

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, AND 900, BLOCK 2, MAYFAIR – SOUTH RANSOM COMMERCIAL SUBDIVISION, CONSISTING OF 10.428 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, and 900, Block 2, Mayfair – South 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

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 13th day of April 2026.

PASSED AND APPROVED: Second reading this 27th day of April 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

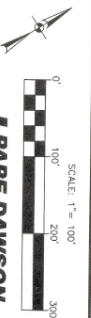
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

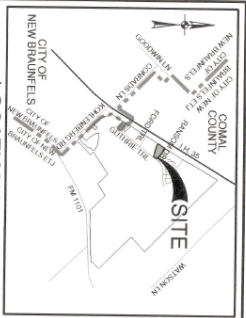
Civil Job No. 30002-76 MAYFAIR - SOUTH RANSOM COMMERCIAL

MAYFAIR - SOUTH RAMSON
COMMERCIAL

10 (2) ACRES OF LAND, SITUATED IN THE ANTONIO MOUNTAIN EXHIBIT/AR SURVEY, NADENET 1, ASH/TRACT, NADENET 3, COMAL COUNTY, TEXAS, BEING SOUTHWEST 1/4 OF 1, 7/90 ACRES, DESCRIBED IN A DEED FROM SOUTHWEST AT MAYFAIR DEVELOP, L.L.C. TO GANESBEE, INC. INSTRUMENT 111, AS RECORDED IN COMAL COUNTY TEXAS AND A PORTION OF 778.313 PUBLIC ACRES OF COMAL COUNTY TEXAS AND A PORTION OF 778.313 ACRES, DESCRIBED IN A DEED FROM SOUTHWEST AT MAYFAIR, L.L.C. TO SOUTHWEST AT MAYFAIR DEVELOP, L.L.C. AS RECORDED IN DOCUMENT NUMBER 200106037786 OF THE SAID OFFICIAL PUBLIC RECORDS.



P&D ENGINEERS
1625 INDEPENDENCE DR., STE. 102 | NEW IRVING, TX 75039-5003
TEXAS ENGINEERING FIRM #475 | TEXAS SURVEYING FIRM #1002860
DATE OF PREPARATION: December 17, 2025



LOCATION MAP

NOT-TO-SCALE

- [illegible]

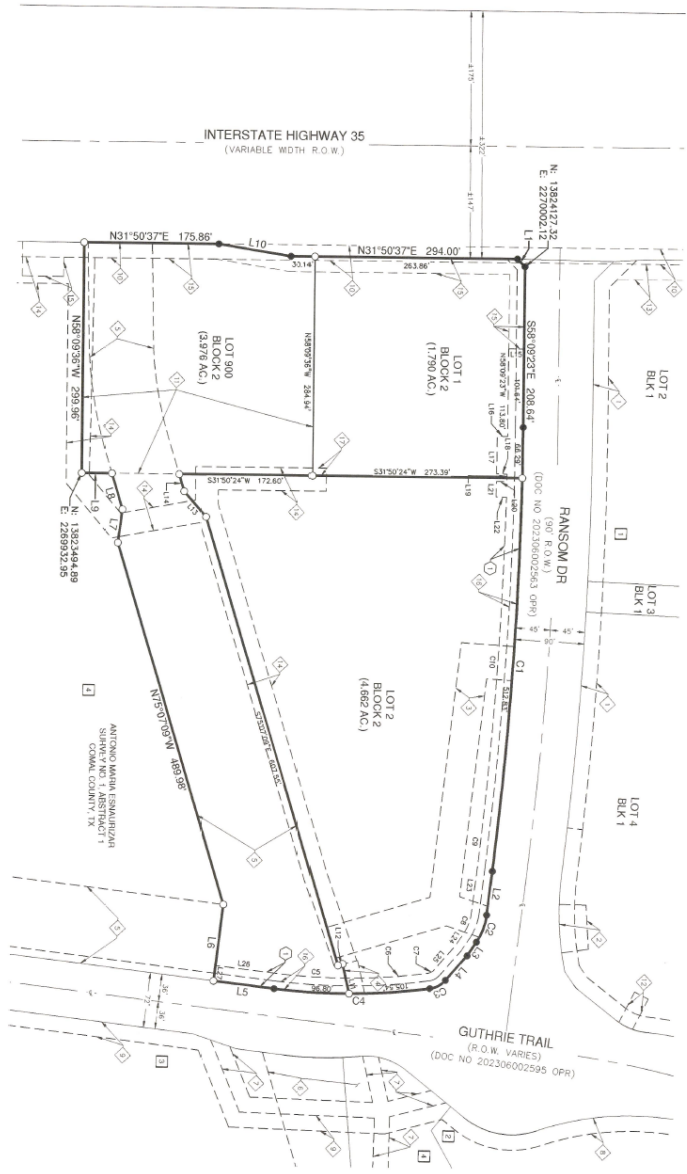
KEY NOTES LEGEND

- [illegible]

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N19°50.37'E	14.14'
L2	S17°22.22'E	57.56'
L3	S24°34.90'E	21.96'
L4	S17°00.17'E	42.56'
L5	S30°52.25'E	79.51'
L6	S5°12.27'W	100.50'
L7	N65°35.22'W	143.86'
L8	N19°10.70'W	48.75'
L9	S35°50.24'W	39.56'
L10	N43°56.14'E	98.19'
L11	S17°03.52'E	39.31'
L12	N1°52.51'E	6.32'
L13	N86°29.11'E	43.86'
L14	S75°07.09'E	23.14'

LINE TABLE		
LINE #	BEARING	LENGTH
115	N 65.20° E	20.00'
116	N 52.17° E	13.53'
117	N 65.79° E	48.82'
118	S 33.10° E	13.58'
119	N 65.23° E	10.02'
120	N 63.50° E	13.98'
121	N 62.72° E	20.00'
122	S 33.10° E	13.58'
123	N 61.20° E	51.17'
124	N 24.56° E	20.08'
125	N 67.03° E	41.56'
126	N 63.12° E	79.51'
127	N 51.27° E	20.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD
1	4955.00	6.1446°	510.96
2	4955.00	26.9232°	510.96
3	11,000	40.9232°	510.96
4	763.00	14.4833°	510.96
5	763.00	7.0263°	510.96
6	763.00	7.0263°	510.96
7	11,000	40.9232°	510.96
8	11,000	26.9232°	510.96
9	3010.00	17.0023°	510.96
10	5150.00	4.3922°	510.96



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