

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

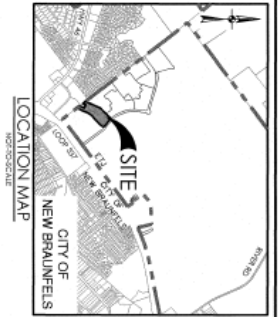
NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



LOCATION MAP

INDEX-50-SCALE

NR11 NOTES:

[illegible]

NO PORTION OF ANY LOAN

UTILITY PROVIDER NOTE:
PROPERTY WAS REVALUED TO THE PERM FROM 2007 AND REVALUATION EFFECTIVE
DATE 9/2/2009.

ATAI TRICOMUNICATO

DRAINAGE EASEMENT NOTES:
1. DRAINAGE EASEMENTS SHALL "RUN FREE OF ALL OBSTRUCTIONS."

ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE REDEEMER, THE CITY OF NEW BRUNSWICK OR CUMUL COUNTY.

3. NO STUDENTS, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DAMAGE EASEMENTS SHOWN ON THIS PLAN, IN ORDER TO PROTECT THE EASEMENTS FROM ANY DAMAGE TO THE EASEMENTS. LANDSCAPING, FENCE, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTION OF THE DAMAGE EASEMENT OR DECREASE THE HORIZONTAL CAPACITY OF THE DAMAGE, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRUNSWICK AND COUNTY CLERK SHALL HAVE THE RIGHT OF NOTICE AND ENTRY OVER CHARACTER ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION PLACED WITHIN THE LIMITS OF TAD DAMAGE EASEMENTS AND TO HAVE ANY MODIFICATION OF THE EASEMENTS APPROVED WITHIN TAD DAMAGE EASEMENTS.

1. **SEEK FOOT WITH CITY STANDARDS**

- a. 30' CHESILBY - LOT 109, BLOCK 19
2. SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED DURING THE LATTER OF BUILDING TREATY OR STREET CONSTRUCTION ALONG:
3. FUTURE ROADWAY

SUBDIVISION
PLAT OF
VERAMENDI PRECINCT 11B

BEING 15.729 ACRES OF LAND, COMPRISED OF A PORTION OF THE 48.2 ACRES OF LAND DESCRIBED IN DOCUMENT NO. 20106028475 IN THE OFFICIAL PUBLIC RECORDS OF COVIL COUNTY, TEXAS AND A PORTION OF T. 25S.73N. ACRES TRACT DESCRIBED IN DOCUMENT NO. 201706013192 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUAN MARTIN DE VERDUGO SURVEY, NO. 2, ABSTRACT 3, COVIL COUNTY, TEXAS.

PLATNOTES

[illegible]

SCHOOL DISTRICT NOTE

COMMON SPACE NOTE:
LOT 800, BLOCK 19 IS A VARIANCE WITH DRAINAGE, LANDSCAPE, PESTICIDE AND PRIVATE SANITARY STREET EASEMENT TO THE BENEFIT OF LOT 109, 1 BLOCK 19, REPENDICUL PROPERTY LIES WITHIN THE NEW BRANFLETTS INDEPENDENT SCHOOL DISTRICT.

STATE OF TEXAS,
COUNTY OF COMAL.

1. (ME), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "SEASIDE INDUSTRIAL SUBDIVISION" TO THE CITY OF NEW ORLEANS, COUNTY OF ORLEANS, AND THEREIN MAKE IT SUBSTANTIAL HERETO, TO BEEN SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, DRIVEWAYS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

CHANCELLOR

BRANDY PE - BRISANE, LLC
200 W. 14TH STREET, SUITE 200
NEW BRUNSWICK, TEXAS 76130

COUNTY OF CONNECUT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DAY OF December 20, 2022 at Peter Dames

STATE OF TEXAS
5/20/2011

CURVE AND LINE
DATA ON SHEET 2 OF 2

1000 JOURNAL OF CLIMATE

[illegible]



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	943.00'	3.50/20°	5.60/44.1°	61.81'
C2	1052.00'	0.17/25.0°	5.41/39.44°	316.45'
C3	643.00'	25.96/10°	5.59/103.70°	208.64'
C4	557.00'	22.47/96°	5.53/45.31°	220.16'
				221.64'

LINE TABLE		
LINE #	BEARING	LENGTH
1	N52°23'46"E	42.57'

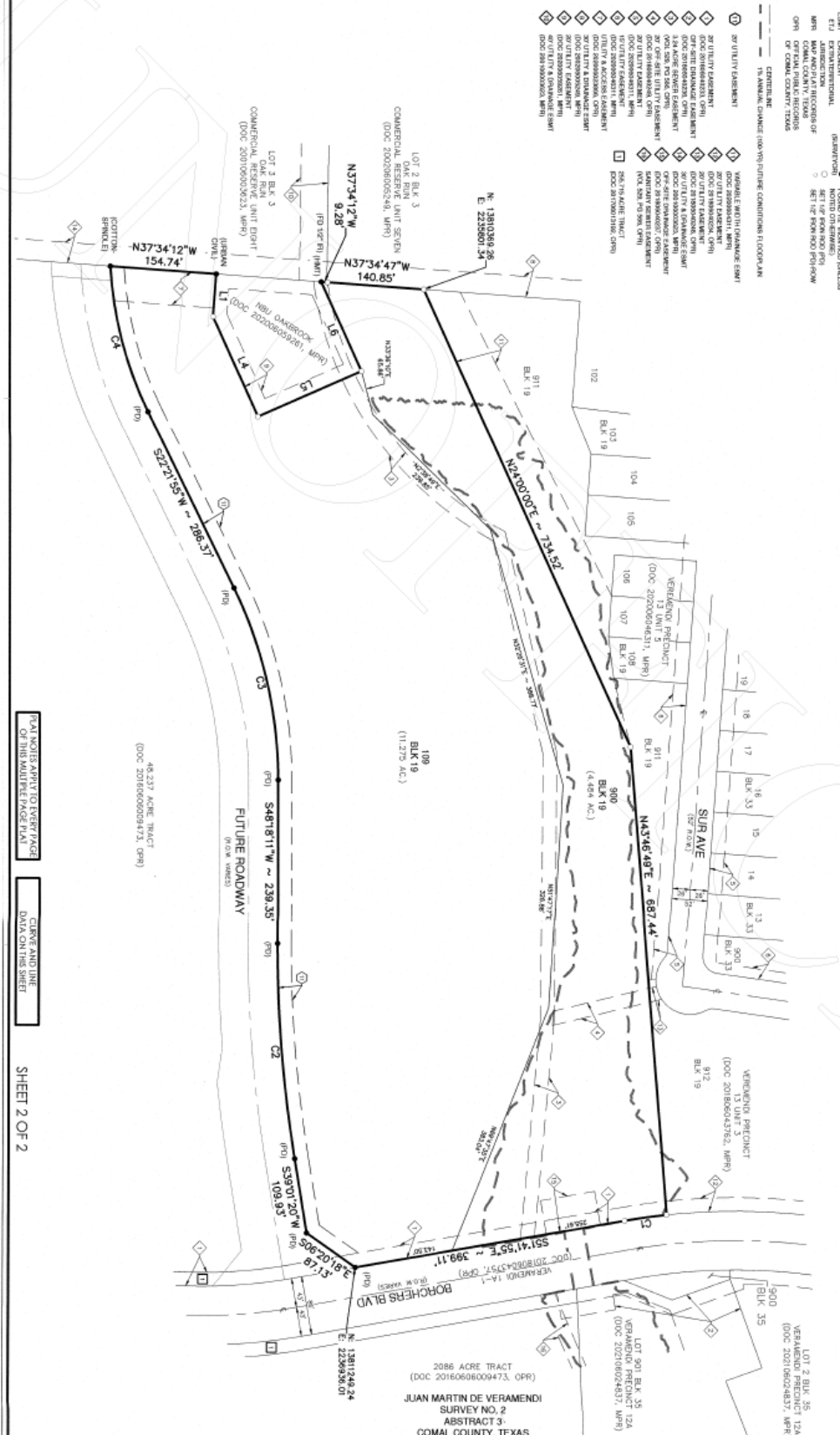
SUBDIVISION
PLAT OF
VERAMENDI PRECINCT 11B
BEG. 15.729 ACRES OF LAND COMPRESED OF A PORTION OF THE 49.337
ACRE TRACT DESCRIBED IN DOCUMENT NO. 20100000476 IN THE OFFICIAL
PUBLIC RECORD OF COVAD COUNTY, TEXAS AND A PORTION OF THE
25.513 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20100001102 AND
THE 1.000 ACRES OF LAND DESCRIBED IN DOCUMENT NO. 20100001102 AND
NO. 2, A PART OF 3, COVAD COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1" = 100'

Pape-Dawson
ENGINEERS

DATE OF PREPARATION: November 28, 2022



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON THIS SHEET

SHEET 2 OF 2