



**COPY**

ORDINANCE NO. 1303

**AN ORDINANCE SETTING DATES, TIMES AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION BY THE CITY OF CIBOLO OF APPROXIMATELY 10.03 ACRES OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF IH-10 AND SOUTH SANTA CLARA ROAD AND ARE LOCATED IN THE CITY OF CIBOLO'S EXTRA-TERRITORIAL JURISDICTION WITHIN A NON-ANNEXATION AGREEMENT; AUTHORIZING AND DIRECTING THE PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARINGS AND DIRECTING THE CITY MANAGER TO PREPARE A SERVICE PLAN.**

**WHEREAS**, Texas Local Government Code Section 43.003 authorized the City of Cibolo, as a home-rule municipality, to extend its City Limit boundaries through the annexation of area adjacent to those boundaries; and

**WHEREAS**, Section 1.03 of the City Charter of the City of Cibolo provides that the City Council has authority by ordinance to fix the City Limit boundaries, provided for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

**WHEREAS**, Texas Local Government Code section 43.052(h)(1) provides that an area proposed for annexation containing fewer than one hundred (100) separate tracts of land on which one or more residential dwellings are located on each tract is exempted from the state law requirement that an area proposed for annexation first be identified in an annexation plan; and

**WHEREAS**, the areas described herein that are proposed for annexation contain fewer than one hundred (100) separate tracts of land on which one or more residential dwellings are located on each tract and are, therefore, exempted from the above-described annexation plan requirement; and

**WHEREAS**, the City Council of the City of Cibolo believes that it is in the best interest of the City of Cibolo to institute annexation proceedings for the areas described herein.

**NOW THEREFORE BE IT ORDAINED THAT THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:**

**Section 1:** The City Council of the City of Cibolo will hold a Public Hearing on Tuesday, the 14<sup>th</sup> day of July 2020, at 6:30 p.m., within the City Council Chambers of the City of Cibolo, giving all interested persons the right to appear and be heard on the proposed annexation by the City of Cibolo, of the following described property, more particularly described in Exhibit A:

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- Approximately 10.03 acres of land generally located on Bolton Road, .19 miles west of the intersection of Bolton Road and Santa Clara Road

**Section 2:** The City Manager of the City of Cibolo is hereby authorized and directed to cause notice of such Public Hearing to be published once in a newspaper having general circulation in the City of Cibolo not more than twenty (20) days, nor less than ten (10) days, prior to the date of such Public Hearing, in accordance with Texas Local Government Code Section 43.0673(d), as amended.

**Section 3:** The City Manager of the City of Cibolo is hereby authorized and directed to prepare a service plan that provides for the extension of full municipal services to the area to be annexed pursuant to Texas Local Government Code Section 43.065(a).

**PASSED AND APPROVED** this, the 12 day of MAY, 2020.



Stosh Boyle  
Mayor, City of Cibolo

ATTEST:



Peggy Cimics  
City Secretary, City of Cibolo





**GVEC**  
**LARRY W. KREBS**  
**GUADALUPE COUNTY, TEXAS**  
**10.030 ACRE TRACT**

**EXHIBIT "A"**

**BEING** an 10.030 acre tract of land lying in the Francisco Garcia Survey, Abstract 141, Guadalupe County, Texas, same being a portion of a 13.5 acre tract of land as described and recorded in volume 482, page 702, Deed Records of Guadalupe County, Texas, same also being described by a drawing (119281 Krebs – 10\_03Ac Tract.dwg dated November 11, 2019) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron pipe found in the existing north right-of-way line of Bolton Road (60' wide right-of-way), for the southwest corner of a 10.00 acre tract of land as described and recorded in volume 3186, page 389, Official Public Records of Guadalupe County, Texas, the southeast corner of the aforementioned 13.5 acre tract, and the southeast corner of the herein described 10.030 acre tract;

**THENCE** along the existing north right-of-way line of the aforementioned Bolton Road and the south line of the aforementioned 13.5 acre tract, S58°59'57"W a distance of 853.93 feet (Record – S60°32'W per volume 482, page 702) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southeast corner of a 3.500 acre tract of land as described and recorded in volume 595, page 480, Deed Records of Guadalupe County, Texas, and the southwest corner of the herein described 10.030 acre tract;

**THENCE** leaving the south line of the aforementioned 13.5 acre tract and the existing north right-of-way line of the aforementioned Bolton Road, over and across said 13.5 acre tract, N31°22'59"W, passing a 1/2" iron pipe found at a distance of 509.43 feet, a total distance of 510.59 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", in the south line of an 18.7927 acre tract of land as described and recorded in document # 2016003819, Official Public Records of Guadalupe County, Texas, for the northeast corner of the aforementioned 3.500 acre tract, and the northwest corner of the herein described 10.030 acre tract;

**THENCE** N58°59'57"E a distance of 857.45 feet (Record – N60°32'E per volume 482, page 702), along the south line of the aforementioned 18.7927 acre tract, and the north line of the aforementioned 13.5 acre tract, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", for the northwest corner of the aforementioned 10.00 acre tract, the northeast corner of the aforementioned 13.5 acre tract, and the northeast corner of the herein described 10.030 acre tract, from which a found 1/2" iron pipe found bears S07°28'05"E a distance of 2.54 feet;

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10.030 ACRE TRACT

**THENCE** leaving the south line of the aforementioned 18.7927 acre tract, along the west line of the aforementioned 10.00 acre tract and the east line of the aforementioned 13.5 acre tract, S30°59'17"E a distance of 510.58 feet (Record - S29°28'E, 509.1 feet per volume 482, page 702), to the **PLACE OF BEGINNING** and containing 10.030 acres of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone.

**THE STATE OF TEXAS**    X  
                                      X    **KNOWN TO ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BEXAR**        X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in November 2019.

Date 11<sup>th</sup> day of November 2019 A.D.



Derek Snoga  
Derek Snoga  
Registered Professional Land Surveyor  
No. 6511 - State of Texas

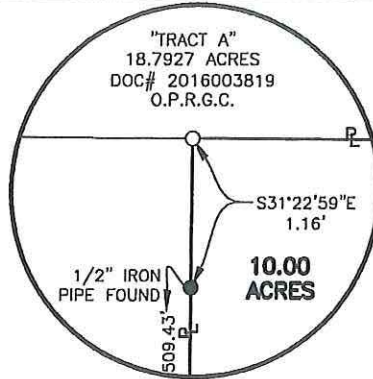
Pg. 3 of 3

LEGAL DESC. LARRY W. KREBS - 10.030 AC.docx  
CDS JOB NO. 119281

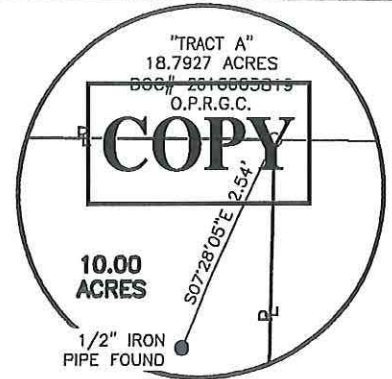
BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00016 = SURFACE)

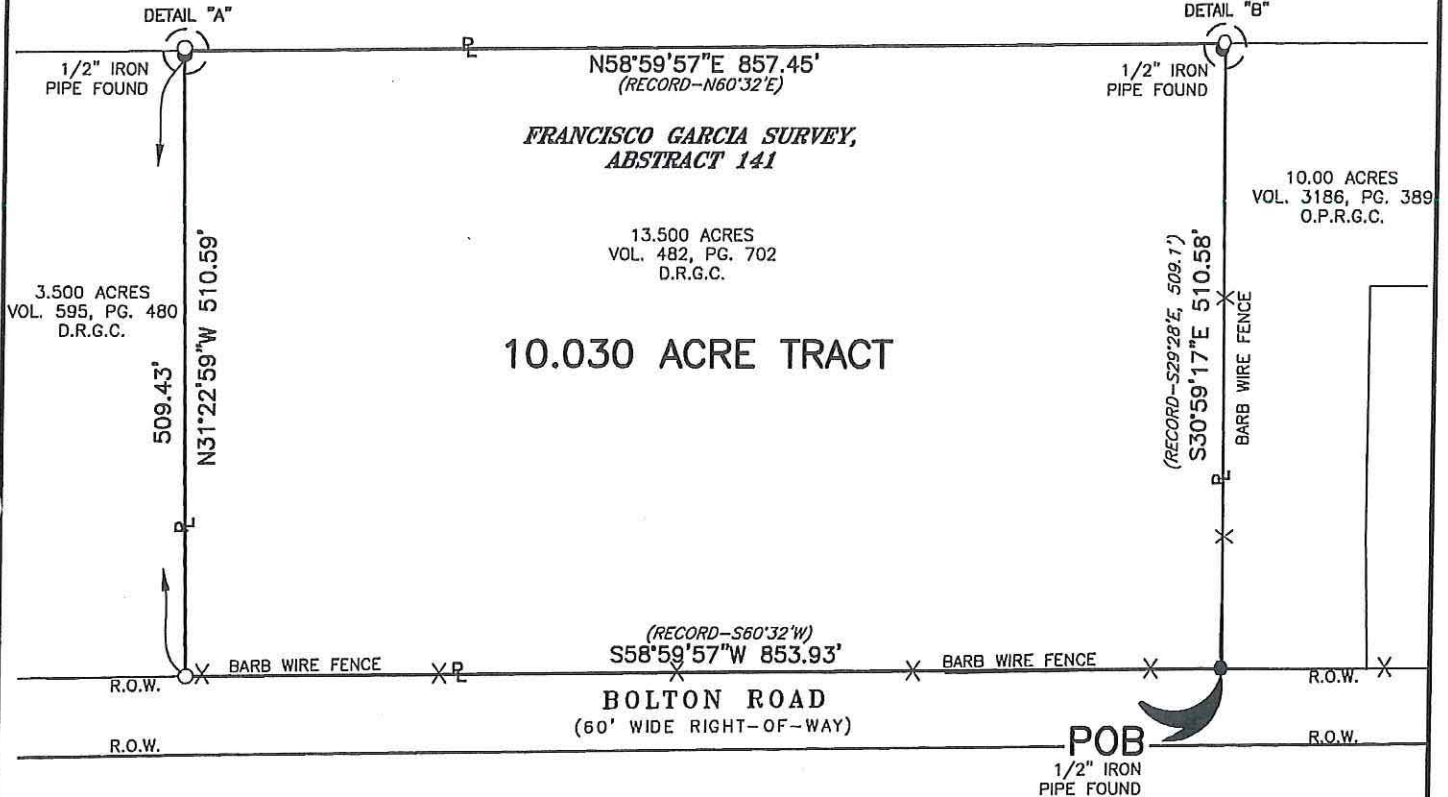
THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS OF  
RECORD ARE DEPICTED HEREON.



**DETAIL "A"**  
NOT TO SCALE



**DETAIL "B"**  
NOT TO SCALE

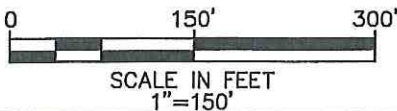


154.534 ACRES  
VOL. 4101, PG. 416  
O.P.R.G.C.



**LEGEND**

- - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- POB - PLACE OF BEGINNING
- ℓ - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- D.R.G.C. - DEED RECORDS OF GUADALUPE COUNTY
- O.P.R.G.C. - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY



**10.030 ACRE TRACT**  
**LARRY W. KREBS**  
**FRANCISCO GARCIA SURVEY**  
**ABSTRACT 141**  
**GUADALUPE COUNTY, TEXAS**



DRAWN BY:  
SAM

DATE:  
NOVEMBER 11, 2019

DRAWING NAME:  
119281\_KREBS-10\_03AC TRACT.DWG



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