

REQUEST FOR EXPANSION OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BOERNE, TEXAS

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF BOERNE, TEXAS

Dear Mayor and Members of the City Council:

I/We, the undersigned owner(s) of the area described below, do hereby request that the extraterritorial jurisdiction of the City of Boerne, Texas be expanded to include that part of the area not within the existing extraterritorial jurisdiction of the City of San Antonio, Texas. The part of the area made the subject of this request to be included in the extraterritorial jurisdiction of the City of Boerne, Texas is contiguous to the existing extraterritorial jurisdiction of the City of Boerne, Texas.

SIGNATURE OF OWNER(S)

J. Thomas Fitch, Trustee

Laurie Hargis Fitch, Trustee

Today's Date: 11/12/2015

2210 BRIARWOOD

Address

SAN ANTONIO, TEXAS 78209

City, State, Zip Code

Phone with Area Code

2101 824-9154

Exhibit "A" which is attached hereto and made a part hereof for all purposes is a true copy of the recorded deed for the area owned by me/us.

ACKNOWLEDGEMENT

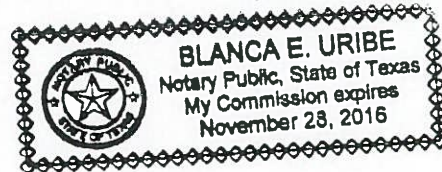
STATE OF TEXAS

§

COUNTY OF KENDALL

§

§



This instrument was acknowledged before me on the 12 day of NOVEMBER

2007 by BLANCA URIBE

2015

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

A - 2

98- 0236811

COUNTY AND STATE: Bexar, Texas

WARRANTY DEED

Grantor: J. Thomas Fitch and Laurie Hargis Fitch
2210 Briarwood
San Antonio, Texas 78209
Called "Grantor", whether one or more

Grantee: FITCH RANCH, LTD.
2210 Briarwood
San Antonio, Texas 78209
Called "Grantee", whether one or more

Conveyance:

FOR VALUE RECEIVED, Grantor has conveyed, granted, transferred and assigned, and hereby grants, conveys, transfers and assigns to Grantee, all, and no less than all, of the following described real property (the "Subject Property"):

The Subject Property is a 49.656 acre tract of land identified in Exhibit "A" attached hereto, to which exhibit reference is here made and is incorporated herein as if typewritten in this location *verbatim*.

SUBJECT TO: (1) any overlapping of improvements or encroachments which a survey would reveal; (2) valid and enforceable land use regulations, restrictions, and conditions; (3) real property taxes, prorated to date; (4) any recorded right-of-way, easement, or other exception to title (including liens) which an examination of title to the property would reveal; (5) any loan or encumbrance secured by a vendor's lien or deed of trust upon the property; (6) rights of parties in possession under lease or as an inspection of the property would reveal.

FURTHER RESERVATION AND EXCEPTION: The transfer of real estate to the FITCH RANCH, LTD. which is encumbered by a mortgage or deed of trust may prohibit any transfer thereof without the consent of the lender and may give the lender the option to call the unpaid portion of an installment note immediately due and payable if a transfer is made without the lender's consent. These restrictions are generally called "due on sale" or "due on transfer" prohibitions. Any transfer directive or contribution directive specified by this instrument is subject to any such prohibition or limitation. Grantor reserves and retains such estate and title to the property as will not violate the due on sale or due on transfer of any mortgage, deed of trust, or other instrument, if any and to the extent

applicable to a transfer of this property to the FITCH RANCH, LTD. To the extent a transfer of this property is limited by any applicable due on sale prohibition or due on transfer prohibition, ownership will fully vest in the FITCH RANCH, LTD. only upon receipt of lender's consent to the transfer or upon final release of the mortgage or deed of trust lien by the lender or by the assignee thereof.

Consideration:

Book 07781 Page 00086

TEN AND NO/100 DOLLARS and other valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged.

Habendum and Warranty:

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors, personal representatives, and assigns forever; and Grantor does hereby bind Grantor, Grantor's successors, personal representatives and assigns, to warrant and forever defend, all and singular, the said premises unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The use of personal pronouns in this instrument shall be construed in context, with the masculine to include the feminine, when appropriate, and the singular to include the plural, when appropriate.

Effective Date:

This transfer and conveyance is effective as of the date of this instrument. If this instrument is not immediately recorded, J. Thomas Fitch and Laurie Hargis Fitch will hold title in trust and as nominee for and on behalf of the FITCH RANCH, LTD.

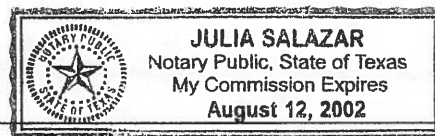
DATED:	December <u>30</u> , 1998
J. Thomas Fitch	x <i>J. Thomas Fitch</i>
Laurie Hargis Fitch	x <i>Laurie Hargis Fitch</i>

State: Texas

County: Bexar

On this 30 day of December in the year 1998 before me, a Notary Public of said State, personally appeared J. Thomas Fitch and personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same and for the purpose and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL.



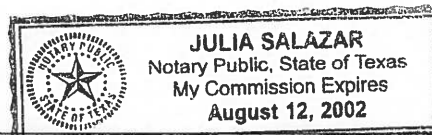
Notary Public

State: Texas

County: Bexar

On this 30 day of December in the year 1998 before me, a Notary Public of said State, personally appeared Laurie Hargis Fitch personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same and for the purpose and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public

AFTER RECORDING RETURN TO:
FITCH RANCH, LTD.
2210 Briarwood
San Antonio, Texas 78209

Book D Volm Page 07781 00087

EXHIBIT "A"

49.656 acres of land out of the Antonio Cruz Survey No. 170, in Bexar County, Texas; being 49.656 acres of land out of that certain 165.7 acre tract of land (resurveyed and found to contain under occupational boundary 162.678 acres of land) conveyed as part of Fourth Tract by Partition Deed by and between Katherine B. Anderson, et al, dated February 29, 1968, and recorded in Volume 5935 on pages 774-794 of the Deed Records of Bexar County, Texas, and in Volume 97 on pages 26-45 of the Deed Records of Kendall County, Texas; said 49.656 acres of land being the same identical lands described as Tract 3 in that Partition Deed made by and between Margaret Biedenharn Harper, et al, dated November 30, 1977, of record in the Deed Records of Bexar County, Texas, said 49.656 acres of land being described more particularly by metes and bounds as follows:

BEGINNING at an iron pin and corner post in the East line of the Albert M. Biedenharn, Jr., 236.272 acre tract, set for the Southwest corner of the above described Katherine B. Anderson, et al, 162.678 acre tract, for the South corner of 62.060 acre Tract 2 out of the said 162.678 acre tract, for the West corner of the herein described 49.656 acre Tract 3;

THENCE with the common line between the said 62.060 acre Tract 2 and this tract as follows: N. 50°14'30" E. 1,148.31 feet, N. 81°17'30" E. 540.35 feet, N. 50°10' E. 651.81 feet, N. 48°30' E. 138.13 feet, N. 50°34' E. 175.24 feet, N. 54°27' E. 220.34 feet, S. 73°39'30" E. 265.05 feet, and East 708.26 feet to an iron pin in the fence, the East line of the said 162.678 acre tract, set for the Southeast corner of the said 62.060 acre Tract 2, for the Northeast corner of this tract;

THENCE with the fence, the East line of the said 162.678 acre tract as follows: S. 00°37' E. 254.05 feet, S. 24°36' W. 87.28 feet, S. 40°27' W. 255.35 feet, and S. 36°35' W. 199.07 feet to a corner post set for the Southeast corner of the said 162.678 acre tract, for the Southeast corner of this tract;

THENCE with the fence, the South line of the said 162.678 acre

RECORDERS MEMORANDUM

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED the Official Public Record of Real Property of Bexar County, Texas on:

JAN 07 1999



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Dec 30 1998

At 2:50pm

Receipt #: 189844
Recording: 9.00
Doc/Mgmt: 6.00

Doc/Num : 98- 0236811

Deputy -Betty Sepulveda

Book D Volm 07781 Page 00089

Terry Kramer-Tax Assessor/Collector
Phone: 830-249-8012
Fax: 830-249-3975
terry.kramer@kendallad.org

www.kendallad.org

KENDALL APPRAISAL DISTRICT

2015 TAX STATEMENT

STATEMENT NUMBER
10729
PROPERTY ID NUMBER
28247

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 5345848 Pct: 100.000% FITCH RANCH LTD 2210 BRIARWOOD DR SAN ANTONIO, TX 78209-4258 US	CB 4680 P-5A ABS 123 Acreage: 128.3000 Type: R	04680-000-0051 PROPERTY STATUS/LOCATION 139 BIEDENHARN RD BOERNE, 78006

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AGTIMBER USE VALUE	AGTIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
9,130	185,260	8,070	1,052,870	202,460	
100% Assessment Ratio				Appraised Value: 202,460	

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
BOERNE ISD	202,460	0	0	0		202,460	1.294000	2,619.83

Total Taxes Due by Jan 31, 2016

2,619.83

See Payment Schedule below for tax due

Payment Schedule

TAXING UNIT	OCTOBER	NOVEMBER	DECEMBER	JANUARY
BOERNE ISD	2,541.23	2,567.43	2,593.63	2,619.83
PARTIAL PAYMENTS FORFEIT DISCOUNTS.				
TOTAL	2,541.23	2,567.43	2,593.63	2,619.83

Penalty & Interest if paid after Jan 31, 2016

Month	Rate	Tax Due
FEBRUARY 2016	7%	2,803.22
MARCH 2016	9%	2,855.62
APRIL 2016	11%	2,908.02
MAY 2016	13%	2,960.40
JUNE 2016	15%	3,012.81

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

Kendall Appraisal District
118 Market Avenue
Boerne, TX 78006

For security purposes we will no longer accept cash payments. You may pay by check, money order, cashier's check, electronic check, debit or credit card. To pay online, please visit www.kendallad.org or you may call 1-866-549-1010 and use bureau code 2498012. There is a \$.50 fee for electronic checks or a 2.35% processing fee for credit cards.



2015-10729

Owner Name and Address
FITCH RANCH LTD 2210 BRIARWOOD DR SAN ANTONIO, TX 78209-4258 US

Statement Number
2015 10729
Prop ID Number
28247
Geographical ID
04680-000-0051



10402 1 AV 0.391*****AUTO**5-DIGIT 78209 SDGS 2 PT 35



FITCH RANCH LTD
2210 BRIARWOOD DR
SAN ANTONIO TX 78209-4258

10402
1 of 2

Month	Tax Due
October 2015	2,541.23
November 2015	2,567.43
December 2015	2,593.63
January 2016	2,619.83
February 2016	2,803.22
March 2016	2,855.62
April 2016	2,908.02
May 2016	2,960.40
June 2016	3,012.81

In January Pay
2,619.83
Taxes are payable October 1, 2015 and become delinquent on February 1, 2016

Terry Kramer-Tax Assessor/Collector
Phone: 830-249-8012
Fax: 830-249-3975
terry.kramer@kendallad.org

www.kendallad.org

KENDALL APPRAISAL DISTRICT

2015 TAX STATEMENT

STATEMENT NUMBER
10730
PROPERTY ID NUMBER
28246

NAME & ADDRESS		PROPERTY DESCRIPTION		PROPERTY GEOGRAPHICAL ID	
Owner ID: 5345847 Pct: 100.000%		CB 4680 P-5G ABS 123		04680-000-0056	
FITCH RANCH LTD 2210 BRIARWOOD DR SAN ANTONIO, TX 78209-4258 US		Acreage: 49.6560 Type: R		PROPERTY SITUS / LOCATION 139 BIEDENHARN RD BOERNE, 78006	
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
0	0	3,580	438,280	3,580	
100% Assessment Ratio					

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV-64 OR DR EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
BOERNE ISD	3,580	0	0	0		3,580	1.294000	46.32

Total Taxes Due by Jan 31, 2016

46.32

See Payment Schedule below for tax due

TAXING UNIT	OCTOBER	NOVEMBER	DECEMBER	JANUARY
BOERNE ISD	44.93	45.40	45.86	46.32
PARTIAL PAYMENTS FORFEIT DISCOUNTS.				
TOTAL	44.93	45.40	45.86	46.32

Penalty & Interest if paid after Jan 31, 2016

IF PAID IN MONTH	PERCENTAGE	TAX DUE
FEBRUARY 2016	7%	49.56
MARCH 2016	9%	50.49
APRIL 2016	11%	51.42
MAY 2016	13%	52.34
JUNE 2016	15%	53.26

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

Kendall Appraisal District
118 Market Avenue
Boerne, TX 78006

For security purposes we will no longer accept cash payments. You may pay by check, money order, cashier's check, electronic check, debit or credit card. To pay online, please visit www.kendallad.org or you may call 1-866-549-1010 and use bureau code 2498012. There is a \$.50 fee for electronic checks or a 2.35% processing fee for credit cards.



2016-10730

Owner Name and Address
FITCH RANCH LTD 2210 BRIARWOOD DR SAN ANTONIO, TX 78209-4258 US

Statement Number
2015 10730
Prop ID Number
28246
Geographical ID
04680-000-0056

IF PAID IN MONTH	Tax Due
October 2015	44.93
November 2015	45.40
December 2015	45.86
January 2016	46.32
February 2016	49.56
March 2016	50.49
April 2016	51.42
May 2016	52.34
June 2016	53.26

In January Pay
46.32
Taxes are payable October 1, 2015 and become delinquent on February 1, 2016

FITCH RANCH LTD
2210 BRIARWOOD DR
SAN ANTONIO, TX 78209-4258