



VG-324-2025-253485

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 253485

Real Property Recordings

Recorded On: October 17, 2025 01:16 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$56.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 253485
Receipt Number: 20251017000006
Recorded Date/Time: October 17, 2025 01:16 PM
User: Sheila M
Station: cclerk01

Record and Return To:
ROBIN DALLENBACH



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

Laura Walla

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

CITY OF BLANCO

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

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.

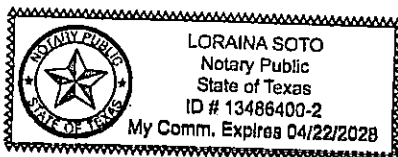
We respectfully request that this petition be **placed on the agenda for the next City Council meeting** for consideration and action.

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

AUG 29 2025

This instrument was acknowledged before me,

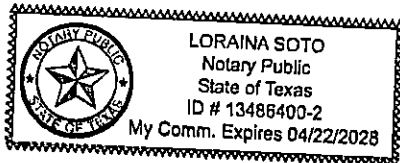
Loraina Soto, Notary Public,

on September 2nd, 20 25 by

Robin Dallenbach + Robert McCall.

Loraina Soto
Texas Notary Public

CITY OF BLANCO



43.145 Acres

Field notes of a 43.145 acres of land Annexation to the City of Blanco lying within the Extra Territorial Jurisdictional of the City of Blanco; consisting of 29.895 Acres conveyed to Blanco Chamber of Commerce and recorded in Volume 146, Page 55, a 12.21 acres and a 1.04 acres conveyed to Robert and Dorothy McCall and both recorded in Volume 201, Page 203 all of record in the Official Public Records of Blanco, County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point in the existing City Limit line of Blanco and the southwest Right-of-Way line of U. S. Highway 281 for the easternmost north corner of this tract and the east corner of a 0.69 of an acre tract conveyed to J & M Sumbling and recorded in Volume 140, Page 303, Deed Records of Blanco County, Texas.

Thence in a Southeasterly direction with the southwest Right-of-Way line of U. S. Hwy 281, the northeast line of the 29.895 acre tract, the 12.21 acre tract and the 1.04 acre tract at 876.7 feet passing a point for the east corner of the 29.895 acre tract and the north corner of the 12.21 acre tract, continuing 523 feet to a point for the southeast corner of the 1.04 acre tract and the northeast corner of Lot 2, Section 2 of Cielo Spring subdivision.

Thence in a westerly direction 231.9 feet with the south line of the 1.04 acre tract and the north line of Lot 2 to a point in the southeast line of the 12.21 acre tract for the southwest corner of the 1.04 acre tract and the northwest corner of Lot 2.

Thence in a southerly direction with the southeast line 12.21 acre tract and the northwest line of Section 2 of Cielo Springs Subdivision 324.8 feet to a point for an angle in the southeast line of the 12.21 acre tract, continuing 360.9 feet and 18.3 feet with the southeast line of the 12.21 acre tract and the northwest line of Section 2 to a point for the south corner of the 12.21 acre tract and an angle in the north line of Lot 3.

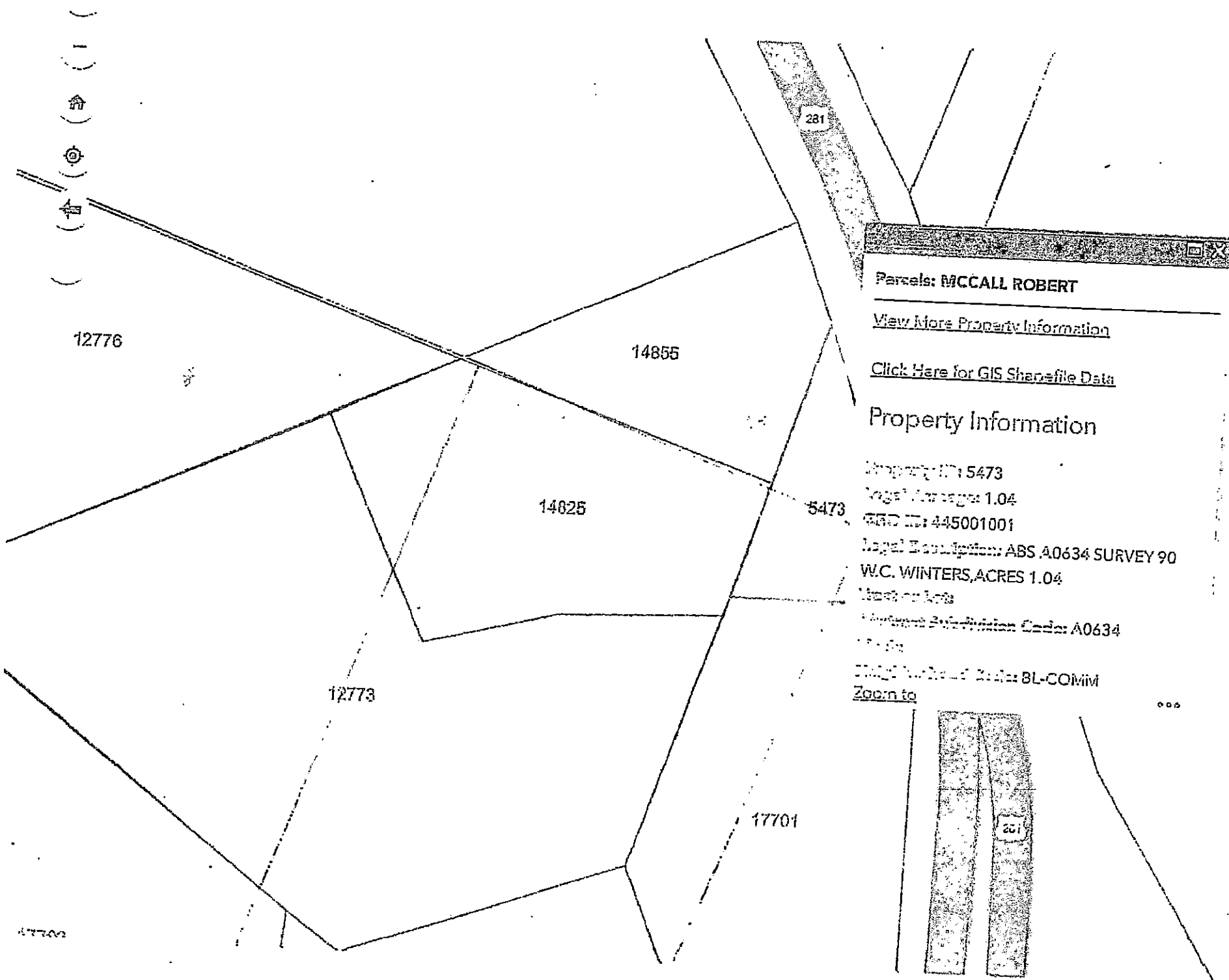
Thence in a northwesterly direction with the southwest line of the 12.21 acre and the 29.895 acre tract and the northeast line of Lots three, four and five of Section 2, at 718.8 feet the west corner of the 12.21 acre tract and the south corner of the 20.895 acre continuing 256.6 feet to an angle point in said line.

Thence in a northwesterly direction said 29.895 acre tract and lots 5-9 Section 2, at 644.7 feet an angle point continuing 262.2 feet to point in the existing City Limits and the south corner of an 8.379 acre tract conveyed to FCWC LLC and recorded in Volume 191, Page 891 for the northwest corner of the 29.895 acre tract.

Thence with the existing City limits, the southeast line of the 8.379 acre tract and the northwest line of the 29.885 acre tract to a point for the north corner of the 28.895 acre tract and the west corner of a 0.92 of an acre tract recorded in Volume 137, Page 998 for the north corner of this tract.

Thence 500.8 feet in a southeasterly direction with a northeast line of the 29.895 acre tract and the southwest line of the 0.92 of an acre tract, a 0.689 acre tract and the 0.69 acre Sumbling tract for an interior corner of the 29.895 acre tract.

Thence 199.7 feet in a northeasterly direction with the southeast line of the 0.69 acre tract and northwest line of the 29.895 acre tract to the **Place of Beginning** and containing 43.145 acre tract, more or less taken from the deeds of these enclosed tracts.



Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 5473

Legal Acres: 1.04

GIS ID: 445001001

Legal Description: ABS A0634 SURVEY 90

W.C. WINTERS, ACRES 1.04

West of Lot

Subdivision Code: A0634

1.04

Map Scale: 1:1000

[Zoom to](#)

12776

14825

12773

17703

17701

Parcels: **MCCALL ROBERT**

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14825

Legal Area: 2.55

Geo ID: 786100255

Legal Description: ABS A0786 SURVEY 100

J.M. WATSON, ACRES 2.55

Tract or Lot:

Abstract Subdivision Code: A0786

Block:

Neighborhood Code: 000

[Zoom to](#)

12776

14855

A-1

14825

5473

12773

17703

Parcels: DALLENBACH ROBIN

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 12773

Legal Acreage: 8.24

PBO 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

[Zoom to](#)

(1 of 2)

Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14855

Legal Acreage: 1.42

GRS ID: 124142

Legal Description: ABS A0001 SURVEY 24 H
EGGLESTON, ACRES 1.42

Tract or Lot:

Abstract Subdivision Code: A0001

Block:

Section Code: 000

[Zoom to](#)

12776

14855

14825

12773

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200

197