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JUL 15 2025
County Judge's
Office

CITY OF CIBOLO
Notice of Initiation of Annexation Procedures
NOTICE OF PUBLIC HEARINGS

The City of Cibolo City Council will conduct public hearing(s) on July 22, 2025, at 6:30 p.m. to be conducted at the Council Chambers at Cibolo City Hall, 200 South Main Street, Cibolo, Texas.

The City of Cibolo City Council will conduct a third public hearing(s) on August 12, 2025, at 6:30 p.m. to be conducted at the Council Chambers at Cibolo City Hall, 200 South Main Street, Cibolo, Texas.

The purpose of the public hearing(s), in accordance with Texas Local Government Code Section 43.063 prior to initiating annexation proceedings, is to hear public testimony regarding a request to annex the following real property:

A 2.011 acre tract situated in the Guadalupe Torres Survey, A313, Guadalupe County, Texas, out of the Friederick Family Trust 8.138 acre tract recorded in Volume 782, Page 540, Deed Records of Guadalupe County Texas.

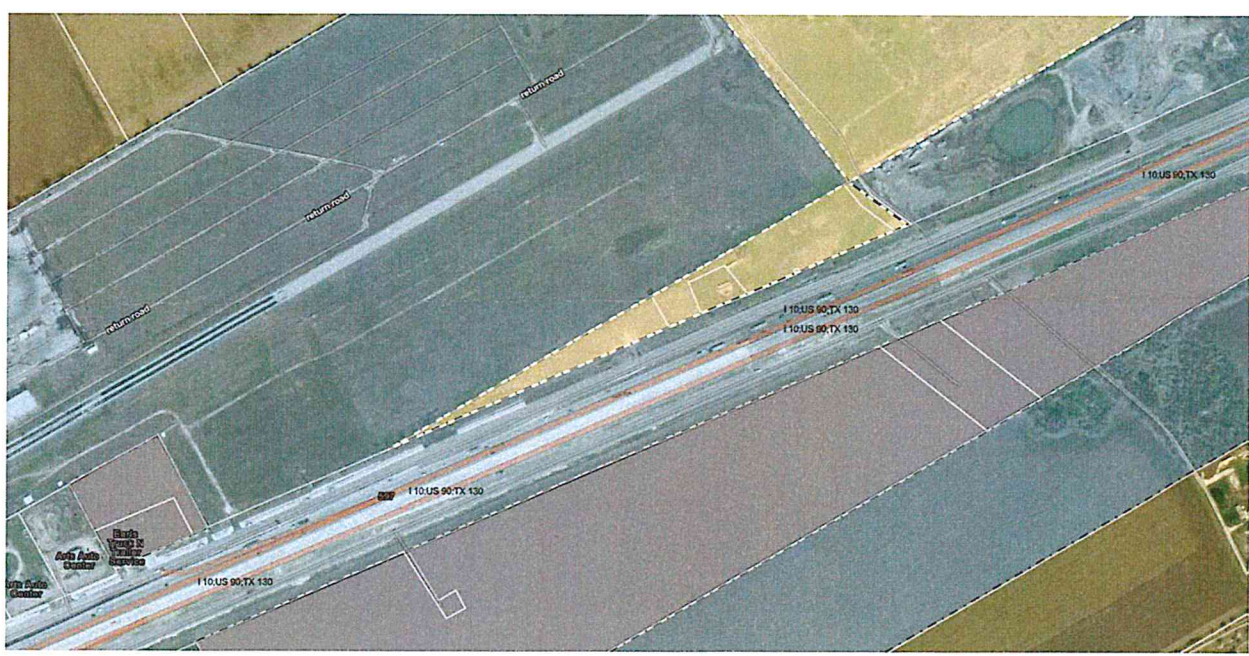


Exhibit A

Property Description

Tract 1:

2.011 ACRE (87,629 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a found ½" iron rod on the northwest right of way line of IH 10, the southwest corner of said 8.138-acre tract, found ½" iron rod having Texas State Plane grid coordinates of N=13,738,242.04 and E=2,244,153.33, South Central Zone, said found 1/2" iron being the southwest corner hereof;

THENCE: leaving said right of way line of IH 10 and along the northwest boundary line of said 8.138-acre tract, the southeast boundary line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, North 59°16'57" East (bearings are based on GPS observations, datum is NAD '83) 846.20' to a set ½" iron rod and North 59°17'11" East 359.50' to a set ½" iron rod, north corner hereof;

THENCE: across said 8.138-acre tract South 30°44'53" East 145.34' to a set ½" iron rod on the northwest right of way line of IH 10, the east corner hereof;

THENCE: along the said right of way line of IH 10, South 66°09'24" West 1,214.51', to the POINT OF BEGINNING of this 2.011-acre (87,629 square feet) acre tract in Guadalupe County, Texas.

Tract 2:

0.435 ACRE (18,955 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set ½" iron rod on the northwest right of way line of IH 10, on the south boundary line of said 8.138 acre tract, said set ½" iron rod being North 66°09'24" East (bearings are based on GPS observations, datum is NAD '83), 386.19' from a found concrete monument having Texas State Plane grid coordinates of N=13,739,075.64 and E=2,246,039.49, South Central Zone, said set 1/2" iron being the south corner hereof;

THENCE: leaving said right of way line of IH 10 and into said 8.138-acre tract, North 54°03'40" West 20350' to a set ½" iron rod, angle point hereof;

THENCE: North 39°07'30" West 107.25' to a ½" iron rod set on the north boundary line of said 8.138 acre tract, the southeast line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, northwest corner hereof;

THENCE: along the north boundary line of said 8.138-acre tract and the southeast boundary line of said 30' road easement North 59°17'11" East 60.65' to a set ½" iron rod at the north corner of said 8.138 acre tract, the west corner of a 29.30 acre tract recorded in Volume 3135, Page 922, the northwest corner of a 20' access easement recorded in Volume 245, Page 77, Deed Records of Guadalupe County, Texas, north corner hereof;

THENCE: along the common boundary line of said 8.138-acre tract, the 20' access easement and the herein described tract the following courses; South 39°07'30" East 90.51' to a set ½"

iron rod, angle point hereof; South 54°03'40" East 230.58' to a set ½" iron rod on the northwest right of way line of IH 10, the east corner of said 8.138 acre tract, the south corner of said 29.30 acre tract and 20' access easement, the east corner hereof;

THENCE: Along the said right of way line of IH 10, South 66°09'24" West 69.43', to the POINT OF BEGINNING of this 0.435 acre (18,955 square feet) acre tract in Guadalupe County, Texas.