

# 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

FITCH RANCH LTD

**DEED RECORD REFERENCE**

**VOLUME      PAGE      COUNTY**

1) 128.3 ACRE TRACT

BOOK D, VOLUME 07781, PAGE

00080, BEXAR COUNTY

2) 49.656 ACRE TRACT

BOOK D, VOLUME 07781

PAGE 00085, BEXAR COUNTY

Today's Date: 11/12/2015

2210 BRIARWOOD

Address

SAN ANTONIO, TEXAS 78209

2101 824-9154

City, State, Zip Code

Phone with Area Code

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.

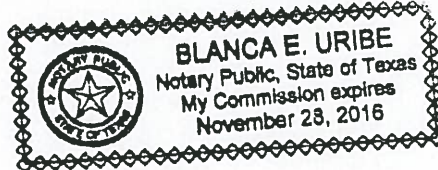
**ACKNOWLEDGEMENT**

STATE OF TEXAS      §

§

COUNTY OF KENDALL      §

§



This instrument was acknowledged before me on the 12 day of NOVEMBER,  
2015 by BLANCA URIBE.

[Signature]

Notary Public In and For  
The State of Texas

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:

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D 07791 00890

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 128.3 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:**

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.

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B 07781 00851

**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.

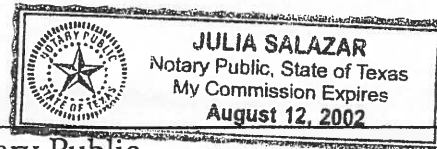
DATED:	December <u>30</u> , 1998
J. Thomas Fitch	x <u>J. T. Fitch</u>
Laurie Hargis Fitch	x <u>Laurie Hargis Fitch</u>

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

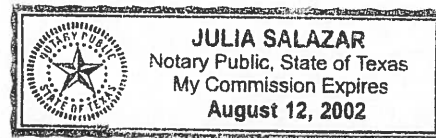
State: Texas

County: Bexar

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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

## EXHIBIT "A"

128.3 acres of land out of the Antonio Cruz Survey No. 170, Certificate 360, Abstract 97, Bexar County, Texas, located about 23-3/4 miles, N. 36° 30' W. from the county seat in San Antonio, Texas, and being a part of a 247.33 acre tract out of the Charles Perrin 380 acre tract as conveyed by Warranty Deed from Charles Perrin, et ux, to Fort Henderson Farms dated February 17, 1941, said 128.3 acres being more particularly described by metes and bounds, to-wit:

BEGINNING at an old fence corner on the southeast corner of the Charles Perrin 247.33 acre tract and the southeast corner of the tract herein conveyed.

THENCE S. 89° 09' 21" W., along an old fence, 3,280.77 feet to a fence corner.

THENCE S. 1° 14' 15" E., along an old fence, 867.68 feet to a fence corner.

THENCE S. 84° 59' 14" W., along an old fence, 1,322.45 feet to a 1/2 inch iron rod in an old fence corner on the southeast corner of the Hagemeyer pasture, marking the southwest corner of this tract.

THENCE with an old fence, along the east line of the Hagemeyer pasture, the following:

N. 16° 40' 21" E., 294.77 feet.

N. 21° 40' 42" E., 249.16 feet.

N. 19° 43' 58" E., 189.73 feet.

N. 15° 53' 41" E., 147.26 feet.

N. 16° 05' 32" E., 170.36 feet.

N. 18° 36' 58" E., 346.90 feet.

N. 13° 12' 58" E., 148.76 feet.

N. 21° 23' 29" E., 150.79 feet to a 1/2 inch rod, marking the northwest corner of this tract.

THENCE N. 89° 09' 33" E., 1,348.50 feet to a 1/2 inch iron rod in a fence for corner.

THENCE N. 67° 01' 00" E., 1,882.09 feet to a 1/2 inch iron rod in an old fence line for corner.

THENCE N. 89° 06' 00" E., 958.34 feet to a 1/2 inch iron rod in a fence on the east line of the Charles Perrin 247.33 acre tract, marking the northeast corner of this tract.

THENCE with an old fence along the east line of the Charles Perrin 247.33 acre tract, the following:

S. 0° 03' 30" W., 49.20 feet.

S. 5° 04' 50" W., 95.30 feet.

S. 0° 49' 38" E., 1,382.36 feet to the PLACE OF BEGINNING.

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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 2:43pm

Receipt #: 183844  
Recording: 9.00  
Doc/Mgmt: 6.00

Doc/Num : 98- 0236810

Deputy -Betty Sepulveda

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