

**ORDINANCE NO. 2015-32**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY**

**WHEREAS**, the City Council of the City of Boerne, Texas has found it necessary and in the public interest to expand the city limits of the City of Boerne to include the area referred to in this proposed annexation plan, so that the City will grow in an orderly manner, and that the residents both present and future, of the annexed area will be provided services; and

**WHEREAS**, said tract of land is adjacent to the City of Boerne boundaries, or is within the extra-territorial jurisdiction of the City of Boerne, or is already contiguous to the City of Boerne on at least two sides, or the area being annexed is not less than 1000 feet wide in the narrowest point; and

**WHEREAS**, on the 25<sup>th</sup> day of August, 2015, and the 8<sup>th</sup> day of September, 2015, Public Hearings were held at 6:00 p.m. in the Council Chambers of the Police Department/ Municipal Court building. The purpose of the Public Hearings was to give all interested persons the right to appear and be heard on the proposed annexation of 11.65 acres of land, more or less, by the City of Boerne, Texas, more fully described in "Exhibit A", attached hereto and made a part hereof.

**WHEREAS**, the City has prepared a Service Plan for said tract of land which is "Exhibit B", attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:**

Section 1: That the territory described in "Exhibit A" attached hereto is hereby annexed into the City of Boerne, Kendall County, Texas, and that the boundary limits of the City of Boerne are hereby extended to include the territory described in "Exhibit A" within the city limits and the same shall hereafter be included within the territorial limits of said City, and said land and future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City, and shall be bound by the acts and ordinances of said City.

Section 2: That the Municipal Service Plan for the herein annexed tract provided for in "Exhibit B", attached hereto is hereby adopted.

Section 3: The City Secretary is hereby directed to file with the County Clerk of Kendall County, Texas, and other appropriate officials and agencies, as required by the State and Federal law and City annexation procedures, a certified copy of this ordinance.

PASSED and APPROVED on first reading this the 22<sup>nd</sup> day of September, 2015.

PASSED, APPROVED, and ADOPTED on second reading this the 13<sup>th</sup> day of October, 2015.

APPROVED:

s/s Michael D. Schultz  
Mayor

ATTEST:

s/s Lori A. Carroll  
City Secretary

APPROVED AS TO FORM:

s/s Kirsten B. Cohoon  
City Attorney

Exhibit A

METES AND BOUNDS DESCRIPTION  
CLOUD BUSINESS PARK AND  
TEXAS TEN OAKS STORAGE, LLC

Description of an 11.65 acre tract of land out of the J. M. McCullough Survey Number 185, Abstract Number 346, Kendall County, Texas being a combination of Lots 1-3, Cloud Business Park as shown on plat recorded in Volume 5, Page 264-265, Kendall County Plat Records, a 7.41 acre tract described in deed recorded in Volume 1106, Page 126, Kendall County Official Records and the adjoining portion of Old San Antonio Road; said 11.65 acre tract being more fully described as follows:

Beginning at an existing ½" steel rod in a northeast line of Old San Antonio Road being the northwest corner of said 7.41 acre tract and the southwest corner of Lot 1B, Block 3, Stonegate as shown on plat recorded in Volume 4, Page 145, Kendall County Plat Records,

Thence, with the north line of said 7.41 acre tract and the south line of Lot 1B, Block 3, Stonegate, joining en route the south lines of Lots 2-5, Block 3, Stonegate as shown on plat recorded in Volume 1, Pages 292-294, Kendall County Plat Records, S 89°21'31" E<sup>1</sup>, 770.89 feet to an existing ½" steel rod and N 88°42'39" E, 22.99 feet to an existing ½" steel rod being the northeast corner of said 7.41 acre tract, a northwest corner of the Nancy Huddleston Living Trust 17.49 acre tract described in deed recorded in Volume 1305, Page 798, Kendall County Official Records and a northwest corner of the City of Boerne Corporate Limits;

Thence, with an east line of said 7.41 acre tract, a west line of said 17.49 acre tract and a west line of the City of Boerne Corporate Limits, S 00°11'01" W, 695.09 feet to an existing ½" steel rod being the southeast corner of said 7.41 acre tract and a re-entrant corner of said 17.49 acre tract;

Thence, with the south line of said 7.41 acre tract, a north line of said 17.49 acre tract and a north line of the City of Boerne Corporate Limits, N 89°19'32" W, 515.30 feet to an existing ½" steel rod being the southwest corner of said 7.41 acre tract, a northwest corner of said 17.49 acre tract and in a northeast line of Old San Antonio Road;

Thence, crossing Old San Antonio Road with a northern line of the City of Boerne Corporate Limits, S 61°08'50" W, 62.29 feet to an existing ½" steel rod in a southwest line of

Old San Antonio Road, being the north corner of the Martin Carroll 2.97 acre tract described in deed recorded in Volume 1033, Page 530, Kendall County Official Records and the east corner of the Garden Oaks Professional Condo Project as shown on plat recorded in Volume 6, Page 383, Kendall County Plat Records;

Thence, with a southwest line of Old San Antonio Road, the northeast line of said Garden Oaks Professional Condo Project and a northeast line of the City of Boerne Corporate Limits, N 28°50'52" W, 182.22 feet to an existing ½" steel rod at the north corner of the Garden Oaks Professional Condo Project and the east corner of the Boerne Baseball Group, LLC 3.117 acre tract described in deed recorded in Volume 1419, Page 93, Kendall County Official Records;

Thence, with a southwest line of Old San Antonio Road, the northeast line of said 3.117 acre tract and a northeast line of the City of Boerne Corporate Limits, N 19°23'15" W, 248.44 feet to an existing ½" steel rod being the north corner of said 3.117 acre tract and the east corner of Lot 6, Parkway as shown on plat recorded in Volume 1, Pages 267-269, Kendall County Plat Records;

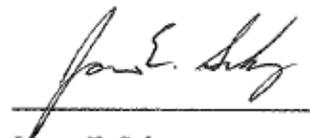
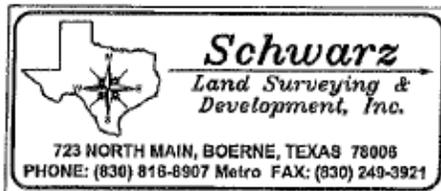
Thence, with a southwest line of Old San Antonio Road, the northeast line of said Lot 6, Parkway and a northeast line of the City of Boerne Corporate Limits, N 18°29'54" W, 121.19 feet to an existing ½" steel rod at the north corner of said Lot 6 and the southeast corner of Park Way, a public street as shown on plat recorded in Volume 1, Pages 267-269, Kendall County Plat Records;

Thence, with a southwest line of Old San Antonio Road, the northeast line of said Park Way and a northeast line of the City of Boerne Corporate Limits, N 17°45'34" W, 50.19 feet to an existing ½" steel rod at the northwest corner of Park Way and the southeast corner of Lot 5, Parkway as shown on plat recorded in Volume 1, Pages 267-269, Kendall County Plat Records;

Thence, with a southwest line of Old San Antonio Road, the northeast line of said Lot 5, Parkway and a northeast line of the City of Boerne Corporate Limits, N 17°18'57" W, 162.27 feet to the northwest corner of the herein described tract;

Thence, crossing Old San Antonio Road, N 72°08'56" E, 51.09 feet to the place of beginning and containing 11.65 acres of land.<sup>2</sup>

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF A COMPLETE ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



James E. Schwarz  
Registered Professional  
Land Surveyor No. 4760  
Job No. 15-068  
Firm License No. 10132600

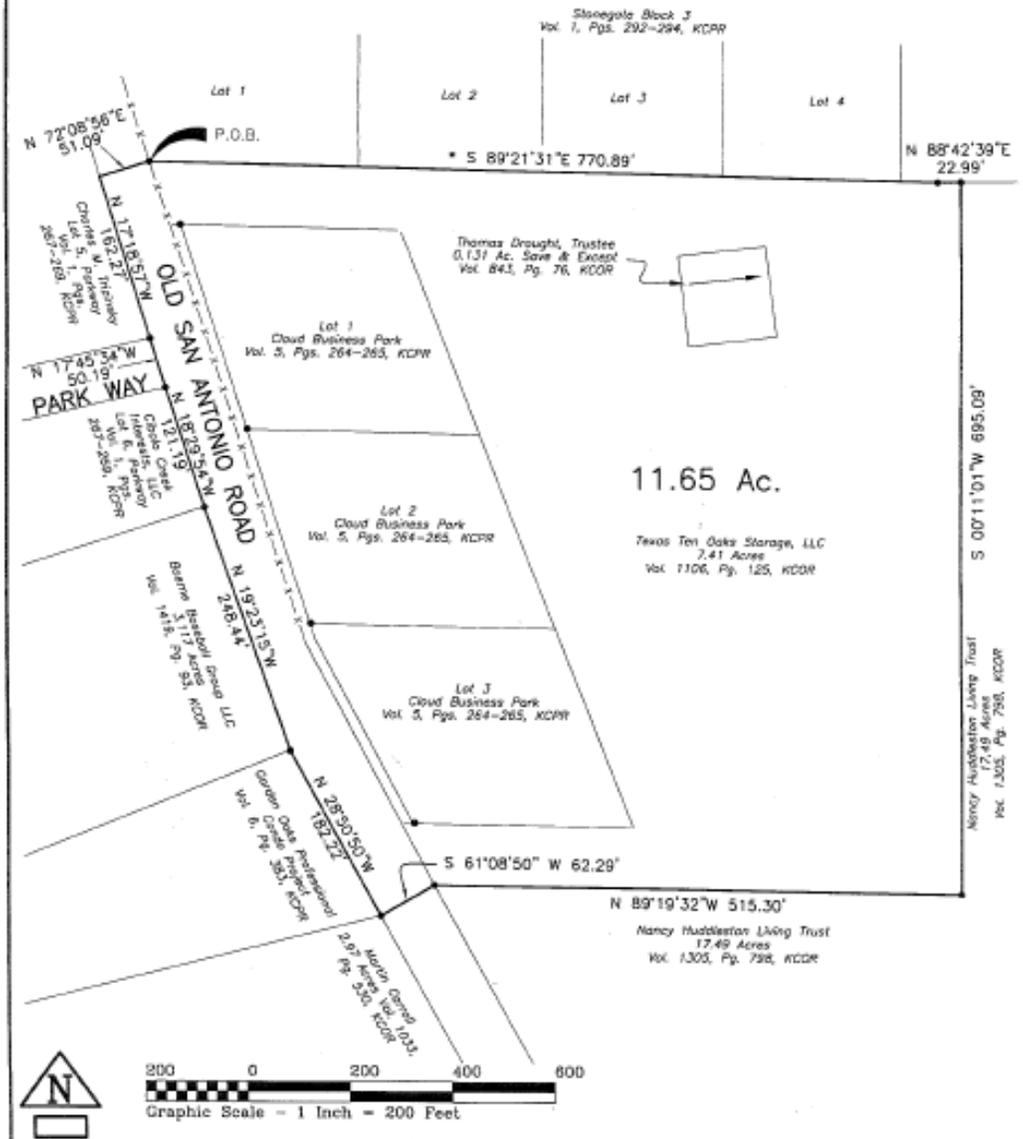
1. This bearing, used as the bearing basis for this survey, is from deed recorded in Volume 1106, Page 126, Kendall County Official Records.

4. A plat of this tract has been prepared.

July 15, 2015 (4:37pm)



AN 11.65 ACRE TRACT OF LAND OUT OF THE J. M. MCCULLOUGH SURVEY NO. 185, ABSTRACT NO. 346, KENDALL COUNTY, TEXAS, BEING A COMBINATION OF LOTS 1-3, CLOUD BUSINESS PARK AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGES 264-265, KENDALL COUNTY PLAT RECORDS, A 7.41 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1106, PAGE 126, KENDALL COUNTY OFFICIAL RECORDS AND THE ADJOINING PORTION OF OLD SAN ANTONIO ROAD.



- Notes:
1. ○ indicates 1/2" steel rod set
  2. ● indicates 1/2" steel rod found
  3. KCOR = Kendall County Official Records
  4. KCPW = Kendall County Plat Records
  5. \* This bearing, used as the bearing basis for this survey, is from deed recorded in Vol. 1106, Pg. 126, KCOR.

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THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF A COMPLETE ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**Schwarz**  
Land Surveying & Development, Inc.

723 NORTH MAIN, BOERNE, TEXAS 78006  
PHONE: (817) 816-8867 Metro FAX: (817) 584-8442  
FIRM LICENSE NO. 16132890



James E. Schwarz  
Registered Professional  
Land Surveyor No. 4780

Job No. 15-068

Exhibit B

July 27, 2015

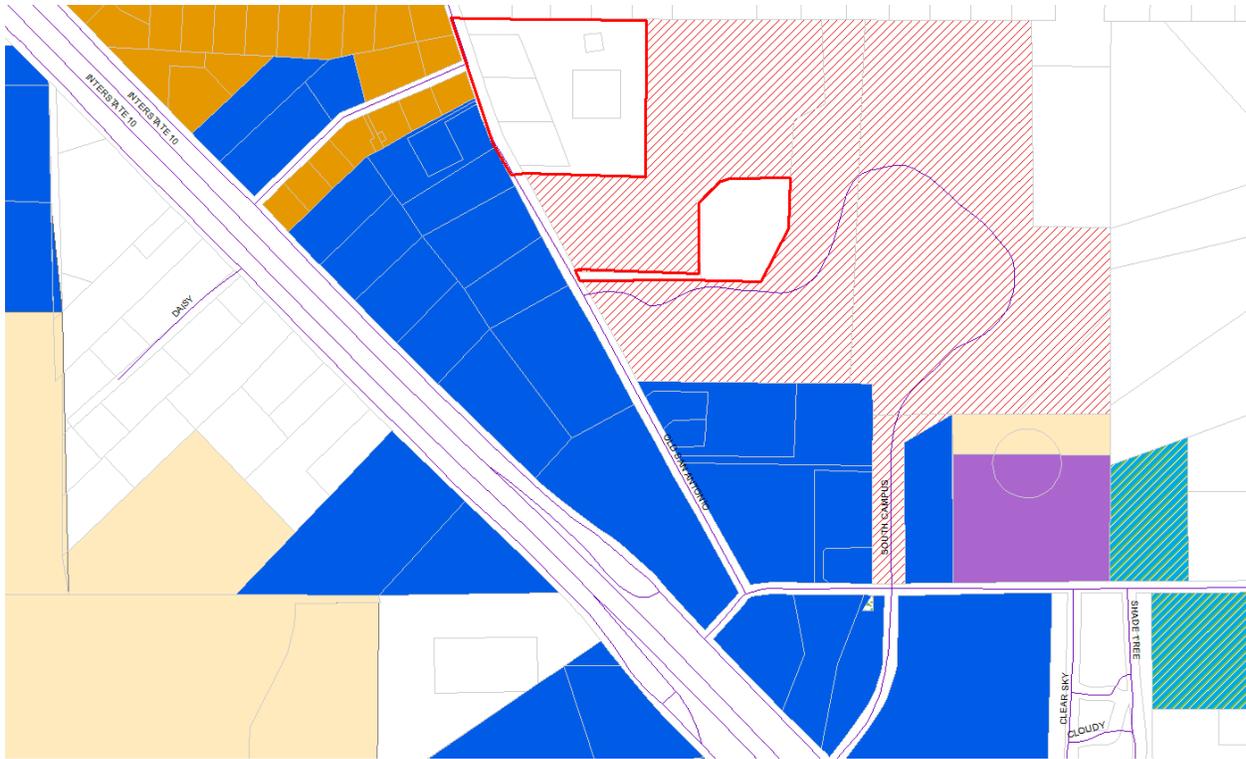
KATHY J & WILEY CLOUD  
P.O BOX 985  
BOERNE, TX 78006-0985

RE: The Proposed Annexation of 125 Old San Antonio Road (*PID: 62674*)

Dear Kathy and Wiley Cloud,

The City Council has asked City staff to start the annexation of properties that are surrounded by the city limits and or have city limits adjacent to at least two property lines. This will be taking place throughout Boerne where conditions are favorable. We began with the encapsulated properties along West San Antonio Street and Calk Lane in 2013 and now we are looking at Old San Antonio Road area, please look at the attachment. Your property is one of those under consideration for annexation. The City of Boerne will soon be annexing Old San Antonio Road at the request of the County and it is only logical that all the properties that front Old San Antonio Road be in the City limits as well.

We will start the annexation process in early August. At that time the City Council will call for and set the public hearings to consider the annexation. This will be followed by two readings of the ordinance finalizing the annexation in late October. These actions will be taken at separate City Council meetings. The zoning of the property will follow shortly thereafter. The zoning will likely be reflective of those properties surrounding your location.



We have also attached the Municipal Service Plan for your property for your information.

If you have any questions pertaining to the process or anything else please feel free to give me call (830) 248-1541, e-mail me at [cturk@ci.boerne.tx.us](mailto:cturk@ci.boerne.tx.us) or stop by the office at 402 E. Blanco.

Sincerely,

Christopher Turk  
Director of Planning and Community Development

**MUNICIPAL SERVICE PLAN**  
**For Annexation of 1.0 acres located at 125 Old San Antonio Road (PID 62674)**  
**By Kathy and Wiley Cloud**

👉 **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

👉 **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

👉 **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

👉 **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

👉 **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

👉 **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by the Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,

,

***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

\_\_\_\_\_

Date

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public In and For the State of Texas



July 27, 2015

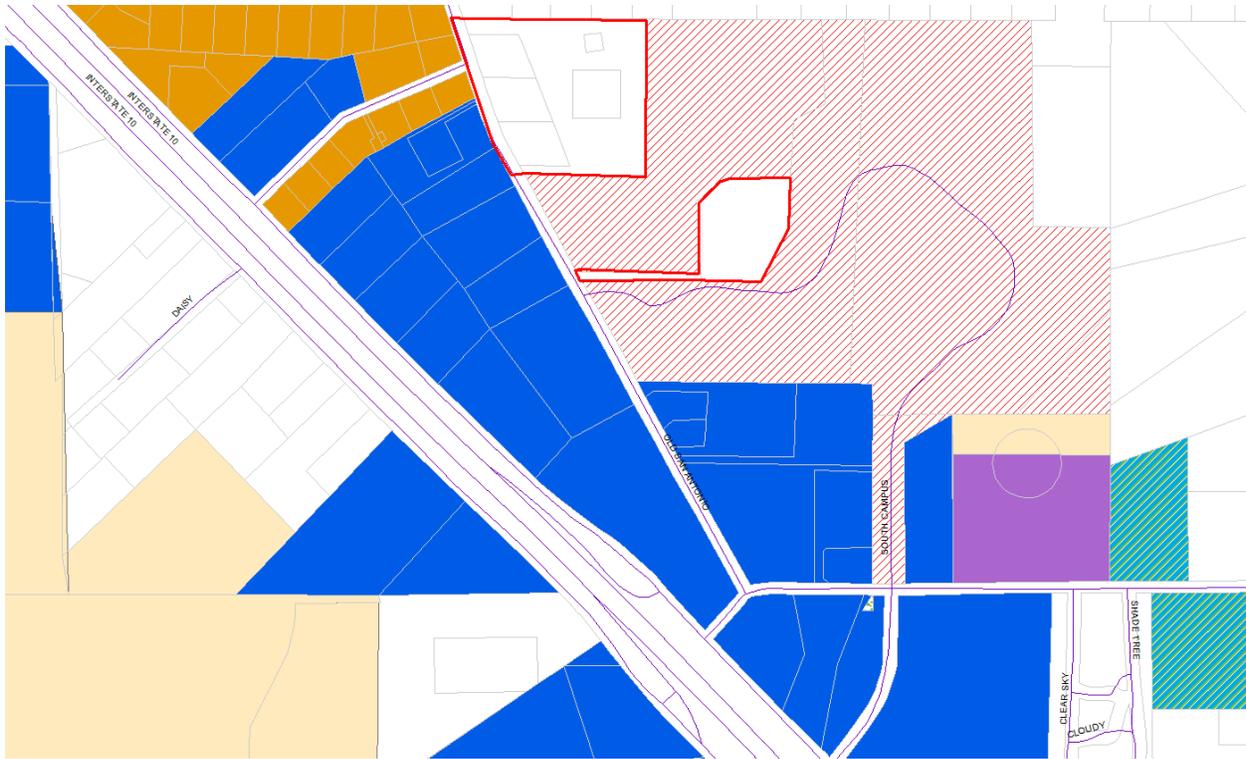
KATHY J & WILEY CLOUD  
P.O BOX 985  
BOERNE, TX 78006-0985

RE: The Proposed Annexation of 127 Old San Antonio Road (PID 62675)

Dear Kathy and Wiley Cloud,

The City Council has asked City staff to start the annexation of properties that are surrounded by the city limits and or have city limits adjacent to at least two property lines. This will be taking place throughout Boerne where conditions are favorable. We began with the encapsulated properties along West San Antonio Street and Calk Lane in 2013 and now we are looking at Old San Antonio Road area, please look at the attachment. Your property is one of those under consideration for annexation. The City of Boerne will soon be annexing Old San Antonio Road at the request of the County and it is only logical that all the properties that front Old San Antonio Road be in the City limits as well.

We will start the annexation process in early August. At that time the City Council will call for and set the public hearings to consider the annexation. This will be followed by two readings of the ordinance finalizing the annexation in late October. These actions will be taken at separate City Council meetings. The zoning of the property will follow shortly thereafter. The zoning will likely be reflective of those properties surrounding your location.



We have also attached the Municipal Service Plan for your property for your information.

If you have any questions pertaining to the process or anything else please feel free to give me call (830) 248-1541, e-mail me at [cturk@ci.boerne.tx.us](mailto:cturk@ci.boerne.tx.us) or stop by the office at 402 E. Blanco.

Sincerely,

Christopher Turk  
Director of Planning and Community Development

**MUNICIPAL SERVICE PLAN**  
**For Annexation of 1.0 acres located at 127 Old San Antonio Road (PID 62675)**  
**By Kathy and Wiley Cloud**

👉 **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

👉 **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

👉 **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

👉 **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

👉 **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

👉 **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by the Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,

,

***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Notary Public In and For the State of Texas



July 27, 2015

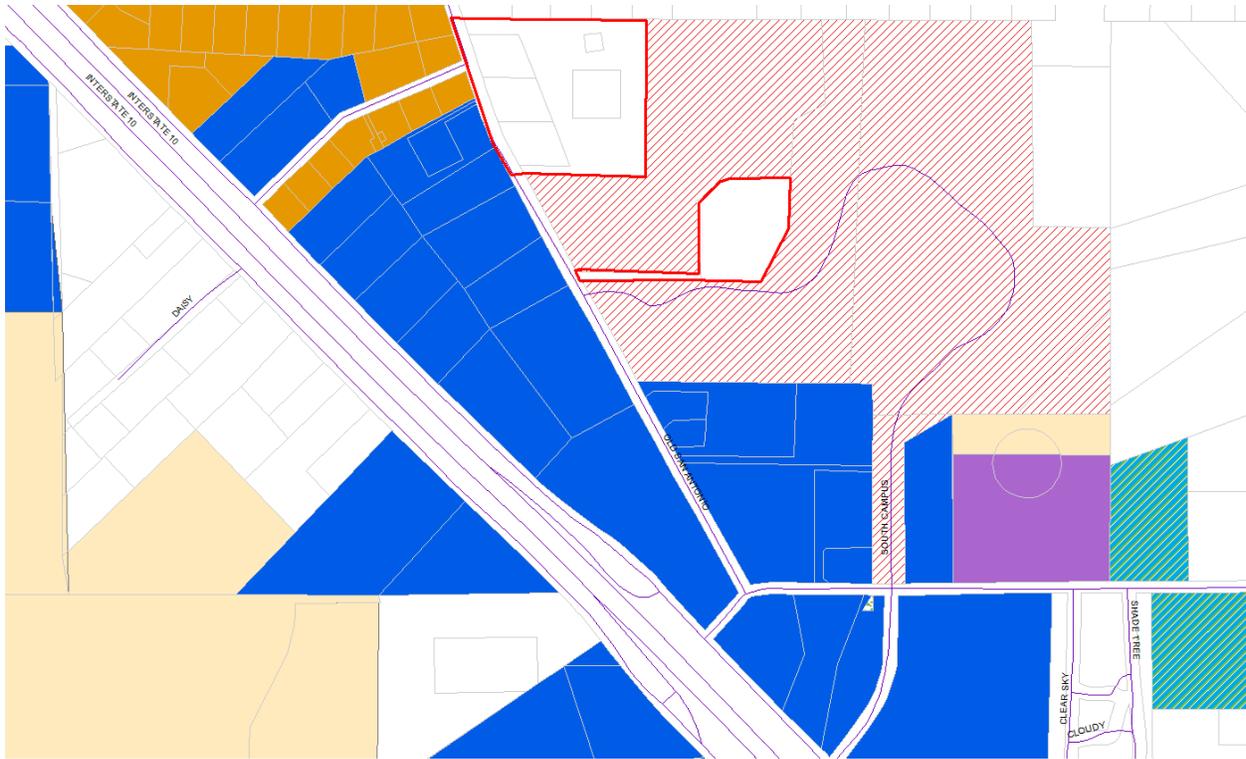
SDG129 LLC  
481 COVENEY TRAIL  
BOERNE, TX 78006

RE: The Proposed Annexation of 129 Old San Antonio Road (*PID: 62676*)

Dear SDG129 LLC,

The City Council has asked City staff to start the annexation of properties that are surrounded by the city limits and or have city limits adjacent to at least two property lines. This will be taking place throughout Boerne where conditions are favorable. We began with the encapsulated properties along West San Antonio Street and Calk Lane in 2013 and now we are looking at Old San Antonio Road area, please look at the attachment. Your property is one of those under consideration for annexation. The City of Boerne will soon be annexing Old San Antonio Road at the request of the County and it is only logical that all the properties that front Old San Antonio Road be in the City limits as well.

We will start the annexation process in early August. At that time the City Council will call for and set the public hearings to consider the annexation. This will be followed by two readings of the ordinance finalizing the annexation in late October. These actions will be taken at separate City Council meetings. The zoning of the property will follow shortly thereafter. The zoning will likely be reflective of those properties surrounding your location.



We have also attached the Municipal Service Plan for your property for your information.

If you have any questions pertaining to the process or anything else please feel free to give me call (830) 248-1541, e-mail me at [cturk@ci.boerne.tx.us](mailto:cturk@ci.boerne.tx.us) or stop by the office at 402 E. Blanco.

Sincerely,

Christopher Turk  
Director of Planning and Community Development

**MUNICIPAL SERVICE PLAN**  
**For Annexation of 1.0 acres located at 129 Old San Antonio Road (PID 62676)**  
**By SDG129 LLC**

👉 **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

👉 **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

👉 **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

👉 **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

👉 **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

👉 **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,

,

***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Notary Public In and For the State of Texas



**MUNICIPAL SERVICE PLAN**  
**For Annexation of 6.41 acres located at 131 Old San Antonio Road (PID 152323)**  
**By Texas Ten Oaks Storage LLC**

☞ **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

☞ **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

☞ **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

☞ **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

☞ **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

☞ **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road from the north entrance of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,  
,  
***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_  
Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public In and For the State of Texas



July 27, 2015

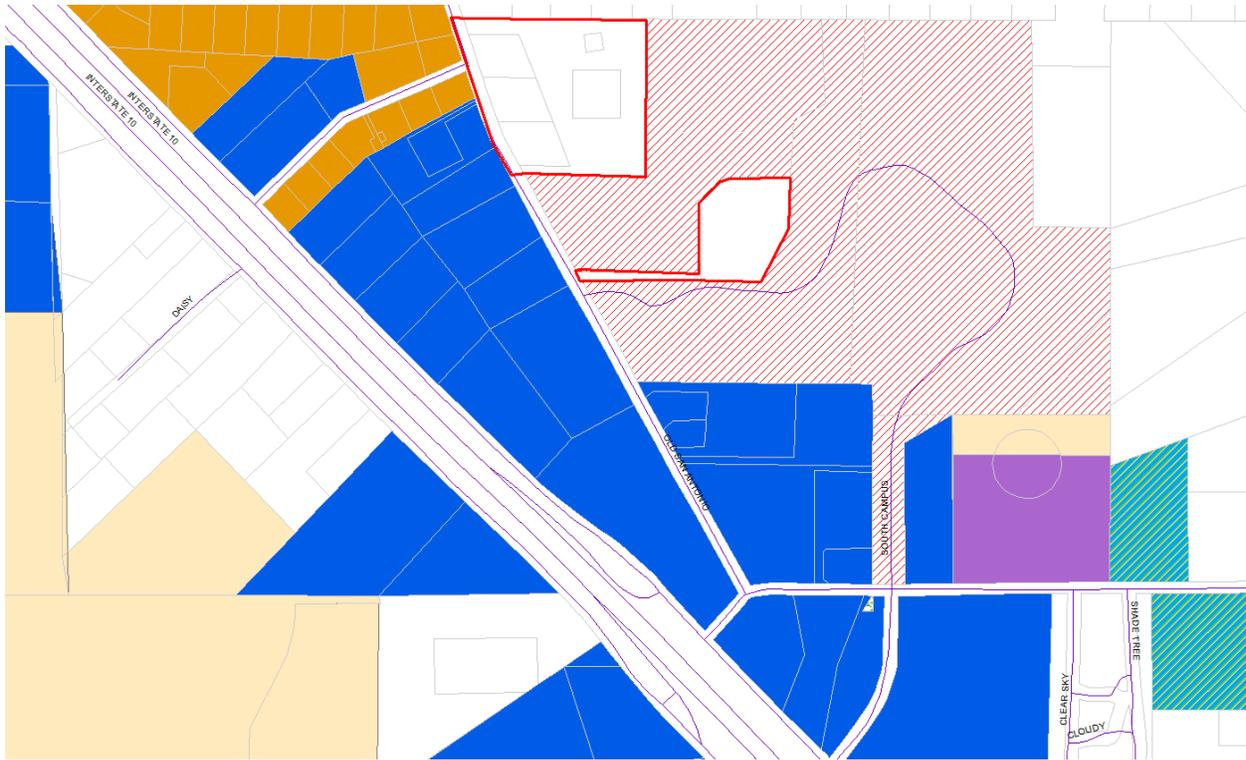
TEXAS TEN OAKS STORAGE, LLC  
131 OLD SAN ANTONIO RD, STE C  
BOERNE, TX 78006-3415

RE: The Proposed Annexation of 131 Old San Antonio Road (*PID: 48169*)

Dear Texas Ten Oaks Storage, LLC,

The City Council has asked City staff to start the annexation of properties that are surrounded by the city limits and or have city limits adjacent to at least two property lines. This will be taking place throughout Boerne where conditions are favorable. We began with the encapsulated properties along West San Antonio Street and Calk Lane in 2013 and now we are looking at Old San Antonio Road area, please look at the attachment. Your property is one of those under consideration for annexation. The City of Boerne will soon be annexing Old San Antonio Road at the request of the County and it is only logical that all the properties that front Old San Antonio Road be in the City limits as well.

We will start the annexation process in early August. At that time the City Council will call for and set the public hearings to consider the annexation. This will be followed by two readings of the ordinance finalizing the annexation in late October. These actions will be taken at separate City Council meetings. The zoning of the property will follow shortly thereafter. The zoning will likely be reflective of those properties surrounding your location.



We have also attached the Municipal Service Plan for your property for your information.

If you have any questions pertaining to the process or anything else please feel free to give me call (830) 248-1541, e-mail me at [cturk@ci.boerne.tx.us](mailto:cturk@ci.boerne.tx.us) or stop by the office at 402 E. Blanco.

Sincerely,

Christopher Turk  
Director of Planning and Community Development

**MUNICIPAL SERVICE PLAN**  
**For Annexation of 1.0 acres located at 131 Old San Antonio Road (PID 48169)**  
**By Texas Ten Oaks Storage, LLC**

👉 **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

👉 **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

👉 **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

👉 **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

👉 **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

👉 **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road from the north entrance of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road approximately 100 feet south of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,  
,  
***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Notary Public In and For the State of Texas



**MUNICIPAL SERVICE PLAN**  
**For Annexation of .131 acres located at 131 Old San Antonio Road (PID 17387)**  
**By Thomas Drought TR**

👉 **POLICE PROTECTION**

The Boerne Police Department will provide regular and routine patrols in the area as part of its overall patrol activities. The department will respond to any calls for assistance to the area upon annexation. Animal Control services will be available to the area upon annexation.

👉 **FIRE SERVICE**

Fire service to the area will be provided by the Boerne Volunteer Fire Department upon annexation.

Fire prevention activities will be provided by the Fire Marshal's office in the form of subdivision and building plan review and fire inspections of all commercial structures in the area.

👉 **BUILDING INSPECTION - CODE ENFORCEMENT SERVICES**

Building inspection activities will be provided upon annexation. The Building Inspection Department will provide consultation with project developers for building code requirements, plan review for structures, issuance of building permits, and on-site inspection services for new construction.

The Building Inspection Department will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, building codes, sign ordinance, and junk car ordinances.

👉 **LIBRARY**

All residents of the newly annexed area will be eligible for library services at the Boerne Public Library.

👉 **SOLID WASTE COLLECTION**

Solid waste collection is contracted for by the City's contracted agent upon annexation.

👉 **PLANNING AND ZONING**

The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation. The Planning and Zoning Commission will initiate permanent zoning of the newly annexed area as soon as possible after annexation.

👉 **STREET AND DRAINAGE MAINTENANCE**

The effects of this addition on drainage will be addressed under the provisions of the Subdivision Ordinance in effect at the time of platting.

Roads, streets and drainage improvements that have been properly platted, duly dedicated, and accepted by the City of Boerne and/or Kendall County shall be maintained by the Department of Public Works.

👉 **ELECTRIC SERVICE**

Electric service is provided by Bandera Electric Co-op, who holds the Certificate of Convenience and Necessity in the area of annexation.

👉 **GAS SERVICE**

Natural gas service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current natural gas main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **WATER SERVICE**

Water service from the City of Boerne may be extended to and throughout the property by the petitioner according to City standards. The nearest current water main of substantial size is located across Old San Antonio Road along the frontage of the subject property.

👉 **SEWER SERVICE**

Sewer service from the City of Boerne may be extended to and throughout the property by the petitioner according to City Standards. The nearest current sewer main of substantial size is located across Old San Antonio Road from the north entrance of the subject property.

👉 **CAPITAL IMPROVEMENTS**

Cost of any utility mains and appurtenances or other necessary capital improvements necessary for development of the subject property will be borne entirely by the petitioner for this tract.

PETITIONER'S ACKNOWLEDGMENT

***THE STATE OF TEXAS*** ,  
,  
***COUNTY OF KENDALL*** ,

The undersigned acknowledge that the Municipal Service Plan has been read and the requirements and stipulations contained therein are understood.

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Date

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Printed Name

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Signature

This Municipal Service Plan was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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