

**CITY OF KERRVILLE, TEXAS  
ORDINANCE NO. 2025-26**

**AN ORDINANCE DISANNEXING FROM THE CITY LIMITS LAND BEING APPROXIMATELY 79.4 ACRES, ADDRESSED AS 1200 SHEPPARD REES ROAD; OUT OF THE HORACE YEAMONS SURVEY NO. 575, ABSTRACT NO. 378, THE HORACE YEAMONS SURVEY NO. 576, ABSTRACT 377, AND THE MIMA WILSON SURVEY NO. 1471, ABSTRACT NO. 814; THE LAND GENERALLY LOCATED ADJACENT TO AND BETWEEN THOMPSON DRIVE (SPUR 98) AND SHEPPARD REES ROAD; AMENDING THE BOUNDARIES OF THE CITY TO EXCLUDE THE LAND; DIRECTING THE CITY TO NOTIFY THE TEXAS COMPTROLLER OF THE CHANGE IN BOUNDARIES; AUTHORIZING A REFUND OF TAXES AND FEES UPON DISANNEXATION AS REQUIRED BY LAW; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPERTY NOTICE; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT**

**WHEREAS**, an owner of land has petitioned the City of Kerrville, Texas (“City”) for disannexation of its land (the petition attached as **Exhibit A**), such land making up approximately 79.4 acres and located adjacent to and between Thompson Drive (Spur 98) and Sheppard Rees Road, which is addressed as 1200 Sheppard Rees Road and is more specifically described and depicted at **Exhibit A** (the “Property”); and

**WHEREAS**, pursuant to Texas Local Government Code Section 43.142, the City may disannex an area according to rules as may be provided by the City Charter, and the City’s Charter, Section 1.05, allows for an area to be disannexed by ordinance passed by a majority vote of all the Councilmembers; and

**WHEREAS**, the City Council finds it to be in the public interest to adopt this Ordinance disannexing the Property from the City limit; and

**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. DISANNEXATION.** The Property is disannexed, for full purposes, from the City limits. Upon disannexation, the Property shall not be included within the City limits.

**SECTION THREE. AMENDED CITY MAP.** City Council directs that the City Manager amend the official City map to show the change in boundaries to exclude the Property and that a certified copy of this Ordinance and the amended map of the City's boundary be filed with the County Clerk of Kerr County, Texas.

**SECTION FOUR. NOTICE TO TEXAS COMPTROLLER.** City Council directs the City Manager to provide a certified copy of this Ordinance and the amended map of the City's boundary to the Sales and Tax Division of the Texas Comptroller's Office.

**SECTION FIVE. TAXES AND FEES REFUND.** City Council directs the City Manager that upon disannexation of the Property, a refund of property taxes and fees shall be calculated and issued to the property owner, if any is owed, in accordance with Texas Local Government Code Section 43.148.

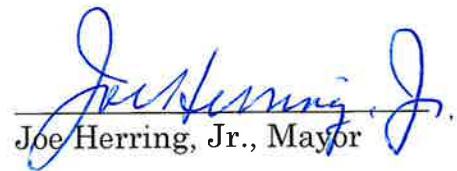
**SECTION SIX. CUMULATIVE CLAUSE.** The provisions of this Ordinance are to be cumulative of all Ordinances or parts of Ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict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

**SECTION SEVEN. 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.

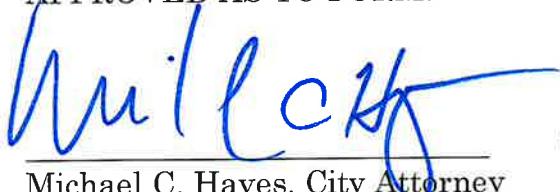
**SECTION EIGHT. EFFECTIVE DATE.** This Ordinance shall take effect upon its final passage and execution, such date as specified below.

PASSED AND APPROVED ON FIRST READING, this the 18  
day of November A.D., 2025.

PASSED AND APPROVED ON SECOND READING, this the  
09 day of DECEMBER A.D., 2025.

  
Joe Herring, Jr., Mayor

APPROVED AS TO FORM:

  
Michael C. Hayes, City Attorney

ATTEST:

  
Shelley McElhannon, City Secretary

## EXHIBIT A

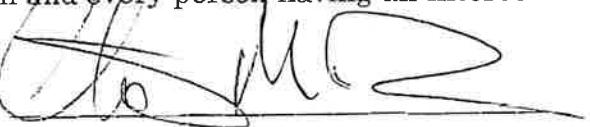
### PETITION REQUESTING DISANNEXATION BY LANDOWNER(S)

TO THE MAYOR AND CITY COUNCIL OF KERRVILLE, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, petition the City Council of the City of Kerrville, Texas, a home-rule municipality (the "City"), to remove and disannex from the corporate limits of the boundaries of the City, the following tract of land owned in fee by the undersigned (the "Proposed Disannexation Tract"):

***See Exhibits A and B, which specifically describe and depict  
the Proposed Disannexation Tract.***

I/We certify that the Proposed Disannexation Tract is currently within the corporate limits of the City, is uninhabited, and no qualified voters reside thereon. The requested disannexation is authorized pursuant to Section 1.05 of the City Charter and Chapter 43 of the Texas Local Government Code, and that this petition is signed and duly acknowledged by each and every person having an interest in the Proposed Disannexation Tract.

Signed: 

Signed: \_\_\_\_\_

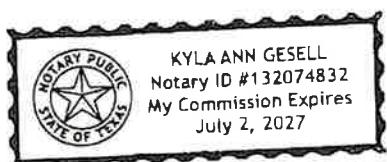
Signed: \_\_\_\_\_

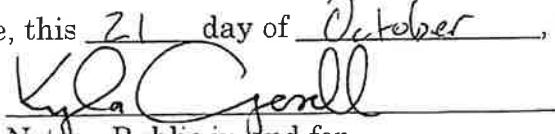
THE STATE OF TEXAS

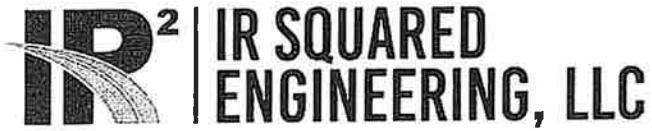
COUNTY KERR

BEFORE ME, the undersigned authority, on this day personally appeared Chastan McRae, 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 21 day of October, 2025.



  
Notary Public in and for  
Kerr County, Texas.



October 17, 2025

Drew Paxton  
Director of Planning and Development  
City of Kerrville  
701 Main Street  
Kerrville, Texas 78028

Re: Request for Removal of Property from City Limits (De-Annexation) Parcel ID: 17646

Dear Drew,

I am writing on behalf of McRae Partners to formally request that a large portion of their property located at 1200 Sheppard Rees (Parcel ID 17646) be removed from the corporate limits of the City of Kerrville. The property in question is currently within the City limits, however, we respectfully believe that this would be more appropriately located within Kerr County jurisdiction for the following reasons:

- The owners, McRae Partners currently own the adjacent property that is located outside the corporate City limits, but is within Kerr County jurisdiction (Parcel ID 19405); and
- Per meetings with City staff, the City has no current plans to provide water or sewer services to the entire limits of their property. As you are aware, the hilly terrain in this area presents significant difficulties in terms of the following infrastructure; 1) Installation; 2) City's low water pressure; and 3) Increased construction costs in order to tie into the City's existing utilities along Thompson Road. Thus, the owners are requesting to remove a large portion of their property outside the City of Kerrville's corporate limits, leaving a small portion of property along Thompson Road within the City limits of Kerrville (see attached Exhibit).

Given these constraints and ownership of the adjacent property located in Kerr County, we would like to officially request to be released from the City of Kerrville corporate limits. We respectfully request that the City Council review this matter and consider initiating the de-annexation process in accordance with the City of Kerrville's applicable laws.

Please let us know if any additional documentation, maps, or supporting information is required to process this request. We are committed to working collaboratively with the City to ensure that the transition is handled in accordance with all applicable rules and regulations. Thank you for your attention to this matter. We appreciate your cooperation and look forward to your response.

Respectfully,

*Ivalu Rose*  
Ivalu Rose, P.E., CFM  
President  
IR Squared Engineering, LLC  
TBPE, Firm #F-20819

0° 20° 40°



NORTH

SCALE: 1" = 200'

EXHIBIT

OF

79.4 ACRES

OUT OF THE

HORACE YEAMONS SURVEY NO. 575

ABSTRACT NO. 378

AND THE

HORACE YEAMONS SURVEY NO. 576

ABSTRACT NO. 377

AND THE

MIMA WILSON SURVEY NO. 1471

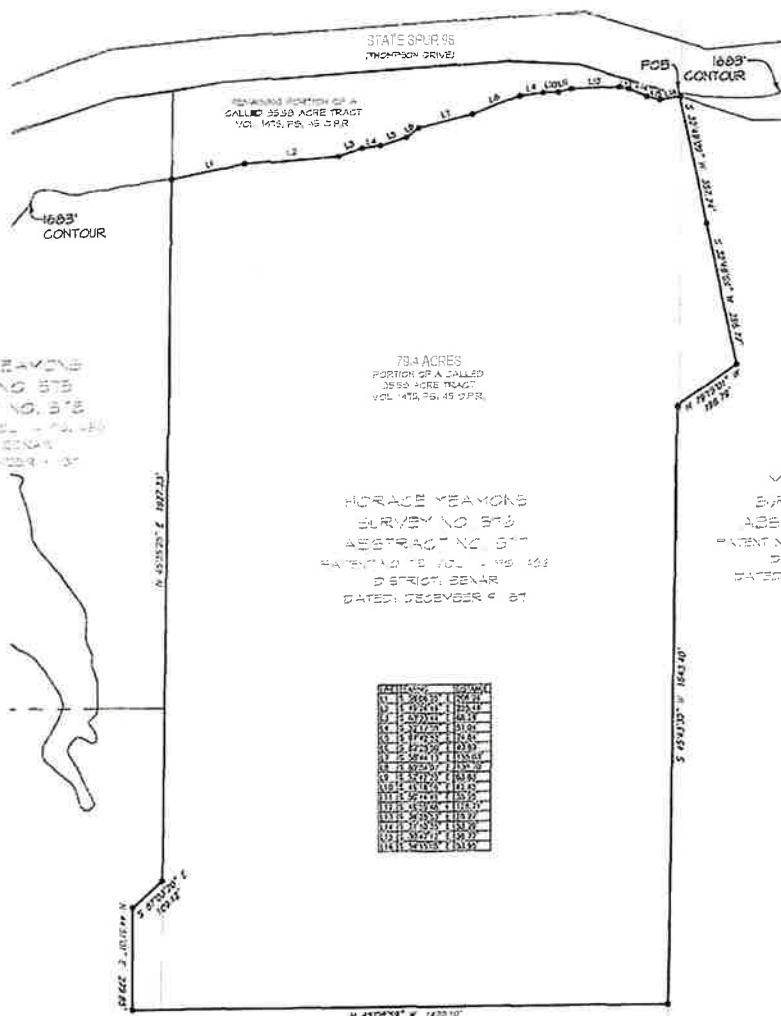
ABSTRACT NO. 814

KERR COUNTY, TEXAS

OCTOBER 2025

PLAT SHOWING

SEVENTY-NINE ACRES OUT OF THE HORACE YEAMONS SURVEY NO. 575, ABSTRACT NO. 378, THE HORACE YEAMONS SURVEY NO. 576, ABSTRACT NO. 377, AND THE MIMA WILSON SURVEY NO. 1471, ABSTRACT NO. 814, OUT OF THE HORACE YEAMONS SURVEY NO. 575, ABSTRACT NO. 378, AND THE MIMA WILSON SURVEY NO. 1471, ABSTRACT NO. 814, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.



## FIELD NOTES FOR A 79.4 ACRE TRACT

**BEING A 79.4 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE HORACE YEAMONS SURVEY NO. 575, ABSTRACT NO. 378, THE HORACE YEAMONS SURVEY NO. 576, ABSTRACT NO. 377, AND THE MIMA WILSON SURVEY NO. 1471, ABSTRACT NO. 814, KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 85.58 ACRE TRACT, RECORDED IN VOLUME 1475, PAGE 45, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, SAID 79.4 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING** at a calculated point in the southwest right-of-way line of State Spur 98 (Thompson Drive) at the east corner of the herein described tract, and the east corner of the called 85.58 acre tract;

**THENCE** departing the southwest right-of-way line of State Spur 98, with the southeast line of the called 85.58 acre tract, the following courses and distance:

S 32°49'09" W, a distance of 357.74' to a calculated point for angle;

S 32°49'09" W, a distance of 396.77' to a calculated point for corner;

N 79°19'01" W, a distance of 198.79' to a calculated point for interior corner;

S 45°43'30" W, a distance of 1643.40' to a calculated point for south corner at the south corner of the called 85.58 acre tract;

**THENCE** N 45°08'59" W, with the southwest line of the called 85.58 acre tract, a distance of 1470.10' to a calculated point for west corner at the west corner of the called 85.58 acre tract;

**THENCE** with the northwest line of the called 85.58 acre tract, the following courses and distance

N 44°51'01" E, a distance of 279.85' to a calculated point for corner;

S 87°03'20" E, a distance of 109.12' to a calculated point for interior corner;

N 45°35'25" E, a distance of 1927.33' to a calculated point for corner;

**THENCE**, departing the northwest line of the called 85.58 acre tract, the following courses and distance

S 56°06'25" E, a distance of 206.24' to a calculated point for angle;

S 49°24'46" E, a distance of 255.49' to a calculated point for angle;

S 63°23'44" E, a distance of 68.29' to a calculated point for angle;

S 52°17'08" E, a distance of 51.04' to a calculated point for angle;

S 61°42'52" E, a distance of 74.84' to a calculated point for angle;

S 82°28'50" E, a distance of 43.69' to a calculated point for angle;

S 58°44'13" E, a distance of 155.03' to a calculated point for angle;

S 65°54'07" E, a distance of 138.70' to a calculated point for angle;



Texas Board of Professional Engineers & Land Surveyors Registration No. 10019500

874 Harper Road, Suite 104  
Kerrville, Texas 78028  
Tel: 360.316.1818  
[www.mds-surveying.com](http://www.mds-surveying.com)

*S 52°42'23" E, a distance of 63.83' to a calculated point for angle;*  
*S 46°18'56" E, a distance of 42.45' to a calculated point for angle;*  
*S 58°14'49" E, a distance of 35.95' to a calculated point for angle;*  
*S 46°59'48" E, a distance of 128.71' to a calculated point for angle;*  
*S 34°28'53" E, a distance of 28.27' to a calculated point for angle;*  
*S 21°10'35" E, a distance of 53.29' to a calculated point for angle;*  
*S 30°47'12" E, a distance of 38.77' to a calculated point for angle;*  
*S 54°15'05" E, a distance of 53.95' to the Point of Beginning and containing 79.4 acres.*

STATE OF TEXAS

COUNTY OF KERR

I, Shelley McElhannon, hereby certify that I am the City Secretary of the City of Kerrville, Kerr County, Texas, and that the minutes, resolutions, ordinances, regulations, codes, and laws of the City of Kerrville are kept under my custody and control, and that the attached is a true and correct copy of City of Kerrville Charter (page 2), Section 1.07 as the original appears on file in the Office of the City Secretary, 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 12 day of December 2025.



Shelley McElhannon, TRMC  
City Secretary  
701 Main Street  
City of Kerrville, Texas  
830-258-1117



## FILED AND RECORDED

Instrument Number: 25-07172

Recording Fee: 57.00

Number of Pages: 10

Filing and Recording Date: 12/12/2025 10:06:11 AM

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

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

**DO NOT DESTROY - Warning, this document is part of the Official Public Record.**