



290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

June 11, 2025

City of New Braunfels
Planning Department

RE: Botanical Farm Municipal Utility District (MUD)

To Whom It May Concern:

This letter is in reference to the Botanical Farm MUD. HMT is submitting an application to the City of New Braunfels for the Consent to the Creation of a Municipal Utility District Petition. The Botanical Farm MUD consists of two properties located near the Altwein and Elmons Rd intersection. The property totals 252.16 acres and is in the City of New Braunfels ETJ, Guadalupe County.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink that reads 'Matthew T. Abrahamsen'.

Matthew T. Abrahamsen, P.E.
Project Manager

**PETITION FOR CONSENT TO THE
CREATION OF A MUNICIPAL UTILITY DISTRICT
(Botanical Farm)**

THE STATE OF TEXAS §
§
§
COUNTY OF GUADALUPE §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

The undersigned (herein referred to as the "Petitioner"), holder of title to all land within the territory hereinafter described by metes and bounds, and acting pursuant to Section 54.016, Texas Water Code, and Section 42.042, Texas Local Government Code, respectfully petitions the City Council of the City of New Braunfels, Texas, for its written consent to the inclusion of land in, and the creation of, a conservation and reclamation district and would respectfully show the following:

L.

The name of the proposed district shall be Botanical Farm Municipal Utility District or other named district authorized by law (the “*District*”).

III.

The land shall be included within the District by creation and organization of the District as provided above. The District shall be organized under the terms and provisions of Article III, Section 52 and Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54 of the Texas Water Code, and any special act of the Texas Legislature either creating the District or otherwise applicable thereto, together with all amendments and additions thereto.

III

The District will contain approximately 250.25 acres of land, more or less, situated in Guadalupe County, Texas. The land proposed to be included within the District is described by metes and bounds in **Exhibit "A"** attached hereto. The land is located within the extraterritorial jurisdiction of the City of New Braunfels, Texas. All of the territory proposed to be included may properly be included in the District.

IV

The undersigned is the owner of and hold title to all of the lands within the proposed District as indicated by the tax rolls of Guadalupe County, Texas.

V.

The purposes of and the general nature of the work proposed to be done by the District shall be the purchase, construction, financing, acquisition, repair, extension, maintenance and improvement of a waterworks and sanitary sewer system, and a drainage and storm sewer system and road facilities, and to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

VI.

There is, for the following reasons, a necessity for the above-described work, services and improvements: The area proposed to be within the District will experience substantial and sustained residential growth. There is not now available within the area, which will be developed as a master-planned single-family residential, an adequate waterworks system, drainage and storm sewer system, or road system. The health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the construction, acquisition, maintenance, and operation of an adequate waterworks system and drainage and storm sewer system, and roadway system. A public necessity therefore exists for the organization, extension, improvement, maintenance, and operation of such waterworks system, drainage and storm sewer system, and road system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate costs of the development contemplated will be approximately \$150,000,000. The project will be financed by the issuance of bonds by the District.

WHEREFORE, the Petitioner respectfully prays that this request be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

RESPECTFULLY SUBMITTED, this 16th day of January, 2026.

PETITIONER:

O UNION WINE RD, LLC, a Texas limited liability company

By: 

Name: Fred Heimer

Title: Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on the 12 day of January, 2026,
by Fred Heimer, as manager of O Union Wine LLC, a
Texas limited liability company, on behalf of said limited liability company.



Susan Bryan
Notary Public, State of Texas

[SEAL]

Exhibit "A"
Legal Description of Property



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**METES AND BOUNDS DESCRIPTION
OF 106.46 ACRE TRACT
EXHIBIT "A"**

A 106.46 acre tract of land being out of the Washington D Miller Survey, Abstract No. 232, Guadalupe County, Texas, the J.S. Johnson Survey No. 47, Abstract No. 190, Guadalupe County, Texas, and the Daniel Chandler Survey No. 489, Abstract No. 100, Guadalupe County, Texas, also being that same tract of land called 106.25 acres recorded in Volume 247, Page 552, Deed Records of Guadalupe County, Texas. Said 106.46 acre tract being more fully described as follows:

BEGINNING at an 8" cedar fence post in the North right of way line of Altwein Lane for the East corner of the herein described 106.46 acre tract, and also being the South corner of a called 83.81 acre tract, recorded in Volume 492, Page 891, Deed Records, Guadalupe County, Texas;

THENCE along the North right of way line of Altwein Lane, with the South line of the herein described tract the following 2 calls:

1. S 44°29'05" W, 721.69 feet to a set 1/4" iron pin (stamped "HMT") for a corner;
2. S 38°45'48" W, 138.91 feet to an 8" cedar fence post in the North right of way line of Altwein Lane for the South corner of the herein described tract, and also being the West corner of a called 160.67 acre tract, recorded in Volume 246, Page 594, Deed Records, Guadalupe County, Texas;

THENCE along the West line of the herein described tract and the East line of the called 160.67 acre tract N 45°54'04" W, 4022.48 feet to a fence post for a corner of the herein described tract, and the North corner of a called 160.67 acre tract, and a corner on the South line of a called 37.40 acre tract, recorded in Volume 248, Page 602, Deed Records, Guadalupe County, Texas;

THENCE along the South line of said 37.40 acre tract N 43°14'35" E, 239.67 feet to a found 6" cedar fence post for a corner of the herein described tract, and the West corner of said 37.40 acre tract;

THENCE along the West line of the herein described tract, and the East line of said 37.40 acre tract, N 45°24'03" W, a distance of 1312.79 feet to 3/4" iron pin found for the West corner of the herein described tract, and the North corner of said 37.40 acre tract, and the West corner of the Rathke Burial Ground, described as 1/4 acre in Volume 247, Page 552 of the Guadalupe County Deed Records and a corner of a called 33.83 acre tract, called Tract 1, recorded in Document No. 201999001898, Official Public Records, Guadalupe County, Texas;

THENCE along the North line of the herein described tract, and the South line of said 33.83 acre tract passing through the North corner of Rathke Burial Ground, N 44°07'07" E, 899.12 feet to a found 3/8" iron pin found for the North corner of the herein described tract, and the East corner of said 33.83 acre tract, for a point in the South right of way line of Elmons Road, recorded in Volume 143, Page 594, Deed Records, Guadalupe County, Texas;



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THENCE along the South right of way line of Elmons Road, and the East line of the herein described tract, S 46°27'59" E, 204.08 feet, passing through a found 1/2" iron pin (stamped "BLS 2024") for a corner in the South right of way line of Elmons Road, and the North corner of a called 7.85 acre tract, recorded in Volume 492, Page 891, Deed Records, Guadalupe County, Texas, continuing a total of 1310.10 feet along the East line of the herein described tract, and the West line of said 7.85 acre tract to a set 1/2" iron pin (stamped "HMT");

THENCE, along the North line of said 83.81 acre tract, S 43°56'04" W, 308.95 feet to a found 4" cedar fence post for a corner of the herein described tract, and the West corner of said 83.81 acre tract;

THENCE, along the West line of said 83.81 acre tract, and the East line of the herein described tract S 45°59'01" E, 4019.52 feet to the POINT OF BEGINNING and containing 106.46 acres of land in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written August 24, 2022.

Reference survey of said 106.46 acre tract of land prepared this same date.

A handwritten signature in black ink that reads 'Dorothy J. Taylor 8-24-22'.

Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

S:\Projects\032 - Fred Heimer\032.065 - Nowotny 105.25 Acres on Altwein\Metes & Bounds 106.46 AC.docx





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METES AND BOUNDS DESCRIPTION
FOR A 145.70 ACRE TRACT OF LAND
EXHIBIT "A"

A 145.70 acre tract of land being out of the William Bracken Survey No. 52, Guadalupe County, Texas, also being all of a tract of land called Tract 1, 106.00 acres and all of a tract of land called Tract 2, 40.00 acres recorded in Volume 346, Page 439, in the Deed Records of Guadalupe County, Texas. Said 145.70 acre tract being more fully described as follows:

BEGINNING at a set 1/2" iron pin (stamped "HMT") in the South right of way line of Altwein Lane for the Northern most corner of the herein described 145.70 acre tract, also being the North corner of the above referenced Tract 1, and also being the West corner of a called 106.00 acre tract called Tract 1, recorded in Volume 735, Page 1095, in the Deed Records of Guadalupe County, Texas, from which a found 1/2" iron pin across Altwein Lane, lying in the intersection of Emmons Road and Altwein Lane, bears N 61°51'17" E, a distance of 129.70 feet;

THENCE leaving the right of way of Altwein Lane, along the East line of the herein described tract and the West line of the called 106.00 acre, Tract 1, S 45°39'05" E, a distance of 1940.69 feet to a set 1/2" iron pin (stamped "HMT") for a corner of the herein described tract, also being the East corner of the above referenced Tract 1, and the South corner of the called 106.00 acre, Tract 1 (Vol 735, Pg 1095), and a corner on the North line of the above referenced Tract 2;

THENCE along the North line of the herein described tract and the above referenced Tract 2, and along the South line of the called 106.00 acre tract, Tract 1 (Vol 735, Pg 1095), N 43°57'27" E, a distance of 1337.11 feet to a found 8" Cedar Fence Post for the Northeast corner of the herein described tract, the West corner of a called 100.00 acres described in Volume 326, Page 48, in the Deed Records of Guadalupe County, Texas, and a corner of the above referenced 106.00 acres (Vol 735, Pg 1095);

THENCE along the East line of the herein described tract and the West line of the called 100.00 acre tract, S 26°40'52" E, a distance of 1561.67 feet to a set 1/2" iron pin (stamped "HMT") for the East corner of the herein described tract, and said Tract 2, 40.00 acres, and also being the Southwest corner of the called 100.00 acres, and lying in the North right of way line of Youngsford Road;

THENCE along the South line of the herein described tract, and with the North right of way line of Youngsford Road the following 4 calls:

1. S 82°34'19" W, a distance of 2360.84 feet to a set 1/2" iron pin (stamped "HMT") for a corner of the herein described tract and the West corner of the above referenced Tract 2 also being the Southeast corner of the above referenced Tract 1;
2. S 79°04'29" W, a distance of 1596.76 feet to a set 1/2" iron pin (stamped "HMT") for a corner;
3. S 81°15'08" W, a distance of 1316.80 feet to a set 1/2" iron pin (stamped "HMT") for a corner;



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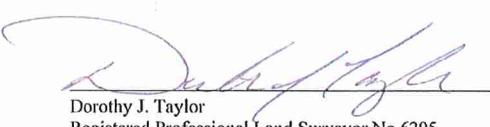
4. S 80°25'52" W, a distance of 360.91 feet for a corner lying in the intersection of Youngsford Road and Altwein Lane, from which a found 1/2" iron pin across Youngsford Road, bears N 13°38'05" W, 30.24 feet, and from which a found 1/2" iron pin across Alwein Lane, bears S 46°12'41" E, 40.00 feet, for the West corner of the herein described tract;

THENCE along the North line of the herein described tract and the South right of way line of Altwein Lane N 43°48'24" E, a distance of 3682.44 feet to the POINT OF BEGINNING and containing 145.70 acres of land in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written October 5, 2022.

Reference survey of said 140.70 acre tract of land prepared this September 30, 2022.


Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

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10-12-22

