERED PORCH OR PATIO	ACLS			70.00
PC	COVERED PORCH OR PATIO	ACLS		1999	3,200.00
MA	MAIN AREA	ACLS		1999	750.00
PC	COVERED PORCH OR PATIO	ACLS		1999	75.00

STG	STORAGE	ACLS		1999	344.00
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**Description:** BODY & PAINT SHOP **Type:** Commercial **State Code:** F1 **Living Area:** 5,644.00 sqft **Value:** \$100,620

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	INLS	0	5,504.00
CP	CARPORT	INLS		322.00
MA	MAIN AREA	INLS	1999	140.00

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	Commercial Lot	2.7180	118,396.08	0.00	0.00	\$223,530	\$0
CL	Commercial Lot	2.5000	108,900.00	0.00	0.00	\$205,600	\$0

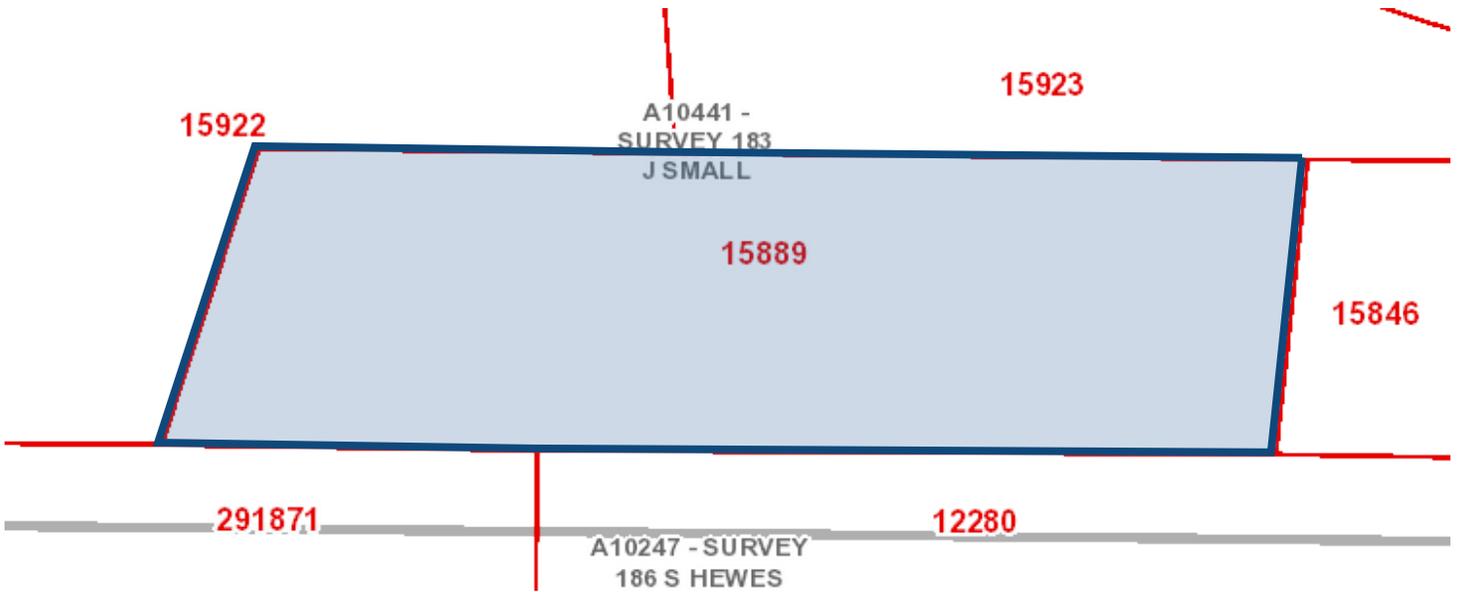
## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$528,160	\$429,130	\$0	\$957,290	\$0	\$957,290
2023	\$528,160	\$326,140	\$0	\$854,300	\$0	\$854,300
2022	\$386,320	\$316,400	\$0	\$702,720	\$0	\$702,720
2021	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2020	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2019	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2018	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2017	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2016	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2015	\$294,000	\$112,740	\$0	\$406,740	\$0	\$406,740
2014	\$294,000	\$112,740	\$0	\$406,740	\$0	\$406,740

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/26/2012	SWD	SPECIAL WARRANTY DEED	CIBOLO SISTERS ENTERPRISES LTD	MILLER BALOUS	1344	948	

Map



### Property Details

<b>Account</b>		
<b>Property ID:</b>	15889	<b>Geographic ID:</b> 1-0441-0183-0151
<b>Type:</b>	Real	<b>Zoning:</b> DL
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	33105 INTERSTATE 10	
<b>Map ID:</b>	BISD3-DL	<b>Mapsco:</b>
<b>Legal Description:</b>	A10441 - SURVEY 183 J SMALL 5.534 ACRES	
<b>Abstract/Subdivision:</b>	A10441 - A10441 - SURVEY 183 J SMALL	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	5380784	
<b>Name:</b>	MILLER BALOUS	
<b>Agent:</b>	A P VELTMAN & ASSOC INC (1003)	
<b>Mailing Address:</b>	430 S SANTA ROSA SAN ANTONIO, TX 78207	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$216,130 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$216,130 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$216,130 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$216,130
<b>Ag Use Value:</b>	\$0

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## Property Taxing Jurisdiction

**Owner:** MILLER BALOUS %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$216,130	\$216,130	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$216,130	\$216,130	\$827.13	
SBN	BOERNE ISD	0.993200	\$216,130	\$216,130	\$2,146.60	
WCC	COW CREEK GROUNDWATER	0.005000	\$216,130	\$216,130	\$10.81	

**Total Tax Rate:** 1.380900

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**Estimated Taxes With Exemptions:** \$2,984.54

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**Estimated Taxes Without Exemptions:** \$2,984.54

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## Property Land

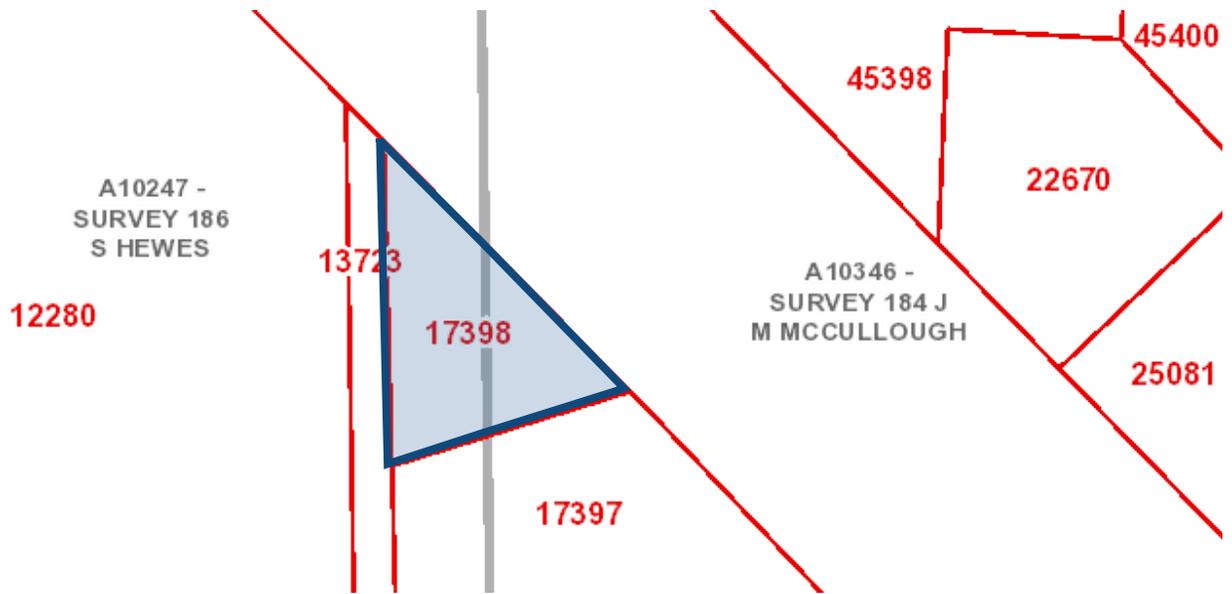
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	Residential Lot	5.5340	241,061.04	0.00	0.00	\$216,130	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$216,130	\$0	\$216,130	\$0	\$216,130
2023	\$0	\$194,520	\$0	\$194,520	\$0	\$194,520
2022	\$0	\$175,300	\$0	\$175,300	\$0	\$175,300
2021	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2020	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2019	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2018	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2017	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2016	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2015	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2014	\$191,310	\$86,570	\$0	\$277,880	\$0	\$277,880

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/26/2012	GWA	GENERAL WARRANTY DEED	TRAYLOR BRIAN & HERMINIA	MILLER BALOUS	1344	956	
2/23/1990	Conv	CONVERSION	HARBORDT MARY L	TRAYLOR BRIAN & HERMINIA	326	851	



Property Details

<b>Account</b>		
<b>Property ID:</b>	17398	<b>Geographic ID:</b> 1-0730-0185-0182
<b>Type:</b>	Real	<b>Zoning:</b> DM
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32775 INTERSTATE 10	
<b>Map ID:</b>	BISD3-DM	<b>Mapsc0:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH .65 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$24,570 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$50,430 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$75,000 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$75,000 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$75,000
<b>Ag Use Value:</b>	\$0

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## Property Taxing Jurisdiction

Owner: PAYNE MERTON W JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$75,000	\$75,000	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$75,000	\$75,000	\$287.03	
SBN	BOERNE ISD	0.993200	\$75,000	\$75,000	\$744.90	
WCC	COW CREEK GROUNDWATER	0.005000	\$75,000	\$75,000	\$3.75	

Total Tax Rate: 1.380900

Estimated Taxes With Exemptions: \$1,035.67

Estimated Taxes Without Exemptions: \$1,035.67

## Property Improvement - Building

Type: Residential State Code: E1 Living Area: 986.00 sqft Value: \$24,570

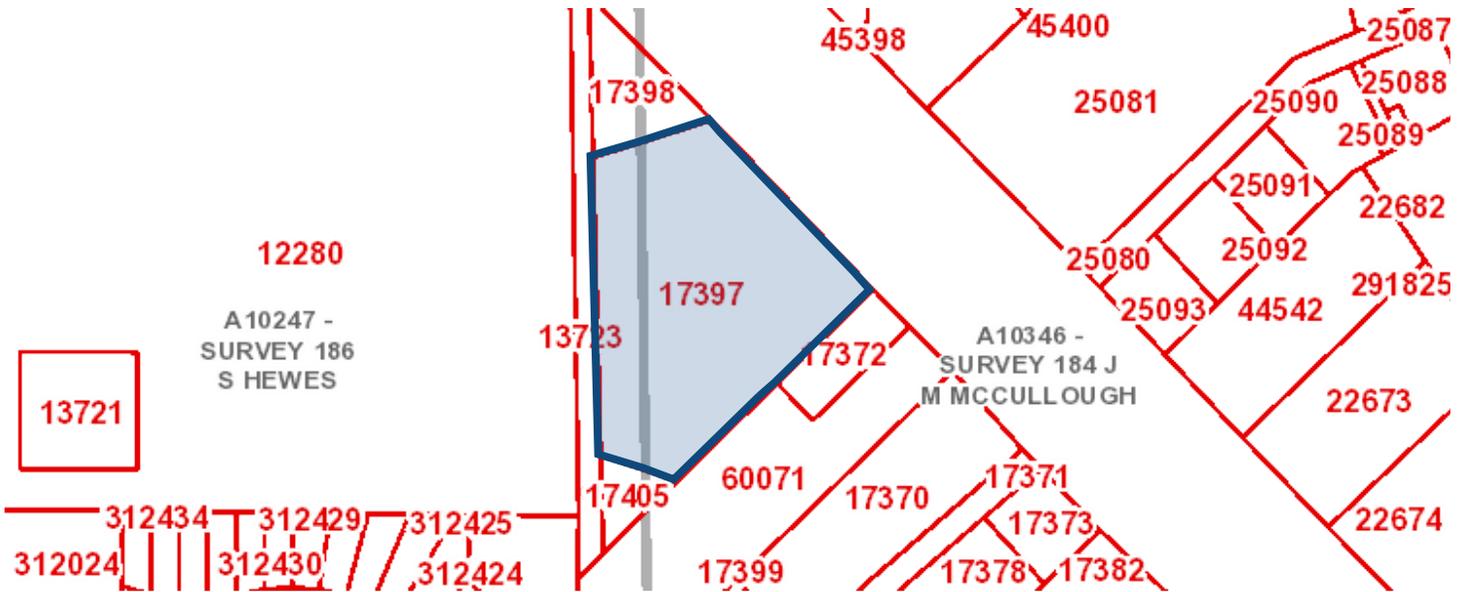
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R1-	ST	1940	986.00
EP	ENCLOSED PORCH	*		1940	230.00
EP	ENCLOSED PORCH	*		1940	442.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RAA	Residential Acreage Ag	0.6500	28,314.00	0.00	0.00	\$50,430	\$0

## Property Roll Value History

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2024	\$24,570	\$50,430	\$0	\$75,000	\$0	\$75,000
2023	\$24,570	\$50,430	\$0	\$75,000	\$0	\$75,000
2022	\$22,820	\$47,280	\$0	\$70,100	\$0	\$70,100
2021	\$17,550	\$21,010	\$0	\$38,560	\$0	\$38,560
2020	\$17,550	\$21,010	\$0	\$38,560	\$0	\$38,560
2019	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2018	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2017	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2016	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2015	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2014	\$18,000	\$21,010	\$0	\$39,010	\$1,049	\$37,961



Property Details

<b>Account</b>		
<b>Property ID:</b>	17397	<b>Geographic ID:</b> 1-0730-0185-0181
<b>Type:</b>	Real	<b>Zoning:</b> DM12
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32675 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DM12	<b>Mapsc0:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$361,540 (+)
<b>Market Value:</b>	\$361,540 (=)
<b>Agricultural Value Loss: ?</b>	\$361,060 (-)
<b>Appraised Value:</b>	\$480 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$480
<b>Ag Use Value:</b>	\$480

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## Property Taxing Jurisdiction

Owner: PAYNE MERTON W JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$361,540	\$480	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$361,540	\$480	\$1.84	
SBN	BOERNE ISD	0.993200	\$361,540	\$480	\$4.77	
WCC	COW CREEK GROUNDWATER	0.005000	\$361,540	\$480	\$0.02	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$6.63

**Estimated Taxes Without Exemptions:** \$4,992.51

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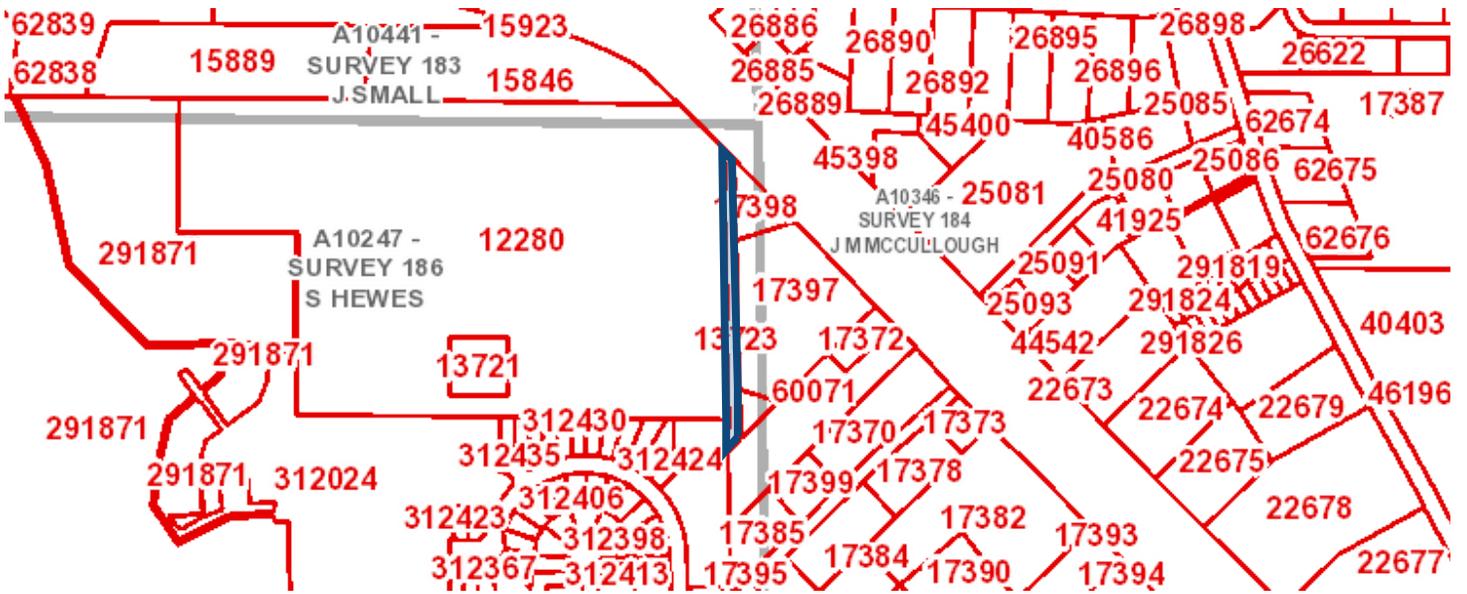
## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP1	Native Pasture 1	3.0000	130,680.00	0.00	0.00	\$232,750	\$310
NP1	Native Pasture 1	1.6600	72,310.00	0.00	0.00	\$128,790	\$170

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$361,540	\$480	\$480	\$0	\$480
2023	\$0	\$361,540	\$300	\$300	\$0	\$300
2022	\$0	\$338,950	\$300	\$300	\$0	\$300
2021	\$0	\$150,640	\$300	\$300	\$0	\$300
2020	\$0	\$150,640	\$300	\$300	\$0	\$300
2019	\$500	\$150,640	\$300	\$800	\$0	\$800
2018	\$500	\$150,640	\$300	\$800	\$0	\$800
2017	\$500	\$150,640	\$300	\$800	\$0	\$800
2016	\$500	\$150,640	\$300	\$800	\$0	\$800
2015	\$500	\$150,640	\$300	\$800	\$0	\$800
2014	\$500	\$150,640	\$300	\$800	\$0	\$800

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	13723	<b>Geographic ID:</b> 1-0247-0186-0050
<b>Type:</b>	Real	<b>Zoning:</b> DM12
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32675 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DM12	<b>Mapsc0:</b>
<b>Legal Description:</b>	A10247 - SURVEY 186 S HEWES 0.34 ACRES	
<b>Abstract/Subdivision:</b>	A10247 - A10247 - SURVEY 186 S HEWES	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$26,380 (+)
<b>Market Value:</b>	\$26,380 (=)
<b>Agricultural Value Loss: ?</b>	\$26,350 (-)
<b>Appraised Value:</b>	\$30 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$30
<b>Ag Use Value:</b>	\$30

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$26,380	\$30	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$26,380	\$30	\$0.11	
SBN	BOERNE ISD	0.993200	\$26,380	\$30	\$0.30	
WCC	COW CREEK GROUNDWATER	0.005000	\$26,380	\$30	\$0.00	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$0.41

**Estimated Taxes Without Exemptions:** \$364.29

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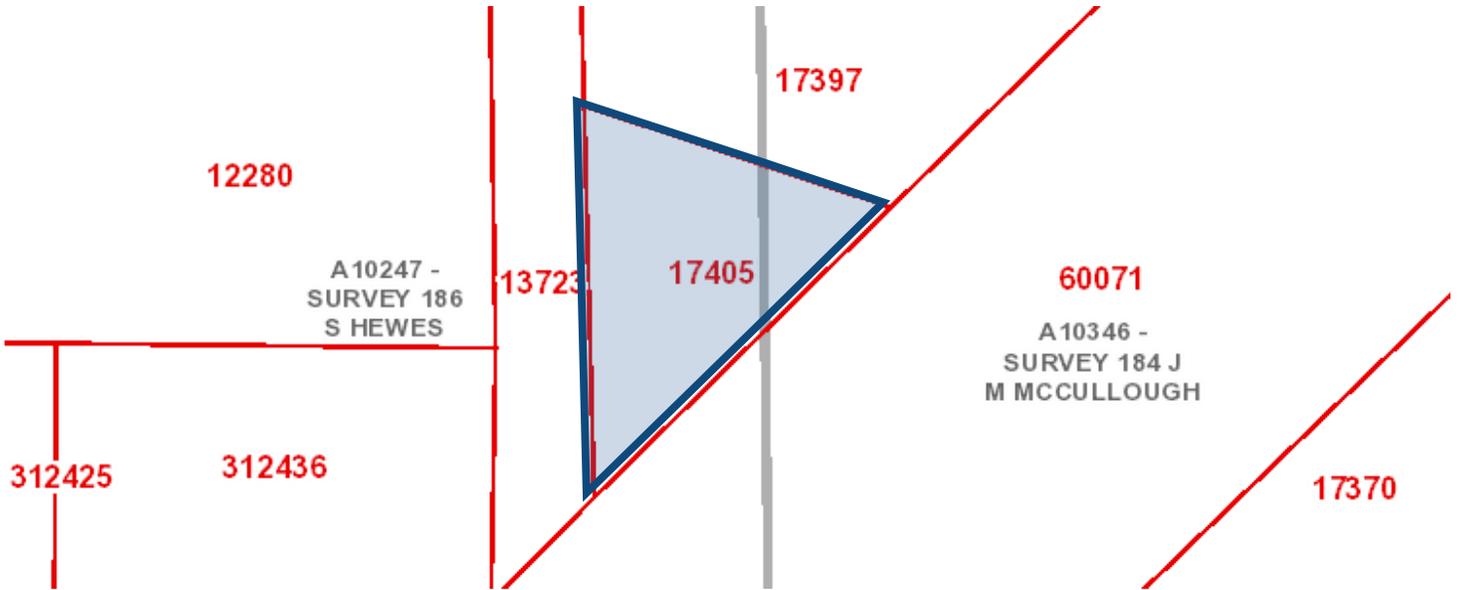
## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP2	Native Pasture 2	0.3400	14,810.00	0.00	0.00	\$26,380	\$30

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$26,380	\$30	\$30	\$0	\$30
2023	\$0	\$26,380	\$20	\$20	\$0	\$20
2022	\$0	\$24,730	\$20	\$20	\$0	\$20
2021	\$0	\$10,990	\$20	\$20	\$0	\$20
2020	\$0	\$10,990	\$20	\$20	\$0	\$20
2019	\$0	\$10,990	\$20	\$20	\$0	\$20
2018	\$0	\$10,990	\$20	\$20	\$0	\$20
2017	\$0	\$10,990	\$20	\$20	\$0	\$20
2016	\$0	\$10,990	\$20	\$20	\$0	\$20
2015	\$0	\$10,990	\$20	\$20	\$0	\$20
2014	\$0	\$10,990	\$20	\$20	\$0	\$20

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	17405	<b>Geographic ID:</b> 1-0730-0185-0230
<b>Type:</b>	Real	<b>Zoning:</b> DM11
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32675 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DM11	<b>Mapsco:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH .21 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$34,450 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$16,290 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$50,740 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$50,740 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$50,740
<b>Ag Use Value:</b>	\$0

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$50,740	\$50,740	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$50,740	\$50,740	\$194.18	
SBN	BOERNE ISD	0.993200	\$50,740	\$50,740	\$503.95	
WCC	COW CREEK GROUNDWATER	0.005000	\$50,740	\$50,740	\$2.54	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$700.67

**Estimated Taxes Without Exemptions:** \$700.67

## Property Improvement - Building

**Description:** Residential **Type:** Residential **State Code:** E1 **Living Area:** 1,152.00 sqft **Value:** \$34,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R1+	ST	1964	1,152.00
SP	SCREENED PORCH	*		0	417.00
CP	CARPORT	*		0	360.00
STGL	STORAGE LOW	*		0	96.00
SHEDL	SHED LOW	*		1999	400.00
PC	COVERED PORCH OR PATIO	*		1999	144.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	Residential Acreage	0.2100	9,148.00			\$16,290	\$0

## Property Roll Value History

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2024	\$34,450	\$16,290	\$0	\$50,740	\$0	\$50,740
2023	\$34,450	\$16,290	\$0	\$50,740	\$0	\$50,740
2022	\$31,990	\$15,280	\$0	\$47,270	\$0	\$47,270
2021	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2020	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2019	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2018	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2017	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2016	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2015	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2014	\$25,240	\$6,790	\$0	\$32,030	\$0	\$32,030

FIELD NOTES describing a 5.218 acre tract of land situated in Kendall County, Texas, out of the John Small Survey No. 183, Abstract 441, being all of a 5.235 acre tract recorded in Volume 411, Page 854, a Special Warranty Deed, and Volume 88, Page 16, Deed Records of Kendall County, Texas. Said 5.218 acre tract of land being more particularly described as follows:

BEGINNING at a found  $\frac{1}{2}$ " iron rod found for the northeast corner of a 3.00 acre tract recorded in Volume 326, Page 852, Kendall County, Texas, and the northwest corner of herein described tract. Said iron rod being 916.5 feet east of a  $1\frac{1}{2}$ " iron pipe at corner of a 20 acre tract;

THENCE South  $89^{\circ} 25' 47''$  East, a distance of 638.50 feet along the south line of a 24.694 acre tract recorded in Volume 654, Page 89, Kendall County, Texas, and the north line of herein described tract to a  $\frac{1}{2}$ " iron rod found in the southwest right of way line of Interstate Highway No. 10 for an angle point;

THENCE South  $76^{\circ} 17' 59''$  East, along the southwest right of way line, a distance of 21.20 feet to a TXDOT concrete monument with cap for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 920.40 feet, a central angle of  $031^{\circ} 50' 47''$ , an arc length of 511.58 feet, a tangent length of 262.58 feet, and a 505.02 foot chord with a bearing of South  $60^{\circ} 22' 36''$  East, to a TXDOT concrete monument at Interstate Highway No. 10 survey station 124+52.5 for the southeast corner of herein described tract;

THENCE North  $89^{\circ} 25' 00''$  West, a distance of 1073.36 feet along the north line of a 205.5 acre tract recorded in Volume 590, Page 309, Kendall County, Texas, and the south line of herein described tract to a  $\frac{1}{2}$ " iron rod found for the southeast corner of fore mentioned 3.000 acre tract and the southwest corner of herein described tract;

THENCE North  $05^{\circ} 39' 28''$  West, passing a  $\frac{1}{2}$ " iron rod found at 2.10 feet, an overall distance of 251.30 feet along the west line of herein described tract to the POINT OF BEGINNING and containing 5.218 acres of land according to an actual survey on the ground.

## EXHIBIT "A"

Being a **5.534 acre** tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said **5.534 acre** tract also being all of that certain 2.493 acre tract of land also known as "FIRST TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas and all of that certain 3.000 acre tract of land also known as "SECOND TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas, said **5.534 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a found ½" pipe with a square bolt in the north line of that certain 200 acre tract recorded in Volume 693, Pages 52-73, Official Records, Kendall County, Texas and being at the southwest corner of the above referenced 2.493 acre tract, the southwest corner of the herein described tract and a corner of that certain 24.694 acre tract recorded in Volume 654, Pages 89-93, Official Records, Kendall County, Texas, said point bears South 89 degrees 23 minutes 54 seconds East, a distance of 268.34 feet from a ½" iron rod found at the southwest corner of said 24.694 acre tract;

**Thence**, with a southeast line of said 24.694 acre tract and the northwest line of said 2.493 acre tract, **North 15 degrees 20 minutes 10 seconds East**, a distance of **258.10 feet** to a 1" pipe found at an interior corner of said 24.694 acre tract, the northwest corner of said 2.493 acre tract and the northwest corner of the herein described tract;

**Thence**, with a south line of said 24.694 acre tract and the north line of said 2.493 acre tract, **South 89 degrees 27 minutes 49 seconds East**, a distance of **391.54 feet** to a ½" iron rod found at the northeast corner of said 2.493 acre tract and the northwest corner of the above referenced 3.000 acre tract;

**Thence**, continuing with a south line of said 24.964 acre tract and the north line of said 3.000 acre tract, **South 89 degrees 23 minutes 24 seconds East**, a distance of **525.18 feet** to a ½" iron rod found at the northeast corner of said 3.000 acre tract, the northeast corner of the herein described tract and the northwest corner of that certain 5.235 acre tract recorded in Volume 411, Page 854, Official Records, Kendall County, Texas;

**Thence**, with the easterly line of said 3.000 acre tract and the westerly line of said 5.235 acre tract, the following two (2) courses and distances:

**South 05 degrees 36 minutes 14 seconds East**, a distance of **249.05 feet** to a ½" iron rod found;

and **South 06 degrees 10 minutes 14 seconds East**, a distance of **3.10 feet** to a ½" iron rod found in the north line of the aforementioned 200 acre tract and being at the southeast corner of said 3.000 acre tract, the southeast corner of the herein described tract and the southwest corner of said 5.235 acre tract;

**Thence**, with the north line of said 200 acre tract and the south line of said 3.000 acre tract, **North 89 degrees 21 minutes 27 seconds West**, a distance of **526.11 feet** to a ½" iron rod found at the southwest corner of said 3.000 acre tract and the southeast corner of said 2.493 acre tract;

**Thence**, continuing with the north line of said 200 acre tract and the south line of said 2.493 acre tract, **North 89 degrees 21 minutes 45 seconds West**, a distance of **483.55 feet** to the **Point of Beginning** containing **5.534 acres**.

## EXHIBIT "A"

Exhibit " A "**PFEIFFER LAND SURVEYING**918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385**FIELD NOTES FOR A 5.970 ACRE TRACT OF LAND**

**Being** a **5.970 acre** tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas, said **5.970 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a 2" metal fence post found in the southwest right-of-way line of Interstate Highway No. 10 (a variable width right of way per TxDOT right of way maps) at the east corner of the above referenced 2.78 acre tract and tract herein described, the north corner of a 0.500 acre tract recorded in Volume 925, Pages 383-386, Official Records, Kendall County, Texas, said point bears North 44 degrees 19 minutes 05 seconds West, a distance of 206.33 feet from a TxDOT concrete right of way marker found;

**Thence**, departing southwest right-of-way line of Interstate Highway No. 10 with the southeast line of the 2.78 acre tract, the northwest line of the 0.500 acre tract, **South 45 degrees 39 minutes 17 seconds West**, a distance of **242.09 feet** to a ½" iron rod with an illegible plastic cap found for angle at the west corner of said 0.500 acre tract, an exterior corner of Alpha Mini Storage Development Plat recorded in Volume 8, Page 118, Plat Records, Kendall County, Texas;

**Thence**, continuing with the southeast line of the 2.78 acre tract, a northwest of Alpha Mini Storage Development Plat, **South 45 degrees 47 minutes 13 seconds West**, a distance of **479.88 feet** to a ½" iron rod found at the south corner of said 2.78 acre tract and tract herein described, the west corner of said Alpha Mini Storage Development Plat, said point being in the east line of a 35.439 acre tract recorded in Volume 1753, Pages 183-188, Official Records, Kendall County, Texas;

**Thence**, with the west line of the 2.78 acre tract, the east line of the 35.439 acre tract, **North 00 degrees 48 minutes 56 seconds East**, a distance of **110.86 feet** to a ½" iron rod with a "Cude" plastic cap found for angle at the northeast corner of said 35.439 acre tract, the southeast corner of the remaining portion of a 200 acre tract recorded in Volume 639, Pages 52-73, Official Records, Kendall County, Texas;

**Thence**, continuing with the west line of the 2.78 acre tract, the west line of the above referenced 1.87 acre tract and the west line of the above referenced 2 acre tract, the east line of the remaining portion of the 200 acre tract, **North 00 degrees 46 minutes 55 seconds East**, a distance of **908.37 feet** to a ½" iron rod found at the north corner of the remaining portion of said 2 acre tract, and tract herein described, said point being in the southwest right-of-way line of Interstate Highway No. 10;

**Thence**, with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the remaining portion of said 2 acre tract, **South 44 degrees 18 minutes 42 seconds East**, a distance of **330.67 feet** to a ½" iron rod found for angle at the east corner of the remaining portion of said 2 acre tract, the north corner of the aforementioned 1.87 acre tract;

**Thence**, continuing with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the 1.87 acre tract and the northeast line of the aforementioned 2.78 acre tract, **South 44 degrees 19 minutes 05 seconds East**, a distance of **389.50 feet** to the **Point of Beginning** containing **5.970 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.



Wes Rexrode  
Registered Professional Land Surveyor No.6001  
Job Number: 26-23 (5.970 Acre Tract)

# THE BOERNE STAR CLASSIFIEDS

Wednesday online edition, 11 a.m. on Monday;  
Weekend issue, 11 a.m. on Thursday.  
Call 830-249-2441 and ask for Sonya.

WWW.BOERNESTAR.COM

## FULL TIME

Caregivers Needed! Please call 830-331-8496 or apply online at 155.axiscare.com

## REAL ESTATE

Open House, Sunday 11am-4pm - 122 Wildrose Hill, Regent Park, Highland Homes, Built 2022 3050sqft, 4 bed, 3.5 bath, 3 car garage 281-389-4498

## RENTALS

House for Rent - 2 bedroom, 1 bath house, 5 miles from BOERNE. 210-274-6682

## BUSINESS OPPORTUNITY

Please carefully consider the value or benefits before you purchase a product or service. Publication of products or services does not indicate endorsement by the Boerne Star. If you feel you have been the victim of fraud, please contact the Attorney General's Office and/or the Better Business Bureau.

## FOR SALE

FOR SALE: 55 gallon ink drums \$10, wood pallets \$5 and end rolls \$10. Call Granite Printing, 512-352-3687, or come by 2675 CR 374, Circleville, TX.

## GARAGE SALE

104 Michelle Lane, Boerne, July 1-7, all day. Portable bar and stool, manual stair stepper, videos, jackets, wall pictures and miscellaneous.

## MUSICAL INSTRUMENTS

ATTENTION FORMER BAND STUDENTS AND PARENTS! Did you know that you can donate used band instruments to SAM'S Kids and count it as a tax deduction? SAM'S Kids needs used band instruments for BISD students. For more information, please contact Janet D'Spain at BISD, 830-357-2006.

## MANUFACTURED HOME

2 Bedroom, 1 1/2 bath, Medina Shore mobile home, 2 lots, \$120,000. Please call 210-218-2650

## LEGALS

**Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On & Off Premises (BG) Permit by BLG Concessions, LLC dba Hampton Inn & Suites - Boerne located at 34935 IH-10 West, Kendall County, Boerne, TX 78006. Officers of said company are Lisa B. Holman - Manager, Kristin M. Boyett - Manager.**

**Application has been made with the Texas Alcoholic Beverage Commission for a winery permit (G) by Platinum Brix LLC dba Platinum Brix Winery, to be located at 248 N Main S, Boerne, Kendall County, 78006, Texas. Officers of said corporations are Jeffrey J. Berwell, Managing Member, and Michael T. Humphrey, Managing Member.**

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF MARYANNA BOVE, DECEASED CAUSE NO. 24-101-PR**

### NOTICE OF APPOINTMENT OF INDEPENDENT EXECUTOR

Notice is hereby given that on July 2, 2024, Letters Testamentary as Independent Executor upon the above Estate were issued to:

VALERIE BOVE  
by the Honorable County Court at Law of Kendall County, Texas, in Cause No. 24-10 I-PR pending upon the Probate Docket of said Court.

All persons having claims against the Estate being administered are hereby requested to present the same within the time prescribed by law to the following:

Rapp & Krock, PC  
Victor Santana  
1980 Post Oak Blvd., Suite 1 200  
Houston, Texas 77056  
vsantana@rappandkrock.com

*Victor Santana*  
VICTOR SANTANA

### CAUSE NO. 24-001-PR NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF WILLIAM PATTERSON KENNEY, DECEASED

Notice is hereby given that on February 20, 2024, Letters of Independent Administration upon the Estate of WILLIAM PATTERSON KENNEY, Deceased, were granted to the Independent Executor, Judith P. Kenney by the Honorable Probate Court Kendall County, Texas, in Cause Number, 24-001-PR, pending upon the Probate Docket of said Court.

All persons having claims against said Estate, which is being administered in the Probate Court of Kendall County, Texas, are hereby required to present the same within the time prescribed by law, to Judith P. Kenney, Independent Executor, in care of her attorney, Robert E. Golden, at his address below.

Respectfully submitted,  
GOLDEN LAW, P.C.  
/s/Robert E. Golden  
Robert E. Golden  
State Bar No. 08085560  
golden@goldenlaw.net  
Independence Plaza H, Suite 250  
14350 Northbrook Drive  
San Antonio, Texas 78232  
Telephone: (210) 495-0900  
Facsimile (210) 495-0997  
**Attorney for Judith P. Kenney,  
Independent Executor**

## LEGALS

### NOTICE TO CREDITORS

Notice is hereby given that Letters Testamentary for the Estate of Marjorie K. Leverton, Deceased, were issued to Lynne Leverton Wren on July 2, 2024, under Cause No. 24-102-PR, pending in the County Court of Kendall County, Texas.

The notice to the Executor may be delivered at the following address:

Lynne Leverton Wren,  
Executor of the Estate of  
Marjorie K. Leverton, Deceased  
Rogers & Elliott, PLLC  
309 Water Street, Suite 201  
Boerne, TX 78006

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

Dated: July 2, 2024

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Charles Alfred Taylor, Deceased, were issued on July 2, 2024, in Cause No. 24-091-PR, pending in the County Court of Kendall County, Texas, to: Cynthia T. Vlasek and Raphael Charles Taylor.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o:  
**Cynthia T. Vlasek**  
262 Lazy Creek Loop  
Ingram, Texas 78025

**Raphael Charles Taylor**  
702 Snover  
Houston, Texas 77007

DATED the 3rd day of July, 2024.

*Robert J. Ogle*  
Robert J. Ogle  
Attorney for Cynthia T. Vlasek and  
Raphael C. Taylor  
State Bar No.: 15231350  
1415 E. Blanco Road, Suite 7  
BOERNE, TX 78006  
Telephone: (830) 249-9358  
Email: bob@oglelegalteam.com

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Margaret Niel Dillard Clower, Deceased, were issued on June 13, 2024, under Docket No.24-088-PR, pending in the County Court of Kendall County, Texas, to Gwendolyn Sue Clower McMullan. Claims may be presented in care of the attorney for the estate, addressed as follows:

Gwendolyn Sue Clower McMullan,  
Independent Executor  
Estate of Margaret Niel Dillard Clower,  
Deceased  
c/o Andrew J. Aelvoet, Attorney at Law  
Drought, Drought & Bobbitt, LLP  
1616 Avenue M, Suite 101  
Hondo, Texas 78861

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

Dated: June 19, 2024.

Gwendolyn Sue Clower McMullan,  
Independent Executor

By: \_\_\_\_\_  
Andrew J. Aelvoet  
Attorney(s) for Applicant

## LEGALS

### Notice Of Public Hearing On KENDALL APPRAISAL DISTRICT PROPOSED 2025-2026 REAPPRAISAL PLAN

THE KENDALL APPRAISAL DISTRICT WILL HOLD A PUBLIC HEARING ON THE PROPOSED 2025-2026 REAPPRAISAL PLAN

The public hearing will be held on:

DATE: July 19, 2024  
TIME: 9:00 a.m.  
LOCATION: Kendall Appraisal District  
118 Market Avenue, Boerne, Texas 78006

A copy of the proposed 2025-2026 Reappraisal Plan is available for public inspection in the office of the Kendall Appraisal District.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



## LEGALS

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Boerne Zoning Board of Adjustment and Appeals will hold a Public Hearing on Wednesday, July 17, 2024, at 5:30 p.m., in the City of Boerne Council Chambers, located at City Hall, 447 N. Main St., Boerne, Texas, to discuss the following:

**A request from Todd & Mary Caron, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.4B, to allow for a 7-foot backyard perimeter fence rather than the required 6-foot fence for Chester Schmidt Block 1, Lot 1, (133 Chesterna Dr.).**

All interested parties are encouraged to attend.

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**  
The City Hall Complex is wheelchair accessible. Access to the building and special parking are available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling Andrea Snouffer at 830-248-1538.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Boerne, Texas will hold a Public Hearing on July 23, 2024, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers, located at Boerne City Hall, 447 N Main Street, Boerne, Texas, to discuss the following:

**A. Proposed voluntary annexation of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10, legally described as A10441 - Survey 183 J Small 5.534 acres (KCAD 15889), A10441 - Survey 183 J Small 5.218 acres (KCAD 15846), A10730 - Survey 185 J M Mccullough 4.66 acres (KCAD 17397), A10730 - Survey 185 J M Mccullough 0.65 acres (KCAD 17398), A10247 - Survey 186 S Hewes 0.34 acres (KCAD 13723), And A10730 - Survey 185 J M Mccullough 0.21 acres (KCAD 17405); Kendall County, Texas. (One of one public hearing)**

All interested parties are encouraged to attend.

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 are available at the north entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Boerne, Texas will hold a Public Hearing on July 23, 2024, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers, located at Boerne City Hall, 447 N Main Street, Boerne, Texas, to discuss the following:

**A. Consider a request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10, legally described as A10441 - Survey 183 J Small 5.534 acres (KCAD 15889), A10441 - Survey 183 J Small 5.218 acres (KCAD 15846), A10730 - Survey 185 J M Mccullough 4.66 acres (KCAD 17397), A10730 - Survey 185 J M Mccullough 0.65 acres (KCAD 17398), A10247 - Survey 186 S Hewes 0.34 acres (KCAD 13723), And A10730 - Survey 185 J M Mccullough 0.21 acres (KCAD 17405); Kendall County, Texas, from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO)**

All interested parties are encouraged to attend.

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 are available at the north entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

*Thank You!*

On behalf of our family we would like to offer a sincere thank you to all of our **Advertisers, Subscribers & Readers** for supporting their **HOMETOWN NEWS SOURCE!**

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**2024 ANNEXATION  
CITY OF BOERNE, TEXAS  
MUNICIPAL SERVICE PLAN AGREEMENT**

**Property Subject to the Plan:** Being a 5.970 acre tract of land out of the J .M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas, said 5.970 acre tract of land being more particularly described by metes and bounds as follows:

Said acre tract being more fully described in attached Exhibits "A" and "B", which is incorporated as if fully set forth herein and hereinafter referred to as the "Property" or the "Annexation Area".

**Municipal services to the Annexation Area will be furnished by or on behalf of the City of Boerne, Texas, at the following levels and in accordance with the following service plan programs:**

**A. SPECIFIC FINDINGS**

The City Council of the City of Boerne, Texas finds and determines that this Municipal Service Plan will not provide any fewer services, nor will it provide a lower level of service, in the Annexation Area, than were in existence at the time immediately preceding this territory's annexation to the City of Boerne, Texas.

**B. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION.**

The City will provide the following services in the Annexation Area on the effective date of the annexation unless otherwise noted. As used in this plan, the term "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances.

1. POLICE PROTECTION

The City of Boerne Police Department will provide regular and routine patrols to the Annexation Area at the same or similar level now being provided to other areas of the City with similar topography, land use and population densities.

The services will include, but are not limited to:

- Normal patrols and responses to calls for service;
- Handling of offense and incident reports;
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required; and
- Animal Control services.

2. FIRE SERVICE

The City of Boerne, Texas and its Fire Department will provide fire protection services to the Annexation Area at the same or similar level now being provided to other areas of the City with similar topography, land use and population densities. The Fire Department will perform these duties as part of its overall activities. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

These services include, but are not limited to:

- Basic Life Support (BLS) 1st responder emergency medical services;
- Fire suppression and rescue;
- Hazardous materials mitigation and regulation;
- Technical rescue;
- Fire Safety Education;
- Aircraft/rescue/ firefighting;
- Fire protection system plan review; and
- Inspections.

### 3. BUILDING INSPECTION AND CODE ENFORCEMENT SERVICES

The City of Boerne Code Enforcement Department activities will extend to Annexation Area, pursuant to applicable policies and/or ordinances of the City, now existing or as such policies and/or ordinances may be amended. These services include, but are not limited to, 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 Code Enforcement Department will also enforce the City's code of ordinances and will respond to requests for inspection and complaints of suspected City Code violations including, but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, pool and spa inspections, stray animals, cruelty and bite investigations. Complaints of ordinance or regulation violations within the Annexation Area will be answered and investigated by existing personnel within the appropriate City department beginning on the effective date of the annexation.

### 4. PLANNING AND ZONING

The City of Boerne Planning and Zoning Department activities will extend to the Annexation Area, pursuant to applicable policies and/or ordinances of the City, now existing or as may be amended.

### 5. LIBRARY

Free library uses, and privileges will be available to residents of the Annexation Area, pursuant to applicable policies and/or ordinances as may be amended.

### 6. PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Residents of the Annexation Area may utilize all existing parks and community service facilities throughout the City subject to existing ordinances and policies as may be amended. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

## 7. SOLID WASTE COLLECTION

Solid waste collection is contracted for by the City's contracted agent upon annexation. Solid waste collection will be provided to the Annexation Area at the same or similar level of service now being provided to other areas of the City in accordance with existing ordinances and policies as may be amended from time to time.

## 8. STREET AND DRAINAGE MAINTENANCE

The effects of this addition on drainage will be addressed under the provisions of the City of Boerne ordinances and policies in effect at the time of platting.

Public 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 City Street Department. All roads, streets or alleyways in the Annexation Area which have been dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas of the City of Boerne with similar land use, population density and topography.

Construction of new roads and streets, if any, is the responsibility of the developer or landowner desiring them and must be designed and built in accordance with applicable City of Boerne ordinances and policies as may be amended.

The effects of this addition on drainage will be addressed under the provisions of the City of Boerne ordinances and policies in effect at the time of platting, if and when such platting occurs. The effects will be consistent with such maintenance provided by the City of Boerne to other areas within the City exhibiting land use, population density and topography similar to that of the Annexation Area.

## 9. ELECTRIC SERVICE

Bandera Electric Cooperative is the current electric service provider and will continue to provide electricity service as required to the annexation area.

## 10. 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. Natural Gas service is provided for as it is to all other areas within the City of Boerne with the same or similar topography, land use, and population density. The nearest natural gas main of significant capacity is located along the west side of IH-10 adjacent to the east side of the subject property.

## 11. WATER SERVICE

Water service to the area from the City of Boerne may be extended to and throughout the property according to City standards. Extension of service shall comply with State law as provided in Chapter 43 of the Local Government Code. The nearest active water main is located within the Regent Park development approximately 230 LF west of the southernmost corner of the subject property.

## 12. SEWER SERVICE

Sanitary sewer service to the area from the City of Boerne may be extended to and throughout the property according to City standards. Extension of service shall comply with applicable State law as provided in Chapter 43 of the Local Government Code. The nearest active sewer main is located adjacent to the southernmost corner of the subject property.

### **C. CAPITAL IMPROVEMENTS PROGRAM**

No capital improvements are necessary at this time to provide services to the Annexation Area consistent with all other areas within the City of Boerne with the same or similar topography, land use, and population density. Need for construction of new facilities will be assessed periodically based on population growth and predicted growth. Any capital improvements deemed necessary to serve the subject annexation area shall be and shall remain the responsibility of the petitioner.

THE STATE OF TEXAS  
COUNTY OF KENDALL

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

Balous Miller  
Printed Name

  
Signature

7/17/24  
Date

\_\_\_\_\_  
Printed Name

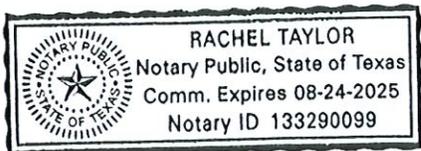
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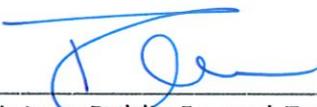
\_\_\_\_\_  
Date

THE STATE OF TEXAS  
COUNTY OF KENDALL

This Municipal Service Plan Agreement was acknowledged before me on the day of

July 17, 2024



  
Notary Public In and For the State of Texas

*THE STATE OF TEXAS  
COUNTY OF KENDALL*

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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

This Municipal Service Plan Agreement was acknowledged before me on the day of

\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public In and For the State of Texas



SUBJECT PROPERT

CAD 17398, 13723,  
17397, 17405

**Legend**

 Subject Property



**2024 ANNEXATION  
CITY OF BOERNE, TEXAS  
MUNICIPAL SERVICE PLAN AGREEMENT**

**Property Subject to the Plan:** Being a 5.534 acre tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.534 acre tract also being all of that certain 2.493 acre tract of land also known as "FIRST TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas and all of that certain 3.000 acre tract of land also known as "SECOND TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas, said 5.534 acre tract and a 5.218 acre tract of land situated in Kendall County, Texas, out of the John Small Survey No. 183, Abstract 441, being all of a 5.235 acre tract recorded in Volume 411, Page 854, a Special Warranty Deed, and Volume 88, Page 16, Deed Records of Kendall County, Texas. Said 5.218 acre tract being more particularly described as follows:

Said acre tract being more fully described in attached Exhibits "A" and "B", which is incorporated as if fully set forth herein and hereinafter referred to as the "Property" or the "Annexation Area".

**Municipal services to the Annexation Area will be furnished by or on behalf of the City of Boerne, Texas, at the following levels and in accordance with the following service plan programs:**

**A. SPECIFIC FINDINGS**

The City Council of the City of Boerne, Texas finds and determines that this Municipal Service Plan will not provide any fewer services, nor will it provide a lower level of service, in the Annexation Area, than were in existence at the time immediately preceding this territory's annexation to the City of Boerne, Texas.

**B. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION.**

The City will provide the following services in the Annexation Area on the effective date of the annexation unless otherwise noted. As used in this plan, the term "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances.

1. POLICE PROTECTION

The City of Boerne Police Department will provide regular and routine patrols to the Annexation Area at the same or similar level now being provided to other areas of the City with similar topography, land use and population densities.

The services will include, but are not limited to:

- Normal patrols and responses to calls for service;
- Handling of offense and incident reports;
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required; and
- Animal Control services.

## 2. FIRE SERVICE

The City of Boerne, Texas and its Fire Department will provide fire protection services to the Annexation Area at the same or similar level now being provided to other areas of the City with similar topography, land use and population densities. The Fire Department will perform these duties as part of its overall activities. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

These services include, but are not limited to:

- Basic Life Support (BLS) 1st responder emergency medical services;
- Fire suppression and rescue;
- Hazardous materials mitigation and regulation;
- Technical rescue;
- Fire Safety Education;
- Aircraft/rescue/ firefighting;
- Fire protection system plan review; and
- Inspections.

## 3. BUILDING INSPECTION AND CODE ENFORCEMENT SERVICES

The City of Boerne Code Enforcement Department activities will extend to Annexation Area, pursuant to applicable policies and/or ordinances of the City, now existing or as such policies and/or ordinances may be amended. These services include, but are not limited to, 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 Code Enforcement Department will also enforce the City's code of ordinances and will respond to requests for inspection and complaints of suspected City Code violations including, but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, pool and spa inspections, stray animals, cruelty and bite investigations. Complaints of ordinance or regulation violations within the Annexation Area will be answered and investigated by existing personnel within the appropriate City department beginning on the effective date of the annexation.

## 4. PLANNING AND ZONING

The City of Boerne Planning and Zoning Department activities will extend to the Annexation Area, pursuant to applicable policies and/or ordinances of the City, now existing or as may be amended.

## 5. LIBRARY

Free library uses, and privileges will be available to residents of the Annexation Area, pursuant to applicable policies and/or ordinances as may be amended.

## 6. PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Residents of the Annexation Area may utilize all existing parks and community service facilities throughout the City subject to existing ordinances and policies as may be amended. Existing

parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

#### 7. SOLID WASTE COLLECTION

Solid waste collection is contracted for by the City's contracted agent upon annexation. Solid waste collection will be provided to the Annexation Area at the same or similar level of service now being provided to other areas of the City in accordance with existing ordinances and policies as may be amended from time to time.

#### 8. STREET AND DRAINAGE MAINTENANCE

The effects of this addition on drainage will be addressed under the provisions of the City of Boerne ordinances and policies in effect at the time of platting.

Public 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 City Street Department. All roads, streets or alleyways in the Annexation Area which have been dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas of the City of Boerne with similar land use, population density and topography.

Construction of new roads and streets, if any, is the responsibility of the developer or landowner desiring them and must be designed and built in accordance with applicable City of Boerne ordinances and policies as may be amended.

The effects of this addition on drainage will be addressed under the provisions of the City of Boerne ordinances and policies in effect at the time of platting, if and when such platting occurs. The effects will be consistent with such maintenance provided by the City of Boerne to other areas within the City exhibiting land use, population density and topography similar to that of the Annexation Area.

#### 9. ELECTRIC SERVICE

Bandera Electric Cooperative is the current electric service provider and will continue to provide electricity service as required to the annexation area.

#### 10. 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. Natural Gas service is provided for as it is to all other areas within the City of Boerne with the same or similar topography, land use, and population density. The nearest natural gas main of significant capacity is located along the west side of IH-10 adjacent to the subject property.

#### 11. WATER SERVICE

Water service to the area from the City of Boerne may be extended to and throughout the property according to City standards. Extension of service shall comply with State law as provided

in Chapter 43 of the Local Government Code. The nearest active water main is located adjacent to the electric utility substation approximately 300 LF west of the subject area.

## 12. SEWER SERVICE

Sanitary sewer service to the area from the City of Boerne may be extended to and throughout the property according to City standards. Extension of service shall comply with applicable State law as provided in Chapter 43 of the Local Government Code. The nearest active sewer main is located within the Regent Park development approximately 1,100 LF south of the subject property.

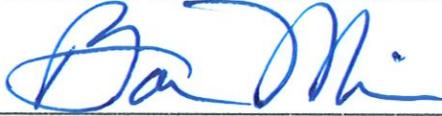
### **C. CAPITAL IMPROVEMENTS PROGRAM**

No capital improvements are necessary at this time to provide services to the Annexation Area consistent with all other areas within the City of Boerne with the same or similar topography, land use, and population density. Need for construction of new facilities will be assessed periodically based on population growth and predicted growth. Any capital improvements deemed necessary to serve the subject annexation area shall be and shall remain the responsibility of the petitioner.

THE STATE OF TEXAS  
COUNTY OF KENDALL

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

Balovs Miller  
Printed Name

  
Signature

7/17/24  
Date

\_\_\_\_\_  
Printed Name

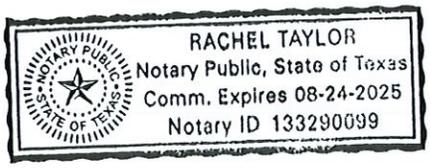
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

THE STATE OF TEXAS  
COUNTY OF KENDALL

This Municipal Service Plan Agreement was acknowledged before me on the day of

July 17, 2024.



  
Notary Public In and For the State of Texas

*THE STATE OF TEXAS  
COUNTY OF KENDALL*

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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

This Municipal Service Plan Agreement was acknowledged before me on the day of

\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public In and For the State of Texas

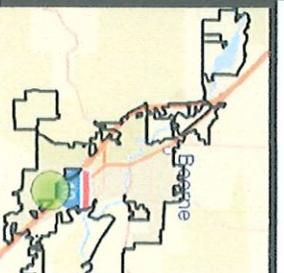


SUBJECT PROPERT

CAD 15889, 15846

**Legend**

 Subject Property





# SUBJECT PROPERTY

KCAD 15889, 15846, 17397, 17398, 13723, 17405  
Proposed Annexation





## AGENDA ITEM SUMMARY

**Agenda Date**

July 23, 2024

**Requested Action**

APPROVE ORDINANCE NO. 2024-14; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 6 TRACTS CONSISTING OF APPROXIMATELY 16.612 ACRES OF LAND LOCATED NORTH OF THE INTERSECTION OF DAISY LANE AND IH-10, LEGALLY DESCRIBED AS A10441 - SURVEY 183 J SMALL 5.534 ACRES (KAD 15889), A10441 - SURVEY 183 J SMALL 5.218 ACRES (KAD 15846), A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES (KAD 17397), A10730 - SURVEY 185 J M MCCULLOUGH 0.65 ACRES (KAD 17398), A10247 - SURVEY 186 S HEWES 0.34 ACRES (KAD 13723), AND A10730 - SURVEY 185 J M MCCULLOUGH 0.21 ACRES (KAD 17405); KENDALL COUNTY, TEXAS, FROM INTERIM HOLDING (HOL) ZONING DISTRICT TO COMMUNITY COMMERCIAL ZONING DISTRICT AND SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT (C3- SICO). (Balous Miller, zoning 16.612 acres from HOL to C3-SICO)

**Contact Person**

Nathan Crane, AICP  
Planning Director  
[ncrane@boerne-tx.gov](mailto:ncrane@boerne-tx.gov) (830) 248-1521

**Background Information**

**BACKGROUND:**

The site is approximately 16.612-acres and is generally located along Interstate 10 (IH-10), north of Daisy Lane. The property owner has applied for annexation. Upon annexation, the property is automatically placed into Interim Holding (HOL) Zoning District. The applicant has asked that the annexation and zoning be considered concurrently.

The property owner also owns approximately 45.52 acres adjacent to the these parcels.

UDC Section 2.5.C.5. outlines the approval criteria for a zoning amendment. The Commission may recommend that the application be: approved; approved in part; denied; or denied in part.

**REQUEST:**

- The applicant is requesting to zone property from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).
- They have requested annexation and zoning to prepare the property for speculative commercial development.

**ANALYSIS:**

Comprehensive Master Plan

- The 2018 Comprehensive Master Plan provides guidance for decisions related to the City's zoning map to consistently work toward the desired growth pattern. The Future Land Use Map (FLUM) graphically illustrates this growth pattern using general future land uses. The property is designated as Auto-oriented Commercial in the FLUM (Attachment 2).
- The Auto-oriented Commercial land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on high traffic volume. It is primarily located along IH-10 and Bandera Road. The Primary uses identified in the Comprehensive Master Plan include assembly uses, automobile sales, offices, retail sales, etc.
- A key element in the Master Plan is to provide adequate area for non-residential development. Currently there are only 102 acres of vacant commercial property within the city. The zoning would provide an additional approx. 16.612 acres for future commercial development.
- There does not appear to be any historical or cultural places or areas of value on the property.
- The proposed zoning is consistent with the Comprehensive Master Plan.

Compatibility with Surrounding Land Uses

- The surrounding property is predominantly developed as commercial and zoned C3 (Attachment 3). A single-family subdivision, Regent Park, is located to the southwest of the Subject Property; however, only a small section of the subdivision abuts the Subject Property (approx. 110 FT) and is a 2.969-acre open space reserve.

	<ul style="list-style-type: none"> <li>The proposed zoning district will be compatible with the existing and future developments in this area.</li> </ul> <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> <li>This site will be served by City water, wastewater, and natural gas. The City has capacity to serve the property under the proposed zoning designation. Electric power is provided by Bandera Electric.</li> </ul> <p><b>FINDINGS:</b></p> <p>The proposed zoning meets the following findings:</p> <ul style="list-style-type: none"> <li>It is in substantial conformance with the Comprehensive Master Plan.</li> <li>The proposed zoning will result in compatible land use relationships.</li> <li>The proposed zoning meets the requirements of Section 2.5.C.5 of the UDC.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>Staff recommends that the City Council accept the recommendation from the Planning and Zoning Commission, hold a public hearing and <b>APPROVE</b> on first reading the proposed zoning.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <ul style="list-style-type: none"> <li>I move that the City Council receive the recommendation from the Planning and Zoning Commission, accept the findings and <b>APPROVE</b> on first reading Ordinance No. 2024-14.</li> <li>I move that the City Council <b>DENY</b> the rezoning based on the following findings: (The Council will need to state the reasons for the denial).</li> </ul>										
<p><b>Item Justification</b></p>	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input checked="" type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input checked="" type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:
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<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency										
<input checked="" type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:										

<b>Strategic Alignment</b>	B1 – Utilizing data to drive smart decision-making. B2 – Advancing master plan recommendations. F3 – Maintaining a balanced and diversified economy.
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>Notice of the Planning &amp; Zoning Commission public hearing was published in the Boerne Star on June 16, 2024. Letters were sent to 33 property owners within 500 feet, and a public notice was posted on the property on June 16, 2024.</p> <p>Five comments were received in favor of the proposed zoning. One comment was received opposing the proposed rezoning (Attachment 4).</p> <p>The Planning and Zoning Commission held a public hearing on this item at their July 1, 2024, meeting and voted 5-0 to recommend approval of the zoning. No one spoke in favor or opposition of the request.</p> <p>Notice of the City Council public hearing was published in the Boerne Star on July 7, 2024. No comments have been received.</p>
<b>Legal Review</b>	This action is a statutory requirement for zoning approval.
<b>Alternative Options</b>	The Council may recommend approval; approval in part; denial; or denial in part.
<b>Supporting Documents</b>	<p>Ordinance No. 2024-14</p> <p>Project Narrative</p> <p>Future Land Use Map</p> <p>Zoning Map</p> <p>Boerne Star – Public Notice</p> <p>Citizen Comments</p> <p>Section 2.5.C.5 Approval Criteria</p>

**ORDINANCE NO. 2024-14**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 6 TRACTS CONSISTING OF APPROXIMATELY 16.612 ACRES OF LAND LOCATED NORTH OF THE INTERSECTION OF DAISY LANE AND IH-10, LEGALLY DESCRIBED AS A10441 - SURVEY 183 J SMALL 5.534 ACRES (KAD 15889), A10441 - SURVEY 183 J SMALL 5.218 ACRES (KAD 15846), A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES (KAD 17397), A10730 - SURVEY 185 J M MCCULLOUGH 0.65 ACRES (KAD 17398), A10247 - SURVEY 186 S HEWES 0.34 ACRES (KAD 13723), AND A10730 - SURVEY 185 J M MCCULLOUGH 0.21 ACRES (KAD 17405); KENDALL COUNTY, TEXAS, FROM INTERIM HOLDING (HOL) ZONING DISTRICT TO COMMUNITY COMMERCIAL ZONING DISTRICT AND SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT (C3- SICO). (Balous Miller, zoning 16.612 acres)**

**WHEREAS**, under the authority of Chapter 211 of the Texas Local Government Code, the City of Boerne adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

**WHEREAS**, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

**WHEREAS**, the City Council of the City of Boerne has complied with all requirements of notice of public hearing and such hearing was held on July 23, 2024, at which time interested parties and citizens were given an opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of the zoning by a vote of 5-0; and

**WHEREAS**, the City Council finds it in the best interest of the citizens to amend the zoning map by changing the zoning for a total of 16.612 acres, located at 33105 Interstate 10 (A10441 - Survey 183 J Small 5.534 acres KAD 15889), 33125 Interstate 10 (A10441 - Survey 183 J Small 5.218 acres KAD 15846), 32675 Interstate 10 (A10730 - Survey 185 J M Mccullough 4.66 acres KAD 17397, A10247 - Survey 186 S Hewes 0.34 acres KAD 13723, A10730 - Survey 185 J M Mccullough 0.21 acres KAD 17405), 32775 Interstate 10 (A10730 - Survey 185 J M Mccullough 0.65 acres KAD 17398) from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).

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

Section 1.

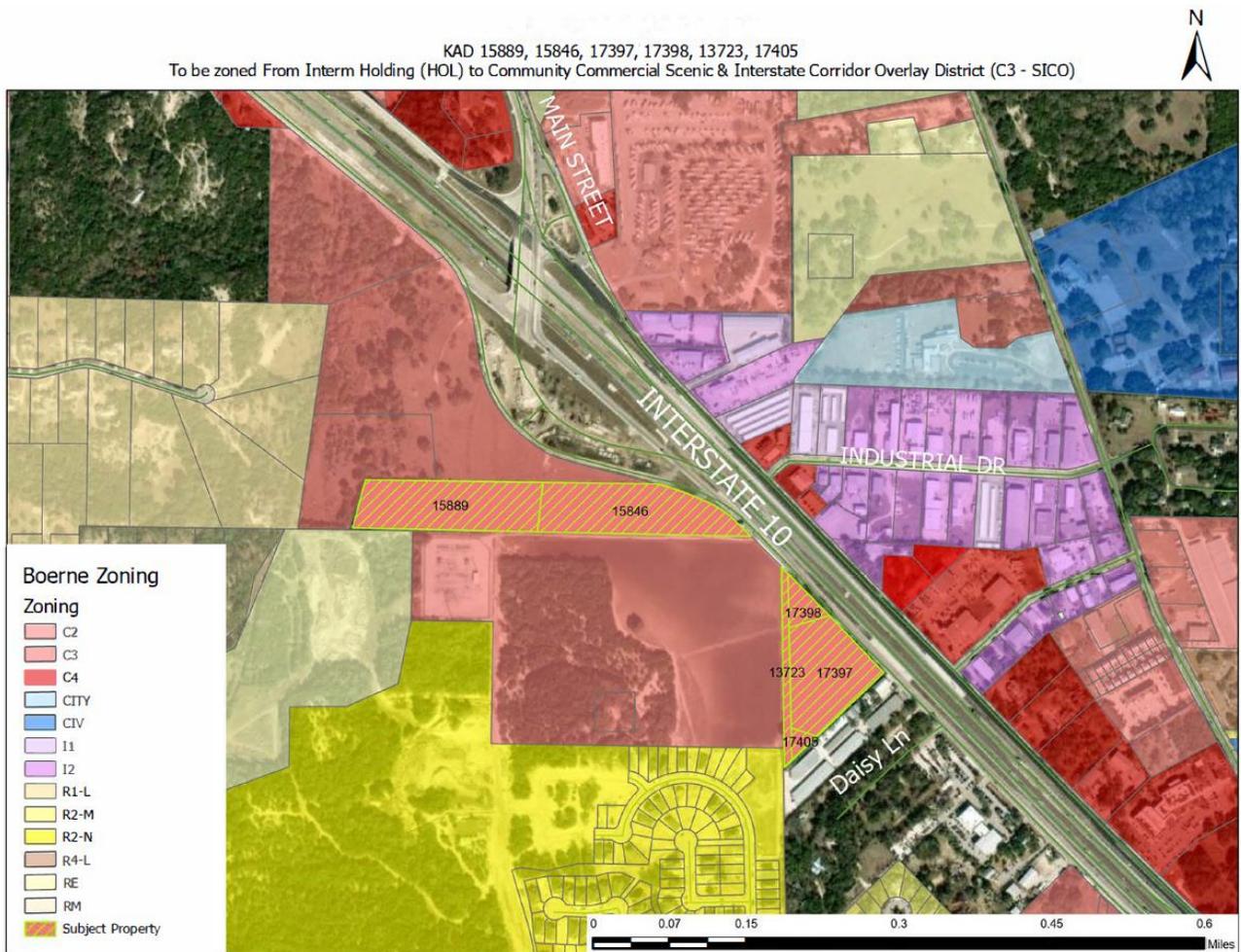
The foregoing recitals are hereby made a part for all purposes as findings of fact.

Section 2.

That Chapter 3. Zoning, Section 3.2, Zoning Map of the City of Boerne Unified Development Code is hereby amended changing the zoning for a total of 16.612 acres, located at 33105 Interstate 10 (A10441 - Survey 183 J Small 5.534 acres KAD 15889), 33125 Interstate 10 (A10441 - Survey 183 J Small 5.218 acres KAD 15846), 32675 Interstate 10 (A10730 - Survey 185 J M Mccullough 4.66 acres KAD 17397, A10247 - Survey 186 S Hewes 0.34 acres KAD 13723, A10730 - Survey 185 J M Mccullough 0.21 acres KAD 17405), 32775 Interstate 10 (A10730 - Survey 185 J M Mccullough 0.65 acres KAD 17398) from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).

Section 3.

That the Zoning Maps of the City of Boerne be amended to indicate the previously described change.



Section 4.

That all provisions of the Unified Development Code of the City of Boerne not herein amended or repealed shall remain in full force and effect.

Section 5.

That all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 6.

That if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 7.

This ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED on this the first reading the \_\_\_\_ day of July, 2024.

PASSED, APPROVED AND ADOPTED on this the second reading the \_\_\_\_ day of August, 2024.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



June 12, 2024

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

RE: Zoning Request for the Properties, Consisting of Approximately 16.612 Acres, Located at 33105, 33125, 32775 and 32675 IH-10, in the Extraterritorial Jurisdiction (“ETJ”) of the City of Boerne (“City”), Kendall County (“County”), Texas.

To Whom It May Concern:

Balous T. Miller and Julie Miller are the owners (“Owners”) of the properties located at 33105, 33125, 32775 and 32675 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 rezoning of the Subject Property. The Subject Property is currently zoned “OCL” Outside City Limits and has not yet been annexed into the City. We are requesting that simultaneously with the annexation, the City zone the Subject Property “C-3” Community Commercial to allow for the consistent zoning with the adjacent tracts.

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, which provides a “blueprint for future development” in the City, denotes the Subject Property as “Auto-Oriented Commercial.” “C-3” zoning is consistent with this designation. Further, upon annexation and zoning, the Subject Property will be located within the Scenic Interstate Corridor Overlay District in the High Elevation Area, which regulates building height and setbacks, as well as development standards for properties along IH-10.

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 Owners.

If there is any additional information or documentation that we can provide to assist in your review of the rezoning request, please do not hesitate to contact me at (210) 960-2750 or via email at [ashley@kgftx.com](mailto:ashley@kgftx.com).

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

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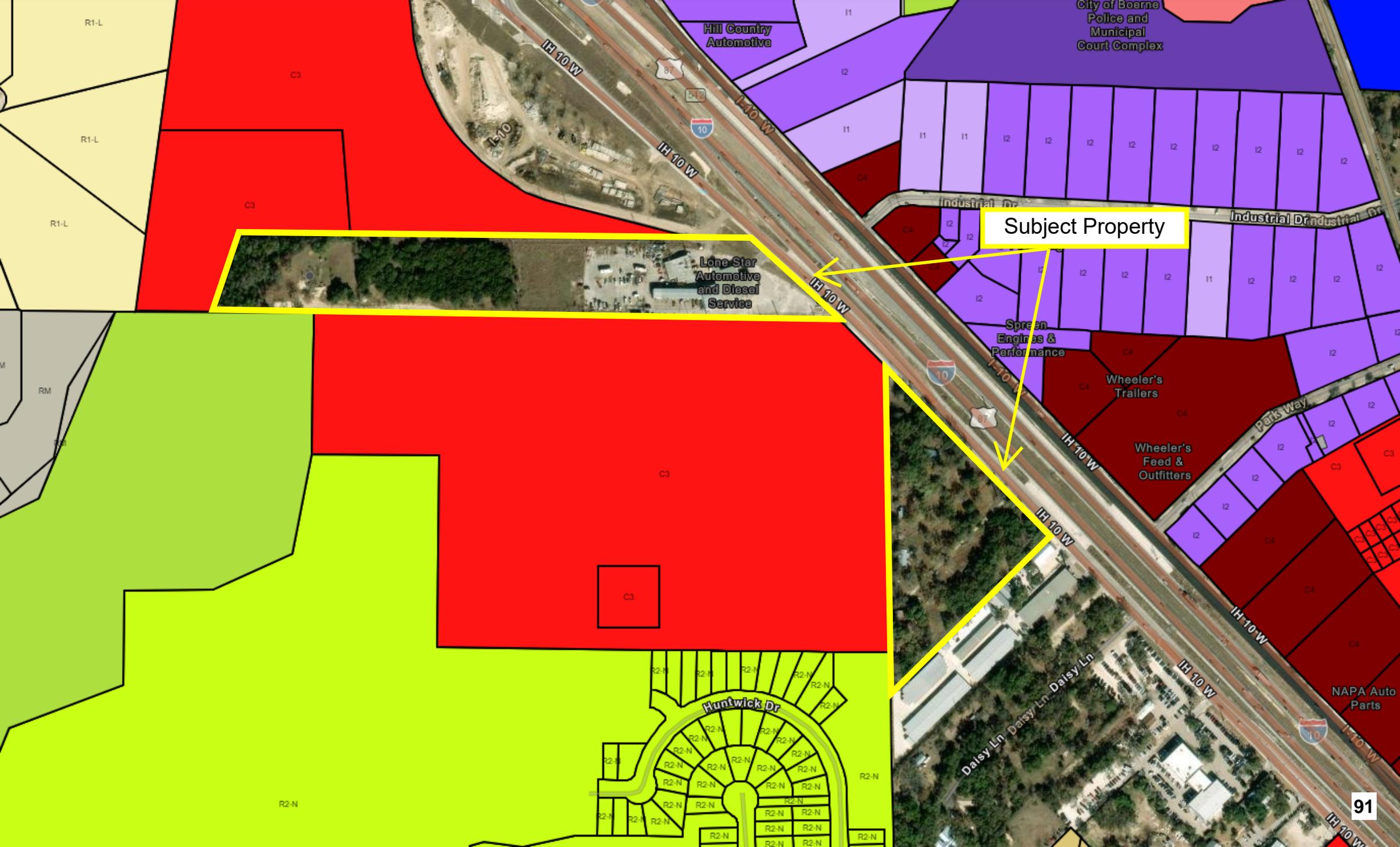
Ashley Farrimond

**Exhibit "1"**

**Subject Property**



Subject Property



Hill Country Automotive

City of Boerne Police and Municipal Court Complex

Subject Property

Lone Star Automotive and Diesel Service

Spreen Engines & Performance

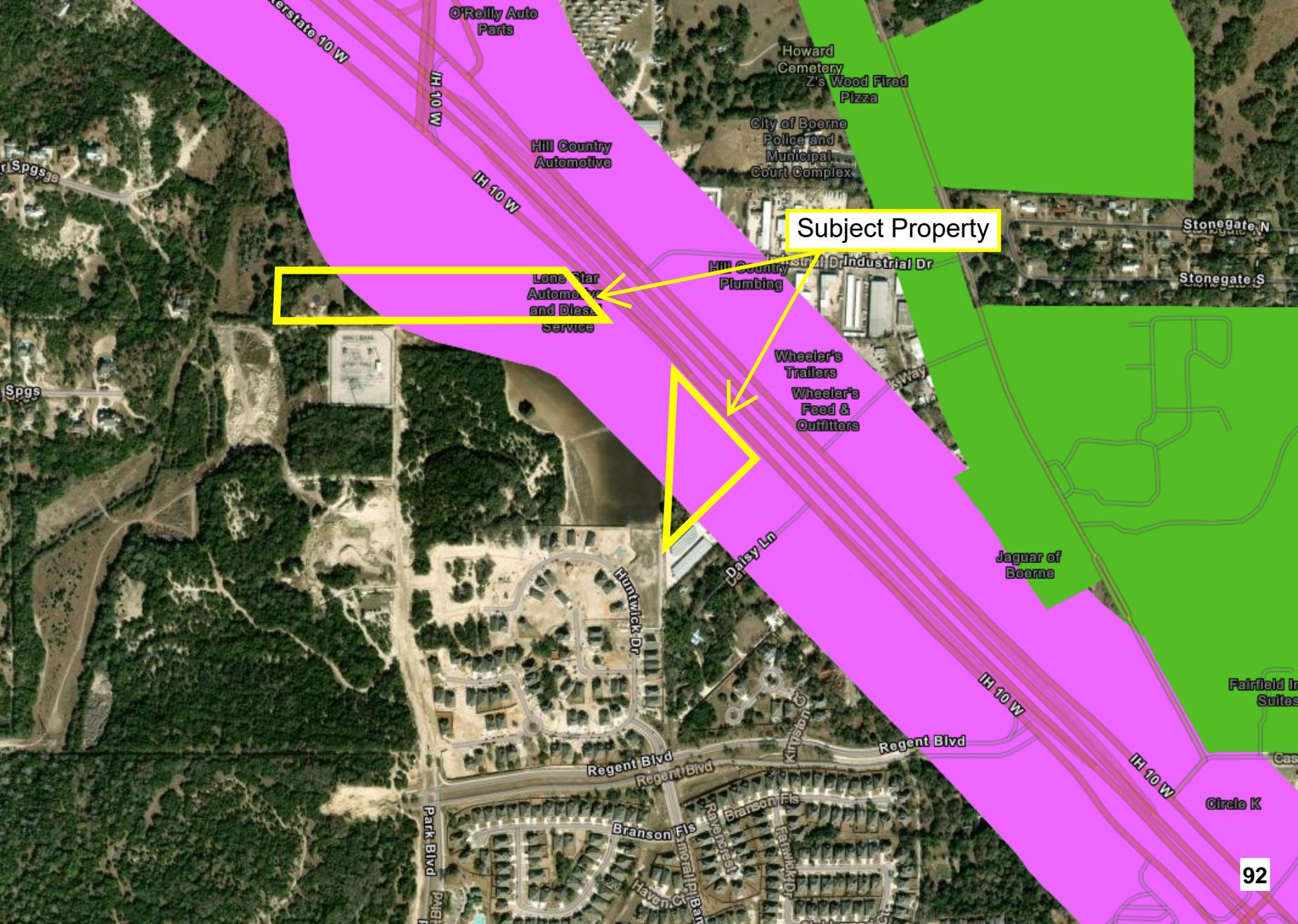
Wheeler's Trailers

Wheeler's Feed & Outfitters

NAPA Auto Parts

Huntwick Dr

Daisy Ln Daisy Ln



Subject Property

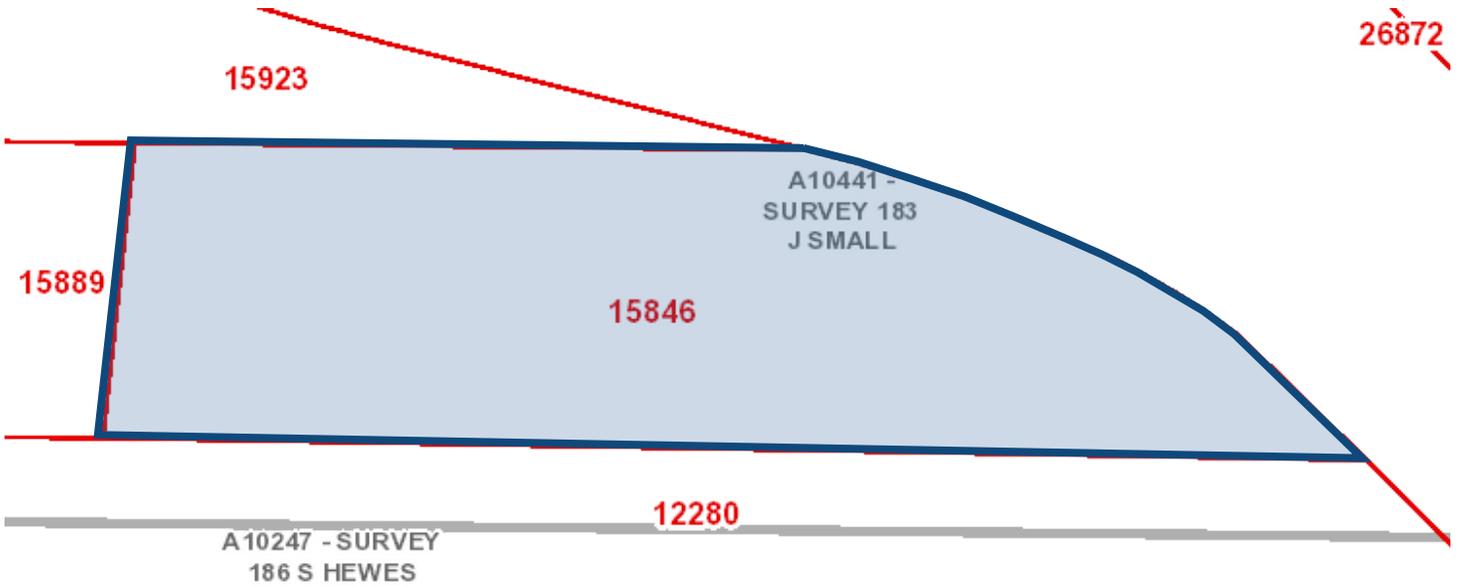


Lone Star  
Automotive  
and Diesel  
Service

Hill Country  
Plumbing

Wheeler's  
Trailers  
Wheeler's  
Food &  
Outfitters

Map



### Property Details

Account		
Property ID:	15846	Geographic ID: 1-0441-0183-0082
Type:	Real	Zoning: DK
Property Use:		Condo:
Location		
Situs Address:	33125 INTERSTATE 10 TX	
Map ID:	BISD3-DK	Mapsco:
Legal Description:	A10441 - SURVEY 183 J SMALL 5.218 ACRES	
Abstract/Subdivision:	A10441 - A10441 - SURVEY 183 J SMALL	
Neighborhood:	COMMBRNE	
Owner		
Owner ID:	5380784	
Name:	MILLER BALOUS	
Agent:	A P VELTMAN & ASSOC INC (1003)	
Mailing Address:	430 S SANTA ROSA SAN ANTONIO, TX 78207	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$528,160 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$429,130 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$957,290 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$957,290 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$957,290
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 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:** MILLER BALOUS %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$957,290	\$957,290	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$957,290	\$957,290	\$3,663.55	
SBN	BOERNE ISD	0.993200	\$957,290	\$957,290	\$9,507.80	
WCC	COW CREEK GROUNDWATER	0.005000	\$957,290	\$957,290	\$47.86	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$13,219.21

**Estimated Taxes Without Exemptions:** \$13,219.21

## Property Improvement - Building

**Description:** COMMERCIAL BLDG **Type:** Commercial **State Code:** F1 **Living Area:** 19,740.00 sqft **Value:** \$427,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	ACLS	MTL		5,034.00
MA	MAIN AREA	INLS			5,256.00
CP	CARPORT	INLS	MTL	1993	1,890.00
MA	MAIN AREA	INLS			2,100.00
MA	MAIN AREA	INLS		1999	2,100.00
MA	MAIN AREA	INLS			4,500.00
STGL	STORAGE LOW	*		0	48.00
PKLAVG	PARKING LOT AVERAGE QUAL	*		0	30,000.00
PC	COVERED PORCH OR PATIO	ACLS			70.00
PC	COVERED PORCH OR PATIO	ACLS		1999	3,200.00
MA	MAIN AREA	ACLS		1999	750.00
PC	COVERED PORCH OR PATIO	ACLS		1999	75.00

STG	STORAGE	ACLS		1999	344.00
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**Description:** BODY & PAINT SHOP **Type:** Commercial **State Code:** F1 **Living Area:** 5,644.00 sqft **Value:** \$100,620

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	INLS	0	5,504.00
CP	CARPORT	INLS		322.00
MA	MAIN AREA	INLS	1999	140.00

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	Commercial Lot	2.7180	118,396.08	0.00	0.00	\$223,530	\$0
CL	Commercial Lot	2.5000	108,900.00	0.00	0.00	\$205,600	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$528,160	\$429,130	\$0	\$957,290	\$0	\$957,290
2023	\$528,160	\$326,140	\$0	\$854,300	\$0	\$854,300
2022	\$386,320	\$316,400	\$0	\$702,720	\$0	\$702,720
2021	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2020	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2019	\$297,170	\$140,010	\$0	\$437,180	\$0	\$437,180
2018	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2017	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2016	\$294,000	\$140,010	\$0	\$434,010	\$0	\$434,010
2015	\$294,000	\$112,740	\$0	\$406,740	\$0	\$406,740
2014	\$294,000	\$112,740	\$0	\$406,740	\$0	\$406,740

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/26/2012	SWD	SPECIAL WARRANTY DEED	CIBOLO SISTERS ENTERPRISES LTD	MILLER BALOUS	1344	948	

## 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.

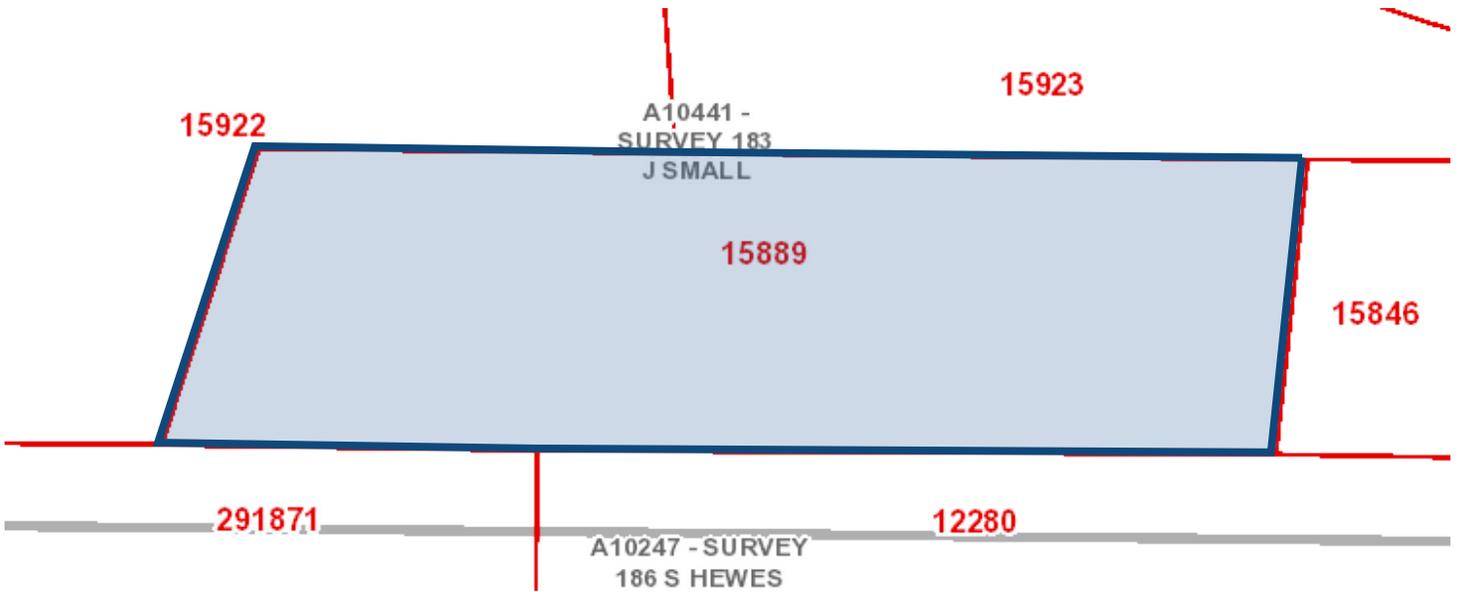
If Paid:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount
2023	KENDALL COUNTY	\$854,300	\$3,269.41	\$0.00	\$98.08	(\$98.08)	\$0.00	\$
2023	BOERNE ISD	\$854,300	\$8,484.91	\$0.00	\$254.55	(\$254.55)	\$0.00	\$
2023	COW CREEK GROUNDWATER	\$854,300	\$42.72	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2023 Total:		\$11,797.04	\$0.00	\$352.63	(\$352.63)	\$0.00	\$
2022	KENDALL COUNTY	\$702,720	\$2,724.45	\$0.00	\$81.74	(\$81.74)	\$0.00	\$
2022	BOERNE ISD	\$702,720	\$8,282.26	\$0.00	\$248.46	(\$248.46)	\$0.00	\$
2022	COW CREEK GROUNDWATER	\$702,720	\$35.14	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2022 Total:		\$11,041.85	\$0.00	\$330.20	(\$330.20)	\$0.00	\$
2021	KENDALL COUNTY	\$437,180	\$1,804.24	\$0.00	\$54.13	(\$54.13)	\$0.00	\$
2021	BOERNE ISD	\$437,180	\$5,266.27	\$0.00	\$157.98	(\$157.98)	\$0.00	\$
2021	COW CREEK GROUNDWATER	\$437,180	\$21.86	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2021 Total:		\$7,092.37	\$0.00	\$212.11	(\$212.11)	\$0.00	\$
2020	KENDALL COUNTY	\$437,180	\$1,804.24	\$0.00	\$54.13	(\$54.13)	\$0.00	\$
2020	BOERNE ISD	\$437,180	\$5,473.06	\$0.00	\$164.19	(\$164.19)	\$0.00	\$

2020	COW CREEK GROUNDWATER	\$437,180	\$21.86	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2020 Total:		\$7,299.16	\$0.00	\$218.32	(\$218.32)	\$0.00	\$
2019	KENDALL COUNTY	\$437,180	\$1,804.24	\$0.00	\$54.12	(\$54.12)	\$0.00	\$
2019	BOERNE ISD	\$437,180	\$5,613.40	\$0.00	\$168.40	(\$168.40)	\$0.00	\$
2019	COW CREEK GROUNDWATER	\$437,180	\$21.86	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2019 Total:		\$7,439.50	\$0.00	\$222.52	(\$222.52)	\$0.00	\$
2018	KENDALL COUNTY	\$434,010	\$1,791.15	\$0.00	\$53.74	(\$53.74)	\$0.00	\$
2018	BOERNE ISD	\$434,010	\$5,876.49	\$0.00	\$176.29	(\$176.29)	\$0.00	\$
2018	COW CREEK GROUNDWATER	\$434,010	\$21.70	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2018 Total:		\$7,689.34	\$0.00	\$230.03	(\$230.03)	\$0.00	\$
2017	KENDALL COUNTY	\$434,010	\$1,791.16	\$0.00	\$53.74	(\$53.74)	\$0.00	\$
2017	BOERNE ISD	\$434,010	\$5,876.49	\$0.00	\$176.29	(\$176.29)	\$0.00	\$
2017	COW CREEK GROUNDWATER	\$434,010	\$21.70	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2017 Total:		\$7,689.35	\$0.00	\$230.03	(\$230.03)	\$0.00	\$
2016	KENDALL COUNTY	\$434,010	\$1,791.16	\$0.00	\$53.73	(\$53.73)	\$0.00	\$
2016	BOERNE ISD	\$434,010	\$5,711.57	\$0.00	\$171.35	(\$171.35)	\$0.00	\$
2016	COW CREEK GROUNDWATER	\$434,010	\$21.70	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2016 Total:		\$7,524.43	\$0.00	\$225.08	(\$225.08)	\$0.00	\$
2015	KENDALL COUNTY	\$406,740	\$1,572.87	\$0.00	\$47.19	(\$47.19)	\$0.00	\$
2015	BOERNE ISD	\$406,740	\$5,263.22	\$0.00	\$157.89	(\$157.89)	\$0.00	\$
2015	COW CREEK GROUNDWATER	\$406,740	\$20.34	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2015 Total:		\$6,856.43	\$0.00	\$205.08	(\$205.08)	\$0.00	\$

2014	KENDALL COUNTY	\$406,740	\$1,602.56	\$0.00	\$32.05	(\$32.05)	\$0.00	\$
2014	BOERNE ISD	\$406,740	\$5,263.22	\$0.00	\$105.26	(\$105.26)	\$0.00	\$
2014	COW CREEK GROUNDWATER	\$406,740	\$20.34	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2014 Total:		\$6,886.12	\$0.00	\$137.31	(\$137.31)	\$0.00	\$
2013	KENDALL COUNTY	\$989,110	\$3,897.09	\$0.00	\$116.91	(\$116.91)	\$0.00	\$
2013	BOERNE ISD	\$989,110	\$12,799.08	\$0.00	\$383.97	(\$383.97)	\$0.00	\$
	2013 Total:		\$16,696.17	\$0.00	\$500.88	(\$500.88)	\$0.00	\$
2012	KENDALL COUNTY	\$987,740	\$3,901.57	\$0.00	\$117.05	(\$117.05)	\$0.00	\$
2012	BOERNE ISD	\$987,740	\$12,781.36	\$0.00	\$383.45	(\$383.45)	\$0.00	\$
	2012 Total:		\$16,682.93	\$0.00	\$500.50	(\$500.50)	\$0.00	\$



Property Details

<b>Account</b>		
<b>Property ID:</b>	15889	<b>Geographic ID:</b> 1-0441-0183-0151
<b>Type:</b>	Real	<b>Zoning:</b> DL
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	33105 INTERSTATE 10	
<b>Map ID:</b>	BISD3-DL	<b>Mapsco:</b>
<b>Legal Description:</b>	A10441 - SURVEY 183 J SMALL 5.534 ACRES	
<b>Abstract/Subdivision:</b>	A10441 - A10441 - SURVEY 183 J SMALL	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	5380784	
<b>Name:</b>	MILLER BALOUS	
<b>Agent:</b>	A P VELTMAN & ASSOC INC (1003)	
<b>Mailing Address:</b>	430 S SANTA ROSA SAN ANTONIO, TX 78207	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$216,130 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$216,130 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$216,130 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$216,130
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 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.

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## Property Taxing Jurisdiction

**Owner:** MILLER BALOUS %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$216,130	\$216,130	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$216,130	\$216,130	\$827.13	
SBN	BOERNE ISD	0.993200	\$216,130	\$216,130	\$2,146.60	
WCC	COW CREEK GROUNDWATER	0.005000	\$216,130	\$216,130	\$10.81	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$2,984.54

**Estimated Taxes Without Exemptions:** \$2,984.54

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	Residential Lot	5.5340	241,061.04	0.00	0.00	\$216,130	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$216,130	\$0	\$216,130	\$0	\$216,130
2023	\$0	\$194,520	\$0	\$194,520	\$0	\$194,520
2022	\$0	\$175,300	\$0	\$175,300	\$0	\$175,300
2021	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2020	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2019	\$0	\$86,570	\$0	\$86,570	\$0	\$86,570
2018	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2017	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2016	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2015	\$182,580	\$86,570	\$0	\$269,150	\$0	\$269,150
2014	\$191,310	\$86,570	\$0	\$277,880	\$0	\$277,880

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/26/2012	GWA	GENERAL WARRANTY DEED	TRAYLOR BRIAN & HERMINIA	MILLER BALOUS	1344	956	
2/23/1990	Conv	CONVERSION	HARBORDT MARY L	TRAYLOR BRIAN & HERMINIA	326	851	

## 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.

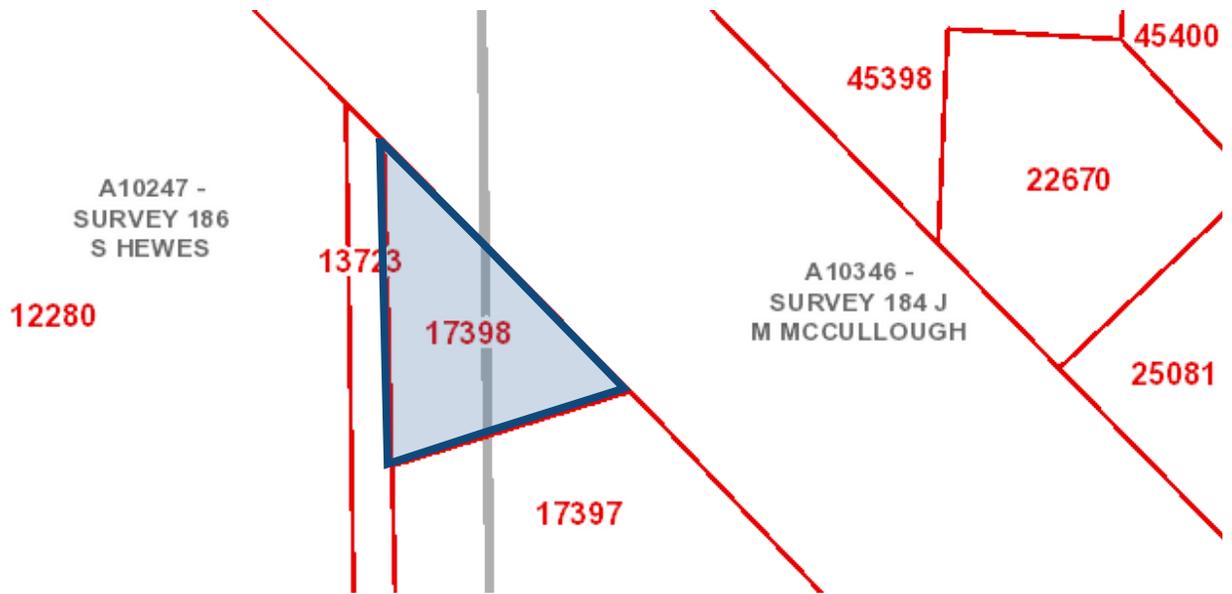
If Paid:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor D
2023	KENDALL COUNTY	\$194,520	\$744.42	\$0.00	\$22.33	(\$22.33)	\$0.00	\$0
2023	BOERNE ISD	\$194,520	\$1,931.97	\$0.00	\$57.96	(\$57.96)	\$0.00	\$0
2023	COW CREEK GROUNDWATER	\$194,520	\$9.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:		\$2,686.12	\$0.00	\$80.29	(\$80.29)	\$0.00	\$0
2022	KENDALL COUNTY	\$175,300	\$679.64	\$0.00	\$20.39	(\$20.39)	\$0.00	\$0
2022	BOERNE ISD	\$175,300	\$2,066.08	\$0.00	\$61.98	(\$61.98)	\$0.00	\$0
2022	COW CREEK GROUNDWATER	\$175,300	\$8.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2022 Total:		\$2,754.49	\$0.00	\$82.37	(\$82.37)	\$0.00	\$0
2021	KENDALL COUNTY	\$86,570	\$357.28	\$0.00	\$10.72	(\$10.72)	\$0.00	\$0
2021	BOERNE ISD	\$86,570	\$1,042.83	\$0.00	\$31.28	(\$31.28)	\$0.00	\$0
2021	COW CREEK GROUNDWATER	\$86,570	\$4.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2021 Total:		\$1,404.44	\$0.00	\$42.00	(\$42.00)	\$0.00	\$0
2020	KENDALL COUNTY	\$86,570	\$357.27	\$0.00	\$10.72	(\$10.72)	\$0.00	\$0
2020	BOERNE ISD	\$86,570	\$1,083.77	\$0.00	\$32.51	(\$32.51)	\$0.00	\$0

2020	COW CREEK GROUNDWATER	\$86,570	\$4.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2020 Total:		\$1,445.37	\$0.00	\$43.23	(\$43.23)	\$0.00	\$0
2019	KENDALL COUNTY	\$86,570	\$357.28	\$0.00	\$10.72	(\$10.72)	\$0.00	\$0
2019	BOERNE ISD	\$86,570	\$1,111.56	\$0.00	\$33.34	(\$33.34)	\$0.00	\$0
2019	COW CREEK GROUNDWATER	\$86,570	\$4.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2019 Total:		\$1,473.17	\$0.00	\$44.06	(\$44.06)	\$0.00	\$0
2018	KENDALL COUNTY	\$269,150	\$1,110.78	\$0.00	\$33.32	(\$33.32)	\$0.00	\$0
2018	BOERNE ISD	\$269,150	\$3,644.29	\$0.00	\$109.32	(\$109.32)	\$0.00	\$0
2018	COW CREEK GROUNDWATER	\$269,150	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2018 Total:		\$4,768.53	\$0.00	\$142.64	(\$142.64)	\$0.00	\$0
2017	KENDALL COUNTY	\$269,150	\$1,110.78	\$0.00	\$33.33	(\$33.33)	\$0.00	\$0
2017	BOERNE ISD	\$269,150	\$3,644.29	\$0.00	\$109.32	(\$109.32)	\$0.00	\$0
2017	COW CREEK GROUNDWATER	\$269,150	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2017 Total:		\$4,768.53	\$0.00	\$142.65	(\$142.65)	\$0.00	\$0
2016	KENDALL COUNTY	\$269,150	\$1,110.78	\$0.00	\$33.33	(\$33.33)	\$0.00	\$0
2016	BOERNE ISD	\$269,150	\$3,542.01	\$0.00	\$106.26	(\$106.26)	\$0.00	\$0
2016	COW CREEK GROUNDWATER	\$269,150	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2016 Total:		\$4,666.25	\$0.00	\$139.59	(\$139.59)	\$0.00	\$0
2015	KENDALL COUNTY	\$269,150	\$1,040.81	\$0.00	\$31.22	(\$31.22)	\$0.00	\$0
2015	BOERNE ISD	\$269,150	\$3,482.80	\$0.00	\$104.48	(\$104.48)	\$0.00	\$0
2015	COW CREEK GROUNDWATER	\$269,150	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2015 Total:		\$4,537.07	\$0.00	\$135.70	(\$135.70)	\$0.00	\$0

2014	KENDALL COUNTY	\$277,880	\$1,094.85	\$0.00	\$21.90	(\$21.90)	\$0.00	\$0
2014	BOERNE ISD	\$277,880	\$3,595.77	\$0.00	\$71.92	(\$71.92)	\$0.00	\$0
2014	COW CREEK GROUNDWATER	\$277,880	\$13.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2014 Total:		\$4,704.51	\$0.00	\$93.82	(\$93.82)	\$0.00	\$0
2013	KENDALL COUNTY	\$553,440	\$2,180.56	\$0.00	\$65.41	(\$65.41)	\$0.00	\$0
2013	BOERNE ISD	\$553,440	\$7,161.52	\$0.00	\$214.84	(\$214.84)	\$0.00	\$0
	2013 Total:		\$9,342.08	\$0.00	\$280.25	(\$280.25)	\$0.00	\$0
2012	KENDALL COUNTY	\$390,881	\$1,543.98	\$0.00	\$15.44	(\$15.44)	\$0.00	\$0
2012	BOERNE ISD	\$375,881	\$4,863.90	\$0.00	\$48.64	(\$48.64)	\$0.00	\$0
	2012 Total:		\$6,407.88	\$0.00	\$64.08	(\$64.08)	\$0.00	\$0



Property Details

<b>Account</b>		
<b>Property ID:</b>	17398	<b>Geographic ID:</b> 1-0730-0185-0182
<b>Type:</b>	Real	<b>Zoning:</b> DM
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32775 INTERSTATE 10	
<b>Map ID:</b>	BISD3-DM	<b>Mapsc0:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH .65 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$24,570 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$50,430 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$75,000 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$75,000 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$75,000
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$75,000	\$75,000	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$75,000	\$75,000	\$287.03	
SBN	BOERNE ISD	0.993200	\$75,000	\$75,000	\$744.90	
WCC	COW CREEK GROUNDWATER	0.005000	\$75,000	\$75,000	\$3.75	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$1,035.67

**Estimated Taxes Without Exemptions:** \$1,035.67

## Property Improvement - Building

**Type:** Residential **State Code:** E1 **Living Area:** 986.00 sqft **Value:** \$24,570

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R1-	ST	1940	986.00
EP	ENCLOSED PORCH	*		1940	230.00
EP	ENCLOSED PORCH	*		1940	442.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RAA	Residential Acreage Ag	0.6500	28,314.00	0.00	0.00	\$50,430	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$24,570	\$50,430	\$0	\$75,000	\$0	\$75,000
2023	\$24,570	\$50,430	\$0	\$75,000	\$0	\$75,000
2022	\$22,820	\$47,280	\$0	\$70,100	\$0	\$70,100
2021	\$17,550	\$21,010	\$0	\$38,560	\$0	\$38,560
2020	\$17,550	\$21,010	\$0	\$38,560	\$0	\$38,560
2019	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2018	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2017	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2016	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2015	\$18,000	\$21,010	\$0	\$39,010	\$0	\$39,010
2014	\$18,000	\$21,010	\$0	\$39,010	\$1,049	\$37,961

## 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.

If Paid:



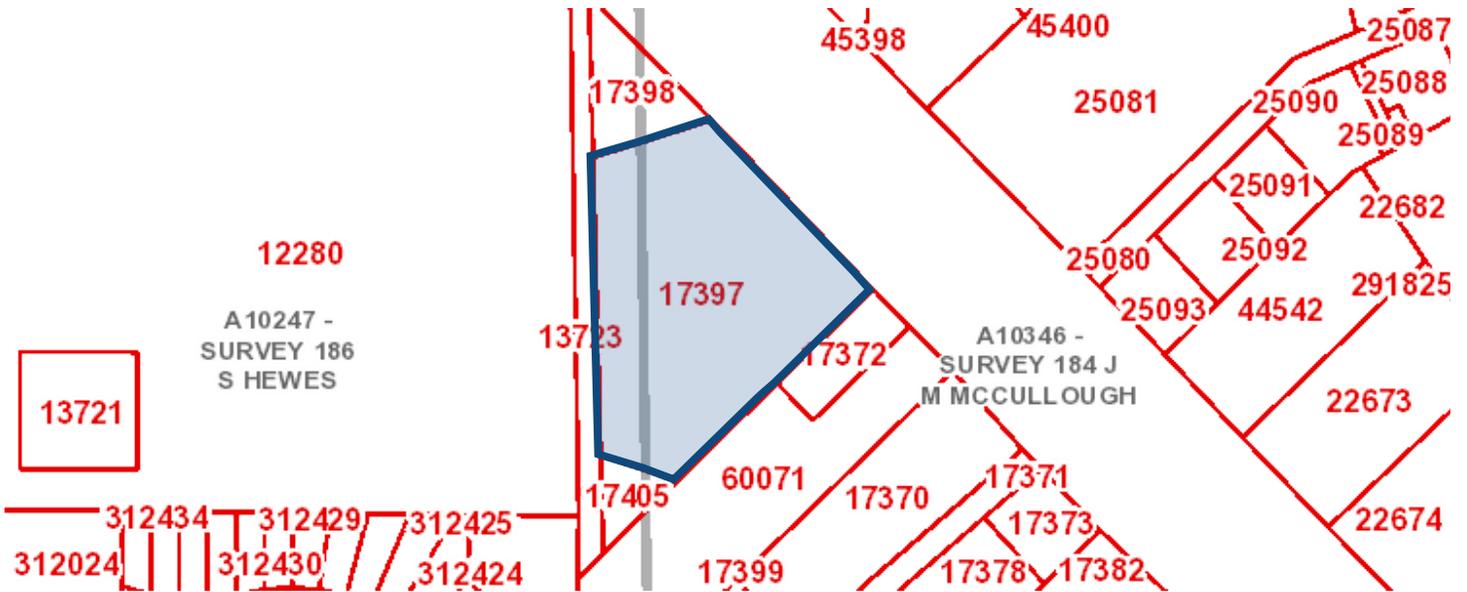
\$ Pay 2023 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2023	KENDALL COUNTY	\$75,000	\$287.02	\$0.00	\$287.02	\$43.05	\$0.00	\$30
2023	BOERNE ISD	\$75,000	\$744.90	\$0.00	\$744.90	\$111.74	\$0.00	\$85
2023	COW CREEK GROUNDWATER	\$75,000	\$3.75	\$0.00	\$3.75	\$0.56	\$0.00	\$
	2023 Total:		\$1,035.67	\$0.00	\$1,035.67	\$155.35	\$0.00	\$1,19
2022	KENDALL COUNTY	\$70,100	\$271.78	\$0.00	\$5.43	(\$5.43)	\$0.00	\$
2022	BOERNE ISD	\$70,100	\$826.19	\$0.00	\$16.52	(\$16.52)	\$0.00	\$
2022	COW CREEK GROUNDWATER	\$70,100	\$3.51	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2022 Total:		\$1,101.48	\$0.00	\$21.95	(\$21.95)	\$0.00	\$
2021	KENDALL COUNTY	\$28,560	\$48.21	\$0.00	\$0.49	(\$0.49)	\$0.00	\$
2021	COW CREEK GROUNDWATER	\$38,560	\$1.93	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2021 Total:		\$50.14	\$0.00	\$0.49	(\$0.49)	\$0.00	\$
2020	KENDALL COUNTY	\$28,560	\$48.21	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2020	COW CREEK GROUNDWATER	\$38,560	\$1.93	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2020 Total:		\$50.14	\$0.00	\$1.44	(\$1.44)	\$0.00	\$

2019	KENDALL COUNTY	\$29,010	\$48.21	\$0.00	\$0.00	\$0.00	\$0.00	\$
2019	COW CREEK GROUNDWATER	\$39,010	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2019 Total:		\$50.16	\$0.00	\$0.00	\$0.00	\$0.00	\$
2018	KENDALL COUNTY	\$29,010	\$48.21	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2018	COW CREEK GROUNDWATER	\$39,010	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2018 Total:		\$50.16	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2017	KENDALL COUNTY	\$29,010	\$48.21	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2017	COW CREEK GROUNDWATER	\$39,010	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2017 Total:		\$50.16	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2016	KENDALL COUNTY	\$29,010	\$48.21	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2016	COW CREEK GROUNDWATER	\$39,010	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2016 Total:		\$50.16	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2015	KENDALL COUNTY	\$29,010	\$48.21	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2015	COW CREEK GROUNDWATER	\$39,010	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2015 Total:		\$50.16	\$0.00	\$1.44	(\$1.44)	\$0.00	\$
2014	KENDALL COUNTY	\$27,961	\$48.21	\$0.00	\$1.45	(\$1.45)	\$0.00	\$
2014	COW CREEK GROUNDWATER	\$37,961	\$1.90	\$0.00	\$0.00	\$0.00	\$0.00	\$
	2014 Total:		\$50.11	\$0.00	\$1.45	(\$1.45)	\$0.00	\$
2013	KENDALL COUNTY	\$24,510	\$48.21	\$0.00	\$1.45	(\$1.45)	\$0.00	\$
	2013 Total:		\$48.21	\$0.00	\$1.45	(\$1.45)	\$0.00	\$

2012	KENDALL COUNTY	\$24,400	\$48.21	\$0.00	\$1.45	(\$1.45)	\$0.00	\$
	2012 Total:		\$48.21	\$0.00	\$1.45	(\$1.45)	\$0.00	\$

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	17397	<b>Geographic ID:</b> 1-0730-0185-0181
<b>Type:</b>	Real	<b>Zoning:</b> DM12
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32675 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DM12	<b>Mapsc0:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$361,540 (+)
<b>Market Value:</b>	\$361,540 (=)
<b>Agricultural Value Loss: ?</b>	\$361,060 (-)
<b>Appraised Value:</b>	\$480 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$480
<b>Ag Use Value:</b>	\$480

**VALUES DISPLAYED ARE 2024 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: PAYNE MERTON W JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$361,540	\$480	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$361,540	\$480	\$1.84	
SBN	BOERNE ISD	0.993200	\$361,540	\$480	\$4.77	
WCC	COW CREEK GROUNDWATER	0.005000	\$361,540	\$480	\$0.02	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$6.63

**Estimated Taxes Without Exemptions:** \$4,992.51

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP1	Native Pasture 1	3.0000	130,680.00	0.00	0.00	\$232,750	\$310
NP1	Native Pasture 1	1.6600	72,310.00	0.00	0.00	\$128,790	\$170

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$361,540	\$480	\$480	\$0	\$480
2023	\$0	\$361,540	\$300	\$300	\$0	\$300
2022	\$0	\$338,950	\$300	\$300	\$0	\$300
2021	\$0	\$150,640	\$300	\$300	\$0	\$300
2020	\$0	\$150,640	\$300	\$300	\$0	\$300
2019	\$500	\$150,640	\$300	\$800	\$0	\$800
2018	\$500	\$150,640	\$300	\$800	\$0	\$800
2017	\$500	\$150,640	\$300	\$800	\$0	\$800
2016	\$500	\$150,640	\$300	\$800	\$0	\$800
2015	\$500	\$150,640	\$300	\$800	\$0	\$800
2014	\$500	\$150,640	\$300	\$800	\$0	\$800

## 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.

If Paid:



\$ Pay 2023 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	KENDALL COUNTY	\$300	\$1.15	\$0.00	\$1.15	\$0.17	\$0.00	\$1.32
2023	BOERNE ISD	\$300	\$2.98	\$0.00	\$2.98	\$0.45	\$0.00	\$3.43
2023	COW CREEK GROUNDWATER	\$300	\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	\$0.02
	2023 Total:		\$4.15	\$0.00	\$4.15	\$0.62	\$0.00	\$4.77
2022	KENDALL COUNTY	\$300	\$1.16	\$0.00	\$0.03	(\$0.03)	\$0.00	\$0.00
2022	BOERNE ISD	\$300	\$3.53	\$0.00	\$0.07	(\$0.07)	\$0.00	\$0.00
2022	COW CREEK GROUNDWATER	\$300	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$4.71	\$0.00	\$0.10	(\$0.10)	\$0.00	\$0.00
2021	KENDALL COUNTY	\$300	\$1.24	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2021	BOERNE ISD	\$300	\$3.61	\$0.00	\$0.04	(\$0.04)	\$0.00	\$0.00
2021	COW CREEK GROUNDWATER	\$300	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$4.87	\$0.00	\$0.05	(\$0.05)	\$0.00	\$0.00
2020	KENDALL COUNTY	\$300	\$1.24	\$0.00	\$0.03	(\$0.03)	\$0.00	\$0.00
2020	BOERNE ISD	\$300	\$3.75	\$0.00	\$0.11	(\$0.11)	\$0.00	\$0.00

2020	COW CREEK GROUNDWATER	\$300	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$5.01	\$0.00	\$0.14	(\$0.14)	\$0.00	\$0.00
2019	KENDALL COUNTY	\$800	\$3.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	BOERNE ISD	\$800	\$10.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$13.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	KENDALL COUNTY	\$800	\$3.31	\$0.00	\$0.09	(\$0.09)	\$0.00	\$0.00
2018	BOERNE ISD	\$800	\$10.83	\$0.00	\$0.33	(\$0.33)	\$0.00	\$0.00
2018	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$14.18	\$0.00	\$0.42	(\$0.42)	\$0.00	\$0.00
2017	KENDALL COUNTY	\$800	\$3.30	\$0.00	\$0.10	(\$0.10)	\$0.00	\$0.00
2017	BOERNE ISD	\$800	\$10.83	\$0.00	\$0.33	(\$0.33)	\$0.00	\$0.00
2017	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$14.17	\$0.00	\$0.43	(\$0.43)	\$0.00	\$0.00
2016	KENDALL COUNTY	\$800	\$3.30	\$0.00	\$0.10	(\$0.10)	\$0.00	\$0.00
2016	BOERNE ISD	\$800	\$10.53	\$0.00	\$0.32	(\$0.32)	\$0.00	\$0.00
2016	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$13.87	\$0.00	\$0.42	(\$0.42)	\$0.00	\$0.00
2015	KENDALL COUNTY	\$800	\$3.10	\$0.00	\$0.09	(\$0.09)	\$0.00	\$0.00
2015	BOERNE ISD	\$800	\$10.35	\$0.00	\$0.31	(\$0.31)	\$0.00	\$0.00
2015	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$13.49	\$0.00	\$0.40	(\$0.40)	\$0.00	\$0.00

2014	KENDALL COUNTY	\$800	\$3.16	\$0.00	\$0.09	(\$0.09)	\$0.00	\$0.00
2014	BOERNE ISD	\$800	\$10.35	\$0.00	\$0.31	(\$0.31)	\$0.00	\$0.00
2014	COW CREEK GROUNDWATER	\$800	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$13.55	\$0.00	\$0.40	(\$0.40)	\$0.00	\$0.00
2013	KENDALL COUNTY	\$800	\$3.15	\$0.00	\$0.09	(\$0.09)	\$0.00	\$0.00
2013	BOERNE ISD	\$800	\$10.35	\$0.00	\$0.31	(\$0.31)	\$0.00	\$0.00
	2013 Total:		\$13.50	\$0.00	\$0.40	(\$0.40)	\$0.00	\$0.00
2012	KENDALL COUNTY	\$1,300	\$5.13	\$0.00	\$0.15	(\$0.15)	\$0.00	\$0.00
2012	BOERNE ISD	\$1,300	\$16.82	\$0.00	\$0.51	(\$0.51)	\$0.00	\$0.00
	2012 Total:		\$21.95	\$0.00	\$0.66	(\$0.66)	\$0.00	\$0.00



**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$26,380 (+)
<b>Market Value:</b>	\$26,380 (=)
<b>Agricultural Value Loss: ?</b>	\$26,350 (-)
<b>Appraised Value:</b>	\$30 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$30
<b>Ag Use Value:</b>	\$30

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$26,380	\$30	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$26,380	\$30	\$0.11	
SBN	BOERNE ISD	0.993200	\$26,380	\$30	\$0.30	
WCC	COW CREEK GROUNDWATER	0.005000	\$26,380	\$30	\$0.00	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$0.41

**Estimated Taxes Without Exemptions:** \$364.29

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP2	Native Pasture 2	0.3400	14,810.00	0.00	0.00	\$26,380	\$30

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$26,380	\$30	\$30	\$0	\$30
2023	\$0	\$26,380	\$20	\$20	\$0	\$20
2022	\$0	\$24,730	\$20	\$20	\$0	\$20
2021	\$0	\$10,990	\$20	\$20	\$0	\$20
2020	\$0	\$10,990	\$20	\$20	\$0	\$20
2019	\$0	\$10,990	\$20	\$20	\$0	\$20
2018	\$0	\$10,990	\$20	\$20	\$0	\$20
2017	\$0	\$10,990	\$20	\$20	\$0	\$20
2016	\$0	\$10,990	\$20	\$20	\$0	\$20
2015	\$0	\$10,990	\$20	\$20	\$0	\$20
2014	\$0	\$10,990	\$20	\$20	\$0	\$20

## 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.

If Paid:

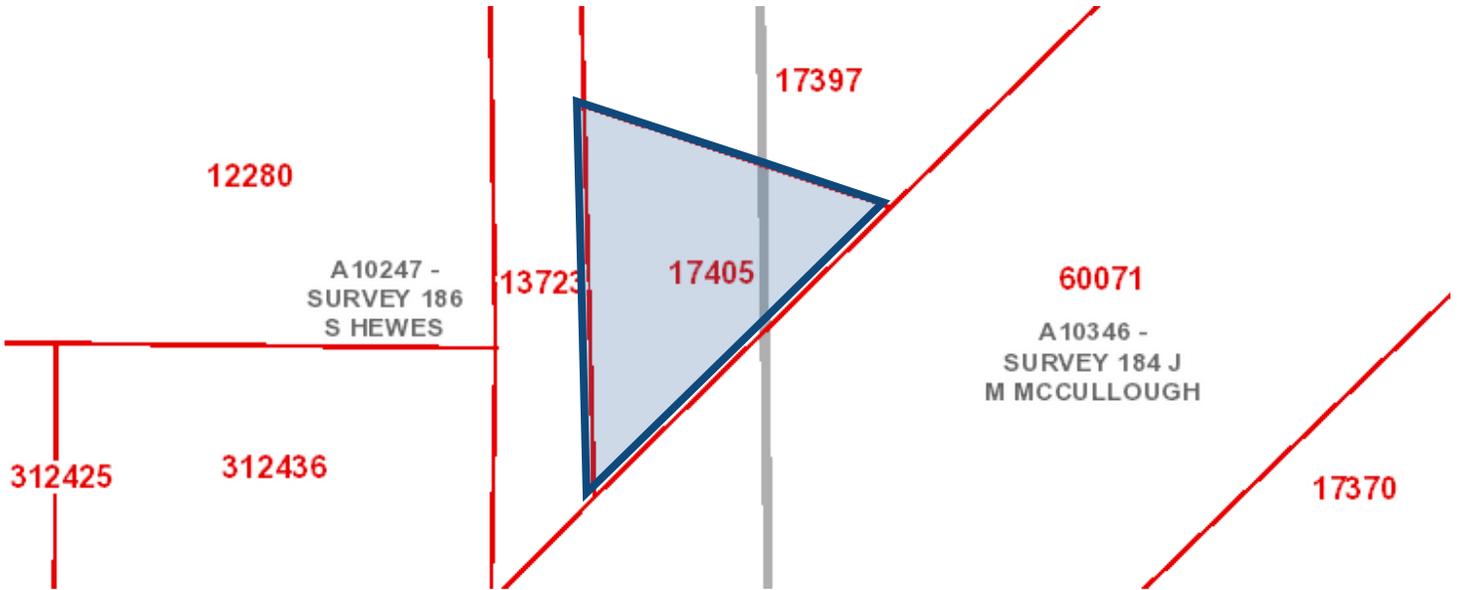


\$ Pay 2023 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.08	\$0.01	\$0.00	\$0.09
2023	BOERNE ISD	\$20	\$0.19	\$0.00	\$0.19	\$0.03	\$0.00	\$0.22
	2023 Total:		\$0.27	\$0.00	\$0.27	\$0.04	\$0.00	\$0.31
2022	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	BOERNE ISD	\$20	\$0.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$0.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	BOERNE ISD	\$20	\$0.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$0.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	BOERNE ISD	\$20	\$0.25	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2020 Total:		\$0.33	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2019	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	BOERNE ISD	\$20	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$0.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2018	BOERNE ISD	\$20	\$0.27	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2018 Total:		\$0.35	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2017	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	BOERNE ISD	\$20	\$0.27	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2017 Total:		\$0.35	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2016	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	BOERNE ISD	\$20	\$0.27	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2016 Total:		\$0.35	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2015	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	BOERNE ISD	\$20	\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2015 Total:		\$0.34	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2014	KENDALL COUNTY	\$20	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	BOERNE ISD	\$20	\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2014 Total:		\$0.34	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2013	BOERNE ISD	\$20	\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2013 Total:		\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
2012	BOERNE ISD	\$20	\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00
	2012 Total:		\$0.26	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.00

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	17405	<b>Geographic ID:</b> 1-0730-0185-0230
<b>Type:</b>	Real	<b>Zoning:</b> DM11
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	32675 INTERSTATE 10 TX	
<b>Map ID:</b>	BISD3-DM11	<b>Mapsco:</b>
<b>Legal Description:</b>	A10730 - SURVEY 185 J M MCCULLOUGH .21 ACRES	
<b>Abstract/Subdivision:</b>	A10730 - A10730 - SURVEY 185 J M MCCULLOUGH	
<b>Neighborhood:</b>	BISDW	
<b>Owner</b>		
<b>Owner ID:</b>	17729	
<b>Name:</b>	PAYNE MERTON W JR	
<b>Agent:</b>		
<b>Mailing Address:</b>	% KENNETH PAYNE 5122 TRAIL CREEK HOUSTON, TX 77017	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$34,450 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$16,290 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$50,740 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$50,740 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$50,740
<b>Ag Use Value:</b>	\$0

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$50,740	\$50,740	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$50,740	\$50,740	\$194.18	
SBN	BOERNE ISD	0.993200	\$50,740	\$50,740	\$503.95	
WCC	COW CREEK GROUNDWATER	0.005000	\$50,740	\$50,740	\$2.54	

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$700.67

**Estimated Taxes Without Exemptions:** \$700.67

## Property Improvement - Building

**Description:** Residential **Type:** Residential **State Code:** E1 **Living Area:** 1,152.00 sqft **Value:** \$34,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R1+	ST	1964	1,152.00
SP	SCREENED PORCH	*		0	417.00
CP	CARPORT	*		0	360.00
STGL	STORAGE LOW	*		0	96.00
SHEDL	SHED LOW	*		1999	400.00
PC	COVERED PORCH OR PATIO	*		1999	144.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	Residential Acreage	0.2100	9,148.00			\$16,290	\$0

## Property Roll Value History

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2024	\$34,450	\$16,290	\$0	\$50,740	\$0	\$50,740
2023	\$34,450	\$16,290	\$0	\$50,740	\$0	\$50,740
2022	\$31,990	\$15,280	\$0	\$47,270	\$0	\$47,270
2021	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2020	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2019	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2018	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2017	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2016	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2015	\$24,610	\$6,790	\$0	\$31,400	\$0	\$31,400
2014	\$25,240	\$6,790	\$0	\$32,030	\$0	\$32,030

## 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.

If Paid:



\$ Pay 2023 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	KENDALL COUNTY	\$50,740	\$194.18	\$0.00	\$194.18	\$29.13	\$0.00	\$223.31
2023	BOERNE ISD	\$50,740	\$503.95	\$0.00	\$503.95	\$75.59	\$0.00	\$579.54
2023	COW CREEK GROUNDWATER	\$50,740	\$2.54	\$0.00	\$2.54	\$0.38	\$0.00	\$2.92
	2023 Total:		\$700.67	\$0.00	\$700.67	\$105.10	\$0.00	\$805.77
2022	KENDALL COUNTY	\$47,270	\$183.26	\$0.00	\$3.66	(\$3.66)	\$0.00	\$0.00
2022	BOERNE ISD	\$47,270	\$557.12	\$0.00	\$11.14	(\$11.14)	\$0.00	\$0.00
2022	COW CREEK GROUNDWATER	\$47,270	\$2.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$742.74	\$0.00	\$14.80	(\$14.80)	\$0.00	\$0.00
2021	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$1.29	(\$1.29)	\$0.00	\$0.00
2021	BOERNE ISD	\$31,400	\$378.25	\$0.00	\$3.79	(\$3.79)	\$0.00	\$0.00
2021	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$509.41	\$0.00	\$5.08	(\$5.08)	\$0.00	\$0.00
2020	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$3.89	(\$3.89)	\$0.00	\$0.00
2020	BOERNE ISD	\$31,400	\$393.10	\$0.00	\$11.80	(\$11.80)	\$0.00	\$0.00

2020	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$524.26	\$0.00	\$15.69	(\$15.69)	\$0.00	\$0.00
2019	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	BOERNE ISD	\$31,400	\$403.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$534.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$3.89	(\$3.89)	\$0.00	\$0.00
2018	BOERNE ISD	\$31,400	\$425.16	\$0.00	\$12.76	(\$12.76)	\$0.00	\$0.00
2018	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$556.32	\$0.00	\$16.65	(\$16.65)	\$0.00	\$0.00
2017	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$3.89	(\$3.89)	\$0.00	\$0.00
2017	BOERNE ISD	\$31,400	\$425.16	\$0.00	\$12.76	(\$12.76)	\$0.00	\$0.00
2017	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$556.32	\$0.00	\$16.65	(\$16.65)	\$0.00	\$0.00
2016	KENDALL COUNTY	\$31,400	\$129.59	\$0.00	\$3.88	(\$3.88)	\$0.00	\$0.00
2016	BOERNE ISD	\$31,400	\$413.22	\$0.00	\$12.40	(\$12.40)	\$0.00	\$0.00
2016	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$544.38	\$0.00	\$16.28	(\$16.28)	\$0.00	\$0.00
2015	KENDALL COUNTY	\$31,400	\$121.42	\$0.00	\$3.64	(\$3.64)	\$0.00	\$0.00
2015	BOERNE ISD	\$31,400	\$406.32	\$0.00	\$12.19	(\$12.19)	\$0.00	\$0.00
2015	COW CREEK GROUNDWATER	\$31,400	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$529.31	\$0.00	\$15.83	(\$15.83)	\$0.00	\$0.00

2014	KENDALL COUNTY	\$32,030	\$126.20	\$0.00	\$3.79	(\$3.79)	\$0.00	\$0.00
2014	BOERNE ISD	\$32,030	\$414.47	\$0.00	\$12.43	(\$12.43)	\$0.00	\$0.00
2014	COW CREEK GROUNDWATER	\$32,030	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$542.27	\$0.00	\$16.22	(\$16.22)	\$0.00	\$0.00
2013	KENDALL COUNTY	\$32,030	\$126.20	\$0.00	\$3.79	(\$3.79)	\$0.00	\$0.00
2013	BOERNE ISD	\$32,030	\$414.47	\$0.00	\$12.43	(\$12.43)	\$0.00	\$0.00
	2013 Total:		\$540.67	\$0.00	\$16.22	(\$16.22)	\$0.00	\$0.00
2012	KENDALL COUNTY	\$45,190	\$178.50	\$0.00	\$5.36	(\$5.36)	\$0.00	\$0.00
2012	BOERNE ISD	\$45,190	\$584.76	\$0.00	\$17.54	(\$17.54)	\$0.00	\$0.00
	2012 Total:		\$763.26	\$0.00	\$22.90	(\$22.90)	\$0.00	\$0.00

**Special Warranty Deed**

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

347666

Date: December 26, 2012

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

Grantor's Mailing Address:

31480 IH 10  
Boerne, Kendall County, Texas 78006

Grantee: BALOUS MILLER

Grantee's Mailing Address: [include county]

430 S. Santa Rosa  
San Antonio, Bexar County, Texas 78207

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being 5.218 acres of land, more or less, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.218 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any

taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the Property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

2. Easement to Rankin K. Traylor conveyed in Deed recorded in Volume 100, Page 197, Kendall County Deed Records.
3. Utility easement to Guadalupe Valley Telephone Cooperative, Inc., recorded in Volume 494, Page 568, Kendall County Official Records.
4. Easement to the City of Boerne recorded in Volume 1198, Page 201, Kendall County Official Records.
5. Any claim or rights of adjoining property owners in and to that certain land lying between the north property line and the inset fence and guard rail as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James A. Stanton, Registered Professional Land Surveyor.
6. Protrusion of light standards beyond the property line as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James A. Stanton, Registered Professional Land Surveyor.
7. Any easement or claim of easement due to the existence of an overhead electric line along the southern boundary line of the Property as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James. A. Stanton, Registered Professional Land Surveyor.
8. 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.
9. Any visible and apparent easement, either public or private, located on or across the Property, the existence of which is not disclosed by the Public Records.
10. Rules, regulations, requirements and orders of Kendall County, Cow Creek Groundwater Conservation District and/or the State of Texas governing platting, affidavits of location, sanitation and waste disposal, and the drilling, construction and use of water wells.

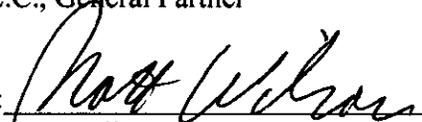
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's 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.

GRANTEE ACCEPTS THE PROPERTY AS IS AND WITH ALL FAULTS, AND GRANTOR MAKES NO WARRANTIES (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET OUT HEREIN), EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY. FURTHERMORE, GRANTEE HEREBY WAIVES ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY, SUITABILITY, QUALITY, CONDITION OR FITNESS FOR ANY PARTICULAR PURPOSE AS TO THE PROPERTY.

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

CIBOLO SISTERS ENTERPRISES, LTD., a  
Texas limited partnership

By: Cibolo Sisters Real Estate Enterprises,  
L.L.C., General Partner

By:   
Scott Wilson, Manager

STATE OF TEXAS           §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 26 day of December, 2012, by Scott Wilson, Manager of Cibolo Sisters Real Estate Enterprises, L.L.C., a Texas limited liability company, on behalf of said limited liability company, and the limited liability company acknowledged this instrument as General Partner on behalf of CIBOLO SISTERS ENTERPRISES, LTD., a Texas limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

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

PREPARED BY:  
  
Sid Lawrence, III, Associate  
Henley & Henley, P.C.  
P.O. Box 191746  
Dallas, Texas 75219  
(210) 363-8505

FIELD NOTES describing a 5.218 acre tract of land situated in Kendall County, Texas, out of the John Small Survey No. 183, Abstract 441, being all of a 5.235 acre tract recorded in Volume 411, Page 854, a Special Warranty Deed, and Volume 88, Page 16, Deed Records of Kendall County, Texas. Said 5.218 acre tract of land being more particularly described as follows:

BEGINNING at a found  $\frac{1}{2}$ " iron rod found for the northeast corner of a 3.00 acre tract recorded in Volume 326, Page 852, Kendall County, Texas, and the northwest corner of herein described tract. Said iron rod being 916.5 feet east of a  $1\frac{1}{2}$ " iron pipe at corner of a 20 acre tract;

THENCE South  $89^{\circ} 25' 47''$  East, a distance of 638.50 feet along the south line of a 24.694 acre tract recorded in Volume 654, Page 89, Kendall County, Texas, and the north line of herein described tract to a  $\frac{1}{2}$ " iron rod found in the southwest right of way line of Interstate Highway No. 10 for an angle point;

THENCE South  $76^{\circ} 17' 59''$  East, along the southwest right of way line, a distance of 21.20 feet to a TXDOT concrete monument with cap for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 920.40 feet, a central angle of  $031^{\circ} 50' 47''$ , an arc length of 511.58 feet, a tangent length of 262.58 feet, and a 505.02 foot chord with a bearing of South  $60^{\circ} 22' 36''$  East, to a TXDOT concrete monument at Interstate Highway No. 10 survey station 124+52.5 for the southeast corner of herein described tract;

THENCE North  $89^{\circ} 25' 00''$  West, a distance of 1073.36 feet along the north line of a 205.5 acre tract recorded in Volume 590, Page 309, Kendall County, Texas, and the south line of herein described tract to a  $\frac{1}{2}$ " iron rod found for the southeast corner of fore mentioned 3.000 acre tract and the southwest corner of herein described tract;

THENCE North  $05^{\circ} 39' 28''$  West, passing a  $\frac{1}{2}$ " iron rod found at 2.10 feet, an overall distance of 251.30 feet along the west line of herein described tract to the POINT OF BEGINNING and containing 5.218 acres of land according to an actual survey on the ground.

## EXHIBIT "A"

Filed & Recorded in:

**KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK**

12/28/2012 3:18PM

Document Number: 00271538  
Total Fees : \$27.00 **KCAC**

Receipt Number - 33327  
By Deputy: Harriet P Seidensticker

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

12/28/2012  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By:           HPS           Deputy

**General Warranty Deed**

34744

**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.**

Date: December 26, 2012

Grantor: BRIAN D. TRAYLOR and HERMINIA V. TRAYLOR, husband and wife

Grantor's Mailing Address: [include county]

33105 1-10 W  
Boerne TX 78006

Grantee: BALOUS MILLER

Grantee's Mailing Address: [include county]

430 S. Santa Rosa  
San Antonio, TX 78207

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1: Being a 5.534 acre tract of land, more or less, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.534 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TRACT 2: Being the right of ingress and egress over and across a 30' wide road easement from IH 10 to Tract 1, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said easement being more particularly described on Exhibit "B" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the Property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
2. Utility easement to Bandera Electric Cooperative, Inc., recorded in Volume 772, Page 472, Kendall County Official Records.
3. Easement to the City of Boerne, Texas, as set forth in judgment recorded in Volume 1183, Page 831, Kendall County Official Records.
4. Any easement or claim of easement due to the existence of power poles, guy wires and overhead telephone and electric lines as shown on Plat of Survey dated December 19, 2012, prepared by Wes Rexrode, Registered Professional Land Surveyor.
5. Rights and claims, if any, of adjoining property owners for use of the gate in the north property line as shown on Plat of Survey dated December 19, 2012, prepared by Wes Rexrode, Registered Professional Land Surveyor.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

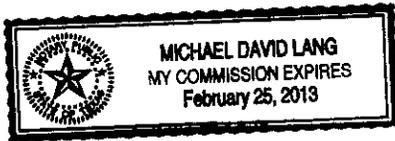
When the context requires, singular nouns and pronouns include the plural.

  
BRIAN D. TRAYLOR

  
HERMINIA V. TRAYLOR

STATE OF TEXAS §  
COUNTY OF KENDALL §

This instrument was acknowledged before me on the 28 day of December, 2012, by BRIAN D. TRAYLOR.



*Michael D. Lang*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF KENDALL §

This instrument was acknowledged before me on the 28 day of December, 2012, by HERMINIA V. TRAYLOR.



*Michael D. Lang*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kendall County Abstract Company  
103 N. Saunders St.  
Boerne, Texas 78006

PREPARED BY:

Sid Lawrence, III, Associate  
Henley & Henley, P.C.  
P.O. Box 191746  
Dallas, Texas 75219  
(210) 363-8505

Being a 5.534 acre tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.534 acre tract also being all of that certain 2.493 acre tract of land also known as "FIRST TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas and all of that certain 3.000 acre tract of land also known as "SECOND TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas, said 5.534 acre tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a found ½" pipe with a square bolt in the north line of that certain 200 acre tract recorded in Volume 693, Pages 52-73, Official Records, Kendall County, Texas and being at the southwest corner of the above referenced 2.493 acre tract, the southwest corner of the herein described tract and a corner of that certain 24.694 acre tract recorded in Volume 654, Pages 89-93, Official Records, Kendall County, Texas, said point bears South 89 degrees 23 minutes 54 seconds East, a distance of 268.34 feet from a ½" iron rod found at the southwest corner of said 24.694 acre tract;

**Thence**, with a southeast line of said 24.694 acre tract and the northwest line of said 2.493 acre tract, **North 15 degrees 20 minutes 10 seconds East**, a distance of **258.10 feet** to a 1" pipe found at an interior corner of said 24.694 acre tract, the northwest corner of said 2.493 acre tract and the northwest corner of the herein described tract;

**Thence**, with a south line of said 24.694 acre tract and the north line of said 2.493 acre tract, **South 89 degrees 27 minutes 49 seconds East**, a distance of **391.54 feet** to a ½" iron rod found at the northeast corner of said 2.493 acre tract and the northwest corner of the above referenced 3.000 acre tract;

**Thence**, continuing with a south line of said 24.964 acre tract and the north line of said 3.000 acre tract, **South 89 degrees 23 minutes 24 seconds East**, a distance of **525.18 feet** to a ½" iron rod found at the northeast corner of said 3.000 acre tract, the northeast corner of the herein described tract and the northwest corner of that certain 5.235 acre tract recorded in Volume 411, Page 854, Official Records, Kendall County, Texas;

**Thence**, with the easterly line of said 3.000 acre tract and the westerly line of said 5.235 acre tract, the following two (2) courses and distances:

**South 05 degrees 36 minutes 14 seconds East**, a distance of **249.05 feet** to a ½" iron rod found;

and **South 06 degrees 10 minutes 14 seconds East**, a distance of **3.10 feet** to a ½" iron rod found in the north line of the aforementioned 200 acre tract and being at the southeast corner of said 3.000 acre tract, the southeast corner of the herein described tract and the southwest corner of said 5.235 acre tract;

**Thence**, with the north line of said 200 acre tract and the south line of said 3.000 acre tract, **North 89 degrees 21 minutes 27 seconds West**, a distance of **526.11 feet** to a ½" iron rod found at the southwest corner of said 3.000 acre tract and the southeast corner of said 2.493 acre tract;

**Thence**, continuing with the north line of said 200 acre tract and the south line of said 2.493 acre tract, **North 89 degrees 21 minutes 45 seconds West**, a distance of **483.55 feet** to the **Point of Beginning** containing **5.534 acres**.

## EXHIBIT "A"

The right of ingress and egress over and across the following 30' wide strip for road easement:

A strip of land 30.00 feet wide to be utilized as access from the property described above to the right of way line of Interstate Highway 10 is described as follows:

Beginning at a point in the west right-of-way line of Interstate Highway 10, said point bears N 89 deg. 25' W, a distance of 209.90 feet from Interstate Highway 10 survey line station 124+52.5;

Thence N 89 deg. 25' W a distance of 1589.80 feet to the southeast corner of the property described in PART I of these field notes;

Thence a line 30.00 feet north of, and parallel to the line described in the above paragraph running from the east line of the property described in PART I of these field notes to the west right of way line of Interstate Highway 10 completes this description.

EXHIBIT "B"

Doc # 00271540  
Vol 1344 Ps 961

Filed & Recorded in:

KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK

12/28/2012 3:18PM

Document Number: 00271540  
Total Fees : \$27.00 *KCAC*

Receipt Number - 33327  
By Deputy: Harriet P Seidensticker

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

12/28/2012  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: *HPS* 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**

DATE: March 24 2023

GRANTOR: PAUL DUENNENBERG, individually

GRANTEE: BALOUS T. MILLER and wife, JULIE MILLER

GRANTEE'S MAILING ADDRESS:

430 S Santa Rosa Ave.  
San Antonio, TX 78207

**FILED BY:**  
**Texas Investors Title**  
**116 Blanco Rd., Ste 101**  
**Boerne, TX 78006**

CONSIDERATION: Ten Dollars and other valuable consideration.

**GF#** 20230070

PROPERTY: Being a 5.970 acre tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas; said 5.970 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, all and singular, the rights, benefits, privileges, hereditaments, appurtenances, improvements and interest thereon or in anywise appertaining thereto (said land, rights, benefits, privileges, hereditaments, appurtenances, improvements hereafter referred to as the "Property").

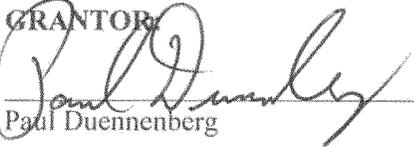
This conveyance is made and accepted subject and subordinate to those matters listed on Exhibit "B" attached hereto to the extent and only to the extent they are in full force and effect and are valid and enforceable against the Property (all of the foregoing and those listed on Exhibit "B" are collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, 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, and Grantee's heirs, executors, administrators, personal representatives, 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.

Grantee, by its acceptance hereof, does hereby assume and agrees to pay any and all ad valorem taxes and special and regular assessments pertaining to the Property for the calendar year 2023 and subsequent years and any subsequent assessment for "rollback" taxes regardless of the year for which they

are assessed, there having been a proper proration of ad valorem taxes and assessments for the current calendar year between Grantor and Grantee.

Executed on the date set forth in the acknowledgment below to be effective the 24 day of March, 2023.

GRANTOR:  
  
Paul Duennenberg

STATE OF TEXAS           §  
  §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 24 day of March, 2023 by Paul Duennenberg.

  
Notary Public, State of Texas

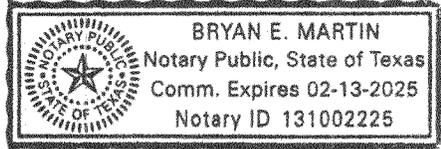


Exhibit " A "**PFEIFFER LAND SURVEYING**918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385**FIELD NOTES FOR A 5.970 ACRE TRACT OF LAND**

**Being** a **5.970 acre** tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas, said **5.970 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a 2" metal fence post found in the southwest right-of-way line of Interstate Highway No. 10 (a variable width right of way per TxDOT right of way maps) at the east corner of the above referenced 2.78 acre tract and tract herein described, the north corner of a 0.500 acre tract recorded in Volume 925, Pages 383-386, Official Records, Kendall County, Texas, said point bears North 44 degrees 19 minutes 05 seconds West, a distance of 206.33 feet from a TxDOT concrete right of way marker found;

**Thence**, departing southwest right-of-way line of Interstate Highway No. 10 with the southeast line of the 2.78 acre tract, the northwest line of the 0.500 acre tract, **South 45 degrees 39 minutes 17 seconds West**, a distance of **242.09 feet** to a ½" iron rod with an illegible plastic cap found for angle at the west corner of said 0.500 acre tract, an exterior corner of Alpha Mini Storage Development Plat recorded in Volume 8, Page 118, Plat Records, Kendall County, Texas;

**Thence**, continuing with the southeast line of the 2.78 acre tract, a northwest of Alpha Mini Storage Development Plat, **South 45 degrees 47 minutes 13 seconds West**, a distance of **479.88 feet** to a ½" iron rod found at the south corner of said 2.78 acre tract and tract herein described, the west corner of said Alpha Mini Storage Development Plat, said point being in the east line of a 35.439 acre tract recorded in Volume 1753, Pages 183-188, Official Records, Kendall County, Texas;

**Thence**, with the west line of the 2.78 acre tract, the east line of the 35.439 acre tract, **North 00 degrees 48 minutes 56 seconds East**, a distance of **110.86 feet** to a ½" iron rod with a "Cude" plastic cap found for angle at the northeast corner of said 35.439 acre tract, the southeast corner of the remaining portion of a 200 acre tract recorded in Volume 639, Pages 52-73, Official Records, Kendall County, Texas;

**Thence**, continuing with the west line of the 2.78 acre tract, the west line of the above referenced 1.87 acre tract and the west line of the above referenced 2 acre tract, the east line of the remaining portion of the 200 acre tract, **North 00 degrees 46 minutes 55 seconds East**, a distance of **908.37 feet** to a ½" iron rod found at the north corner of the remaining portion of said 2 acre tract, and tract herein described, said point being in the southwest right-of-way line of Interstate Highway No. 10;

**Thence**, with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the remaining portion of said 2 acre tract, **South 44 degrees 18 minutes 42 seconds East**, a distance of **330.67 feet** to a ½" iron rod found for angle at the east corner of the remaining portion of said 2 acre tract, the north corner of the aforementioned 1.87 acre tract;

**Thence**, continuing with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the 1.87 acre tract and the northeast line of the aforementioned 2.78 acre tract, **South 44 degrees 19 minutes 05 seconds East**, a distance of **389.50 feet** to the **Point of Beginning** containing **5.970 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.



Wes Rexrode  
Registered Professional Land Surveyor No.6001  
Job Number: 26-23 (5.970 Acre Tract)

**EXHIBIT "B"**  
**Permitted Exceptions**

- a. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto of record in the Public Records of Kendall County, Texas.
- b. Utility Easement and Covenant of Access granted by Mert W. Payne, Jr. to Bandera Electric Cooperative, Inc., dated June 7, 1983, recorded on November 7, 1983, in Volume 214, Page 648, Deed Records of Kendall County, Texas.
- c. Unrecorded Lease Agreement by and between Mert W. Payne, Jr., as Lessor, and FMO Real Estate, LLC, as Tenant, dated July 18, 2012, commencing on June 1, 2013.
- d. The following matters shown on the Survey dated February 23, 2023, prepared by Wes Rexrode, Registered Professional Land Surveyor No. 6001:
  - Rights and claims of adjoining property owners in and to that portion of the property, which lies inside record title boundary but outside fences; and inside fences, but outside recorded title boundary; and
  - Billboard Sign

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

---

**Instrument Number:** 378614

eRecording - Real Property

DEED

Recorded On: March 24, 2023 03:50 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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

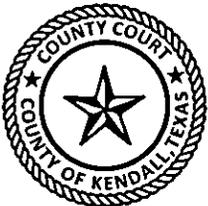
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 378614  
Receipt Number: 20230324000036  
Recorded Date/Time: March 24, 2023 03:50 PM  
User: Harriet S  
Station: cclerk01

**Record and Return To:**

ERECORDING PARTNERS  
101 W NUEVA  
  
SAN ANTONIO TX



**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.**

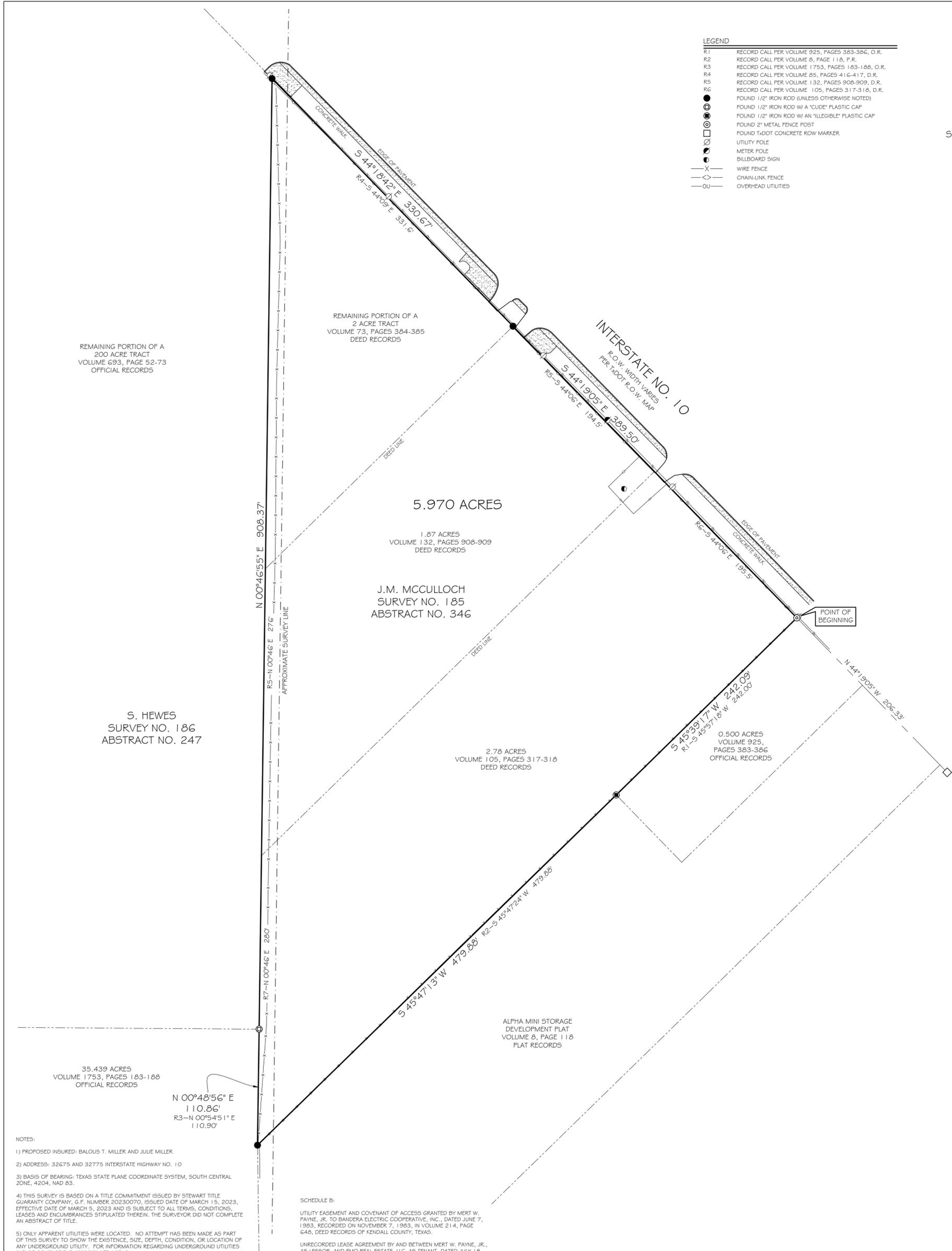
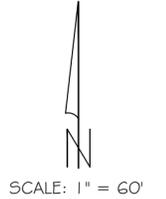
Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*



LEGEND

- R1 RECORD CALL PER VOLUME 925, PAGES 303-306, D.R.
- R2 RECORD CALL PER VOLUME 8, PAGE 118, P.R.
- R3 RECORD CALL PER VOLUME 1753, PAGES 183-188, O.R.
- R4 RECORD CALL PER VOLUME 85, PAGES 416-417, D.R.
- R5 RECORD CALL PER VOLUME 132, PAGES 908-909, D.R.
- R6 RECORD CALL PER VOLUME 105, PAGES 317-318, D.R.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" IRON ROD W/ A "CUBE" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD W/ AN "ILLEGIBLE" PLASTIC CAP
- ⊙ FOUND 2" METAL FENCE POST
- ⊙ FOUND TxDOT CONCRETE ROW MARKER
- UTILITY POLE
- METER POLE
- BILLBOARD SIGN
- X— WIRE FENCE
- ◇— CHAIN-LINK FENCE
- OU— OVERHEAD UTILITIES



REMAINING PORTION OF A  
200 ACRE TRACT  
VOLUME 693, PAGE 52-73  
OFFICIAL RECORDS

REMAINING PORTION OF A  
2 ACRE TRACT  
VOLUME 73, PAGES 384-385  
DEED RECORDS

5.970 ACRES

1.87 ACRES  
VOLUME 132, PAGES 908-909  
DEED RECORDS

J.M. MCCULLOCH  
SURVEY NO. 185  
ABSTRACT NO. 346

S. HEWES  
SURVEY NO. 186  
ABSTRACT NO. 247

2.78 ACRES  
VOLUME 105, PAGES 317-318  
DEED RECORDS

0.500 ACRES  
VOLUME 925,  
PAGES 303-306  
OFFICIAL RECORDS

ALPHA MINI STORAGE  
DEVELOPMENT PLAT  
VOLUME 8, PAGE 118  
PLAT RECORDS

35.439 ACRES  
VOLUME 1753, PAGES 183-188  
OFFICIAL RECORDS

N 00°48'56" E  
110.86'  
R3-N 00°54'51" E  
110.90'

NOTES:

- 1) PROPOSED INSURED: BALOUS T. MILLER AND JULIE MILLER
- 2) ADDRESS: 32675 AND 32775 INTERSTATE HIGHWAY NO. 10
- 3) BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, G.P. NUMBER 20230070, ISSUED DATE OF MARCH 15, 2023, EFFECTIVE DATE OF MARCH 5, 2023 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 7) NOT ALL IMPROVEMENTS ARE SHOWN HEREON.
- 8) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 9) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER, CITY OF BOERNE AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

SCHEDULE B:

UTILITY EASEMENT AND COVENANT OF ACCESS GRANTED BY MERT W. PAYNE, JR. TO BANDERA ELECTRIC COOPERATIVE, INC., DATED JUNE 7, 1983, RECORDED ON NOVEMBER 7, 1983, IN VOLUME 214, PAGE 648, DEED RECORDS OF KENDALL COUNTY, TEXAS.

UNRECORDED LEASE AGREEMENT BY AND BETWEEN MERT W. PAYNE, JR., AS LESSOR, AND PMAO REAL ESTATE, LLC, AS TENANT, DATED JULY 18, 2012, COMMENCING ON JUNE 1, 2013.

Boundary Survey of a 5.970 acre tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



*W. Rexrode*  
Wes Rexrode - Pfeiffer Land Surveying  
Registered Professional Land Surveyor No. 6001  
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 26-23  
DATE: FEBRUARY 23, 2023

**PFEIFFER LAND SURVEYING**  
918 ADLER STREET  
BOERNE, TX 78006  
830-249-3385  
FIRM NO. 10193761

**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](mailto:planning@boerne-tx.us)  
[www.boerne-tx.gov](http://www.boerne-tx.gov)



### Zoning Change Application

Property Owner: Balous T. Miller & Julie Miller

Applicant (if Different than owner): \_\_\_\_\_

Address: 430 S Santa Rosa, San Antonio, TX 78207

Mobile: 210-960-2750 Home: \_\_\_\_\_ Office: \_\_\_\_\_

Email: mikayla@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: 33105, 33125, 32775 and 32675 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: Rezoning the property to C-3

**I Certify that the preceding information provided is accurate:**

Signature: See Attached Authorization Letter Date: \_\_\_\_\_

Property Owner\*

Signature: *Ashley Farrimond* Date: 6-12-24

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: \_\_\_\_\_



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

To Whom It May Concern:

Our names are Balous T. Miller and Julie Miller, and we jointly own the properties located at 33105, 33125, 32775 and 32675 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Numbers 15846, 15889, 17398, 17397, 13723, and 17405. 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,

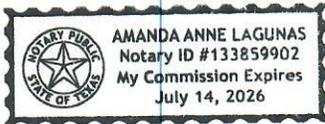
By:   
Balous T. Miller

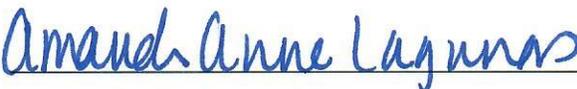
Date: 6-12-2024

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR               §

BEFORE ME, the undersigned authority, on this day personally appeared Balous T. Miller, who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June, 2024.



  
Notary Public, State of Texas  
Printed Name: Amanda Anne Lagunas

By:

Julie Miller  
Julie Miller

Date:

6-12-2024

STATE OF TEXAS

§

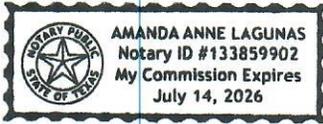
COUNTY OF BEXAR

§

§

BEFORE ME, the undersigned authority, on this day personally appeared Julie Miller, who acknowledged she is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June, 2024.



Amanda Anne Lagunas

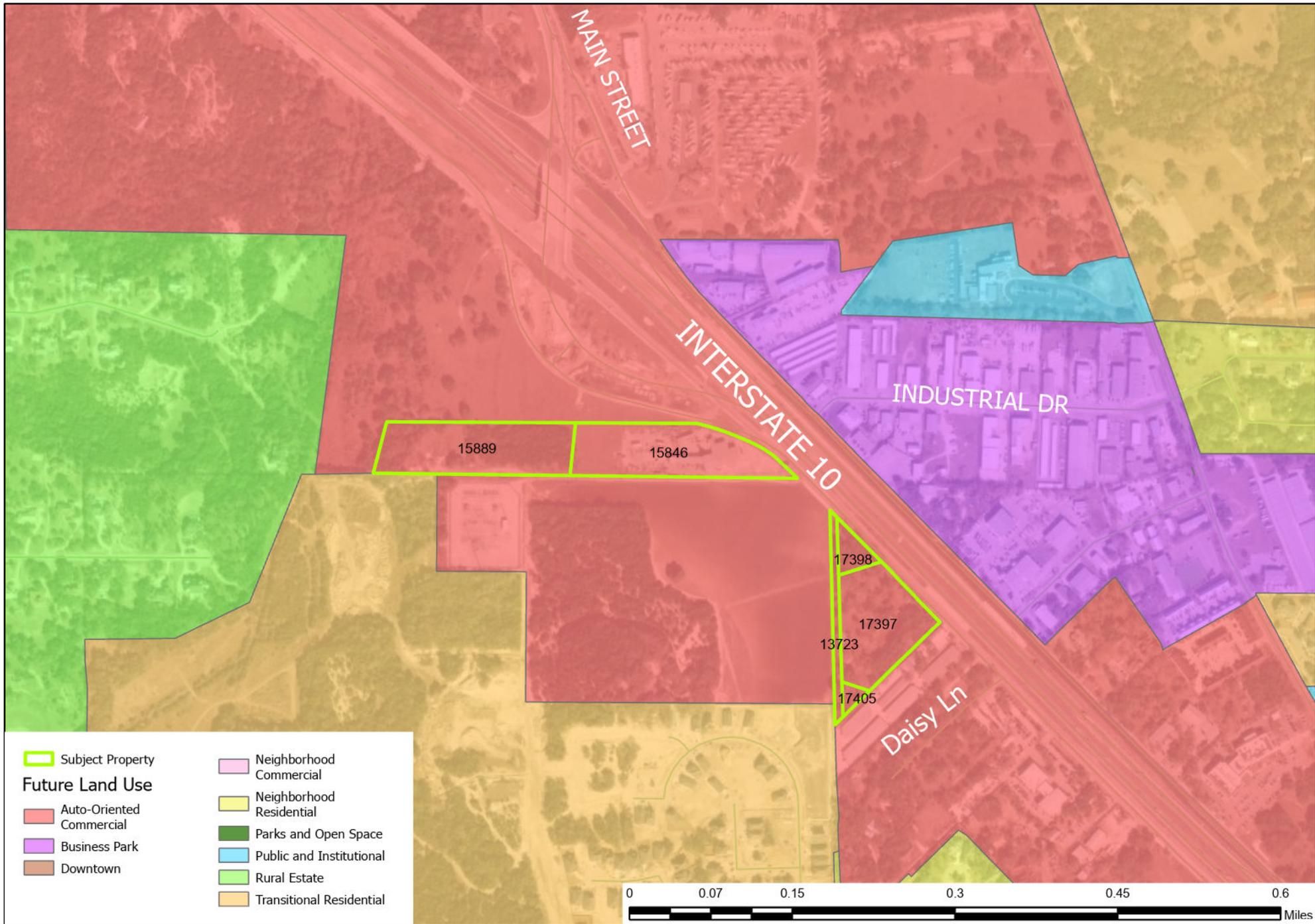
Notary Public, State of Texas

Printed Name: Amanda Anne Lagunas



# SUBJECT PROPERTY

KCAD 15889, 15846, 17397, 17398, 13723, 17405  
Future Land Use

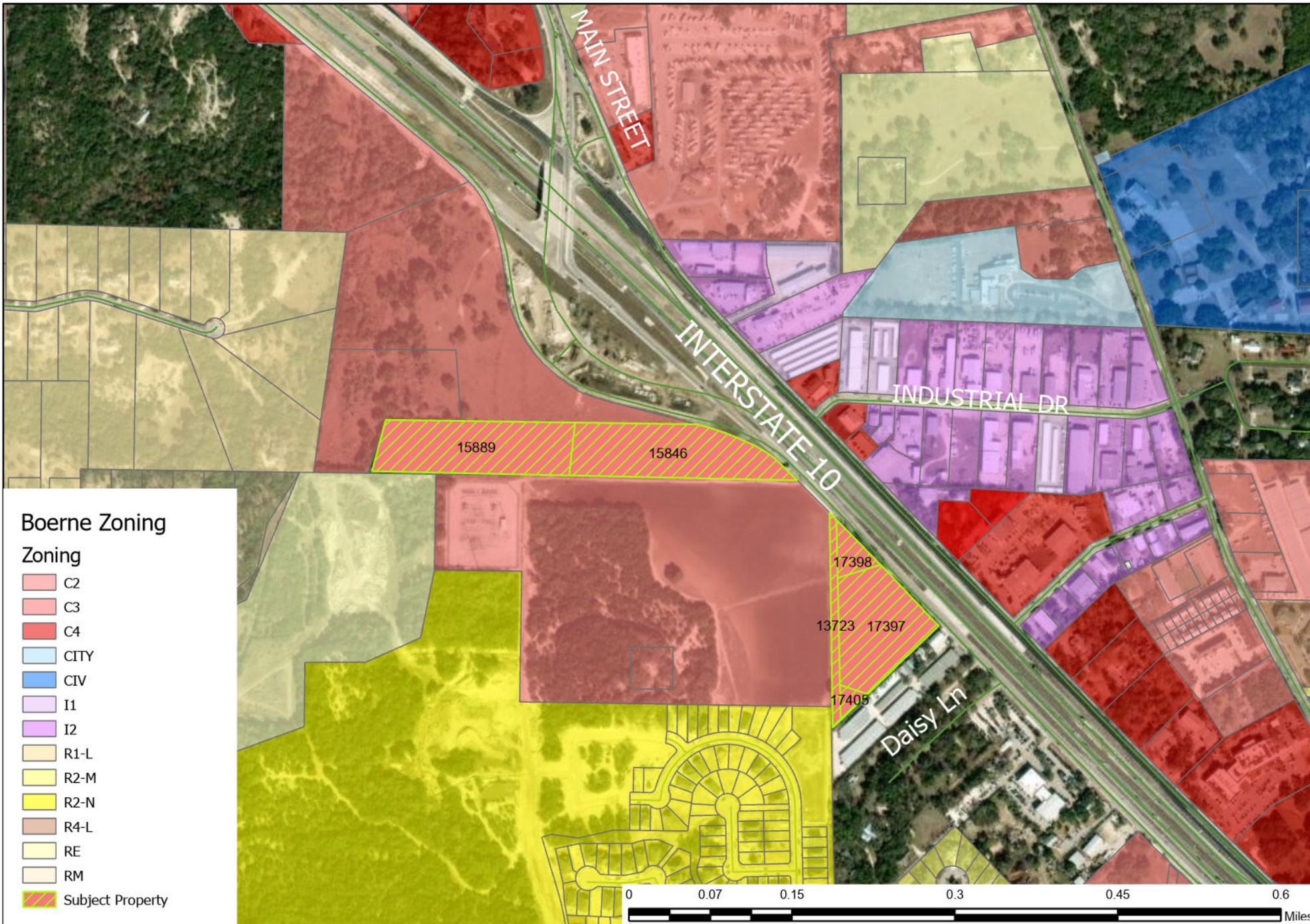




# SUBJECT PROPERTY

KCAD 15889, 15846, 17397, 17398, 13723, 17405

To be rezoned From Interm Holding (HOL) to Community Commercial Scenic & Interstate Corridor Overlay District (C3 - SICO)



# THE BOERNE STAR CLASSIFIEDS

Wednesday online edition, 11 a.m. on Monday;  
Weekend issue, 11 a.m. on Thursday.  
Call 830-249-2441 and ask for Sonya.

WWW.BOERNESTAR.COM

## FULL TIME

Caregivers Needed! Please call 830-331-8496 or apply online at 155.axiscare.com

## REAL ESTATE

Open House, Sunday 11am-4pm - 122 Wildrose Hill, Regent Park, Highland Homes, Built 2022 3050sqft, 4 bed, 3.5 bath, 3 car garage 281-389-4498

## RENTALS

House for Rent - 2 bedroom, 1 bath house, 5 miles from BOERNE. 210-274-6682

## BUSINESS OPPORTUNITY

Please carefully consider the value or benefits before you purchase a product or service. Publication of products or services does not indicate endorsement by the Boerne Star. If you feel you have been the victim of fraud, please contact the Attorney General's Office and/or the Better Business Bureau.

## FOR SALE

FOR SALE: 55 gallon ink drums \$10, wood pallets \$5 and end rolls \$10. Call Granite Printing, 512-352-3687, or come by 2675 CR 374, Circleville, TX.

## GARAGE SALE

104 Michelle Lane, Boerne, July 1-7, all day. Portable bar and stool, manual stair stepper, videos, jackets, wall pictures and miscellaneous.

## MUSICAL INSTRUMENTS

ATTENTION FORMER BAND STUDENTS AND PARENTS! Did you know that you can donate used band instruments to SAM'S Kids and count it as a tax deduction? SAM'S Kids needs used band instruments for BISD students. For more information, please contact Janet D'Spain at BISD, 830-357-2006.

## MANUFACTURED HOME

2 Bedroom, 1 1/2 bath, Medina Shore mobile home, 2 lots, \$120,000. Please call 210-218-2650

## LEGALS

**Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On & Off Premises (BG) Permit by BLG Concessions, LLC dba Hampton Inn & Suites - Boerne located at 34935 IH-10 West, Kendall County, Boerne, TX 78006. Officers of said company are Lisa B. Holman - Manager, Kristin M. Boyett - Manager.**

**Application has been made with the Texas Alcoholic Beverage Commission for a winery permit (G) by Platinum Brix LLC dba Platinum Brix Winery, to be located at 248 N Main S, Boerne, Kendall County, 78006, Texas. Officers of said corporations are Jeffrey J. Berwell, Managing Member, and Michael T. Humphrey, Managing Member.**

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF MARYANNA BOVE, DECEASED CAUSE NO. 24-101-PR**

### NOTICE OF APPOINTMENT OF INDEPENDENT EXECUTOR

Notice is hereby given that on July 2, 2024, Letters Testamentary as Independent Executor upon the above Estate were issued to:

VALERIE BOVE  
by the Honorable County Court at Law of Kendall County, Texas, in Cause No. 24-10 I-PR pending upon the Probate Docket of said Court.

All persons having claims against the Estate being administered are hereby requested to present the same within the time prescribed by law to the following:

Rapp & Krock, PC  
Victor Santana  
1980 Post Oak Blvd., Suite 1 200  
Houston, Texas 77056  
vsantana@rappandkrock.com

*Victor Santana*  
VICTOR SANTANA

### CAUSE NO. 24-001-PR NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF WILLIAM PATTERSON KENNEY, DECEASED

Notice is hereby given that on February 20, 2024, Letters of Independent Administration upon the Estate of WILLIAM PATTERSON KENNEY, Deceased, were granted to the Independent Executor, Judith P. Kenney by the Honorable Probate Court Kendall County, Texas, in Cause Number, 24-001-PR, pending upon the Probate Docket of said Court.

All persons having claims against said Estate, which is being administered in the Probate Court of Kendall County, Texas, are hereby required to present the same within the time prescribed by law, to Judith P. Kenney, Independent Executor, in care of her attorney, Robert E. Golden, at his address below.

Respectfully submitted,  
GOLDEN LAW, P.C.  
/s/Robert E. Golden  
Robert E. Golden  
State Bar No. 08085560  
golden@goldenlaw.net  
Independence Plaza H, Suite 250  
14350 Northbrook Drive  
San Antonio, Texas 78232  
Telephone: (210) 495-0900  
Facsimile (210) 495-0997  
**Attorney for Judith P. Kenney,  
Independent Executor**

## LEGALS

### NOTICE TO CREDITORS

Notice is hereby given that Letters Testamentary for the Estate of Marjorie K. Leverton, Deceased, were issued to Lynne Leverton Wren on July 2, 2024, under Cause No. 24-102-PR, pending in the County Court of Kendall County, Texas.

The notice to the Executor may be delivered at the following address:

Lynne Leverton Wren,  
Executor of the Estate of  
Marjorie K. Leverton, Deceased  
Rogers & Elliott, PLLC  
309 Water Street, Suite 201  
Boerne, TX 78006

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

Dated: July 2, 2024

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Charles Alfred Taylor, Deceased, were issued on July 2, 2024, in Cause No. 24-091-PR, pending in the County Court of Kendall County, Texas, to: Cynthia T. Vlasek and Raphael Charles Taylor.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o:  
**Cynthia T. Vlasek**  
262 Lazy Creek Loop  
Ingram, Texas 78025

**Raphael Charles Taylor**  
702 Snover  
Houston, Texas 77007

**DATED the 3rd day of July, 2024.**

*Robert J. Ogle*  
Robert J. Ogle  
Attorney for Cynthia T. Vlasek and  
Raphael C. Taylor  
State Bar No.: 15231350  
1415 E. Blanco Road, Suite 7  
BOERNE, TX 78006  
Telephone: (830) 249-9358  
Email: bob@oglelegalteam.com

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Margaret Niel Dillard Clower, Deceased, were issued on June 13, 2024, under Docket No.24-088-PR, pending in the County Court of Kendall County, Texas, to Gwendolyn Sue Clower McMullan. Claims may be presented in care of the attorney for the estate, addressed as follows:

Gwendolyn Sue Clower McMullan,  
Independent Executor  
Estate of Margaret Niel Dillard Clower,  
Deceased  
c/o Andrew J. Aelvoet, Attorney at Law  
Drought, Drought & Bobbitt, LLP  
1616 Avenue M, Suite 101  
Hondo, Texas 78861

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

Dated: June 19, 2024.

Gwendolyn Sue Clower McMullan,  
Independent Executor

By: \_\_\_\_\_  
Andrew J. Aelvoet  
Attorney(s) for Applicant

## LEGALS

### Notice Of Public Hearing On KENDALL APPRAISAL DISTRICT PROPOSED 2025-2026 REAPPRAISAL PLAN

THE KENDALL APPRAISAL DISTRICT WILL HOLD A PUBLIC HEARING ON THE PROPOSED 2025-2026 REAPPRAISAL PLAN

The public hearing will be held on:

DATE: July 19, 2024  
TIME: 9:00 a.m.  
LOCATION: Kendall Appraisal District  
118 Market Avenue, Boerne, Texas 78006

A copy of the proposed 2025-2026 Reappraisal Plan is available for public inspection in the office of the Kendall Appraisal District.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



## LEGALS

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Boerne Zoning Board of Adjustment and Appeals will hold a Public Hearing on Wednesday, July 17, 2024, at 5:30 p.m., in the City of Boerne Council Chambers, located at City Hall, 447 N. Main St., Boerne, Texas, to discuss the following:

**A request from Todd & Mary Caron, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.4B, to allow for a 7-foot backyard perimeter fence rather than the required 6-foot fence for Chester Schmidt Block 1, Lot 1, (133 Chesterna Dr.).**

All interested parties are encouraged to attend.

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**  
The City Hall Complex is wheelchair accessible. Access to the building and special parking are available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling Andrea Snouffer at 830-248-1538.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Boerne, Texas will hold a Public Hearing on July 23, 2024, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers, located at Boerne City Hall, 447 N Main Street, Boerne, Texas, to discuss the following:

A. Proposed voluntary annexation of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10, legally described as A10441 - Survey 183 J Small 5.534 acres (KCAD 15889), A10441 - Survey 183 J Small 5.218 acres (KCAD 15846), A10730 - Survey 185 J M Mccullough 4.66 acres (KCAD 17397), A10730 - Survey 185 J M Mccullough 0.65 acres (KCAD 17398), A10247 - Survey 186 S Hewes 0.34 acres (KCAD 13723), And A10730 - Survey 185 J M Mccullough 0.21 acres (KCAD 17405); Kendall County, Texas. (One of one public hearing)

All interested parties are encouraged to attend.

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 are available at the north entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Boerne, Texas will hold a Public Hearing on July 23, 2024, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers, located at Boerne City Hall, 447 N Main Street, Boerne, Texas, to discuss the following:

A. Consider a request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10, legally described as A10441 - Survey 183 J Small 5.534 acres (KCAD 15889), A10441 - Survey 183 J Small 5.218 acres (KCAD 15846), A10730 - Survey 185 J M Mccullough 4.66 acres (KCAD 17397), A10730 - Survey 185 J M Mccullough 0.65 acres (KCAD 17398), A10247 - Survey 186 S Hewes 0.34 acres (KCAD 13723), And A10730 - Survey 185 J M Mccullough 0.21 acres (KCAD 17405); Kendall County, Texas, from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO)

All interested parties are encouraged to attend.

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 are available at the north entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

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**CASE: Rezone 6 Tracts**

**PZ – July 1, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1501.

Name: Jeanne Snydelaar

Address: 109 Bitter Springs, Boerne, Tx 78006  
( ) In Favor       Oppose

Reason: Please refer to attached documents for more details.

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006     Director: Nathan Crane

Phone: (830) 248-1501    Email: [planning@boerne-tx.gov](mailto:planning@boerne-tx.gov)

Jeanne Snyderlaar Hardwicke

109 Bitter Springs

Boerne, Texas 78006

Ph. (210) 867-4819

22/06/2024

Nathan Crane

City of Boerne Planning Department

Boerne, Texas 78006

Dear Nathan Crane,

I am writing to express my strong opposition to the proposed development of a commercial district adjacent to my homestead. I have several concerns that I believe should be taken into serious consideration before proceeding with this project.

**\*Reason 1: Promise of No Commercial Development\***

When I purchased my home, I did so based on assurances that the land behind my property would not be developed for commercial purposes. This promise was a significant factor in my decision to buy this property, and I am deeply concerned that this change will negatively impact my property value. The introduction of a commercial district directly adjacent to residential homes can often lead to a decrease in property values due to increased traffic, noise, and overall disruption of the residential environment.

**\*Reason 2: Privacy Concerns and Trespassing\***

Currently, there is no physical barrier separating my home from the proposed commercial district. This lack of separation raises serious privacy concerns.

The proximity of commercial activities to my home increases the likelihood of trespassing and unauthorized access to my property, which can compromise the safety and security of my family.

**\*Reason 3: Light and Noise Pollution\***

Commercial districts typically generate significant light and noise pollution, which can be extremely disruptive to the quality of life in nearby residential areas. The constant noise from commercial activities, along with bright lights from the business operating late into the night, will severely impact the peaceful environment that I and my neighbors currently enjoy.

**\*Reason 4: Traffic Congestion and Safety\***

The development of the commercial district will inevitably lead to increased traffic in the area. This rise in traffic can result in congestion on local roads, making it more difficult for residents to commute and posing a safety risk, especially to children and pedestrians in the neighborhood,

**\*Reason 5: Environmental Impact \***

The construction and operation of a commercial district can have a detrimental effect on the local environment. This includes potential harm to local wildlife, increased pollution and the loss of green spaces that are vital for the community's health and well-being.

**\*Reason 6: Strain on Local Infrastructure\***

An influx of commercial activities can place a significant strain on local infrastructure, including water, sewage, and electrical systems. This added pressure can lead to higher maintenance costs and potential service disruptions for residents.

**\*Reason 7: Alteration of Community Character\***

Our community is currently characterized by its quiet, residential nature. The introduction of a commercial district would alter the character of the neighborhood, transforming it from a peaceful residential area to a bustling commercial hub. This change would negatively affect the community spirit and cohesiveness that we currently cherish.

In conclusion, I urge the city to reconsider the proposed development of a commercial district adjacent to my homestead. The potential negative impacts on property value, privacy, light and noise levels, traffic, the environment, local infrastructure, and community character are substantial and warrant thorough examination.

Thank you for considering my concerns. I look forward to your response and hope that you will take the necessary steps to preserve the integrity of our residential community.

Sincerely,

Jeanne Snyderlaar Hardwicke

**CASE: Rezone 6 Tracts**

**PZ – July 1, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information,  
please call 830-248-1501.

Name: Tenotex Development Co., Inc.

Address: \_\_\_\_\_

In Favor       Oppose

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006     Director: Nathan Crane

Phone: (830) 248-1501    Email: [planning@boerne-tx.gov](mailto:planning@boerne-tx.gov)

**CASE: Rezone 6 Tracts**

**PZ – July 1, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information,  
please call 830-248-1501.

Name: Ken Seaman

Address: 112 Emerald Hill Broom

In Favor       Oppose

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006     Director: Nathan Crane

Phone: (830) 248-1501    Email: [planning@boerne-tx.gov](mailto:planning@boerne-tx.gov)



# Notice of Planning and Zoning Commission Public Hearing

Case Manager: Francesca "Franci" Linder ☎: 830-248-1528 Email: flinder@boerne-tx.gov

The City of Boerne has received an application described below, and you are encouraged to attend the public hearing as an interested party. You will have the opportunity to express your opinion either in support or opposition to the request by mailing the response portion of this notice or by emailing the case manager listed above. Please contact the case manager if you have questions or need further information. Your participation in this process is encouraged. You may watch the proceedings of this meeting by visiting the City's official webpage.

Meeting Location: **Boerne City Hall - City Council Chambers**  
**447 North Main Street**  
**Boerne, TX – 78006**

Date and Time: **Monday, July 1, 2024**  
**6:00 p.m.**

Proposal: **A request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10 (KCAD 15889, KCAD 15846, KCAD 17397, KCAD 17398, KCAD 13723, KCAD 17405) from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).**

Authorized Agent: Ashley Farrimond

**CASE: Rezone 6 Tracts**  
**PZ – July 1, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1501.

Name: BALOUS T. MILLER

Address: 430 S. SANTA ROSA SAN ANTONIO, TX 78207

In Favor      ( ) Oppose

Reason: Boerne needs to be zoned for more commercial and retail development.

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006    Director: Nathan Crane

Phone: (830) 248-1501    Email: planning@boerne-tx.gov

**CASE: Rezone 6 Tracts**

**PZ – July 1, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1501.

Name: 420 Investment Group Ltd.

Address: \_\_\_\_\_

In Favor      ( ) Oppose

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006     Director: Nathan Crane

Phone: (830) 248-1501    Email: [planning@boerne-tx.gov](mailto:planning@boerne-tx.gov)

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## Sec. 2-5. Zoning procedures.

### 5. *Approval criteria.*

- a. In making a determination regarding a proposed zoning amendment, planning and zoning commission, and the city council shall consider the criteria of this section. No single factor shall be controlling in the decision-making process.
- b. *Criteria for approval of a zoning amendment.*
  - i. The proposed zoning amendment is consistent with the comprehensive plan;
  - ii. The proposed amendment will not prevent the use and enjoyment of a neighboring property that is currently exercising a permitted use;
  - iii. The city is able to adequately service the new use or new development with the needed streets, water supply, sanitary sewers, and other public services and utilities, or mitigation measures are in place to ensure the city's ability to adequately service the change in use of the subject property, or documentation from the service provider verifying ability to provide adequate service, if utility service is provided by an entity other than the city;
  - iv. The proposed amendment will not inhibit the preservation and protection of, or negatively impact the view, accessibility or performance of historical or cultural places and areas that are of value to the community;
  - v. The proposed amendment meets a significant, city-wide public need or purpose (affordable housing, economic development, etc.); and/or
  - vi. Any other factors which will substantially affect the public health, safety, morals, or general welfare of the city.



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	July 23, 2024
<b>Requested Action</b>	UTILITIES BUDGET WORKSHOP
<b>Contact Person</b>	Mike Mann, Utilities Director
<b>Background Information</b>	The purpose of this presentation is a high-level overview of the state of the utilities and proposed utility capital improvement projects for next budget year.
<b>Item Justification</b>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input checked="" type="checkbox"/> Other: <u>Presentation</u>
<b>Strategic Alignment</b>	Fiscal Excellence F1 – Committing to Strategic, Responsible, and Conservative Financial Management B1 – Using data to drive smart decision making
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	PowerPoint presentation to be presented during Council meeting



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 23, 2024
<b>Requested Action</b>	APPROVE RESOLUTION NO. 2024-R57; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR 2024 STREET RECONSTRUCTION TO LONE STAR PAVING CO. FOR AN AMOUNT NOT TO EXCEED \$331,112.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.
<b>Contact Person</b>	Jeff Carroll – Engineering & Mobility Director
<b>Background Information</b>	<p>Street reconstruction (patching) is proposed as part of the City’s rolling 10-year street maintenance plan. The City uses the Pavement Condition Index (PCI) to select streets for maintenance. A pavement condition survey was completed in March 2023 using truck mounted laser technology to survey all City streets. Streets were assigned a score of 0-100. Based on this data, School Street, Shooting Club Road, and Lattimore Blvd. were selected for patching this year.</p> <p>Because the construction cost of the project was estimated to be greater than \$50,000, State Law prescribes procurement be done under a competitive bidding process.</p> <p>The City bid the project on July 11, 2024, and received five (5) bids ranging from \$264,889.60 to \$572,007.80 which includes additive alternates. The low bid plus alternates was submitted by Lone Star Paving Co. in the amount of \$264,889.60. The City has worked with Lone Star Paving. Therefore, staff recommends the Council receive the bids and award the construction contract to Lone Star Paving.</p> <p>The bids were competitive and came in under budget. The City budgeted \$368,750.00 for this project. In order to best utilize the funds, staff recommends increasing the scope of the project to include additional patching on School Street and Old San Antonio for up to an additional 25% of the bid price equaling \$331,112.00 which is still under budget. Texas Administrative Code allows change orders to increase the scope of work by 25% maximum without rebidding the project. If approved, City staff will negotiate a change order with the contractor for a scope increase of approximately 20% and leave a 5% contingency</p>

	for any unforeseen scope increases, which are not expected.
<b>Item Justification</b>	<input type="checkbox"/> Legal/Regulatory Obligation <input checked="" type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement <input checked="" type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	F2 – Investing in and maintaining high-quality infrastructure systems and public assets. B1 – Using data to drive smart decision making.
<b>Financial Considerations</b>	Project is within budget.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Resolution No. 2024-R57 Bid Tabulation Summary

**RESOLUTION NO. 2024-R57**

**A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR 2024 STREET RECONSTRUCTION TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.**

**WHEREAS**, street reconstruction is part of the City's 10-year street maintenance plan; and

**WHEREAS**, the City of Boerne received five (5) bids from firms to patch School St., Shooting Club Rd., Lattimore Blvd, and Old San Antonio Rd.; and

**WHEREAS**, City of Boerne Staff reviewed the bids, checked references, and provided a recommendation of award to Lone Star Paving Co.; and

**WHEREAS**, the City Council finds it necessary to award the contract for 2024 Street reconstruction and authorizes the City Manager to manage and 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 contract for 2024 Street Reconstruction 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 and APPROVED on this the \_\_\_\_ day of July 2024.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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



**BID TABULATION SHEET**

City of Boerne  
2024 Street Reconstruction (Patching)

BIDS WERE RECEIVED BY:  
Time: 2:00 PM  
Date: 7/11/2024

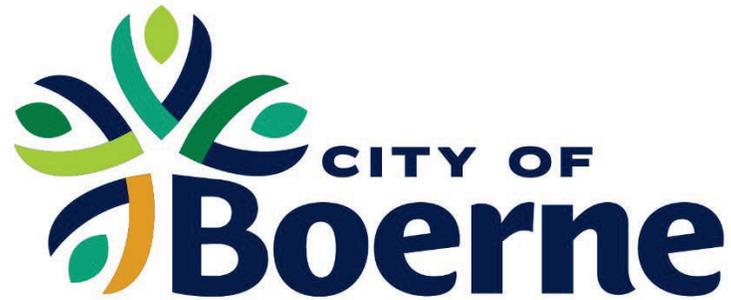
	<b>BIDDERS</b>				
	<b>Lonestar Paving</b>	<b>RL Jones</b>	<b>Westhill Paving</b>	<b>CK Newberry</b>	<b>Bueno Pro Service</b>
<b>Base Bid</b>	\$ 228,419.00	\$ 230,834.00	\$ 258,713.50	\$ 296,175.00	\$ 476,824.80
<b>Base Bid + Alternates</b>	\$ 264,889.60	\$ 268,293.00	\$ 290,393.40	\$ 333,330.00	\$ 572,007.80
<b>Bid Form</b>	Yes	Yes	Yes	Yes	Yes
<b>Bid Bond</b>	Yes	Yes	Yes	Yes	Yes



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	July 23, 2024
<b>Requested Action</b>	RECEIVE THE THIRD QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED JUNE 30, 2024
<b>Contact Person</b>	Sarah Buckelew, Finance Director
<b>Background Information</b>	The City is required by the Public Funds Investment Act to present an investment report to the City Council at least quarterly. The City's Quarterly Financial and Investment Report for the third quarter of the fiscal year, ended June 30, 2024 will be presented and discussed in the meeting.
<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	F1: Commitment to strategic, responsible, and conservative financial management.
<b>Financial Considerations</b>	The City's Quarterly Financial and Investment Report for quarter ended June 30, 2024 will be presented and discussed in the meeting.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A

<b>Supporting Documents</b>	Quarterly Financial & Investment Report
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***QUARTERLY FINANCIAL  
AND INVESTMENT  
REPORT***

***FOR THE QUARTER ENDED  
JUNE 30, 2024***

**CITY MANAGER:  
BEN THATCHER**

**ASSISTANT CITY MANAGER:  
KRISTY STARK  
DANNY ZINCKE**

**FINANCE DIRECTOR:  
SARAH BUCKELEW, CPA**

**ASSISTANT FINANCE DIRECTOR:  
KAREN KOCHHEISER**

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF REVENUES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL REVENUES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
TAXES	\$ 18,824,871	\$ 15,886,107	\$ (2,938,764)	84.39%
FINES	245,100	197,348	(47,752)	80.52%
LICENSES AND FEES	4,232,583	4,231,617	(966)	99.98%
INTERLOCAL/SHARED SERVICES	3,986,935	3,103,068	(883,867)	77.83%
OTHER REVENUES	3,402,845	5,433,922	2,031,077	159.69%
RESTRICTED REVENUES	0	2,783	2,783	0.00%
INTEREST	860,000	1,355,407	495,407	157.61%
GRANTS AND DONATIONS	61,446	149,312	87,866	243.00%
SUB - TOTAL	<u>\$ 31,613,780</u>	<u>\$ 30,359,564</u>	<u>\$ (1,254,216)</u>	96.03%
TRANSFER FROM OTHER FUNDS	20,000	15,000	(5,000)	75.00%
FUND BALANCE	201,000	0	(201,000)	0.00%
TOTAL REVENUES	<u><u>\$ 31,834,780</u></u>	<u><u>\$ 30,374,564</u></u>	<u><u>\$ (1,460,216)</u></u>	95.41%

**GENERAL FUND SUMMARY**

TOTAL REVENUE INCLUDING TRANSFERS	\$ 31,633,780	\$ 30,374,564	\$ (1,259,216)	96.02%
GENERAL FUND EXPENDITURES	31,834,780	21,205,182	10,629,598	66.61%
BUDGETED FUND BALANCE	201,000	0	(201,000)	0.00%
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 9,169,382</u>	<u>\$ 9,169,382</u>	

**NOTES:**

The General Fund accounts for the resources used to finance the fundamental operations of the City. It is the basic fund of the City and covers all activities for which a separate fund has not been established.

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>ADMINISTRATION</b>				
PERSONNEL	\$ 1,206,632	\$ 930,522	\$ 276,110	77.12%
PROFESSIONAL SERVICES	264,000	92,513	171,487	35.04%
GENERAL	119,199	38,925	80,274	32.66%
OTHER CONTRACTS	88,000	54,804	33,196	62.28%
NON-OPERATING	811,116	675,837	135,279	83.32%
<b>TOTAL ADMINISTRATION</b>	<b>\$ 2,488,947</b>	<b>\$ 1,792,601</b>	<b>\$ 696,346</b>	<b>72.02%</b>
<b>STREET DEPARTMENT</b>				
PERSONNEL	\$ 1,241,438	\$ 755,847	\$ 485,591	60.88%
SUPPLIES	281,050	155,656	125,394	55.38%
MAINTENANCE	356,283	153,597	202,686	43.11%
PROFESSIONAL SERVICES	140,000	16,146	123,854	11.53%
GENERAL	43,405	38,460	4,945	88.61%
CAPITAL OUTLAY	612,400	5,199	607,201	0.85%
<b>TOTAL STREET DEPT</b>	<b>\$ 2,674,576</b>	<b>\$ 1,124,905</b>	<b>\$ 1,549,671</b>	<b>42.06%</b>
<b>LAW ENFORCEMENT</b>				
PERSONNEL	\$ 6,555,968	\$ 4,674,239	\$ 1,881,729	71.30%
SUPPLIES	54,500	33,849	20,651	62.11%
MAINTENANCE	217,500	144,294	73,206	66.34%
GENERAL	284,596	173,194	111,402	60.86%
CAPITAL OUTLAY	84,159	83,784	375	99.55%
<b>TOTAL LAW ENFORCEMENT</b>	<b>\$ 7,196,723</b>	<b>\$ 5,109,360</b>	<b>\$ 2,087,363</b>	<b>71.00%</b>
<b>FIRE DEPARTMENT</b>				
PERSONNEL	\$ 3,520,467	\$ 2,576,112	\$ 944,355	73.18%
SUPPLIES	108,772	46,503	62,269	42.75%
MAINTENANCE	170,311	52,417	117,894	30.78%
PROFESSIONAL SERVICES	-	11,370	(11,370)	0%
GENERAL	310,089	220,961	89,128	71.26%
CAPITAL OUTLAY	203,450	165,173	38,277	81.19%
<b>TOTAL FIRE DEPARTMENT</b>	<b>\$ 4,313,089</b>	<b>\$ 3,072,536</b>	<b>\$ 1,240,553</b>	<b>71.24%</b>
<b>DISPATCH</b>				
PERSONNEL	\$ 1,524,339	\$ 989,812	\$ 534,527	64.93%
MAINTENANCE	119,367	108,793	10,574	91.14%
GENERAL	77,356	56,241	21,115	72.70%
CAPITAL OUTLAY	109,000	108,834	166	99.85%
<b>TOTAL DISPATCH</b>	<b>\$ 1,830,062</b>	<b>\$ 1,263,680</b>	<b>\$ 566,382</b>	<b>69.05%</b>

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>MUNICIPAL COURT</b>				
PERSONNEL	\$ 308,856	\$ 214,258	\$ 94,598	69.37%
SUPPLIES	13,000	288	12,712	2.22%
PROFESSIONAL SERVICES	50,698	37,461	13,237	73.89%
GENERAL	24,744	10,144	14,600	41.00%
<b>TOTAL MUNICIPAL COURT</b>	<b>\$ 397,298</b>	<b>\$ 262,151</b>	<b>\$ 135,147</b>	<b>65.98%</b>
<b>ANIMAL CONTROL</b>				
PERSONNEL	\$ 431,902	\$ 284,743	\$ 147,159	65.93%
SUPPLIES	1,400	-	1,400	0.00%
PROFESSIONAL SERVICES	25,000	-	25,000	0.00%
GENERAL	125,579	66,945	58,634	53.31%
CAPITAL OUTLAY	57,000	-	57,000	0.00%
<b>TOTAL ANIMAL CONTROL</b>	<b>\$ 640,881</b>	<b>\$ 351,688</b>	<b>\$ 289,193</b>	<b>54.88%</b>
<b>PERMITTING &amp; CODE COMPLIANCE</b>				
PERSONNEL	\$ 501,384	\$ 384,920	\$ 116,464	76.77%
PROFESSIONAL SERVICES	62,000	71,396	(9,396)	115.15%
GENERAL	83,908	87,979	(4,071)	104.85%
<b>TOTAL CODE ENFORCEMENT</b>	<b>\$ 647,292</b>	<b>\$ 544,295</b>	<b>\$ 102,997</b>	<b>84.09%</b>
<b>PLANNING</b>				
PERSONNEL	\$ 1,163,120	\$ 635,660	\$ 527,460	54.65%
MAINTENANCE	37,000	20,341	16,659	54.98%
PROFESSIONAL SERVICES	157,000	28,781	128,219	18.33%
GENERAL	135,908	17,719	118,189	13.04%
<b>TOTAL PLANNING</b>	<b>\$ 1,493,028</b>	<b>\$ 702,501</b>	<b>\$ 790,527</b>	<b>47.05%</b>
<b>INFORMATION TECHNOLOGY</b>				
PERSONNEL	\$ 710,678	\$ 549,376	\$ 161,302	77.30%
SUPPLIES	4,000	1,678	2,322	41.95%
MAINTENANCE	978,486	798,608	179,878	81.62%
PROFESSIONAL SERVICES	34,850	15,000	19,850	43.04%
GENERAL	588,033	411,798	176,235	70.03%
CAPITAL OUTLAY	140,348	138,085	2,263	98.39%
<b>TOTAL INFORMATION TECHNOLOGY</b>	<b>\$ 2,456,395</b>	<b>\$ 1,914,545</b>	<b>\$ 541,850</b>	<b>77.94%</b>
<b>FINANCE</b>				
PERSONNEL	\$ 342,247	\$ 223,557	\$ 118,690	65.32%
SUPPLIES	2,500	-	2,500	0.00%
PROFESSIONAL SERVICES	138,609	116,099	22,510	83.76%
GENERAL	44,828	21,991	22,837	49.06%
OTHER CONTRACTS	162,000	137,042	24,958	84.59%
<b>TOTAL FINANCE</b>	<b>\$ 690,184</b>	<b>\$ 498,689</b>	<b>\$ 191,495</b>	<b>72.25%</b>

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>SPECIAL PROJECTS</b>				
PERSONNEL	\$ 331,617	\$ 246,153	\$ 85,464	74.23%
SUPPLIES	2,300	-	2,300	0.00%
MAINTENANCE	3,000	315	2,685	10.50%
GENERAL	297,165	166,437	130,728	56.01%
<b>TOTAL SPECIAL PROJECTS</b>	<b>\$ 634,082</b>	<b>\$ 412,905</b>	<b>\$ 221,177</b>	<b>65.12%</b>
<b>HUMAN RESOURCES</b>				
PERSONNEL	\$ 376,765	\$ 273,544	\$ 103,221	72.60%
MAINTENANCE	-	3,121	(3,121)	0%
PROFESSIONAL SERVICES	17,500	26,388	(8,888)	150.79%
GENERAL	135,042	103,894	31,148	76.93%
<b>TOTAL HUMAN RESOURCES</b>	<b>\$ 529,307</b>	<b>\$ 406,947</b>	<b>\$ 122,360</b>	<b>76.88%</b>
<b>LEGAL</b>				
PROFESSIONAL SERVICES	330,000	162,587	167,413	49.27%
<b>TOTAL LEGAL</b>	<b>\$ 330,000</b>	<b>\$ 162,587</b>	<b>\$ 167,413</b>	<b>49.27%</b>
<b>COMMUNICATIONS</b>				
PERSONNEL	\$ 275,284	\$ 198,136	\$ 77,148	71.98%
MAINTENANCE	40,000	50,776	(10,776)	126.94%
PROFESSIONAL SERVICES/FEES	32,000	35,135	(3,135)	109.80%
GENERAL	53,791	22,269	31,522	41.40%
<b>TOTAL COMMUNICATIONS</b>	<b>\$ 401,075</b>	<b>\$ 306,316</b>	<b>\$ 94,759</b>	<b>76.37%</b>
<b>ENGINEERING &amp; MOBILITY</b>				
PERSONNEL	\$ 1,206,380	\$ 966,061	\$ 240,319	80.08%
SUPPLIES	500	4,208	(3,708)	841.60%
PROFESSIONAL SERVICES	599,000	240,830	358,170	40.21%
GENERAL	29,351	22,753	6,598	77.52%
<b>TOTAL ENGINEERING &amp; MOBILITY</b>	<b>\$ 1,835,231</b>	<b>\$ 1,233,852</b>	<b>\$ 601,379</b>	<b>67.23%</b>
<b>FACILITY MAINT</b>				
PERSONNEL	\$ 905,932	\$ 665,266	\$ 240,666	73.43%
SUPPLIES	4,000	290	3,710	7.25%
MAINTENANCE	371,222	222,736	148,486	60.00%
GENERAL	13,212	15,424	(2,212)	116.74%
CAPITAL OUTLAY	50,000	-	50,000	0.00%
<b>TOTAL FACILITY MAINT</b>	<b>\$ 1,344,366</b>	<b>\$ 903,716</b>	<b>\$ 440,650</b>	<b>67.22%</b>
<b>FLEET MAINTENANCE</b>				
PERSONNEL	\$ 561,108	\$ 315,116	\$ 245,992	56.16%
SUPPLIES	343,294	155,690	187,604	45.35%
MAINTENANCE	484,520	174,543	309,977	36.02%
GENERAL	15,077	7,892	7,185	52.34%
NON-OPERATING	500,746	465,956	34,790	93.05%
CAPITAL OUTLAY	27,500	22,711	4,789	82.59%
<b>TOTAL FLEET MAINTENANCE</b>	<b>\$ 1,932,245</b>	<b>\$ 1,141,908</b>	<b>\$ 790,337</b>	<b>59.10%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 31,834,780</b>	<b>\$ 21,205,182</b>	<b>\$ 10,629,598</b>	<b>66.61%</b>

CITY OF BOERNE, TEXAS  
HOTEL/MOTEL FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 1,100,000	\$ 717,967	\$ (382,033)	65.27%
Penalties	1,000	-	(1,000)	0.00%
Other Revenues	1,000	485	(515)	48.50%
Interest	-	343	343	-
<b>TOTAL REVENUES</b>	<u>1,102,000</u>	<u>718,795</u>	<u>(383,205)</u>	<u>65.23%</u>
<b>EXPENDITURES</b>				
Personnel	458,247	331,159	127,088	72.27%
Supplies	1,800	449	1,351	24.94%
Maintenance	1,000	821	179	82.10%
General	214,836	158,068	56,768	73.58%
Charges For Services	77,535	58,151	19,384	75.00%
Other Contracts	30,000	17,000	13,000	56.67%
Non-Operating	318,582	221,250	97,332	69.45%
<b>TOTAL EXPENDITURES</b>	<u>1,102,000</u>	<u>786,898</u>	<u>315,102</u>	<u>71.41%</u>
 <b>BUDGETED FUND BALANCE</b>	 <u>-</u>	 <u>-</u>	 <u>-</u>	 <u>-</u>
 <b>SURPLUS (DEFICIT)</b>	 <u>\$ -</u>	 <u>\$ (68,103)</u>		

CITY OF BOERNE, TEXAS  
PARKS FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 2,680,942	\$ 2,723,090	\$ 42,148	101.57%
Licenses and Fees	537,500	365,272	(172,228)	67.96%
Facility Fees/Leases	131,500	129,139	(2,361)	98.20%
Other Revenues	156,000	110,906	(45,094)	71.09%
Interest	75,000	231,600	156,600	308.80%
Grants and Donations	50,538	47,500	(3,038)	93.99%
Transfers from other funds	181,451	136,088	(45,363)	75.00%
<b>TOTAL REVENUES</b>	<u>3,812,931</u>	<u>3,743,595</u>	<u>(69,336)</u>	<u>98.18%</u>
<b>EXPENDITURES</b>				
Parks:				
Personnel	1,962,291	1,278,124	684,167	65.13%
Supplies	19,500	26,930	(7,430)	138.10%
Maintenance	494,100	256,780	237,320	51.97%
General	367,024	236,381	130,643	64.40%
Charges For Services	376,660	282,495	94,165	75.00%
Other Contracts	76,000	66,400	9,600	87.37%
Non-Operating	102,593	72,571	30,022	70.74%
Capital Outlay	240,158	25,077	215,081	10.44%
Sub-Total Parks Expenditures	<u>3,638,326</u>	<u>2,244,758</u>	<u>1,393,568</u>	<u>61.70%</u>
Pool:				
Personnel	262,180	34,864	227,316	13.30%
Supplies	24,000	16,467	7,533	68.61%
Maintenance	41,200	10,454	30,746	25.37%
General	7,225	6,236	989	86.31%
Capital Outlay	25,000	-	25,000	0.00%
Sub-Total Pool Expenditures	<u>359,605</u>	<u>68,021</u>	<u>291,584</u>	<u>18.92%</u>
<b>TOTAL EXPENDITURES</b>	<u>3,997,931</u>	<u>2,312,779</u>	<u>1,685,152</u>	<u>57.85%</u>
<b>BUDGETED FUND BALANCE</b>	<u>185,000</u>	<u>-</u>	<u>(185,000)</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 1,430,816</u>		

CITY OF BOERNE, TEXAS  
CEMETERY FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Cemetery Revenues	\$ 135,000	\$ 203,880	\$ 68,880	151.02%
Other Operating Revenues	200	-	(200)	0.00%
Restricted Revenues	40,000	65,838	25,838	164.60%
Interest	<u>13,500</u>	<u>21,992</u>	<u>8,492</u>	<u>162.90%</u>
<b>TOTAL REVENUES</b>	<u>188,700</u>	<u>291,710</u>	<u>103,010</u>	<u>154.59%</u>
<b>EXPENDITURES</b>				
Supplies	3,000	-	3,000	0.00%
Maintenance	19,494	10,447	9,047	53.59%
General	23,567	11,440	12,127	48.54%
Non-Operating	75,639	41,250	34,389	54.54%
Capital Outlay	<u>67,000</u>	<u>62,545</u>	<u>4,455</u>	<u>93.35%</u>
<b>TOTAL EXPENDITURES</b>	<u>188,700</u>	<u>125,682</u>	<u>63,018</u>	<u>66.60%</u>
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 166,028</u>		

CITY OF BOERNE, TEXAS  
LIBRARY FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 1,515,315	\$ 1,538,923	\$ 23,608	101.56%
Licenses and Fees	24,000	21,607	(2,393)	90.03%
Interlocal/Shared Services	304,000	226,641	(77,359)	74.55%
Facility Fees/Leases	2,500	3,579	1,079	143.16%
Other Revenues	45,150	51,152	6,002	113.29%
Interest	20,250	33,602	13,352	165.94%
Grants and Donations	10,000	3,961	(6,039)	39.61%
Transfers from Other Funds	89,229	66,922	(22,307)	75.00%
<b>TOTAL REVENUES</b>	<u>2,010,444</u>	<u>1,946,387</u>	<u>(64,057)</u>	<u>96.81%</u>
<b>EXPENDITURES</b>				
Personnel	1,300,879	940,444	360,435	72.29%
Supplies	11,260	6,413	4,847	56.95%
Maintenance	75,471	78,453	(2,982)	103.95%
Professional Services/Fees	10,000	6,000	4,000	60.00%
General	335,217	316,591	18,626	94.44%
Charges For Services	206,451	154,838	51,613	75.00%
Capital Outlay	71,166	25,907	45,259	36.40%
<b>TOTAL EXPENDITURES</b>	<u>2,010,444</u>	<u>1,528,646</u>	<u>481,798</u>	<u>76.04%</u>
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 417,741</u>		

CITY OF BOERNE, TEXAS  
 ECONOMIC DEVELOPMENT FUND  
 STATEMENT OF REVENUES AND EXPENDITURES  
 BUDGET AND ACTUAL  
 FOR THE QUARTER ENDED JUNE 30, 2024  
 (75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
REVENUES				
Interest	\$ 47,025	\$ 75,451	\$ 28,426	160.45%
Transfer from Other Funds	<u>1,050,000</u>	<u>787,500</u>	<u>(262,500)</u>	<u>75.00%</u>
TOTAL REVENUES	<u>1,097,025</u>	<u>862,951</u>	<u>(234,074)</u>	<u>78.66%</u>
EXPENDITURES				
Professional Services/Fees	15,000	-	15,000	0.00%
Other Contracts	<u>2,162,573</u>	<u>1,016,523</u>	<u>1,146,050</u>	<u>47.01%</u>
TOTAL EXPENDITURES	<u>2,177,573</u>	<u>1,016,523</u>	<u>1,161,050</u>	<u>46.68%</u>
BUDGETED FUND BALANCE	<u>1,080,548</u>	<u>810,411</u>	<u>270,137</u>	<u>75.00%</u>
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 656,839</u>		

CITY OF BOERNE, TEXAS  
DEBT SERVICE FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 3,516,681	\$ 3,931,701	\$ 415,020	111.80%
Interest	30,000	82,186	52,186	273.95%
Transfers from other funds	1,494,507	1,120,880	(373,627)	75.00%
<b>TOTAL REVENUES</b>	<u>5,041,188</u>	<u>5,134,767</u>	<u>467,206</u>	<u>101.86%</u>
<b>EXPENDITURES</b>				
Fees	3,500	1,100	2,400	31.43%
Interest	977,989	934,147	43,842	95.52%
Principal	4,224,112	3,460,000	764,112	81.91%
Deposit to Escrow (Refunding)	-	-	-	0.00%
<b>TOTAL EXPENDITURES</b>	<u>5,205,601</u>	<u>4,395,247</u>	<u>810,354</u>	<u>84%</u>
<b>BUDGETED FUND BALANCE</b>	<u>164,413</u>	<u>123,310</u>	<u>41,103</u>	<u>75.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 862,830</u>		

CITY OF BOERNE, TEXAS  
 CAPITAL PROJECTS CONSTRUCTION FUND  
 STATEMENT OF REVENUES AND EXPENDITURES  
 BUDGET AND ACTUAL  
 FOR THE QUARTER ENDED JUNE 30, 2024  
 (75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Interest	\$ 112,404	\$ 215,255	\$ 102,851	191.50%
Transfers from other funds	105,000	183,750	78,750	175.00%
<b>TOTAL REVENUES</b>	<u>217,404</u>	<u>399,005</u>	<u>181,601</u>	<u>183.53%</u>
<b>EXPENDITURES</b>				
Capital Outlay				
Fire	2,800,000	7,883	2,792,117	0.28%
Streets	2,841,830	181,801	2,660,029	6.40%
Sidewalks	515,404	305,709	209,695	59.31%
Parks	2,475,000	2,354,319	120,681	95.12%
Beautification	125,000	-	125,000	0.00%
Transfers to Other Funds		-	-	
<b>TOTAL EXPENDITURES</b>	<u>8,757,234</u>	<u>2,849,712</u>	<u>5,907,522</u>	<u>32.54%</u>
<b>BUDGETED FUND BALANCE</b>	<u>8,539,830</u>	<u>6,404,873</u>	<u>2,134,958</u>	<u>75.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 3,954,166</u>		

CITY OF BOERNE, TEXAS  
2023 BOND CONSTRUCTION FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Interest	\$ -	\$ 736,129	\$ 736,129	-
Bond Proceeds Fund Balance	<u>18,000,000</u>	<u>18,000,000</u>	<u>-</u>	<u>100.00%</u>
<b>TOTAL REVENUES</b>	<u>18,000,000</u>	<u>18,736,129</u>	<u>736,129</u>	<u>104.09%</u>
<b>EXPENDITURES</b>				
Capital Outlay				
Adler Rd Reconstruction	4,572,108	433,970	4,138,138	9.49%
Street Reconstruction	99,620	35,025	64,595	35.16%
Intersection Improvements	245,320	93,993	151,327	38.31%
Northside Community Park	5,082,952	119,481	4,963,471	2.35%
Transfer to Fund Balance	<u>8,000,000</u>	<u>8,000,000</u>	<u>-</u>	<u>100.00%</u>
<b>TOTAL EXPENDITURES</b>	<u>18,000,000</u>	<u>8,682,469</u>	<u>9,317,531</u>	<u>48%</u>
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 10,053,660</u>		

CITY OF BOERNE, TEXAS  
ELECTRIC UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 20,052,513	\$ 14,265,417	\$ (5,787,096)	71.14%
Budgeted Fund Balance	<u>2,650,000</u>	<u>2,500,000</u>	<u>(150,000)</u>	<u>94.34%</u>
TOTAL OPERATING REVENUES	<u>22,702,513</u>	<u>16,765,417</u>	<u>(5,937,096)</u>	<u>73.85%</u>
Operating Expenses				
Personnel	2,869,182	1,924,013	945,169	67.06%
Cost of Goods/Services Sold	9,718,907	8,030,659	1,688,248	82.63%
Supplies	41,000	27,061	13,939	66.00%
Maintenance	558,893	401,277	157,616	71.80%
Professional Services/Fees	166,822	114,235	52,587	68.48%
General	450,568	836,875	(386,307)	185.74%
Shared Services	1,078,224	808,668	269,556	75.00%
Other Contracts	65,000	48,750	16,250	75.00%
Debt Service	<u>119,119</u>	<u>54,088</u>	<u>65,031</u>	<u>45.41%</u>
TOTAL OPERATING EXPENSES	<u>15,067,715</u>	<u>12,245,626</u>	<u>2,822,089</u>	<u>81.27%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(6,898,782)	(2,994,044)	3,904,738	43.40%
Capital Outlay	(736,017)	(177,882)	558,134	24.17%
Gain on Sale of Asset	<u>-</u>	<u>11,944</u>	<u>11,944</u>	<u>0.00%</u>
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(7,634,798)</u>	<u>(3,159,982)</u>	<u>4,474,816</u>	<u>41.39%</u>
Income/(Loss)	-	1,359,809		

CITY OF BOERNE, TEXAS  
WATER UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 8,688,074	\$ 5,385,539	\$ (3,302,536)	61.99%
Transfer from other funds	7,190,000	3,595,000	(3,595,000)	50.00%
Budgeted Fund Balance	995,561	-	(995,561)	0.00%
TOTAL OPERATING REVENUES	<u>16,873,635</u>	<u>8,980,539</u>	<u>(4,298,097)</u>	<u>53.22%</u>
Operating Expenses				
Personnel	2,153,522	1,467,765	685,757	68.16%
Cost of Goods/Services Sold	2,874,494	2,124,353	750,141	73.90%
Supplies	98,000	70,395	27,605	71.83%
Maintenance	342,992	249,266	93,726	72.67%
Professional Services/Fees	76,822	(52,361)	129,183	-68.16%
General	439,925	365,265	74,660	83.03%
Shared Services	1,041,793	781,345	260,448	75.00%
Other Contracts	10,000	7,500	2,500	75.00%
Debt Service	21,070	12,219	8,851	57.99%
TOTAL OPERATING EXPENSES	<u>7,058,618</u>	<u>5,025,747</u>	<u>2,032,871</u>	<u>71.20%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(1,496,456)	(349,397)	1,147,059	23.35%
Capital Outlay	(8,318,561)	(843,028)	7,475,533	10.13%
Gain on Sale of Asset		5,440	5,440	0.00%
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(9,815,017)</u>	<u>(1,186,985)</u>	<u>8,628,032</u>	<u>12.09%</u>
Income/(Loss)	-	2,767,807		

CITY OF BOERNE, TEXAS  
WASTEWATER UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 7,731,107	\$ 5,339,942	\$ (2,391,165)	69.07%
Transfers from other funds	1,587,376	1,549,876	(37,500)	97.64%
Budgeted Fund Balance	<u>350,000</u>	<u>-</u>	<u>(350,000)</u>	<u>0.00%</u>
TOTAL OPERATING REVENUES	<u>9,668,483</u>	<u>6,889,818</u>	<u>(2,778,665)</u>	<u>71.26%</u>
Operating Expenses				
Personnel	1,801,514	1,250,314	551,200	69.40%
Cost of Goods/Services Sold	392,043	299,887	92,156	76.49%
Supplies	177,000	158,134	18,866	89.34%
Maintenance	534,100	242,905	291,195	45.48%
Professional Services/Fees	86,339	36,294	50,045	42.04%
General	645,310	551,852	93,458	85.52%
Shared Services	1,199,651	899,738	299,913	75.00%
Other Contracts	215,000	171,502	43,498	79.77%
Debt Service	<u>2,628,338</u>	<u>623,392</u>	<u>2,004,946</u>	<u>23.72%</u>
TOTAL OPERATING EXPENSES	<u>7,679,295</u>	<u>4,234,018</u>	<u>3,445,277</u>	<u>55.14%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(1,100,688)	(7,931)	1,092,757	0.72%
Capital Outlay	<u>(888,500)</u>	<u>(213,478)</u>	<u>675,022</u>	<u>24.03%</u>
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(1,989,188)</u>	<u>(221,409)</u>	<u>1,767,779</u>	<u>11.13%</u>
Income/(Loss)	-	2,434,392		

CITY OF BOERNE, TEXAS  
 STORMWATER FUND  
 STATEMENT OF REVENUES AND EXPENSES  
 BUDGET AND ACTUAL  
 FOR THE QUARTER ENDED JUNE 30, 2024  
 (75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
Operating Revenues				
Current Revenues	\$ 737,500	\$ 641,938	\$ (95,562)	87.04%
Budgeted Fund Balance	<u>3,050,087</u>	<u>-</u>	<u>(3,050,087)</u>	<u>0.00%</u>
TOTAL OPERATING REVENUES	<u>3,787,587</u>	<u>641,938</u>	<u>(3,145,649)</u>	<u>16.95%</u>
Operating Expenses				
Professional Services/Fees	160,000	40,363	119,637	25.23%
General	20,696	8,356	12,340	40.38%
Shared Services	<u>86,119</u>	<u>64,589</u>	<u>21,530</u>	<u>75.00%</u>
TOTAL OPERATING EXPENSES	<u>266,815</u>	<u>113,309</u>	<u>153,506</u>	<u>42.47%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(461,185)	-	(461,185)	0.00%
Capital Outlay	<u>(3,059,587)</u>	<u>(95,310)</u>	<u>(2,964,277)</u>	<u>3.12%</u>
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(3,520,772)</u>	<u>(95,310)</u>	<u>(3,425,462)</u>	<u>2.71%</u>
Income/(Loss)	-	433,319		

CITY OF BOERNE, TEXAS  
GAS UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 4,454,169	\$ 4,002,867	\$ (451,302)	89.87%
Transfers from other funds	2,500,000	1,875,000	(625,000)	75.00%
Budgeted Fund Balance	<u>398,352</u>	<u>298,764</u>	<u>(99,588)</u>	<u>50.00%</u>
TOTAL OPERATING REVENUES	<u>7,352,521</u>	<u>6,176,631</u>	<u>(1,175,890)</u>	<u>84.01%</u>
Operating Expenses				
Personnel	1,267,869	907,647	360,222	71.59%
Cost of Goods/Services Sold	1,497,954	1,310,848	187,106	87.51%
Supplies	21,000	21,264	(264)	101.26%
Maintenance	108,652	70,053	38,599	64.47%
Professional Services/Fees	26,339	(92,120)	118,459	-349.75%
General	152,491	86,085	66,406	56.45%
Shared Services	624,934	468,701	156,234	75.00%
Other Contracts	10,000	7,500	2,500	75.00%
Debt Service	<u>278,162</u>	<u>9,269</u>	<u>268,893</u>	<u>3.33%</u>
TOTAL OPERATING EXPENSES	<u>3,987,401</u>	<u>2,789,246</u>	<u>1,198,155</u>	<u>69.95%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(511,768)	(7,931)	(503,837)	1.55%
Capital Outlay	<u>(2,853,352)</u>	<u>(815,710)</u>	<u>(2,037,642)</u>	<u>28.59%</u>
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(3,365,120)</u>	<u>(823,641)</u>	<u>(2,541,479)</u>	<u>24.48%</u>
Income/(Loss)	-	2,563,744		

CITY OF BOERNE, TEXAS  
SOLID WASTE FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED JUNE 30, 2024  
(75% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
Operating Revenues				
Current Revenues	\$ 1,343,545	\$ 1,002,695	\$ (340,850)	74.63%
Budgeted Fund Balance	-	124,444	124,444	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>1,343,545</u>	<u>1,127,139</u>	<u>(216,406)</u>	<u>83.89%</u>
Operating Expenses				
Cost of Goods/Services Sold	1,143,667	947,485	196,182	82.85%
General	44,639	48,193	(3,554)	107.96%
Other Contracts	143,000	131,462	11,538	91.93%
<b>TOTAL OPERATING EXPENSES</b>	<u>1,331,306</u>	<u>1,127,139</u>	<u>204,167</u>	<u>84.66%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	(12,239)	-	(12,239)	0.00%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(12,239)</u>	<u>-</u>	<u>(12,239)</u>	<u>0.00%</u>
Income/(Loss)	-	(0)		



**City of Boerne**  
**Texas Compliance Change in Val Report**  
**Sorted by Fund**  
**April 1, 2024 - June 30, 2024**

TCG Advisors, a HUB Intl Co  
 900 S Capital of Texas Hwy  
 350  
 Austin, TX 78746  
 (512)600-5200

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: General Fund</b>									
10291	CLASS	001	04/01/2023	24,110.21	1,774,740.35	24,110.21	0.00	24,110.21	1,798,850.56
	1,798,850.56	5.427	//	24,110.21	1,774,740.35	24,110.21	0.00	24,110.21	1,798,850.56
10304	TXDALY	001	04/01/2023	77,490.13	5,851,487.64	77,490.13	0.00	77,490.13	5,928,977.77
	5,928,977.77	5.300	//	77,490.13	5,851,487.64	77,490.13	0.00	77,490.13	5,928,977.77
10311	TXPOOL	001	04/01/2023	269,327.93	20,489,564.99	1,272,452.91	1,200,000.00	72,452.91	20,562,017.90
	20,562,017.90	5.312	//	269,327.93	20,489,564.99	1,272,452.91	1,200,000.00	72,452.91	20,562,017.90
10326	TXSTAR	001	04/01/2023	317.46	23,885.10	317.46	0.00	317.46	24,202.56
	24,202.56	5.312	//	317.46	23,885.10	317.46	0.00	317.46	24,202.56
10385	FHLB	001	08/08/2023	7,863.13	750,017.14	0.00	750,000.00	-750,017.14	0.00
	0.00	0.000	06/10/2024	34,415.42	750,216.04	0.00	750,000.00	-750,216.04	0.00
10389	FHLB	001	08/10/2023	9,018.75	738,678.27	0.00	0.00	734.29	739,412.56
	740,000.00	5.284	09/13/2024	0.00	738,557.21	0.00	0.00	456.46	739,013.67
10393	FHLB	001	08/14/2023	8,671.88	746,750.30	0.00	0.00	1,160.61	747,910.91
	750,000.00	5.268	12/13/2024	17,343.75	747,261.68	0.00	0.00	-33.68	747,228.00
10395	FHLB	001	08/18/2023	8,846.88	741,859.73	0.00	0.00	654.22	742,513.95
	745,000.00	5.116	06/13/2025	17,693.75	743,680.63	0.00	0.00	-1,582.26	742,098.37
10399	FFCB	001	08/16/2023	9,187.50	733,764.34	0.00	0.00	328.05	734,092.39
	735,000.00	5.185	03/10/2025	0.00	734,825.46	0.00	0.00	-1,083.65	733,741.81
10415	FHLB	001	09/29/2023	9,201.56	751,546.53	0.00	0.00	596.57	752,143.10
	755,000.00	5.203	09/12/2025	0.00	755,148.82	0.00	0.00	158.69	755,307.51
10418	FFCB	001	11/29/2023	9,274.69	760,876.06	0.00	0.00	19.17	760,895.23
	761,000.00	4.884	11/13/2025	16,900.55	761,981.05	0.00	0.00	-2,112.15	759,868.90

Portfolio BRNE

City of Boerne  
Texas Compliance Change in Val Report  
April 1, 2024 - June 30, 2024

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10422	USTR	001	02/26/2024	5,333.75	498,142.38	0.00	0.00	523.94	498,666.32
	502,000.00	4.691	01/31/2026	0.00	498,136.95	0.00	0.00	-960.86	497,176.09
10423	USTR	001	03/21/2024	8,255.63	770,400.65	0.00	0.00	896.33	771,296.98
	777,000.00	4.736	01/31/2026	0.00	771,020.74	0.00	0.00	-1,487.23	769,533.51
10427	USTR	001	06/11/2024	1,997.95	0.00	749,882.81	0.00	749,886.07	749,886.07
	750,000.00	4.882	05/31/2026	0.00	0.00	749,882.81	0.00	751,494.14	751,494.14
<b>Sub Totals For: Fund: General Fund</b>				448,897.45	34,631,713.48	2,124,253.52	1,950,000.00	179,152.82	34,810,866.30
				457,599.20	34,640,506.66	2,124,253.52	1,950,000.00	169,004.13	34,809,510.79
<b>Fund: Parks Fund</b>									
10309	TXPOOL	030	04/01/2023	77,620.59	5,832,844.49	77,620.59	0.00	77,620.59	5,910,465.08
	5,910,465.08	5.312	/ /	77,620.59	5,832,844.49	77,620.59	0.00	77,620.59	5,910,465.08
<b>Sub Totals For: Fund: Parks Fund</b>				77,620.59	5,832,844.49	77,620.59	0.00	77,620.59	5,910,465.08
				77,620.59	5,832,844.49	77,620.59	0.00	77,620.59	5,910,465.08
<b>Fund: Cemetery Fund</b>									
10290	CLASS	035	04/01/2023	4,746.77	349,408.41	4,746.77	0.00	4,746.77	354,155.18
	354,155.18	5.427	/ /	4,746.77	349,408.41	4,746.77	0.00	4,746.77	354,155.18
10316	TXPOOL	035	04/01/2023	7,281.51	547,171.31	7,281.51	0.00	7,281.51	554,452.82
	554,452.82	5.312	/ /	7,281.51	547,171.31	7,281.51	0.00	7,281.51	554,452.82
10319	TXPOOL	035	04/01/2023	2,706.70	203,393.63	2,706.70	0.00	2,706.70	206,100.33
	206,100.33	5.312	/ /	2,706.70	203,393.63	2,706.70	0.00	2,706.70	206,100.33
<b>Sub Totals For: Fund: Cemetery Fund</b>				14,734.98	1,099,973.35	14,734.98	0.00	14,734.98	1,114,708.33
				14,734.98	1,099,973.35	14,734.98	0.00	14,734.98	1,114,708.33
<b>Fund: Library Fund</b>									
10317	TXPOOL	040	04/01/2023	11,195.76	841,308.59	11,195.76	0.00	11,195.76	852,504.35
	852,504.35	5.312	/ /	11,195.76	841,308.59	11,195.76	0.00	11,195.76	852,504.35
<b>Sub Totals For: Fund: Library Fund</b>				11,195.76	841,308.59	11,195.76	0.00	11,195.76	852,504.35
				11,195.76	841,308.59	11,195.76	0.00	11,195.76	852,504.35

Portfolio BRNE

City of Boerne  
Texas Compliance Change in Val Report  
April 1, 2024 - June 30, 2024

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: Economic Development</b>									
10323	TXPOOL	060	04/01/2023	25,287.13	1,900,216.01	25,287.13	0.00	25,287.13	1,925,503.14
	1,925,503.14	5.312	/ /	25,287.13	1,900,216.01	25,287.13	0.00	25,287.13	1,925,503.14
<b>Sub Totals For: Fund: Economic Development</b>				25,287.13	1,900,216.01	25,287.13	0.00	25,287.13	1,925,503.14
				25,287.13	1,900,216.01	25,287.13	0.00	25,287.13	1,925,503.14
<b>Fund: 2022 Bond Constructi</b>									
10339	TXPOOL	134	09/01/2023	246,712.63	18,539,373.13	246,712.63	0.00	246,712.63	18,786,085.76
	18,786,085.76	5.312	/ /	246,712.63	18,539,373.13	246,712.63	0.00	246,712.63	18,786,085.76
<b>Sub Totals For: Fund: 2022 Bond Constructi</b>				246,712.63	18,539,373.13	246,712.63	0.00	246,712.63	18,786,085.76
				246,712.63	18,539,373.13	246,712.63	0.00	246,712.63	18,786,085.76
<b>Fund: Capital Projects Con</b>									
10296	CLASS	150	04/01/2023	71,477.62	5,261,429.40	71,477.62	0.00	71,477.62	5,332,907.02
	5,332,907.02	5.427	/ /	71,477.62	5,261,429.40	71,477.62	0.00	71,477.62	5,332,907.02
<b>Sub Totals For: Fund: Capital Projects Con</b>				71,477.62	5,261,429.40	71,477.62	0.00	71,477.62	5,332,907.02
				71,477.62	5,261,429.40	71,477.62	0.00	71,477.62	5,332,907.02
<b>Fund: Debt Service Fund</b>									
10325	TXPOOL	200	04/01/2023	9,192.04	628,218.59	108,839.61	200.00	108,639.61	736,858.20
	736,858.20	5.312	/ /	9,192.04	628,218.59	108,839.61	200.00	108,639.61	736,858.20
<b>Sub Totals For: Fund: Debt Service Fund</b>				9,192.04	628,218.59	108,839.61	200.00	108,639.61	736,858.20
				9,192.04	628,218.59	108,839.61	200.00	108,639.61	736,858.20
<b>Fund: Capital Recovery Fun</b>									
10295	CLASS	500	04/01/2023	11,866.97	873,521.47	11,866.97	0.00	11,866.97	885,388.44
	885,388.44	5.427	/ /	11,866.97	873,521.47	11,866.97	0.00	11,866.97	885,388.44
10320	TXPOOL	500	04/01/2023	218,687.99	16,433,444.36	218,687.99	0.00	218,687.99	16,652,132.35
	16,652,132.35	5.312	/ /	218,687.99	16,433,444.36	218,687.99	0.00	218,687.99	16,652,132.35
<b>Sub Totals For: Fund: Capital Recovery Fun</b>				230,554.96	17,306,965.83	230,554.96	0.00	230,554.96	17,537,520.79
				230,554.96	17,306,965.83	230,554.96	0.00	230,554.96	17,537,520.79

Portfolio BRNE

City of Boerne  
Texas Compliance Change in Val Report  
April 1, 2024 - June 30, 2024

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: Electric Fund</b>									
10292	CLASS	510	04/01/2023	35,579.53	2,618,991.11	35,579.53	0.00	35,579.53	2,654,570.64
	2,654,570.64	5.427	//	35,579.53	2,618,991.11	35,579.53	0.00	35,579.53	2,654,570.64
10308	TXDALY	510	04/01/2023	60,894.26	4,598,288.48	60,894.26	0.00	60,894.26	4,659,182.74
	4,659,182.74	5.300	//	60,894.26	4,598,288.48	60,894.26	0.00	60,894.26	4,659,182.74
10310	TXPOOL	510	04/01/2023	2,064.80	155,163.49	2,064.80	0.00	2,064.80	157,228.29
	157,228.29	5.312	//	2,064.80	155,163.49	2,064.80	0.00	2,064.80	157,228.29
10313	TXPOOL	510	04/01/2023	70,920.81	5,329,390.39	70,920.81	0.00	70,920.81	5,400,311.20
	5,400,311.20	5.312	//	70,920.81	5,329,390.39	70,920.81	0.00	70,920.81	5,400,311.20
10322	TXPOOL	510	04/01/2023	44,904.19	3,374,348.56	44,904.19	0.00	44,904.19	3,419,252.75
	3,419,252.75	5.312	//	44,904.19	3,374,348.56	44,904.19	0.00	44,904.19	3,419,252.75
10324	TXPOOL	510	04/01/2023	9,853.85	740,474.62	9,853.85	0.00	9,853.85	750,328.47
	750,328.47	5.312	//	9,853.85	740,474.62	9,853.85	0.00	9,853.85	750,328.47
10334	GREEN	510	06/16/2021	235.61	245,000.00	0.00	245,000.00	-245,000.00	0.00
	0.00	0.000	06/17/2024	326.23	242,358.88	0.00	245,000.00	-242,358.88	0.00
10384	USTR	510	08/08/2023	3,768.13	505,154.52	0.00	0.00	-505,154.52	0.00
	0.00	0.000	06/30/2024	0.00	505,028.40	0.00	0.00	-505,028.40	0.00
10388	USTR	510	08/10/2023	5,262.33	495,588.74	0.00	0.00	1,205.63	496,794.37
	498,000.00	5.260	09/30/2024	0.00	495,505.13	0.00	0.00	1,123.42	496,628.55
10392	USTR	510	08/14/2023	5,594.26	497,486.78	0.00	0.00	941.16	498,427.94
	500,000.00	5.287	11/30/2024	11,250.00	497,597.66	0.00	0.00	727.54	498,325.20
10394	USTR	510	08/18/2023	5,780.56	497,784.84	0.00	0.00	443.03	498,227.87
	500,000.00	4.998	06/30/2025	0.00	498,242.19	0.00	0.00	-639.65	497,602.54
10398	USTR	510	08/16/2023	4,836.55	496,065.87	0.00	0.00	1,483.53	497,549.40
	502,000.00	5.123	03/31/2025	0.00	496,372.11	0.00	0.00	720.64	497,092.75
10414	USTR	510	09/27/2023	341.87	516,910.21	0.00	0.00	6,352.36	523,262.57
	553,000.00	5.156	08/31/2025	0.00	518,567.11	0.00	0.00	4,644.33	523,211.44

Portfolio BRNE

City of Boerne  
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April 1, 2024 - June 30, 2024

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10419	USTR	510	11/30/2023	6,253.34	506,353.80	0.00	0.00	-370.58	505,983.22
	504,000.00	4.685	10/31/2025	10,523.08	505,496.25	0.00	0.00	-1,476.56	504,019.69
10425	USTR	510	04/02/2024	3,387.98	0.00	502,730.86	0.00	505,323.12	505,323.12
	522,000.00	4.753	01/31/2026	0.00	0.00	502,730.86	0.00	504,178.60	504,178.60
<b>Sub Totals For: Fund: Electric Fund</b>				259,678.07	20,577,001.41	726,948.30	245,000.00	-10,558.83	20,566,442.58
				246,316.75	20,575,824.38	726,948.30	245,000.00	-13,891.52	20,561,932.86
<b>Fund: Water Fund</b>									
10293	CLASS	520	04/01/2023	41,289.55	3,039,304.19	41,289.55	0.00	41,289.55	3,080,593.74
	3,080,593.74	5.427	//	41,289.55	3,039,304.19	41,289.55	0.00	41,289.55	3,080,593.74
10294	CLASS	520	04/01/2023	15,857.85	1,167,282.56	15,857.85	0.00	15,857.85	1,183,140.41
	1,183,140.41	5.427	//	15,857.85	1,167,282.56	15,857.85	0.00	15,857.85	1,183,140.41
10314	TXPOOL	520	04/01/2023	28,026.06	2,106,037.25	28,026.06	0.00	28,026.06	2,134,063.31
	2,134,063.31	5.312	//	28,026.06	2,106,037.25	28,026.06	0.00	28,026.06	2,134,063.31
10321	TXPOOL	520	04/01/2023	142,407.74	10,701,319.04	142,407.74	0.00	142,407.74	10,843,726.78
	10,843,726.78	5.312	//	142,407.74	10,701,319.04	142,407.74	0.00	142,407.74	10,843,726.78
10387	USTR	520	08/08/2023	1,270.88	254,958.11	0.00	0.00	-254,958.11	0.00
	0.00	0.000	06/30/2024	0.00	254,828.22	0.00	0.00	-254,828.22	0.00
10391	USTR	520	08/10/2023	965.95	254,341.49	0.00	0.00	2,329.25	256,670.74
	259,000.00	5.272	09/30/2024	0.00	254,229.75	0.00	0.00	2,276.36	256,506.11
10397	USTR	520	08/18/2023	1,780.41	252,135.52	0.00	0.00	1,372.89	253,508.41
	259,000.00	5.003	06/30/2025	0.00	252,332.77	0.00	0.00	748.68	253,081.45
10401	USTR	520	08/16/2023	333.17	256,266.10	0.00	0.00	2,933.48	259,199.58
	268,000.00	5.136	03/31/2025	0.00	256,324.73	0.00	0.00	2,512.50	258,837.23
10403	USTR	520	08/14/2023	1,368.42	253,797.78	0.00	0.00	1,948.16	255,745.94
	259,000.00	5.292	11/30/2024	2,751.88	253,764.36	0.00	0.00	1,909.61	255,673.97
10413	USTR	520	09/22/2023	2,031.25	253,178.91	0.00	0.00	1,238.96	254,417.87
	260,000.00	5.156	08/15/2025	0.00	254,109.38	0.00	0.00	436.71	254,546.09

**City of Boerne**  
**Texas Compliance Change in Val Report**  
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
10421	USTR	520	12/07/2023	171.22	257,960.79	0.00	0.00	2,840.09	260,800.88
		4.615	10/31/2025	274.86	257,143.59	0.00	0.00	2,242.50	259,386.09
10424	USTR	520	03/15/2024	260.63	256,935.18	0.00	0.00	2,861.04	259,796.22
		4.745	01/31/2026	0.00	257,063.13	0.00	0.00	2,030.70	259,093.83
<b>Sub Totals For: Fund: Water Fund</b>				235,763.13	19,053,516.92	227,581.20	0.00	-11,853.04	19,041,663.88
				230,607.94	19,053,738.97	227,581.20	0.00	-15,089.96	19,038,649.01
<b>Fund: Wastewater Fund</b>									
10297	CLASS	530	04/01/2023	33,193.43	2,443,352.21	33,193.43	0.00	33,193.43	2,476,545.64
		5.427	/ /	33,193.43	2,443,352.21	33,193.43	0.00	33,193.43	2,476,545.64
10315	TPPOOL	530	04/01/2023	8,041.58	604,288.91	8,041.58	0.00	8,041.58	612,330.49
		5.312	/ /	8,041.58	604,288.91	8,041.58	0.00	8,041.58	612,330.49
10386	USTR	530	08/08/2023	1,116.35	255,811.48	0.00	0.00	-255,811.48	0.00
		0.000	06/30/2024	0.00	255,695.47	0.00	0.00	-255,695.47	0.00
10390	USTR	530	08/10/2023	1,357.85	253,157.37	0.00	0.00	1,921.32	255,078.69
		5.259	09/30/2024	0.00	253,092.29	0.00	0.00	1,822.10	254,914.39
10396	USTR	530	08/18/2023	170.60	257,796.13	0.00	0.00	3,040.77	260,836.90
		4.988	06/30/2025	0.00	257,761.06	0.00	0.00	2,452.73	260,213.79
10400	USTR	530	08/16/2023	1,677.35	250,868.55	0.00	0.00	1,532.86	252,401.41
		5.149	03/31/2025	0.00	251,063.57	0.00	0.00	1,110.15	252,173.72
10402	USTR	530	08/14/2023	973.40	254,727.95	0.00	0.00	2,348.79	257,076.74
		5.290	11/30/2024	1,957.50	254,686.55	0.00	0.00	2,220.03	256,906.58
10412	USTR	530	09/20/2023	1,330.00	255,288.99	0.00	0.00	1,945.51	257,234.50
		5.118	08/15/2025	0.00	256,045.78	0.00	0.00	1,163.75	257,209.53
10420	USTR	530	12/14/2023	1,935.56	254,206.59	0.00	0.00	912.11	255,118.70
		4.483	10/31/2025	2,957.14	252,982.03	0.00	0.00	436.72	253,418.75
10426	USTR	530	04/02/2024	2,433.58	0.00	250,150.31	0.00	250,680.90	250,680.90
		4.767	01/15/2026	0.00	0.00	250,150.31	0.00	250,180.08	250,180.08

Portfolio BRNE

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
<b>Sub Totals For: Fund: Wastewater Fund</b>				52,229.70	4,829,498.18	291,385.32	0.00	47,805.79	4,877,303.97
				46,149.65	4,828,967.87	291,385.32	0.00	44,925.10	4,873,892.97
<b>Fund: Stormwater Fund</b>									
10298	CLASS	535	04/01/2023	66,539.51	4,897,939.33	66,539.51	0.00	66,539.51	4,964,478.84
	4,964,478.84	5.427	/ /	66,539.51	4,897,939.33	66,539.51	0.00	66,539.51	4,964,478.84
<b>Sub Totals For: Fund: Stormwater Fund</b>				66,539.51	4,897,939.33	66,539.51	0.00	66,539.51	4,964,478.84
				66,539.51	4,897,939.33	66,539.51	0.00	66,539.51	4,964,478.84
<b>Fund: Gas Fund</b>									
10318	TXPOOL	540	04/01/2023	37,458.49	2,814,839.52	37,458.49	0.00	37,458.49	2,852,298.01
	2,852,298.01	5.312	/ /	37,458.49	2,814,839.52	37,458.49	0.00	37,458.49	2,852,298.01
<b>Sub Totals For: Fund: Gas Fund</b>				37,458.49	2,814,839.52	37,458.49	0.00	37,458.49	2,852,298.01
				37,458.49	2,814,839.52	37,458.49	0.00	37,458.49	2,852,298.01
<b>Fund: Solid Waste Fund</b>									
10312	TXPOOL	550	04/01/2023	10,103.01	759,195.79	10,103.01	0.00	10,103.01	769,298.80
	769,298.80	5.312	/ /	10,103.01	759,195.79	10,103.01	0.00	10,103.01	769,298.80
<b>Sub Totals For: Fund: Solid Waste Fund</b>				10,103.01	759,195.79	10,103.01	0.00	10,103.01	769,298.80
				10,103.01	759,195.79	10,103.01	0.00	10,103.01	769,298.80
<b>Report Grand Totals:</b>				1,797,445.07	138,974,034.02	4,270,692.63	2,195,200.00	1,104,871.03	140,078,905.05
				1,781,550.26	138,981,341.91	4,270,692.63	2,195,200.00	1,085,272.04	140,066,613.95

<b>GLOSSARY</b>	
PAR VALUE	The face value of investment.
MARKET VALUE	The face value multiplied by the market price. It is the last reported price from the report date.
BOOK VALUE	The cost of a bond, plus or minus adjustments for purchase discount or premium adjustments.
AMORTIZATION/ACCRETION	Amortization (accretion) is the process of reducing (increasing) the original cost of the investment on a daily basis in order to equal par value at maturity. Amortization calculations vary by investment type and the basis associated with the type of investment.
SECURITY TYPE DEFINITIONS	Security types are broad category of investments with similar characteristics and risk features such as agency securities, corporate bonds, municipal bonds, and money markets. Codes within the system are utilized to make calculations based on the underlying security. Security type labels are customizable.
BCD	Non-Negotiable CDs
FAC	Federal Agency Coupon Securities
MC1	Municipal Bonds
NCB	Negotiable Certificate of Deposit
RR2	Bank Accounts
RR3	Money Market Accounts
RRP	Investment Pools
SCD	Certificates of Deposit
PURCHASE PRINCIPAL	The original cost of the bond. Par value multiplied by purchase price.
PREMIUM/DISCOUNT	A bond with price below 100 is discount. A bond with price above 100 is premium.
ADJUSTED INTEREST EARNINGS	Net between interest earned and amortization/accretion adjustments within a report period.
EFFECTIVE RATE OF RETURN	Interest earnings adjusted for amortization of premiums and accretion for discounts plus any realized gain or loss divided by the average daily balance of the portfolio divided by 365 and then multiplied by the actual days in the report period.
YIELD TO MATURITY	The yield of an investment as of the purchase date assuming that the bond is held to maturity.
YTM 360	The yield is based on a hypothetical year that has only 360 days.
YTM 365	The yield is based on a 365-day year.
REMAINING COST	The original cost of an investment taking into consideration any partial sales or redemptions for the par value that remains.
STATED RATE	Coupon rate (yield the bond paid on its issue date).
CURRENT RATE	A bond's annual return based on its annual coupon payments and current price (as opposed to its original price or face).