

NEW BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 11-10-25

DESCRIPTION: Provide funding to Chamber for the months of October through December 2025

ANALYSIS: HOT taxes come from the 7% tax that the City Collects (the state gets 6% for a total of 13% tax) for night stays at hotels, bed and breakfast, STR, etc. HOT funds fluctuate from year to year and are sometimes difficult to predict. The City Administrator and Council generally predict revenue from the previous year when looking at how much revenue will come in and how to distribute it.

For a number of years the City had an agreement with the Blanco Chamber of Commerce and provided funds to them for both operations, promotion of the City, and for distribution to other entities that provide promotion of the City. These funds all need to provide promotion and show that they provide "Heads in Beds" within certain types of criteria.

Last month Council chose to let the current agreement lapse and the City is in the process of forming a City Committee that will make recommendations to Council on how to distribute this funding. Staff doesn't foresee this group meeting to till December and possibly not have recommendations to council for fund disbursement itill mid December at the earliest and more likely funds won't be approved till the Council Meeting in January.

The work and promotion of the City must continue as the Holiday season is in progress and our hotels, motels, and STRs need promotion and advertisement to help them stay viable. The Chamber of Commerce has proposed a stop gap measure that would be needed to fund only the critical items. As the new Hot Funds Committee will not be full functional till December/January this consideration is provide of two funding options for the last quarter of 2025 (October-December)

Vistor's Center \$3600 and Administrative cost \$12,000 for the three months at \$15,600.

Hot & Happenings \$640, Event promotion (social) which happened Jan 15- Feb 15 but needs payments now at \$3.000

FISCAL IMPACT: Promoting city toursim



RECOMMENDATION: Staff recommends funding the critical \$15,600 for administrative cost and \$3600 to keep the Visitor's Center open. The additional \$3640 requested is at the purview of the City Council.

Financial Considerations -Q1 Funding for HOT

Courthouse Funding as Visitor Center:

\$1200.00 per month X3 = \$3600.

Administrative Costs of managing www.visitblancotexas website and social media:

\$4000.00 per month X3 - \$12,000.

Website Maintenance Contract for 2026 Co-Pilot Creative

\$1200.00

Hot & Happenings Tour Texas E-Newsletter for November – Focus on Christmas Lights

\$640.00 (content for this promotion has already been submitted)

Event Promotion (Social) – January 15 – February 15, 2026

\$3,000.00

Total: \$20,440.00

Administration of Hotel Occupancy Funds

by The Blanco Chamber of Commerce

Visitor Center:

- Provide funding and management for the 7-day a week operation of the Visitor Center. (which includes staffing of visitor center)
- Inventory and procurement of promotional materials that are offered as well as maintaining the inventory of county maps, tracking visitor numbers, reporting to TxDot to ensure receipt of Texas produced literature. Quarterly inventory for receipt of Texas Tail maps.

Advertising and Marketing:

Planning for annual comprehensive advertising for Blanco; including but not limited to Tour Texas, Texas Highways, Texas Highways Events, Texas Travel Guide, Hot and Happening E-Newsletter, programmatic digital and social campaigns.

- Creation of Advertising Materials for timely submission.
- Decision regarding inclusion of information in each ad.
- Review of analytics of all social and promotional campaigns
- Manage leads generated by all advertising (All print and digital advertising generated leads.
- Keep records of all ads and ensure accurate accounting and invoice payment.
- Coordinate event specific advertising such as Christmas lights.

Website & Social Media:

- Complete management of the Visit Blanco Texas website. This includes updating information and photos, as well as events listings.
- Content creation for Facebook
- Content creation for Instagram
- Full creation of Friday E-Blast that focuses on activities for visitors.
- Share and re-post from tourism centered entities to increase online traffic.

Marketing Collateral:

- Creation and distribution of Visit Blanco Rack Card (this includes mailings to Travel Centers across the state as well as regional chambers and CVBs.
- Working with graphic designer(s) and getting bids on marketing collateral printing.

Management of 3rd Party Distributions:

- Application receipt
- Review of application for appropriate qualifications.
- Distribution of funds.
- Receipt of post event form and review for compliance.

Liaison with Texas Hotel & Lodging Association.

- Attendance at workshops or other legislative conferences to keep with changes in the lodging industry across the state. The chamber has traditionally paid the membership fee to the THLA on behalf of our primary lodging establishments within the city limits. This membership provides them with an additional presence on the website that can result in overnight stays for the property. In addition, the property receives the other benefits that come with that membership which includes legal counsel.

Liaison with Texas Film Friendly Commission:

- Chamber acts as main point of contact for prospective film producers.
- Coordinate site locations, local vendors including lodging and services.

Reporting:

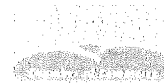
- Creation of reports for presentation to City Council.
- Creation of budget for advertising and media for the year.

Stop Gap Considerations for Q1 Tourism:

- Funding for the Courthouse visitor center and staffing.
- The chamber pays for an employee to “man” the visitor center on Saturdays and Sundays. Without funding, the Courthouse/Visitor Center will be closed those two days. This employee will lose their employment for those days, more than likely resulting in the inability to get that person back should things get resolved.
- www.visitblancotexas.com updates and maintenance. The result will be visitors going to our website to find it out-of-date with no events listed. (Existing advertising points visitors to the website.)
- Social Media accounts associated with tourism will not be updated.
- There are 9 “Native Texan” campaigns on the Tour Texas page. They continue to drive traffic to the visitblancotexas.com page. Should the Tour Texas page come down, those pages, all come down with it.
- The City has funded the Christmas Lights project; however, there will not be advertising to help promote the events taking place throughout the season.
- Advertising planned for January/February (the two slowest months for our hoteliers) will be cancelled.
- Comprehensive advertising for us as a community is important – without the comprehensiveness, we will be relying on the advertising by each separate entity to drive our tourism.



AJR MEDIA GROUP
Blanco Tourism
2026 Advertising FINAL



Product	Package	Quantity	Start Date	End Date	Materials Deadline	Rate	Commission	Total	Notes
---------	---------	----------	------------	----------	--------------------	------	------------	-------	-------

<u>Texas State Travel Guide</u>	<u>1/3 Page Horizontal</u>	1 of 1	2026 (Jan)	Oct 2, 2025 <i>October 1, 2025</i>	Oct 9, 2025	\$5,501.00	5%	\$5,225.95	Official Fulfillment Piece of Texas Tourism includes 5% "Early Reservation Discount"
<u>Texas Highways Magazine</u>	<u>1/3 Page Horizontal</u>	1 of 1	May 2026	Feb 15, 2026	Mar 1, 2026	\$3,413.00	n/a	\$3,413.00	Official Tourism Magazine of Texas
<u>TexasHighways.com</u>	<u>Double Half-Page Banner</u>	1 of 2	May 2026	confirmed	Apr 15, 2026	\$800.00	n/a	\$800.00	Guarantee of 25,000 impressions per month
		2 of 2	October 2026		Sep 15, 2026	\$800.00		\$800.00	

Materials Due: 10/9/25

<u>TourTexas.com</u>	<u>Destination Content Plan</u>	Annual	Oct 1, 2025 - Sept 30, 2026	Sep 1, 2025	Update at any time	\$4,775.00	n/a	\$4,775.00	4 SEO-rich content pages including images, leads, Video, PDF, Web, Social etc.
<u>Native Texan Campaign</u> (<u>TourTexas.com</u> programmatic native advertising)	<u>Guaranteed 2,500 article views (linked to custom written article)</u>	1 of 1	Oct 1, 2025	confirmed	writer to reach out 60 days in advance	\$5,150.00	n/a	\$5,150.00	NEW custom written article Guarantee of 2,500 article views (promote: Discuss with Hunter in Aug)
<u>Hot & Happening Events eNewsletter</u>	<u>Standard Event</u>	1 of 3	December 2025	confirmed	Nov 7, 2025	\$640.00	n/a	\$640.00	Sent the first Tuesday of each month to 100,000 opt-in subscribers
		2 of 3	May 2026		Apr 7, 2026	\$640.00	n/a	\$640.00	
		3 of 3	October 2026		Sep 7, 2026	\$640.00	n/a	\$640.00	

Materials Due: 10/9/25

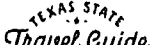
<u>Programmatic Digital</u>	<u>Event Promotion (social)</u>	1 of 1	Nov 15, 2025 - Dec 15, 2025	4-week Social Campaign	Oct 10, 2025	\$3,000.00	n/a	\$3,000.00	Holiday campaign
		1 of 1	Jan 15, 2026 - Feb 15, 2026	4-week Social Campaign	Dec 10, 2025	\$3,000.00	n/a	\$3,000.00	TBD (shoulder season promotion)
	<u>Destination Driver Package (native + social)</u>	1 of 2	Aug 15, 2026 - Sept 30, 2026	6-week Native Campaign	writer to contact prior	\$7,500.00	n/a	\$7,500.00	Native Article written by AJR to reside on www.visitblancotexas.com Native & Social campaigns driving traffic to article. Fall promotions tentatively to include: Marigold Festival, Real Ale Ride, Classic Car Show, Clay Fest(?)
		2 of 2		4-week paid Social Campaign (to Native)	Apr 10, 2026		n/a		

Materials Due: 10/9/25

Grand Total: \$15,233.95



AJR
AJR Media Group | Connie Blair
512-524-0750 | connie@ajrmediagroup.com



H.O.T.

AJR Media Group
25132 Oakhurst Drive, Suite 201
Spring, TX 77386

TOUR
★
TEXAS

COPY

INVOICE

Date: Nov 01, 2025

Invoice No. 10932

Blanco Chamber of Commerce
Libbey Aly
PO Box 626
Blanco, TX 78606

Invoice due NET 30 from invoice date

Invoice Preference: Email

PAYABLE TO:
AJR Media Group
25132 Oakhurst Drive, Suite 201
Spring, TX 77386

Advertiser: Blanco Chamber of
Commerce
Contract No. 26865
Sales Rep: Connie Blair

Product	Sub Total	Total
#67465 - TourTexas.com - 2025 December - Hot & Happening eNews - Standard Event	\$640.00	\$640.00

Sub Total	\$640.00
Tax	\$0.00
Total	\$640.00

Invoice Notes:

For billing questions please call AJR Media Group at (800)-383-7677 Ext. 10

Payment by ACH

Acct Number: 30600065714
Routing Number: 111000614

Payment by Wire Transfer

Acct Number: 30600065714
Routing Number: 021000021

COPY



INVOICE

Blanco Chamber of Commerce

Invoice Date
Oct 8, 2025

Invoice Number
INV-3977

Sales and Use Tax
xxx-xx-19-2

CoPilot Creative
186 E Garden St
New Braunfels, TX 78130

Description	Quantity	Unit Price	Tax	Amount USD
Monthly Maintenance Program for 1 year billed in advance: This entails monthly maintenance on your website in order to keep it functioning properly and efficiently via Wordpress plug-in and security updates which help eliminate vulnerability to hacking and hiccups on your website. On a quarterly occurrence we will send you traffic information about your site. This can include how your visitors are finding you, what type of device they're using to interact with your website and/or how many visitors you've had. This will help us to set goals and propel you forward.	12.00	100.00	Tax Exempt	1,200.00
Subtotal				1,200.00
TOTAL TAX				0.00
TOTAL USD				1,200.00

Due Date: Oct 23, 2025



[View and pay online now](#)

*Most recent Native Texan
Campaign*



Blanco, Texas

300 Main Street P.O. Box 626
Blanco, TX 78606
info@blancochamber.com
830-833-5101
www.visitblancotexas.com

BLANCO
with Texas roots

Lift Your Spirits in Blanco, TX: Distilleries, Festivals, and Texas Flavor

by Hunter Lanier

Every year, Blanco raises the bar on, well, bars! This Hill Country gem has quietly become one of Texas's most interesting destinations for craft spirits, turning whiskey, gin, and bourbon into reasons to plan entire weekends around tasting rooms and distillery tours.

All the distilleries are open and pouring, ready to prove that small-town Texas can hold its own against Kentucky bourbon country or Scottish whisky regions. If your idea of a perfect fall getaway involves sipping finely crafted spirits while exploring a historic downtown, Blanco is sure to go down smooth.





Spirits of Blanco: When the Whole Town Becomes a Tasting Room

Come Halloween, the spirits rise in Blanco. Don't call the Ghostbusters yet—these are the friendly spirits that'll have you running toward them!

The Spirits of Blanco festival transforms the city's historic courthouse square into a top-shelf communal celebration. You're invited to sample the best from local distilleries, wineries, and breweries, all in one walkable, picturesque location decorated with gorgeous display of the town's famous marigolds.

Think of it as a farmer's market turned up to 11—except instead of just buying a week's worth of sourdough bread, you're discovering the difference between bourbon finished in wine casks versus traditional aging. Beyond tastings, the festival offers hands-on workshops where you learn crafting techniques you didn't know you didn't know. Elsewhere, you can check out local art, artisan foods, and live music that makes everything taste slightly better.

After all those wine tastings, side effects include in insatiable desire to dance. Blanco thought ahead and set up the Annual Marigold Barn Dance, where you can get footloose and fancy-free to live music at the Arnosky Family Farm! There will also be a band at the Historic Twin Sisters Dancehall, as well as both a dance and rodeo at Yett Memorial Park. Don't get the two mixed up or you'll be doing the tango with a horse—and you don't want one of those hooves to step on your toes. All of these events will be on





Milam & Greene: Where Texas Whiskey Gets Serious

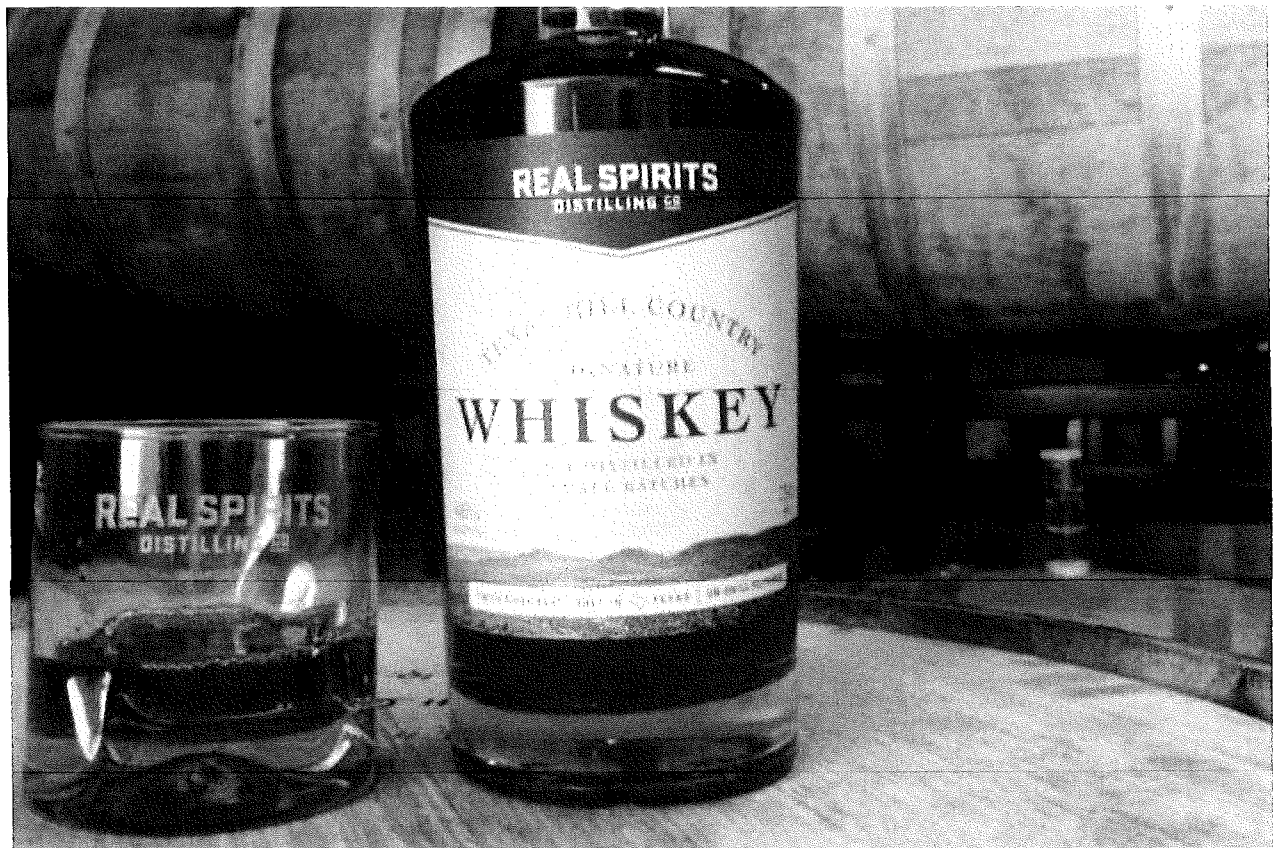
If you can't make it to Blanco on a particular weekend, the city's many distilleries are waiting for you all year long.

As a matter of fact, if Texas whiskey had its very own Mount Rushmore, Blanco's Milam & Greene would already have a nice corner spot carved out. Founded by whisky legends, Marsha Milam, Heather Greene, Marlene Holmes, and Jordan Osborne, this distillery has earned national recognition with award-winning straight bourbon and single barrel releases.

What sets them apart is the perfect balance of innovation and tradition. They source fine barrels from across the country, then age, blend, and finish them with the same philosophy that's made Texas BBQ a worldwide delicacy: low and slow. The result is whiskey that tastes like someone handcrafted every single drop.

A visit here feels less like a standard distillery tour and more like getting an education you didn't know you needed. Tours and tastings reveal the surprisingly complex journey from grain to glass, making even the most casual drinkers suddenly appreciative of barrel char levels and mash bills. Whether you're a connoisseur who orders "neat" or someone who just likes whiskey that doesn't make you flinch with every sip, Milam & Greene elevates any afternoon into something worth remembering.





Real Spirits: When Your Brewery Becomes a Distillery

Whiskey may dominate Texas spirits conversations, but Blanco has range—and Real Spirits Distilling Co. proves it. Born from Real Ale Brewing Company, this operation takes well-loved beers and transforms them into spirits that make you reconsider everything you thought you knew about craft beverages. Yes, beer-turned-whiskey is a thing, and yes, it'll make your head spin.

Experimentation runs wild here in the best possible way. Gin infused with local botanicals that taste like Texas, whiskey with unexpected depth that comes from brewing heritage, and spirits that make you realize the gap between beer and whiskey isn't as wide as you thought. Every sip feels like Blanco daring you to think differently about what belongs in your glass.





Andalusia Whiskey: Old-World Methods Meet Texas Attitude

Andalusia Whiskey Co. brings a smoky, soulful edge to Blanco's distillery lineup that really bolsters the town's spirits portfolio. Specializing in single malt whiskeys, Andalusia commits fully to old-world methods: copper pot stills, traditional techniques, and a dedication to craft that borders on mad scientist (in the best possible way).

Their "Stryker" smoked single malt draws flavors from mesquite, oak, and apple wood, creating a Texas interpretation of Scottish tradition that honors both without betraying either. It's the kind of bold, complex pour that makes whiskey enthusiasts get quiet and contemplative, which is impressive, given how much whiskey people love to talk about whiskey.

The distillery sits on land that makes sipping their spirits feel almost meditative. This is where you remember that whiskey isn't just about alcohol content or colorful cocktails; it's about slowing down, appreciating craftsmanship, and recognizing that some things genuinely are worth the wait.

Your Blanco Spirits Adventure Awaits

When Shakespeare wrote, "though she be but little she is fierce," he may as well have been thinking of Austin as Hermia. You see this fierceness no better than in the town's craft spirits scene, which has grown from a handful of distilleries to over 100 in less than a decade.

Sure, you could spend your fall weekends at the same crowded wineries and breweries everyone else visits, but why not discover what happens when a small Hill Country town decides to fully commit to craft brewing excellence.



Ready to experience Blanco's distillery scene? You're going to need a comfortable place to rest that drinking arm of yours. Check out these accommodation options and start planning your Hill Country spirits adventure!

About the Author: Hunter Lanier is the head writer and content specialist for Tour Texas. When he isn't writing about the many great places in the state of Texas, he's reviewing upcoming films on his YouTube channel, Feature Underground.

CONTACT INFORMATION



Blanco, Texas

300 Main Street P.O. Box 626
Blanco, TX 78606
830-833-5101
www.visitblancotexas.com

BLANCO

Texas



NEW BUSINESS

ITEM #2

**RESOLUTION OF THE CITY OF BLANCO, TEXAS APPROVING AN
EQUIPMENT LEASE-PURCHASE AGREEMENT AND MATTERS RELATED
THERE TO**

WHEREAS, CITY OF BLANCO ("*City*") proposes to enter into the **EQUIPMENT LEASE-PURCHASE AGREEMENT** ("*Lease-Purchase Agreement*") with **TEXAS REGIONAL BANK** ("*Lender*") to enable the City to finance the acquisition of two (2) police vehicles and related equipment ("*Equipment*") and closing costs and, as security for such Lease-Purchase Agreement, the City has agreed to make payments, as set forth in the Lease-Purchase Agreement, sufficient to pay both the principal and interest portion of the Rental Payments under the Lease-Purchase Agreement; and

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

Section 1.

(a) That the City Council authorizes the Lease-Purchase Agreement in order to finance acquisition of the Equipment and pay closing costs, in the principal amount not to exceed \$125,000.00 at an interest rate not to exceed 4.85% per annum, and, in order to secure the Lease-Purchase Agreement, to pledge the Equipment.

(b) During the term of the Lease-Purchase Agreement, the City covenants that prior to adopting a budget for any ensuing fiscal year the City shall place in its proposed budget for such ensuing fiscal year an amount necessary to pay all amounts payable under the Lease-Purchase Agreement for such ensuing fiscal year and that the final budget for each fiscal year shall set aside and appropriate out of the City's revenues and funds lawfully available therefor an amount sufficient to pay all amounts payable under the Lease-Purchase Agreement.

(c) Nothing contained in this Resolution, the Lease-Purchase Agreement nor any other instrument shall be construed with respect to the City as incurring a pecuniary liability or charge upon the general credit of the City or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Lease-Purchase Agreement or any other instrument or document executed in connection therewith impose any pecuniary liability upon the City or any charge upon its general credit or against its taxing power, except to the extent that the Rental Payments payable under the Lease-Purchase Agreement are special limited obligations of the City as provided in the Lease-Purchase Agreement.

Section 2. That any one or more of the Authorized Officers of the City listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of the City to the Lender the Lease-Purchase Agreement, with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the City any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into the Lease-Purchase Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the purpose of this resolution, any one of the following persons, or the persons holding the following positions, are "*Authorized Officers*" duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of the City:

Title

Name

Mayor

Candy Cargill

[City Administrator]

[Warren Escovy]

Section 4. The acquisition and financing of the Equipment is hereby approved by the City Council. The Authorized Officers shall be authorized to make replacements or otherwise substitute other similar personal property for any of the items so described or incorporated if necessary due to inability of any vendor or supplier to deliver an item of personal property so long as such substitution of any item of personal property does not frustrate the purpose of the City for which the personal property is being acquired or result in an increase in the amount required to be paid by the City for the personal property, as provided in Section 1 hereof.

Section 5. That this Resolution shall take effect immediately.

CERTIFICATE OF SECRETARY

THE STATE OF TEXAS §
 § CITY OF BLANCO
COUNTY OF BLANCO §

I, the undersigned, City Secretary of the City of Blanco, **DO HEREBY CERTIFY** as follows:

1. On the ____ day of _____, 2025, a [regular/special] meeting of the City Council of the City was held at a meeting place within the City; and all of said persons were present at said meeting, except _____, thus constituting a quorum. Among other business considered at said meeting, the attached resolution entitled:

**RESOLUTION OF THE CITY OF BLANCO, TEXAS
APPROVING AN EQUIPMENT LEASE-PURCHASE
AGREEMENT AND MATTERS RELATED THERETO**

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the resolution, and upon a motion being duly made and seconded, the resolution was finally passed and adopted by the City Council to be effective immediately by the following vote:

_____ voted "*For*" _____ voted "*Against*" _____ abstained

all as shown in the official Minutes of the City Council for the meeting held on the aforesaid date.

2. That a true, full and correct copy of the resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the resolution has been duly recorded in the City Council's minutes of such meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of such meeting pertaining to the adoption of the resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

IN WITNESS WHEREOF, I have hereunto signed my name officially, this the ____ day of _____, 2025.

City Secretary



TEXAS REGIONAL BANK

The people you know.™

October 14, 2025

Mr. Jose Martinez
Finance Director
City of Blanco, Texas

Via Electronic Mail: finance@cityofblancotx.gov;

Re: Police Vehicles Lease Purchase Financing

Dear Mr. Martinez:

Texas Regional Bank (the "Bank") is pleased to offer the following terms and conditions in response to your request for proposals:

Borrower: City of Blanco Texas (the "City")

Principal Amount: Not to exceed \$125,000

Security & Source
Of Repayment:

Lease Purchase Financing – The City covenants to budget and appropriate lease purchase payments in the City's budget so long as the lease purchase is outstanding.

Additionally, the Bank will take a first lien security interest in all vehicles and equipment to be financed.

Interest Rate: 4.85% (fixed for the entire term)

Maturity: Five (5) Years

Payments: Payments of principal and interest will be made monthly. Interest will be calculated on the basis of a 30/360 day year.

Fees: The City is responsible for UCC and purchase money security interest filing fees not to exceed \$200.

Prepayment: The lease purchase may be prepaid at par in whole, or in part once a year, at any time at par.

The proposed interest rate and terms will be honored for a closing on or before 30 days from today's date.

The rate proposed assumes the transaction will be bank qualified and tax exempt. The Bank reserves the right to amend the proposed rate in the event the transaction is deemed taxable. Additionally, the Bank reserves the right to amend the proposed rate in the event of a change in Texas state or federal tax law that changes the tax status of the transaction.

As a condition of closing, the Bank will require the following:

- Evidence of valid approval and adoption of a resolution which contains the relevant terms and conditions of the transaction.
- An opinion of the City's counsel addressed to both the City and the Bank opining that the City has the authority to enter into such a transaction and that the transaction is a legal, valid and binding obligation of the City.
- A certificate of the City as to no litigation.
- Certification by the City of no material adverse change in the City's financial condition.
- Agreement by the City to provide the Bank with audited financial statements within 60 days of completion so long as the transaction remains outstanding. The statements should include a balance sheet, a revenue and expense statement, and contingent liability disclosures.
- Certification by the City to budget and appropriate funds in its annual budget to make such lease purchase payments so long as the transaction is outstanding and agreement by the City to provide an annual budgeted operating statement within 30 days of board approval reflecting such appropriation.
- The Bank will require photocopies of identification of those City officials executing documents on behalf of the City in order to comply with the USA Patriot Act – Know Your Customer federal law.

Texas Regional Bank appreciates the opportunity to bid on this transaction. Please let us know if you have questions or need additional information. We look forward to hearing from you.

Sincerely,



Mary Parrish Coley
Vice President
Private Placements, Public Sector
(704) 607-6985

NEW BUSINESS

ITEM #3

RESOLUTION 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS,
CONFIRMING EXISTING MUNICIPAL SERVICES PROVIDED UNDER TEXAS
LOCAL GOVERNMENT CODE SECTION 43.056; AND PROVIDING FOR
LIMITED AND PERMISSIVE CREDITS OR CONSIDERATIONS IN
CONNECTION WITH PERMITTED SEPTIC SYSTEMS

WHEREAS, the City of Blanco, Texas (“City”) is a general law municipality authorized to provide municipal services for the health, safety, and welfare of its residents and property owners; and

WHEREAS, under current law, upon annexation of properties, Section 43.056 of the Texas Local Government Code requires a municipality to prepare and maintain a service plan identifying the full range of municipal services provided or to be provided within its jurisdiction; and

WHEREAS, under prior law, applicable to certain previous annexations by the City, required municipal services of a general law city included the provision of either water or wastewater services, in addition to other city services;

WHEREAS, the City Council finds it necessary and appropriate to confirm the City’s existing service levels and to provide for an equitable plan and policy regarding permitted septic systems in lieu of sanitary sewer connections under certain exceptional circumstances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS:

Section 1. Confirmation of Available Municipal Services

The City Council hereby confirms that the City of Blanco provides or permits, directly or through interlocal or district arrangements, the following municipal services pursuant to Texas Local Government Code §43.056 and other applicable law:

- Fire protection and emergency response (through the Blanco County Emergency Services District);
- Police protection and law enforcement;
- Building inspection and permitting;
- Planning and zoning administration;
- Library services (through the Blanco Library District);
- Health and health code enforcement (through Blanco County and other authorized entities);
- Street construction and maintenance, including street lighting and traffic engineering;

- Water and wastewater services, including permitted septic systems when sanitary sewer is not practical or feasible, and such service is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area in question;
- Stormwater and drainage systems and management; and
- Solid waste collection and disposal services.

[Section 2. Permissive Septic System Credit.

With respect to permitted septic systems in lieu of sanitary sewer service, the City Council may, upon application by a landowner and on an exceptional basis only, may grant a partial allowance, subsidy, credit, or other consideration to equitably support the landowner's use of a permitted septic system on the property. Any such grant shall be made solely by the governing body of the City; and then only when it is determined that available and permitted septic is not comparable to the level of services (including septic), infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area in question.]

Section 3. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Blanco, Texas, on this ____ day of _____, 2025.

CITY OF BLANCO, TEXAS

By: _____
Candace Cargill, Mayor

ATTEST:

Callie Ann Alex, City Secretary

OLD BUSINESS

ITEM #1

AUG 29 2025

CITY OF BLANCO

PETITION FOR DE-ANNEXATION

City of Blanco, Texas

SEP 02 2025



Robin Dallenbach
Robert McCall
1953 S US HWY 281
Blanco, TX 78606
RMD3D@aol.com
(210)551-6333

AUG 29 2025

Date: August 28, 2025

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
300 Pecan Street Blanco, Texas 78606

CITY OF BLANCO

**Re: Submission of Petition for De-Annexation – Annexed area a 12.21 acre and a 1.04 acre tract of land, more or less, conveyed to Robert and Dorothy McCall; a 29.895 acre tract of land, more or less, conveyed to Blanco Chamber of Commerce. Particularly 1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 10 54 73, Yett Park ABS A0001 SURVEY 24 H EGGLESTON, ACRES 19.005 parcel ID 12772, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 10.89 parcel ID 19049**

Dear Mayor and Members of the Blanco City Council,

Please accept the enclosed **Petition for De-Annexation** signed by the undersigned property owners of

1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 10 54 73.

This petition is submitted pursuant to the **Texas Local Government Code**, specifically:

- §43.056 – requiring adoption of a municipal service plan at the time of annexation;
- §43.141 – providing that property owners may seek disannexation if the municipality fails to provide services in accordance with the law;
- §43.142 & §43.148 – requiring proper filing of annexation documentation with the County Clerk.

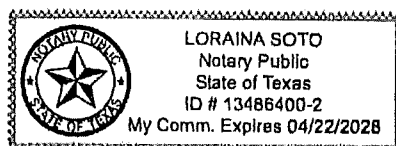
As stated in the petition, the City of Blanco has not filed proper annexation records, has failed to adopt or implement a service plan, and has not provided municipal services to the affected properties for more than eleven and a half (11.5) years. These facts provide sufficient grounds for de-annexation under state law.

We respectfully request that this petition be **placed on the agenda for the next City Council meeting** for consideration and action.

Thank you for your attention to this matter. We look forward to a timely resolution.

Respectfully submitted (On behalf of the undersigned petitioners),

Robin Dallenbach
Robin Dallenbach
Robert McCall
Robert McCall



State of Texas County of Blanco
This instrument was acknowledged before me,
Loraina Soto, Notary Public,
on September 2nd, 2025 by
Robin Dallenbach & Robert McCall
Loraina Soto
Texas Notary Public

PETITION FOR DE-ANNEXATION

AUG 29 2025

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
P.O. Box 382 Blanco, Texas
78606

CITY OF BLANCO

Date: August 28, 2025

We, the undersigned property owners and residents of 1953 South US Highway 281 Blanco, TX 78606, ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855, ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825, 2029 South US Highway 281 Blanco, TX 78606, ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel ID 5473, respectfully submit this petition requesting **de-annexation from the City of Blanco city limits** pursuant to the Texas Local Government Code. State of Texas SB1844

Grounds for De-Annexation:

1. Annexation Not Properly Filed

- Texas Local Government Code §43.142 and §43.148 require annexation ordinances to be properly recorded and filed with the county clerk.
- No such documentation appears to have been filed with Blanco County regarding the annexation of our properties, rendering the annexation defective and unenforceable.

2. Failure to Adopt a Service Plan

- Texas Local Government Code §43.056 requires a municipality to prepare, adopt, and implement a service plan at the time of annexation.
- In the eleven and a half (11.5) years since the City of Blanco claims to have annexed our properties, no service plan has ever been provided or adopted.

3. Failure to Provide Municipal Services

- Texas Local Government Code §43.141(a) provides that if a municipality fails to provide services in accordance with its service plan, the property owner may petition for disannexation.
- Despite more than a decade of inclusion within city limits, the City of Blanco has not extended municipal services such as sewer, street maintenance, police, or fire protection to our properties.
- This constitutes non-compliance with Texas annexation law and is grounds for de-annexation.

Request:

We, the undersigned, hereby petition the City of Blanco to:

- Immediately **de-annex our properties** from the city limits;
- Correct all official city records to reflect this action; and
- File the necessary de-annexation documentation with the Blanco County Clerk to ensure accuracy of public records.

We respectfully request that this petition be placed on the agenda of the next City Council meeting for consideration and action.

Printed Name	Signature	Property Address	Date
Robin Dallenbach	<i>Robin Dallenbach</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025

State of Texas County of Blanco

This instrument was acknowledged before me,

Loraina Soto, Notary Public,

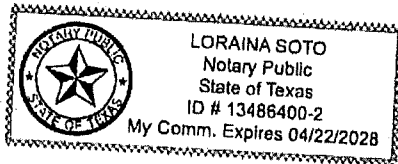
on September 2nd, 2025 by

Robin Dallenbach & Robert McCall.

Loraina Soto
Texas Notary Public

AUG 29 2025

CITY OF BLANCO



Blanco CAD Property Search

Property Details

Account

Property ID: 14855 Geographic ID: 124142
Type: R Zoning:
Property Use: Condo:

Location

Situs Address: 1953 S US HWY 281 BLANCO, TX 78606
Map ID: Mapsco:
Legal Description: ABS A0001 SURVEY 24 H EGGLESTON, ACRES 1.42
Abstract/Subdivision: A0001

Neighborhood:

Owner

Owner ID: 18787
Name: MCCALL ROBERT
Agent: HOME TAX SHIELD
Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575
% Ownership: 100.0%
Exemptions: HS -
For privacy reasons not all exemptions are shown online.

Property Values

Improvement \$82,680
Homesite Value: (+)
Improvement Non- \$120,230
Homesite Value: (+)
Land and Homesite Value: \$27,940
(+)
Land and Non-Homesite \$0 (+)
Value:
Agricultural Market \$11,740
Valuation: (+)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Please search "Last Name First Name" no comma or "Last Name Only"

Market Value: \$242,590
 (=)
Agricultural Value \$11,700
Loss: (-)
IS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)
Appraised Value: \$230,890
Ag Use Value: \$40

Property Taxing Jurisdiction

Owner: MCCALL ROBERT %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
ESD #2		0.100000	\$242,590	\$230,890	\$230.89	
BL	BLANCO COUNTY	0.370000	\$242,590	\$203,766	\$753.93	\$280.3
BL-PED GROUNDWATER CONS DIST		0.016671	\$242,590	\$230,890	\$38.49	
BL	BLANCO ISD	0.791900	\$242,590	\$120,270	\$952.42	\$0.00

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$1,946.64

Estimated Taxes Without Exemptions: \$3,101.68

Property Improvement - Building

Description: BARN WITH LIVING **Type:** RESIDENTIAL **Living Area:** 600.0 sqft **Value:** \$82,680

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2G	0	600	\$18,450
VIA	MAIN AREA	F4	0	600	\$52,420
CP2	COVERED PORCH	F4	0	483	\$11,810

Description: BARN **Living Area:** 0 sqft **Value:** \$120,230

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2A	0	2040	\$51,270
BARN	BARN	2A	0	2744	\$68,960

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	RANGELAND NATIVE GRASSES	0.42	18,295.20	0.00	0.00	\$11,740	\$40
RN3	RANGELAND NATIVE GRASSES	1.00	43,560.00	0.00	0.00	\$27,940	\$0

(1 of 2)

Navigation icons: Home, Previous, Next, Full Screen, Close

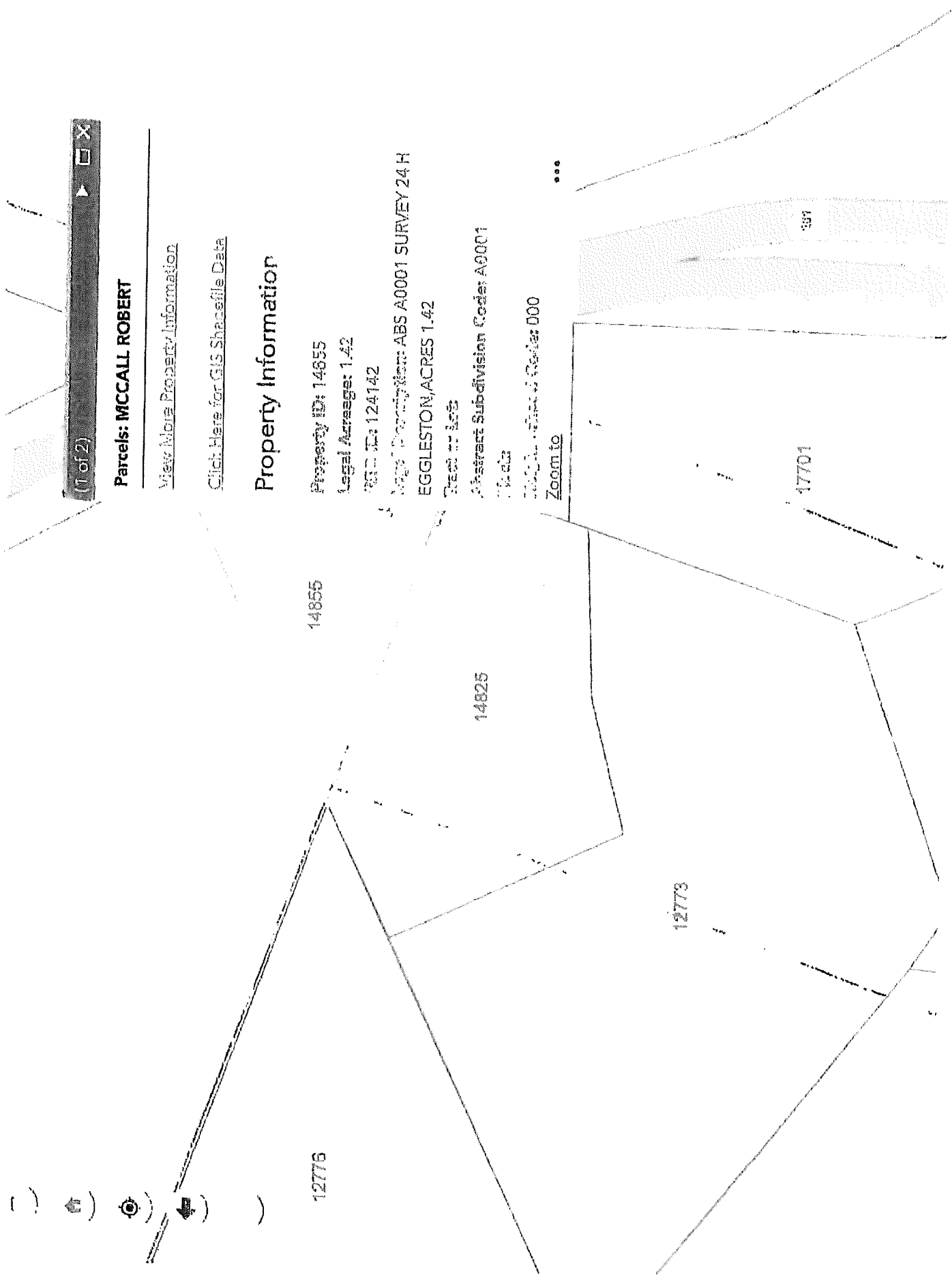
Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14855
Legal Acreage: 1.42
GIS ID: 124142
Map Description: ABS A0001 SURVEY 24 H
EGGLESTON/ACRES 1.42
Tract or Lot:
Plat/Subdivision Code: A0001
Parcel:
County: Adams County
Zoom to



SURVEY SHOWING A 4.601 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGESTON SURVEY NO. 24, ABSTRACT NO. 1, THE INDIANOLA RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 314 AND J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 736, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.21 ACRE TRACT OF LAND RECORDED IN VOLUME 143, PAGE 427, DEED RECORDS, BLANCO COUNTY, TEXAS COUNTY COUNTY, TEXAS.

HORACE EGGESTON
SURVEY NO. 24
ABSTRACT NO. 1

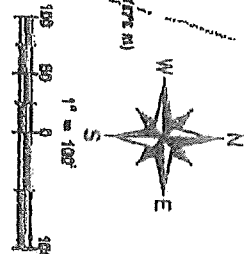
BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 23.883 ACRES
VOL. 143 PG. 53
DEED RECORDS

J.M. WATSON
SURVEY NO. 100
ABSTRACT NO. 736

INDIANOLA RAILROAD COMPANY
SURVEY NO. 1
ABSTRACT NO. 314

LOT 4
REVISION OF COLD SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 206
PLAT RECORDS

1. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.



W.C. WHITERS
SURVEY NO. 90
ABSTRACT NO. 334

8.24
Acres

1.42
Acres

LEGEND
 1. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 2. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 3. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 4. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 5. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 6. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 7. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 8. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 9. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.
 10. BEING SURVEY THAT THE SURVEY WAS MADE
BY THE SURVEYOR AND THAT THE PLAT CORRECTLY
SHOWS THE TRUE POSITION OF THE TRACT OF
LAND BEING SURVEYED AT THE TIME OF
THE SURVEY.

W.C.P.
LAND SURVEYING
 P.O. BOX 61700 DALLAS, TEXAS 75261
 (214) 343-1111
 FAX (214) 343-1112
 WWW.WCSURVEYING.COM

400 BOX 1070-17	601 BOX 601/12/2007
DEVELOP BOX 107	DEVELOP BOX 107

Sheet 1 of 1

Blanco CAD Property Search

Property ID: 14825 For Year 2025

Property Details

Account

Property ID: 14825
Type: R
Property Use:
Location
Geographic ID: 786100255
Zoning:
Condo:

Location

Situs Address: 281 HWY BLANCO, TX 78606

Map ID:

Mapsc:

Legal Description: ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55

Abstract/Subdivision: A0786

Neighborhood:

Owner

Owner ID: 18787
Name: MCCALL ROBERT
Agent: HOME TAX SHIELD
Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4576
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)
Improvement Non-Homesite Value: \$0 (+)
Land Homesite Value: \$0 (+)
Land Non-Homesite Value: \$0 (+)
Agricultural Market Valuation: \$69,820 (+)

Market Value: \$69,820 (=)
Agricultural Value Loss: \$69,550 (-)

HS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)

Appraised Value: \$270
Ag Use Value: \$270

Information provided for research purposes only.
Legal descriptions and acreage amounts are for
Appraisal District use only and should be verified
prior to using for legal purpose and or documents.
Please contact the Appraisal District to verify all
information for accuracy.
Please search "Last Name First Name" no
comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Free
FBL	ESD #2	0.100000	\$69,820	\$270	\$0.27	
GBL	BLANCO COUNTY	0.370000	\$69,820	\$270	\$1.00	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$270	\$0.05	

SBL BLANCO ISD

0.791900

\$69,820

\$270

\$2.14

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$3.46

Estimated Taxes Without Exemptions: \$892.69

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
RN3	RANGELAND NATIVE GRASSES	2.55	111,078.00	0.00	0.00	\$69,820	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$0	\$69,820	\$270	\$0
2024	\$0	\$69,820	\$260	\$0
2023	\$0	\$66,650	\$260	\$0
2022	\$0	\$63,480	\$260	\$0
2021	\$0	\$45,070	\$260	\$0
2020	\$0	\$38,720	\$260	\$0
2019	\$0	\$38,090	\$250	\$0
2018	\$0	\$34,910	\$250	\$0
2017	\$0	\$33,320	\$210	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Date
08/26/2025 10:30 AM	CHARLES MC CAUSLAND, DAWN DELAURENTS, LEE PILZ	\$0	\$69,820	FINAL DEC

Estimated Tax Due

If Paid: 08/26/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	ESD #2	0.100000	\$69,820	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$69,820	\$260	\$0.96	\$0.96	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$260	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
2024	BLANCO ISD	0.791900	\$69,820	\$260	\$2.06	\$2.06	\$0.00	\$0.00	\$0.00
	2024 Total:	1.278571			\$3.32	\$3.32	\$0.00	\$0.00	\$0.00
2023	ESD #2	0.100000	\$66,650	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$66,650	\$260	\$0.95	\$0.95	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$66,650	\$260	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00



12776

12773

17703

14825

281

Parcel: MACCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14825
Acres: 2.55
Parcel ID: 786100255
Parcel Description: ABS A0786 SURVEY 100
J.M. WATSON, ACRES 2.55
Neighborhood Code: 000
Subdivision Code: A0786

17701

281

Blanco CAD Property Search

Property ID: 12773 For Year 2025

Property Details

Account

Property ID: 12773
 Type: R
 Property Use:
 Location
 Situs Address: 1953 S US HWY 281 BLANCO, TX 78606
 Map ID: B6
 Legal Description: ABS A0314 SURVEY 1 INDIANLAND RIR CO, ACRES 8.21
 Abstract/Subdivision: A0314
 Neighborhood:
 Owner
 Owner ID: 132741
 Name: DALLENBACH ROBIN
 Agent: HOME TAX SHIELD
 Mailing Address: 1953 S US HWY 281
 BLANCO, TX 78606
 % Ownership: 100.0%
 Exemptions: HS -
 For privacy reasons not all exemptions are shown online.

Geographic ID: 2306002001 (or 2306002001)
 Zoning:
 Condo:

Property Values

Improvement Homesite Value: \$240,180 (+)
 Improvement Non-Homesite Value: \$15,890 (+)
 Land Homesite Value: \$56,180 (+)
 Land Non-Homesite Value: \$0 (+)
 Agricultural Market Valuation: \$431,160 (+)
 Market Value: \$743,390 (=)
 Agricultural Value Loss: \$430,400 (-)
 HS Cap Loss: \$93,810 (-)
 Circuit Breaker: \$0 (-)
 Appraised Value: \$219,180
 Ag Use Value: \$760

Information provided for research purposes only.
 Legal descriptions and acreage amounts are for
 Appraisal District use only and should be verified
 prior to using for legal purpose and or documents.
 Please contact the Appraisal District to verify all
 information for accuracy.
 Please search "Last Name First Name" no
 comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: DALLENBACH ROBIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fee
FBL	ESD #2	0.100000	\$743,390	\$219,180	\$219.18	
GBL	BLANCO COUNTY	0.370000	\$743,390	\$159,912	\$591.67	

GWD BL-PED GROUNDWATER CONS DIST

SBL BLANCO ISD

0.016671

\$743,390

\$219,180

\$36.54

0.791900

\$743,890

\$79,180

\$627.03

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$1,474.42

Estimated Taxes Without Exemptions: \$9,504.77

Property Improvement - Building

Type: RESIDENTIAL Living Area: 1902.0 sqft Value: \$240,160

Type	Description	Class CD	Year Built	SQFT	Assess.
MA		F7			
MA3		F7	1996	1122	
AGF2		F7	1996	780	
OP		F7	1996	1881	
OP2		F7	1996	264	
		F7	1996	264	

Type: RESIDENTIAL Living Area: 120.0 sqft Value: \$15,890

Type	Description	Class CD	Year Built	SQFT	Assess.
MA		F7			
CP2		F7	2000	120	
			2000	36	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Assess.
RN2	NATIVE PASTURE	1.00	43,560.00	0.00	0.00	\$56,180	1
BEES	BEEKEEPING FOR 1-D-1 USE	7.24	315,374.40	0.00	0.00	\$431,160	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$256,050	\$487,340	\$760	\$93,810
2024	\$140,425	\$450,170	\$750	\$0
2023	\$145,380	\$476,040	\$740	\$11,664
2022	\$136,410	\$305,340	\$740	\$0
2021	\$131,950	\$204,020	\$740	\$0
2020	\$130,120	\$176,260	\$720	\$0
2019	\$128,350	\$173,490	\$700	\$0
2018	\$123,850	\$159,610	\$700	\$0
2017	\$119,380	\$145,730	\$600	\$0

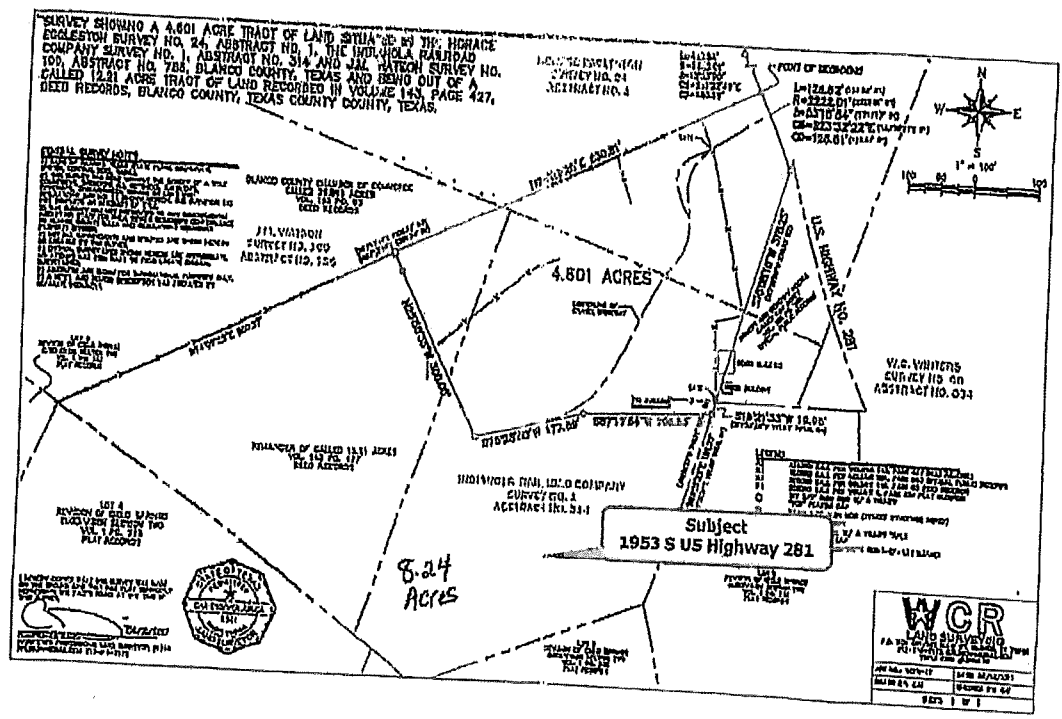
Property Deed History

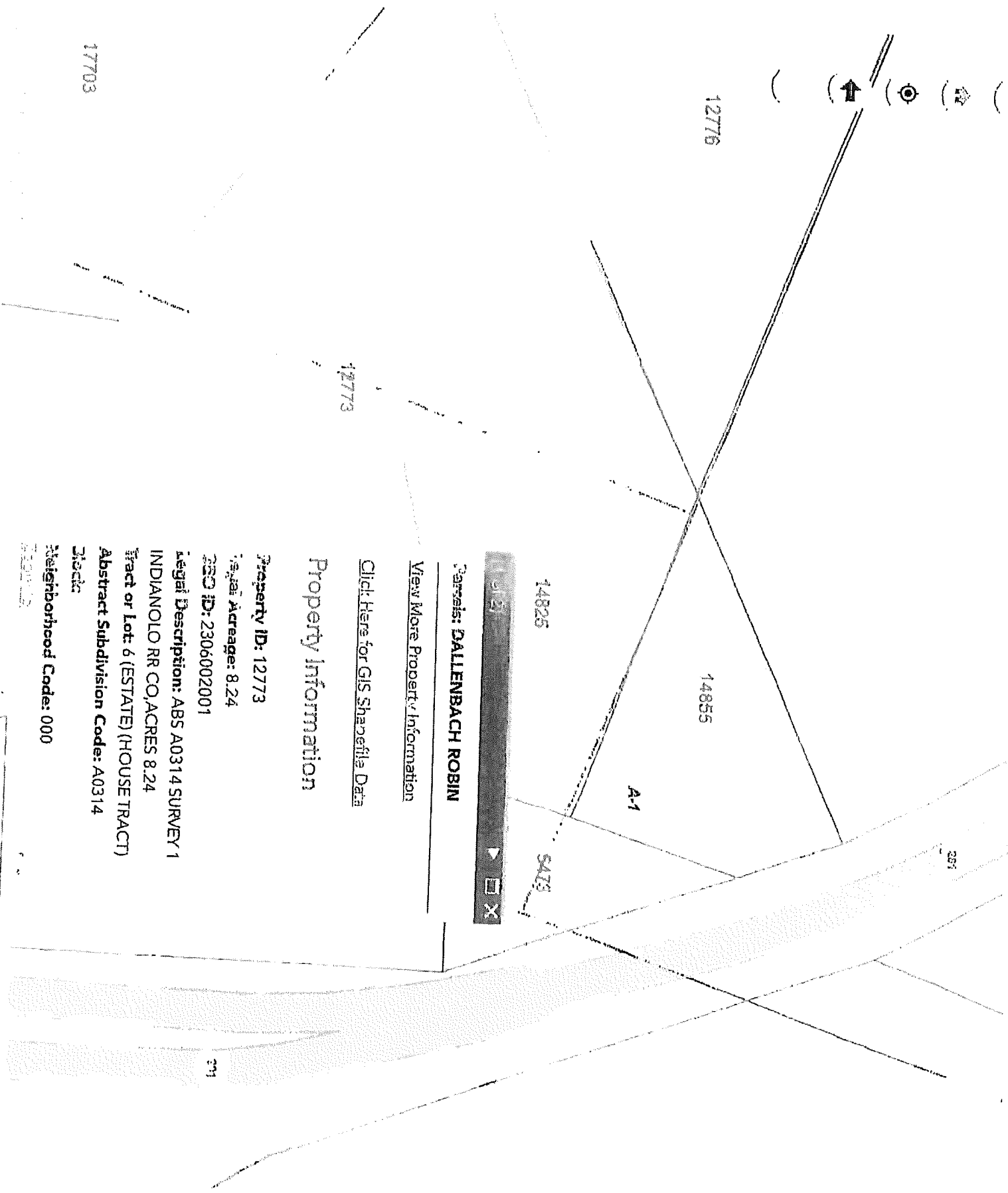
Deed Date	Type	Description	Grantor	Grantee	Volume	Page
9/15/2022	C	SPECIAL WARRANTY	RMD3D LLC	DALLENBACH ROBIN		
7/22/2021	C	SPECIAL WARRANTY	MCCALL ROBERT	RMD3D LLC		
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------

Borrower (Name) 1000 BUS Highway, 281
 Property Address: 1000 BUS Highway, 281
 City El Paso County Blanco State TX Zip Code 79008
 Lender Trust Bank





Parcels: **DALLENBACH ROBIN**

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 12773

Legal Acreage: 8.24

ASS ID: 2306002001

Legal Description: ABS A0314 SURVEY 1
INDIANOLO RR CO, ACRES 8.24

Tract or Lot: 6 (ESTATE) (HOUSE TRACT)

Abstract Subdivision Code: A0314

Block:

Neighborhood Code: 000

Zone:

Blanco CAD Property Search

Property ID: 5473 For Year 2025

Property Details

Account

Property ID: 5473

Type: R

Property Use:

Location

Situs Address: 2029 S US 281 BLANCO, TX 78606

Map ID: C6

Legal Description: ABS A0634 SURVEY 80 W.C. WINTERGACRES 1.04

Abstract/Subdivision: A0634

Neighborhood: (BL-COMM) BLANCO COMMERCIAL

Owner

Owner ID: 18787

Name: MCCALL ROBERT

Agent: HOME TAX SHIELD

Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$597,410 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$340,820 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$938,230 (=)

Agricultural Value Loss: \$0 (-)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$160,659 (-)

Appraised Value: \$777,571

Ag Use Value: \$0

Information provided for research purposes only.
Legal descriptions and acreage amounts are for
Appraisal District use only and should be verified
prior to using for legal purpose and or documents.
Please contact the Appraisal District to verify all
information for accuracy.

Please search "Last Name First Name" no
comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fees
FBL	ESD #2	0.100000	\$938,230	\$777,571	\$777.57	
GBL	BLANCO COUNTY	0.370000	\$938,230	\$777,571	\$2,677.01	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$938,230	\$777,571	\$129.63	

SBL BLANCO ISD

0.791900

\$938,230

\$777,671

\$6,157.58

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$9,941.79

Estimated Taxes Without Exemptions: \$11,995.93

Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL Living Area: 3820.0 sqft Value: \$509,590

Type	Description	Class CD	Year Built	SQFT	Assess
MA	MAIN AREA	RSS3			
CP2	COVERED PORCH	*	0	1600	
CP2	COVERED PORCH	*	1995	280	
MA	MAIN AREA	OBD3	1995	200	
CP2	COVERED PORCH	*	1995	1404	
CP2	COVERED PORCH	*	1980	488	
MA	MAIN AREA	F7	1980	32	
COMMERCIAL	WVC	WD	1980	816	
			2015	160	

Description: COMMERCIAL Type: COMMERCIAL Living Area: 816.0 sqft Value: \$87,820

Type	Description	Class CD	Year Built	SQFT	Assess
MA	MAIN AREA	F7			
COMMERCIAL	WVC	WD	1980	816	
			2013	160	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
C	COMMERCIAL	1.04	43,565.00	0.00	0.00	\$340,820	F

Property Roll Value History

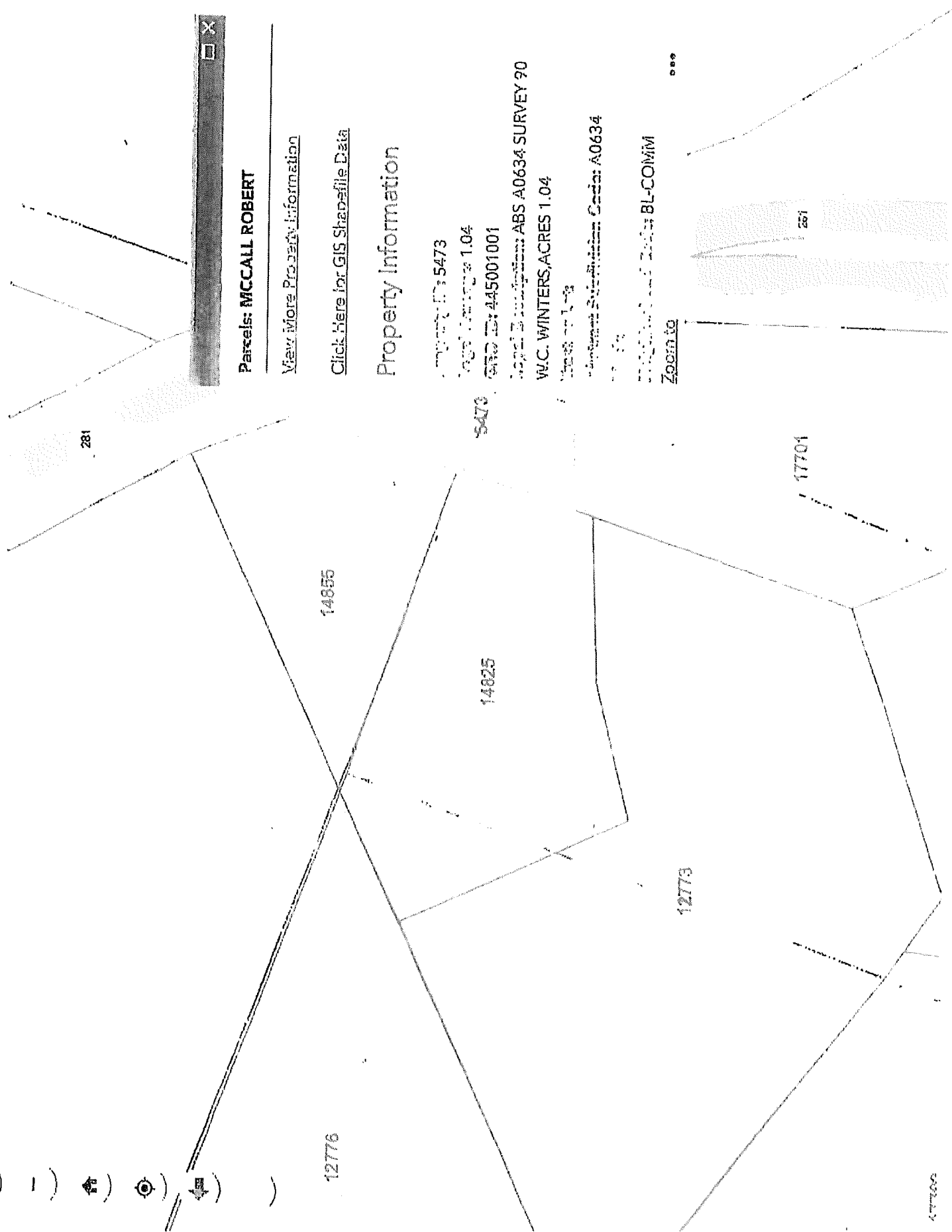
Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$597,410	\$340,820	\$0	\$0
2024	\$647,250	\$340,820	\$0	\$0
2023	\$207,270	\$332,710	\$0	\$0
2022	\$177,080	\$176,100	\$0	\$0
2021	\$150,850	\$78,490	\$0	\$0
2020	\$131,170	\$71,950	\$0	\$0
2019	\$129,130	\$65,410	\$0	\$0
2018	\$124,090	\$60,380	\$0	\$0
2017	\$119,040	\$57,860	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
10/30/1998	W	WARRANTY	SNYDER ROBERT L	MCCALL ROBERT	201	203
1/26/1988	OT		HILLISIDE INN	SNYDER ROBERT L	126	396

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



Parcel: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Parcel ID: 5473
Acres: 1.04
APN: 445001001
Legal Description: ABS A0634 SURVEY 90
W.C. WINTERS, ACRES 1.04
Parcel Subdivision Code: A0634
Parcel Use Code: BL-COMM
[Zoom to](#)

SURVEY SHOWING A 4.601 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, THE INDIANOLA RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 314 AND J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.21 ACRE TRACT OF LAND RECORDED IN VOLUME 143, PAGE 427, DEED RECORDS, BLANCO COUNTY, TEXAS COUNTY COUNTY, TEXAS.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL SETBACKS, EASEMENTS, EMBODIMENTS, ENCUMBRANCES, ZONING OR LAND USE RESTRICTIONS, ETC., ARE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ASSESSMENT OF THE EFFECTS OF ANY OF THE ABOVE LISTED ITEMS ON THE SURVEY.
- 3) THIS SURVEY WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY OR STAFF FOR THEIR REVIEW REGARDING CONFORMANCE WITH BLANCO COUNTY RULES AND REGULATIONS REGARDING SURVEY PRACTICES.
- 4) NOT ALL IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON OR LOCATED BY THIS SURVEY.
- 5) ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE. ANY DISCREPANCIES HAVE BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
- 6) ADJACENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEPARATE DOCUMENT.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 29,895 ACRES
VOL. 143 PG. 35
DEED RECORDS

J.M. WATSON
SURVEY NO. 100
ABSTRACT NO. 786

HORACE EGGLESTON
SURVEY NO. 24
ABSTRACT NO. 1

4.601 ACRES

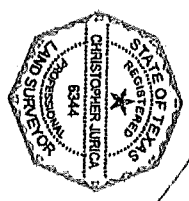
INDIANOLA RAILROAD COMPANY
SURVEY NO. 1
ABSTRACT NO. 314

LOT 4
REVISION OF CLEO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

06/11/2017

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISTOPHERJURICA.COM 512-818-7872



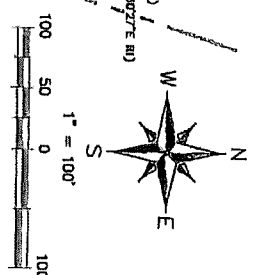
LOT 3
REVISION OF CLEO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

REMAINDER OF CALLED 12.21 ACRES
VOL. 143 PG. 427
DEED RECORDS

LEGEND

SYMBOL	DESCRIPTION
RI	RECORD CALL PER VOLUME 143 PAGE 427 DEED RECORDS
R2	RECORD CALL PER VOLUME 201 PAGE 283 OFFICIAL PUBLIC RECORDS
R3	RECORD CALL PER VOLUME 143 PAGE 283 DEED RECORDS
R4	RECORD CALL PER VOLUME 143 PAGE 288 PLAT RECORDS
○	SET 3/4" IRON ROD W/ A YELLOW MARK PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	CALCULATED POINT
⊕	FOUND IRON ROD W/ A YELLOW TAP
⊗	4542 PLASTIC CAP
△	FOUND TROUT CONCRETE RIGHT-OF-WAY MARKER
—X—	WIRE FENCE

LOT 2
REVISION OF CLEO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS



W.C. JURICA
LAND SURVEYING
P.O. BOX 487007 MAIN ST. SUITE 200
512-818-7872 PRS6344@GMAIL.COM
TEL: 512-818-7872

DATE: 06/11/2017
DRAWN BY: CJU
CHECKED BY: CJU

SHEET: 1 OF 1

200001 RELEASE
 SUBJECT: 40, 24
 A557560T 10, 1

L=481.54'
R=2222.01'
A=12°25'00"
CB=531'22"
CD=480.59'

L=126.62' (126.62' R)
 R=2222.01' (2222.01' R)

BOONVILLE COURT CHAMBER OF COMMERCE
CALLED 29.895 ACRES
VOL. 145 PG. 55
DEED RECORDS

JAMES WATSON
 SUPERVISOR NO. 100
 1500 1ST AVE. 100

135° 12' 21" E 1208.19' RU
(135° 12' 04" E 1203.54' RU)

4.601 ACRES

6) ADDENDUMS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
7) A SERIES AND BOUNDS DESCRIPTION WAS PREPARED BY
SEPARATE DOCUMENT.

281

LDTS
REVISION OF CERO SPANES
SUBDIVISION SECTION TWO
VOL. 1 PG. 288

REMAINDER OF CALLED 12.21 ACRES

16. 10. 1954

LOI 4
REVISION OF CIELD SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
0147 000000

REVISION OF DELO SP/PROCS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

I HEREBY CERTIFY THAT THIS SLIPSET WAS MADE ON THE GROUND AND THAT THIS PLAY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SLIPSET.

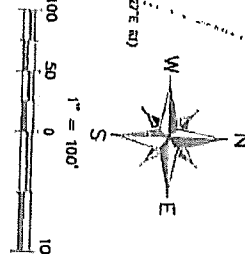
CHRISTOPHER J. JUCA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
HPL50344@CALCDM 512-618-7672

LOT 3
REVISION OF GEO SPHERICS
SUBMISSION SECTION TWO
VOL. 1 PG. 28B
PLAT RECORDS

WCP
LAND SURVEYING
P.O. BOX 481/287 MAIN ST. BLANCK, DE 78066
512-518-1672 WCP@STANDARD.COM
18025 P.O. BOX 1701815

JOS INC. 1073-17	DATE: 06/12/2017
DRAMA BY: CU	DATE: 06/12/2017

SEPT. 7 2017





LAND SURVEYING

P.O. Box 481/807 Main St. Blanco, TX 78606
(512)618-7672 rpls6344@gmail.com
TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 4.601 ACRE TRACT OF LAND

Being a 4.601 acre tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, the Indianola Railroad Company Survey No. 1, Abstract No. 314 and J.M. Watson Survey No. 100, Abstract No. 786, Blanco County, Texas and being out of a called 12.21 acre tract of land recorded in Volume 143, Page 427, Deed Records, Blanco County, Texas, said 4.601 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the curved westerly right-of-way line of U.S. Highway No. 281, for the southeast corner of a called 29.895 acre tract of land recorded in Volume 145, Page 55, Deed Records, Blanco County, Texas, the northeast corner of the above referenced 12.21 acre tract and herein described tract, said iron rod bears South 31 degrees 22 minutes 49 seconds East, a distance of 480.59 feet from a TxDOT concrete right-of-way marker found;

THENCE with westerly right-of-way line of U.S. Highway No. 281 and northeast line of said 12.21 acre tract with a curve to the right an arc distance of 126.62 feet, a radius of 2222.01 feet, a central angle of 03 degrees 15 minutes 54 seconds and a chord which bears South 23 degrees 32 minutes 22 seconds East, a distance of 126.61 feet to a TxDOT concrete right-of-way marker found in the northwest line of a called 1.04 acre tract of land recorded in Volume 201, Page 203, Official Public Records, Blanco County, Texas, the easternmost corner of said 12.21 acre tract and herein described tract;

THENCE with the northwest line of said 1.04 acre tract, South 16 degrees 08 minutes 10 seconds West, a distance of 376.25 feet to a 1/2" iron rod found for the southwest corner of said 1.04 acre tract, the northwest corner of Lot 2, Revision of Cielo Springs Subdivision Section Two recorded in Volume 1, Page 288, Plat Records, Blanco County, Texas;

THENCE with a northwest line of said Lot 2, South 16 degrees 21 minutes 33 seconds West, a distance of 19.95 feet to an iron rod found with yellow "RPLS 4542" plastic cap for the southeast corner of the herein described tract;

THENCE severing said 12.21 acre tract the following courses and distances:

South 87 degrees 12 minutes 54 seconds West, a distance of 206.63 feet to an iron rod found with yellow "RPLS 4542" plastic cap;

South 75 degrees 25 minutes 50 seconds West, a distance of 173.89 feet to an iron rod set for the southwest corner;

WCR

and North 25 degrees 50 minutes 35 seconds West, a distance of 306.06 feet to an iron rod set in the southeast line of the aforementioned 29.895 acre tract, the northeast line of said 12.21 acre tract, for the northwest corner of the herein described tract, said iron rod bears North 64 degrees 09 minutes 25 seconds East, a distance of 580.27 feet from a 1/2" iron rod found for the northwest corner of said 12.21 acre tract;

THENCE with the southeast line of said 29.895 acre tract and northeast line of said 12.21 acre tract, North 64 degrees 09 minutes 25 seconds East, a distance of 630.81 feet to the **POINT OF BEGINNING** containing 4.601 acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



A handwritten signature in black ink, appearing to read "Christopher Jurica".

06/21/2017

Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1075-17