

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING THE LIMITED PURPOSE ANNEXATION OF LOTS 1 THROUGH 9, AND LOT 900, BLOCK 1, VERAMENDI PRECINCT 11A SUBDIVISION, AND LOT 109, BLOCK 19, VERAMENDI PRICINCT 11B SUBDIVISION, CONSISTING OF APPROXIMATELY 45 ACRES; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; CONTAINING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City is authorized to annex territory for limited purposes in accordance with Chapter 43 of the Texas Local Government Code, and the City of New Braunfels, Texas home-rule charter, and by statute; and

WHEREAS, the City of New Braunfels and the Comal County Water Improvement District No. 1 ("District") negotiated a Strategic Partnership Agreement ("Agreement"), adopted and effective July 24, 2015, and recorded in the Comal County Official Public Records as Document No. 201506029553, specifying the terms of a limited purpose annexation of certain properties within the District designated for commercial or "mixed commercial and residential" development; and

WHEREAS, the City published notice of public hearings regarding the Agreement and held public hearings as required by state law on September 10, 2012, and October 22, 2012.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT That the following described territory, depicted in Exhibit "A" attached, is hereby annexed into the city for the limited purpose of the collection of sales tax pursuant to the terms set forth in the Agreement, and that the boundary limits of the City are hereby extended to include said territory within the city limits and the same shall hereafter be included within the territorial limits of said city with the explanation that said territory is annexed into the City for limited purposes:

Being all of Lots 1 through 9, and Lot 100, Block 1, Veramendi Precinct 11A Subdivision, and Lot 109, Block 19, Veramendi Precinct 11B Subdivision, as depicted

in Exhibit "A" attached.

SECTION 2

THAT The City shall provide to the herein annexed territory only those municipal services in accordance with Article VI of the Agreement.

SECTION 3

THAT the qualified voters residing within the Limited Purpose Tract may vote in City elections, as voters in Council District 3, pursuant to Local Government Code Sections 43.0751(q) and 43.130.

SECTION 4

THAT the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, a certified copy of this ordinance.

SECTION 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

SECTION 6

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 7

THAT in accordance with the provisions of the City Charter, this Ordinance may be read and published by descriptive caption only. This Ordinance has been publicly available in the office of the City Secretary prior to its adoption.

SECTION 8

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 8th day of December 2025.

PASSED AND APPROVED: Second reading this 12th day of January 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

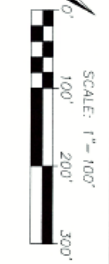
VALERIA M. ACEVEDO, City Attorney

202506034829

SUBDIVISION PLAT
OF
VERAMENDI PRECINCT 11A

BEING 34.171 ACRES OF LAND LOCATED IN THE JAY WARD OF VERAMENDI, IN THE COUNTY OF NEW BRUNSWICK, NEW JERSEY, AS SHOWN ON THE PLAT OF VERAMENDI PRECINCT 11A, FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF NEW BRUNSWICK, NEW JERSEY, ON 06/03/2025, AND AS SHOWN ON THE PLAT OF VERAMENDI PRECINCT 11A, FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF NEW BRUNSWICK, NEW JERSEY, ON 06/03/2025.

APPROX. NO. 118
(DATE: 20250603/29/11/2025)



PAPE-DAWSON
DATE OF PREPARATION: September 30, 2025



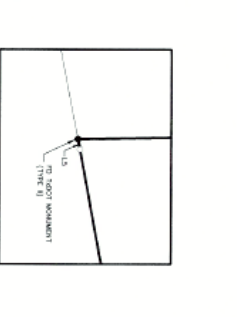
LEGEND

- 1. LOT NUMBER
- 2. BLOCK NUMBER
- 3. LOT AREA
- 4. BLOCK AREA
- 5. LOT DIMENSIONS
- 6. BLOCK DIMENSIONS
- 7. LOT PERIMETER
- 8. BLOCK PERIMETER
- 9. LOT CORNER
- 10. BLOCK CORNER
- 11. LOT CENTER
- 12. BLOCK CENTER
- 13. LOT AREA
- 14. BLOCK AREA
- 15. LOT DIMENSIONS
- 16. BLOCK DIMENSIONS
- 17. LOT PERIMETER
- 18. BLOCK PERIMETER
- 19. LOT CORNER
- 20. BLOCK CORNER
- 21. LOT CENTER
- 22. BLOCK CENTER

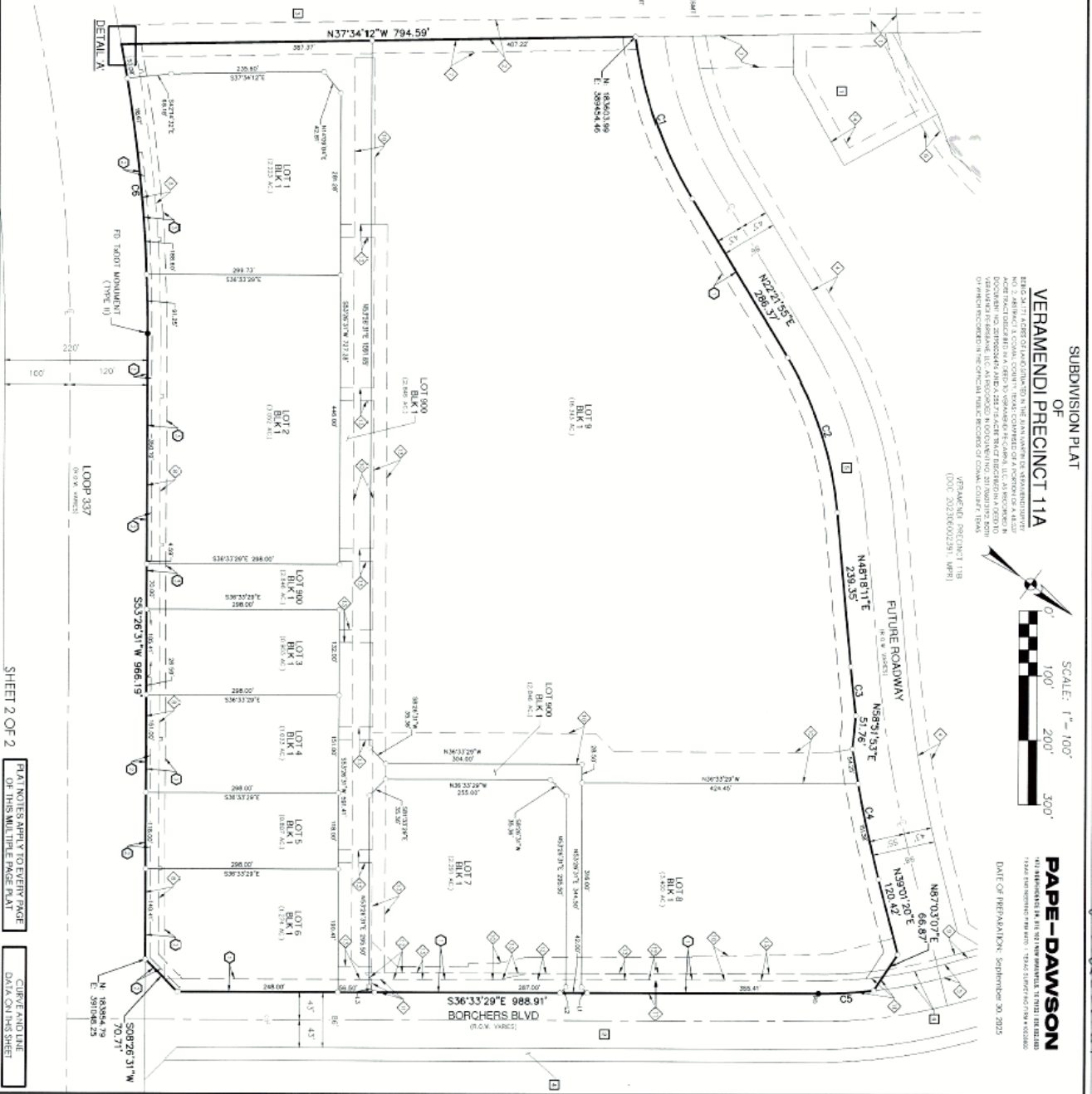
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- 5. LOT DIMENSIONS
- 6. BLOCK DIMENSIONS
- 7. LOT PERIMETER
- 8. BLOCK PERIMETER
- 9. LOT CORNER
- 10. BLOCK CORNER
- 11. LOT CENTER
- 12. BLOCK CENTER

LINE #	BEARING	LENGTH
1	N 89°01'20"E	66.87
2	N 87°03'07"E	120.42
3	N 89°01'20"E	66.87
4	N 87°03'07"E	120.42

LINE #	BEARING	LENGTH
1	N 89°01'20"E	66.87
2	N 87°03'07"E	120.42
3	N 89°01'20"E	66.87
4	N 87°03'07"E	120.42



DETAIL A
SCALE: 1" = 1'



SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPAGE PLAT

CURVE AND LINE
DATA ON THIS SHEET

