

ORDINANCE NO. 2021- \_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY OF NEW BRAUNFELS AS A REINVESTMENT ZONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (2), CITY OF NEW BRAUNFELS; DESCRIBING THE PROPERTY PARCELS INCLUDED IN THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City of New Braunfels, Texas (the "City"), pursuant to the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, (the "Act") may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, the Act provides that the governing body of a municipality by ordinance may designate a geographic area that is in the corporate limits or extra-territorial jurisdiction of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of a certain geographic area in the City, which is more specifically described as being a +/- 182.91 Acre tracts of land, more or less, and including the properties as assigned a Parcel ID by the Comal County Appraisal District as presented in Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein, through the creation of a new reinvestment zone as authorized by and in accordance with the Act (the "Zone"); and

**WHEREAS**, pursuant to and required by the Act, the City has prepared a Preliminary Reinvestment Zone Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, City of New Braunfels, attached as Exhibit "C" (hereinafter referred to as the "Preliminary Project and Finance Plan"); and

**WHEREAS**, notice of the public hearing on the creation of the Zone was published on August 23, 2021 in The Herald-Zeitung, a newspaper of general circulation in the city of New Braunfels, which date is before the seventh (7th) day before the public hearing held on September 13, 2021; and

**WHEREAS**, at the public hearings on September 13, 2021, and September 27, 2021 interested persons were allowed to speak for or against the creation of the Zone, its boundaries, or the concept of tax increment financing, and owners of property in the Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the creation of the Zone; and

**WHEREAS**, after all comments and evidence, both written and oral, were received by the City Council, the public hearings were closed on September 13, 2021 and September 27, 2021; and

**WHEREAS**, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the Zone; and

**WHEREAS**, the percentage of the property in the Zone, excluding property that is publicly owned, that is currently used for residential purposes is less than thirty (30) percent; and

**WHEREAS**, a Preliminary Project and Finance Plan has been prepared for the Zone.

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

**Section 1. RECITALS INCORPORATED.**

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

**Section 2. FINDINGS**

The City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on creation of the Zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law.

(b) That the proposed improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City.

(c) That the Zone meets the criteria and requirements of the Act because the Zone substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals, and welfare in its present condition and use because of the presence of:

1. a number of substandard structures due to the aging and inadequate infrastructure as well as the presence of structures that are not in full compliance with current building, health and safety codes;
2. the predominance of defective or inadequate sidewalk and street layout; and
3. the deterioration of site or other improvements.

(d) That the Zone is a geographic area located wholly within the corporate limits of the City of New Braunfels;

(e) That less than thirty percent (30%) of the property in the Zone, excluding property that is publicly owned, is used for residential purposes;

(f) That the total appraised value of taxable real property in the Zone, and in existing reinvestment zones of the City, does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City; and

(g) That development or redevelopment of the property within the boundaries of the Zone will not occur solely through private investment in the reasonably foreseeable future.

### **Section 3. DESIGNATION AND NAME OF THE ZONE**

That the City, acting under the provisions of the Act, does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area more specifically described as being +/- 182.91 Acres land, more or less, and including the properties as assigned a Parcel ID by the Comal County Appraisal District as presented in Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein to promote the development of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Three, City of New Braunfels, Texas (the "Zone").

### **Section 4. BOARD OF DIRECTORS**

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members, including any members appointed by the participating taxing jurisdictions. Positions One through Four on the Board of Directors shall be reserved for the City. Positions Five, Six, and Seven shall be reserved for other participating taxing jurisdictions levying taxes within the Zone, each of whom may appoint one director. Any participating taxing jurisdiction entitled to appoint a director shall be assigned a Board position number in the order the appointment is received by the City.

Failure of any taxing unit to appoint a director as provided herein, shall be deemed a waiver of the right to appoint a director, and the City Council as a whole, shall be entitled to appoint persons to the position.

The City Council shall nominate persons to serve on the Board of Directors for Positions One through Four. Any participating taxing jurisdiction, including individual City Council Members, who is deemed to have waived the right to appoint a director to the Board, shall have the position filled by nomination and approval of an eligible person by the City Council as a whole.

The initial directors to the Board of Directors of the Zone shall be appointed by resolution or ordinance of the City or participating taxing jurisdiction(s) within ninety (90) days of the passage of this Ordinance or the date they became a participating taxing jurisdiction, whichever is sooner. An increase in the number of Board of Directors shall be accomplished by resolution or Ordinance of the City but shall not exceed a total of fifteen (15) members. All members of the Board of Directors shall meet eligibility requirement as set forth in Chapter 311 of the Act.

The directors appointed to odd-numbered positions shall be appointed for a two-year term, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one-year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. A vacancy on the Board of Directors is filled for the unexpired term by appointment of the governing body of the taxing unit that appointed the director who served in the vacant position. Each year the City Council shall annually designate one (1) member of the Board of Directors to serve as chairman for a one (1) year term that begins on January 1st of the following year. The Board of Directors shall elect from its members a vice chairman to preside in the absence of the chairman or when there is a vacancy in the office of the chairman. The Board of Directors may elect other officers as it considers appropriate.

The Board of Directors shall make recommendations to the City Council concerning the administration, management and operation of the Zone. The Board of Directors shall prepare or cause to be prepared

and adopt a project plan and a reinvestment zone financing plan for the Zone and shall submit such plans to the City Council for its approval. The City hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel and financial advisors payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the City Manager or his designee, that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan. Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Act without additional authorization from the City.

#### **Section 5. DURATION OF THE ZONE**

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2046, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

#### **Section 6. TAX INCREMENT BASE**

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2021, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base").

#### **Section 7. TAX INCREMENT FUND**

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the percentage of the tax increment, as defined by Section 311.012(a) shall equal eighty-five percent (85%) of the City's portion of property tax increment as defined by Section 311.012(a) of the Act, less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Act, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purposes pursuant to Section 311.010(b) of the Act.

## **Section 8. SEVERABILITY**

That should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the City as a whole or any part thereof, other than the part so declared invalid.

## **Section 9. OPEN MEETINGS**

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, Chapter 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 10.** That this Ordinance shall take effect immediately upon the second and final reading of same in accordance with and as provided by Section 311.004(a)(3) of the Act and the City's Charter.

**PASSED AND APPROVED:** First Reading this the 13<sup>th</sup> day of September, 2021.

**PASSED AND APPROVED:** Second and Final Reading this the 27<sup>th</sup> day of September, 2021.

**CITY OF NEW BRAUNFELS**

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**RUSTY BROCKMAN**, *Mayor*

**ATTEST:**

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**CAITLIN KROBOT**, *City Secretary*

**APPROVED AS TO FORM:**

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**VALERIA M. ACEVEDO**, *City Attorney*

# Exhibit "A"

PROP_ID	OWNER_NAME	LEGAL_AREA
0		0
1	HEITKAMP RUTH A	0
2	HEITKAMP RUTH A	0.131
3	HEITKAMP RUTH A	0
4	ALLEGIANTE SENIOR LIVING LLC	0
5	WIERMAN JOHN F & NANCY J	0
6	LOWERY KENNETH L & CAREN E	0.419
7	FORRES DONALD E & LYNN S	0.231
8	FORRES DONALD E & LYNN S	0.191
9	FORRES DONALD E & LYNN S	0.6539
31	WEST 209 INVESTMENTS LLC	0.354
32	N B ART LEAGUE	0.191
33	LEDERHOSEN LTD	0.159
35	EUDY HAMPTON & CHERILYN	0.25
36	SNIDER RONALD B	0.069
37	HINTON VANCE J & PRISCILLA J	0.071
38	ORTIZ PAUL JR	0.073
39	M & S BUILDING LLC	0.093
40	SNIDER RONALD & SOLLBERGER DARREL	0.267
41	SNIDER RONALD B & CASTELL PROP LLC	0.914
42	290 CASTELL SPRINGFED LLC	0.809
43	PRODUCERS COOPERATIVE MARKETING ASSN	2.502
44	ROCKFIELD PROPERTIES LLC	0.286
45	NEW BRAUNFELS CITY OF	0
45	NEW BRAUNFELS CITY OF	0
46	SNIDER RONALD B & CAROL C	0.419
47	TX UK ENTERPRISES LLC	0.11
48	WEST SAN ANTONIO 111 LLC	0.727
49	SCHWARZEN WALFISCH LP	0.069
50	HS130 CAPITOL VENTURE LLC	0.149
51	HS130 CAPITOL VENTURE LLC	0.072
52	SOUTH 130 GROUP	0.163
53	SOUTH 130 GROUP	0.13
54	PLUMEYER MARJORIE	0.22
55	J N L N PROPERTIES LTD	0.422
57	WEST SAN ANTONIO 111 LLC	0.421
58	SOUTH 130 GROUP LLC	0.422
59	JERGENS ERNESTO TRUSTEE	0.467
60	KRUEGER ROBERT C & ARLENE SEALES	0.422
61	POWEROHM PROPERTIES LLC	0
62	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	1.688
64	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.8
65	BRAUNFELS FOUNDATION TRUST	0.119
66	WEST SAN ANTONIO 111 LLC	0.722
68	BRAZLE KENNETH D & DAVID PFEUFFER	0.423
69	NEW BRAUNFELS CITY OF	1.274
70	NAEGELINS BAKERY INC	0.616
72	LANDMARK SQUARE SERIES OF BC HALL LLC	0.368
73	LANDMARK SQUARE SERIES OF BC HALL LLC	0.275
74	DAMARODAS ROBERT C	0.211
75	T L MARGLIN #6 LLC	0.211
76	T L MARGLIN #6 LLC	0.21
77	STADT CORPORATION	0.21
78	AMARO ANTONIO ET AL	0.21
80	AMARO ANTONIO ET AL	0.378
82	AMARO ANTONIO ET AL	0.421
83	AMARO ANTONIO ET AL	0.21
84	NB LAND LLC	0.281
85	JOHNSON WALLACE C	0.422
86	DAVIS CAROLA M	0.209
87	FLINT MARY JO	0.119

88 ALLEN CHRIS & HEATHER	0.09
89 TAYLOR JULIE A & GREESON	0.224
90 THARP DANIEL & MIKKI	0.197
91 DUETTRA GEORGIA B EXEMPT TRUST	0.211
92 DUETTRA GEORGIA B EXEMPT TRUST	0.21
93 MOORE BARRY D	0.211
94 WORLEY CREDIT TRUST	0.422
95 MANLOVE NATHAN	0.153
96 LEISSNER LAYTON L	0
97 SOUTHWESTERN BELL TX	0.353
98 LEISSNER LAYTON L	0.376
99 MATHIS GARY D	0.317
100 FIELD AVIS E & NANCY L	0
102 KIESLING BOB R & BETTY A	0.212
103 CABANA SOCIAL CLUB LLC	0.212
104 KORMAN GREG	0
105 JENTSCH SHERI ANN	0
106 ADM MILLING CO	0.635
146 MEHRER WILLIAM J JR & DIANE E	0.211
147 WANGENHEIM RICHARD M JR	0.212
148 NORRIS W M	0
149 ELKS 2279 OF NB BPOE	1.477
150 FRUEHOLZ FREDERICK JR	0.422
151 NEEL MICHAEL A & RHONDA B	0.209
152 DAVIS CAROLA M	0.209
153 GLISKY JULIE A	0.209
154 FRUEHOLZ FREDERICK JR	0.09
155 FRUEHOLZ FREDERICK JR	0.175
156 BAENZIGER GREG K & LESLIE A	0.421
157 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.422
158 BURCH TROY D JR	0.422
159 NEW BRAUNFELS CITY OF	2.532
160 B & C WILLIAMS PROPERTIES LTD	0.417
161 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.209
162 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0
163	0
164 NEW BRAUNFELS CITY OF	1.118
165 NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORP	0.987
167 NEW BRAUNFELS CITY OF	0.6365
168 M A ANDERSON REAL ESTATE LLC	0.1255
168 M A ANDERSON REAL ESTATE LLC	0.1255
200	0
202 NEW BRAUNFELS CITY OF	1.289
203 NEW BRAUNFELS CITY OF	0.204
204 NEW BRAUNFELS CITY OF	0.202
205 NEW BRAUNFELS CITY OF	0.224
206 CAMPOS ATANACIO	0.21
207 JAHN BUILDING DEVELOPMENT LLC ET AL	0.353
208 COMMUNICATION PROFESSIONALS LTD	0.486
211 SEIDEL PROPERTIES LTD	0.422
212 BORCHERS MARION J	0.422
213 BORCHERS MARION J & ROBBIE W	0.422
214 NEW BRAUNFELS CITY OF	0.958
215 WOODALL AMY B	0.421
216 A R V INDUSTRIAL ELECTRIC COMPANY	0.357
218 HINTON VANCE J	0.3109
220 COMMUNICATION PROFESSIONALS LTD	0.193
272 MY LITTLE GIRL LLC	0
273 YAWN GROUP LLC	0
274 BORMANN JOHN W	0
276 RIVER CITY STORAGE INC	0.208
278 MARTINEZ AMELIA	0

279 COUNCIL BLAYNE L & VICKI A FELGER	0
280 RODRIGUEZ ANTONIA	0
281 DUNVERKING REAL ESTATE LTD	0.416
282 BURCH TROY D JR	0.324
283 HARPER DANN DEV CORP	0.834
284 BECKER INVESTMENTS LP	0.352
285 BECKER INVESTMENTS LP	0.311
286 BIG DIAMOND INC	0.256
287 NORRIS WILLIAM M	0
288 CMF REAL ESTATE HOLDINGS LLC	0
289 NEW BRAUNFELS COMMUNITY RESOURCES INC	0
290 SILVA OFELIA & JUAN M	0
291 M A ANDERSON REAL ESTATE LLC	0
292 WITTING FRANK KLAUS	0
293 WITTING FRANK KLAUS	0
294 XV PROPERTIES LTD	0
295 SKP PROPERTIES LLC	0
296 HILL COUNTRY INVESTMENT GROUP LLC	0
297 XV PROPERTIES LTD	0
298 TRUESDELL KATHERINE	0
299 JAHN STREET PROPERTIES LLC	0
300 M A ANDERSON REAL ESTATE LLC	0
515 IAKOBO FOUR LP	1.608
828 CORZINE M SHAWN & SHAINA	0.093
829 EVANS JOE P & SHERRILL L	0.127
830 TUNNELL STEPHEN WESLEY JR	0.198
831 TUNNELL STEPHEN WESLEY JR	0.131
832 HS130 CAPITOL VENTRUE LLC	0.164
833 LOUIS HENNE COMPANY LLC	0.366
834 SPECKMAN FAMILY LTD	0.058
835 SPECKMAN FAMILY LTD	0.132
836 SPECKMAN FAMILY LTD	0.066
837 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.317
839 MAYO WILLIAM N TRUST	0.104
840 UNION PACIFIC RAILROAD CO	0.265
841 FORRES DONALD E & LYNN S	0.419
842 TWMKPH LLC	0.844
843 BOCK BENNIE W II & KATHARYN H	0.422
844 DIRTY LAUNDRY LLC	0.4294
845 DIRTY LAUNDRY LLC	0.3456
846 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.422
847 MCADA ACIE C & JANINE	0.372
848 MILL STREET SQUARE LLC	0.555
849 LOUIS HENNE COMPANY LLC	0.306
850 KLEPAK RACHELLE M	0.132
851 SNIDER RONALD B & SOLLBERGER DARRELL	0.265
852 SNIDER RONALD B & SOLLBERGER DARRELL	0.077
854 POST OFFICE LLC	0.358
855 SNIDER RONALD B ET AL	0.073
856 SNIDER RONALD B ET AL	0.116
857 SNIDER RONALD B ET AL	0.049
858 TORKELSON ROGER A & JUNE M	0.086
859 SUNSPRITE LLC	0.086
862 DOEPPENSCHMIDT FUNERAL HOME INC	0.736
863 COMAL COUNTY OF	0.844
864 COMAL COUNTY OF	0.422
867 GARZA ALVARO & DORA A	0.05
868 MUCKENFUSS PROPERTIES LLC	0.632
870 REIMER MICHAEL & LINDA	0.22
871 GARZA ALVARO & DORA A	0.207
872 GARZA ALVARO & DORA A	0.186
873 CASTEEL PARTNERS LTD	0.212



874 CASTEEL PARTNERS LTD	0.207
875 CASTEEL CARTER ET AL	0.423
876 NOLTE MELVIN JR	0.123
877 NOLTE MELVIN JR	0.088
878 FARMERS MUTUAL FIRE	0.423
879 ADM MILLING CO	0.423
880 FARMERS MUTUAL FIRE	0.423
881 ADM MILLING CO	0.833
882 ADM MILLING CO	0.423
883 ADM MILLING CO	0.996
884 ADM MILLING CO	2.495
885 LIBERTY PARTNERSHIP LTD	0.8242
886 NEW BRAUNFELS CITY OF	0
887 NOLTE MELVIN JR	0.104
888 NOLTE MELVIN JR ET AL	0.095
889 NOLTE MELVIN JR	0.106
890 LAMMERS LESLIE J & THOMAS E TUMLINSON	0.117
891 ZUNKHOUSE RENTALS	0.11
892 CAMPASSI MICHAEL & SCOTT DUPLECHAIN	0.101
893 QUIROS EVAN B	0.119
894 PARRAS JEFFREY J & SABRINA K	0.093
895 ADM MILLING CO	0
896 CAPITOL BANKSHARES INC	0.417
898 FIRST CHURCH OF CHRIST, SCIENTIST	0
899 OLD CITY HALL LLC	0.641
900 COMAL COUNTY OF	0
906 KINGDOM TRUST COMPANY & MLAI LLC	0.103
907 MOZELEY-JACQUES RENTALS LLC	0.106
908 CASTEEL PARTNERS LP	0.103
909 VERGE PRODUCTIONS LLC	0.209
910 TAMEZ INVESTMENTS LLC	0.207
911 TAMEZ INVESTMENTS LLC	0.207
912 180 WEST MILL STREET LLC	0.207
913 LEE PATRICK T ET AL	0.11
914 ARCHBISHOP OF SAN ANTONIO	0.105
915 BROWN MARILEE & KEITH A	0.2102
916 VULCAN REALTY GROUP LLC	0.207
917 COMAL COUNTY OF	0.541
920 COMAL COUNTY OF	0.3
922 LONG MARK	0
923 RIMMELIN PAUL	0
924 MORGAN MARY ANN	0
925 ANGELLO CAROLYN	0
926 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
927 CT WELLNESS ENTERPRISES LLC	0
928 GOMEZ THERESA B & ROBERT JR	0
930 MUND JEFF A & DENISE E	0.212
931 CONFIDENTIAL	0.109
932 MUND JEFF A & DENISE F	0.213
933 MUND JEFF A & DENISE F	0.155
934 FLORES P F ARCHBISHOP S A	0.257
935 MUND JEFF A & DENISE E	0.155
936 MASON LARK E & EDNA M	0.276
937 MUND JEFF A & DENISE	0.306
939 CONFIDENTIAL	0
950 ARCHBISHOP OF SAN ANTONIO	0.013
951 ARCHBISHOP OF SAN ANTONIO	0.006
952 ARCHBISHOP OF SAN ANTONIO	0
953 ARCHBISHOP OF SAN ANTONIO	1.884
954 COMAL COUNTY OF	0.315
955 COMAL COUNTY OF	0.526
956 SUDDARTH JOHN R & RUTH	0.42

957 ANZ DONALD E & CHERYL P	0.39
958 REEVES JAMES E	0.232
959 SAEGERT JOEL & MERRY	0.206
960 SAEGERT JOEL & MERRY	0.408
961 SIPPEL NOREEN	0.286
962 TIMMERMAN PAMELA HIGHTOWER	0.176
963 PHILLIPS BETTY L	0.321
965 GOODWIN MORGAN & WADE	0.139
966 BURTON CHARLES R & SUE A HUBER	0.434
967 ALEXANDER TED W	0.399
968 MILES MICHAEL & NANCY CLOUD	0.5586
970 COMAL COUNTY OF	0.414
971 COMAL COUNTY OF	0.421
972 LEATHERWOOD PAUL W	0.289
973 RIZZATTO JAMES	0.132
974 RODRIGUEZ SANTIAGO	0.421
975 ADM MILLING CO	0
976 SEIDEL PROPERTIES LTD	0.634
977 MORALES ELEANOR A	0.154
978 CAMPOS ATANACIO	0.256
979 QUEST IRA INC	0.218
980 ADM MILLING CO	0
981 BATEY TRAVIS & VERONICA	0.717
982 CELTIC ENTERPRISES LP	0.267
984 KRIEVALDT PROPERTIES LLC	0.122
985 SEIBERT RICHARD L & JAYLENE	0.294
986 GOMEZ IGNACIO G & LOUISA	0.417
987 BOWMAN CRAIG A & KRISTY D	0.25
988 NORMAS LAGNIAPPE LLC	0.26
989 HURTA JASON E	0.323
994 HOLLMIG FAMILY PTNRSHLP LTD	0.276
995 WILSON MARK B & LISA W	0.242
996 ST JOSEPHS ANGLICAN CHURCH	0.321
997 ST JOSEPHS ANGLICAN CHURCH	0.112
998 ST JOSEPHS ANGLICAN CHURCH	0.319
999 VITAKEY LLC	0.2
1000 REGER CHARLES W & CATHERINE REGER	0.207
1001 HAYES & RENO LLC	0.39
1002 GUIDOS PLACE LLC	0.246
1003 SCHABACKER VICTOR & ELISA F	0.197
1004 RUIZ JAMES & MARIA	0.203
1005 LEAVERTON JULIANNE	0.216
1006 WILSON MARK B & LISA W	0.417
1007 BREMER MANAGEMENT LLC	0.156
1008 SOGGY PESO INVESTMENTS LLC	0.089
1009 ARCHBISHOP OF SAN ANTONIO	0.187
1010 WAYMER J A PARTNERSHIP LP	0.227
1011 J A WAYMER PRTNRSHLP LP	0.243
1012 HAYES & RENO LLC	0.41
1013 ARCHBISHOP OF SAN ANTONI	0
1014 ARCHBISHOP OF SAN ANTONIO	0
1015 ARCHBISHOP OF SAN ANTONIO	0
1016 ARCHBISHOP OF SAN ANTONIO	0
1024 FIRST METHODIST CHURCH	2.9514
1026 CASTEEL PARTNERS LTD	0
1027 CASTEEL PARTNERS LTD	0
1028 FORRES DONALD E & LYNN S	0
1029 DIETEL JOANN	0
1030 FORRES CELESTE M	0
1032 FIRST UNITED METHODIST CHURCH NEW BRAUNFELS	0
1034 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
1035 ALLEN NEIL T & DEBBE JO	0

1037 FIRST UNITED METHODIST	0.263
1038 FIRST UNITED METHODIST	0.192
1040 LEBENSCHOEN LLC	0.712
1042 NEW BRAUNFELS I S D	0.844
1044	0
1045 WEIDNER MICHAEL R TRUST	0.194
1046 WEIDNER MICHAEL R TRUST	0.194
1047 GRANZIN MILES & SUSAN	0.714
1048 RULEY FAMILY TRUST	0
1049 MILBURN SUSAN C	0
1050 SLOVAK SUZANNE MARIE	0
1051 WYATT PATRICIA B	0
1292 NEW BRAUNFELS I S D	0.8474
1435 417 PROPERTIES LLC	0.419
1436 CRAIGMARK LP	0.422
1438 MOTT JANIE	0
1440 BASS RUTH STONE	0
1441 BASS GEORGE A JR	0
1442 POLLARD MICHAEL J	0
1443 SEALS FAMILY PROPERTIES LLC	0.856
1445 N B CONSERVATION SOCIETY INC	0.185
1446 N B CONSERVATION SOCIETY INC	0.185
1447 HRA WUESTS COMAL INVESTMENTS LLC	1.329
1448 W ANN THOMAS LLC	0
1449 BUSTOS DELIO & JUANITA	0
1450 MARTINEZ ARMANDO	0
1453 ERWACHSEN INVESTMENTS LLC	0.107
1456 PROVENANCE GROUP LLC	0.3154
1457 PROVENANCE GROUP LLC	0.361
1458 LEDV LLC	0.836
1459 MCCORKLE JUSTIN & AMANDA	0
1460 LEDV LLC	0.517
1461 TURNER JEFFERY S & MARIA G	0
1462 MCGURK GARY L & SUE	0
1463 CONFIDENTIAL	0
1464 EQUITY TRUST COMPANY	0
1465 RABE RICHARD	0
24297 COMAL COUNTY OF	1.849
30483 GLADDEN MICHAEL W	0
37068	0
44893	0
54551 ARCHDIOCESE OF S A	4.1198
137586 SMITH SCOTT A & IRMA S	0.121
145956 UDI	0.185
152413 NEW BRAUNFELS CITY OF	0.311
378489 VANN ROGER D	0
378490 SOUTHBANK SELF SERVICE INC	0
378760 CAVANAUGH EDWARD & CHARLOTTE FAMILY TRUST	0
410103 NEW BRAUNFELS CITY OF	1.281
411565	0

Exhibit "B"



# Exhibit "C"

## New Braunfels Downtown Tax Increment Reinvestment Zone Preliminary Project & Financing Plan

City of New Braunfels, Texas

September 13, 2021



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## PROJECT PLAN

### OVERVIEW

The City of New Braunfels, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund redevelopment projects and programs in Downtown New Braunfels. The proposed new zone would be named TIRZ #3 – Downtown Tax Increment Reinvestment Zone (TIRZ #3).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

### EXISTING TAX INCREMENT FINANCING DISTRICTS IN THE CITY OF NEW BRAUNFELS

There are two existing City of New Braunfels TIRZs. The existing the first is the Creekside TIRZ (TIRZ #1) and the second is the Rivermill TIRZ (TIRZ#2). According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new reinvestment zone is used for residential purposes at the time of designation. The proposed TIRZ #3 complies with these state rules.

### DESCRIPTION OF TAX INCREMENT REINVESTMENT ZONE #3

The proposed TIRZ #3 will cover approximately 183 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$167,638,727.00.

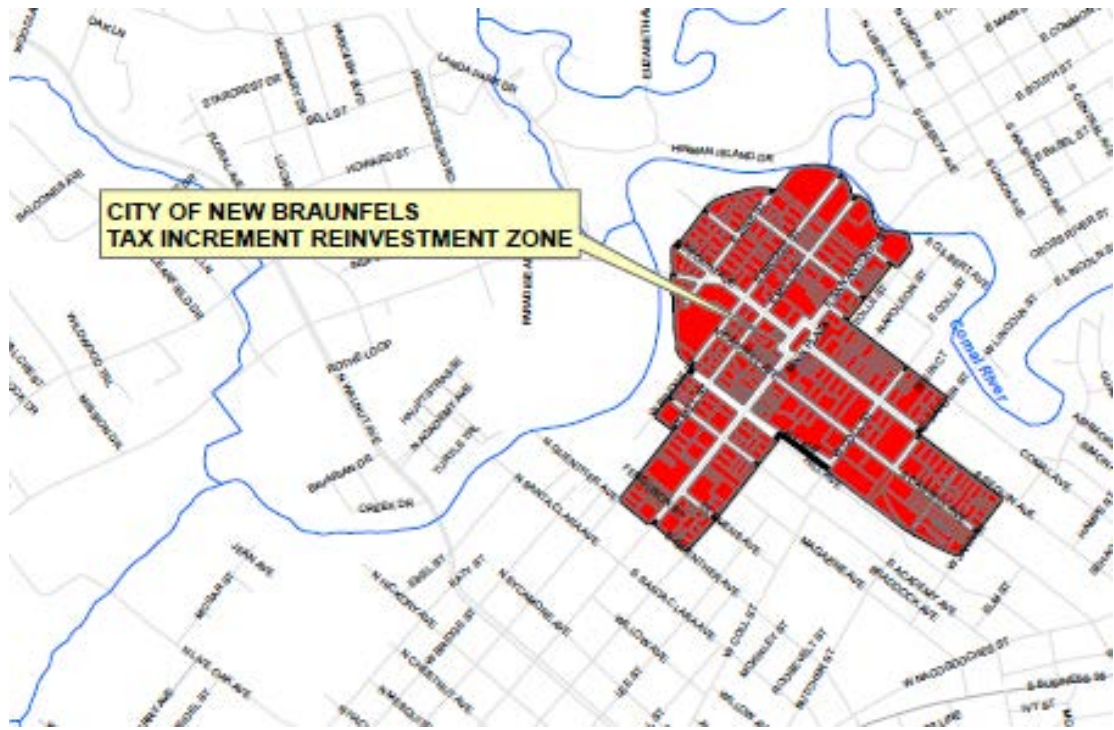
TABLE 1: EXISTING LAND USE OF PROPOSED TIRZ #3

Land Use	Acres	Percentage
Commercial	68.52	
Government	12.10	
Industrial	5.35	
Institution	16.52	
Open	7.43	
Residential High Density	2.52	
Residential Low Density	23.61	
Residential Medium Density	0.68	
Schools	3.57	
Rights of Way	40.62	
<b>Total Area</b>	<b>180.91</b>	
Non-public	117.19	
Total Residential	26.81	23%
Maximum Residential	35.16	30%

Source: City of New Braunfels Existing Land Use Map



Figure 1: Proposed TIRZ #3 Geographic Boundary



#### EXISTING ZONING AND LAND USE GUIDELINES APPLICABLE TO TIRZ #3

Existing City of New Braunfels land use, zoning guidelines, and policies would apply to all properties within the city limits.

#### TAXING JURISDICTIONS APPLICABLE TO TIRZ

The proposed TIRZ #3 is located within the following taxing jurisdictions:

- City of New Braunfels
- Comal County
- Comal ISD

#### PROPOSED CHANGES IN MASTER PLANS, ZONING ORDINANCES, AND BUILDING CODES

There are no current master plans or anticipated changes to master plans or zoning ordinances.

#### RELOCATION OF DISPLACED PERSONS

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

## PROJECT PLAN IMPROVEMENTS

TIRZ #3 will provide support for catalytic infrastructure and incentives that will facilitate the redevelopment of the Downtown area. The Downtown area faces barriers to continued redevelopment as much of the pedestrian infrastructure in the zone is insufficient. Additionally, new development in the zone has been stifled due to a lack of convenient and adequate parking given the built-out nature of the development pattern. Finally, aging building systems and utility connections are a barrier to redevelopment as the majority of the existing building stock was constructed over 50 years ago and is out of compliance with modern requirements such as building codes, life safety, and Americans with Disabilities Act (ADA) access requirements.

Public infrastructure investments and additional enhancements are required to successfully redevelop the TIRZ #3 area. In addition, other projects might be added to the list as future development projects and related opportunities present themselves.

**Table 2: Downtown Development Costs Funded by TIRZ #3**

Project	Cost	Description
Public Infrastructure Improvements	\$7,500,000	Sidewalk construction/repair, installation of bicycle facilities, pedestrian amenities, enhanced crossings, roadway restriping and reconfiguration and other right-of-way improvements with direct community benefits.
Economic Development Incentives	\$4,000,000	Environmental Remediation, Interior/Exterior Demolition, Historic Façade Restoration Improvements/Easements and Fire Safety Improvements/Grants
Parking Improvements	\$2,000,000	Land assembly, leases, and other projects that subsidize or otherwise provide public parking in strategic areas.
Administration and Implementation	\$1,000,000	
<b>Total</b>	<b>\$14,500,000</b>	

## ELIGIBLE PROJECT COSTS

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### 1. PUBLIC INFRASTRUCTURE IMPROVEMENTS

This category includes TIRZ-eligible expenditures for improvements to local streets, including paving, utility infrastructure upgrades/relocation (water, wastewater, storm water), burial of overhead utilities as well as lighting improvements, street trees/planters, and sidewalk improvements for enhancing pedestrian linkages between throughout the historic downtown core.

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### 2. ECONOMIC DEVELOPMENT INCENTIVES

Downtown New Braunfels has several buildings that contribute to the character and fabric of the community, but these buildings sometimes are financially unfeasible to properly redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants, interior and exterior demolition costs, façade improvement costs and fire and ADA accessibility issues. Interior and exterior demolition expenses are tied directly to the remediation expenses. These costs are TIRZ-eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIRZ funds, greatly improves the marketability of these buildings. This budget category is necessary for attracting highly desired mixed-use and adaptive reuse projects to the Downtown TIRZ, including attracting new retail, office, and residential uses. Historic façade improvements and new construction under this program will be reviewed for compliance with any adopted design standards to ensure compatibility with other improved structures and investment in the Downtown area.

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### 3. ADMINISTRATION & IMPLEMENTATION

Administration costs, including reasonable charges for time spent by City of New Braunfels employees, will be eligible for reimbursement as project costs. Administration costs are estimated at \$40,000 per year.

## SUMMARY OF PROJECT COSTS

The total estimated cost of TIRZ #3 public infrastructure investment in the district is in excess of \$8 million. These costs will be refined in the final project and finance plan that will need to be adopted by the TIRZ #3 Board and New Braunfels City Council.

## FINANCING PLAN

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. Cities can also designate a portion of sales tax. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

## COMPLIANCE & REPORTING

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

## PUBLIC SECTOR ENTITIES PARTICIPATING IN TIRZ #3

All project costs will be paid through the contribution of incremental property and sales taxes collections. This preliminary plan assumes that the City of New Braunfels will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years. The proposed TIRZ #3 does not include any sales tax increment.

## FINANCIAL FORECAST ASSUMPTIONS

- **TIRZ Duration** – It is assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – assumes that the City of New Braunfels will contribute 85% of their total incremental property tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the purposes of forecasting anticipated property tax revenue for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$168 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for the value of improvements is 5.0 percent per year.

- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patterns** – These assumptions do not include adjustments for future development. It is anticipated that TIRZ improvements will induce an organic growth in property values through induced development. These developments are currently undefined, and their value is not known. It is noted that the values shown in this plan are a conservative estimate and it is somewhat likely that revenues will exceed those presented in this forecast.

## FINANCIAL FORECAST SUMMARY RESULTS

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022.

**Table 3: Preliminary TIRZ #3 Forecast for City Contribution**

Calendar Year	Projected Tax Collections	Available for Fiscal Year Ending 30-Sep
2021	\$0	2022
2022	\$32,705	2023
2023	\$67,044	2024
2024	\$103,101	202
2025	\$140,961	2026
2026	\$180,713	2027
2027	\$222,454	2028
2028	\$266,281	2029
2029	\$312,299	2030
2030	\$360,619	2031
2031	\$411,355	2032
2032	\$464,627	2033
2033	\$520,563	2034
2034	\$579,295	2035
2035	\$640,965	2036
2036	\$705,718	2037
2037	\$773,708	2038
2038	\$845,098	2039
2039	\$920,057	2040
2040	\$998,765	2041
2041	\$1,081,408	2042
2042	\$1,168,183	2043
2043	\$1,259,296	2044
2044	\$1,354,966	2045
2045	\$1,455,419	2046
<b>Total</b>	<b>\$14,865,599</b>	<b>2046</b>

## CONCLUSION

Based on the preliminary development plans for this area and anticipated tax revenue, a TIRZ is economically and financially feasible. The TIRZ should generate revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate approximately \$14.8 million to fund target improvements and incentives.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.



## Appendix

### Survey and Associated Data

METES AND BOUNDS DESCRIPTION  
FOR A 182.91 ACRE TRACT  
CITY OF NEW BRAUNFELS TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Being a Political Boundary Description for 182.91 acres of land located within the Juan Martin De Veramendi Survey, A-2, in the City of New Braunfels, Comal County, Texas. Said boundary is comprised of 359 parcels of land and being more particularly described as follows:

BEGINNING at a point in the Southeast line of West Mill Street at it's intersection with an alley for the West corner of Lot 10, Block 44, New City Block (NCB) 3002, conveyed to the Patricia Blankenship Wyatt Revocable Trust, recorded in Document No. 201906022022 of the Official Public Records of Comal County Texas, Prop Id. 1051;

THENCE with the Northwest line of said Lot 10, NCB 3002, Lot 9 conveyed to Suzanne Marie Slovak, recorded in Document No. 201406034073 of the Official Public Records of Comal County Texas, Prop Id. 1050 and Lot 8 conveyed to Susan C. Milburn, recorded in Volume 204, Page 716 of the Comal County Deed Records, Prop Id. 1049, North 38°26'24" East, a distance of 262.81 feet to a point for the North corner of said Lot 8 and the West corner Ferguson Street (25' R.O.W.);

THENCE continuing with the Southeast line of West Mill Street, crossing Ferguson Street, North 38°33'11" East, a distance of 25.02 feet to a point for the North corner of Ferguson Street and the West corner of Lot 7, NCB 3001, conveyed to Celeste M. Forres, recorded in Document No. 200506003047 of the Official Public Records of Comal County Texas, Prop Id. 1030;

THENCE continuing with the Southeast line of West Mill Street, and the North line of NCB 3001, along the West line of the following five properties,

1. said Lot 7, NCB 3001
2. the property conveyed to First Methodist Church in Volume 422, Page 795 of the Comal County Deed Records, Prop Id. 1024,
3. Lot 12 conveyed to First United Methodist Church of New Braunfels, recorded in Document No. 201106032720 of the Official Public Records of Comal County, Texas, Prop Id. 1032,
4. Lot 14, conveyed to Leslie J. Lammers and Thomas E. Tumlinson recorded in Document No. 201706033702 of the Official Public Records Comal County Texas, Prop Id. 1034,
5. Lot 15, conveyed to Neil & Debbie Jo Allen, recorded in Document No. 201606021969 of the Official Public Records of Comal County Texas, Prop Id. 1035, North 38°17'23" East, a distance of 629.02 feet to a point for the North corner of said Lot 15;

THENCE crossing West Mill Street (66.66' R.O.W.) North 52°50'56" West, a distance of 66.51 feet to a point for the South corner Lot 216, NCB 3020, owned by New Braunfels Independent School District, no recording information found, Prop Id. 1292, and the East corner of Lot E NCB 3020;

THENCE with the Southwest line of Lot 216 and the Northeast line of Lot E and F, NCB 3020, North 52°57'12" West, a distance of 189.08 feet to a point in the Southeast line of West Bridge Street for the West corner of Lot 216 and the North corner of Lot F, NCB 3020;

THENCE with the Southeast line of West Bridge Street and the Northwest line of Lot 215 and Lot 215, owned by New Braunfels Independent School District, Prop Id. 1292, North 37°56'42" East, a distance of 195.27 feet to a point for the North corner of said Lot 215 and the West corner of North Academy Avenue;

THENCE with the Southeast line of West Bridge Street, crossing North Academy Ave (66.66' R.O.W.), North 37°50'05" East, a distance of 65.00 feet to a point for the West corner of a portion of Lot 103, NCB 2010 conveyed to Mary Ann Autry, recorded in Volume 141, Page 266 of the Comal County Deed Records, Prop Id. 924 and the North corner of North Academy Avenue;

THENCE continuing with the Southeast line of West Bridge Street, and the Northwest line of NCB 2010, the following 3 tracts,

1. said portion of Lot 103,
2. a portion of Lot 104, conveyed to James E. Glasgow Jr. and Carolyn M. Glasgow, recorded in Document No. 202006020515 of the Official Public Records of Comal County Texas, Prop Id. 925,
3. a portion of Lot 105, conveyed to Carr 2 Casa, LLC, recorded in Document No. 202106001621 of the Official Public Records of Comal County Texas, Prop Id. 927, North 37°46'59" East, a distance of 274.04 feet to a point for the North corner of said Lot 105, lying in the Southwest line of the Mo Pac Railroad (100' R.O.W.);

THENCE continuing with the Southeast line of West Bridge Street, crossing said Mo Pac Railroad R.O.W., North 37°46'58" East, a distance of 100.00 feet to a point in the Northeast Mo Pac Railroad R.O.W. for the West corner of Lot 107, NCB 2010, no deed information found, Prop Id. 931;

THENCE crossing West Bridge Street (66.66' R.O.W.), North 38°48'47" West, a distance of 66.82 feet to a point for the South corner of NCB 2011, a tract of land conveyed to Hilmar W. Rust, recorded in Volume 417, Page 786, Comal County Deed Records, Prop Id. 939;

THENCE with the West line of said Rust property, the following three calls:

- 1.) North 52°00'00" West, a distance of 109.44 feet to a point;
- 2.) North 24°46'30" West, a distance of 95.05 feet to a point;
- 3.) North 38°42'00" East, a distance of 48.50 feet to a point for the North corner of said Rust property, lying in the Southwest line of Lot 1, Block 1, Sts. Peter and Paul Catholic Church Subdivision, recorded in Volume 12, Page 233 of the Map Records of Comal County Texas, Prop Id. 54551;

THENCE with the West line of said Lot 1, North 52°00'00" West, a distance of 32.29 feet to a point in the East line of the M & KT Railroad R.O.W.;

THENCE with the East line of said railroad and the East line of Lot 1, Sts. Peter and Paul Subdivision and a tract conveyed to the Archbishop of San Antonio, recorded in Volume 152, Page 205 of the Comal County Deed Records, Prop Id. 1014, the following two calls:

- 1.) North 09°02'53" West, a distance of 140.44 feet to a point



- 2.) North 02°00'58" West, a distance of 357.85 feet to a point for the North corner of said Prop Id. 1014, lying in the South line of a tract conveyed to the Archbishop of San Antonio, recorded in Volume 614, Page 563 of the Comal County Deed Records, Prop. Id. 1016;

THENCE with the West line of said Prop Id. 1016, the following two calls:

- 1.) North 74°48'08" West, a distance of 21.53 feet to a point;
- 2.) North 02°44'13" West, a distance of 166.08 feet to a point for the North corner of said Prop. Id 1016, lying in the South line of Landa Street - State Highway 46 (60' R.O.W.);

THENCE crossing Landa Street – State Highway 46, North 18°34'25" East, a distance of 60.12 feet to a point for the Southwest corner of NCB 2018, a 0.436 of an acre tract conveyed to Hayes & Reno, LLC, recorded in Document No. 200406038372 of the Official Public Records of Comal County, Texas, Prop Id. 1012;

THENCE with the West line of said 0.436 acre tract, NCB 2018 and the East line of said M & KT Railroad R.O.W., North 02°25'50" West, a distance of 248.35 feet to a point for the Northwest corner of said 0.436 of an acre tract, NCB 2018, lying in the Southwest line of North Seguin Avenue;

THENCE crossing North Seguin Avenue (93.72' R.O.W.), North 57°10'49" East, a distance of 99.52 feet to a point for the West corner of NCB 2017, Lot 4A, conveyed to Agile Key, LLC, recorded in Document No. 202006024772 of the Official Public Records of Comal County Texas, Prop Id 999, at the Southeast intersection of Meusebach Street and North Seguin Avenue;

THENCE with the Southwest line of Meusebach Street and the Northwest line of NCB 2017, and the Northwest line of the following 4 tracts,

1. said Lot 4A,
2. a portion of Lot 4, conveyed to Charles W. and Catherine Reger, recorded in Document No. 201406011069, of the Official Public Records of Comal County, Texas, Prop Id. 1000,
3. a portion of Lot 5, conveyed to Hayes & Reno, LLC, recorded in Document No. 200906007159 of the Official Public Records of Comal County Texas, Prop Id. 1001,
4. a portion of Lots 5 and 6, conveyed to Matthew Pusateri and Katherine Lynch, recorded in Document No. 202006005968 of the Official Public Records of Comal County Texas, Prop Id. 1002, North 38°01'54" East, a distance of 382.05 feet to a point for the North corner of NCB 2017, lying in the Southwest line of North Market Street;

THENCE with the Southeast line of Meusebach Street, crossing North Market Avenue (66.66' R.O.W.) North 34°23'13" East, a distance of 61.83 feet to a point for the West corner of Lot 32R, NCB 2016, a subdivision recorded in Document No. 201706014260 of the Official Public Records of Comal County Texas, Prop Id. 981, being the West corner of the intersection of Meusebach and North Market Street;

THENCE with the West line of NCB 2016, said Lot 32R and the Southeast line of a railroad spur track, the following eleven calls:

- 1.) North 38°10'09" East, a distance of 24.58 feet to a point;
- 2.) North 51°34'56" East, a distance of 13.45 feet to a point;
- 3.) North 51°34'57" East, a distance of 7.29 feet to a point;

- 4.) North 55°34'35" East, a distance of 9.80 feet to a point;
- 5.) North 55°34'35" East, a distance of 37.97 feet to a point;
- 6.) North 59°05'47" East, a distance of 47.58 feet to a point;
- 7.) North 65°09'32" East, a distance of 32.79 feet to a point;
- 8.) North 65°09'32" East, a distance of 16.33 feet to a point;
- 9.) North 71°08'49" East, a distance of 47.93 feet to a point;
- 10.) North 73°25'53" East, a distance of 48.98 feet to a point;
- 11.) North 74°40'15" East, a distance of 131.63 feet to a point for the North corner of said Lot 32R and the a Northwest corner of a portion of Lot 7, NCB 216 conveyed to Jason E. Hurta, recorded in Document No. 201306023835 of the Official Public Records of Comal County Texas, Prop Id. 989;

THENCE with the Northwest line of said portion of Lot 7, North 71°07'45" East, a distance of 31.13 feet to a point for the North corner of said portion of Lot 7 and the West corner of Lot 1 & 2, Hays Subdivision, recorded in Document No. 9706009482 of the Official Public Records of Comal County Texas, Prop Id. 30483;

THENCE with the South line of the Railroad Spur Track and the North line of said Hayes Subdivision, along a non-tangent curve to the right, said curve having a radius of 566.93 feet, a central angle of 23°51'55", a chord bearing and distance of North 86°59'00" East, 234.44 feet, for an arc distance of 236.14 feet to a point for the East corner of said subdivision and NCB 2016, lying in the West line of East Zink Street (66.66' R.O.W.);

THENCE crossing East Zink Street, South 78°25'28" East, a distance of 84.29 feet to a point for the South corner of the intersection of East Zink Street and North Gibert Avenue, (49.5' R.O.W.), now closed and conveyed to ADM Milling Co., recorded in Document No. 9606001284 of the Official Public Records of Comal County Texas, Prop Id. 883, also being the North corner of NCB 2014;

THENCE with the Southeast line of East Zink Street and the Northwest line of North Gilbert Avenue and the Northwest line of NCB 2015, a tract conveyed to ADM Milling Co. in "Exhibit A, Tract 6", recorded in Volume 284, Page 817, Comal County Deed Records, Prop Id. 980, North 38°42'00" East, a distance of 277.84 feet to a point for the Northwest corner of said ADM Tract 6, lying in the South line of the Comal River;

THENCE with the North line of said ADM Tract 6 and the meanders of the South line of the Comal River, the following seven calls:

- 1.) North 72°20'49" East, a distance of 99.38 feet to a point;
- 2.) North 79°52'57" East, a distance of 40.73 feet to a point;
- 3.) North 90°00'00" East, a distance of 101.72 feet to a point;
- 4.) South 84°11'54" East, a distance of 106.33 feet to a point;
- 5.) South 75°47'44" East, a distance of 34.85 feet to a point;
- 6.) South 54°59'01" East, a distance of 51.84 feet to a point;
- 7.) South 70°13'18" East, a distance of 45.99 feet to a point for the Northeast corner of said ADM Tract 6 at the Northwest intersection of the Comal River and East Bridge Street;



THENCE with the Comal River and the end of East Bridge Street (66.66' R.O.W.), South 48°47'29" East, a distance of 67.91 feet to a point for the Northwest corner of a tract of land, owned by the City of New Braunfels, known as Prince Solms Park, Prop Id. 886;

THENCE with the Northeast line of said Prince Solms Park, the end of East Mill Street (66.66' R.O.W.) and the South line of the Comal River, the following eight calls:

- 1.) South 29°00'55" East, a distance of 116.96 feet to a point;
- 2.) South 03°00'46" West, a distance of 48.43 feet to a point;
- 3.) South 45°00'00" East, a distance of 32.40 feet to a point;
- 4.) South 12°05'39" East, a distance of 18.22 feet to a point;
- 5.) South 57°05'44" East, a distance of 6.96 feet to a point;
- 6.) South 57°05'40" East, a distance of 18.81 feet to a point;
- 7.) North 77°19'11" East, a distance of 52.18 feet to a point;
- 8.) South 55°00'25" East, a distance of 13.52 feet to a point for the End of East Mill Street at the Comal River and the North corner of NCB 2005, a 1.004 acre tract, conveyed to Fountaineer Investments, LLC, recorded in Document No. 201906026762 of the Official Public Records of Comal County Texas, Prop Id. 885;

THENCE with the North line of said 1.004 acre tract and the South line of the Comal River the following four calls:

- 1.) South 55°36'21" East, a distance of 89.91 feet to a point;
- 2.) South 35°05'46" East, a distance of 57.55 feet to a point;
- 3.) South 12°51'04" East, a distance of 59.47 feet to a point;
- 4.) South 24°55'00" West, a distance of 22.49 feet to a point in the East line of said 1.004 acre tract and the North corner of a tract conveyed to ADM Milling Co. in "Exhibit A 1. (a.)", recorded in Volume 284, Page 817 of the Comal County Deed Records, Prop Id. 431524;

THENCE with the North line of said ADM Milling Co., Tract 1. (a.), and the South line of the Comal River, the following seven calls:

- 1.) South 04°17'53" West, a distance of 24.64 feet to a point;
- 2.) South 48°44'33" East, a distance of 27.30 feet to a point;
- 3.) South 36°19'35" East, a distance of 43.40 feet to a point;
- 4.) South 01°18'42" East, a distance of 28.34 feet to a point;
- 5.) South 32°10'01" East, a distance of 24.48 feet to a point;
- 6.) South 58°45'51" East, a distance of 32.97 feet to a point;
- 7.) South 30°57'14" East, a distance of 36.96 feet to a point for the East corner of said ADM Milling Co. Tract 1. (a.), lying in the Northwest line of East San Antonio Street;

THENCE with the South line of the Comal River crossing East San Antonio Street (93.72' R.O.W.) South 80°51'44" East, a distance of 100.98 feet to a point in the Southeast line of East San Antonio Street for the North corner of NCB 1043, a 1.608 acre tract, conveyed to Auferstehung, Inc., recorded in Document No. 9806024551 of the Official Public Records of Comal County, Texas, Prop Id. 515;

THENCE with the North line of said 1.608 acre tract and the South line of the Comal River, the following three calls:

- 1.) South 81°19'51" East, a distance of 78.90 feet to a point;
- 2.) South 87°15'51" East, a distance of 98.50 feet to a point;
- 3.) South 13°17'51" East, a distance of 150.98 feet to a point for the Northeast corner of said 1.608 acre tract, lying in the West line of Tolle Street (67.56" R.O.W.);

THENCE with the West line of Tolle Street and the Southeast line of said 1.608 acre tract, South 38°11'09" West, a distance of 215.80 feet to a point at the North corner of the intersection of Tolle Street and South Gilbert Avenue;

THENCE with the North line of South Gilbert Avenue and the Southwest line of said 1.608 acre tract, North 52°30'51" West, a distance of 70.31 feet to a point in the Southwest line of said 1.608 acre tract;

THENCE crossing South Gilbert Avenue (60' R.O.W.) South 38°20'17" West, a distance of 57.68 feet to a point in the Southwest line of South Gilbert Avenue and the East corner of Lot 143 and a portion of Lot 142, NCB 1007, conveyed to ESA Partners, LLC., recorded in Document No. 202106016449 of the Official Public Records of Comal County Texas, Prop Id 431522, also being the North corner of Lot A, NCB 1007, Prop Id 107;

THENCE with the West line of said Lot A, NCB 1007 and the East line of the following 6 tracts,

1. said Lot 143 and a portion of Lot 142,
2. a tract conveyed to Greg Korman, recorded in Document No. 200806021412 of the Official Public Records of Comal County Texas, Prop Id 104,
3. a tract conveyed to Sheri Ann Jentsch, recorded in Document No. 200406040799 of the Official Public Records of Comal County Texas, Prop Id. 105,
4. a tract conveyed to Cabana Social Club, recorded in Document No. 201106012145 of the Official Public Records of Comal County Texas, Prop Id. 103,
5. a tract conveyed to Bob and Betty Kiesling, recorded in Document No. 200706051883 of the Official Public Records of Comal County Texas, Prop Id. 102,
6. a tract conveyed to Avis E. & Nancy Field, described in Document No. 200506047553 of the Official Public Records of Comal County Texas, Prop Id. 100, South 38°20'17" West, a distance of 384.65 feet to a point for the North corner of the intersection of Tolle Street and South Market Street, being the South corner of NCB 1007;

THENCE crossing South Market Street (66.66' R.O.W.) South 38°20'17" West, a distance of 65.00 feet to a point for the South corner of the intersection of South Market Street and Tolle Street, being the East corner of NCB 1006;

THENCE with the Northwest line of Tolle Street and the Southeast line of NCB 1006 and the following two tracts:

1. a tract conveyed to Layton L. Leissner, No Deed information found, Prop Id. 96,



2. Lot 38 and a portion of Lot 39 conveyed to Southwestern Bell Tx, No Deed information found, Prop Id. 431521, South 38°20'17" West, a distance of 220.41 feet to a point for the South corner of NCB 1006 and the North corner of the intersection of Comal Avenue and Tolle Street;

THENCE crossing Comal Avenue (66.66' R.O.W.) South 40°28'43" West, a distance of 65.11 feet to a point for the East corner of Lot 37, NCB 1005, conveyed to Kenneth D. Brazle and David G. Pfeuffer, recorded in Document No. 9706006117 of the Official Public Records of Comal County Texas, Prop Id. 37;

THENCE with the Southwest line of Comal Avenue and the Northeast line of the following 14 tracts, 1. said Lot 37,

2. a tract conveyed to the City of New Braunfels, No Deed information found, Prop Id. 69,
3. a tract conveyed to Naeglins Bakery Inc, recorded in Volume 677, Page 398 of the Comal County Deed Records, Prop Id. 70,
4. a tract conveyed to 4K Mayo Property LLC., recorded in Document No. 201906010636 of the Official Public Records of Comal County Texas, Prop Id. 72,
5. a tract conveyed to Stadt Corp., recorded in Document No. 200606001808 of the Official Public Records of Comal County Texas, Prop Id. 77,
6. a tract conveyed to T.L. Marglin#6, LLC., recorded in Document No. 201506028574 of the Official Public Records of Comal County Texas, Prop Id. 76,
7. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059688 of the Official Public Records of Comal County Texas, Prop Id. 78,
8. a tract conveyed to Guadalupe Amaro Partnership, Prop Id. 82, recorded in Document No. 202006059689 of the Official Public Records of Comal County Texas, Prop. Id. 82,
9. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059687 of the Official Public Records of Comal County Texas, Prop Id. 83,
10. a tract conveyed to Natman Investments, LLC., recorded in Document No. 201906016789 of the Official Public Records of Comal County Texas, Prop Id. 95,
11. a tract conveyed to the Duettra Georgia B. Exempt Trust, recorded in Document No. 201106039865 of the Official Public Records of Comal County Texas, Prop Id. 92,
12. a tract conveyed to Daniel and Mikki Tharp, recorded in Document No. 200406042582 of the Official Public Records of Comal County Texas, Prop Id. 90,
13. a tract conveyed to Julie and Greeson Taylor, recorded in Document No. 9906005966 of the Official Public Records of Comal County Texas, Prop Id. 89,
14. a tract conveyed to Chris and Heather Allen, recorded in Document No. 201906000593 of the Official Public Records of Comal County Texas, Prop Id. 88, South 52°33'38" East, a distance of 772.64 feet to a point for the East corner of NCB 1005 and the West corner of the intersection of Comal Avenue and East Coll Street;

THENCE with the Southwest line of Comal Avenue, crossing East Coll Street (66.66' R.O.W.) South 52°31'46" East, a distance of 65.01 feet to a point for the South corner of the intersection of Comal Avenue and East Coll Street and the North corner of NCB 1011, being the North corner of a property conveyed to Julie A. Glisky, recorded in Document No. 200706020402 of the Official Public Records of Comal County Texas, Prop Id. 153;



THENCE with the Southwest line of Comal Avenue and the Northeast line of NCB 1011 and the following 5 tracts;

1. said Glisky tract,
  2. a tract conveyed to Frederick Frueholz, Jr., recorded in Volume 212, Page 44 of the Comal County Deed Records, Prop Id. 155,
  3. a 1.477 acre tract conveyed to Elks 2279 of NB BPOE, recorded in Volume 184, Page 934 of the Comal County Deed Records, Prop Id. 149,
  4. Lot 164, conveyed to Greg and Leslie Baenziger, recorded in Volume 608, Page 630 of the Comal County Deed Records, Prop Id. 156,
  5. a portion of Lot 88, conveyed in a Death Certificate to Carola M. Davis, recorded in Document No. 200106040183 of the Official Public Records of Comal County Texas, Prop Id. 152,
- South 52°24'50" East, a distance of 482.55 feet to a point for the West corner of the intersection of Comal Avenue and East Garden Street, and the East corner of NCB 1011;

THENCE with the Northwest line of East Garden Street and the Southeast line of NCB 1011 and the Southeast line of the following 4 tracts,

1. said Carola M. Davis tract,
2. a portion of Lot 88, conveyed to Michael & Rhonda Neel, recorded in Document No. 9806014444 of the Official Public Records of Comal County Texas, Prop Id. 151,
3. a portion of Lot 79 conveyed to Richard M. Wangenheim Jr., recorded in Document No. 201806033352 of the Official Public Records of Comal County Texas, Prop Id. 147,
4. a portion of Lot 79 conveyed to William and Diane Mehrer, recorded in Document No. 9806000302 of the Official Public Records of Comal County Texas, Prop Id. 146, South 38°16'20" West, a distance of 386.20 feet to a point for the North corner of the intersection of East Garden Street and South Seguin Avenue, also being the South corner of NCB 1011;

THENCE with the Northwest line of East Garden Street, crossing South Seguin Street, (93.72' R.O.W.) South 38°11'55" West, a distance of 93.73 feet to a point for the West corner of the intersection of East Garden Street and South Seguin Avenue, also being the East corner of NCB 1012, and the East corner of a tract conveyed to the City of New Braunfels, recorded in Volume 172, Page 820 of the Comal County Deed Records, Prop Id. 159;

THENCE with the Southwest line of South Seguin Avenue, crossing East Garden Street (66.66' R.O.W.) South 52°36'25" East, a distance of 65.01 feet to a point for the South corner of the intersection South Seguin Avenue and East Garden Street, also being the North corner of NCB 1017 and the North corner of a Lot 181 conveyed to Marion & Robbie Borchers, recorded in Volume 1017, Page 28 of the Comal County Deed Records, Prop Id. 213;

THENCE with the Southwest line of South Seguin Ave. and the Northeast line of the following 5 tracts, 1. said Lot 181,

2. Lot 180 conveyed to Mario Borchers, recorded in Document No. 200406042893 of the Official Public Records of Comal County Texas, Prop Id. 212,
3. Lot 179 conveyed to 448 S. Seguin, LLC., recorded in Document No. 202006016856 of the Official Public Records of Comal County Texas, Prop Id. 211,

4. Lots 178 & 185, conveyed to Communication Professionals, Ltd., recorded in Document No. 200206002205 of the Official Public Records of Comal County Texas, Prop Id. 208,
5. Lot 177 and a portion of Lot 160 conveyed to Jahn Building Development LLC., et al, recorded in Document No. 201206036421 of the Official Public Records of Comal County Texas, Prop Id. 207, South 52°35'59" East, a distance of 482.87 feet to a point for the Southwest corner of the intersection of South Seguin Avenue and Butcher Street, also being the East corner of NCB 1017;

THENCE with the South line of South Seguin Avenue, crossing Butcher Street (30' R.O.W.), South 52°33'56" East, a distance of 30.00 feet to a point for the Southeast corner of the intersection of South Seguin Avenue and Butcher Street, also being the North corner of NCB 1021, and the North corner of a tract conveyed to Dunverking Real Estate, Ltd., recorded in Document No. 201006008905 of the Official Public Records of Comal County Texas, Prop Id. 281;

THENCE with the Southwest line of South Seguin Avenue and the Northeast line of NCB 1021 and the Northeast line of the following 5 tracts,

1. said Dunverking Real Estate, LLC. Tract,
2. a tract conveyed to Troy D. Burch, Jr., recorded in Document No. 200706019362 of the Official Public Records of Comal County Texas, Prop Id. 282,
3. Lot 7R conveyed to D'Ann Harper Development Corp, recorded in Document No. 200506001310 of Official Public Records of Comal County Texas, Prop Id. 283,
4. Lot 14 conveyed to Becker Investments, Lp, recorded in Document No. 201406031140 of the Official Public Records of Comal County Texas, Prop Id. 285,
5. a tract conveyed to Big Diamond Inc., recorded in Document No. 201006026405 of the Official Public Records of Comal County Texas, Prop Id. 286, South 52°33'56" East, a distance of 516.88 feet to a point for the Northwest corner of the intersection of Jahn Street and South Seguin Avenue, also being the East corner of NCB 1021 and the East corner of said Big Diamond Inc. tract;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1021 and the Southeast line of the following 5 tracts,

1. said Big Diamond LLC tract,
2. a tract conveyed to William M. Norris, recorded in Document No. 200706003522 of the Official Public Records of Comal County Texas, Prop Id. 267,
3. a tract conveyed to CMF Real Estate Holdings, LLC, recorded in Document No. 201506026255 of the Official Public Records of Comal County Texas, Prop Id. 288,
4. Lots 3 & 4, Block 13 of the Re-subdivision of Jahn Addition, recorded in Volume 52, Page 351 of the Comal County Map Records, Prop Id. 273, conveyed to Yawn Group, LLC, recorded in Document No. 201806003260 of the Official Public Records of Comal County Texas
5. Lots 1 & 2, Block 13 of said Re-subdivision of Jahn Addition, as conveyed to My Little Girl, LLLC, recorded in Document No. 201106036607 of the Official Public Records of Comal County Texas, Prop Id. 272, South 37°32'43" West, a distance of 385.32 feet to a point for the North corner of the intersection of Jahn Street and South Castell Avenue, also being the South corner of NCB 1021;



THENCE with the Northwest line of Jahn Street, crossing South Castell Avenue (66.66' R.O.W.) South 37°32'43" West, a distance of 65.00 feet to a point for the West corner of the intersection of South Castell Avenue and Jahn Street and the East corner of NCB 1022;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1022, and the following 2 tracts and a street,

1. Lot 10, NCB 1022 conveyed to Katherine Truesdell, recorded in Document No. 201106030712 of the Official Public Records of Comal County Texas, Prop Id. 298,
2. the South line of Colvin Street (20' R.O.W.),
3. Lots 11,12 & 13, NCB 1022 conveyed to Jahn Street Properties, LLC., recorded in Document No. 201206041187 of the Official Public Records of Comal County Texas, Prop Id. 299, South 37°40'03" West, a distance of 268.68 feet to a point for the Northwest corner of the intersection of Jahn Street and the International Great Northern Railroad (100' R.O.W.);

THENCE with the North line of the International Great Northern Railroad R.O.W. and the Southwest line of said Jahn Street Property, North 66°14'32" West, a distance of 206.14 feet to a point for the Northwest corner of said Jahn Property and the Southeast corner a tract conveyed to the City of New Braunfels, in Parcel 1, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 167;

THENCE with the Railroad R.O.W. and the Southwest line of said City of New Braunfels tract, the following two calls:

- 1.) North 62°40'55" West, a distance of 190.28 feet to a point;
- 2.) North 61°36'04" West, a distance of 127.92 feet to a point in the Southwest corner of said City of New Braunfels tract, being the Southeast corner of the intersection of said railroad and Butcher Street;

THENCE with the Northeast line of said Railroad and crossing Butcher Street (30' R.O.W.) North 55°33'40" West, a distance of 32.30 feet to a point for the Northwest corner of Butcher Street and the South corner of a tract conveyed to the City of New Braunfels, in Parcel 2, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 410103;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of said Parcel 2, North 58°04'38" West, a distance of 53.79 feet to a point for the Southwest corner of said Parcel 2;

THENCE with the Northeast line of said Railroad 100' wide R.O.W., North 53°31'48" West, a distance of 438.20 feet to a point for the Southwest corner of the intersection of East Garden Street and said Railroad R.O.W.;

THENCE with the Railroad R.O.W., crossing East Garden Street (66.66' R.O.W.) North 52°28'19" West, a distance of 65.00 feet to a point for the South corner of NCB 1013, being the West corner of the intersection of said Railroad R.O.W. and East Garden Street;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of NCB 1013, North 52°49'35" West, a distance of 480.14 feet to a point for the West corner of NCB 1013 and the East corner of the intersection of said Railroad R.O.W. and West Coll Street (66.66' R.O.W.);

THENCE with the Northeast line of said 100' wide Railroad R.O.W., North 53°16'43" West, a distance of 637.05 feet to a point in the Northeast line of said Railroad R.O.W. and the Southwest line of Hill Avenue;

THENCE crossing said Railroad R.O.W., South 37°29'34" West, a distance of 100.00 feet to a point for the West corner of the intersection of said Railroad R.O.W. and Cross Street, and the East corner of NCB 1001 and the East corner of a tract conveyed to Donald and Lynn Forbes, recorded in Document No. 9706017179 of the Official Public Records of Comal County Texas, Prop Id. 9;

THENCE with the Northwest line of Cross Street and the Southeast corner of the following 3:

1. said Donald and Lynn Forbes tract,
2. a tract conveyed to Allegiant Senior Living, LLC, recorded in Document No. 201706039281 of the Official Public Records of Comal County Texas, Prop Id. 4,
3. a tract conveyed to Edward and Charlotte Cavanaugh Family Trust, recorded in Document No. 201806001171 of the Official Public Records of Comal County Texas, Prop Id. 378760, South 38°24'08" West, a distance of 265.63 feet to a point for the North corner of the intersection of Cross Street and South Academy Ave and the South corner of NCB 4001, and the South corner of said Edward and Charlotte Cavanaugh Family Trust tract;

THENCE with the Northwest line of Cross Street, crossing South Academy Street (66.66' R.O.W.), South 36°55'45" West, a distance of 68.78 feet to a point for the West corner of the intersection of South Academy Street and Cross Street, and the East corner of a tract conveyed to Michael J. Pollard, recorded in Document No. 200306033121 of the Official Public Records of Comal County Texas, Prop Id. 1442;

THENCE with the Northwest line of Cross Street and the Southeast line of the following 4 tracts,

1. said Pollard tract,
2. a tract conveyed to Janie Mott, recorded in Document No. 201806037582 of the Official Public Records of Comal County Texas, Prop Id. 1438,
3. Lots 1 and 6, NCB 4001 conveyed to Sophies Gasthaus, LLC., recorded in Document No. 202106034115 of the Official Public Records of Comal County Texas, Prop Id. 1443,
4. a tract with no deed information available, Prop Id. 1448, South 38°03'53" West, a distance of 492.03 feet to a point for the East corner of a tract conveyed to Delio and Juanita Bustos, recorded in Volume 390, Page 418 Comal County Deed Records;

THENCE continuing with the Northwest line of Cross Street, and the Southeast line of NCB 4001, and the following 2 tracts,

1. said Bustos tract,
2. a tract conveyed to Armando Martinez, recorded in Document No. 201406021790 of the Official Public Records of Comal County Texas, Prop Id. 1450, South 38°03'53" West, a distance of 152.68 feet to a point for the North corner of the intersection of Clemens Avenue and Cross Street;



THENCE with the Northwest line of Cross Street, crossing Clemens Avenue (66.0' R.O.W.) South 41°54'11" West, a distance of 65.09 feet to a point for the West corner of the intersection of Clemens Avenue and Cross Street, being the East corner of NCB 4002;

THENCE with the Northwest line of Cross Street and the Southeast line of NCB 4002 and the Southeast line of the following 4 tracts:

1. a confidential tract, Prop Id. 1463,
2. a tract conveyed to Richard Rabe, recorded in Document No. 201506004178 of the Official Public Records of Comal County Texas, Prop Id. 1465,
3. a tract conveyed to Jeffrey and Maria Turner, recorded in Volume 839, Page 487 of the Comal County Deed Records, Prop Id. 1461,
4. a tract conveyed to Gary and Sue McGurk, recorded in Volume 594, Page 727 of the Comal County Deed Records, Prop Id. 1462, South 42°17'48" West, a distance of 400.57 feet to a point for the North corner of the intersection of Cross Street and South Guenther Avenue, also being the South corner of NCB 4002 and said McGurk property;

THENCE with the Northeast line of South Guenther Avenue and the Southwest line of the following 3 tracts:

1. said McGurk tract,
2. a tract conveyed to the Seals Family Properties, LLC., recorded in Document No. 202006009910 of the Official Public Records of Comal County Texas, Prop Id. 1458,
3. a tract conveyed to Seals Family Property, LLC., recorded in Document No. 202006023475 of the Official Public Records of Comal County Texas, Prop Id. 1459, North 49°55'46" West, a distance of 393.46 feet to a point for the East corner of the intersection of South Guenther Avenue and West San Antonio Street, also being the West corner of NCB 4002 and said tract described as Prop Id. 1458;

THENCE with the Northeast line of South Guenther Avenue, crossing West San Antonio Street, (R.O.W. varies at this location) North 49°55'46" West, a distance of 72.68 feet to a point in the Northwest line of West San Antonio Street and the Southeast line of Lots 4 and 5, NCB 3002, conveyed to Miles and Susan Granzin, recorded in Document No. 200406001675 of the Official Public Records of Comal County Texas, Prop Id. 1047;

THENCE with the Northwest line of West San Antonio Street and the Southeast line of said Granzin tract, South 38°57'56" West, a distance of 41.25 feet to a point for the North corner of the intersection of West San Antonio Street and a 20' Wide Alley, also being the South Corner of said Granzin tract;

THENCE with the Northeast line of said Alley and the Southwest line of said Granzin tract and the Southwest line of the Patricia B. Wyatt Revocable Trust tract, North 50°27'33" West, a distance of 373.65 feet to the POINT OF BEGINNING and containing 182.91 acres of land in the City of New Braunfels, Comal County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Written August 14, 2021.



Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295

S:\Projects\040 - City of New Braunfels\040.033 - Political Subdivision for Downtown TIRZ Boundary\M&B\TIRZ BOUNDARY M&B.docx



8-24-21

PROP_ID	OWNER_NAME	LEGAL_AREA
0		0
1	HEITKAMP RUTH A	0
2	HEITKAMP RUTH A	0.131
3	HEITKAMP RUTH A	0
4	ALLEGIANTE SENIOR LIVING LLC	0
5	WIERMAN JOHN F & NANCY J	0
6	LOWERY KENNETH L & CAREN E	0.419
7	FORRES DONALD E & LYNN S	0.231
8	FORRES DONALD E & LYNN S	0.191
9	FORRES DONALD E & LYNN S	0.6539
31	WEST 209 INVESTMENTS LLC	0.354
32	N B ART LEAGUE	0.191
33	LEDERHOSEN LTD	0.159
35	EUDY HAMPTON & CHERILYN	0.25
36	SNIDER RONALD B	0.069
37	HINTON VANCE J & PRISCILLA J	0.071
38	ORTIZ PAUL JR	0.073
39	M & S BUILDING LLC	0.093
40	SNIDER RONALD & SOLLBERGER DARREL	0.267
41	SNIDER RONALD B & CASTELL PROP LLC	0.914
42	290 CASTELL SPRINGFED LLC	0.809
43	PRODUCERS COOPERATIVE MARKETING ASSN	2.502
44	ROCKFIELD PROPERTIES LLC	0.286
45	NEW BRAUNFELS CITY OF	0
45	NEW BRAUNFELS CITY OF	0
46	SNIDER RONALD B & CAROL C	0.419
47	TX UK ENTERPRISES LLC	0.11
48	WEST SAN ANTONIO 111 LLC	0.727
49	SCHWARZEN WALFISCH LP	0.069
50	HS130 CAPITOL VENTURE LLC	0.149
51	HS130 CAPITOL VENTURE LLC	0.072
52	SOUTH 130 GROUP	0.163
53	SOUTH 130 GROUP	0.13
54	PLUMEYER MARJORIE	0.22
55	J N L N PROPERTIES LTD	0.422
57	WEST SAN ANTONIO 111 LLC	0.421
58	SOUTH 130 GROUP LLC	0.422
59	JERGENS ERNESTO TRUSTEE	0.467
60	KRUEGER ROBERT C & ARLENE SEALES	0.422
61	POWEROHM PROPERTIES LLC	0
62	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	1.688
64	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.8
65	BRAUNFELS FOUNDATION TRUST	0.119
66	WEST SAN ANTONIO 111 LLC	0.722
68	BRAZLE KENNETH D & DAVID PFEUFFER	0.423
69	NEW BRAUNFELS CITY OF	1.274
70	NAEGELINS BAKERY INC	0.616
72	LANDMARK SQUARE SERIES OF BC HALL LLC	0.368
73	LANDMARK SQUARE SERIES OF BC HALL LLC	0.275
74	DAMARODAS ROBERT C	0.211
75	T L MARGLIN #6 LLC	0.211
76	T L MARGLIN #6 LLC	0.21
77	STADT CORPORATION	0.21
78	AMARO ANTONIO ET AL	0.21
80	AMARO ANTONIO ET AL	0.378
82	AMARO ANTONIO ET AL	0.421
83	AMARO ANTONIO ET AL	0.21
84	NB LAND LLC	0.281
85	JOHNSON WALLACE C	0.422
86	DAVIS CAROLA M	0.209
87	FLINT MARY JO	0.119

88 ALLEN CHRIS & HEATHER	0.09
89 TAYLOR JULIE A & GREESON	0.224
90 THARP DANIEL & MIKKI	0.197
91 DUETTRA GEORGIA B EXEMPT TRUST	0.211
92 DUETTRA GEORGIA B EXEMPT TRUST	0.21
93 MOORE BARRY D	0.211
94 WORLEY CREDIT TRUST	0.422
95 MANLOVE NATHAN	0.153
96 LEISSNER LAYTON L	0
97 SOUTHWESTERN BELL TX	0.353
98 LEISSNER LAYTON L	0.376
99 MATHIS GARY D	0.317
100 FIELD AVIS E & NANCY L	0
102 KIESLING BOB R & BETTY A	0.212
103 CABANA SOCIAL CLUB LLC	0.212
104 KORMAN GREG	0
105 JENTSCH SHERI ANN	0
106 ADM MILLING CO	0.635
146 MEHRER WILLIAM J JR & DIANE E	0.211
147 WANGENHEIM RICHARD M JR	0.212
148 NORRIS W M	0
149 ELKS 2279 OF NB BPOE	1.477
150 FRUEHOLZ FREDERICK JR	0.422
151 NEEL MICHAEL A & RHONDA B	0.209
152 DAVIS CAROLA M	0.209
153 GLISKY JULIE A	0.209
154 FRUEHOLZ FREDERICK JR	0.09
155 FRUEHOLZ FREDERICK JR	0.175
156 BAENZIGER GREG K & LESLIE A	0.421
157 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.422
158 BURCH TROY D JR	0.422
159 NEW BRAUNFELS CITY OF	2.532
160 B & C WILLIAMS PROPERTIES LTD	0.417
161 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.209
162 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0
163	0
164 NEW BRAUNFELS CITY OF	1.118
165 NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORP	0.987
167 NEW BRAUNFELS CITY OF	0.6365
168 M A ANDERSON REAL ESTATE LLC	0.1255
168 M A ANDERSON REAL ESTATE LLC	0.1255
200	0
202 NEW BRAUNFELS CITY OF	1.289
203 NEW BRAUNFELS CITY OF	0.204
204 NEW BRAUNFELS CITY OF	0.202
205 NEW BRAUNFELS CITY OF	0.224
206 CAMPOS ATANACIO	0.21
207 JAHN BUILDING DEVELOPMENT LLC ET AL	0.353
208 COMMUNICATION PROFESSIONALS LTD	0.486
211 SEIDEL PROPERTIES LTD	0.422
212 BORCHERS MARION J	0.422
213 BORCHERS MARION J & ROBBIE W	0.422
214 NEW BRAUNFELS CITY OF	0.958
215 WOODALL AMY B	0.421
216 A R V INDUSTRIAL ELECTRIC COMPANY	0.357
218 HINTON VANCE J	0.3109
220 COMMUNICATION PROFESSIONALS LTD	0.193
272 MY LITTLE GIRL LLC	0
273 YAWN GROUP LLC	0
274 BORMANN JOHN W	0
276 RIVER CITY STORAGE INC	0.208
278 MARTINEZ AMELIA	0



279 COUNCIL BLAYNE L & VICKI A FELGER	0
280 RODRIGUEZ ANTONIA	0
281 DUNVERKING REAL ESTATE LTD	0.416
282 BURCH TROY D JR	0.324
283 HARPER DANN DEV CORP	0.834
284 BECKER INVESTMENTS LP	0.352
285 BECKER INVESTMENTS LP	0.311
286 BIG DIAMOND INC	0.256
287 NORRIS WILLIAM M	0
288 CMF REAL ESTATE HOLDINGS LLC	0
289 NEW BRAUNFELS COMMUNITY RESOURCES INC	0
290 SILVA OFELIA & JUAN M	0
291 M A ANDERSON REAL ESTATE LLC	0
292 WITTING FRANK KLAUS	0
293 WITTING FRANK KLAUS	0
294 XV PROPERTIES LTD	0
295 SKP PROPERTIES LLC	0
296 HILL COUNTRY INVESTMENT GROUP LLC	0
297 XV PROPERTIES LTD	0
298 TRUESDELL KATHERINE	0
299 JAHN STREET PROPERTIES LLC	0
300 M A ANDERSON REAL ESTATE LLC	0
515 IAKOBO FOUR LP	1.608
828 CORZINE M SHAWN & SHAINA	0.093
829 EVANS JOE P & SHERRILL L	0.127
830 TUNNELL STEPHEN WESLEY JR	0.198
831 TUNNELL STEPHEN WESLEY JR	0.131
832 HS130 CAPITOL VENTRUE LLC	0.164
833 LOUIS HENNE COMPANY LLC	0.366
834 SPECKMAN FAMILY LTD	0.058
835 SPECKMAN FAMILY LTD	0.132
836 SPECKMAN FAMILY LTD	0.066
837 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.317
839 MAYO WILLIAM N TRUST	0.104
840 UNION PACIFIC RAILROAD CO	0.265
841 FORRES DONALD E & LYNN S	0.419
842 TWMKPH LLC	0.844
843 BOCK BENNIE W II & KATHARYN H	0.422
844 DIRTY LAUNDRY LLC	0.4294
845 DIRTY LAUNDRY LLC	0.3456
846 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.422
847 MCADA ACIE C & JANINE	0.372
848 MILL STREET SQUARE LLC	0.555
849 LOUIS HENNE COMPANY LLC	0.306
850 KLEPAK RACHELLE M	0.132
851 SNIDER RONALD B & SOLLBERGER DARRELL	0.265
852 SNIDER RONALD B & SOLLBERGER DARRELL	0.077
854 POST OFFICE LLC	0.358
855 SNIDER RONALD B ET AL	0.073
856 SNIDER RONALD B ET AL	0.116
857 SNIDER RONALD B ET AL	0.049
858 TORKELSON ROGER A & JUNE M	0.086
859 SUNSPRITE LLC	0.086
862 DOEPPENSCHMIDT FUNERAL HOME INC	0.736
863 COMAL COUNTY OF	0.844
864 COMAL COUNTY OF	0.422
867 GARZA ALVARO & DORA A	0.05
868 MUCKENFUSS PROPERTIES LLC	0.632
870 REIMER MICHAEL & LINDA	0.22
871 GARZA ALVARO & DORA A	0.207
872 GARZA ALVARO & DORA A	0.186
873 CASTEEL PARTNERS LTD	0.212

874 CASTEEL PARTNERS LTD	0.207
875 CASTEEL CARTER ET AL	0.423
876 NOLTE MELVIN JR	0.123
877 NOLTE MELVIN JR	0.088
878 FARMERS MUTUAL FIRE	0.423
879 ADM MILLING CO	0.423
880 FARMERS MUTUAL FIRE	0.423
881 ADM MILLING CO	0.833
882 ADM MILLING CO	0.423
883 ADM MILLING CO	0.996
884 ADM MILLING CO	2.495
885 LIBERTY PARTNERSHIP LTD	0.8242
886 NEW BRAUNFELS CITY OF	0
887 NOLTE MELVIN JR	0.104
888 NOLTE MELVIN JR ET AL	0.095
889 NOLTE MELVIN JR	0.106
890 LAMMERS LESLIE J & THOMAS E TUMLINSON	0.117
891 ZUNKHOUSE RENTALS	0.11
892 CAMPASSI MICHAEL & SCOTT DUPLCHAIN	0.101
893 QUIROS EVAN B	0.119
894 PARRAS JEFFREY J & SABRINA K	0.093
895 ADM MILLING CO	0
896 CAPITOL BANKSHARES INC	0.417
898 FIRST CHURCH OF CHRIST, SCIENTIST	0
899 OLD CITY HALL LLC	0.641
900 COMAL COUNTY OF	0
906 KINGDOM TRUST COMPANY & MLAI LLC	0.103
907 MOZELEY-JACQUES RENTALS LLC	0.106
908 CASTEEL PARTNERS LP	0.103
909 VERGE PRODUCTIONS LLC	0.209
910 TAMEZ INVESTMENTS LLC	0.207
911 TAMEZ INVESTMENTS LLC	0.207
912 180 WEST MILL STREET LLC	0.207
913 LEE PATRICK T ET AL	0.11
914 ARCHBISHOP OF SAN ANTONIO	0.105
915 BROWN MARILEE & KEITH A	0.2102
916 VULCAN REALTY GROUP LLC	0.207
917 COMAL COUNTY OF	0.541
920 COMAL COUNTY OF	0.3
922 LONG MARK	0
923 RIMMELIN PAUL	0
924 MORGAN MARY ANN	0
925 ANGELLO CAROLYN	0
926 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
927 CT WELLNESS ENTERPRISES LLC	0
928 GOMEZ THERESA B & ROBERT JR	0
930 MUND JEFF A & DENISE E	0.212
931 CONFIDENTIAL	0.109
932 MUND JEFF A & DENISE F	0.213
933 MUND JEFF A & DENISE F	0.155
934 FLORES P F ARCHBISHOP S A	0.257
935 MUND JEFF A & DENISE E	0.155
936 MASON LARK E & EDNA M	0.276
937 MUND JEFF A & DENISE	0.306
939 CONFIDENTIAL	0
950 ARCHBISHOP OF SAN ANTONIO	0.013
951 ARCHBISHOP OF SAN ANTONIO	0.006
952 ARCHBISHOP OF SAN ANTONIO	0
953 ARCHBISHOP OF SAN ANTONIO	1.884
954 COMAL COUNTY OF	0.315
955 COMAL COUNTY OF	0.526
956 SUDDARTH JOHN R & RUTH	0.42

957 ANZ DONALD E & CHERYL P	0.39
958 REEVES JAMES E	0.232
959 SAEGERT JOEL & MERRY	0.206
960 SAEGERT JOEL & MERRY	0.408
961 SIPPEL NOREEN	0.286
962 TIMMERMAN PAMELA HIGHTOWER	0.176
963 PHILLIPS BETTY L	0.321
965 GOODWIN MORGAN & WADE	0.139
966 BURTON CHARLES R & SUE A HUBER	0.434
967 ALEXANDER TED W	0.399
968 MILES MICHAEL & NANCY CLOUD	0.5586
970 COMAL COUNTY OF	0.414
971 COMAL COUNTY OF	0.421
972 LEATHERWOOD PAUL W	0.289
973 RIZZATTO JAMES	0.132
974 RODRIGUEZ SANTIAGO	0.421
975 ADM MILLING CO	0
976 SEIDEL PROPERTIES LTD	0.634
977 MORALES ELEANOR A	0.154
978 CAMPOS ATANACIO	0.256
979 QUEST IRA INC	0.218
980 ADM MILLING CO	0
981 BATEY TRAVIS & VERONICA	0.717
982 CELTIC ENTERPRISES LP	0.267
984 KRIEVALDT PROPERTIES LLC	0.122
985 SEIBERT RICHARD L & JAYLENE	0.294
986 GOMEZ IGNACIO G & LOUISA	0.417
987 BOWMAN CRAIG A & KRISTY D	0.25
988 NORMAS LAGNIAPPE LLC	0.26
989 HURTA JASON E	0.323
994 HOLLMIG FAMILY PTNRSH LP	0.276
995 WILSON MARK B & LISA W	0.242
996 ST JOSEPHS ANGLICAN CHURCH	0.321
997 ST JOSEPHS ANGLICAN CHURCH	0.112
998 ST JOSEPHS ANGLICAN CHURCH	0.319
999 VITAKEE LLC	0.2
1000 REGER CHARLES W & CATHERINE REGER	0.207
1001 HAYES & RENO LLC	0.39
1002 GUIDOS PLACE LLC	0.246
1003 SCHABACKER VICTOR & ELISA F	0.197
1004 RUIZ JAMES & MARIA	0.203
1005 LEAVERTON JULIANNE	0.216
1006 WILSON MARK B & LISA W	0.417
1007 BREMER MANAGEMENT LLC	0.156
1008 SOGGY PESO INVESTMENTS LLC	0.089
1009 ARCHBISHOP OF SAN ANTONIO	0.187
1010 WAYMER J A PARTNERSHIP LP	0.227
1011 J A WAYMER PARTNERSHIP LP	0.243
1012 HAYES & RENO LLC	0.41
1013 ARCHBISHOP OF SAN ANTONIO	0
1014 ARCHBISHOP OF SAN ANTONIO	0
1015 ARCHBISHOP OF SAN ANTONIO	0
1016 ARCHBISHOP OF SAN ANTONIO	0
1024 FIRST METHODIST CHURCH	2.9514
1026 CASTEEL PARTNERS LTD	0
1027 CASTEEL PARTNERS LTD	0
1028 FORRES DONALD E & LYNN S	0
1029 DIETEL JOANN	0
1030 FORRES CELESTE M	0
1032 FIRST UNITED METHODIST CHURCH NEW BRAUNFELS	0
1034 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
1035 ALLEN NEIL T & DEBBE JO	0

1037 FIRST UNITED METHODIST	0.263
1038 FIRST UNITED METHODIST	0.192
1040 LEBENSCHOEN LLC	0.712
1042 NEW BRAUNFELS I S D	0.844
1044	0
1045 WEIDNER MICHAEL R TRUST	0.194
1046 WEIDNER MICHAEL R TRUST	0.194
1047 GRANZIN MILES & SUSAN	0.714
1048 RULEY FAMILY TRUST	0
1049 MILBURN SUSAN C	0
1050 SLOVAK SUZANNE MARIE	0
1051 WYATT PATRICIA B	0
1292 NEW BRAUNFELS I S D	0.8474
1435 417 PROPERTIES LLC	0.419
1436 CRAIGMARK LP	0.422
1438 MOTT JANIE	0
1440 BASS RUTH STONE	0
1441 BASS GEORGE A JR	0
1442 POLLARD MICHAEL J	0
1443 SEALS FAMILY PROPERTIES LLC	0.856
1445 N B CONSERVATION SOCIETY INC	0.185
1446 N B CONSERVATION SOCIETY INC	0.185
1447 HRA WUESTS COMAL INVESTMENTS LLC	1.329
1448 W ANN THOMAS LLC	0
1449 BUSTOS DELIO & JUANITA	0
1450 MARTINEZ ARMANDO	0
1453 ERWACHSEN INVESTMENTS LLC	0.107
1456 PROVENANCE GROUP LLC	0.3154
1457 PROVENANCE GROUP LLC	0.361
1458 LEDV LLC	0.836
1459 MCCORKLE JUSTIN & AMANDA	0
1460 LEDV LLC	0.517
1461 TURNER JEFFERY S & MARIA G	0
1462 MCGURK GARY L & SUE	0
1463 CONFIDENTIAL	0
1464 EQUITY TRUST COMPANY	0
1465 RABE RICHARD	0
24297 COMAL COUNTY OF	1.849
30483 GLADDEN MICHAEL W	0
37068	0
44893	0
54551 ARCHDIOCESE OF S A	4.1198
137586 SMITH SCOTT A & IRMA S	0.121
145956 UDI	0.185
152413 NEW BRAUNFELS CITY OF	0.311
378489 VANN ROGER D	0
378490 SOUTHBANK SELF SERVICE INC	0
378760 CAVANAUGH EDWARD & CHARLOTTE FAMILY TRUST	0
410103 NEW BRAUNFELS CITY OF	1.281
411565	0







