



Hon. Kyle Kutscher, County Judge
Guadalupe County Commissioners Court
101 E. Court Street
Seguin, TX 78155

RECEIVED

SEP 29 2025
County Judge's
Office

September 24, 2025

**Re: Proposed Annexation of Certain Properties Located in the Universal City ETJ,
Guadalupe County, Texas.**

Dear Judge Kutscher:

The City of Universal City, Texas hereby provides the Guadalupe County Commissioners Court with notice that on Tuesday, October 7, 2025, the City shall consider the proposed annexation of the attached described properties located within Universal City's Extra Territorial Jurisdiction (ETJ).

The proposed uses for the subject properties to be annexed are yet to be determined but may include commercial, residential, institutional, and open space purposes. As such, the proposed annexation may have an anticipated financial impact on the Guadalupe County Commissioners Court.

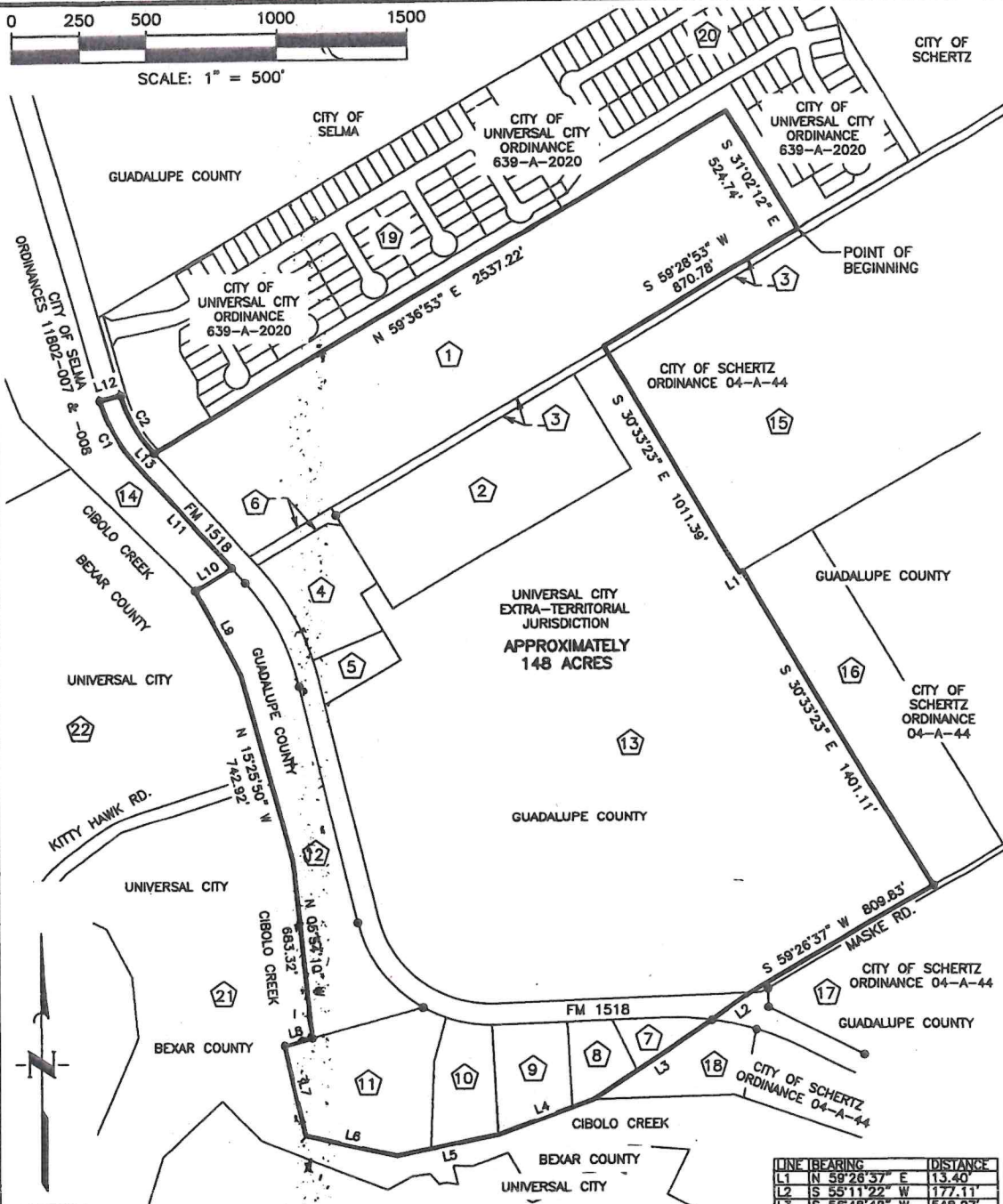
The proposed annexation does not include any anticipated abatement, reduction or limitation of any financial taxes and/or fees impacting the Guadalupe County Commissioners Court.

I have also enclosed a copy of the boundary map of the proposed area of annexation for your review. Please feel free to contact Michael Cassata at (210) 619-0720 if you have any questions.

Sincerely,

Kim M. Turner, City Manager

Attachment: Political Boundary Description & Location Drawing



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	615.03	278.10	275.74	N 28°48'02" W	25°54'28"
C2	535.04	241.13	239.10	S 28°50'37" E	25°49'20"

LINE	BEARING	DISTANCE
L1	N 59°26'37" E	13.40'
L2	S 55°11'22" W	177.11'
L3	S 56°48'42" W	548.27'
L4	S 89°09'09" W	376.92'
L5	S 78°42'27" W	386.10'
L6	N 77°32'33" W	356.80'
L7	N 15°14'17" W	352.88'
L8	N 74°47'25" E	112.19'
L9	N 28°29'41" W	365.78'
L10	N 58°48'27" E	165.94'
L11	N 41°45'17" W	544.41'
L12	N 74°43'42" E	79.99'
L13	S 41°45'17" E	14.56'

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Michael A. Romans
 SIGNATURE DATE: AUG 7, 2025



SEE PAGE 2 FOR PARCEL DATA AND LEGEND

**EXHIBIT OF PROPOSED
 UNIVERSAL CITY ANNEXATION
 APPROXIMATELY 148 ACRES
 IN GUADALUPE COUNTY, TEXAS**



THIS IS NOT A LAND TITLE SURVEY

K:\S0356\S0356-0103-01 UC Annexation Exhibit\1 Surveying Phase\CAD Files\Final Drawing\S0356-0103 UC Annex Esh 21305 V1.dwg Aug 07, 2025 - 10:18am MAR

K:\S0356\S0356-0103-01 UC Annexation Exhibit\1 Surveying Phase\CAD Files\Final Drawing\S0356-0103 UC Annex Esh 21305 V1.dwg Aug 07,2025 - 10:19am MAR

RECORD PARCEL DATA PER APPRAISAL DISTRICT

1. 30.12 ACRES, CLARENCE A. WEHMAN & HAZEL R. WEHMAN
REVOCABLE LIVING TRUST, VOL.2835, PG.962 GCOPR (REMAINDER)
2. 10.00 ACRES, "TRACT 1", K.J.P. VASQUEZ, ET VIR, DOC 202099026167 GCOPR
3. 19.198 ACRES, CLARENCE A. WEHMAN & HAZEL R. WEHMAN
REVOCABLE LIVING TRUST, VOL.2835, PG.962 GCOPR (PORTION)
4. 3.646 ACRES, GAIL ANN HYATT, VOL.2017, PG.652 GCOPR (REMAINDER)
5. 1.066 ACRES, RUBY HEDWIG BIEGERT, VOL.2017, PG.644 GCOPR
6. 0.39 ACRE, "TRACT 2", K.J.P. VASQUEZ, ET VIR, DOC 202099026167 GCOPR
7. 0.900 ACRES, JUDITH A LOVETT, ET VIR, DOC 202199006271 GCOPR
8. 1.351 ACRES, NAFSTAR INTERNATIONAL, INC, DOC 202099037965 GCOPR
9. 2.404 ACRES, SARA ROSA ENT, LLC, DOC 201899004150 GCOPR
10. 2.269 ACRES, ANGIE SHOU JONES, ET AL, VOL.4107, PG.628 GCOPR
11. 7.893 ACRES, SHOU-CHIN MIN LIN, VOL.2444, PG.136 GCOPR
12. 9.129 ACRES, CITY OF UNIVERSAL CITY, DOC 2017025054 GCOPR
13. 89.162 ACRES, BIEGERT PROPERTIES, LTD, VOL.2017, PG.639 GCOPR (REMAINDER)
14. 17.26 ACRES, MARY GILSON, VOL.1095, PG.859 GCOPR
15. 101 and 1/6 ACRES, BIEGERT PROPERTIES, LTD, VOL.1127, PG.377 GCOPR (REMAINDER)
16. 10.00 ACRES, PETER J. MOORE, ET UX, DOC 2017014959 GCOPR
17. 25.000 ACRES, "TRACT 2", B RICHARDS GROUP, INC, VOL.4255, PG.554 GCOPR
18. 2.422 ACRES, JJI, LLC, DOC 202199033106 GCOPR
19. ORCHARD PARK UNIT 1 SUBDIVISION, VOL 9, PGS 369-371 GCPR
20. ORCHARD PARK UNIT 2 SUBDIVISION, VOL 9, PGS 481-482 GCPR
21. 52.85 ACRES, CITY OF UNIVERSAL CITY, VOL.14393, PG.2456 BCOPR
22. CIBOLO CROSSING SUBDIVISION (NO DETAIL)

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LEGEND

BCOPR ----- BEXAR COUNTY OFFICIAL PUBLIC RECORDS
GCOPR ----- GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
GCPR ----- GUADALUPE COUNTY PLAT RECORDS
● ----- FOUND SURVEY BOUNDARY MONUMENT



Michael A. Romans

SIGNATURE DATE: AUG 7, 2025



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EXHIBIT OF PROPOSED
UNIVERSAL CITY ANNEXATION
APPROXIMATELY 148 ACRES
IN GUADALUPE COUNTY, TEXAS

THIS IS NOT A LAND TITLE SURVEY



POLITICAL BOUNDARY DESCRIPTION OF APPROXIMATELY 148 ACRES OF LAND

A Political Boundary description of approximately 148 acres of land situated in the Toribio Herrera Survey No.68, Abstract No.153, Guadalupe County, Texas; containing a portion of the road right-of-way of FM 1518 and containing the following thirteen (13) Parcels:

1. 30.12 ACRES, CLARENCE A. WEHMAN & HAZEL R. WEHMAN
REVOCABLE LIVING TRUST, VOL.2835, PG.962
GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS (GCOPR) (REMAINDER)
2. 10.00 ACRES, "TRACT 1", K.J.P. VASQUEZ, ET VIR, DOC 202099026167 GCOPR
3. 19.198 ACRES, CLARENCE A. WEHMAN & HAZEL R. WEHMAN
REVOCABLE LIVING TRUST, VOL.2835, PG.962 GCOPR (PORTION)
4. 3.646 ACRES, GAIL ANN HYATT, VOL.2017, PG.652 GCOPR (REMAINDER)
5. 1.066 ACRES, RUBY HEDWIG BIEGERT, VOL.2017, PG.644 GCOPR
6. 0.39 ACRE, "TRACT 2", K.J.P. VASQUEZ, ET VIR, DOC 202099026167 GCOPR
7. 0.900 ACRES, JUDITH A LOVETT, ET VIR, DOC 202199006271 GCOPR
8. 1.351 ACRES, NAFSTAR INTERNATIONAL, INC, DOC 202099037965 GCOPR
9. 2.404 ACRES, SARA ROSA ENT, LLC, DOC 201899004150 GCOPR
10. 2.269 ACRES, ANGIE SHOU JONES, ET AL, VOL.4107, PG.628 GCOPR
11. 7.893 ACRES, SHOU-CHIN MIN LIN, VOL.2444, PG.136 GCOPR
12. 9.129 ACRES, CITY OF UNIVERSAL CITY, DOC 2017025054 GCOPR
13. 89.162 ACRES, BIEGERT PROPERTIES, LTD, VOL.2017, PG.639 GCOPR (REMAINDER)

...and being more particularly described as follows:

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BEGINNING at a point situated in the existing common city limit boundary of the city of Universal City, Texas (UC ordinance 639-A-2020) and the city of Schertz, Texas (Schertz ordinance 04-A-44); marking the eastern-most south corner of Orchard Park Subdivision, Unit 2, plat of which is recorded in Volume 9, Pages 481-482 of the Guadalupe County Plat Records (GCPR); and situated in the northwest boundary of the 19.198 acre Parcel No.3 listed above and southwest boundary of the 30.12 acre Parcel No.1 listed above;

THENCE, along said existing city limit line of Schertz, Texas (Schertz ordinance 04-A-44) and the existing extra-territorial jurisdiction (ETJ) line of the city of Universal City, the following seven (7) courses and distances:

1. generally South 59°28'53" West, approximately 870.78 feet along the common boundary of said 19.198 acre and said 30.12 acre tracts to a point for corner;
2. generally South 30°33'23" East; crossing said 19.198 acre tract and continuing along the common boundary of the 89.162 acre Parcel No.13 listed above and that certain 101 & 1/6 acre tract described in instrument to Biegert Properties, LTD recorded in Volume 1127, Page 377, GCOPR (remainder); for a total distance of approximately 1011.39 feet to the southern-most corner of said 101 & 1/6 acre tract;



3. generally North 59°26'37" East, approximately 13.40 feet to a point for corner;
4. generally South 30°33'23" East, approximately 1401.11 feet along the common boundary of said 89.162 acre tract and that certain 10.00 acre tract described in instrument to Peter J. Moore, et ux, recorded as document 2017014959, GCOPR, to a point in the northerly right-of-way line of Maske Road;
5. generally South 59°26'37" West, approximately 809.83 feet with said northerly right-of-way line of Maske Road and southerly boundary of said 89.162 acre tract to a point in the northeasterly right-of-way line of FM 1518;
6. generally South 55°11'22" West, approximately 177.11 feet crossing said FM 1518 right-of-way to a point marking the eastern-most corner of the 0.900 acre Parcel No.7 listed above and the northern-most corner of that certain 2.422 acre tract described in instrument to JJI, LLC, recorded as document 202199033106, GCOPR;
7. generally South 56°48'42" West, approximately 548.27 feet along the northwest boundary of said 2.422 acre tract, the southeast boundary of said 0.900 acre tract and the southeast boundary of the 1.351 acre Parcel No.8 listed above to a point in Cibolo Creek being the common county line of Guadalupe and Bexar counties and the existing city limit of Universal City, Texas;

THENCE, along said Cibolo Creek being said common county line and the existing city limit of Universal City, Texas; with the boundaries of Parcels No. 8, 9, 10, 11, and 12 listed above, the following eight (8) courses and distances:

1. generally South 69°09'09" West, approximately 376.92 feet to an angle point;
2. generally South 78°42'27" West, approximately 386.10 feet to an angle point;
3. generally North 77°32'33" West, approximately 356.80 feet to an angle point;
4. generally North 13°14'17" West, approximately 352.98 feet to an angle point;
5. generally North 74°47'25" East, approximately 112.19 feet to an angle point;
6. generally North 05°54'10" West, approximately 683.32 feet to an angle point;
7. generally North 15°25'50" West, approximately 742.92 feet to an angle point;
8. generally North 28°29'41" West, approximately 365.78 feet to a point marking the southern-most corner of that certain 17.26 acre tract described in instrument to Mary Gilson, recorded in Volume 1095, Page 859, GCOPR;

THENCE, leaving said Cibolo Creek and common county line, following the existing city boundary of Selma, Texas (Selma ordinances 11802-007 & -008), the following four (4) courses and distances:

1. generally North 58°48'27" East, approximately 165.94 feet along the common boundary of said 17.26 acre tract and the 9.129 acre Parcel No.12 listed above, to a point for corner in the southwesterly right-of-way line of aforesaid FM 1518;
2. generally North 41°45'17" West, approximately 544.41 feet with said southwesterly right-of-way line of FM 1518 to a point of curvature;
3. with said southwesterly right-of-way line of FM 1518, generally along the arc of a curve to the right having a radius of 615.03 feet, a central angle of 25°54'29", a long chord bearing North 28°48'02" West, 275.74 feet, a total arc length of approximately 278.10 feet, to a point for corner;
4. generally North 74°43'42" East, 79.99 feet crossing the right-of-way of FM 1518 to a point in the northeasterly right-of-way line of FM 1518 and the southwesterly boundary of Orchard Park Subdivision, Unit 1, plat of which is recorded in Volume 9, Pages 369-371, GCPR;



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Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290

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THENCE, along the boundaries of said Orchard Park Subdivision, Units 1 & 2, same being the existing city limit of Universal City (UC ordinance 639-A-2020), the following four (4) courses and distances:

1. with the northeasterly right-of-way line of FM 1518, generally along the arc of a curve to the left having a radius of 535.04 feet, a central angle of $25^{\circ}49'20''$, a long chord bearing South $28^{\circ}50'37''$ East, 239.10 feet, a total arc length of approximately 241.13 feet to a point of tangency;
2. with the northeasterly right-of-way line of FM 1518, generally South $41^{\circ}45'17''$ East, approximately 14.56 feet to a point for corner;
3. generally North $59^{\circ}36'53''$ East, approximately 2537.22 feet to a point for corner;
4. generally South $31^{\circ}02'12''$ East, approximately 524.74 feet to the POINT OF BEGINNING, containing approximately 148 acres of land in Guadalupe County, Texas as shown on drawing no.21305 filed under Job No. S0356-0103-00 in the office of Quiddity Engineering, San Antonio, Texas.



QUIDDITY ENGINEERING

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: August 8, 2025