

# ANNEXATION PETITION

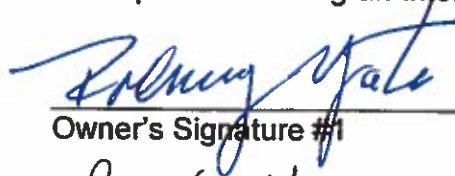
TO THE MAYOR AND GOVERNING BODY  
OF THE CITY OF BOERNE, TEXAS:

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:

(Provide physical address, if available)

(Description by metes and bounds attached)

I/We certify that the above described tract of land is contiguous to the City of Boerne, Texas, is not more than one-half (1/2) mile in width 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

RODNEY YATES

Owner's Printed Name

P.O. Box 1491, BOERNE, TX 78006

Owner's Mailing Address

830-446-9031

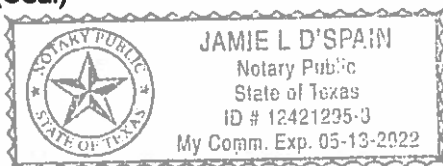
Owner's Phone No.

THE STATE OF TEXAS   #  
COUNTY OF KENDALL   #

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

Given under my hand and seal of office, this 3 day of July, 2019.

(Seal)



  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

## **Property Details**

**Address:** 30-32 FM 1376  
Boerne, TX 78006

**Owners:** Rodney & Sherri Yates

**Legal Description:** A10361-Survey 181 Newton & Taylor  
7.379ac.  
A10361-Survey 181 Newton & Taylor  
3.013ac.

### **Boundary Surveys Attached:**

- #1 - Boundary, Utility & Structures
- #2 – Boundary Survey
- #3 – Appraisal District Map
- #4 – Aerial map

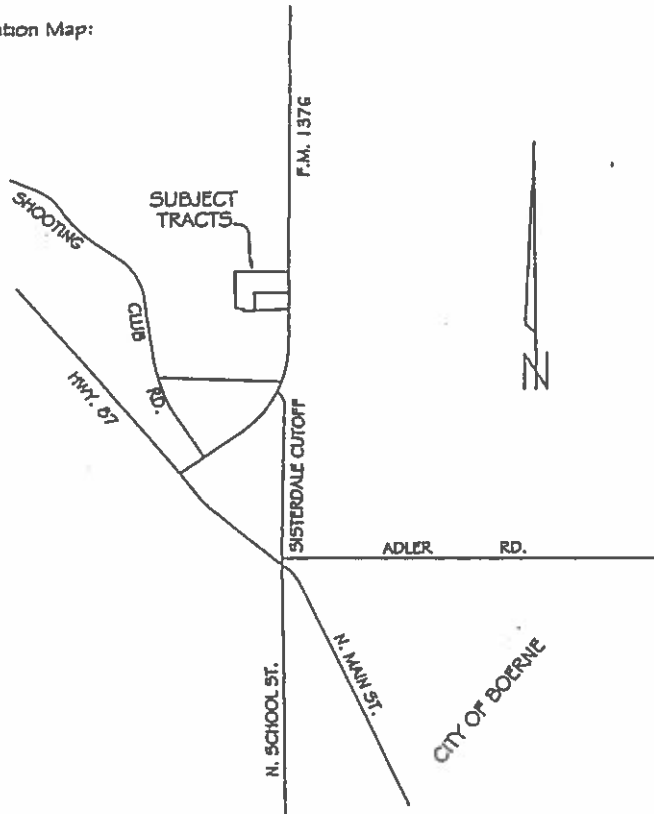
## AFFIDAVIT OF LAND LOCATION

December 14, 2005

1. Property Owner: E. Rodney Yates

2. F.M. 1376 is a State of Texas maintained road.

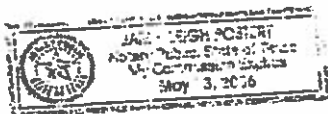
3. Location Map:



I, E. Rodney Yates, hereby affirm that this affidavit shows the location of 7.471 acres of land and 3.013 acres of land out of the Newton & Taylor Sur. No. 181, Abs. No. 361 in Kendall County, Texas and being a division of a 9.961 acre tract of land recorded in Vol. 111, Pg. 74, Kendall County Deed Records and the remainder of a 9.931 acre tract of land recorded in Vol. 205, Pg. 36 in the Kendall County Official Records. Said affidavit was prepared by a Professional Land Surveyor.

*E. Rodney Yates*  
 E. Rodney Yates

Sworn and subscribed to before me this 20 day of December, A.D., 2005.

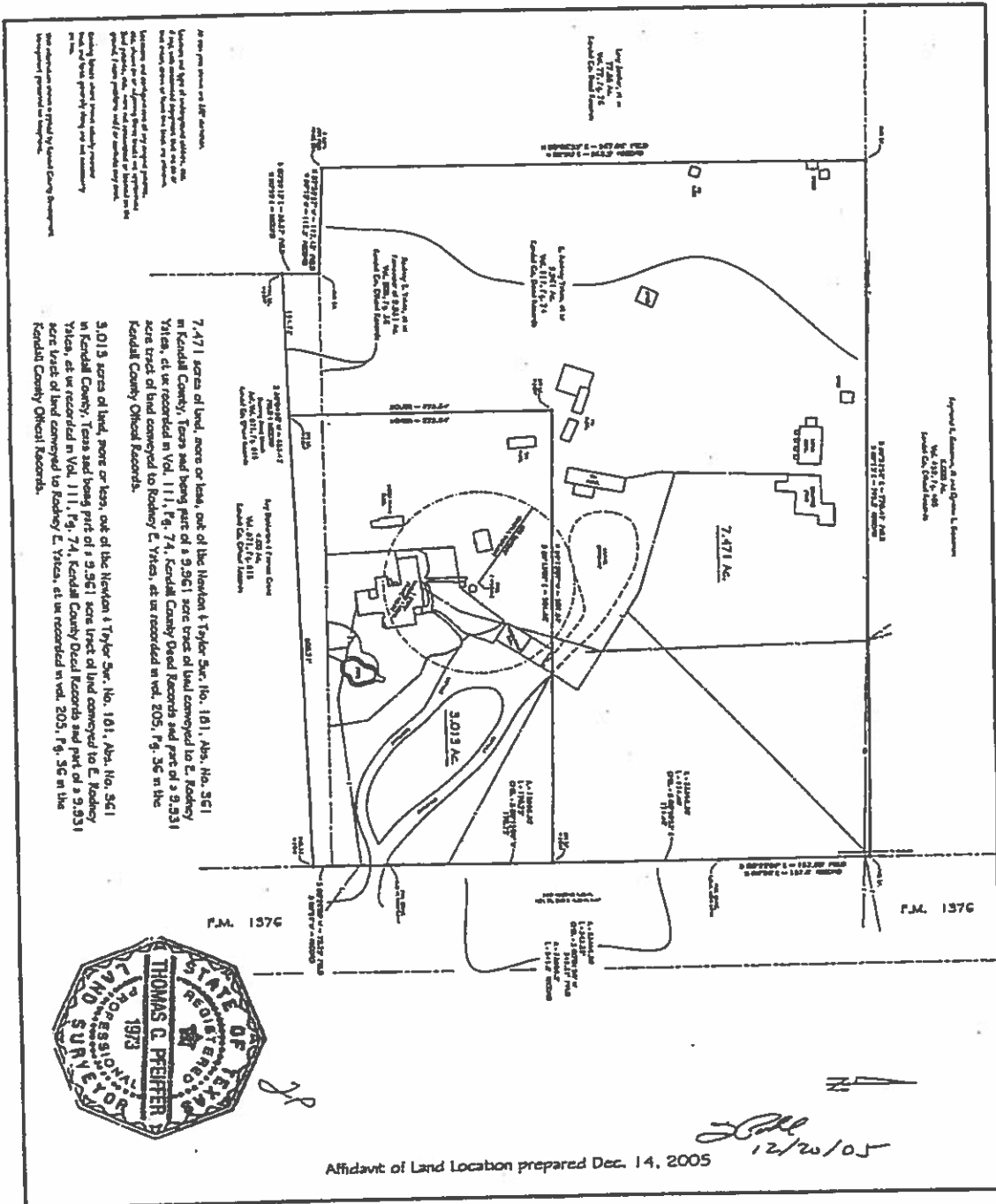


*James H. Porter*  
 Notary Public

Approved by Kendall County Department of Development Management.

*Don Pohl*

Date: 12/20/05



WARRANTY DEED

41019

THE STATE OF TEXAS  
COUNTY OF KENDALL

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT we, DONALD A. BEYER and wife, MAXINE H. BEYER, of Travis County, Texas and VIRGINIA B. CLARK and husband, FLOYD H. CLARK, of Kerr County, Texas (hereinafter called "Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to us paid by the Grantees herein named, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY, unto ROONEY E. YATES and wife, SHERRON K. YATES, of Kendall County, Texas, whose mailing address is Rt. 2, Box 2788, Boerne, Texas 78006 (hereinafter called "Grantees"), all of the following described real property located in Kendall County, Texas, together with any building, fixtures and improvements located thereon, to-wit:

Being 9.931 acres of land, more or less, out of the Hewton & Taylor Survey No. 181, Abstract No. 361, in Kendall County, Texas, and also being the same tract of land conveyed by San E. Beyer, et ux, to Donald A. Beyer and Virginia Beyer Clark recorded in Volume 134, Page 11, Kendall County Deed Records; said 9.931 acres of land, more or less, being more fully described as follows:

BEGINNING at an iron pin on the west right-of-way line of R.M. 1376 for the northeast corner of this tract, said pin being the northwest corner of a 0.037 acre tract conveyed by San E. Beyer, et ux to State of Texas recorded in Volume 76, Page 72, Kendall County Deed Records.

THENCE, along said west right-of-way line of R.M. 1376, South 00 deg 26' West, 489.15 feet to a concrete right-of-way marker, and an arc length of 169.9 feet along a curve to the right (having a radius of 1850.08 feet) to an iron pin for the southeast corner of this tract and the southwest corner of the State of Texas 0.037 acre tract.

THENCE, with fence South 89 deg 37' West, 319.95 feet to a 40d nail in a cedar post, South 89 deg 57' West, 192.10 feet to a 40d nail in a cedar post, South 89 deg 38' West, 140.30 feet to an iron pin at fence corner for the southwest corner of this tract, North 00 deg 59' East, 658.55 feet to an iron pin at fence corner for the northwest corner of this tract, North 89 deg 38' East, 308.45 feet to an adjoining chain link fence corner, and North 89 deg 47' East, 345.70 feet to the PLACE OF BEGINNING.

This conveyance is made subject to the following exceptions:

1. All easements, conditions, covenants, restrictions and reservations of record in Kendall County, Texas, which are applicable to the property herein conveyed;

2. Any visible and/or apparent roadway or easement over and across the property herein conveyed, which does not appear of record;
3. The rights of parties in possession (including, without limitation, the rights of lessee arising out of that certain Residential Lease Agreement, dated December 18, 1982, by and between Donald A. Beyer, therein called "Lessor" and R.L. Goodson and Bonnie Goodson, therein called "Lessee");
4. All existing zoning and building ordinances; and
5. The lien for current taxes which are not yet due, which current taxes are hereby assumed by Grantees.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 5th day of April, 1983.

Donald A. Beyer  
DONALD A. BEYER

Marlene H. Beyer  
MARLENE H. BEYER

Virginia L. Clark  
VIRGINIA L. CLARK

Floyd H. Clark  
FLOYD H. CLARK

THE STATE OF TEXAS     §  
                                 §  
COUNTY OF Kendall     §

BEFORE ME, the undersigned authority, on this day personally appeared DONALD A. BEYER, 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 on this the 7th day of April, 1983.

Marlene H. Beyer  
Notary Public Kendall County, Texas  
Marlene H. Beyer  
My Commission expires 10-30-94

THE STATE OF TEXAS §  
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared MAXINE H. BEYER, 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 on this the 5 day of April, 1983

Alice Helms  
Notary Public  
Harris Co.  
My Commission expires 10-19-84

THE STATE OF TEXAS §  
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared VIRGINIA B. CLARK, 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 on this the 5 day of April, 1983

Alice Helms  
Notary Public  
Harris Co.  
My Commission expires 10-19-84

THE STATE OF TEXAS §  
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared FLOYD H. CLARK, 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 on this the 5 day of April, 1983

Alice Helms  
Notary Public  
Harris Co.  
My Commission expires 10-19-84

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 herein by me, and was duly RECORDED, in the Official Records of Kendall County, Texas on:

April 14, 1983  
Vol. 205, Pages 36-38



Alice Helms  
County Clerk  
Kendall County, Texas

Royce Lynn Roe  
Deputy

-3-

FILED FOR RECORD  
1983 APR -7 PM 4:38  
DALENE HERRIN  
COUNTY CLERK, KENDALL COUNTY  
TX  
Royce Lynn Roe  
Deputy