

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS OF THE CITY OF SEGUIN, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF SEGUIN, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A TAX INCREMENT REINVESTMENT ZONE PRELIMINARY PROJECT AND FINANCING PLAN.**

**WHEREAS**, the City of Seguin, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits and within its extraterritorial jurisdiction; and

**WHEREAS**, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the "Zone") with the boundaries being described in the metes and bounds and depictions attached as **Exhibit A** hereto; and

**WHEREAS**, a certain approximately 410.87 acre tract of the land included in **Exhibit A** is currently within the corporate limits of the City; and

**WHEREAS**, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7<sup>th</sup> day before the date of the hearing in accordance with Section 311.003 of the Act; and

**WHEREAS**, the City Council has determined to hold a public hearing on *Tuesday, September 16, 2025* on the creation of the Zone.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:**

Section 1. That a public hearing is hereby called for *Tuesday, September 16, 2025* at 5:30 p.m. in the Seguin City Hall, 210 E. Gonzales Street, Seguin, Texas 78155, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed, on or before *September 9, 2025*, in accordance with the Act, to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City.

Section 5. Before the *September 16, 2025*, hearing concerning the Zone, the City shall prepare a tax increment reinvestment zone preliminary project and financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

*[Execution page follows]*

**PASSED AND APPROVED ON THIS 2<sup>nd</sup> DAY OF SEPTEMBER, 2025.**

ATTEST:

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Donna Dodgen, Mayor

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Kristin Mueller, City Secretary

(CITY SEAL)

## **EXHIBIT A**

Metes and Bounds, Depictions for the Zone

see attached

## FIELD NOTES FOR A 410.87 ACRE TRACT OF LAND

A **410.87 acre** tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, and the Humphreys Branch Survey Abstract No. 1876, Guadalupe County, Texas, being a portion of a called 300.3 acre tract of land as described in Volume 15, Page 23 of the Deed Records of Guadalupe County, Texas, and a portion of a called 115 acre tract of land as described in Volume 19, Page 462 of the Deed Records of Guadalupe County, Texas. Said **410.87 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod with orange cap in the east right-of-way line of C.R. 105, a.k.a. Huber Road, the east line of a called 1.18 acre tract of land as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, for the southwest corner of a called 12.504 acre tract of land as described in Document No. 2017005570 of the Official Public Records of Guadalupe County, Texas, and the northwest corner of the tract described herein, from which a found ½" iron rod in the east right-of-way line of Huber Road, at the northwest corner of said 12.504 acre tract and for the northeast corner of said 1.18 acre tract bears, N 00° 34' 29" W, a distance of 467.60 feet;

**THENCE:** S 88° 32' 55" E, departing said right-of-way line, with the south line of said 12.504 acre tract, a distance of **1145.31 feet** to a found 1-1/2" iron pipe for the southwest corner of a called 62.062 acre tract of land, the southeast corner of said 12.504 acre tract, an interior corner in the north line of said 115 acre tract and for an angle of the tract described herein;

**THENCE:** With the north line of said 115 acre tract and the south lines of said 62.062 acre tract, a called 31.011 acre tract of land as described in Volume 3155, Page 382 of the Official Public Records of Guadalupe County, Texas, a called 100.193 acre tract of land as described in Document No. 2017027385 of the Official Public Records of Guadalupe County, Texas, a called 31.136 acre tract of land as described in Document No. 202199015824 of the Official Public Records of Guadalupe County, Texas, a called 50.315 acre tract of land as described in Document No. 201899008151 of the Official Public Records of Guadalupe County, Texas, and a called 50.232 acre tract of land as described in Document No. 201899008150 of the Official Public Records of Guadalupe County, Texas, the following six (6) courses:

1. S 88° 35' 50" E, a distance of **319.34 feet** to a found ½" iron rod with orange cap for an angle,
2. S 88° 34' 44" E, a distance of **318.32 feet** to a found ½" iron rod for an angle,
3. S 88° 27' 59" E, a distance of **506.59 feet** to a found ½" iron rod for an angle,
4. S 88° 05' 44" E, a distance of **514.11 feet** to a found ½" iron rod for an angle,
5. S 88° 32' 12" E, a distance of **515.89 feet** to a found 1" pipe for an angle, and
6. S 89° 01' 41" E, a distance of **512.41 feet** to a found 1" pipe in the west line of a called 106.19 acre tract of land as described in Document No. 202199029468 of the Official Public Records of Guadalupe County, Texas, the southeast corner of said 50.232 acre tract, the north east corner of said 115 acre and the tract described herein;

**THENCE:** S 00° 25' 47" E, with the west line of said 106.19 acre tract, the east line of said 115 acre tract and said 300.0 acre tract, for a distance of **3296.92 feet** to a found 3" iron pipe fence post for the northwest corner of a called 134.03 acre tract of land as described in Document No. 2017013004 of the Official Public Records of Guadalupe County, Texas, at the southwest corner of said 106.19 acre tract and an angle of the tract described herein;

**THENCE:** S 01° 20' 01" E, with the west line of said 134.03 acre tract, continuing with the east line of said 300.3 acre tract, a distance of **2084.56 feet** to a found 1-1/2" iron pipe in the north line of a called 39.90 acre tract of land as described in Volume 609, Page 228 of the Deed Records of Guadalupe County, Texas, for the southwest corner of said 134.03 acre tract, the southeast corner of said 300.3 acre tract and the tract described herein;

**THENCE:** S 89° 13' 20" W, with the north line of said 39.90 acre tract and the south line of said 300.3 acre tract, a distance of **2516.63 feet** to a found ½" iron rod with orange cap in the east right-of-way line of Huber Road, at the southeast corner of a called 0.5 of one acre tract as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, at the northwest corner of said 39.90 acre tract and the southwest corner of the tract described herein;

**THENCE:** N 01° 13' 47" W, with the east right-of-way line of Huber Road and the east line of said 0.5 of one acre, a distance of **2190.87 feet** to a found ½" iron rod at the northeast corner of said 0.5 of one acre, the southeast corner of a called 2.523 acre tract of land as conveyed to the City of Seguin of record in Instrument No. 202199032863 of the Official Public Records of Guadalupe County, Texas and for an angle of the tract described herein,

**THENCE:** With the easterly and northerly lines of said 2.523 acre tract, the following eight (8) courses:

1. N 00° 40' 09" W, distance of **90.36 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an interior corner of the tract described herein,
2. S 88° 35' 23" W, a distance of **717.29 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
3. With a curve to the right having a radius of **9940.00 feet**, an arc length of **145.84 feet**, a delta angle of **000° 50' 26"** and a chord bears, S 89° 00' 35" W, a distance of **145.84 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
4. S 89° 25' 49" W, a distance of **155.02 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for corner,
5. N 00° 34' 11" W, a distance of **31.45 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for corner,
6. S 89° 25' 49" W, a distance of **123.67 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for corner,
7. S 00° 34' 10" E, a distance of **41.45 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for corner, and
8. S 89° 25' 49" W, a distance of **179.25 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" in the east right-of-way line of Huber Road, the east line of said 1.18 acre tract, for the northwest corner of said 2.523 acre tract and for the most westerly southwest corner of the tract described herein;

**THENCE:** With the easterly right-of-way line of Huber Road and the east line of said 1.18 acre tract, the following three (3) courses:

1. N 00° 08' 55" W, a distance of **1502.40 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for angle,
2. N 00° 26' 16" W, a distance of **1023.68 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for angle, and
3. N 00° 32' 43" W, a distance of **740.20 feet** to the **POINT OF BEGINNING** and containing **410.87 acres** of land situated in Guadalupe County, Texas.

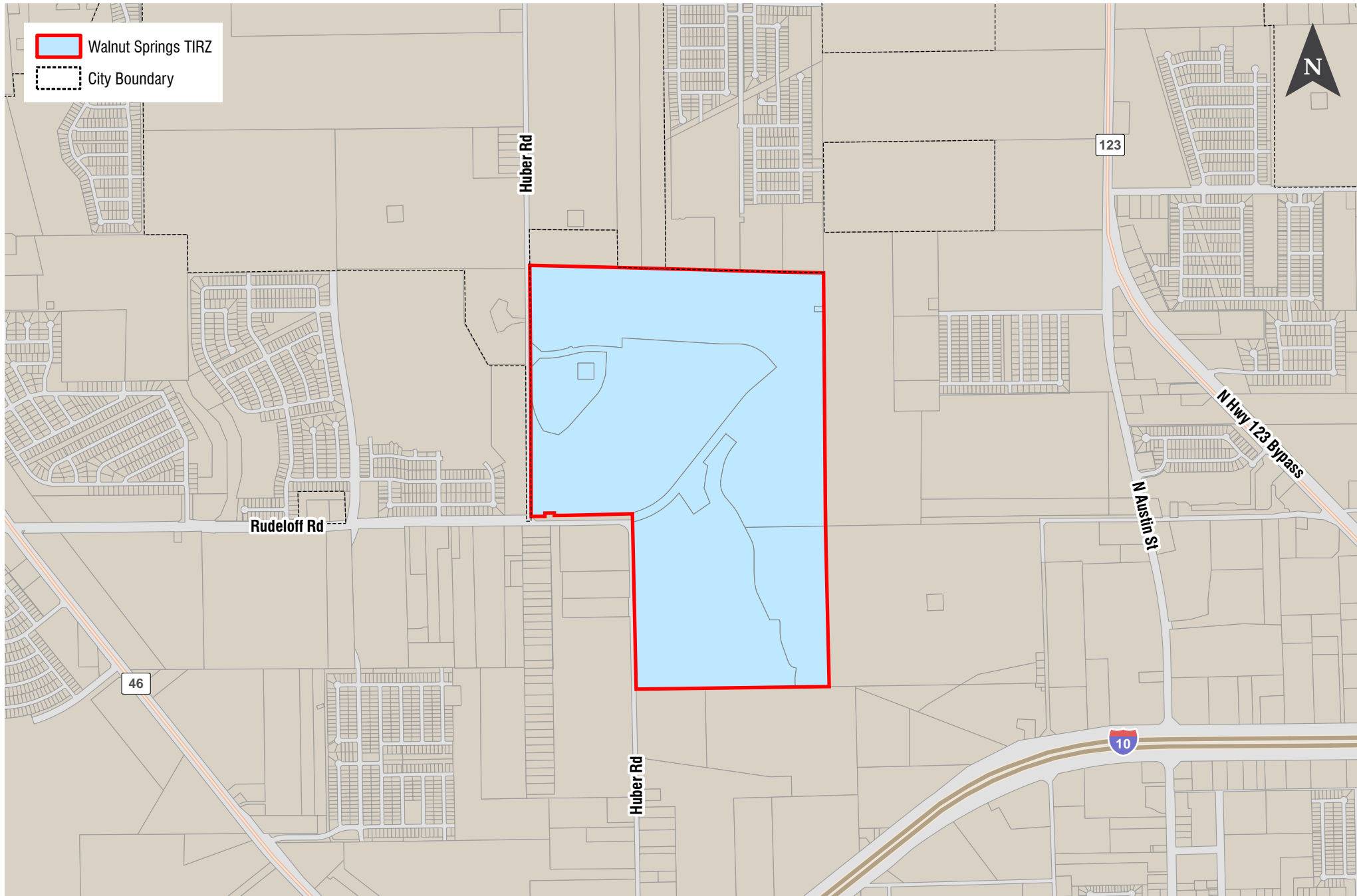
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in May 2021.



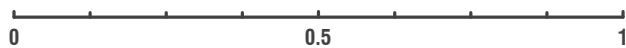
Job # 21-4047

Date: November 10, 2021

## OVERVIEW MAP: WALNUT SPRINGS TIRZ - 410.87 ACRES



1 Inch equals 0.3 Miles



**EXHIBIT B**

**City of Seguin City Council  
Notice of Public Hearing  
On Creation of Tax Increment  
Reinvestment Zone**

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THE SEGUIN CITY COUNCIL WILL HOLD A PUBLIC HEARING ON *TUESDAY SEPTEMBER 16, 2025 AT 5:30 P.M. IN THE SEGUIN CITY HALL, LOCATED AT 210 E. GONZALES STREET, SEGUIN, TEXAS 78155*, ON THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF SEGUIN AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED TAX INCREMENT REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED TAX INCREMENT REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 410.87 ACRES GENERALLY LOCATED EAST OF THE INTERSECTION OF RUDELOFF ROAD AND HUBER ROAD AND AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT SEGUIN CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE TAX INCREMENT REINVESTMENT ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE SEGUIN CITY COUNCIL WILL CONSIDER ADOPTING AN ORDINANCE CREATING THE TAX INCREMENT REINVESTMENT ZONE.