UNIVERSAL CITY
TEXAS EST. 1960
THE GATEWAY TO RANDOLPH AFB
2150 Universal City Boulevard ▪ Universal City, Texas 78148 ▪ voice: 210.659.0333 ▪ fax: 210.659.7062
www.UniversalCityTexas.com

Hon. Kyle Kutscher, County Judge *Certified Mail RRR # 9589 0710 5270 2363 6675 45*
Guadalupe County Commissioners Court
101 E. Court Street
Seguin, TX 78155

RECEIVED
MAR 06 2026
County Judge's Office

March 4, 2026

Re: Proposed Annexation of a 73.67-Acre Property 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, March 17, 2026, the City shall consider the proposed annexation of the attached described property located within Universal City's Extra Territorial Jurisdiction (ETJ).

The proposed uses for the subject property to be annexed are a single-family subdivision, open space, pedestrian trails and other related amenities. 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.

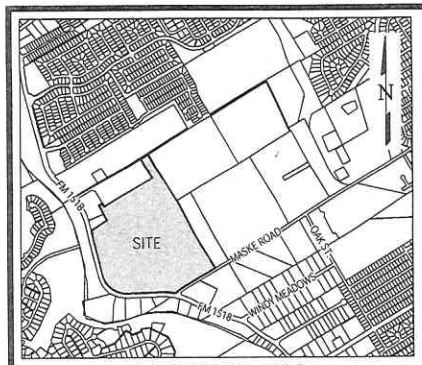
I have also enclosed a copy of the boundary map of the proposed area of annexation for your review. Please feel free to contact Michael Cassata at (210) 619-0720 if you have any questions.

Sincerely,

Kim M. Turner

Kim M. Turner, City Manager

Attachment: Political Boundary Description & Location Drawing



LOCATION MAP

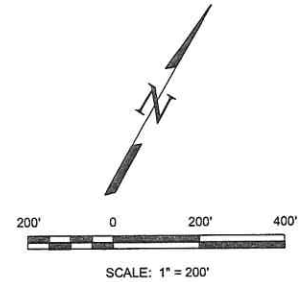
NOT TO SCALE

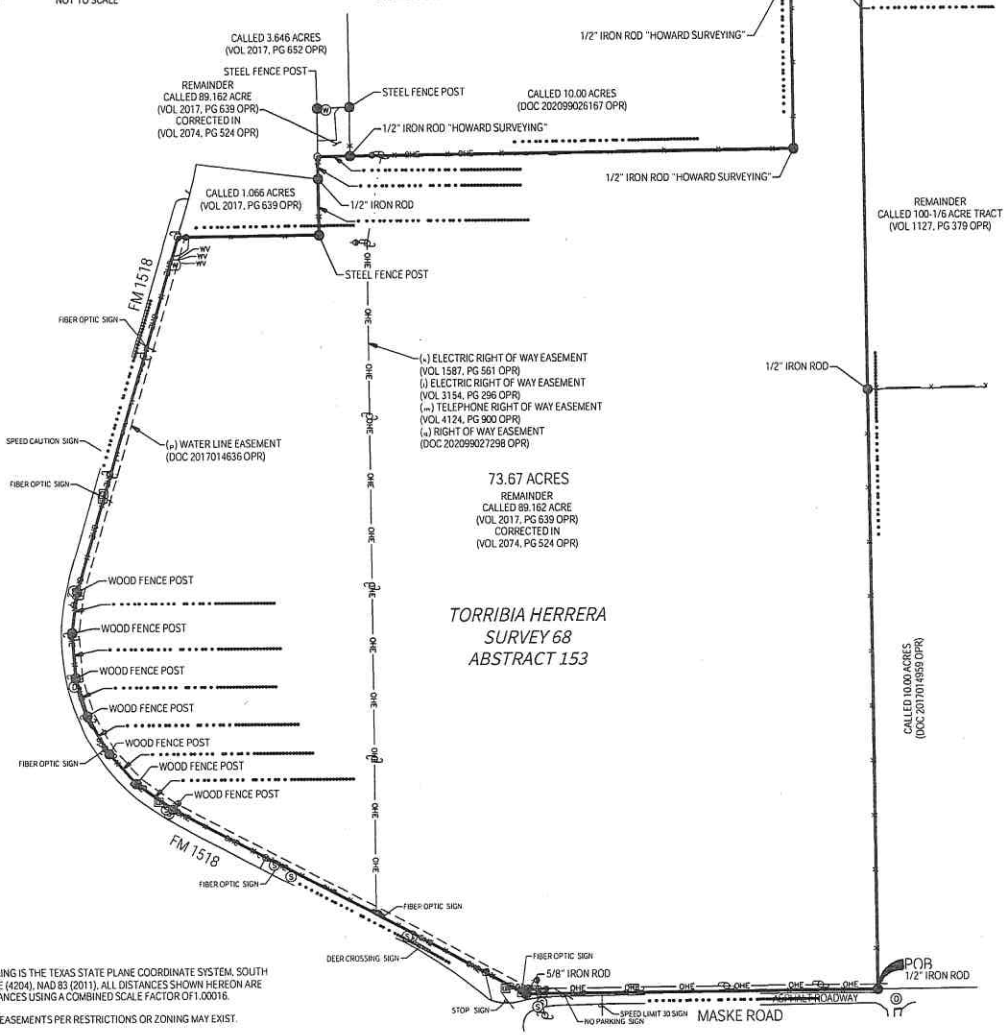
LEGEND

- POB = POINT OF BEGINNING
- OPR = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- VOL = VOLUME
- PG = PAGE
- DOC = DOCUMENT
- = SET 1/2" IRON ROD WITH "CUDE" CAP
- = FOUND AS NOTED
- = WATER VALVE
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = WATER WELL
- = STORM MANHOLE
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = GUY ANCHOR
- = SIGN

LINE LEGEND

- x = BARBED WIRE FENCE
- OHE = OVERHEAD ELECTRIC





REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SAT-41-4000412401928-JG

DATE ISSUED: DECEMBER 5, 2024

EFFECTIVE DATE: DECEMBER 1, 2024

ONLY THOSE MATTERS AFFECTING THE AREA OF SUBJECT PROPERTY IDENTIFIED IN THIS TITLE COMMITMENT ARE SHOWN.

SCHEDULE B (ONLY THOSE MATTERS IN TITLE COMMITMENT ARE ADDRESSED BELOW):

h.) SEWER LINE EASEMENT, RECORDED IN VOLUME 642, PAGE 432, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (DOES NOT APPLY)

i.) SEWER LINE EASEMENT, RECORDED IN VOLUME 642, PAGE 456, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (DOES NOT APPLY)

j.) RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 1164, PAGE 765, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (DOES NOT APPLY)

k.) RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 1587, PAGE 561, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

l.) ELECTRIC LINE EASEMENT, RECORDED IN VOLUME 3154, PAGE 296, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

m.) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, CENTERLINE EASEMENT FOR AERIAL FACILITIES, RECORDED IN VOLUME 4124, PAGE 900, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

n.) EASEMENT GRANTED TO COMAL POWER COMPANY DATED MARCH 28, 1925 AND RECORDED ON JUNE 12, 1925 IN VOLUME 85, PAGE 258, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. SAID EASEMENT PARTIALLY RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDED IN VOLUME 744, PAGE 227, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (DOES NOT APPLY)

o.) TERMS AND PROVISIONS OF CITY OF UNIVERSAL CITY NON ANNEXATION DEVELOPMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2016004580, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

p.) AGREEMENT FOR PERMANENT WATER LINE EASEMENT, RECORDED IN DOCUMENT NO. 2017014636, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

q.) RIGHT OF WAY EASEMENT, RECORDED IN DOCUMENT NO. 202099027298, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES)

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00016.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
3. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2024.

STATE OF TEXAS
COUNTY OF BEXAR

TO: MERITAGE HOMES OF TEXAS, LLC; BIEGERT PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; AND ALAMO TITLE COMPANY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

STATE OF TEXAS REGISTERED CHRIS WALTERSCHEIDT 6180 PROFESSIONAL LAND SURVEYOR

Chris Walterscheidt 12/23/2025

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CWALTERSCHEIDT@CUDEENGINEERS.COM

CUDEENGINEERS.COM

CUDE

4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPELS FIRM #10048500
TBPE FIRM #455

LAND TITLE SURVEY

73.67 ACRES OF LAND SITUATED IN THE TORRIBIA HERRERA SURVEY NO. 68, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 89.162 ACRE TRACT DESCRIBED IN VOLUME 2017, PAGE 639 AND CORRECTED IN VOLUME 2074, PAGE 524, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

DATE	DECEMBER 22, 2025
PROJECT NO.	04451.000
DRAWN BY	DLT
CHECKED BY	CW

REVISIONS

1.
2.
3.
4.
5.
6.
7.
8.

V-1

LEGAL DESCRIPTION
73.67 ACRES OF LAND

73.67 ACRES OF LAND SITUATED IN THE TORRIBIA HERRERA SURVEY NO. 68, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 89.162 ACRE TRACT DESCRIBED IN VOLUME 2017, PAGE 639 AND CORRECTED IN VOLUME 2074, PAGE 524, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. SAID 73.67 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF MASKE ROAD, FOR THE SOUTH CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2017014959, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND FOR THE EAST CORNER OF SAID 89.162 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTHWEST RIGHT-OF-WAY LINE OF MASKE ROAD, S 59°30'06" W, A DISTANCE OF 823.73 FEET TO A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FM 1518 AND SAID NORTHWEST RIGHT-OF-WAY LINE OF MASKE ROAD AND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF FM 1518 AND THE SOUTH LINE OF SAID 89.162 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1) S 87°50'37" W, A DISTANCE OF 935.57 FEET TO A WOOD FENCE POST,
2) N 84°36'49" W, A DISTANCE OF 103.94 FEET TO A WOOD FENCE POST,
3) N 72°42'17" W, A DISTANCE OF 93.63 FEET TO A WOOD FENCE POST,
4) N 60°16'21" W, A DISTANCE OF 101.63 FEET TO A WOOD FENCE POST,
5) N 47°01'47" W, A DISTANCE OF 92.43 FEET TO A WOOD FENCE POST,
6) N 33°55'30" W, A DISTANCE OF 104.78 FEET TO A WOOD FENCE POST,
7) N 22°20'30" W, A DISTANCE OF 95.52 FEET TO A WOOD FENCE POST,
8) N 13°40'20" W, A DISTANCE OF 861.05 FEET TO A **1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE** SOUTH CORNER OF A CALLED 1.066 ACRE TRACT DESCRIBED IN VOLUME 2017, PAGE 639, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE AND THE NORTHEAST LINE OF SAID 1.066 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1) N 59°35'**41**" E, A DISTANCE OF 330.43 FEET TO A STEEL FENCE POST.
2) N 30°21'55" W, A DISTANCE OF 130.80 FEET TO A 1/2 INCH IRON FOUND FOR AND INTERIOR CORNER OF A CALLED 3.646 ACRE TRACT DESCRIBED VOLUME 2017, PAGE 652, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FOR THE NORTH CORNER OF SAID 1.066 ACRE TRACT AND FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 30°24'58" W, WITH THE NORTHEAST LINE AND THE SOUTHEAST LINE OF SAID 3.646 ACRE TRACT, A DISTANCE OF 52.68 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

THENCE, N 59°**21'14**" E, OVER AND ACROSS SAID 89.162 ACRE TRACT, A DISTANCE OF 74.59 FEET TO A FOUND **1/2" IRON ROD WITH "HOWARD SURVEYING" CAP, THE SOUTH CORNER OF A CALLED 10.00 ACRE TRACT** RECORDED IN DOCUMENT 202099026167 OF THE OFFICIAL PUBLIC RECORDS OF GUDALUPE COUNTY, TEXAS;

THENCE, WITH SOUTHEAST LINE AND NORTHEAST LINE OF SAID 10.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1) N 59°21'14" E, A DISTANCE OF 1,042.27 FEET TO A **1/2 INCH IRON ROD WITH "HOWARD SURVEYING"** CAP FOUND,
2) N 30°29'40" W, A DISTANCE OF 418.16 FEET TO A **1/2 INCH IRON ROD WITH "HOWARD SURVEYING"** CAP FOUND IN THE SOUTHEAST LINE OF A CALLED 19.198 ACRE TRACT DESCRIBED IN VOLUME 2835, PAGE 962, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE NORTH CORNER OF SAID 10.00 ACRE TRACT AND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 59°21'39" E, WITH THE SOUTHEAST LINE AND SOUTHWEST LINE OF SAID 19.198 ACRE TRACT, A DISTANCE OF 164.25 FEET TO A **1/2 INCH IRON ROD WITH "CUDE" CAP SE**T FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 30°33'35" E, WITH THE NORTHEAST LINE OF SAID 89.162 ACRE TRACT AND SOUTHWEST LINE OF THE REMAINDER OF THAT CALLED 100-1/6 ACRE TRACT, AND SAID 10.00 ACRE TRACT, THE A DISTANCE OF 2,378.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 73.67 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016.

Chris Walterscheidt 12/23/2025

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
JOB NO. 04451.000