

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2024-25**

**AN ORDINANCE ANNEXING A 13.08 TRACT OF LAND
INTO THE CORPORATE LIMITS OF THE CITY OF
KERRVILLE, TEXAS; SUCH PROPERTY GENERALLY
LOCATED ADJACENT TO CYPRESS CREEK ROAD AND
ON THE SOUTHEAST CORNER OF THIS ROAD AND
LOOP 534; THE PROPERTY MORE SPECIFICALLY
DESCRIBED IN THIS ORDINANCE AND BEING
LOCATED WITHIN THE EXTRATERRITORIAL
JURISDICTION OF AND ADJACENT TO THE CITY
LIMITS; ADOPTING A SERVICE AGREEMENT;
ESTABLISHING THE ZONING FOR THE ANNEXED
PROPERTY AS A MULTIFAMILY RESIDENTIAL ZONING
DISTRICT (R-3); AND PROVIDING OTHER MATTERS
RELATING TO THIS SUBJECT**

WHEREAS, an owner of land has requested annexation of its property by the City of Kerrville, Texas (“City”), pursuant to Local Government Code Section 43.0671; and

WHEREAS, the land to be annexed makes up approximately 13.08 acres, as more specifically described below (the “Property”); and

WHEREAS, the Property lies within the extraterritorial jurisdiction of the City and adjacent to the City’s limits; and

WHEREAS, in conjunction with the approval of this Ordinance, City Council also approves a service agreement for the Property in accordance with Section 43.0672 of the Texas Local Government Code; and

WHEREAS, Section 60-37 of the City’s Zoning Code creates procedures for initial zoning of newly annexed areas; and

WHEREAS, having provided all required public notices, held all required public hearings at which persons with an interest in the matter were provided an opportunity to be heard, and complying with other requirements in Section 43.0673 of the Texas Local Government Code, City Council finds it to be in the public interest to adopt this Ordinance annexing the Property, to approve a service agreement as required by state law, and to establish zoning regulations for the Property;

Published 11/6/2024
EFFECTIVE 11/17/2024

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

SECTION ONE. FINDINGS. City Council finds and declares the facts and recitations contained in the preamble of this Ordinance true and correct.

SECTION TWO. ANNEXATION. The Property described and depicted in **Exhibit A** (the “Property”) is annexed and incorporated into the corporate limits of the City of Kerrville, Texas, for all legal purposes.

SECTION THREE. AMENDMENT TO CITY BOUNDARY. City Council authorizes the City Manager to amend the City’s official boundary map in accordance with this annexation.

SECTION FOUR. PETITION FOR ANNEXATION. The petition for annexation concerning the Property is attached as **Exhibit B** and incorporated herein by reference, said petition, which triggered the process specified in Subchapter C-3, Chapter 43, Texas Local Government Code, authorizing the annexation of the Property.

SECTION FIVE. AGREEMENT REGARDING SERVICES. Pursuant to Section 43.0672 of the Texas Local Government Code, the City has negotiated and hereby enters into a Service Agreement (the “Agreement”) with the owner of land for the provision of services in the area. The Agreement is attached to this Ordinance as **Exhibit C** and by this reference is incorporated into it. Upon annexation of the Property, the City shall provide the Property with the municipal services set forth in the Agreement pursuant to the schedule set forth therein, such services making up the City’s full municipal services. The City shall have no obligation to provide services to the Property not listed in the Agreement.

SECTION SIX. ZONING. Upon the adoption of this Ordinance, and in accordance with Section 60-37 of the City’s Zoning Code, the Property will be zoned as a Multifamily Residential Zoning District (R-3), which authorizes the Property to be used in ways consistent with the land uses specified in that district.

SECTION SEVEN. CUMULATIVE CLAUSE. The provisions of this Ordinance are to be cumulative of all Ordinances or parts of Ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION EIGHT. SEVERABILITY CLAUSE. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

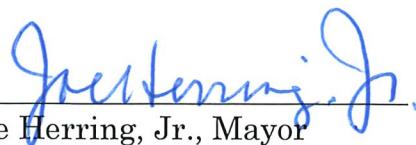
SECTION NINE. PENALTY. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Article 1-1-7 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION TEN. PUBLICATION OF ORDINANCE. In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION ELEVEN. POST ANNEXATION ACTIONS. The City Manager shall provide a certified copy of this Ordinance to the Texas Secretary of State, Kerr County, and Kerr Central Appraisal District and any other entity as may be required.

PASSED AND APPROVED ON FIRST READING, this the 08
day of OCTOBER A.D., 2024.

22 PASSED AND APPROVED ON SECOND READING, this the
day of OCTOBER A.D., 2024.


Joe Herring, Jr., Mayor

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney

ATTEST:


Shelley McElhannon, City Secretary

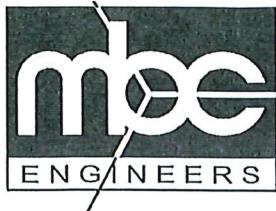


EXHIBIT A
MACINA • BOSE • COPELAND and ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY
ANNEXATION AND ZONING EXHIBIT**

BEING A 13.08 ACRE (569,602 SQUARE FOOT) TRACT OF LAND, SITUATED IN KERR COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.91 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 24-02372, OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Concrete monument Found at the intersection of the Easterly Right-of-Way line of State Highway Loop 534 (Veterans Highway) with the Southerly Right-of-Way line of F.M. Highway 1341 (Cypress Creek Road) and marking the Northwestern most corner of said 20.91 Acre Tract;

THENCE S 81° 50' 18" E a distance of 176.29 feet, along and with the F.M. Highway 1341 (Cypress Creek Road), to a 1/2-Inch Iron Rod with cap stamped "Rothe & Associates" Found;

THENCE S 83° 54' 11" E a distance of 2.59 feet continuing along and with the Southerly Right-of-Way line of said F.M. Highway 1341 (Cypress Creek Road), to **THE POINT OF BEGINNING**;

THENCE S 83° 54' 11" E a distance of 341.78 feet along and with the Southerly Right-of-Way line of said F.M. Highway 1341 (Cypress Creek Road), to a 1/2-Inch Iron Rod with cap stamped "Rothe & Associates" for the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 1111.30 feet, Arc Length = 756.41 feet, Chord Bearing = S 64° 29' 52" E, and a Chord Distance = 741.89 feet to a 1/2-Inch Iron Rod with cap stamped "Rothe & Associates" Found;

THENCE S 44° 55' 15" E a distance of 436.44 feet, to a calculated point for a corner, and marking the Northwestern corner of a called 138.82 Acre Tract as described in Warranty Deed with Vendor's Lien recorded in Document number 22-04041, of the Official Public records of Bexar County, Texas, and marking the Southeastern most corner of said 20.91 Acre Tract;

THENCE S 29° 40' 17" W a distance of 582.53 feet, departing the Southerly Right-of-Way line of said F.M. Highway 1341 (Cypress Creek Rd.), along and with the Northwestern line of said 138.82 Acre Tract, to a point;

THENCE N 29° 37' 53" W a distance of 370.74 feet, into and across said 20.91 Acre Tract, to a point;

THENCE N 45° 16' 59" W a distance of 263.04 feet to a point;

THENCE N 54° 11' 08" W a distance of 299.22 feet to a point;

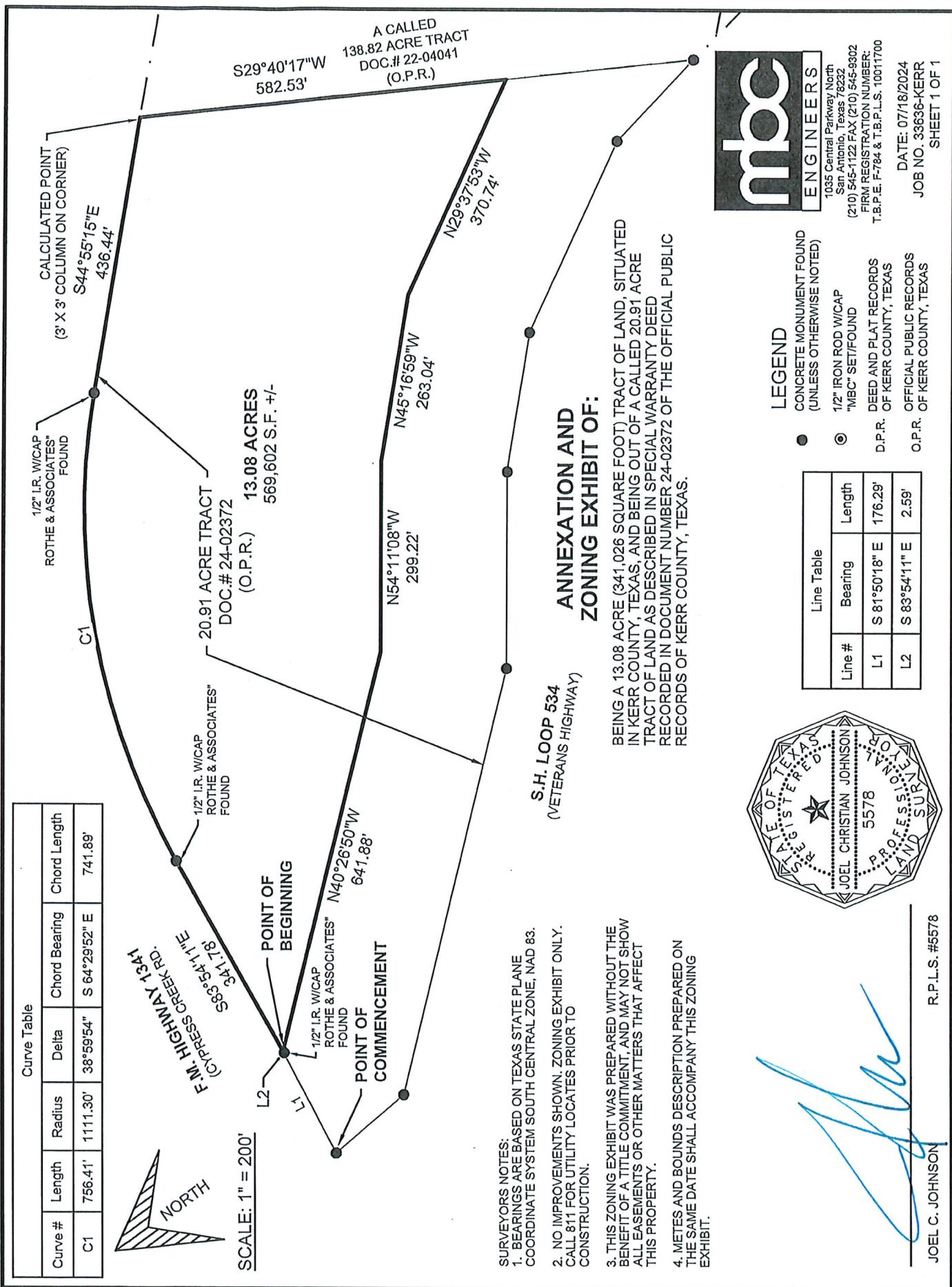
THENCE N 40° 26' 50" W a distance of 641.88 feet to the **POINT OF BEGINNING** and containing 13.08 Acres (569,602 square foot) more or less as surveyed by Macina, Bose, Copeland and Associates.

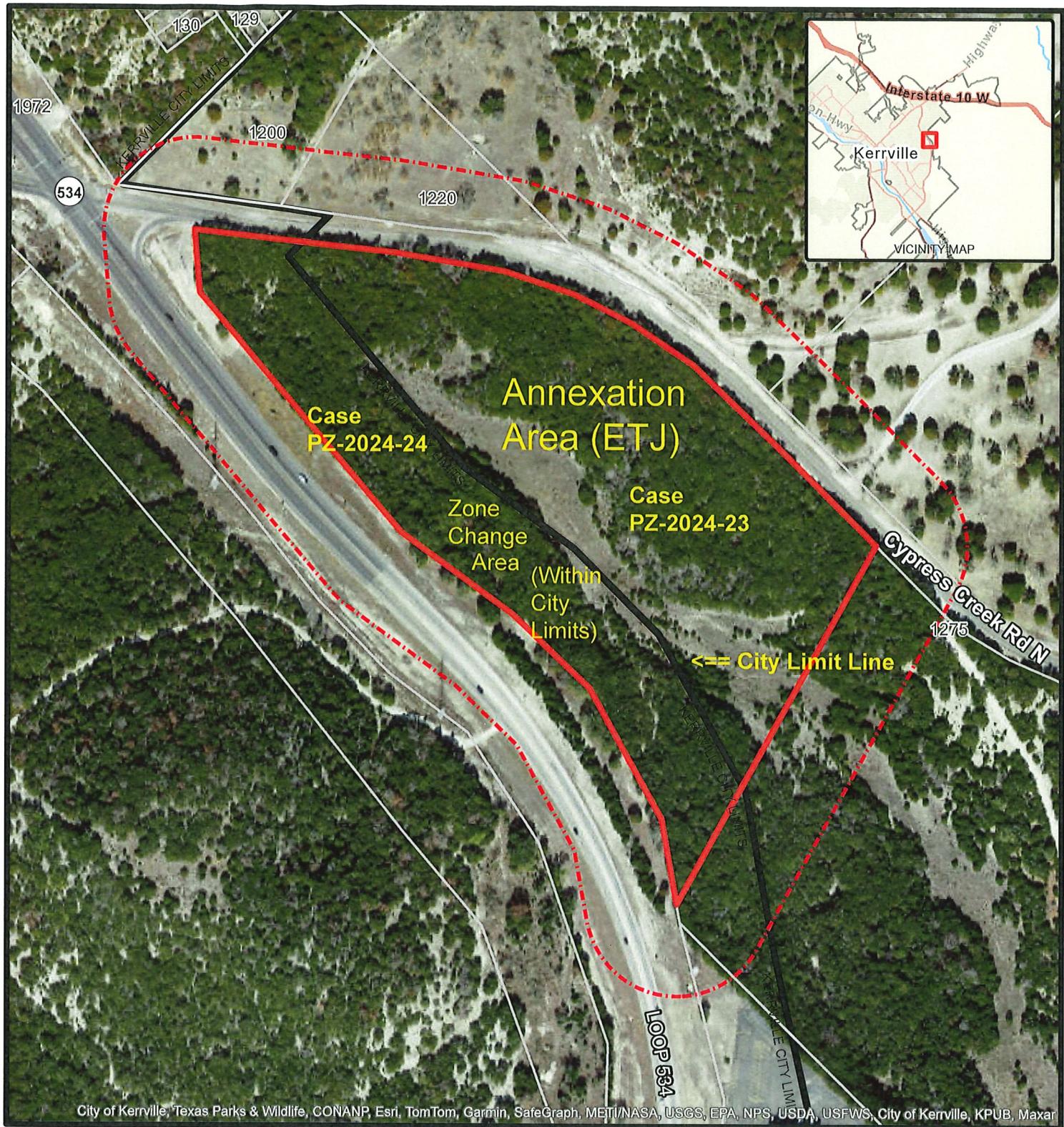
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: July 18, 2024
Job No. 33636-Kerr







Location Map - Annexation

Case #PZ-2024-23

Location:

NE Corner of Loop 534 and Cypress Creek Road

Legend

-  Subject Properties
-  200 Feet Notification Area



0 100 200 400

Scale In Feet

EXHIBIT B

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF KERRVILLE, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Kerrville, Texas, the following described territory, to wit:

BEING A 13.08 ACRE (569,602 SQUARE FOOT) TRACT OF LAND, SITUATED IN KERR COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.91 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 24-02372, OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY THE ATTACHED METES AND BOUNDS.

We certify that the above described tract of land is contiguous and adjacent to the City of Kerrville, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: W.L. Sisson

Signed: _____

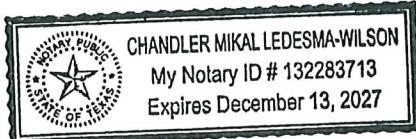
Signed: _____

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared W. L. (Bill) Sisson, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26th day of July, 2024.



Chandler Mikal Ledesma-Wilson
Notary Public in and for
Harris County, Texas.

SERVICES AGREEMENT

This Services Agreement (the "Agreement") is entered into between the CITY OF KERRVILLE, TX, a Texas Home-Rule Municipal Corporation (the "City") and BNB Kerrville (the "Owner(s)"). The City and the Owner are collectively referred to as the Parties.

WHEREAS, pursuant to a lawfully submitted petition for annexation from Owner, City intends to institute annexation proceedings for a tract(s) of land described more fully hereinafter (referred to herein as the "Subject Property"); and,

WHEREAS, *Section 43.0672 of the Tex. Loc. Gov't Code* requires a written agreement for the provision of services in the area first be entered into between City and Owner of the Subject Property; and,

WHEREAS, City and Owner agree each will benefit from the City's development restrictions and zoning requirements, as well as other municipal services provided by City which are good and valuable consideration for the Owner to request annexation and for the Parties to enter into this Agreement for City to provide the listed services upon annexation and in accordance with this Agreement; and,

WHEREAS, it is found that the statutory requirements have been satisfied and City is authorized by *Chapter 43, Tex. Loc. Gov't. Code*, to annex the Subject Property into the City;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. Property Description. The legal description of the Subject Property is as set forth in **Exhibit A**.

Section 2. Services. City will provide the services listed and specified in **Exhibit B**, for the Subject Property on the effective date of annexation of the Subject Property.

Section 3. Owner's Obligations. Owner shall not file for approval a subdivision plat, site plan, or related development document with City for the Subject Property or portion thereof; or construct, or allow to be constructed, any building or structure on the Subject Property or portion thereof until City has approved and adopted the ordinance annexing such property.

Section 4. Term. The term of this Agreement (the "Term") is ten (10) years from the Effective Date.



Section 5. Vested Rights Claims. This Agreement is not a permit for the purposes of Chapter 245, Texas Local Government Code.

Section 6. Authorization. All parties and officers signing this Agreement warrant to be duly authorized to execute this Agreement.

Section 7. Covenant Running with the Land. This Agreement shall run with the Subject Property, and this Agreement may be recorded in the Official Public Records of Kerr County, Texas. Owner and City acknowledge and agree that this Agreement is binding upon City and Owner and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 8. Severability. If any provision of this Agreement is held by a court of competent and final jurisdiction to be invalid or unenforceable for any reason, then the remainder of the Agreement shall be deemed to be valid and enforceable as if the invalid portion had not been included.

Section 9. Amendment and Modifications. This Agreement may be amended or modified only in a written instrument that is executed by both City and Owner after it has been authorized by the City Council.

Section 10. Gender, Number, and Headings. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

Section 11. Governmental Immunity; Defenses. Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either City or Owner, including governmental immunity, nor to create any legal rights or claims on behalf of any third party.

Section 12. Enforcement; Waiver. This Agreement may be enforced by Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

Section 13. Effect of Future Laws. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement.

Section 14. Venue and Applicable Law. Venue for this Agreement shall be in Kerr County, Texas. This Agreement shall be construed under and in accordance with the laws of the State of Texas.

W/M

Section 15. Counterparts. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 16. Effective Date. This Agreement shall be in full force and effect as of the date of approval of this Agreement by the City Council, from and after its execution by the parties.

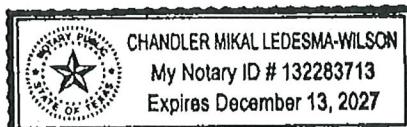
Section 17. Sections to Survive Termination. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions related to water service to the Subject Property by the City.

EXECUTED this 3 day of October, 2024.

B.N.B. (Baptist Church) U.L. 5.55m pres. 1st
etc.

STATE OF TEXAS
HARRIS
COUNTY OF KERR

This instrument was acknowledged before me on the 3 day of October, 2024, by W.L. Sizor, the Managing Member, of BNB Kerrville LLC.



Notary Public, State of Texas

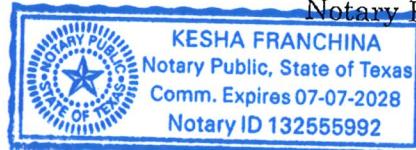
CITY OF KERRVILLE, TX

~~Dalton Rice, City Manager~~

This instrument was acknowledged before me on the 28th day of October, 2024, by Dalton Rice, City Manager, City of Kerrville, Texas.

Naresh Patel

Upon Recording, Return to:
City of Kerrville, Texas
City Secretary
City Hall, 701 Main Street
Kerrville, Texas 78028



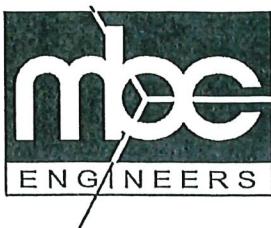


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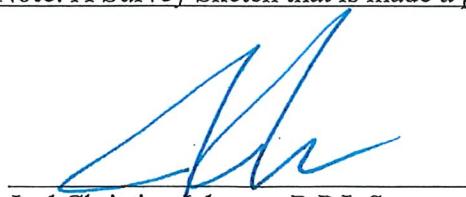
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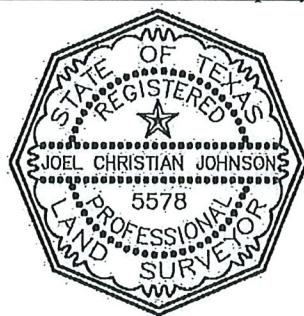
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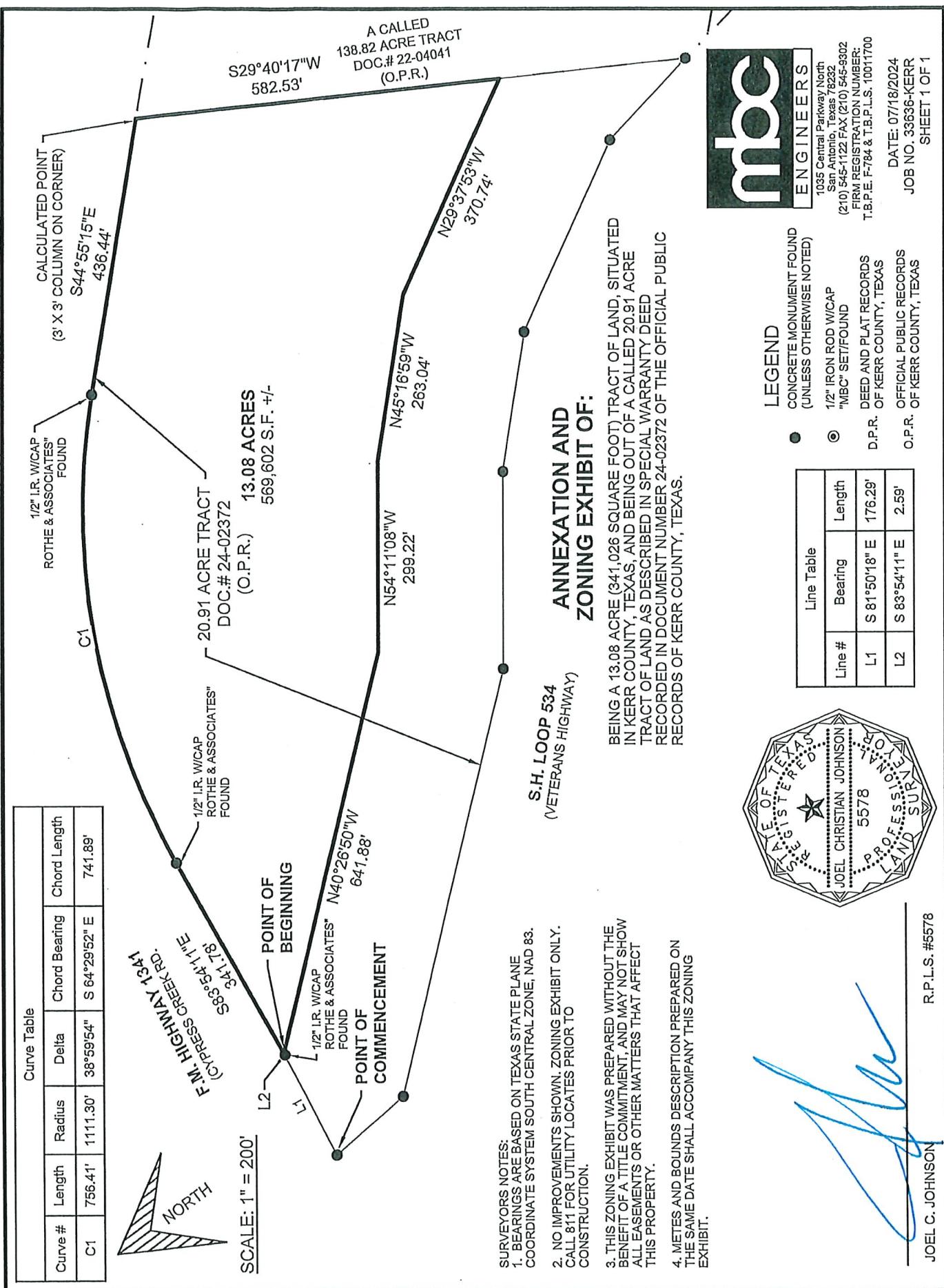
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Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: July 18, 2024
Job No. 33636-Kerr





File: P:\Kerle\33636-Keerle\ApartmentDesigns\ExhibitE2\ZONING-33636.dwg Layout name: Layout1

EXHIBIT B
ANNEXATION SERVICE PLAN

- I. INTRODUCTION:** This Service Plan for the extension of municipal services to the area to be annexed was developed in accordance with state law. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Kerrville, Texas (“City”) at the levels and schedule specified below.
- II. UNIFORM LEVEL OF SERVICES:** The City shall provide services by any of the methods by which it extends the services to any other area of the municipality, based upon differing characteristics of topography, land use, and population density, which may be considered a sufficient basis for providing differing levels of service.
- III. SPECIFIC FINDINGS:** City Council finds and determines that this Service Plan, as provided below, will provide full municipal services to the annexed area both adequate to serve the annexed area and commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use, and population density, and it will not provide a lower level of service in the annexed area than were in existence at the time immediately preceding the effective date of annexation.

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Code Enforcement	The provisions of Code Enforcement services, including the application and enforcement of building, electrical, plumbing, and other related code requirements adopted by the City shall be made immediately to the area upon annexation. The adoption of zoning plan shall be in accordance with the procedures of the City's Zoning Code.	Immediately following annexation, zoning to be concurrent with annexation
Fire Protection and Emergency Medical Services (EMS)	Fire protection and emergency medical services will be provided to the annexed area. The City will serve the annexed area from existing fire stations closest to the area of annexation. Emergency dispatch assignment of Fire Services resources to the annexed area would be the same as currently provided in areas of similar land use and population within the City.	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Fire Prevention	The services of the City's Fire Marshall shall be provided to the area.	Immediately following annexation.
Library	Residents of the area, if any, will continue to be entitled to utilize the City's Library facilities.	Immediately following annexation.
Parks and Recreation Facilities	The City will maintain park and recreation facilities located within the annexed area, if any, on the effective date of annexation on the same basis and at the same level as similar facilities are maintained throughout the City.	Immediately following annexation
Police Protection	Police Services will provide protection and law enforcement services to the annexed area. The level of service will be at the same level as currently provided in areas of similar land use and population within the City. These services include the following: 1) regular patrol of the area, 2) handling of complaints and incidents, 3) traffic enforcement, and 4) special units, such as criminal investigations, narcotics, crime prevention, neighborhood services, and special weapons and tactics.	Immediately following annexation
Maintenance of Existing Roads & Streets	<p>The City's Public Works Department will maintain existing roads and streets, drainage, and regulatory signs on the effective date of annexation. The same basis and level of services currently provided throughout the City will be adhered to as follows:</p> <ol style="list-style-type: none"> 1. Emergency maintenance of streets to include repair of hazardous potholes, ice and snow monitoring of major thoroughfares necessary for traffic flow. 	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
	<p>2. Routine maintenance of public streets and rights-of-way performed within the City.</p> <p>3. Street sweeping services may occur based upon need and funding.</p> <p>4. Installation and maintenance of traffic signs, street markings, and other traffic control devices as the need is established by appropriate study and traffic standards. Private streets, including ingress/egress easements, access easements, common areas, common driveways and anything else which has not been specifically dedicated and accepted as public right-of way, will not be maintained by the City. Public streets will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized and scheduled based on a variety of factors, including surface condition, transversibility, age, traffic volume, density of dwellings per block, adjacent street conditions, and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.</p>	
Solid Waste Collection	Solid Waste collection to the annexed area will be provided on the same basis and at the same level as provided throughout the City, in accordance with applicable law.	Immediately following annexation
Traffic Engineering	Traffic control devices and street markers shall be installed where deemed necessary by the City street department, except as provided by the Texas Department of Transportation.	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Water Service	<p>The City will provide for the maintenance of City-owned public water lines within the annexed area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Public Utility Commission (PUC) beginning on the effective date of the annexation. Water service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that water extensions are the responsibility of the developer of property will be applied in this area.</p>	As the property develops
Wastewater Service	<p>The City will provide for the maintenance of sanitary sewer lines within the annexed area beginning on the effective date of the annexation. Sanitary sewer service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that sanitary sewer extensions are the responsibility of the developer of property will be applied to this area. Maintenance of all parts of the sewer system will begin as those parts are put into service. The sewer system will be maintained with the same frequency and level of effort as comparable parts of the system in other parts of the City.</p>	As the property develops
Provision for Other City Services	<p>Other City services that may be provided by the City such as planning, inspection, animal control, municipal court, and general administration will be made available on the same basis and at the same level as provided throughout the City.</p>	Immediately following annexation

CLASSIFIEDS

Need Housing: Mature Christian male needs room with roof over my head in exchange for work at your home, ranch etc. Anywhere in Texas. Licensed Building Contractor. Call (830) 353-2023.

Local Rock Hound looking for rocks, slabs, minerals, equipment. No amount to large or small. Call David at 367-4092.

Don't move to HOLLYWOOD: Work in film from the Texas Hill Country. For more information, contact Jean@RHActing.com.

MISCELLANEOUS FOR SALE

FOR SALE: Piece of new, unopened Harry Potter "Legos" sets recommended for ages 7-18 according to boxes, pieces half of retail per box. Call Kay (830) 353-9111, 12:30-9 p.m.

Oxygen machine, 2L new in April; Body Rest, lap top bad, quiet; Holpoin 5.5 cu. ft. box freezer, new in 2022, \$85 with warranty left. Call (830) 898-5127.

Blue Ox V-5 tow bar, 2" coupler Class 3 5,000 lbs., Model 985-2, \$250. Call (830) 896-4947.

Blue Ox Avantax II tow bar, BX7353 Class IV, 10,000 lbs., 2" receiver, \$300. Call (830) 896-4947.

Blue Ox Patriot braking system for flat towed vehicles. Model BKR 2012, \$500. Call (830) 684-4947.

Pelican 110 Fishing Kayak, 11 foot long, extra wide, sit on top, with paddle. New, never used. \$700. (830) 285-6931.

All Seasons Stand and Fill Turkey Feeder, \$150. Call (832) 785-4003.

Telescope: CPC 800 XLT, 9-1/4 inches with hard case, sun filter, \$2,000. Call (830) 895-1990.

Mens Black and blue new walking/ tennis shoes with grip soles, size 10.5, \$25. Men's black/black, grey/black, buckles, size 10-11 or 26.5, hardly worn. \$50. Men's walking/work ankle boots, dark and light brown, thick soles, never worn, size 11, \$50. Camera tripod, \$20. Call (830) 257-4437

Rambo electric game hunting bike RT50XP w/ rear luggage rack & saddle bag, 4.0 inch Maxxis tires, gunbox rack, \$2,895. Local pickup only. Call (830) 896-1664.

3.1 Stereo sound system: Yamaha RX-V663 w/ audio/video Receiver, "Mirage" subwoofer, Center speaker, Two Yamaha Tower speakers-NS-F20, \$500. Local pick-up only. Call (830) 896-1664.

GULBRANSEN 5 ft. baby grand piano, black, excellent, no scratches, like new, private owner. Bought new, selling for \$3,500 will deliver locally. Call (251) 840-2927 before 8 p.m.

MOVING: Cut Cadet ZT 42" with twin grass bagger attachment \$2,000; Stihl trimmer F595 \$200; echo PB-755ST \$250; Billy goat with 30" deck, \$1,200; 46" self-propelled 381 twin blade mower \$275; everything 3 years old or less; includes all accessories (gas cans, tools, filters, oil, etc.) every item bought new. Price is 50 percent off new price. (251) 648-2827 before 8 p.m.

Folding little stroller, 18", practically new, \$150; Broadcast, 40-gallon grain/fertilizer, pro driven, \$125; Broadcast, 15-gallon, electric, for truck or ATV, \$80; Consider trade. Call (830) 257-5377.

Power lift recliner chair, green fabric, single motor, excellent shape, \$150 cash, pick up Center Point area. Call (830) 353-0480, leave a message.

Large wooden tool box/coffee table. Unfinished. \$55. (830) 285-6931.

SERVICES OFFERED

Fleets is a courier service that prides themselves with safe and efficient delivery of your products. We deliver general merchandise and more based out of Kerrville, Texas. (830) 370-3028.

Bryan's Yard Service, Since 1989. Call (830) 285-8949.

Experienced caregiver looking for a job. Call (830) 285-1459.

Affordable Foundations House Leveling

Pier & Beam, Slab, Crawlspace, Insured. Call (830) 285-2877.

3-1/2% Mortgage Financing, exclusively reserved for two new constructed townhomes. Call (239) 822-8887 for details.

Jennys Cleaning and Janitorial Service specializes in New Construction, Homes, Move in and Move out, Vacation Homes, B&Bs, Apartments, Businesses and Offices. Call or text (469) 714-8905. License # MT12328, www.jennyscleaning.com

Award-winning licensed massage therapist in search of clients in the Kerrville area. Now offering mobile service. Please call or text Mar at (469) 714-8905. License # MT12328, www.jennyscleaning.com

Experienced caregiver wants to work Thursday through Sunday. Call (830) 285-6810 day hours only.

Tired of cleaning? Let us do it for you! Let us tidy up your home for you. Why spend the day cleaning the house when you could be doing something else? Get a free quote today! We clean Homes, B&Bs, Apartments, Businesses, and Move in & outs. Call (830) 456-1044.

Caregiver, cook, bathing, errands, etc. Call (830) 890-8697.

Jennys Cleaning Service cleans homes, B&Bs, Apartments, and Offices. Call (830) 456-1044 or email us at Chantii1976@gmail.com.

TUTORING, GRADES 1-5, 30-plus years experience, Barbara Johnston. Call (830) 370-1558.

Plane Lessons for Beginners and Advanced, University trained music major residing in Kerrville. 1 hour, \$25. Call (830) 480-1966.

Loving care for your loved ones, light housekeeping, cooking, transportation to appointments. Reasonable rates, Call (830) 385-1833, leave message.

LEGAL NOTICES

NOTICE OF PUBLIC HEARING NOTICE OF AN APPLICATION FOR CANCELLATION

Notice is hereby given that a public hearing will be held on Monday November 25, 2024 at 10:00 AM, in the County Commissioner's Courtroom, 700 Main Street, Kerrville, Texas, regarding an application for cancellation of an original plat for Hall Ranch and the reversion of plat for Hall Ranch Lot 3; Plat files 22-07892 and 23-03772.

Any person who is interested in the property and who wishes to protest the proposed cancellation is to appear at the time specified in this notice.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday December 9, 2024 at 10:00 AM to be held in the County Commissioner's Courtroom, 700 Main Street, Kerrville, Texas, regarding an application for a revision plat known as Shadow Bluff Tract 8, file # 21-07040.

Any person who wishes to comment for or against the item must appear in person at the designated hearing, or let it be known by writing to: Kerr County Judge's Office, 700 Main Street, Kerrville, Texas 78028

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday December 10, 2024 at 10:00 AM to be held in the County Commissioner's Courtroom, 700 Main Street, Kerrville, Texas, regarding an application for a revision plat known as Shadow Bluff Tract 8, file # 21-07040.

Any person who wishes to comment for or against the item must appear in person at the designated hearing, or let it be known by writing to: Kerr County Judge's Office, 700 Main Street, Kerrville, Texas 78028

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EAST CORNER OF THE INTERSECTION OF LOOP 534 AND CYPRESS CREEK ROAD (FM 1341); FROM AN AGRICULTURE ZONING DISTRICT (AG) TO A MULTIFAMILY ZONING DISTRICT (R-3), AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT.

CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2024-27

AN ORDINANCE AMENDING ORDINANCE NOS. 2021-23 AND 2016-05, WHICH CREATED AND LATER AMENDED, RESPECTIVELY, A PLANNED DEVELOPMENT DISTRICT (PDD) PURSUANT TO THE CITY'S ZONING CODE; BY CHANGING THE ZONING OF LOT 1, BLOCK 1, SECTION 1, AIRPORT COMMERCIAL PARK PHASE II, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS; THE PROPERTY MORE COMMONLY KNOWN AS 100 AIRPORT COMMERCIAL PARKWAY FROM BEING PART OF THE PDD TO A LIGHT INDUSTRIAL ZONING; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT.

CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2024-28

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KERRVILLE, TEXAS; MAKING FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Administration for the Estate of Jack F. Chisolm, Deceased, were issued on the 17th day of October, 2024, in Cause No. P24-245 pending in the County Court of Kerr County, Texas, to:

John W. Carlson

The residence address of the Administrator is in Kerrville, Kerr County, Texas, and the post office address is:

c/o John W. Carlson & Associates

260 Thompson Drive, Suite 10

Kerrville, Texas 78028

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated the 21st day of October, 2024

John W. Carlson

Attorney for Estate

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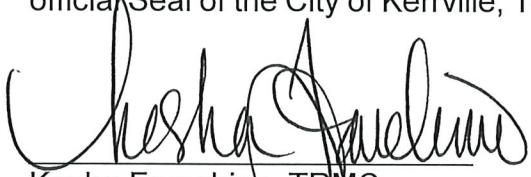
Attorney for Estate

STATE OF TEXAS

COUNTY OF KERR

I, Kesha Franchina, hereby certify that I am the Deputy City Secretary of the City of Kerrville, Kerr County, Texas, and that records of the City of Kerrville, Texas are kept under my custody and control, and that the attached is a true and correct copy of Ordinance No. 2024-25 as the original appears in the records kept in the office of the City Secretary for the City of Kerrville, Texas.

In Testimony Whereof, I have hereunto set my hand and seal and affixed the official Seal of the City of Kerrville, Texas, this the 13th day of November, 2024.



Kesha Franchina, TRMC
Deputy City Secretary
City of Kerrville, Texas
701 Main Street
Kerrville, TX 78028



FILED AND RECORDED

Document Number: 24-06425

Document Type: ORDINANCE

Filing and Recording Date: 11/13/2024 8:41:49 AM

Number of Pages: 21

GRANTOR CITY OF KERRVILLE

GRANTEE W L SISSON

Returned To: CITY OF KERRVILLE
701 MAIN ST
KERRVILLE, TX 78028

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



Nadene Alford

Nadene Alford, Clerk
Kerr County, Texas
By: KIM GATLIN DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

DO NOT DESTROY - This document is part of the Official Public Record.

**All Transactions Approved**

Bureau: 8088171 - Kerr County, TX Clerk

Invoice Item	Amount	Qty	Conv.	Result
			Fee	
Court Fees and Fines:	\$101.00	1	\$2.88	Approved
Payment ID: 100310900559				
Recordings				
Total Amounts + All Fees:	\$103.88			

BILLING INFORMATION**Payment will be billed to:****KESHA FRANCHINA****Card ending in ...0300 (Visa)****Processed at 11/13/2024 8:42:17 AM CST**

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - www.certifiedpayments.net/PrivacyStatement.aspx

Legal Notice - www.certifiedpayments.net/LegalNotices.aspx



Kerr County Clerk
700 Main Street
Kerrville TX 78028
830-792-2255

Customer CITY OF KERRVILLE
CITY OF KERRVILLE

TxId 4023531

11/13/2024 8:38 AM

Description

Doc Number	GF Number	Document Type	Pages	Doc Fee Total
24-06425		ORDINANCE	21	\$101.00
Total Paid:				\$101.00

Tender Information

Check #	Name on Check	Tender Type	Amount
0300	KESHA FRANCHINA	CREDIT CARD	\$101.00
Total Paid:			
\$101.00			