

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)

DEED RECORD REFERENCE

<u>VOLUME</u>	<u>PAGE</u>	<u>COUNTY</u>
1456	321	Kendall

Jolene Grossaint-Boyns

Today's Date: 3/4/17

115 W. S. 117 E. Winding Loop

Address

Boerne, TX 78006

City, State, Zip Code

830-391-5346

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

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§

COUNTY OF KENDALL

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This instrument was acknowledged before me on the 4 day of March, 2017 by Jolene Grossaint-Boyns / Cecil L. Boyns.



Shirley R. Guerra  
Notary Public In and For  
The State of Texas

1/9/15/bh  
G#151034

Doc # 00290828  
Vol 1456 Pg 321

**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 AND/OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** March 5, 2015

**GRANTOR:** JAMES M. THURMOND and spouse, STEPHANIE M. THURMOND

**GRANTOR'S MAILING ADDRESS (including county):**

117 E. Winding Loop  
Boerne, Kendall County, Texas 78006

**GRANTEE:** JOANN GROSSAINT-BOYULS and CECIL L. BOYULS, wife and husband

**GRANTEE'S MAILING ADDRESS (including county):**

225 Winding Path  
Boerne, Kendall County, Texas 78006

Recorded  
151034

**CONSIDERATION:**

Ten Dollars (\$10.00) and other good and valuable consideration and the execution and delivery by the Grantee herein of Grantee's one certain Promissory Note of even date herewith in the principal amount of **\$314,800.00**, payable to the order of **SWBC MORTGAGE CORPORATION**, as therein provided. Said Note bearing interest at the rate therein specified and containing the usual clauses relating to acceleration of maturity and attorney's fees in event of default. Said Note secured by a Vendor's Lien retained in this Deed and by a Deed of Trust of even date from Grantee herein to **EDWARD KERSHNER**, Trustee, against the herein described property; AND IN CONSIDERATION OF THE ADVANCEMENT OF SAID SUM TO THE GRANTOR HEREIN, THE SAID VENDOR'S LIEN AND SUPERIOR TITLE ARE HEREBY TRANSFERRED AND ASSIGNED UNTO SWBC MORTGAGE CORPORATION, which has a mailing address of 9311 San Pedro Avenue, Suite 100, San Antonio, TX 78216 without recourse on Grantor.

**PROPERTY (including any improvements):**

**Lot 52, SKYVIEW ACRES, Unit 3**, located in Kendall County, Texas, according to plat thereof recorded in Volume 88, Page 225, Kendall County Deed Records.

**RESERVATIONS FROM CONVEYANCE:**

None

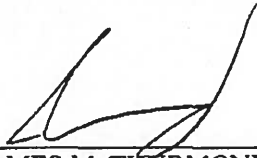
**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

- a. Restrictions as appear in Volume 121, Page 629, Kendall County Deed Records and as shown on plat recorded in Volume 88, Page 225, Kendall County Deed Records.
- b. Right-of-Way Easement dated August 3, 1964, executed by General Investment Corporation to Bandera Electric Cooperative, Inc. as recorded in Volume 114, Page 544, Kendall County Deed Records.
- c. Any and all restrictions, easements, building setback lines, covenants and conditions as set out in Volume 121, Page 629, Kendall County Deed Records, and on Plat of record in Volume 88, Page 225, Kendall County Deed Records.
- d. Any easement or claim of easement due to the existence of electric, telephone and utility lines across the subject property as shown on Survey dated June 25, 2009, Updated January 17, 2012, prepared by Byron R. Wilkinson, Registered Professional Land Surveyor No. 1537.
- e. 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.
- f. 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.

Grantor, for the consideration and subject to the restrictions from conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 exceptions to conveyance and warranty.

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

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

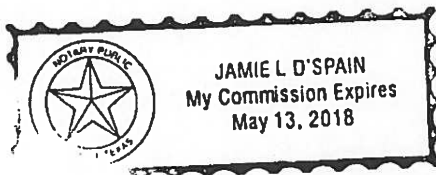
  
\_\_\_\_\_  
JAMES M. THURMOND

  
\_\_\_\_\_  
STEPHANIE M. THURMOND

STATE OF TEXAS #

COUNTY OF KENDALL #

This instrument was acknowledged before me on the 5 day of March, 2015, by JAMES M. THURMOND and STEPHANIE M. THURMOND.



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

**AFTER RECORDING RETURN TO:**

GUARANTY TITLE COMPANY  
910 N. MAIN  
BOERNE, TEXAS 78006

**PREPARED IN THE LAW OFFICE OF:**

KURTIS S. RUDKIN  
910 N. MAIN  
BOERNE, TEXAS 78006

Filed & Recorded in:

**KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK**

03/05/2015 03:04PM

Document Number : 00290828

Total Fees : \$34.00 *GTC*

Receipt Number - 53515

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

03/05/2015

DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: *DPS* Deputy