

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING THE LIMITED PURPOSE ANNEXATION OF LOTS 1, 2, 3, AND 4, BLOCK 1, MAYFAIR – NORTH RANSOM COMMERCIAL SUBDIVISION, CONSISTING OF 24.435 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. 3 (“District”) negotiated a Strategic Partnership Agreement (“Agreement”), adopted and effective April 22, 2024, and recorded in the Comal County Official Public Records as Document No. 202506028248, 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 April 8, 2024, and April 22, 2024;

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, 2, 3, and 4, Block 1, Mayfair – North Ransom Commercial 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 4, 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

THAT 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

MAYFAIR - NORTH RANSOM COMMERCIAL

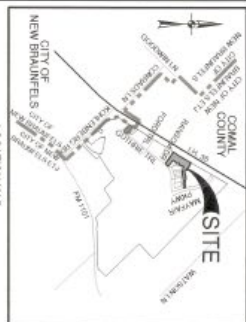
SUBDIVISION PLAT
OF
MAYFAIR - NORTH RANSOM
COMMERCIAL

[illegible]

PAPER-DAWSON
1611 ASPENCREST DR, STE 100 NEW BRUNSWICK, NJ 07102-4434
TEL: 908/839-8800 FAX: 908/839-8801
E-MAIL: PAPER@DAWSONPAPER.COM
WWW.DAWSONPAPER.COM



SCALE: 1" = 100'

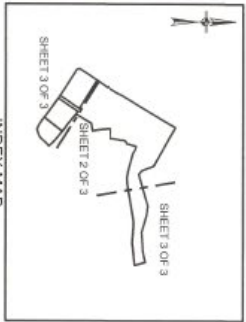
LOCATION MAP
M01-10-SCALE

LEGEND

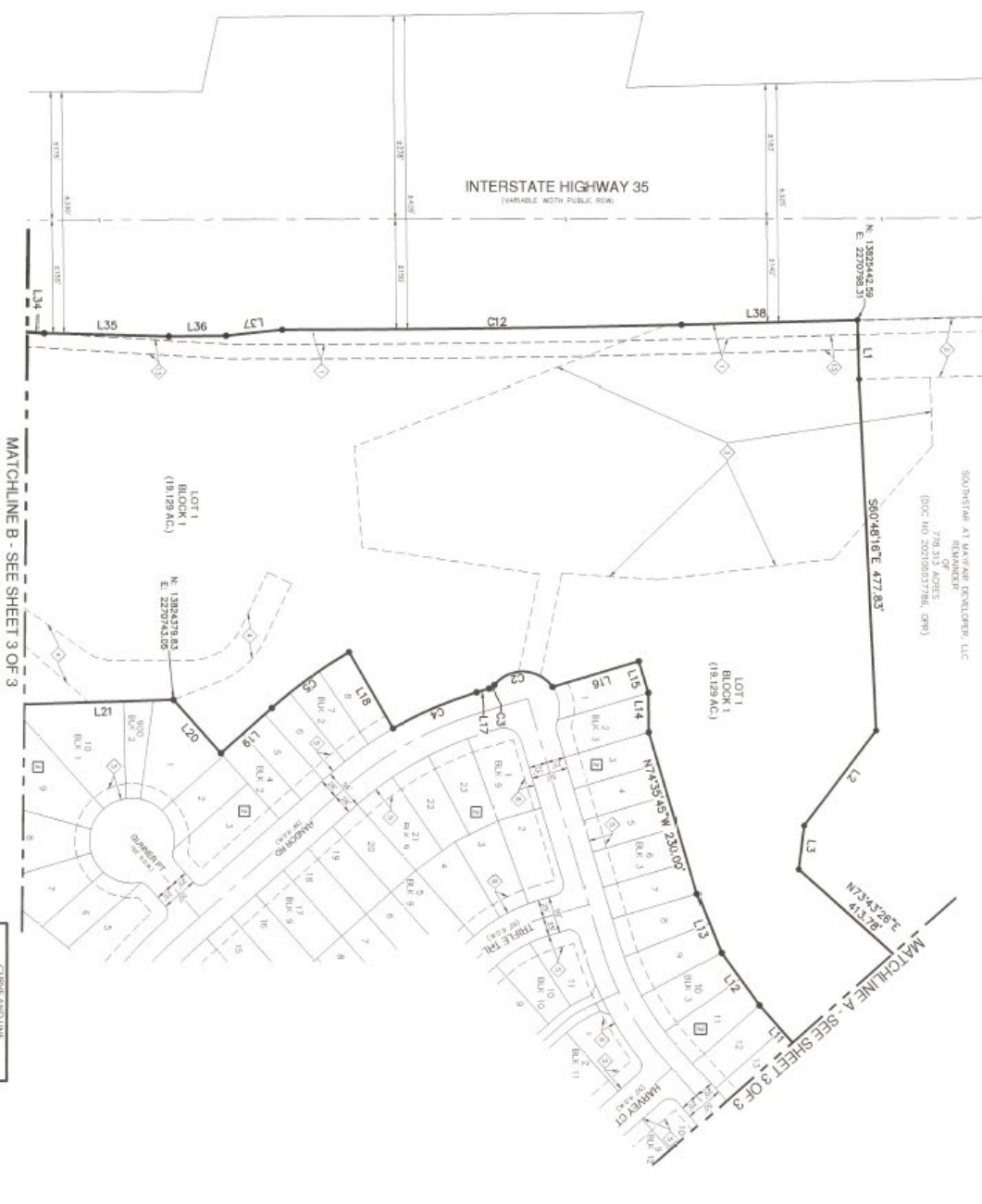
- [illegible]

CITY OF NEW BRUNSWICK LIMITED

- [illegible]



INDEX MAP
SCALE: 1" = 1000'



MATCHLINE B - SEE SHEET 3 OF 3

SHEET 2 OF 3

CURVE AND LINE
DATA ON SHEET 1 OF 3

202506033128

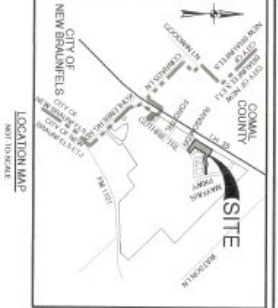


PAPE-DAWSON
REGISTERED PROFESSIONAL ENGINEER
17000 W. 10TH AVE., SUITE 100, DENVER, CO 80202
DATE OF PREPARATION: September 22, 2025

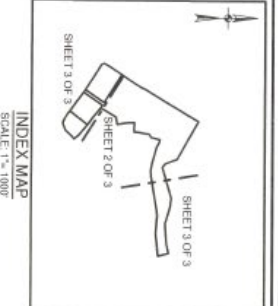
SUBDIVISION PLAT
OF
**MAYFAIR - NORTH RANSOM
COMMERCIAL**

BEING A TOTAL OF 28.65 ACRES, COMPRISING OF LOT 1, BLOCK 1 OF THE MAYFAIR NORTH RANSOM COMMERCIAL SUBDIVISION, BEING A TOTAL OF 28.65 ACRES, TRACT CONVEYED TO RANSOM DEVELOPMENT, LLC, IN 2012, RECORDED IN DOCUMENT 2090002942, AND 1.96 ACRES OUT OF THAT BEING A TOTAL OF 28.65 ACRES, TRACT CONVEYED TO RANSOM DEVELOPMENT, LLC, IN 2012, RECORDED IN DOCUMENT 2090002942, ALL IN THE OFFICIAL PUBLIC RECORDS OF COCONA COUNTY, TEXAS.

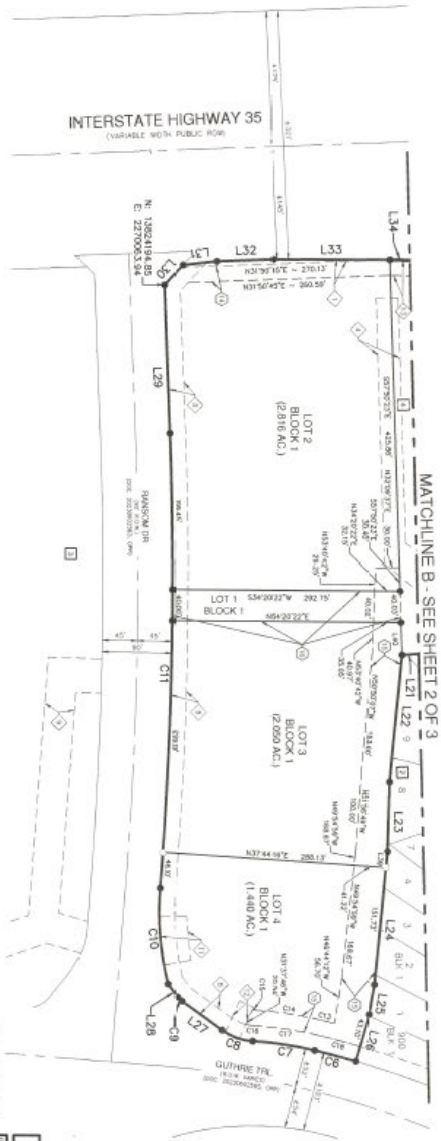
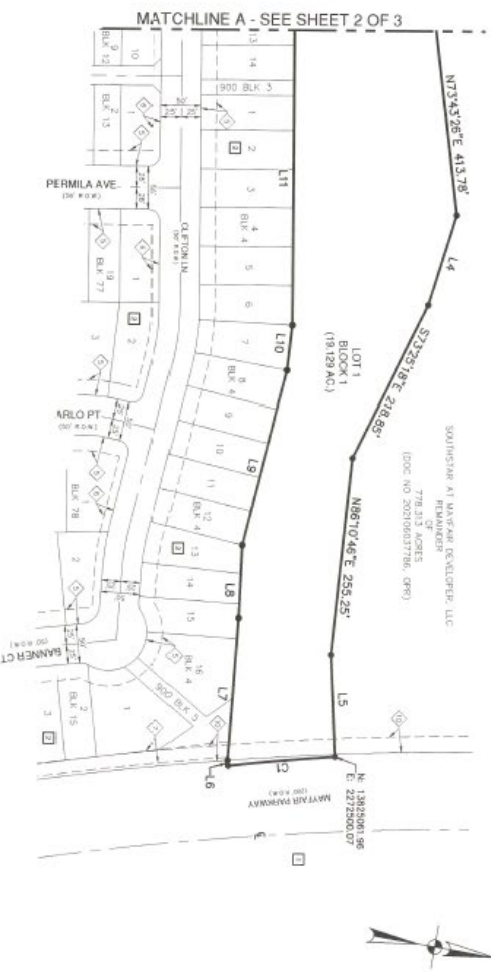
COCONA COUNTY, TEXAS (SHEETS 202506033128) LOT 1, BLOCK 1 AND LOT 4, BLOCK 3.



LOCATION MAP
NOT TO SCALE



INDEX MAP
SCALE: 1" = 1000'



COCONA COUNTY, TEXAS
DATA ON SHEET 1 OF 3
PLAT 202506033128
DATE OF PREPARATION: September 22, 2025

SHEET 3 OF 3