

Exhibit A

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)

S.W. Owens
Katie Owens

DEED RECORD REFERENCE

VOLUME PAGE COUNTY

1428 515 Kendall
345 752 Kendall

Today's Date: 9/1/16

309 Upper Balcones Rd
Address

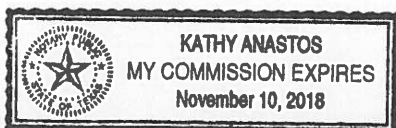
Boerne, TX 78006 361-877-2563
City, State, Zip Code Phone with Area Code

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 1st day of September, 2016 by S.W. Owens & Katie Owens.



Kathy Anastos
Notary Public In and For
The State of Texas

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 7, 2014

Grantor: LTB INTERESTS, LTD

document filed by
Guaranty Title Company of Bexar
at # 141207

Grantor's Mailing Address:

LTB INTERESTS, LTD
P.O. Box 17968
San Antonio, Bexar County, Texas 78217-0968

Grantee: STANLEY OWENS and KATIE A. OWENS, husband and wife

Grantee's Mailing Address:

STANLEY OWENS and KATIE A. OWENS
7426 S. Staples, Suite 107
Corpus Christi, Nueces County, Texas 78413

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Value Bank Texas in the principal amount of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LTB INTERESTS, LTD and by a first-lien deed of trust of even date from Grantee to Scott Heitkamp, Trustee.

Property (including any improvements):

TRACT I:

Being a 36.430 acre tract, more or less, of land out of the Antonio Cruz Survey No. 170, Abstract No. 97, Kendall County, Texas, said 36.430 acre tract also being all of that certain 36.427 acre tract recorded in Volume 1145, Page 368, Kendall County Official Records, said 36.430 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TRACT II:

Being a 25.218 acre tract, more or less, of land out of the Antonio Cruz Survey No. 170, Abstract No. 97, Kendall County, Texas, being a portion of a tract as described in deed recorded in Volume 345, Page 782, Kendall County Official Records, said 25.218 acre tract also being all of that certain 25.293 acre tract recorded in Volume 1145, Page 368, Kendall County Official Records, said

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25.218 acre tract being more particularly described in Exhibit "B" attached hereto and made a part hereof.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

- a. Pole Line Right of Way Agreement dated August 12, 1939, executed by Fritz Sueltenfuss and Annie Sueltenfuss, to San Antonio Public Service Company, of record in Volume 58, Page 261, Kendall County Deed Records.
- b. Electric Line Right of Way Agreement dated May 29, 2014, executed by LTB Interests, Ltd., to City of San Antonio, of record in Volume 1421, Page 1, Kendall County Official Records. (As to Tract II)
- c. Oil, Gas, and other mineral interest retained in Volume 345, Page 782, Kendall County Official Records.
- d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, immunities relating thereto, appearing in the Public Records. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- e. 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, septic, waste disposal, and the drilling, construction and use of water wells.
- As to Tract I:
 - f. Location of guy wires, utility poles, telephone pedestal, and overhead telephone lines as shown on survey dated July 22, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
 - g. Location of Gas Line running through property as shown on survey dated July 22, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
 - h. Location of fences and gates as shown on survey dated July 22, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.

As to Tract II:

- i. Location of overhead electric lines, power poles, guy wires, and overhead telephone lines, as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.

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- j. Location of 14' electric easement running through a portion of property as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
- k. Location of fences, gates, cattle guards, and windmill/well as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
- l. Portion of asphalt driveway located over west side property line adjoining Upper Balcones Rd. as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

Grantor:
LTB INTERESTS, LTD., a Texas limited
partnership

By and through its general partner
LB Resources, LLC, a Texas limited liability
company

By: 
LAWRENCE T. BIEDENHARN, Manager

Grantees:

STANLEY OWENS

- j. Location of 14' electric easement running through a portion of property as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
- k. Location of fences, gates, cattle guards, and windmill/well as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.
- l. Portion of asphalt driveway located over west side property line adjoining Upper Balcones Rd. as shown on survey dated April 10, 2014, prepared by Wes Rexrode, R.P.L.S. No. 6001, Job No. 59-14.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

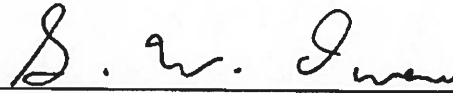
When the context requires, singular nouns and pronouns include the plural.

Grantor:
LTB INTERESTS, LTD., a Texas limited
partnership

By and through its general partner
LB Resources, LLC, a Texas limited liability
company

By: _____
LAWRENCE T. BIEDENHARN, Manager

Grantees:



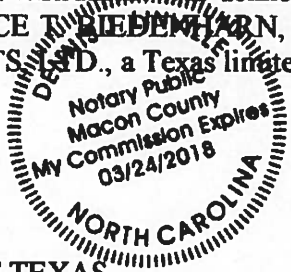
STANLEY OWENS

KATIE A. OWENS

STATE OF NORTH CAROLINA)

COUNTY OF MACON)

This instrument was acknowledged before me on this the 7 day of August, 2014, by LAWRENCE T. BIEDEMANN, manager of LB RESOURCES, LLC, general partner of LTB INTERESTS, L.P., a Texas limited partnership.



[Signature]
Notary Public, State of NORTH CAROLINA
MY COMMISSION EXPIRES 3/24/18

STATE OF TEXAS)

COUNTY OF KENDALL)

This instrument was acknowledged before me on this the ____ day of August, 2014, by STANLEY OWENS and KATIE A. OWENS.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LOVORN LAW FIRM PLLC
470 South Main, Suite 4
Boerne, Texas 78006

AFTER RECORDING RETURN TO:

Stanley and Katie A. Owens
7426 S. Staples, Suite 107
Corpus Christi, Texas 78413

Katie A Owens

KATIE A. OWENS

STATE OF _____)

COUNTY OF _____)

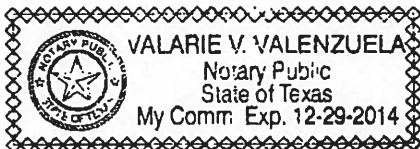
This instrument was acknowledged before me on this the ____ day of August, 2014, by LAWRENCE T. BIEDENHARN, manager of LB RESOURCES, LLC, general partner of LTB INTERESTS, LTD., a Texas limited partnership.

Notary Public, State of _____

STATE OF TEXAS)

COUNTY OF KENDALL)

This instrument was acknowledged before me on this the 7 day of August, 2014, by STANLEY OWENS and KATIE A. OWENS.



Valarie Valenzuela

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LOVORN LAW FIRM PLLC
470 South Main, Suite 4
Boerne, Texas 78006

AFTER RECORDING RETURN TO:

Stanley and Katie A. Owens
7426 S. Staples, Suite 107
Corpus Christi, Texas 78413

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR A 36.430 ACRE TRACT OF LAND

BEING A 36.430 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, SAID 36.430 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN 36.427 ACRE TRACT RECORDED IN VOLUME 1145, PAGES 368-375, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, SAID 36.430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" iron rod found in the east right-of-way line of Upper Balcones Road for the westernmost southwest corner the above referenced 36.427 acre tract, the northwest corner of that certain 25.293 acre tract of land recorded in Volume 1145, Pages 368-375, Official Records, Kendall County, Texas, and the westernmost southwest corner of the herein described tract, said point bears North 08 degrees 46 minutes 49 seconds West, a distance of 364.90 feet from a ½" iron rod found at an angle of said 25.293 acre tract;

Thence, with the east right-of-way line of Upper Balcones Road and a west line of said 36.427 acre tract, **North 08 degrees 48 minutes 23 seconds West**, a distance of **30.25 feet** to a ½" iron rod found at the northwest corner of said 36.427 acre tract, the southwest corner of that certain 95.268 acre tract recorded in Volume 1135, Pages 813-819, Official Records, Kendall County, Texas and the northwest corner of the herein described tract;

Thence, departing the east right-of-way line of Upper Balcones Road, with the north line of said 36.427 acre tract and the south line of said 95.268 acre tract, **North 87 degrees 34 minutes 00 seconds East**, a distance of **2943.80 feet** to a 60D nail found in a 10" fence post for the northeast corner of the herein described tract, the northeast corner of said 36.427 acre tract and the southeast corner of said 95.268 acre tract;

Thence, with multiple east lines of said 36.427 acre tract, the following two (2) courses and distances:

South 00 degrees 12 minutes 23 seconds West, a distance of **87.64 feet** to a ½" iron rod found for angle;

and **South 00 degrees 05 minutes 48 seconds East**, at 1266.88 feet, a ½" iron rod found for reference, continuing a total distance of **1313.55 feet** to a meander point in the approximate middle of Balcones Creek for the southeast corner of the herein described tract and the southeast corner of said 36.427 acre tract;

Thence, upstream, along the approximate middle of Balcones Creek, the following seven (7) courses and distances:

North 63 degrees 43 minutes 18 seconds West, a distance of **162.93 feet** to a meander point for angle;

North 73 degrees 32 minutes 15 seconds West, a distance of **144.41 feet** to a meander point for angle;

North 74 degrees 30 minutes 42 seconds West, a distance of **97.89 feet** to a meander point for angle;

North 86 degrees 33 minutes 50 seconds West, a distance of **165.73 feet** to a meander point for angle;

North 77 degrees 52 minutes 11 seconds West, a distance of **318.51 feet** to a meander point for angle;

North 43 degrees 10 minutes 13 seconds West, a distance of **113.55 feet** to a meander point for angle;

and **North 67 degrees 10 minutes 37 seconds West**, a distance of **357.21 feet** to a meander point for the southernmost southwest corner of the herein described tract, the southernmost southwest corner of said 36.427 acre tract and the southeast corner of said 25.293 acre tract;

Thence, with multiple easterly and northerly lines of said 25.293 acre tract and multiple westerly and southerly lines of said 36.427 acre tract, the following seven courses and distances:

North 02 degrees 23 minutes 09 seconds West, at 46.48 feet, a ½" iron rod found for reference, continuing a total distance of 127.30 feet to a ½" iron rod found for angle;

North 35 degrees 16 minutes 53 seconds West, a distance of **251.57 feet** to a ½" iron rod found for angle;

North 30 degrees 32 minutes 54 seconds East, a distance of **254.27 feet** to a ½" iron rod found for angle;

North 47 degrees 01 minutes 34 seconds East, a distance of **15.01 feet** to a ½" iron rod found for angle;

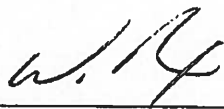
North 16 degrees 26 minutes 57 seconds West, a distance of **282.53 feet** to a 40D nail found for angle;

North 57 degrees 23 minutes 00 seconds West, a distance of **75.76 feet** to a ½" iron rod found for angle;

and **South 87 degrees 33 minutes 54 seconds West**, a distance of **1522.90 feet** to the **Point of Beginning** containing **36.430 acres**.

Basis of Bearing was established from GPS Observations. A survey drawing of the above described tract was prepared.





Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 59-14 (36.430 Acre Tract)

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR A 25.218 ACRE TRACT OF LAND

BEING A 25.218 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, SAID 25.218 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN 25.293 ACRE TRACT RECORDED IN VOLUME 1145, PAGES 368-375, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, SAID 25.218 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" iron rod found in the east right-of-way line of Upper Balcones Road for the northwest corner of the above referenced 25.293 acre tract, a southwest corner of that certain 36.427 acre tract of land recorded in Volume 1145, Pages 368-375, Official Records, Kendall County, Texas, and the northwest corner of the herein described tract, said point bears South 08 degrees 48 minutes 23 seconds East a distance of 30.25 feet from a ½" iron rod found;

Thence, departing the east right-of-way line of Upper Balcones Road with south and west lines of said 36.427 acre tract and north and east lines of said 25.293 acre tract, the following seven (7) courses and distances:

North 87 degrees 33 minutes 54 seconds East, a distance of 1522.90 feet to a ½" iron rod found for angle;

South 57 degrees 23 minutes 00 seconds East, a distance of 75.76 feet to a 40d nail found for angle;

South 16 degrees 26 minutes 57 seconds East, a distance of 282.53 feet to a ½" iron rod found for angle;

South 47 degrees 01 minutes 34 seconds West, a distance of 15.01 feet to ½' iron rod found for angle;

South 30 degrees 32 minutes 54 seconds West, a distance of 254.27 feet to ½' iron rod found for angle;

South 35 degrees 16 minutes 53 seconds East, a distance of 251.57 feet to ½' iron rod found for angle;

And South 02 degrees 23 minutes 09 seconds East, passing a ½" iron rod found at a distance of 80.82 feet, continuing at a total distance of 127.30 feet to a calculated point in the approximate middle of Balcones Creek for the southeast corner of the herein described tract;

Thence, upstream with the approximate middle of Balcones Creek, the following three (3) courses and distances:

North 76 degrees 15 minutes 16 seconds West, a distance of 300.38 feet to a meander point found for angle;

North 84 degrees 04 minutes 05 seconds West, a distance of 382.54 feet to a meander point found for angle;

And South 80 degrees 36 minutes 13 seconds West, a distance of 217.92 feet to a calculated point at or near the northeast corner of that certain 13.284 acre tract of land recorded in Volume 1379, Pages 766-770, Kendall County Official Records;

Thence, leaving the approximate middle of Balcones Creek, with northeasterly lines of said 13.284 acre tract and southwesterly lines of said 25.293 acre tract the following two (2) courses and distances:

North 66 degrees 56 minutes 02 seconds West, passing a ½" iron rod with an orange "Pfeiffer Survey" plastic cap set at a distance of 13.97 feet, continuing a total distance of **480.06 feet** to a ½" iron rod found for angle;

And North 74 degrees 54 minutes 25 seconds West, a distance of **318.53 feet** to a ½" iron rod found in the east right-of-way line of Upper Balcones Road, for the northwest corner of said 13.284 acre tract, the southwest corner of said 25.293 acre tract and the southwest corner of the herein described tract;

Thence, with the east right-of-way line of Upper Balcones Road and the west line of said 25.293 acre tract, the following two (2) courses and distances:

North 09 degrees 10 minutes 23 seconds East, a distance of **103.21 feet** to a ½" iron rod found for angle;

And North 08 degrees 46 minutes 49 seconds West, a distance of **364.90 feet** to the **Point of Beginning** containing **25.218 acres** of land.

Basis of Bearing was established from GPS Observations. A survey drawing of the above described tract was prepared.



A handwritten signature in dark ink, appearing to read "W. Rexrode", written over a horizontal line.

Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 59-14 (25.218 Acre Tract)

Doc # 00286178
Vol 1428 Ps 525

Filed & Recorded in:

KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK

08/11/2014 3:34PM

Document Number: 00286178
Total Fees : \$62.00

Receipt Number - 48282
By Deputy: Paula Pfeiffer

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.

ATC

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

08/11/2014
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: *PP* Deputy