

**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.

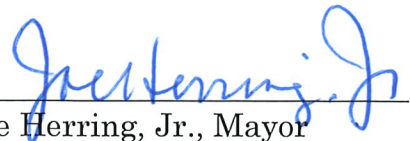
SECTION NINE. PENALTY. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Article 1-1-7 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

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.

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


Joe Herring, Jr., Mayor

APPROVED AS TO FORM:

ATTEST:


Michael C. Hayes, City Attorney


Shelley McElhannon, City Secretary

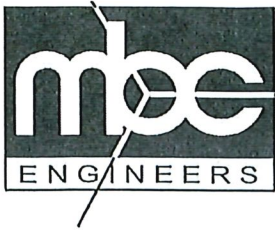


EXHIBIT A

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;

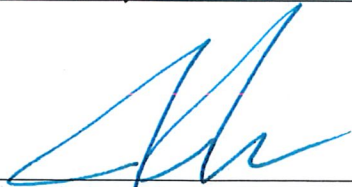
THENCE N 29° 37' 53" W a distance of 370.74 feet, into and across said 20.91 Acre Tract, to a point;

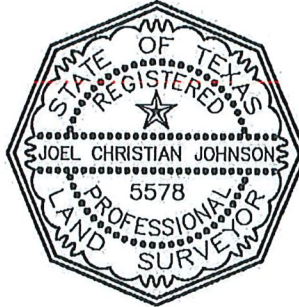
THENCE N 45° 16' 59" W a distance of 263.04 feet to a point;

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.

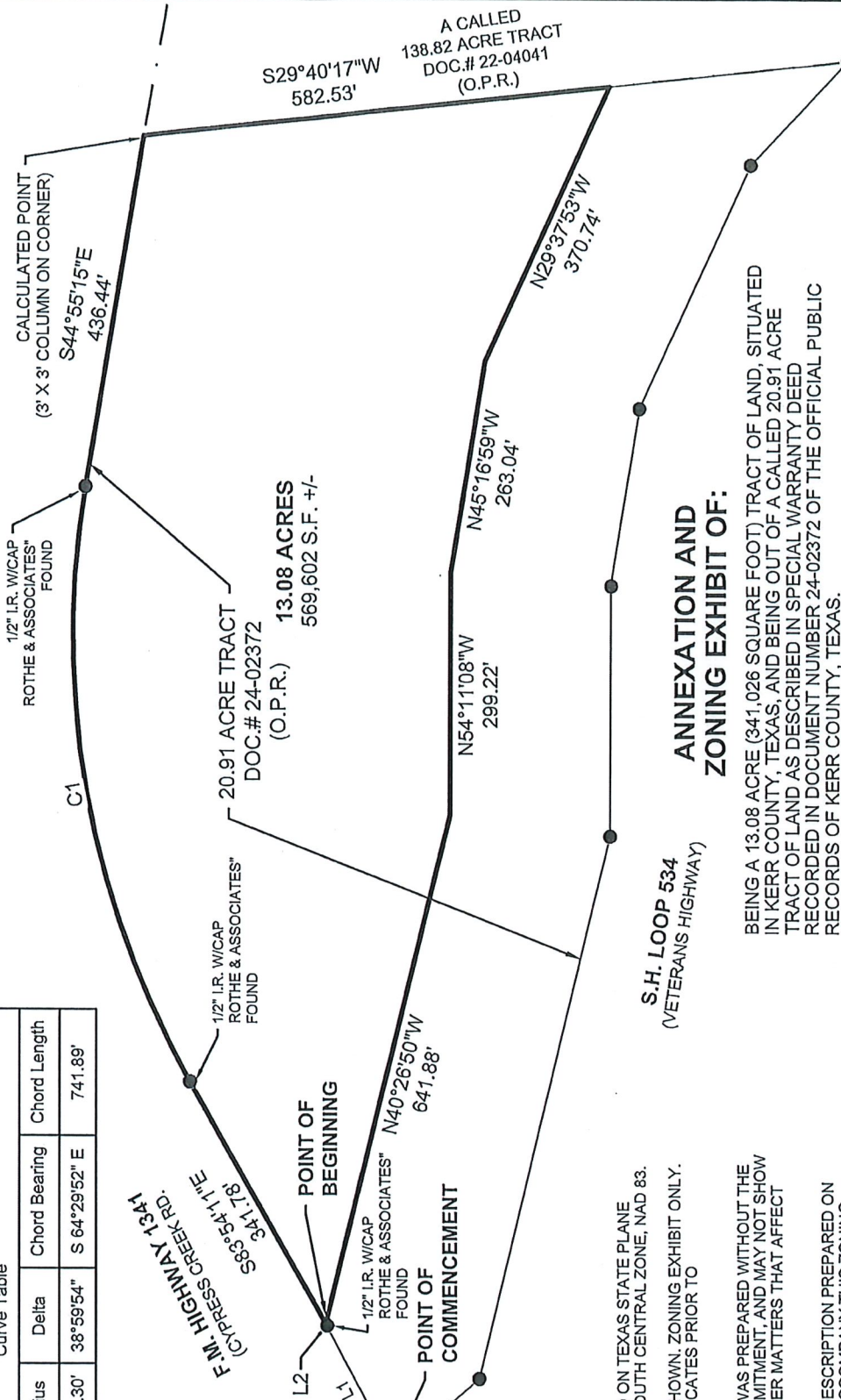

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: July 18, 2024
Job No. 33636-Kerr



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	756.41'	1111.30'	38°59'54"	S 64°29'52" E
				741.89'



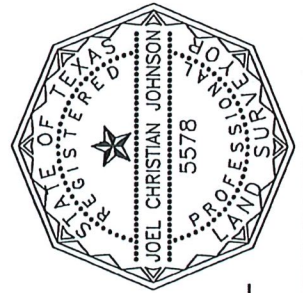
SCALE: 1" = 200'



- SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. NO IMPROVEMENTS SHOWN. ZONING EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

ANNEXATION AND ZONING EXHIBIT OF:

BEING A 13.08 ACRE (341,026 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.



[Signature]
JOEL C. JOHNSON

R.P.L.S. #5578

LEGEND

● CONCRETE MONUMENT FOUND (UNLESS OTHERWISE NOTED)

⊙ 1/2" IRON ROD W/ CAP "MBC" SET/ FOUND

D.P.R. DEED AND PLAT RECORDS OF KERR COUNTY, TEXAS

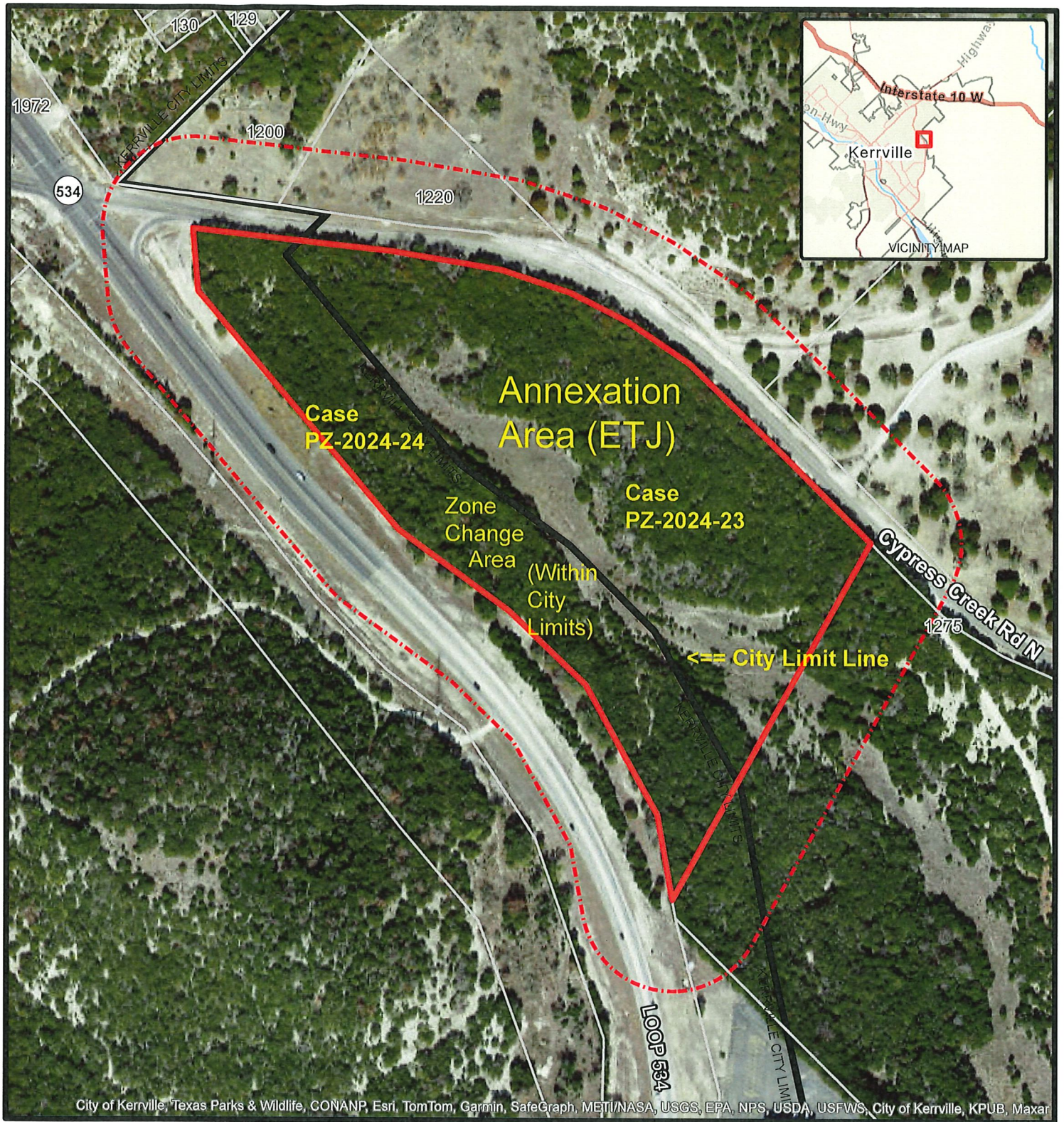
O.P.R. OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

Line Table		
Line #	Bearing	Length
L1	S 81°50'18" E	176.29'
L2	S 83°54'11" E	2.59'



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 07/18/2024
JOB NO. 33636-KERR
SHEET 1 OF 1





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

08/05/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

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: [Signature]

Signed: _____

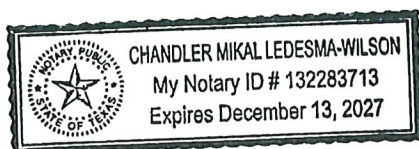
Signed: _____

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.



[Signature]
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 B N B 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.

A handwritten signature in dark ink, appearing to be 'WJA', is located at the bottom right of the page.

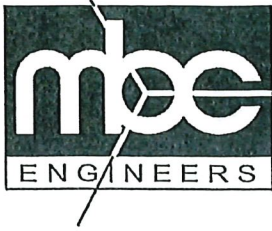


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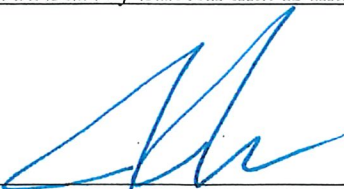
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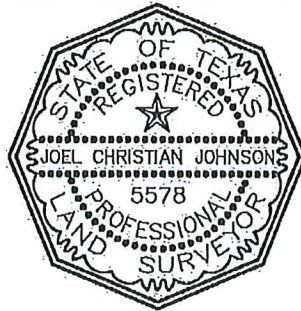
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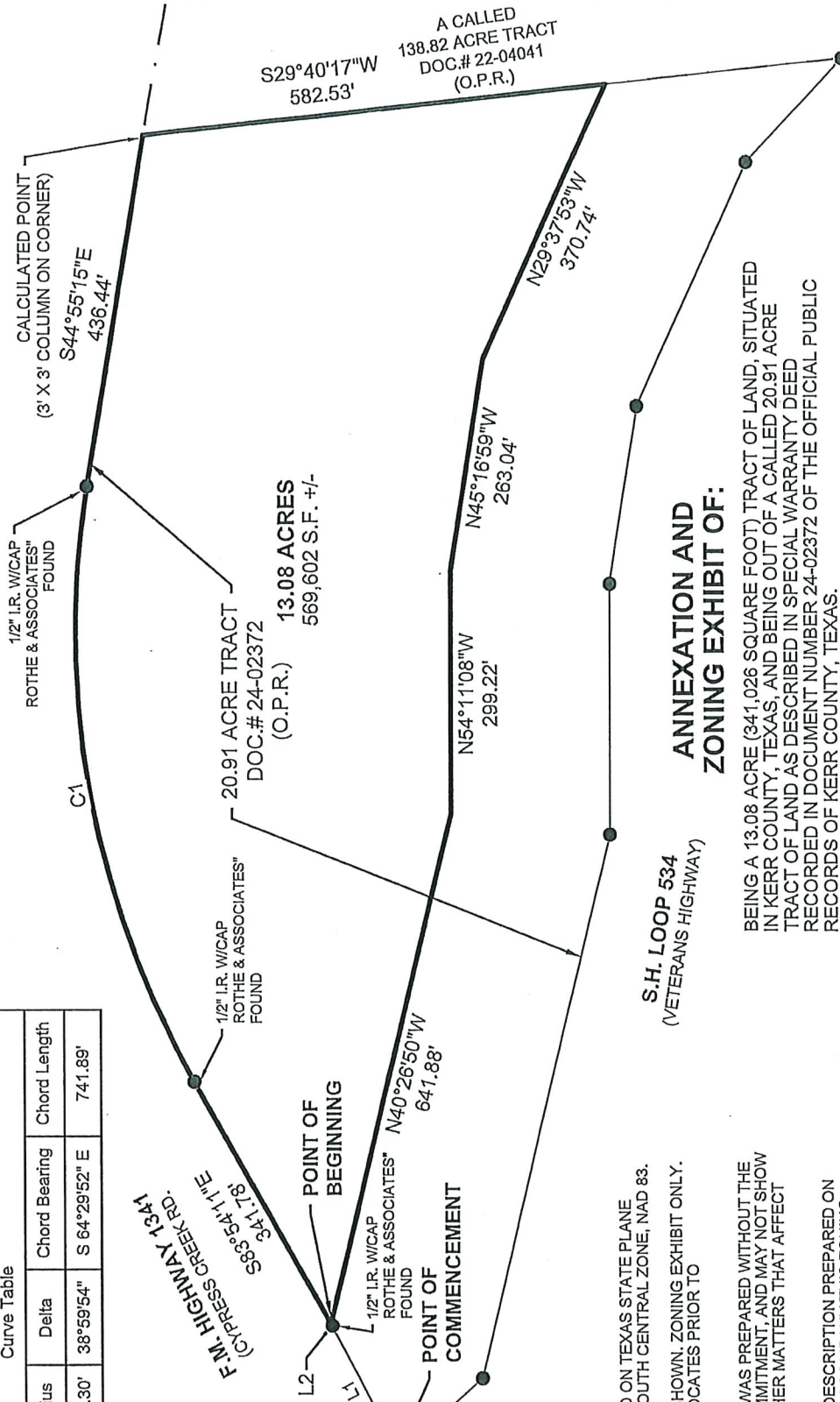

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: July 18, 2024
Job No. 33636-Kerr



Curve Table				
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				741.89'



SCALE: 1" = 200'



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[Signature]
JOEL C. JOHNSON

R.P.L.S. #5578



LEGEND

- CONCRETE MONUMENT FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF KERR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

Line Table		
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L2	S 83°54'11" E	2.59'

DATE: 07/18/2024
JOB NO. 33636-KERR
SHEET 1 OF 1

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> <p>1. Emergency maintenance of streets to include repair of hazardous potholes, ice and snow monitoring of major thoroughfares necessary for traffic flow.</p>	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	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.	As the property develops
Wastewater Service	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.	As the property develops
Provision for Other City Services	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.	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 367-4082.

Don't move to HOLLYWOOD: Work in films from the Texas Hill Country. For more information, contact joan@RHAFing.com.

MISCELLANEOUS FOR SALE

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

Oxygen machine, 2L new in April: Beauty Rest motion bed, queen; Hotpoint 5.5 cu. ft. box freezer, new in 2022, \$65 with warranty left. Call (830) 896-5127.

Blue Ox V-6 tow bar, 2' coupler Class 3, 5,000 lbs., Model 985-3, \$250. Call (830) 896-4947.

Blue Ox Aventura II tow bar, BX7335 Class IV, 10,000 lbs., 2" receiver, \$300. Call (830) 896-4947.

Blue Ox Patriot braking system for flat towed vehicles, Model BRK 2012, \$500. Call (830) 896-4947.

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

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

Telescope: CFC 800 XLT, 9-14 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. Mens ski boots, black with turquoise buckles, size 10-11 or 28.5, hardly worn, \$50. Mens walking/work ankle boots, dark and light brown, thick soles, never worn, size 10. Camara tripod, \$20. Call (830) 257-4437.

Rambo electric canoe hunting bike R750XP w/ rear luggage rack & saddle bag, 4.0 inch Maxxis tires, gunbow rack, \$2,995. Local pickup only. Call (830) 896-1664.

3.1 Stereo sound system: Yamaha RX-V863 w/Audio/Video Receiver, "Mirage" subwoofer, Center speaker, Two Yamaha tower speakers-HS-F210 \$500. Local pickup 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) 648-2827 before 8 p.m.

MOVING: Cub Cadet ZT 42" with twin grass bagger attachment \$2,000; Sunlimmer F55R \$200; Echo PB-755S7 \$250; Billy goat with hose kit vacuum \$845; Honda self-propelled 38.1 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 of new price. (251) 648-2827 before 8 p.m.

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

Powair 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 top 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 Levelling

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

3-1/2% Mortgage Financing, exclusively reserved for two new constructed townhomes. Call (239) 822-8587 for details.

Jennys Cleaning and Janitorial services in New Construction, Homes, Move in and Move out, Vacation Homes, B&Bs, Apartments, Businesses and Offices. Call for a free Estimate (830) 456-1044.

Award-winning licensed massage therapist in search of clients in the Kerrville area. Now offering mobile service. Please call or text Mari at (469) 714-8905. License # MT123278, www.oasisrelaxing.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 relax instead? 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 Libbeth (830) 890-8697.

Jennys Cleaning Service cleans homes, B&Bs, Apartments, and Offices. Call (830) 456-1044 or email us at Chantel1916@gmail.com.

TUTORING, GRADES 1-5, 30-plus years experience, Barbara Johnson, Call (830) 370-1559.

Plano 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) 383-1833, 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 the original plat known as Shadow Bluff Tract B, file # 21-07040.

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 heard 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 B, file # 21-07040.

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

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.

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2024-26

AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF ORDINANCES, CITY OF KERRVILLE, TEXAS (ZONING CODE) BY CHANGING THE ZONING OF AN APPROXIMATE 7.83 ACRE TRACT OF LAND AND GENERALLY LOCATED ON THE SOUTH-

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. 2001-23 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 2, KERRVILLE AIRPORT COMMERCE PARK PHASE 1, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS; THE PROPERTY MORE COMMONLY KNOWN AS 101 AIRPORT COMMERCE PARKWAY, FROM BEING PART OF THE PDD TO A LIGHT COMMERCIAL ZONING DISTRICT; ORDERING PUBLICATION; 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 ZONING 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. Chisom, 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

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Michael Patrick McCune, Deceased were issued on October 17, 2024, in Cause No. P24-242, pending in the County Court of Kerr County, Texas, sitting in matters Probate, to: Timothy Michael McCune. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Timothy Michael McCune,
Independent Executor
c/o: Mark Prislowsky
Attorney at Law
104 Plaza Dr., Ste A
Kerrville, TX 78028
State Bar No.:16337445
Tel: (830) 895-5297
Fax: (830) 895-5299
mprislowsky@gmail.com

CITATION BY PUBLICATION
APPLICATION FOR THE
DETERMINATION OF HEIRSHIP
THE STATE OF TEXAS

CAUSE NO.: P24-273
To: In the Estate of Jaron Joseph Harper, Deceased

To the alleged heir(s) at law in the above numbered and entitled estate, Valerian Jay Harper II filed an Application to Determine Heirship in this estate on the 25th day of October, 2024, requesting that the Court determine who are the heirs and only heirs of Jaron Joseph Harper, Deceased, and their respective shares and interests in such estate.

The Court may act on this application at any call of the docket on or after 10:00 a.m., on the first Monday after the expiration of 10 days from which this newspaper bares.

All persons interested in this case are cited to appear before this Honorable Court by filing a written contest or

answer to this Application should they desire to do so. To ensure its consideration, you or your attorney must file any objection, intervention or response in writing with the County Clerk of Kerr County, Texas, on or before the above noted date and time.

Given under my hand and the seal of the County Court of Kerr County, Texas, at the office of the Kerr County Clerk in Kerrville, Texas, on this the 30th day of October, 2024.

Nadene Afford
Clerk of the County Court
Kerr County, Texas

by Alise Piper, deputy

CITATION BY PUBLICATION
APPLICATION FOR THE
DETERMINATION OF HEIRSHIP
THE STATE OF TEXAS

CAUSE NO.: P24-263
STYLE: In the Estate of Nicholas Eric Cunningham, Deceased

To the alleged heir(s) at law in the above numbered and entitled estate, Neki Xavier Scroggs filed an Application to Determine Heirship in this estate on the 18th day of October, 2024, requesting that the Court determine who are the heirs and only heirs of Nicholas Eric Cunningham, Deceased, and their respective shares and interests in such estate.

The Court may act on this application at any call of the docket on or after 10:00 a.m., on the first Monday after the expiration of 10 days from which this newspaper bares.

All persons interested in this case are cited to appear before this Honorable Court by filing a written contest or answer to this Application should they desire to do so. To ensure its consideration, you or your attorney must file any objection, intervention or response in writing with the County Clerk of Kerr County, Texas, on or before the above noted date and time.

Given under my hand and the seal of the County Court of Kerr County, Texas, at the office of the Kerr County Clerk in Kerrville, Texas, on this the 23rd day of October, 2024.

Nadene Afford
Clerk of the County Court
Kerr County, Texas

by Alise Piper, deputy

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Jane P. Crum were issued on September 26, 2024, in Docket No. P24-239, pending in the County Court of Kerr County, Texas, to William P. Crum. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law and before the estate is closed addressed as follows:

William P. Crum, Ind. Ex.

Estate of Jane P. Crum
1545 FM 1340
Hunt, TX 78024

Dated October 17, 2024

Elizabeth J. Jesko
Attorney for Executor of the Estate
612 Earl Garrett St.
Kerrville, TX 78028
(830) 257-5005

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Sharon Kay Foster were issued on March 28, 2024, in Docket No. P24-058, pending in the County Court of Kerr County, Texas, to Charles James Foster. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Charles James Foster
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Sharon Kay Foster

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Cheryl Benson Danel were issued on October 17, 2024, in Docket No. P24-246, pending in the County Court of Kerr County, Texas, to Nelson Earl White. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Nelson Earl White
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Cheryl Benson Danel

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Antonia Camarillo Vela were issued on October 1, 2024, in Docket No. P24-217, pending in the County Court of Kerr County, Texas, to Becky Lara. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Becky Lara
c/o Pam King
Attorney at Law
327 Earl Garrett #110

Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Antonia Camarillo Vela

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Sarann Lynne Williams were issued on 28th day of September, 2024, in Docket No. P24-228, pending in the County Court of Kerr County, Texas, to Morgan Owen Williams. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Morgan Owen Williams
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Sarann Lynne Williams

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Margaret Louise Burrer were issued on October 17, 2024, in Docket No. P24-220, pending in the County Court of Kerr County, Texas, to Radonna Marie Chambliss. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Radonna Marie Chambliss
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Margaret Louise Burrer

NOTICE OF PUBLIC SALE
City Storage hereby gives Notice of Public Sale of property to satisfy a landlords' lien under the provisions of Chapter 59 of the Texas Property Code. Sale to be held online only at www.storage4treasures.com. The unit(s) include violin (no case), bicycle frames, household goods, small appliances, board and electronic games, sewing machine in cabinet, garden table and miscellaneous holiday decorations. At 729 Country Club, Kerrville Texas 78028. Bidding will open at 10:00 a.m. November 22, 2024 and will close at 10:00 a.m. November 25, 2024 for Gary Wayne Thomas; At 729 Country Club, Kerrville Texas 78028: Bidding will open at 10:30 a.m. November 22, 2024 and will close at 10:30 a.m. November 25, 2024 for Stephen R. Reyes; At 400 Francisco Lemos, Kerrville, Texas 78028: Bidding will open at 11 a.m. November 22, 2024 and will close at 11 a.m. November 25, 2024 for Annette M. Nava. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to the highest bidder for cash only. Telephone 830-896-1050. **TO TENANT RECEIVING THIS NOTICE:** This Notice of Public Sale is being posted in the local newspaper as all attempts to contact you via phone, email and U.S. mail have failed. Your property may be redeemed prior to sale upon payment of all sums due to Lessor. **PARTIAL PAYMENT WILL NOT STOP THE SALE.**

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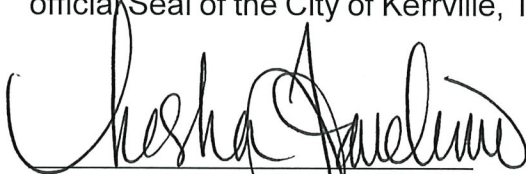
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STATE OF TEXAS

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.



A handwritten signature in cursive script, reading "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. Fee	Result
Court Fees and Fines: Payment ID: 100310900559 Recordings	\$101.00	1	\$2.88	Approved
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.

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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