



**AMENDED MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
January 7, 2020**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

TUESDAY, JANUARY 7, 2020 at 6:00 p.m.

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Councilmember Mark Davis)**

Presentations

- Proclamation for Communities in Schools Mentoring Month. (Mayor/Sonya Chapa)

Employee Recognition

- EMS - Ashley Dwight - Paramedic (J. Mabbitt)
- Parks - Nicole Kromer - Parks Worker 1 (L. Shrum)
- Parks - Gow Litzenburger - Parks Crew Leader (L. Shrum)

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)
- Announcements and recognitions by the City Manager (M. Browne)
- Announcements and recognitions by the Mayor (R. Gutierrez)

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of December 10, 2019. (B. Dennis)
2. **Boards, Commissions and Committee Member Appointments** - Consideration and/or action appointing Mr. Guillermo (Will) Soto and Mr. Howard Alperin for the remaining terms of Mr. Lou and Mrs. Judith Lynn Foehrkolb on the Historical Preservation Committee. (Mayor/Council/B. Dennis)
3. **Resolution No. 20-R-04** - Consideration and/or action approving a Resolution authorizing contracts totaling no more than \$100,000.00 with Deere & Company for the purchase of a new tractor and parts/labor during the 2019-2020 fiscal year and other matters in connection therewith. (C. Kelm/S. Williams/D. Letbetter)
4. **Resolution No. 20-R-02** - Consideration and/or action approving a Resolution authorizing purchases up to \$95,000 with any one vendor belonging to a purchasing cooperative, including Southern Computer Warehouse, Intech Southwest, PCS Mobile, SHI, Dell and CDW. (B. James/M. Clauser)

Discussion and Action Items

5. **Resolution No. 20-R-03** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a program and expenditures of the City of Schertz Economic Development Corporation's funds not to exceed \$4,050,000.00 for Tri County Parkway & Intersection Infrastructure Improvements. (M. Browne/J. Kolbe)

6. **Resolution No. 20-R-06** - Consideration and/or action approving a Resolution declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements in connection with the Schertz/Seguin Local Government Corporation (SSLGC) Schertz Additional Point of Delivery Project. (C. Kelm/A. Beard)

Property descriptions:

- SCZ-GU-001 Continental Homes of Texas: William Bracken Survey, Abstract 57, Guadalupe County, Texas, Being a portion of a called 110.48 acre tract
- SCZ-BX-003 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 8.62 acre tract
- SCZ-BX-003.1 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 4.360 acre tract
- SCZ-BX-007 Board of Trustees of the Schertz-Cibolo-Universal City Independent School District: William Bracken Survey, Abstract 43, Bexar County, Texas, Being a portion of a called 4.100 acre tract

Public Hearings

7. **Resolution No. 20-R-07** – Conduct a Public Hearing and consideration and/or action approving a Resolution authorizing the power of eminent domain for the acquisition of permanent pipeline easements and certain property rights necessary for the Schertz/Seguin Local Government Corporation (SSLGC) Schertz Additional Point of Delivery Project for the construction, enlargement and maintenance of pipelines and appurtenances designed to carry water for the City of Schertz; the acquisition of temporary construction easements; directing the City Manager or the City Manager’s Designee to execute all documents to institute eminent domain proceedings; and directing the City Attorney to initiate condemnation proceedings. (C. Kelm/A. Beard)

Property descriptions:

- SCZ-GU-001 Continental Homes of Texas: William Bracken Survey, Abstract 57, Guadalupe County, Texas, Being a portion of a called 110.48 acre tract
- SCZ-BX-003 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 8.62 acre tract
- SCZ-BX-003.1 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 4.360 acre tract
- SCZ-BX-007 Board of Trustees of the Schertz-Cibolo-Universal City Independent School District: William Bracken Survey, Abstract 43, Bexar County, Texas, Being a portion of a called 4.100 acre tract

Roll Call Vote Confirmation

Requests and Announcements

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers that items be placed on a future City Council agenda.
- Announcements by Mayor and Councilmembers

- City and community events attended and to be attended
- City Council Committee and Liaison Assignments (see assignments below)
- Continuing education events attended and to be attended
- Recognition of actions by City employees
- Recognition of actions by community volunteers

Information available in City Council Packets - **NO DISCUSSION TO OCCUR**

8. Monthly update on major projects in progress/CIP. (B. James/K. Woodlee)

Adjournment

CERTIFICATION

I, GAYLE WILKINSON, DEPUTY CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 3rd DAY OF JANUARY 2020 AT 2:30 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

GAYLE WILKINSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2020. TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

<p>Mayor Gutierrez Audit Committee Investment Advisory Committee Main Street Committee</p>	<p>Councilmember Scagliola – Place 5 Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate Schertz-Seguin Local Government Corporation</p>
<p>Councilmember Davis– Place 1 Audit Committee Interview Committee for Boards and Commissions Main Street Committee - Chair Schertz Housing Authority Board TIRZ II Board</p>	<p>Councilmember Scott – Place 2 Interview Committee for Boards and Commissions</p>
<p>Councilmember Larson – Place 3 Main Street Committee – Vice Chair</p>	<p>Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions TIRZ II Board</p>
<p>Councilmember Heyward – Place 6 Audit Committee Investment Advisory Committee Schertz Animal Services Advisory Commission</p>	<p>Councilmember Brown – Place 7 Main Street Schertz-Seguin Local Government Corporation - Alternate</p>

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the meeting of December 10, 2019. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on December 10, 2019.

RECOMMENDATION

Recommend Approval.

Attachments

Minutes

DRAFT

MINUTES REGULAR MEETING December 10, 2019

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on December 10, 2019, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Tim Brown; Councilmember Mark Davis; Councilmember Rosemary Scott; Councilmember Scott Larson; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Allison Heyward

City Staff: City Manager Dr. Mark Browne; Assistant City Manager Brian James; City Attorney Daniel Santee; City Secretary Brenda Dennis; Assistant City Manager Charles Kelm; Assistant to the City Manager Sarah Gonzalez

Attendees:

Call to Order – City Council Regular Session

Mayor Gutierrez called the regular meeting to order at 6:00 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Mayor Pro-Tem Tim Brown).

Presentations

- Proclamation recognizing Norma Basha's 100th Birthday. (Mayor Gutierrez/N. Basha)

Mayor Gutierrez recognized Ms. Norma Basha and family members present and read and presented a proclamation proclaiming Norma Basha Day as she was celebrating her 100th birthday.

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)

Mayor Gutierrez recognized Assistant to the City Manager Sarah Gonzales who provided the following announcements:

- Wednesday, December 11th Blood Drive 8:00 am – noon. Municipal Building front parking lot - Contact Tyler Bowker at 210-619-1410 for more information.
- Friday, December 13th Swim with Santa 6:00 – 8:00 PM Schertz Aquatic Center - the Schertz Family YMCA and Schertz Parks and Recreation are celebrating the holiday season by swimming with Santa in a heated pool. Activities include diving for candy canes, pictures with Santa, and much more.
- Wednesday, December 25th City Offices closed in observance of Christmas Day.
- Wednesday, January 1st City Offices closed in observance of New Year's Day.
- Tuesday, January 7th City Council Meeting 6:00 pm.

- Announcements and recognitions by the City Manager. (M. Browne)

City Manager Dr. Browne thanked the Parks & Recreation and Police Department for their participation in the success of the Holidazzle Event.

- Announcements and recognitions by the Mayor. (M. Gutierrez)

Mayor Gutierrez also thanked all those who assisted with the Holidazzle event.

Hearing of Residents

No one Spoke.

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Consent Agenda Items

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The following items were read into record:

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of December 3, 2019. (B. Dennis)
2. **Resolution No. 19-R-168** - Consideration and/or action approving a Resolution authorizing a Public Library Interlocal Agreement for mutual access to CloudLibrary digital resources. (B. James/M. Uhlhorn)
3. **Resolution No. 19-R-164** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to enter into a Memorandum of Understanding with The State Of Texas for The Texas Statewide Interoperability Channel Plan as Amended and other matters in connection therewith. (C. Kelm/K. Long)
4. **Resolution No. 19-R-167** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing expenditures with CASCO Industries totaling no more than \$70,000.00 for Firefighting Supplies and Equipment during the 2019-2020 Fiscal Year and other matters in connection therewith. (C. Kelm/K. Long)
5. **Resolution No. 19-R-169** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to enter into an agreement with Hanson Aggregates LLC, for the lease of 25 acre/ft of Edwards Aquifer Permitted Water. (C. Kelm/S. Williams/J. Hooks)
6. **Ordinance No. 19-T-29** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the FY 2019-20 Budget to encumber unused funds from FY 2018-19, repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. (M. Browne/J. Walters) *Final reading.*

Moved by Councilmember Mark Davis, seconded by Councilmember Michael Dahle to approved consent agenda items 1 through 6.

AYE: Mayor Pro-Tem Tim Brown, Councilmember Mark Davis,
Councilmember Rosemary Scott, Councilmember Scott Larson,
Councilmember Michael Dahle, Councilmember David Scagliola,
Councilmember Allison Heyward

Passed

Discussion and action items

The following Item was read into record:

- 7. Resolution No. 19-R-170** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas on a request for a Schertz Main Street Local Flavor Economic Development Grant for 816 Main Street and related matters in connection therewith. (B. James)

Mayor Gutierrez recognized Assistant City Manager Brian James who introduced this item answering questions from Council. Mr. James walked Council through the philosophy of the grant and stated that this is funded out of the general fund. Mr. James provided information on the 4 categories of funding that is available.

Moved by Councilmember Scott Larson, seconded by Councilmember Mark Davis to approve Resolution 19-R-170.

AYE: Mayor Pro-Tem Tim Brown, Councilmember Mark Davis,
Councilmember Rosemary Scott, Councilmember Scott Larson,
Councilmember Michael Dahle, Councilmember David Scagliola,
Councilmember Allison Heyward

Passed

Roll Call Vote Confirmation

City Secretary Brenda Dennis provided the roll call vote confirmation for agenda items 1 through 7.

Workshop

- 8. Schertz Area Senior Center Operations Update.** (B. James/L. Shrum)

Mayor Gutierrez recognized Parks, Recreation and Community Services Director Lauren Shrum and Assistant City Manager Brian James who introduced this item with a Power Point presentation overview of the Schertz Area Senior Center. Points of interest included: Establishment, program

managed and operated by the YMCA through public license Facility Agreement, Congregate Meal Program funded by the City of Schertz, membership, membership by City, activities and programs, community outreach and events, community partners, operations and information looking into the future.

Members of Council discussed this in great length, particularly regarding use of non-residents of Schertz and of other cities, possibility of establishment of a non-resident fee, cost to run the center in-house, fee structure, expansion plans and ideas, and working with the City of Cibolo to provide further information on the cost of their residents use of the facility, seeing if the City of Cibolo would contribute funding. In summary, staff is going to go back and look on how much this would cost us, the City to internally manage the program, and look at the fee structure.

9. City Council Liaison Appointments - Discussion and possible action regarding various City Council liaison appointments. (Mayor/Council/B. Dennis)

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided information on the current council liaison vacancies and recapping the council's current positions. After discussion on the current and vacant liaison positions council concurred the following:

Mayor Gutierrez - Audit Committee, Investment Advisory Committee and Main Street Committee

Councilmember Davis - Audit Committee, Interview Committee for Boards and Commissions, Main Street Committee, Schertz Housing Authority Board and TIRZ II Board.

Councilmember Scott - Interview Committee for Boards and Commissions

Councilmember Larson - Main Street Committee, Main Street Committee

Councilmember Dahle - Cibolo Valley Local Government Corporation (primary), Interview Committee for Boards and Commissions, TIRZ II Board

Councilmember Scagliola - Cibolo Valley Local Government Corporation (alternate), Hal Baldwin Scholarship Committee, Interview Committee for Boards and Commissions (alternate), Schertz-Seguin Local Government Corporation (primary)

Councilmember Heyward - Audit Committee, Investment Advisory Committee, Schertz Animal Services Advisory Commission

Mayor Pro-tem Brown - Main Street, Schertz-Seguin Local Government Corporation (alternate)

10. SEDC Annual Report FY 2018-2019. (M. Browne/D. Vincent)

Mayor Gutierrez recognized Economic Development Analyst Drew Vincent who provided Council with the Schertz Economic Development Corporation FY 2018-19 annual report answering questions from Council. Highlights included: Annual report highlights, overview of recruitment & retention efforts, City demographic & business community data, details on active projects, overview of development in Schertz and SEDC's annual financial summary.

11. Presentation on UDC Requirements Relating to Nonconforming Billboards. (B. James/L. Wood)

Mayor Gutierrez recognized Assistant City Manager Brian James who provided information on the relocation of billboards; he recapped what our current UDC code states:

- Currently, the City's Unified Development Code (UDC) provides that the owner of legal and non-conforming detached on-premise signs which overhang land to be acquired by a government entity may relocate the sign on the same property.
- This would allow the owner of a tract of land with a non-conforming detached on premise sign on to move the sign, generally back, in a case where TxDOT or the City acquires additional right-of-way.
- This provision only applies to legal (those that meet current code) and non-conforming on-premise signs and only in situations where the move is prompted by the government acquiring land where the sign is currently located.
- It does not apply to billboards which are generally off-premise signs and in situations where the owner wants to move it to a different location on the same property, such to develop/redevelop or subdivide the property.
- There being no provision to allow for the relocation of off-premise signs (billboards) in situations where the government is acquiring property for right-of-way, it is likely to result in higher acquisition costs for the government, as the property owner will claim the financial impact of the acquisition is greater due to loss of revenue from the sign.
- Additionally, it may impede the development or redevelopment of land as the owner has to weigh the benefits with the drawbacks, including loss of revenue or lease obligations of associated with having to remove the sign.
- The UDC could be amended to allow the owner of a non-conforming detached sign to relocate the sign on the property as long as the size or

height of the sign is not increased and it either meets the current setback requirements or it is not moved closer to a property.

- Some additional adjustments to the code would also be necessary.
- The sign portion of the City's UDC is one of the sections of the UDC most in need of a complete review, but staff could make the above change fairly easily.
- As a reminder, changes to the UDC are reviewed by the Planning and Zoning Commission who make a recommendation on the proposed changes to City Council.

After discussion with Council and noting their desire to possibly revise the code, Mr. James stated that staff will come back with a philosophical discussion with Planning & Zoning to get their feedback and then come back to Council with draft language (in three or four months.)

Requests and Announcements

- Announcements by the City Manager.

Mayor Gutierrez recognized Dr. Browne who stated that the Master Calendar for next year has been included in the Council packets and our plan for Council on the Go is to have two (2) separate sessions this year, not three. One for February 18th at Corbett Junior High School and May 19th at Scenic Hills Community Center. The rationale is that at our third session last year it was very poorly attended and required a lot of staff work and time, he wanted to make Council aware of the change.

- Requests by Mayor and Councilmembers that items be placed on a future City Council agenda.

Mayor Gutierrez recognized Mayor Pro-Tem Brown who requested a Joint Workshop meeting with City Council, EDC, and Planning & Zoning Commission. He would like to wait until after the city hires a new EDC Director to make sure we are all on the same page and for idea sharing. City Manager Dr. Browne stated that he would get with Mayor Pro-Tem Brown and discuss this further.

- Announcements by Mayor and Councilmembers

- City and community events attended and to be attended
- City Council Committee and Liaison Assignments (see assignments below)
- Continuing education events attended and to be attended
- Recognition of actions by City employees
- Recognition of actions by community volunteers

Mayor Gutierrez recognized the following:

Councilmember Scott - Holiday event this weekend and in January will be attending TML Newly Elected Councilmember Seminar.

Councilmember Dahle - Holidazzle Parade, Air Force Holiday In Blue Concert.

Councilmember Scagliola - Holidazzle Events this weekend, Air Force Holiday in Blue Concert, Choir concert at the Senior Center.

Councilmember Heyward - JBSA P4 Leadership meeting, Breakfast with Santa, Hoidazzle parade event, Air Force Holiday in Blue Concert, today the Senior Center Choir concert.

Mayor Gutierrez announced he attended: Holidazzle events throughout the weekend, JBSA P4 Meeting and the Air Force Holiday in Blue Concert.

Information available in City Council Packets - **NO DISCUSSION TO OCCUR**

12. Information on 2020 Master Calendar and Boards/Commissions. (M. Browne/S. Gonzalez)

Adjournment

Mayor Gutierrez adjourned the meeting at 7:44 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020

Department: City Secretary

Subject: Boards, Commissions and Committee Member Appointments - Consideration and/or action appointing Mr. Guillermo (Will) Soto and Mr. Howard Alperin for the remaining terms of Mr. Lou and Mrs. Judith Lynn Foehrkolb on the Historical Preservation Committee. (Mayor/Council/B. Dennis)

BACKGROUND

Mr. Guillermo (Will) Soto and Mr. Howard Alperin had submitted their applications previously to serve on the Historical Preservation Committee. With the recent resignations of Mr. Lou and Mrs. Judith Foehrkolb this created two vacancies on the board. Mr. Soto and Mr. Alperin's applications have been vetted through the Chair of the Historical Preservation Committee as well as the Interview Committee for approval of their appointments.

Staff recommends the appointments of Mr. Soto and Mr. Alperin as regular members to the Historical Preservation Committee.

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: Public Works
Subject: Resolution No. 20-R-04 - Consideration and/or action approving a Resolution authorizing contracts totaling no more than \$100,000.00 with Deere & Company for the purchase of a new tractor and parts/labor during the 2019-2020 fiscal year and other matters in connection therewith. (C. Kelm/S. Williams/D. Letbetter)

BACKGROUND

The City of Schertz (the “City”) would like to contract with Deere & Company for one new tractor (Replacement) for a not to exceed amount of \$100,000.00. Deere & Company is a reputable company with great service work.

The City’s Purchasing Policy authorizes City Manager, or his/her designee, to approve and execute contracts for amounts less than \$50,000 without obtaining City Council approval for such contracts. The total amount of the various purchases with Deere & Company during the 2019-2020 fiscal year will exceed \$50,000 with a not to exceed \$100,000.00.

Due to Deere & Company providing reliable equipment and great service work, the City staff desires to continue purchasing equipment with Deere & Company

Deere & Company are with the Texas Buy Board Contract # 529-17. This money will come from 2019-2020 budget line item 204-579-581500 Machinery/Equipment. The cost of the tractor is \$70,138.56.

GOAL

To obtain approval from City Council to approve and execute contracts with Deere & Company for the purchase of a tractor at \$70,138.56 and additional parts/labor for a total not to exceed of \$100,000.00 for the 2019-2020 fiscal year.

COMMUNITY BENEFIT

To provide the best equipment at the lowest cost for machinery to be able to maintain Right of Ways and Drainage Channels within the City of Schertz.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that Council authorizes the City Manager to approve and execute contracts with Deere & Company to purchase one new tractor for \$70,138.56 not to exceed \$100,000.00 for the tractor and parts and labor for the 2019-2020 fiscal year.

FISCAL IMPACT

One new tractor at \$70,138.56 not to exceed \$100,000.00 for the tractor and parts and labor for the 2019-2020 fiscal year.

RECOMMENDATION

Staff recommends Council approve Resolution 20-R-04.

Attachments

Resolution 20-R-04

Tractor Quote

RESOLUTION NO. 20-R-04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING CONTRACTS TOTALING NO MORE THAN \$100,000 WITH DEERE & COMPANY FOR THE PURCHASE OF A NEW TRACTOR AND PARTS/LABOR DURING THE 2019-2020 FISCAL YEAR AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz (the "City") has contracted with Deere & Company for purchase of one new tractor, labor and parts: and

WHEREAS, City staff has received a Quote (Buy Board Vendor) indicating Deere & Company is qualified to provide such services for the City; and

WHEREAS, the various contracts between the City and Deere & Company have been related to purchases for the City's Public Works Department, as well as for other departments of the City; and

WHEREAS, Deere & Company has a reputation of consistently providing a quality equipment for a low price compared to other local vendors; and

WHEREAS, the City's Purchasing Policy, adopted and approved by the City Council of the City (the "City Council") pursuant to Resolution No. 11-R-14, authorizes the City Manager, or his or her designee, to approve and execute contracts for amounts less than \$50,000 without obtaining City Council approval for such contracts; and

WHEREAS, the total amount of the various separate and unrelated contracts that the City has entered into with Deere & Company during the 2019-2020 fiscal year will exceed the \$50,000.00; and

WHEREAS, due to Deere & Company reputation of consistently providing a quality equipment for a low price, the City staff desires to continue to purchase equipment thru Deere & Company of the 2019-2020 fiscal year, for total expenditures with Deere & Company during the 2019-2020 fiscal year of up to \$100,000; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of the City for the City to continue to be able to utilize Deere & Company for additional purchases, parts and labor, including any unanticipated circumstances , that may arise during the remainder of the 2019-2020 fiscal year; and

WHEREAS, the City Council desires to allow the City Manager to approve and execute contracts with Deere & Company, including any unanticipated parts or labor, during the remainder of the 2019-2020 fiscal year for total expenditures with Deere & Company during the 2019-2020 fiscal year of up to \$100,000.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

The City Council hereby authorizes the City Manager to approve and execute contracts with Deere & Company for one new tractor and including any unanticipated parts or labor, during the remainder of the 2019-2020 fiscal year for total expenditures with Deere & Company during the 2019-2020 fiscal year of up to \$100,000.

Section 1. for additional separate and unrelated projects, including the Anticipated Project, during the remainder of the 2019-2020 fiscal year for total expenditures with SA Paramount during the 2019-2020 fiscal year of up to \$100,000.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 7th day of January 2020.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

YOUR CONTRACT. YOUR QUOTE. YOUR HELP REQUESTED.

**Ensure your equipment arrives with no delay.
Issue your Purchase Order or Letter of Intent.**

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

- Shipping address
- Billing address
- Vendor: John Deere Company
- 2000 John Deere Run Cary,
NC 27513
- Contract name and/or number
- Signature
- Tax exempt certificate, if applicable

For any questions, please contact:

Klinton Goerdel

Ag-Pro
3030 N. Austin Street
Seguin, TX 78155

Tel: 830-379-5477
Fax: 830-379-2693
Email: kgoerdel@agproco.com

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Ag-Pro
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 WSeguinGM@agproco.com

Quote Summary
Prepared For:

City Of Schertz
 10 Comm. Pl
 Schertz, TX 78154
 Business: 210-619-1800

Delivering Dealer:

Ag-Pro
 Klinton Goerdel
 3030 N. Austin Street
 Seguin, TX 78155
 Phone: 830-379-5477
 kgoerdel@agproco.com

All Used Equipment is Sold As Is, No Warranty.

Quote ID: 20819358
Created On: 19 November 2019
Last Modified On: 19 November 2019
Expiration Date: 19 December 2019

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5115M Utility Tractor	\$ 87,598.20	\$ 70,138.56 X	1 =	\$ 70,138.56
Contract: TX BuyBoard Grounds Mtnic Equip, Irrigation 529-17 (PG 67 CG 70)				
Price Effective Date: November 19, 2019				
Equipment Total				\$ 70,138.56

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 70,138.56
Trade In	
SubTotal	\$ 70,138.56
Est. Service Agreement Tax	\$ 0.00
Total	\$ 70,138.56
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 70,138.56

Salesperson : X _____

Accepted By : X _____

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: Information Technology
Subject: Resolution No. 20-R-02 - Consideration and/or action approving a Resolution authorizing purchases up to \$95,000 with any one vendor belonging to a purchasing cooperative, including Southern Computer Warehouse, Intech Southwest, PCS Mobile, SHI, Dell and CDW. (B. James/M. Clauser)

BACKGROUND

The City has historically purchased hardware from vendors belonging to purchasing cooperatives (DIR and Buy Board) such as Southern Computer Warehouse (SCW), SHI, Intech SW, Computer Discount Warehouse (CDW), PCS Mobile and Dell. This has allowed the City to procure hardware for best value and capitalize on volume discounts.

It is our policy to seek out the best pricing for the City whenever we anticipate a large purchase. Historically Intech SW, Southern Computer Warehouse (SCW) and Computer Discount Warehouse (CDW) have provided the best pricing for our purchasing needs. We will continue to seek out vendors that provide us with the best possible pricing each fiscal year as per our Purchasing policy. If the selected vendor is not a vendor belonging to a purchasing cooperative, City staff follows competitive bidding requirements.

GOAL

To expedite City operations by seeking authorization in advance for the IT Dept to make purchases from selected purchasing cooperative (DIR and Buy Board) vendors. These purchases are part of the IT budget.

COMMUNITY BENEFIT

This improves City operations by streamlining the procurement process when making certain technology purchases.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that Council approves the resolution allowing the Purchasing and IT Departments to exceed the \$50,000 cap for specific technology vendors.

FISCAL IMPACT

Purchases made will be with already budgeted funds.

RECOMMENDATION

Staff recommends that Council approves the resolution allowing the Purchasing and IT Departments to exceed the \$50,000 cap for specific technology vendors.

RESOLUTION NO. 20-R-02

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING PURCHASES UP TO \$95,000.00 WITH ANY ONE VENDOR, INCLUDING SOUTHERN COMPUTER WAREHOUSE, INTECH SOUTHWEST, PCS MOBILE, SHI, DELL AND CDW AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz (the “City”) has budgeted expenditures for hardware, software, licensing and misc. IT hardware replacements; and

WHEREAS, City staff has determined that Southern Computer Warehouse, Intech Southwest, PCS Mobile, SHI, Dell and CDW, all Texas cooperative, DIR and Buy Board vendors, provide the best-value to the City for essential software and hardware, and any other related technology; and

WHEREAS, purchases under these programs meet the requirements under the Texas Local Government Purchasing Code rule for cooperative purchases as adopted by the City of Schertz Purchasing Policy dated March 13, 2019; and

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

Section 1. The City Council hereby authorizes expenditures up to \$95,000 for FY 2019-2020 for any of the following vendors to include Southern Computer Warehouse, Intech Southwest, PCS Mobile, SHI, Dell and CDW for related software and hardware purchases, not to exceed the approved budgeted amounts utilizing various cooperatives, DIR and Buy Board contracts.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City

Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 7th day of January 2020.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: Economic Development Corporation
Subject: Resolution No. 20-R-03 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a program and expenditures of the City of Schertz Economic Development Corporation's funds not to exceed \$4,050,000.00 for Tri County Parkway & Intersection Infrastructure Improvements. (M. Browne/J. Kolbe)

BACKGROUND

This item was discussed at the August 22, 2019, SEDC Board meeting as a short-term Project in the forecast planning of the SEDC reserves. Tri County Parkway is a major collector that supports our primary job employers and commercial businesses and Tri County Parkway, Lookout Road between Tri County Parkway and Doerr Lane, and the intersection at FM 3009 and Tri County Parkway ("Tri County Parkway & Intersection") are in significant need of repair to ensure future private investment within the City of Schertz.

The Tri County Parkway & Intersection Project is anticipated to cost \$4,050,000.00. The SEDC identified this project because it: supports our existing primary job employers and encourages future investment; it addresses a top issue identified by our primary job employers, and helps the City to catch-up on its Street Preservation And Maintenance Program so that future City funding can be directed to other streets throughout the industrial park. The SEDC will transfer funds to City of Schertz. The city will handle all aspects of the project.

Funding will be provided in accordance with Section 501.103 of the Texas Local Government Code that states:

Certain Infrastructure Improvement Projects. In this subtitle, "project" includes expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements; or (3) beach remediation along the Gulf of Mexico.

FISCAL IMPACT

The SEDC will provide up to \$4,050,000 for this project. The funds will be transferred to the City and used for qualifying expenses under Section 501.103 of the Texas Local Government Code.

Attachments

Resolution 20-R-03
Map Tri County Pkwy Infrastructure Improvements
Map

RESOLUTION NO. 20-R-03

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A PROGRAM AND EXPENDITURES FOR THE TRI COUNTY PARKWAY & INTERSECTION INFRASTRUCTURE IMPROVEMENTS BY THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz Economic Development Corporation (“SEDC”) is a non-profit industrial development corporation duly established under the Development Corporation Act of 1979, as amended (Section 501.001 et seq. Texas Local Government Code, formerly the Development Corporation Act of 1979) (the “Act”); and

WHEREAS, all powers of the SEDC are vested in the SEDC Board of Directors (the “Board”) appointed by the governing body of the corporation’s authorizing unit; and

WHEREAS, Section 501.073 of the Act requires that the corporation’s authorizing unit approve all programs and expenditures of a corporation; and

WHEREAS, according to Section 501.103 of the Act, the Board has found that certain infrastructure improvements to Tri County Parkway, Lookout Road between Tri County Parkway and Doerr Lane, and the intersection at FM 3009 and Tri County Parkway (“Tri County Parkway & Intersection”) are necessary to promote or develop new or expanded business enterprises; and

WHEREAS, the Board has allocated FOUR MILLION AND FIFTY THOUSAND and NO/100 DOLLARS (\$4,050,000.00) to pay for the design, construction, and contingency to complete the Tri County Parkway & Intersection infrastructure improvements; and

WHEREAS, the funds will be used by the City of Schertz to design and construct the infrastructure improvements identified on Exhibit A hereto attached; and

WHEREAS, The SEDC held a public hearing at its October 17, 2019 meeting and the Board approved SEDC Resolution 2019-19 authorizing the Tri County Parkway & Intersection infrastructure improvement project subject to the City Council’s authorization.; and

WHEREAS, the SEDC has recommended that the City Council authorize the program and expenditures associated therewith this project; and

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

Section 1. The City Council hereby authorizes the program and expenditures of up to FOUR MILLION AND FIFTY THOUSAND and NO/100 DOLLARS (\$4,050,000.00) for the Tri County Parkway & Intersection infrastructure improvements identified on Exhibit A hereto attached.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 7th day of January, 2020.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

(CITY SEAL)

Exhibit A

INFRASTRUCTURE IMPROVEMENTS

Infrastructure Improvement Area

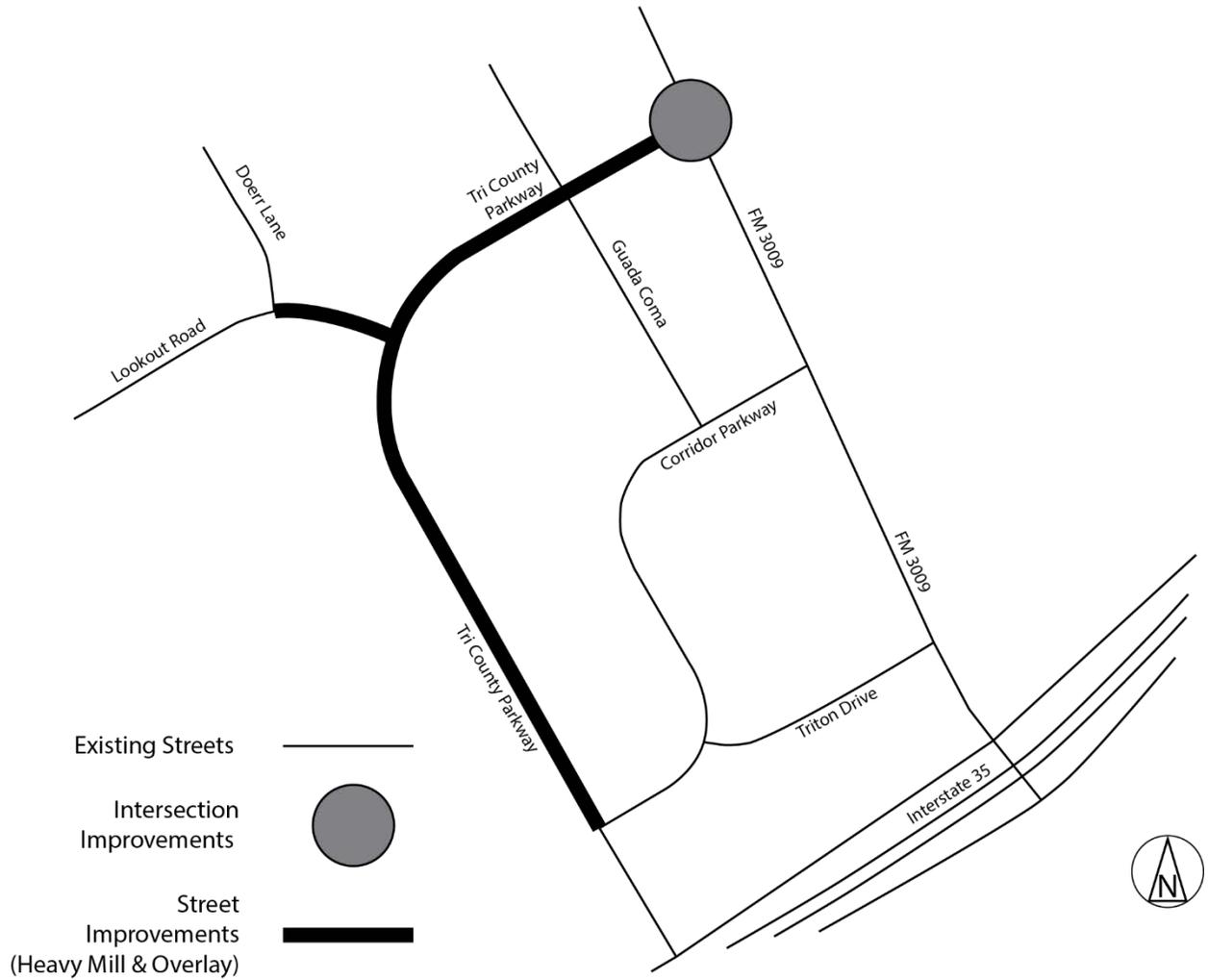
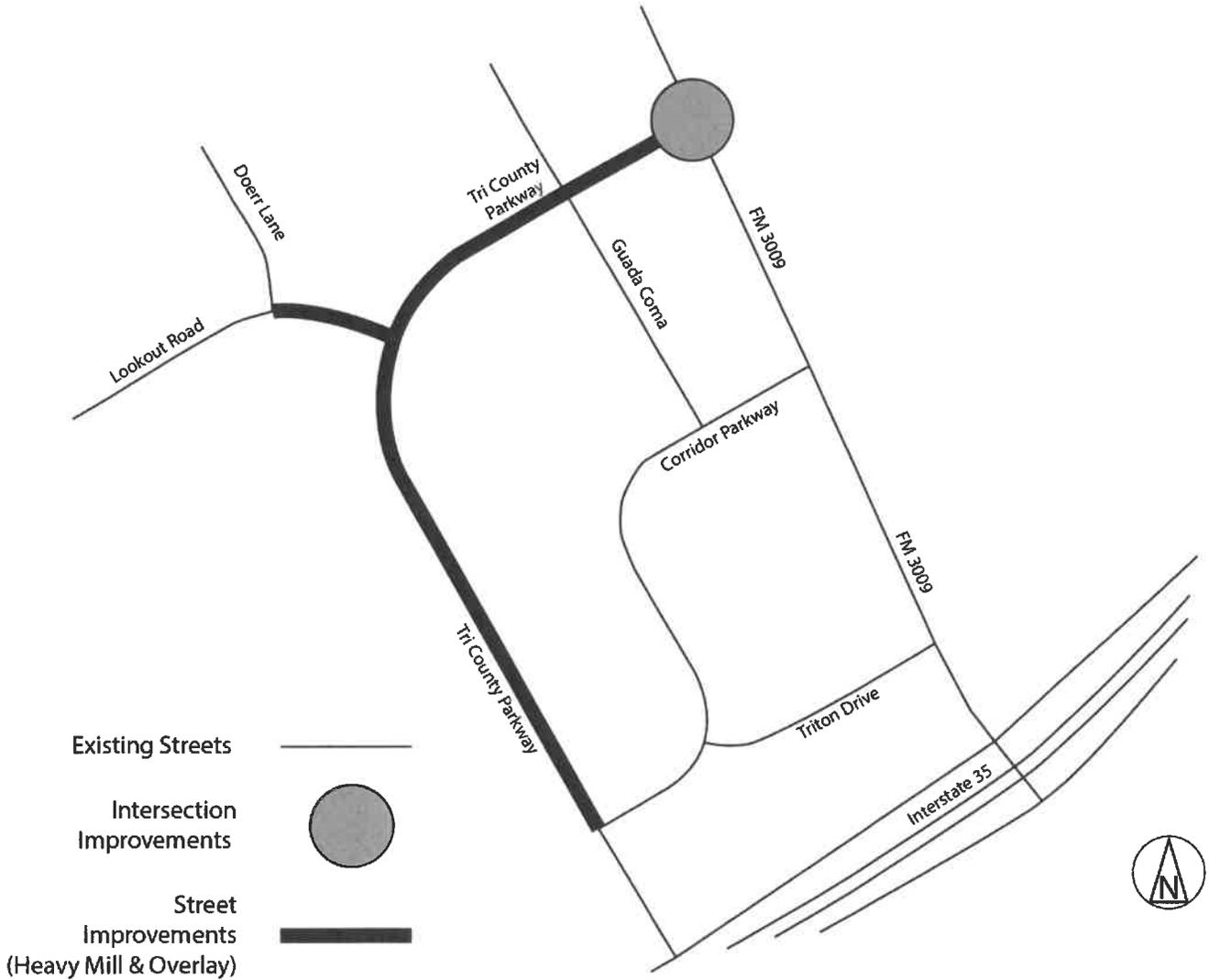


EXHIBIT A
INFRASTRUCTURE IMPROVEMENTS

Infrastructure Improvement Area



Tri County Parkway & Intersection Project

- Heavy Mill & Overlay of approximately 4,430 linear feet of pavement on Tri County Parkway between Corridor Parkway and FM 3009
- Heavy Mill & Overlay of approximately 660 linear feet of pavement on Lookout Road between Tri County Parkway and Doerr Lane
- Intersection improvements at Tri County Parkway and FM 3009



CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: City Secretary
Subject: Resolution No. 20-R-06 - Consideration and/or action approving a Resolution declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements in connection with the Schertz/Seguin Local Government Corporation (SSLGC) Schertz Additional Point of Delivery Project. (C. Kelm/A. Beard)

Property descriptions:

- SCZ-GU-001 Continental Homes of Texas: William Bracken Survey, Abstract 57, Guadalupe County, Texas, Being a portion of a called 110.48 acre tract
- SCZ-BX-003 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 8.62 acre tract
- SCZ-BX-003.1 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 4.360 acre tract
- SCZ-BX-007 Board of Trustees of the Schertz-Cibolo-Universal City Independent School District: William Bracken Survey, Abstract 43, Bexar County, Texas, Being a portion of a called 4.100 acre tract

BACKGROUND

The City of Schertz requires an additional connection with SSLGC. The Schertz Additional Point of Delivery Project was initiated to carry water from SSLGC's existing infrastructure to the Corbett Elevated Storage Tank. SSLGC Staff has worked to establish the final route of the Schertz Additional Point of Delivery Project. The process of obtaining easements along the proposed route is in progress. It is believed that there will be a small number of property owners who may not be agreeable to us obtaining easements across their property. The proposed resolution authorizes staff and the City Attorney to acquire permanent and temporary easements for the construction of an SSLGC waterline including the use of eminent domain proceedings to do so.

SSLGC does not have eminent domain authority therefore the work of acquiring these easements will be done by the City of Schertz. All expenses for this work will be reimbursed through SSLGC's Impact Fees fund.

GOAL

To grant authority to City staff, agents, attorneys, etc., to acquire the easements for the Schertz Additional Point of Delivery Project.

COMMUNITY BENEFIT

The Schertz Additional Point of Delivery Project will provide an additional connection to the City of Schertz to deliver water to the Corbett Elevated Storage Tank.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of the Resolution to acquire permanent and temporary easements for the construction of an SSLGC waterline including the use of eminent domain proceedings to do so.

FISCAL IMPACT

All costs associated with the acquisition will be paid by SSLGC through SSLGC's Impact Fees fund.

RECOMMENDATION

Staff recommends approval.

Attachments

Resolution 20-R-06

Exhibit A

RESOLUTION NO. 20-R-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS IN CONNECTION WITH THE CONSTRUCTION OF WATER PIPELINE(S) ACROSS, UPON, AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES IN GUADALUPE COUNTY AND BEXAR COUNTY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WATER PIPELINE SYSTEM FOR A PUBLIC WATER SUPPLY

WHEREAS, pursuant to its powers of eminent domain as outlined in Sections 251.001 and 552.011 of the Texas Local Government Code and other pertinent statutory authority, the City of Schertz (“City”) has determined that the acquisition of certain water pipeline easements and temporary construction easements in connection therewith, over, across, upon and under certain properties in Guadalupe County and Bexar County, located as depicted on attached hereto as **Exhibit “A”** and incorporated herein by this reference, either by purchase or by proceedings in eminent domain, is necessary and for the public purpose of the construction, operation, and maintenance of a water pipeline system known as the **Schertz Additional Point Of Delivery Project (“Project”)** for a public water supply to address the ongoing and future water supply demands for the Cities of Schertz and Seguin and customers of Schertz/Seguin Local Government Corporation; and

WHEREAS, the City authorizes all appropriate actions by the city manager, staff, and retained attorneys, and engineering and technical consultants, for the purchase or the prosecution of condemnation proceedings to acquire any such needed easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys to acquire such property interests; and authorizing all other lawful action including appraisals necessary and incidental to such acquisitions whether by purchase or through eminent domain proceedings; and

WHEREAS, in connection with the acquisition of such easement rights to certain properties, the City finds that it is necessary for employees, agents, representatives, contractors, or subcontractors of the City of Schertz to enter upon such properties to conduct both archeological and lineal surveys so that such easement rights may be defined and secured in a lawful manner whether such easement rights be acquired by purchase or through eminent domain proceedings; and

WHEREAS, employees, agents, contractors, subcontractors and attorneys acting for the City of Schertz are in the process of surveying, defining and negotiating for the acquisition of such easement rights on behalf of the City of Schertz and the Schertz/Seguin Local Government Corporation; and

WHEREAS, the City hereby finds that the acquisition of the parcels identified in **Exhibit “A”** are necessary for the completion of this very important public works project.

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

SECTION 1: Public necessity requires that the City of Schertz acquire certain water pipeline easements and temporary construction easements in connection therewith, over, across, upon and under certain privately owned real properties in Guadalupe County, Texas and Bexar County, Texas, located as depicted on **Exhibit “A”** attached hereto and incorporated herein by this reference for the public purpose of construction, operation, and maintenance of a water pipeline system to be constructed for a public water supply.

SECTION 2. Public necessity also requires that the City of Schertz acquire the rights of ingress and egress over and across such lands and adjacent lands either through purchase or through eminent domain and that the City of Schertz take all other lawful action necessary and incidental to such purchases or eminent domain proceedings including conducting lineal and archaeological surveys and appraisals as required to specify, define, and secure such easements according to existing law.

SECTION 3: The City Council hereby directs and authorizes the City Manager, staff, agents, and retained attorneys to institute and prosecute to conclusion all necessary proceedings to acquire all such property interests that the City of Schertz is unable to acquire through negotiation, and to take any other legal action necessary and incidental to such purchases or eminent domain proceedings to define, specify, and secure such property interests.

SECTION 4: All acts and proceedings done or initiated by the employees, agents, and attorneys of the City of Schertz for the acquisition of such property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof with and in regard to the grantors from whom such rights have been or are being acquired.

SECTION 5: The City Council hereby finds that the vote authorizing the adoption of this Resolution and the acquisition of property as specified herein was taken in a public meeting by a record vote and moving that this Resolution applies to all units of property to be purchased or by eminent domain for the purposes and public uses set forth herein.

SECTION 6: If any provisions, sections, subsections, sentences, clauses or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of Schertz, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any

unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

PASSED AND APPROVED on this 7th day of January 2020.

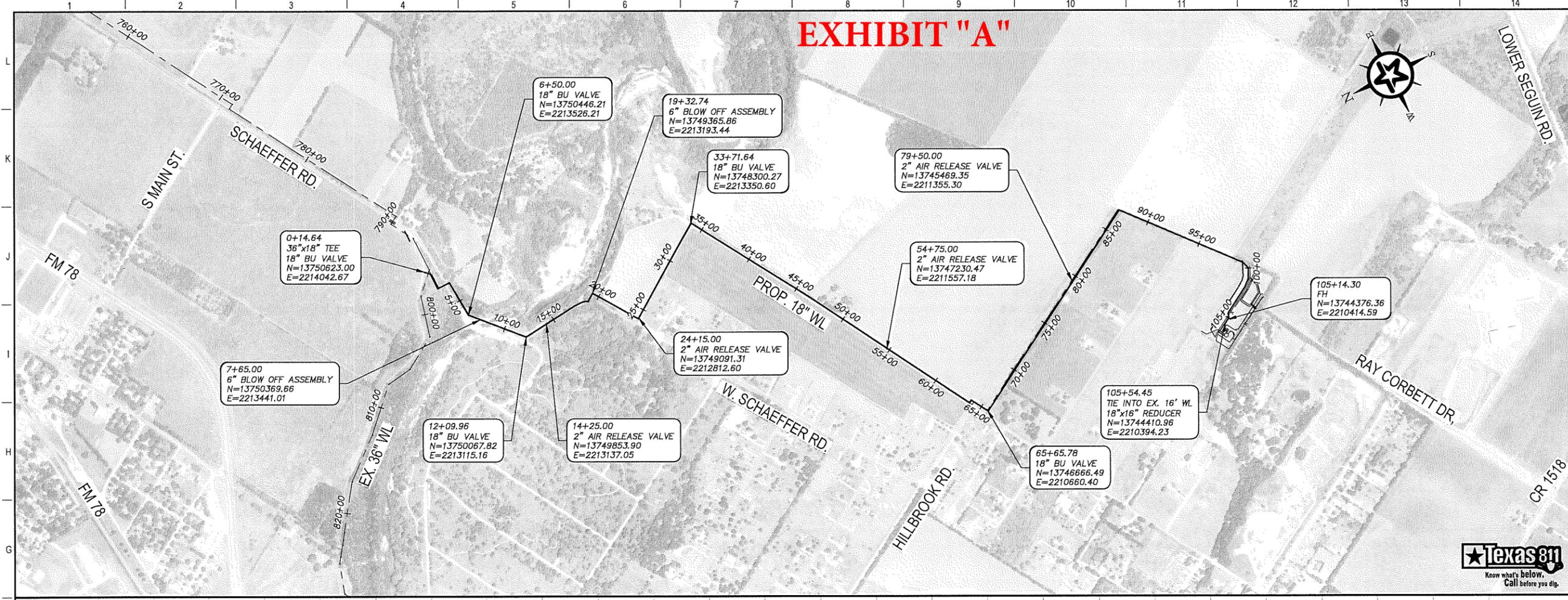
CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

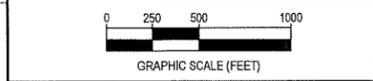
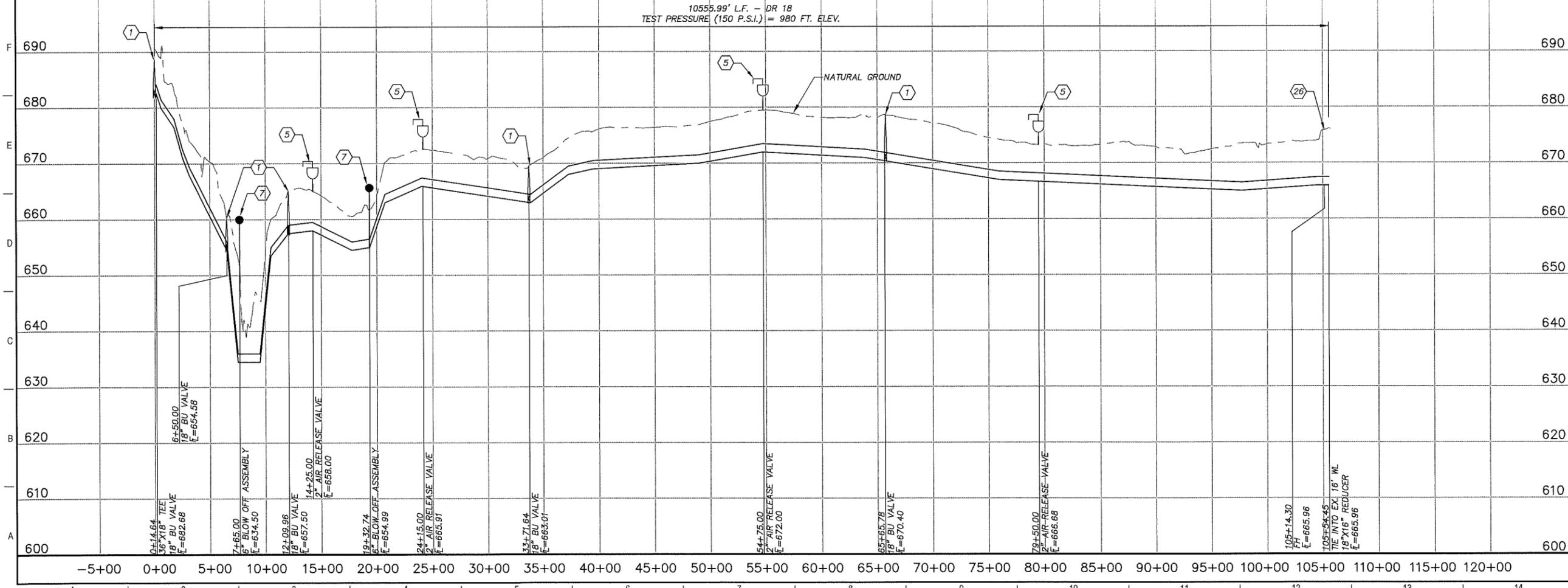
ATTEST:

Brenda Dennis, City Secretary

EXHIBIT "A"



- ### KEY NOTES
- ① BU VALVE (RE. DETAIL A9/D101)
 - ⑤ COMBINATION VACUUM & AIR RELEASE VALVE & MANHOLE VAULT (RE. DETAIL G1/D101)
 - ⑦ 6" BLOW OFF VALVE ASSEMBLY (RE. DETAIL G10/D101)
 - ②⑥ FIRE HYDRANT ASSEMBLY (RE. DETAIL G1/D100)



REV.	DESCRIPTION	DATE



SSLGC

SCHERTZ CONNECTION

OVERALL PROFILE OF PRESSURE CLASS AND TEST PRESSURE

12-19-19
DATE

DESIGNED: JFW

DRAWN: ARC

CHECKED: JFW

PROJECT NO.: 1-03165

DRAWING NO.: **C005**

G:\PROJECTS\1-03165\2 ENGINEERING\2.0 CAD\1-03165 PRESSURE CLASS AND TEST PRESSURE, 12/19/2019 1:32:42 PM, achids

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020

Department: City Secretary

Subject: Resolution No. 20-R-07 – Conduct a Public Hearing and consideration and/or action approving a Resolution authorizing the power of eminent domain for the acquisition of permanent pipeline easements and certain property rights necessary for the Schertz/Seguin Local Government Corporation (SSLGC) Schertz Additional Point of Delivery Project for the construction, enlargement and maintenance of pipelines and appurtenances designed to carry water for the City of Schertz; the acquisition of temporary construction easements; directing the City Manager or the City Manager’s Designee to execute all documents to institute eminent domain proceedings; and directing the City Attorney to initiate condemnation proceedings. (C. Kelm/A. Beard)

Property descriptions:

- SCZ-GU-001 Continental Homes of Texas: William Bracken Survey, Abstract 57, Guadalupe County, Texas, Being a portion of a called 110.48 acre tract
- SCZ-BX-003 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 8.62 acre tract
- SCZ-BX-003.1 Bexar County: William Bracken Survey, Abstract 48, Bexar County, Texas, Being a portion of a called 4.360 acre tract
- SCZ-BX-007 Board of Trustees of the Schertz-Cibolo-Universal City Independent School District: William Bracken Survey, Abstract 43, Bexar County, Texas, Being a portion of a called 4.100 acre tract

BACKGROUND

Currently, the City of Schertz receives its water supply from the Schertz/Seguin Local Government Corporation (SSLGC). The City of Schertz requires an additional connection with SSLGC to serve the Corbett Elevated Storage Tank. SSLGC’s Schertz Additional Point of Delivery Project will satisfy this requirement. The Schertz Additional Point of Delivery Project involves obtaining easements through approximately 11 tracts of land. Approximately 64% of the easements needed for this project have been acquired to date.

The City of Schertz will acquire the easements needed for this project since SSLGC does not have eminent domain authority. All expenses for the work by the City of Schertz will be reimbursed by SSLGC through SSLGC’s Impact Fees fund. The resolution under consideration grants authority to City Staff, agents, attorneys, etc., to acquire the easements for its portion of the project. These properties represent the bulk of those properties whose owners will not agree to the new easement request. Authorization is being requested for the City Attorney to file a petition to condemn easement property if Staff is unable to reach agreement with a property owner in a reasonable amount of time through a final offer. Petitions will ONLY be filed if negotiation efforts are deemed to be futile.

Good faith negotiations have taken place on each parcel. At the inception of the project, every landowner was contacted through written correspondence which included an introduction letter describing the need for an easement and its purpose. Each landowner provided a signed document

authorizing entrance to the property in order to collect data to identify environmentally sensitive areas, generate surveys and collect data relevant to provide an individual appraisal report on the property. An initial offer, based on the amount of just compensation from the independent appraisal on each property, was mailed to each landowner and/or their designated representative. Landowner's have been given extensive time to review the initial offer and the information used to calculate the amount of just compensation. During the course of negotiations, a variety of correspondence has been utilized to come to an agreement. A final offer letter for each parcel, also based on the amount of just compensation included in the independent appraisal of the property, has been sent to each landowner for review. Negotiation and correspondence continues on each of the parcels, but a necessity exists to utilize eminent domain authority if no agreement can be reached.

GOAL

This Resolution will allow the City to exercise its implied statutory authority to file a petition to condemn property for permanent and temporary construction easements for the SSLGC Schertz Additional Point of Delivery Project.

COMMUNITY BENEFIT

SSLGC's Schertz Additional Point of Delivery Project will provide an additional connection to the City of Schertz to deliver water to the Corbett Elevated Storage Tank.

SUMMARY OF RECOMMENDED ACTION

See recommendation.

FISCAL IMPACT

All costs associated with the acquisition will be paid by SSLGC through SSLGC's Impact Fees fund.

RECOMMENDATION

Staff recommends Council approval of Resolution 20-R-07.

In order to comply with Texas Government Code related to eminent domain proceedings, the Motion to adopt Resolution No. 20-R-07 must be made in the following form:

"I move that the City of Schertz City Council authorize the use of the power of eminent domain to acquire up to 4 parcel units of easement property located along the water pipeline route beginning at the North corner of Schaffer Road and Cibolo Creek, crossing Schaeffer Road in a Southern direction then crossing the Cibolo Creek in a Western direction, then crossing Schaeffer Road in a Western direction and continuing South and parallel to Schaeffer Road and Cibolo Creek, then traversing in a Southwesterly direction across and then in a Westerly direction along Schaeffer Road, then traversing South towards Raf Burnette and then continuing West along the North side of Raf Burnette, then continuing South parallel to Texas Valley and then continuing Southwesterly to the Corbett Elevated Storage Tank site for the public purpose of constructing, enlarging, and maintaining the Schertz/Seguin Local Government Corporation Schertz Additional Point of Delivery Project to address the ongoing water supply needs for the City of Schertz and to connect to the Corbett Elevated Storage Tank; the first record vote applies to all 4 units of easement properties to be condemned or subject to condemnation."

*Note that if more than one City Council member objects to the adoption of Resolution 20-R-07 by the record vote for all 4 parcel units of easement property for which condemnation proceedings may be initiated, then a separate vote must be taken for each unit of property.

Resolution No. 20-R-07

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Map

RESOLUTION NO. 20-R-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING THE POWER OF EMINENT DOMAIN FOR THE ACQUISITION OF PERMANENT PIPELINE EASEMENTS AND CERTAIN PROPERTY RIGHTS NECESSARY FOR SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION SCHERTZ ADDITIONAL POINT OF DELIVERY PROJECT FOR THE CONSTRUCTION, ENLARGEMENT AND MAINTENANCE OF PIPELINES AND APPURTENANCES DESIGNED TO CARRY WATER FOR THE CITY OF SCHERTZ; THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENTS; DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS.

WHEREAS, the City of Schertz, Texas (the "City") has previously found and determined that public necessity requires the City to acquire certain water pipeline easements and temporary construction easements in connection therewith in Guadalupe County, Texas and Bexar County, Texas from landowners for the public purpose of construction, operation, and maintenance of a water pipeline system to be constructed for public water supply for the City of Schertz in a Project called the **Schertz Additional Point of Delivery Project ("Project")**, and that the City of Schertz, acquire the rights of ingress and egress over and across such lands and adjacent lands by purchase or eminent domain proceedings pursuant to its power of eminent domain as outlined in Section 251.001 and 552.011 of the Texas Local Government Code, as amended, and other pertinent statutory authority; and

WHEREAS, eminent domain proceedings in the State of Texas are governed by Chapter 21 of the Texas Property Code; and

WHEREAS, under Chapter 21 of the Texas Property Code, a governmental entity exercising the power of eminent domain must first authorize the initiation of the condemnation proceeding at a public meeting by a record vote adopting a resolution, ordinance or order; and

WHEREAS, the City has determined a public need to acquire property rights to certain real property and improvements for the purpose of constructing, enlarging, and maintaining a water pipeline system to address the ongoing water supply needs for the City of Schertz; and

WHEREAS, to facilitate the construction of the water pipeline construction, improvements and appurtenances; temporary construction easements will also be obtained adjacent to the permanent easements to provide the City's contractor with adequate space for construction and maintenance activities; and

WHEREAS, in connection with the acquisition of such easement rights to certain properties, the City finds that it will be necessary for employees, agents, representatives, contractors, or subcontractors of the City to enter upon such properties to conduct both archeological and lineal surveys so that such easement rights may be defined and secured in a lawful manner whether such easement rights be acquired by purchase or through eminent domain proceedings; and

WHEREAS, duly approved offers based on written appraisals by independent real estate appraisers for the fair cash market value of each of the water pipeline easements and temporary construction easements were made to the property owner(s) for the acquisition of such easement rights on behalf of the City and the Schertz/Seguin Local Government Corporation; and

WHEREAS, the City Council finds that the City has, through agents and representatives, entered into bona fide good faith negotiations with the owner(s) of the hereinafter described properties and has failed to agree with the owner(s) the purchase price and damages, if any, due to said owner(s). Now, therefore, the City is authorizing the use of its power of eminent domain to condemn property; and

WHEREAS, the City Council further finds that a public necessity exists and that acquiring the properties referenced herein is necessary to accomplish the above described public purpose and public use, and in order to complete this very important public works project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS; THAT:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council of the City of Schertz, Texas and made a part hereof for all purposes as findings of fact.

SECTION 2. Public necessity requires that the City of Schertz acquire certain permanent water pipeline easements ("PE") and temporary construction easements ("TCE") in connection therewith, over, across, upon and under certain privately owned real properties, hereinafter called the Property(ies), in Guadalupe County, Texas and Bexar County, Texas to wit:

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property Acres</u>	<u>Exhibit</u>
SCZ-GU-001	Continental Homes of Texas	Guadalupe	William Bracken	57	110.48	0.162 (PE) 0.130 (TCE) Survey	A A-1 A-2
SCZ-BX-003	Bexar County	Bexar	William Bracken	48	8.62	0.151 (PE) 0.149 (TCE) Survey	B B-1 B-2
SCZ-BX-003.1	Bexar County	Bexar	William Bracken	48	4.360	0.307 (PE) 0.331 (TCE) Survey	C C-1 C-2
SCZ-BX-007	Schertz-Cibolo Universal City ISD Board of Trustees	Bexar	William Bracken	43	4.100	1.073 (PE) 1.053 (TCE) Survey	D D-1 D-2

more fully described in **Exhibits "A"** through **"D-2"** attached hereto and made a part hereof for all purposes, from said landowners or other persons who are determined to be the owners of the Property(ies), for the public purpose of constructing, operating, maintaining, repairing, relocating, replacing and removing a water pipeline system to be constructed, in the Schertz Additional Point of Delivery Project. Public necessity also requires that the City of Schertz acquire the rights of ingress and egress over and across such Property(ies) either through purchase or by the process of eminent domain and that the City of Schertz take all other lawful action necessary and incidental to such purchases or eminent domain proceedings.

SECTION 3: It is hereby determined that the City of Schertz, through its agents and representatives, has in fact transmitted bona fide offers and copies of the real estate appraisals in support thereof to each of the landowner(s) of the property interests sought herein to be acquired and as required by law, but the City of Schertz and the owners of such property interests have been unable to agree and cannot agree upon the value of such property interests or the damages to be paid, and further settlement negotiations have become futile.

SECTION 4. The City Council hereby authorizes and directs the City Manager or the City Manager's Designee, on behalf of the City, to condemn the property interests in the Property(ies) described above and to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of the Property(ies) described above and in **Exhibits "A"** through **"D-2"** herein.

SECTION 5. City Council authorizes and directs the City Attorney, on behalf of the City, to initiate condemnation proceedings and such other actions as are necessary to acquire the property interest in the Property(ies) described above and in Exhibits "A" through "D-2" herein, by the exercise of the power of eminent domain.

SECTION 6. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City of Schertz for the acquisition of such property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof with and in regard to the grantors from whom such rights have been or are being acquired.

SECTION 7. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property(ies).

SECTION 8: If any provisions, sections, subsections, sentences, clauses or phrases of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of Schertz, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 9: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordained herein.

SECTION 10: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code, and that the vote authorizing the adoption of this Resolution and the use of eminent domain power as specified herein was taken in a public meeting by record vote.

SECTION 11. This Resolution shall become effective immediately upon its passage.

<u>Council Member</u>	<u>In Favor</u>	<u>Opposed</u>
Mayor Ralph Gutierrez	_____	_____
Council Member Mark E. Davis	_____	_____
Council Member Rosemary Scott	_____	_____
Council Member Scott Larson	_____	_____
Council Member Michael Dahle	_____	_____
Council Member David L. Scagliola	_____	_____
Council Member Allison Heyward	_____	_____
Council Member Tim Brown	_____	_____

PASSED AND APPROVED on this 7th day of January, 2020.

Ralph Gutierrez, Mayor
City of Schertz, Texas

ATTEST:

Brenda Dennis, City Secretary
City of Schertz, Texas

SCZ-GU-001
CONTINENTAL HOMES OF TEXAS, L.P.



EXHIBIT A

**30 FOOT WIDE (0.162 ACRE)
WATERLINE EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57
IN GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.162 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 110.48 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT (G.C.C.D.) 2017008237, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 0.162 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH MARGIN OF SCHAEFER ROAD AND THE WEST MARGIN OF SOUTH MAIN STREET, MARKING THE SOUTHEAST CORNER OF SAID 110.48 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 110.48 ACRE TRACT, ALONG THE NORTH MARGIN OF SCHAEFER ROAD THE FOLLOWING FIVE (5) CALLS:

1. **S 59°33'00" W – 1992.60'** TO A 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOUND,
2. **S 69°06'34" W – 132.93'** TO A 1/2" IRON ROD FOUND,
3. **S 83°21'59" W – 123.87'** TO A 1/2" IRON ROD FOUND,
4. **S 86°22'18" W – 313.67'** TO A 1/2" IRON ROD WITH CAP STAMPED "ROSIN JOHNSON" FOUND,
5. **S 87°40'36" W – 28.37'** TO THE **POINT OF BEGINNING** AND MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 87°40'36" W – 30.02', WITH THE SOUTH LINE OF SAID 110.48 ACRE TRACT, ALONG THE NORTH MARGIN OF SCHAEFER ROAD, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE SOUTHWEST CORNER OF SAID 110.48 ACRE TRACT BEARS S 87°40'36"W – 219.62' TO A 1/2" IRON ROD WITH CAP STAMPED "ROSIN JOHNSON", S 84°41'24" W – 139.18' TO A MAG NAIL WITH WASHER FOUND, AND S 85°08'44" W – 61.16' TO A POINT ON THE LOW BANK OF CIBOLO CREEK AT SAID SOUTHWEST CORNER;

THENCE THROUGH THE INTERIOR OF SAID 110.48 ACRE THE FOLLOWING FIVE (5) CALLS:

1. **N 00°26'14" W – 85.64'** TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT,
2. **N 89°33'46" E – 164.84'** TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,
3. **S 45°26'14" E – 42.43'** TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,
4. **S 89°33'46" W – 164.84'** TO A POINT AT AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT,

5. S 00°26'14" E – 54.65', RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.162 ACRE OF LAND.

TOGETHER WITH A 30' WIDE (0.130 ACRE) TEMPORARY CONSTRUCTION EASEMENT, LYING SOUTH AND EAST OF, AND CONTIGUOUS TO SAID 0.162 ACRE EASEMENT, AS SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL SURVEYOR, NO. 4122.

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: NOVEMBER 5, 2018
RELEASED: NOVEMBER 12, 2018



WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165
PLAT NO. A3-1526
FIELD NOTE NO. 001
MAP CHECKED: 11/07/2018-WLS



SCZ-GU-001
BEXAR COUNTY, TEXAS



**30 FOOT WIDE (0.130 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57
IN GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.130 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 110.48 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT (G.C.C.D.) 2017008237, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.130 ACRE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH MARGIN OF SCHAEFER ROAD AND THE WEST MARGIN OF SOUTH MAIN STREET, MARKING THE SOUTHEAST CORNER OF SAID 110.48 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 110.48 ACRE TRACT, ALONG THE NORTH MARGIN OF SCHAEFER ROAD THE FOLLOWING FIVE (4) CALLS:

1. **S 59°33'00" W – 1992.60'** TO A 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOUND,
2. **S 69°06'34" W – 132.93'** TO A 1/2" IRON ROD FOUND,
3. **S 83°21'59" W – 123.87'** TO A 1/2" IRON ROD FOUND,
4. **S 86°22'18" W – 312.02'** TO THE **POINT OF BEGINNING** AND MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT;

THENCE S 86°22'18" W – 1.65', WITH THE SOUTH LINE OF SAID 110.48 ACRE TRACT, ALONG THE NORTH MARGIN OF SCHAEFER ROAD, TO A 1/2" IRON ROD WITH CAP STAMPED "ROSIN JOHNSON" FOUND FOR AN ANGLE POINT OF SAID 110.48 ACRE TRACT;

THENCE S 87°40'36" W – 28.37' CONTINUING WITH THE SOUTH LINE OF SAID 110.48 ACRE TRACT, ALONG THE NORTH MARGIN OF SCHAEFER ROAD TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, FROM WHICH THE SOUTHWEST CORNER OF SAID 110.48 ACRE TRACT BEARS S 87°40'36"W – 249.64' TO A 1/2" IRON ROD WITH CAP STAMPED "ROSIN JOHNSON", S 84°41'24" W – 139.18' TO A MAG NAIL WITH WASHER FOUND, AND S 85°08'44" W – 61.16' TO A POINT ON THE LOW BANK OF CIBOLO CREEK AT SAID SOUTHWEST CORNER;

THENCE THROUGH THE INTERIOR OF SAID 110.48 ACRE THE FOLLOWING FIVE (5) CALLS:

1. **N 00°26'14" W – 54.65'** TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT,
2. **N 89°33'46" E – 164.84'** TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,
3. **S 00°26'14" E – 30.00'** TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,
4. **S 89°33'46" W – 134.84'** TO A POINT AT AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT,
5. **S 00°26'14" E – 23.63'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.130 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

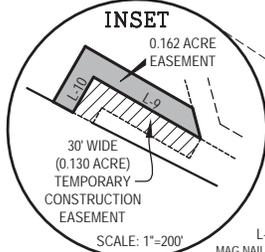
BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

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SCZ-GU-001
CONTINENTAL HOMES OF TEXAS, L.P.

EXHIBIT B

LINE	DIRECTION	LENGTH
L-1	S 69° 06' 34" W	132.93'
(L-1)	(S 69° 08' 42" W)	(132.55')
L-2	S 83° 21' 59" W	123.87'
(L-2)	(S 83° 21' 51" W)	(124.06')
L-3	S 86° 22' 18" W	313.67'
(L-3)	(S 86° 20' 59" W)	(313.69')
L-4	S 87° 40' 36" W	28.37'
L-5	S 87° 40' 36" W	30.02'
L-6	N 00° 26' 14" E	85.64'
L-7	N 89° 33' 46" E	164.84'
L-8	S 45° 26' 14" E	42.43'
L-9	S 89° 33' 46" W	164.84'
L-10	S 00° 26' 14" E	54.65'
L-11	S 87° 40' 36" W	219.62'
L-12	S 84° 41' 24" W	139.18'
(L-12)	(S 84° 43' 52" W)	(139.02')
L-13	S 85° 08' 44" W	61.16'
(L-13)	(S 85° 08' 59" W)	(61.16')



EASEMENT FIELD NOTE POINT OF BEGINNING GRID COORDINATES
N:13748728.71' E:2213588.60'

SURVEYOR'S NOTES:

SURVEYED: NOVEMBER 5, 2018

RELEASE DATE: NOVEMBER 12, 2018

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

30 FOOT WIDE (0.162 ACRE) WATERLINE EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57, IN GUADALUPE COUNTY, TEXAS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY COMMUNITY NATIONAL TITLE, GF NO. 18070257ROW, WHICH BEARS AN EFFECTIVE DATE OF JULY 27, 2018.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

ELECTRIC EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN VOLUME 392, PAGE 493, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

EXHIBIT

OF A 30 FOOT WIDE (0.162 ACRE) WATERLINE EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 57, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 110.48 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

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Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com

SURVEYOR'S NOTES CONTINUED:

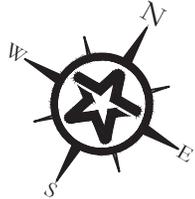
ELECTRIC EASEMENT GRANTED TO SOUTH TEXAS PUBLIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 86, PAGE 495, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

ELECTRIC EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN VOLUME 392, PAGE 502, CORRECTED BY VOLUME 394, PAGE 460, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THE DEVELOPMENT AND ZONING ACKNOWLEDGEMENT AGREEMENT OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008239 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

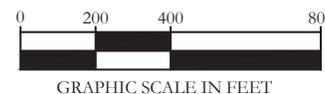
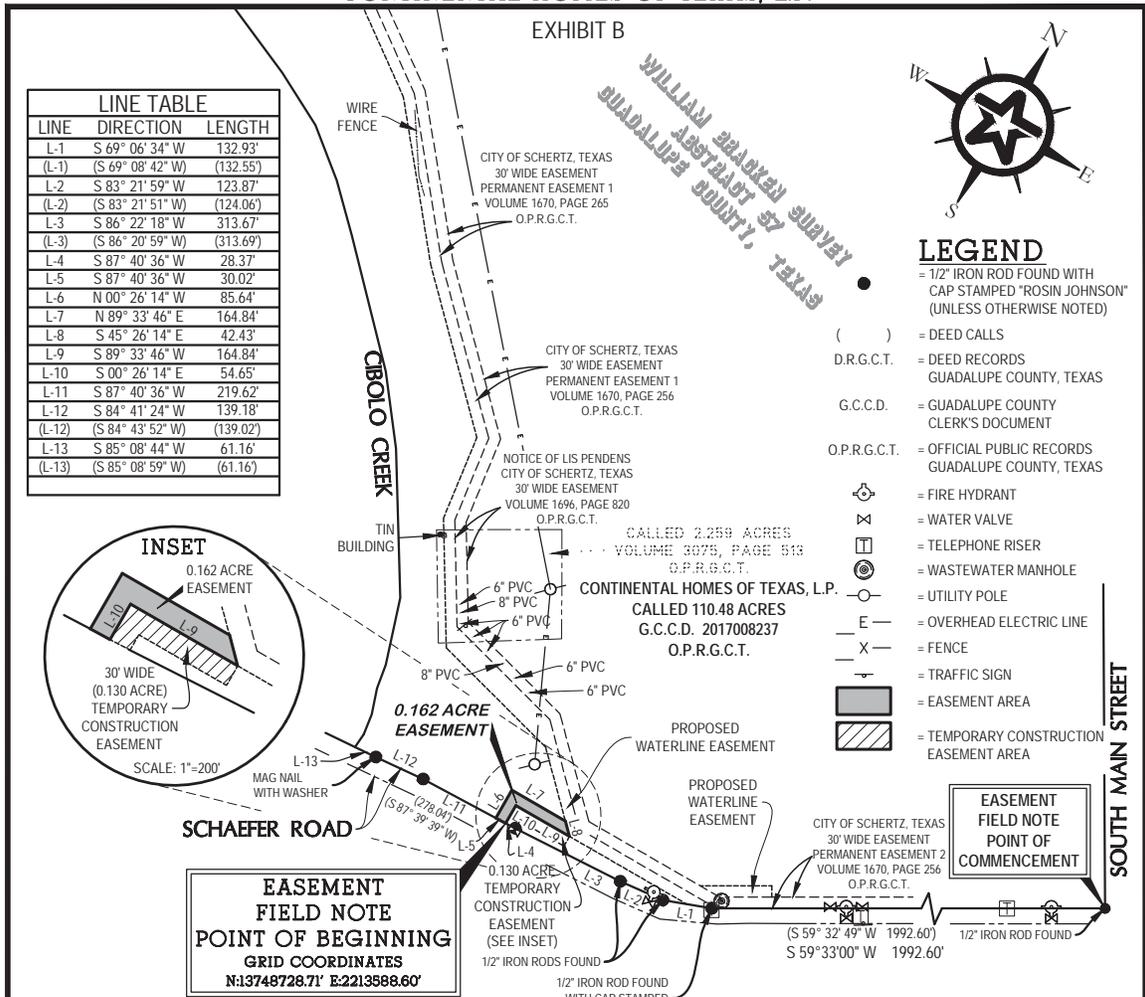
THE MEMORANDUM OF AGREEMENT OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008240 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THE ASSIGNMENT OF RIGHTS IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008238 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 110.48 ACRE TRACT DESCRIBED IN GUADALUPE COUNTY CLERK'S DOCUMENT 2017008237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LEGEND

- = 1/2" IRON ROD FOUND WITH CAP STAMPED "ROSLIN JOHNSON" (UNLESS OTHERWISE NOTED)
- () = DEED CALLS
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
- G.C.C.D. = GUADALUPE COUNTY CLERK'S DOCUMENT
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
- ⊕ = FIRE HYDRANT
- ⊖ = WATER VALVE
- ⊞ = TELEPHONE RISER
- ⊗ = WASTEWATER MANHOLE
- = UTILITY POLE
- E — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- ⊥ = TRAFFIC SIGN
- ▨ = EASEMENT AREA
- ▨ = TEMPORARY CONSTRUCTION EASEMENT AREA



Walker Partners
engineers ★ surveyors
804 Las Cimas Pkwy., Suite 150 • Austin, Texas 78746
Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317

PLAT NO. A3-1526 PROJ. NO. 11-07-18 DRAFTED 11/08/18
TAB 8.5x14 F/N NO. 001 FB/PG 393/51 DRAWN BY WLS
DWG. NAME: 1-03165-SCZ-GU-001.DWG MAP CHK'D 11/07/18

G:\PROJECTS\1-03165\1 SURVEY\1.0 CAD\1-03165-SCZ-GU-001.DWG; 8.5X14-NO CERT, 11/12/2018 10:55:46 AM, lsimpson, 1:1

Exhibit "A-2"

SCZ-BX-003
BEXAR COUNTY, TEXAS



EXHIBIT B

**20 FOOT WIDE (0.151 ACRE)
WATERLINE EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.151 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.151 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE INTERIOR OF SAID 8.62 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST NORTHLY NORTHWEST CORNER OF SAID 8.62 ACRE TRACT BEARS N 45°46'57" W – 420.76' AND A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 OF SAID DEED TO THE COUNTY OF BEXAR, TEXAS BEARS N 52°49'22" W – 54.71';

THENCE N 47°23'48" E – 336.21', THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE CENTER OF CIBOLO CREEK AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE WITH THE CENTER OF CIBOLO CREEK, ALONG THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND A CALLED 43.64 ACRE TRACT DESCRIBED IN TRACT #2, IN A DEED TO PAUL KLAR AND WIFE, ANNIE KLAR RECORDED IN VOLUME 361, PAGE 433 OF THE DEED RECORDED OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING TWO (2) CALLS:

1. **S 11°34'43" W – 29.90'** TO A POINT FOR ANGLE,
2. **S 03°59'35" E – 3.20'** TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 47°23'48" W – 324.90', THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 0.580 ACRE TRACT DESCRIBED IN TRACT XIII, EXHIBIT F, PAGE 1 IN SAID DEED TO BEXAR COUNTY, TEXAS AND AN INTERIOR ELL CORNER OF SAID 8.62 ACRE TRACT BEARS N 47°49'07" W – 340.18';

THENCE N 05°50'32" W – 24.96', WITH THE EAST MARGIN OF WEST SCHAEFER ROAD, EAST OF, PARALLEL WITH AND 40' AT RIGHT ANGLES FROM THE WEST MARGIN OF SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.151 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

RELEASED: SEPTEMBER 11, 2019


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165
PLAT NO. A3-1657
FIELD NOTE NO. 003
MAP CHECKED: WCH



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EXHIBIT B-1

**20 FOOT WIDE (0.149 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.149 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.149 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE INTERIOR OF SAID 8.62 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST NORTHLY NORTHWEST CORNER OF SAID 8.62 ACRE TRACT BEARS N 43°41'46" W – 440.19' AND A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 OF SAID DEED TO THE COUNTY OF BEXAR, TEXAS BEARS N 38°32'56" W – 74.03';

THENCE N 47°23'48" E – 324.90', THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE CENTER OF CIBOLO CREEK AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE WITH THE CENTER OF CIBOLO CREEK, ALONG THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND A CALLED 43.64 ACRE TRACT DESCRIBED IN TRACT #2, IN A DEED TO PAUL KLAR AND WIFE, ANNIE KLAR RECORDED IN VOLUME 361, PAGE 433 OF THE DEED RECORDED OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING TWO (2) CALLS:

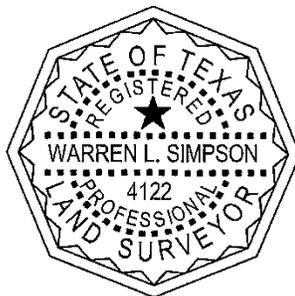
1. **S 03°59'35" E – 16.00'** TO A POINT FOR ANGLE,
2. **S 05°19'00" E – 9.43'** TO POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 47°23'48" W – 324.15', THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 0.580 ACRE TRACT DESCRIBED IN TRACT XIII, EXHIBIT F, PAGE 1 IN SAID DEED TO BEXAR COUNTY, TEXAS AND AN INTERIOR ELL CORNER OF SAID 8.62 ACRE TRACT BEARS N 45°09'14" W – 359.13';

THENCE N 05°50'32" W – 24.96', WITH THE EAST MARGIN OF WEST SCHAEFFER ROAD, EAST OF, PARALLEL WITH AND 40' AT RIGHT ANGLES FROM THE WEST MARGIN OF WEST SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.149 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

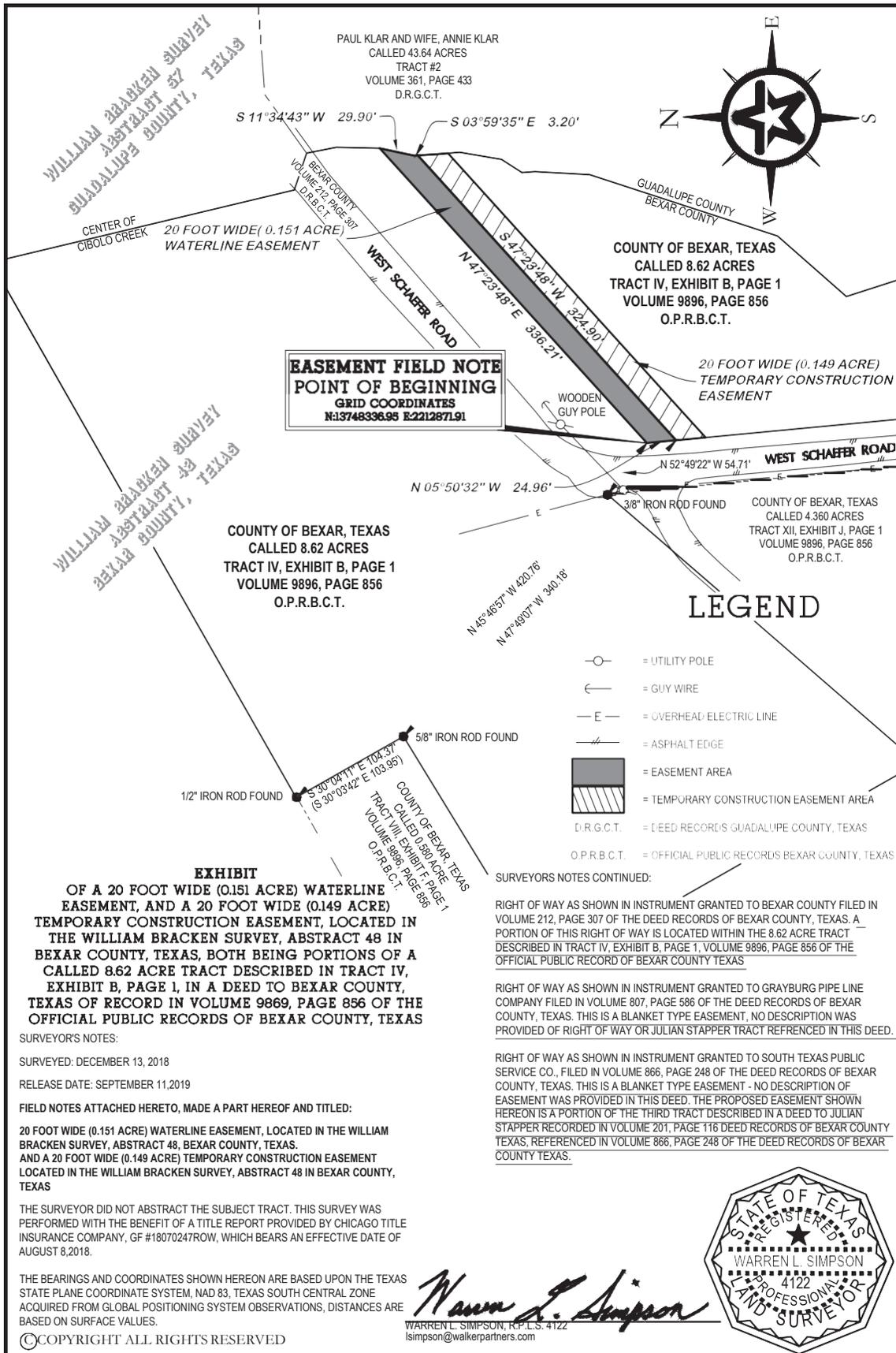
RELEASED: SEPTEMBER 11, 2019

WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-03165
PLAT NO. A3-1657
FIELD NOTE NO. 003-TCE
MAP CHECKED: WCH

SCZ-BX-003
BEXAR COUNTY, TEXAS



EASEMENT FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:13748336.95 E:2212871.91

LEGEND

- = UTILITY POLE
- = GUY WIRE
- = OVERHEAD ELECTRIC LINE
- = ASPHALT EDGE
- = EASEMENT AREA
- = TEMPORARY CONSTRUCTION EASEMENT AREA
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES CONTINUED:

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO BEXAR COUNTY FILED IN VOLUME 212, PAGE 307 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. A PORTION OF THIS RIGHT OF WAY IS LOCATED WITHIN THE 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, VOLUME 9896, PAGE 856 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO GRAYBURG PIPE LINE COMPANY FILED IN VOLUME 807, PAGE 686 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT, NO DESCRIPTION WAS PROVIDED OF RIGHT OF WAY OR JULIAN STAPPER TRACT REFERENCED IN THIS DEED.

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO SOUTH TEXAS PUBLIC SERVICE CO., FILED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT - NO DESCRIPTION OF EASEMENT WAS PROVIDED IN THIS DEED. THE PROPOSED EASEMENT SHOWN HEREON IS A PORTION OF THE THIRD TRACT DESCRIBED IN A DEED TO JULIAN STAPPER RECORDED IN VOLUME 201, PAGE 116 DEED RECORDS OF BEXAR COUNTY TEXAS, REFERENCED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS.

EXHIBIT
OF A 20 FOOT WIDE (0.151 ACRE) WATERLINE EASEMENT, AND A 20 FOOT WIDE (0.149 ACRE) TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48 IN BEXAR COUNTY, TEXAS, BOTH BEING PORTIONS OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO BEXAR COUNTY, TEXAS OF RECORD IN VOLUME 9869, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: DECEMBER 13, 2018
RELEASE DATE: SEPTEMBER 11, 2019

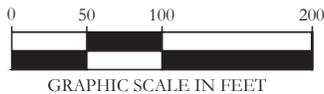
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
20 FOOT WIDE (0.151 ACRE) WATERLINE EASEMENT, LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, BEXAR COUNTY, TEXAS.
AND A 20 FOOT WIDE (0.149 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48 IN BEXAR COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF #18070247ROW, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 8, 2018.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS, DISTANCES ARE BASED ON SURFACE VALUES.

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Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com



PLAT NO. A3-1657 PROJ. NO. 1-03165 DRAFTED 09/09/19
TAB NA F/N NO. 003 FB/PG 3-17/50 DRAWN BY WCH
DWG. NAME 1-03165-SCZ-BX-003.DWG MAP CHK'D 09/09/19

G:\PROJECTS\1-03165\1 SURVEY\1-0 CAD\1-03165-SCZ-BX-003.DWG, 8:5X14-NO CERT, 9/11/2019 1:41:41 PM, wharmon, 1:1



EXHIBIT C

**20 FOOT WIDE (0.307 ACRE)
WATERLINE EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.307 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.307 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF WEST SCHAEFER ROAD, BEING THE EAST LINE OF SAID 4.360 ACRE TRACT, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF SAID 4.360 ACRE TRACT BEARS N 05°50'32" W – 67.21';

THENCE WITH THE WEST MARGIN OF WEST SCHAEFER ROAD, ALONG THE EAST LINES OF SAID 4.36 ACRE TRACT, THE FOLLOWING SIX (6) CALLS:

1. S 05°50'32" E – 537.06' TO A 1/2" IRON ROD FOUND,
2. S 00°01'52" W – 53.56' TO A POINT,
3. S 02°56'58" W – 31.46' TO A 1/2" IRON ROD FOUND,
4. S 12°48'57" W – 26.42' TO A 1/2" IRON ROD WITH CAP STAMPED "BAKER SURVEYING" FOUND,
5. S 34°07'00" W – 35.50' TO A 1/2" IRON ROD WITH CAP STAMPED "BAKER" FOUND AT A SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT,
6. S 55°45'13" W – 2.52' TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.360 ACRE TRACT BEARS S 55°45'13" W – 239.94';

THENCE N 34°12'30" W – 20.52' THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, TO A POINT AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, WEST OF, PARALLEL WITH AND 20' AT RIGHT ANGLES FROM THE WEST MARGIN OF WEST SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:

1. N 34°07'00" E – 26.50' TO A POINT,
2. N 12°48'57" E – 20.93', TO A POINT,
3. N 02°56'58" E – 29.22' TO A POINT,
4. N 00°01'52" E – 52.03' TO A POINT,
5. N 05°50'32" W – 521.09' TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 47°23'48" E – 24.96', RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.307 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

RELEASED: SEPTEMBER 11, 2019

Warren L. Simpson

WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165
PLAT NO. A3-1658
FIELD NOTE NO. 003.1
MAP CHECKED: WCH

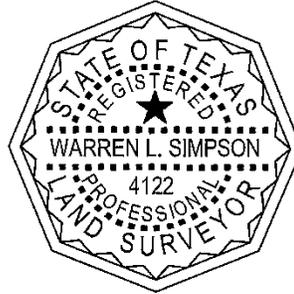




EXHIBIT C-1

**20 FOOT WIDE (0.331 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.331 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.331 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF WEST SCHAEFER ROAD, BEING THE EAST LINE OF SAID 4.360 ACRE TRACT, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF SAID 4.360 ACRE TRACT BEARS N 05°50'32" W – 42.24';

THENCE S 05°50'32" E – 24.96' WITH THE WEST MARGIN OF WEST SCHAEFFER ROAD, ALONG THE EAST LINE OF SAID 4.360 ACRE TRACT, TO A POINT FOR CORNER;

THENCE S 47°23'48" W – 24.96' THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, TO A POINT FOR CORNER;

THENCE THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, THE FOLLOWING SIX (6) CALLS:

1. **S 05°50'32" E – 521.09'** TO A POINT,
2. **S 00°01'52" W – 52.03'** TO A POINT,
3. **S 02°56'58" W – 29.22'** TO A POINT,
4. **S 12°48'57" W – 20.93'** TO A POINT,
5. **S 34°07'00" W – 26.50'** TO A POINT AT A SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT,
6. **S 34°12'30" E – 20.52'** TO A POINT IN THE NORTH MARGIN OF WEST SCHAEFFER ROAD, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, S 55°45'13" W – 20.00' WITH THE NORTH MARGIN OF WEST SCHAEFFER ROAD, ALONG THE SOUTH LINE OF SAID 4.360 ACRE TRACT, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.360 ACRE TRACT BEARS S 55°45'13" W – 219.94';

THENCE N 34°12'30" W – 40.00' THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, TO A POINT AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

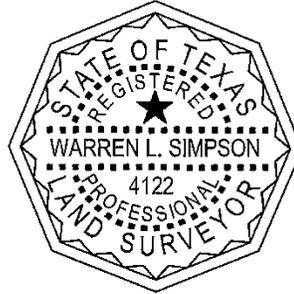
THENCE CONTINUING THROUGH THE INTERIOR OF SAID 4.360 ACRE TRACT, WEST OF, PARALLEL WITH AND 40' AT RIGHT ANGLES FROM THE WEST MARGIN OF WEST SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, THE FOLLOWING SIX (6) CALLS:

1. **N 55°45'13" E – 14.85'** TO A POINT,
2. **N 34°07'00" E – 20.33'**, TO A POINT,
3. **N 12°48'57" E – 15.44'** TO A POINT,
4. **N 02°56'58" E – 26.99'** TO A POINT,
5. **N 00°01'52" E – 50.49'** TO A POINT,
6. **N 05°50'32" W – 530.09'** TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 47°23'48" E – 49.93', RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.331 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

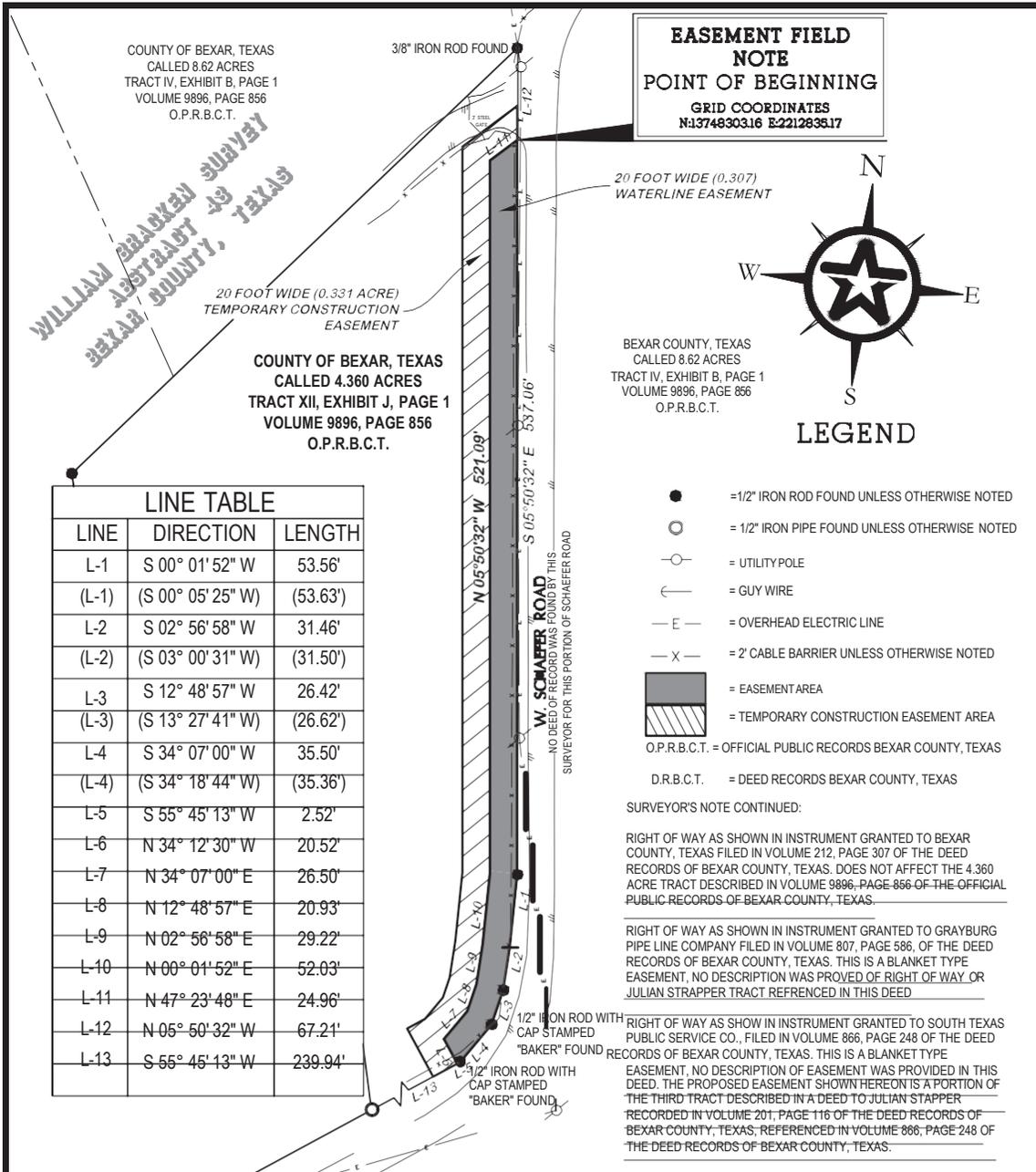
RELEASED: SEPTEMBER 11, 2019

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122

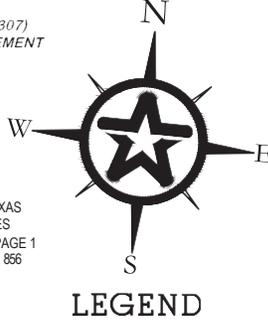


PROJ NO. 1-03165
PLAT NO. A3-1658
FIELD NOTE NO. 003.1-TCE
MAP CHECKED: WCH

SCZ-BX-003.1
BEXAR COUNTY, TEXAS



EASEMENT FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N13748303.16 E2212835.17



LINE	DIRECTION	LENGTH
L-1	S 00° 01' 52" W	53.56'
(L-1)	(S 00° 05' 25" W)	(53.63')
L-2	S 02° 56' 58" W	31.46'
(L-2)	(S 03° 00' 31" W)	(31.50')
L-3	S 12° 48' 57" W	26.42'
(L-3)	(S 13° 27' 41" W)	(26.62')
L-4	S 34° 07' 00" W	35.50'
(L-4)	(S 34° 18' 44" W)	(35.36')
L-5	S 55° 45' 13" W	2.52'
L-6	N 34° 12' 30" W	20.52'
L-7	N 34° 07' 00" E	26.50'
L-8	N 12° 48' 57" E	20.93'
L-9	N 02° 56' 58" E	29.22'
L-10	N 00° 04' 52" E	52.03'
L-11	N 47° 23' 48" E	24.96'
L-12	N 05° 50' 32" W	67.21'
L-13	S 55° 45' 13" W	239.94'

- = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- = 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- = UTILITY POLE
- = GUY WIRE
- E — = OVERHEAD ELECTRIC LINE
- X — = 2" CABLE BARRIER UNLESS OTHERWISE NOTED
- [Hatched Box] = EASEMENT AREA
- [Diagonal Lines Box] = TEMPORARY CONSTRUCTION EASEMENT AREA
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BEXAR COUNTY, TEXAS

SURVEYOR'S NOTE CONTINUED:

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO BEXAR COUNTY, TEXAS FILED IN VOLUME 212, PAGE 307 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. DOES NOT AFFECT THE 4.360 ACRE TRACT DESCRIBED IN VOLUME 9896, PAGE 866 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO GRAYBURG PIPE LINE COMPANY FILED IN VOLUME 807, PAGE 586, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT, NO DESCRIPTION WAS PROVIDED OF RIGHT OF WAY OR JULIAN STRAPPER TRACT REFERENCED IN THIS DEED

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO SOUTH TEXAS PUBLIC SERVICE CO., FILED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT, NO DESCRIPTION OF EASEMENT WAS PROVIDED IN THIS DEED. THE PROPOSED EASEMENT SHOWN HEREON IS A PORTION OF THE THIRD TRACT DESCRIBED IN A DEED TO JULIAN STRAPPER RECORDED IN VOLUME 201, PAGE 116 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS; REFERENCED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

SURVEYED: DECEMBER 13, 2018

RELEASE DATE: SEPTEMBER 11, 2019

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

20 FOOT WIDE (0.307 ACRE) WATERLINE EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, BEXAR COUNTY, TEXAS, AND A 20 FOOT WIDE (0.331 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48 IN BEXAR COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY GF # 18070246ROW, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 8, 2018.

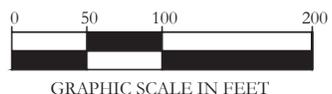
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES ARE BASED ON SURFACE VALUES.

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EXHIBIT

OF A 20 FOOT WIDE (0.307 ACRE) WATERLINE EASEMENT AND A 20 FOOT WIDE (0.331) LOCATED IN THE WILLIAM BRACKEN SURVEY ABSTRACT 48 IN BEXAR COUNTY, TEXAS, BOTH BEING PORTIONS OF A CALLED 4.360 ACRE TRACT OF LAND DESCRIBED IN TRACT XII, EXHIBIT J, PAGE 1 IN A DEED TO THE COUNTY OF BEXAR, TEXAS OF RECORD IN VOLUME 9896, PAGE 866 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

Warren J. Simpson
Warren J. Simpson, P.L.S. #4122
Isimpson@walkerpartners.com



PLAT NO. A3-1658 PROJ. NO. 1-03165 DRAFTED 09/09/19

TAB NA F/N NO. 0031 FB/PG 3-17/50 DRAWN BY WCH

DWG. NAME 1-03165-SCZ-BX-003.1.DWG MAP CHK'D 09/09/19

G:\PROJECTS\1-03165\1 SURVEY\1.0 CAD\1-03165-SCZ-BX-003.1.DWG, 8.5X14-NO CERT, 9/11/2019 1:44:01 PM, wharmon, 1:1

**BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT
SCHOOL DISTRICT**



EXHIBIT D

**20 FOOT WIDE (1.073 ACRE)
WATERLINE EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (1.073 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.100 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER BEXAR COUNTY CLERK'S DOCUMENT (B.C.C.D.) 20100005020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 1.073 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF A CALLED 33.749 ACRE TRACT DESCRIBED IN A DEED TO ISAAC E. BURNETT AND WIFE, VEO P. BURNETTE RECORDED IN VOLUME 5553, PAGE 453 OF SAID O.P.R.B.C.T., AT THE NORTHEAST CORNER OF SAID 4.100 ACRE TRACT AND MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHWEST CORNER OF A CALLED 37.921 ACRE TRACT DESCRIBED IN A DEED TO THE JANIS LUDWIG, RECORDED UNDER B.C.C.D. 20170126124 OF SAID O.P.R.B.C.T., FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND FOR REFERENCE BEARS S 29°19'13" E - 0.63' AND A 3/4" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 33.749 ACRE TRACT BEARS S 60°11'03" W - 0.82';

THENCE S 29°19'13" E - 20.00', WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT BEARS S 29°19'13" E - 0.75';

THENCE S 59°31'10" W - 158.71' THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 30°08'15" E - 2156.71', CONTINUING THOUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND TWENTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT IN THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND A CALLED 25.010 ACRE TRACT DESCRIBED IN A DEED TO BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER B.C.C.D 20090242190 OF SAID O.P.R.B.C.T., AT THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC 210" MARKING THE SOUTHEAST CORNER OF SAID 4.100 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 25.010 ACRE TRACT BEARS N 49°46'37" E - 75.19';

THENCE S 49°46'37" W - 20.31' WITH THE COMMON LINE OF SAID 4.100 ACRE TRACT AND SAID 25.010 ACRE TRACT, TO A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.100 ACRE TRACT, AND THE HEREIN DESCRIBED EASEMENT, AND THE SOUTHEAST CORNER OF A CALLED 7.00 ACRE DESCRIBED IN A DEED TO DELBERT J. PETOSKEY AND BERNARDINE W. PETOSKEY, RECORDED UNDER B.C.C.D. 20180118043, OF SAID O.P.R.B.C.T.;

THENCE N 30°08'15" W - 2180.15', WITH THE WEST LINE OF SAID 4.100 ACRE TRACT, PARTWAY ALONG THE EAST LINE OF SAID 7.00 ACRE TRACT, PARTWAY WITH THE EAST LINE OF A CALLED 7.00 ACRE TRACT DESCRIBED IN A DEED TO TONY C. SOWELL AND WIFE, FAYE SOWELL, RECORDED IN VOLUME 2810, PAGE 1333 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS (D.R.B.C.T.), PARTWAY WITH THE EAST LINE OF THE REMAINDER OF A CALLED 13.180 ACRE TRACT DESCRIBED IN A DEED TO DORIS DAULT AN IVAN K. DAULT, RECORDED UNDER B.C.C.D. 20120084605 OF THE O.P.R.B.C.T., PARTWAY WITH THE EAST LINE OF A CALLED 3.00 ACRE TRACT DESCRIBED IN A DEED TO RALPH ZIMMERMANN AND WIFE, KAY ZIMMERMAN, RECORDED IN VOLUME 3530, PAGE 798 OF THE D.R.B.C.T., PASSING AT 1870.21' A 1" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT, PARTWAY WITH THE EAST LINE OF A CALLED 2.09 ACRE TRACT DESCRIBED IN A DEED TO ALVIN A. SCHULZ AND WIFE ALICE SCHULZ, RECORDED IN VOLUME 7133, PAGE 548 OF THE D.R.B.C.T., PARTWAY WITH THE EAST LINE OF A CALLED 0.102 ACRE TRACT DESCRIBED IN A DEED TO COUNTY OF BEXAR, RECORDED UNDER B.C.C.D. 20110072817 OF THE O.P.R.B.C.T., TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SCHAEFER ROAD (VARIABLE WIDTH), AT THE NORTHWEST CORNER OF SAID 4.100 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

THENCE N 59°31'10" E – 178.18', WITH THE SOUTH RIGHT OF WAY LINE OF SCHAEFER ROAD ALONG THE NORTH LINE OF SAID 4.100 ACRE TRACT, TO A 3/4" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 33.749 ACRE TRACT;

THENCE N 60°11'03" E – 0.82' WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 33.749 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.073 ACRES OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 16, 2019. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

RELEASED: SEPTEMBER 27, 2019


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165
PLAT NO. A3-1680
FIELD NOTE NO. 007
MAP CHECKED: WCH



BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT
SCHOOL DISTRICT



EXHIBIT D-1

**20 FOOT WIDE (1.053 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (1.053 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.100 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER BEXAR COUNTY CLERK'S DOCUMENT (B.C.C.D.) 20100005020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 1.053 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND A CALLED 37.921 ACRE TRACT DESCRIBED IN A DEED TO THE JANIS LUDWIG, RECORDED UNDER B.C.C.D. 20170126124 OF SAID O.P.R.B.C.T., FROM WHICH A POINT THE SOUTH LINE OF A CALLED 33.749 ACRE TRACT DESCRIBED IN A DEED TO ISAAC E. BURNETT AND WIFE, VEO P. BURNETTE RECORDED IN VOLUME 5553, PAGE 453 OF SAID O.P.R.B.C.T., AT THE NORTHEAST CORNER OF SAID 4.100 ACRE TRACT BEARS N 29°19'13" W – 20.00' AND FROM SAID NORTHEAST CORNER A 3/4" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 33.749 ACRE TRACT BEARS S 60°11'03" W – 0.82';

THENCE S 29°19'13" E – 0.75', WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, **AN ARC LENGTH OF 19.26'**, HAVING A RADIUS OF 430.00', A CENTRAL ANGLE OF 02°34'00" AND A CHORD WHICH BEARS S 28°42'18" E – 19.26' TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 59°31'10" W – 138.22' THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 30°08'15" E – 2133.27', CONTINUING THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND FORTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT IN THE SOUTH LINE OF SAID 4.100 ACRE TRACT AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND THE NORTH LINE OF A CALLED 25.010 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER B.C.C.D. 20090242190 OF SAID O.P.R.B.C.T., FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC 210" MARKING THE SOUTHEAST CORNER OF SAID 4.100 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 25.010 ACRE TRACT BEARS N 49°46'37" E – 54.88';

THENCE S 49°46'37" W – 20.31' WITH THE COMMON LINE OF SAID 4.100 ACRE TRACT AND SAID 25.010 ACRE TRACT, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.100 ACRE TRACT BEARS S 49°46'37" W – 20.31';

THENCE N 30°08'15" W – 2156.71', THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND TWENTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 59°31'10" E – 158.71', THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.053 ACRES OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 16, 2019. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

RELEASED: SEPTEMBER 27, 2019


WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165
PLAT NO. A3-1680
FIELD NOTE NO. 007TCE
MAP CHECKED: WCH



SCZ-BX-007
 BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT

G. MALPAZ SURVEY
ABSTRACT 484
BEXAR COUNTY, TEXAS

APPROXIMATE LOCATION OF SURVEY LINE

WM. BRACKEN SURVEY
ABSTRACT 43
BEXAR COUNTY, TEXAS

LEGEND

- = 1/2" IRON ROD FOUND
- = 3/4" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- ⊙ = WASTEWATER MANHOLE
- X — = 4' BARBED WIRE FENCE
- () = DEED CALLS
- D.R.B.C.T. = DEED RECORDS BEXAR COUNTY, TEXAS
- B.C.C.D. = BEXAR COUNTY CLERK'S DOCUMENT
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
-  = EASEMENT AREA
-  = TEMPORARY CONSTRUCTION EASEMENT AREA

EXHIBIT

**OF A 20 FOOT WIDE (1.073 ACRE)
 WATERLINE EASEMENT AND A 20 FOOT WIDE (1.053
 ACRE) TEMPORARY CONSTRUCTION EASEMENT BOTH
 LOCATED IN THE WILLIAM BRACKEN SURVEY,
 ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A
 PORTION OF A CALLED 4.100 ACRE TRACT
 DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES
 OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT OF RECORD UNDER
 BEXAR COUNTY CLERK'S DOCUMENT 20100005020, OF
 THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
 TEXAS**

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 16, 2019

RELEASED: SEPTEMBER 27, 2019

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

20 FOOT WIDE (1.073 ACRE) WATERLINE EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43 IN BEXAR COUNTY, TEXAS

20 FOOT WIDE (1.053 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43 IN BEXAR COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 18070254ROW, WHICH BEARS AN EFFECTIVE DATE OF JULY 12, 2019.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES ARE BASED ON SURFACE VALUES.

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO THE CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, FILED IN VOLUME 1565, PAGE 597, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THIS BLANKET TYPE EASEMENT INCLUDES THE 4.100 ACRE TRACT, NO DESCRIPTION WAS PROVIDED OF THE RIGHT OF WAY IN THE INSTRUMENT. AN OVERHEAD ELECTRIC LINE ENTERS THE 4.100 ACRE TRACT SHOWN HERON 0.8' SOUTH OF THE NORTHEAST CORNER AND EXITS THE 4.100 ACRE TRACT 28' WEST OF THE NORTHEAST CORNER.

EASEMENT AS SHOWN IN INSTRUMENT GRANTED TO BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, FILED IN VOLUME 13733, PAGE 212, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. EASEMENT IS LOCATED AS SHOWN HEREON.

TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT, RECORDED IN VOLUME 15120, PAGE 2006, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. INCLUDES THE 4.100 ACRE TRACT SHOWN HEREON.

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EASEMENT FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N: 13744977.31 E: 2210503.58

ISAAC E. BURNETTE AND WIFE,
 VEO P. BURNETTE
 33.749 ACRES
 VOLUME 5553, PAGE 453, O.P.R.B.C.T.

SCHAFFER ROAD
 (VARIABLE WIDTH)

COUNTY OF BEXAR
 CALLED 0.102 ACRE
 B.C.C.D. 20110072817, O.P.R.B.C.T.

ALVIN A. SCHULZ AND WIFE, ALICE SCHULZ
 CALLED 2.09 ACRES
 VOLUME 7133, PAGE 548, D.R.B.C.T.

RALPH ZIMMERMANN AND WIFE, KAY ZIMMERMANN
 CALLED 3.00 ACRES
 VOLUME 3530, PAGE 798, D.R.B.C.T.

DORIS M. DAULT AND IVAN K. DAULT
 REMINADER OF A CALLED 13.180 ACRES
 B.C.C.D. 20120084605
 O.P.R.B.C.T.

BOARD OF TRUSTEES OF THE
 SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT
 20 FOOT WIDE SEWER LINE
 EASEMENT AGREEMENT
 VOLUME 13733, PAGE 212
 O.P.R.B.C.T.

N 60°11'03" E - 0.82'
 1/2" IRON ROD WITH CAP
 STAMPED "CEC" FOUND BEARS
 S 29°19'13" E - 0.64'

(3) VALVES IN WASTE WATER MANHOLE.

S 29°19'13" E - 20.00'

1/2" IRON ROD WITH CAP
 STAMPED "CEC" FOUND BEARS
 S 29°19'13" E - 0.75'

S 59°31'10" W - 158.71'



BOARD OF TRUSTEES OF THE
 SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT
 CALLED 4.100 ACRES
 B.C.C.D. 20100005020
 VOLUME 14325, PAGE 2280
 O.P.R.B.C.T.

20 FOOT WIDE (1.053 ACRE)
 TEMPORARY CONSTRUCTION
 EASEMENT

20 FOOT WIDE (1.073 ACRE)
 WATERLINE EASEMENT

TONY C. SOWELL AND WIFE, FAYE SOWELL
 CALLED 7.00 ACRES
 VOLUME 2810, PAGE 1333
 D.R.B.C.T.

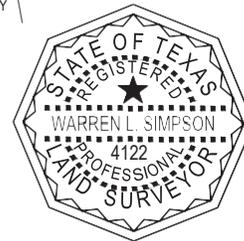
JANIS LUDWIG
 CALLED 37.921 ACRES
 B.C.C.D. 20170126124
 O.P.R.B.C.T.

DELBERT J. PETOSKEY AND
 BERNARDINE W. PETOSKEY
 CALLED 7.00 ACRES
 B.C.C.D. 20180118043
 O.P.R.B.C.T.

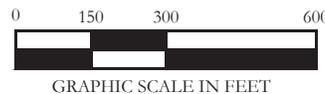
1/2" IRON ROD WITH CAP
 STAMPED "CEC 210" FOUND

ELIZABETH ANN BASHA, JEANNE MARIE
 ZWICKE, KATHERINE MENK
 CALLED 135 ACRE
 B.C.C.D. 20120252556
 O.P.R.B.C.T.

BOARD OF TRUSTEES OF
 THE SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT
 CALLED 25.010 ACRES
 B.C.C.D. 20090242190
 O.P.R.B.C.T.



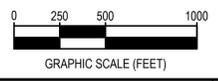
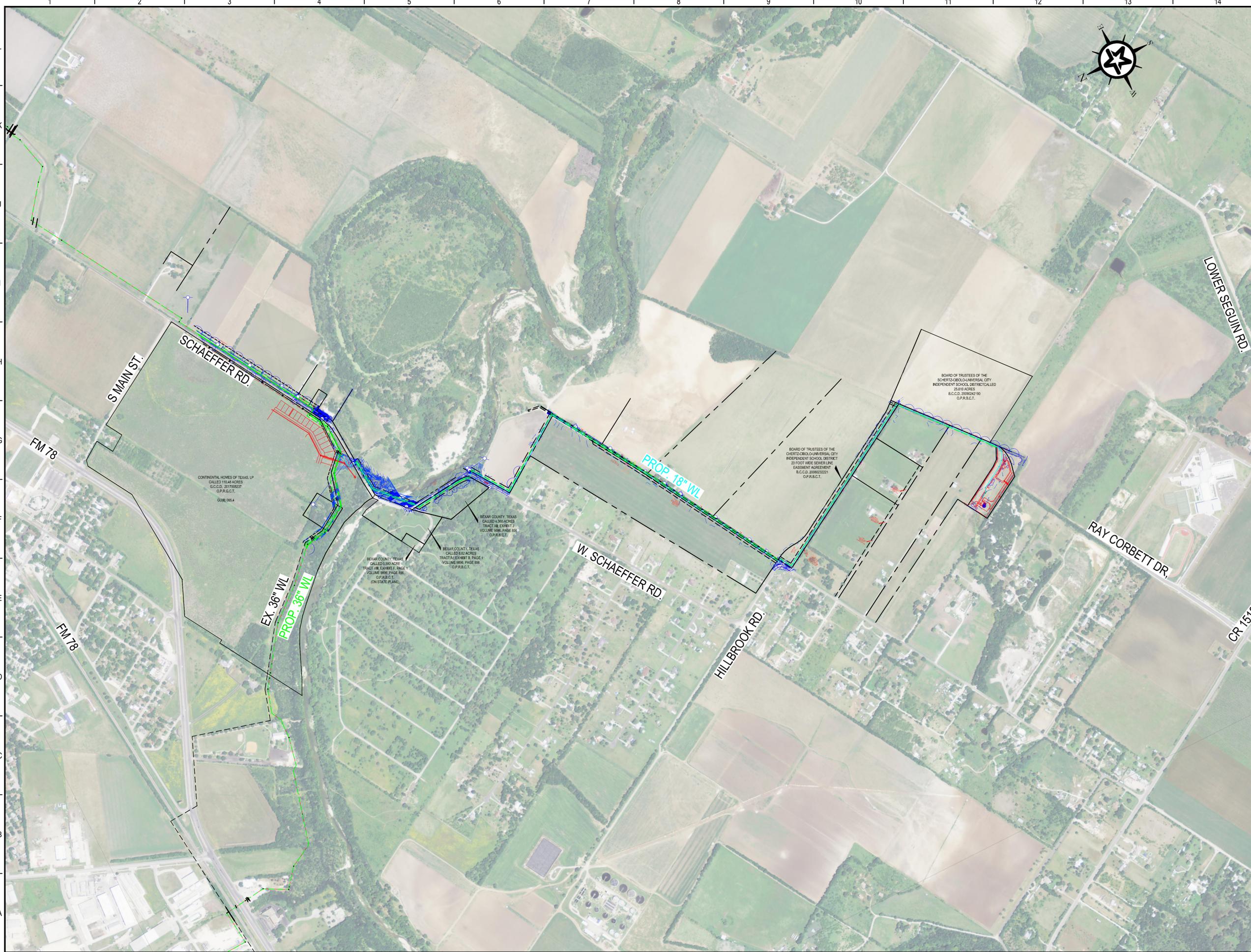
Warren L. Simpson
 WARREN L. SIMPSON, R.P.L.S. 4122
 lsimpson@walkerpartners.com



PLAT NO. A3-1673 PROJ. NO. 1-03165 DRAFTED 09/26/2019
 TAB EXH F/N NO. 006 FB/PG 3-17/51 DRAWN BY WCH
 DWG. NAME SCZ-BX-006 MAP CHK'D WCH

G:\PROJECTS\1-03165\1 SURVEY\1.0 CAD\1-03165-SCZ-BX-007.DWG, EXH, 9/27/2019 4:10:13 PM, wharmon, 1:1

G:\PROJECTS\1-03165\2 ENGINEERING\2.0 CAD\1-03165 PROPERTY EXHIBIT.DWG, OVERALL MAP, 1/2/2020 10:44:08 AM, achids



REV.	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors
T.B.P.E. Registration No. 8053

SSLGC

SCHERTZ CONNECTION

OVERALL MAP

PM	JFW
DESIGNED	JFW
DRAFTED	ARC
CHECKED	JFW
PROJECT NO.	1-03165

DRAWING NO.
EX. 1

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020
Department: Engineering
Subject: Monthly update on major projects in progress/CIP. (B. James/K. Woodlee)

Attachments

Updates

CITY COUNCIL MEMORANDUM

City Council Meeting: January 7, 2020

Department: City Manager

Subject: Update on major projects in progress/CIP, City View, Utility Meter Swap Out, and Civic Rec Software

Background

This is the monthly update on large capital projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Drainage Projects:

1. **East Dietz Creek Desilting:** C-3 Environmental removed the accumulated silt on the Borgfeld Road end of the channel this month. Final stabilization of this portion of the channel will be required prior to final acceptance, which is expected to be achieved in January.

Facilities Projects:

1. **Fire Station 3:** The Fire Station is occupied and being used. The City reviewed the project on December 19, 2019, and created a punch list separate from the list provided by the design professionals earlier in December. Byrne expects to have the items on that list complete by January 10, 2020.
2. **Civic Center A/V Upgrades:** In September of 2019, City Council approved purchases of equipment with Summit Integration Systems (Summit) for the A/V upgrades for the Civic Center (Ballroom and Bluebonnet Hall). Staff added a \$20,000 owner controlled contingency for a total not to exceed amount of \$235,150. Additionally, staff worked with Facilities and Purchasing to secure an electrician for the electrical work needed. Projected electrical cost is \$8,040. In early December, Civic Center, Facilities, and IT staff met with Summit and the electrician to finalize the dates for the removal of existing equipment and installation of the new system. Construction began December 19, 2019, and is about 80% complete. All projectors and screens are in place and wired with electricity and most of the speakers are installed with the exception of 4 speakers that will be added to the hallway that runs around the main Ballroom. Low voltage and software installations are ongoing. The scheduled delivery date of January 9, 2020, may slip due to a custom trim plate being on backorder. The delay should only impact completion by a day or two according to the Summit field tech. There have been minimal disruptions to previously scheduled events

during construction and staff has worked through any issues that have come up. Staff will be fully trained on the new system upon completion and anticipates that to occur mid-January of 2020.

Water Projects:

1. **Water Meter Change Out:** As of December 31, 2019, approximately 15,026 meters have been changed out (of approximately 15,026 meters). Replacement of meters started in areas with the most manual reads by staff. Staff has successfully completed installing all meter change outs.
2. **FM 1103 Utility Relocation Project:** D. Guerra continues to work on installing new waterline. The 500 linear foot waterline in front of Walgreens and 7-Eleven near the IH-35 Frontage Road was installed. Work will continue across FM 1103 on the east side of the road to complete the relocations for both water and wastewater. The project is expected to be completed in late winter of 2020.

Engineering Projects:

1. **2018 Street Preservation and Maintenance/Rehabilitation Project:** Construction on Tri-County Parkway has expected to start on January 13th. Staff has emailed information to Tri-County area businesses using the email distribution list developed during the earlier outreach done with EDC during the project design. Public Affairs has also placed information about the project start on the website and distributed it via social media. Public Works has placed changeable message boards in the project area to inform the public that the project will begin on the 13th. This project will fully close Tri-County Parkway for the reconstruction effort. The reason for the closure was to shorten the construction duration of the project. Businesses in the project area have other routes they can use during the construction process. Once this work is complete, the contractor, D & S Concrete Contractors, will begin on the Schertz Parkway reconstruction (Maske Rd to Woodland Oaks). Staff will continue to provide updates on the project via the website and social media. The other areas of work in the overall 2108 SPAM project are currently being re-bid. A pre-bid conference will be held on January 8th and the bid opening will be January 22nd for the Northcliffe; Randolph reconstruction; and Schertz Parkway overlay. The chip seal or slurry seal work will have a pre-bid conference on January 15th and have a bid opening on January 29th.
2. **2020 Street Preservation and Maintenance Project:** Staff has held initial meetings with Ford Engineering and Halff Associates to develop project scopes and design costs for some of the project areas in the project list. Staff will be meeting with Kimley-Horn early this month to develop project scope and design costs for the remainder of the project areas in the project list. This work will utilize the new Task Order contracts approved earlier by Council to develop the scopes and costs. The task orders will be brought to Council for approval this month.
3. **Corbett Elevated Water Storage Tank:** The pedestal dome construction was completed this month. The final phase of the pedestal construction is the “strip out” phase where the

interior ladders and platforms will be installed as the scaffolding is lowered within the pedestal. Work began on constructing the steel tank on the ground. The steel tank will be mostly assembled and coated on the ground and then it will be raised into place. All of the services that connect to the new waterline on Schaefer Road have been installed, but the waterline has not been tested or put into service. The project is expected to be completed July of 2020.

4. **Woman Hollering Creek Wastewater Interceptor Main and Lift Station:** CobbFendley submitted final construction plans for City Staff to review. The preliminary plat and final plat documents have been submitted to the Planning Department for review and approval. CobbFendley continues to finalize the bid documents. City Staff and CobbFendley continue to negotiate with property owners to acquire necessary easements for the project. No new easements were acquired this month so the total number of easements acquired remains at 15 out of a total of 21. The project is expected to be advertised for bid in February.
5. **Pedestrian Routes and Bike Lanes Project:** Final plans and project manual are expected to be submitted to TxDOT in January for approval to advertise the project for bids. TxDOT review can take up to three months to complete. City Staff continues to work to acquire the remaining ROW necessary for the project on E. Live Oak Road, acquisitions are waiting final TxDOT environmental clearance. The letting date for the project has been pushed back by TxDOT and is currently set at April of 2020, but will likely be pushed back later into 2020.
6. **Water and Wastewater Master Plan, CIP Update, and Impact Fee Study:** A project kickoff meeting was held with Staff and consultant Lockwood, Andrews, and Newnam, Inc., (LAN) on December 20, 2019. Staff involved in the project include representatives from Engineering, Public Works, Planning and Community Development, GIS, Administration and Economic Development. Finance staff and the City's legal counsel will be involved at a further point in the project. Currently the project is in the data collection phase. The entire project is anticipated to take approximately one year to complete.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** Utility relocations continue (including electric, communications, gas, water, and wastewater). Schertz Public Works is working to relocate water and wastewater lines that conflict with the planned roadway and drainage improvements (see FM 1103 Utility Relocation Project update). The target let date for a construction contract is July of 2020.
2. **FM 1518 Improvement Project:** TxDOT continues acquiring property needed for the expansion project. Approximately half of 140 parcels needed for right of way have been acquired. Design is approximately 30% complete. The first utility coordination meeting was held in November of 2019, and was attended by City of Schertz Engineering and Public Works Staff. Staff is working to determine the scope of necessary utility relocations in the FM 1518 project corridor. The TxDOT project is currently scheduled for letting in September of 2022; construction may begin as early as January of 2023. The \$44.8 million,

fully funded project is expected to take approximately three years of construction to complete.

- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** Work continues on frontage roads and at VIA park and ride lots. Lane closures and traffic rerouting will occur as necessary. TxDOT and its contractors will keep City Staff informed of detours and closures so that the City can assist in disseminating the information to the public in a timely fashion. The current schedule includes a project completion in December of 2020.
- 4. I-35 NEX (I-410 South to FM 1103):** No change from December update. A full description of the project to expand I-35 from I 410 South to FM 1103 can be found by searching keywords "I-35 from I-410" at TxDOT.gov. Schematic exhibits of the proposed improvements are available on that website. Public Works and Engineering staff are participating in utility coordination meetings with TxDOT and its contractor regarding relocations that may need to take place in advance of or in conjunction with the roadway construction. Construction is expected to begin in spring of 2021 and take 4 to 5 years to complete.
- 5. I-10 Graytown Road to Guadalupe County Line:** TxDOT's consultant is working on finalizing plans for this section of I-10 by February of 2020, with a goal letting date of June of 2020. The design was able to avoid most City of Schertz utilities, but City Staff is working with TxDOT to identify the areas where utilities will need to be adjusted to accommodate the proposed improvements.

Planning and Community Development Projects:

- 1. CityView Permitting and Development Software:** City staff and CityView have agreed on a phased approach for submitting our three modules which will be submitted in the following order Code Enforcement, Planning and Permitting/Inspections. At this time staff and CityView are in the validation / user acceptance training process for the Code Enforcement module. Staff is currently finalizing the data collection portion for the Planning module with submittal to CityView coming in the upcoming month/s. After the Planning module has been submitted, staff will then focus on the Permitting/Inspections portion. Once the configured software is tested, we will move to staff user training and then go live with the software. A tentative project completion schedule will be determined once configuration of the software has been completed.

Information Technology Projects:

- 2. Civic Rec Scheduling System:** No change from December update. Parks Department is moving forward with data gathering in advance of configuring system. Training will be scheduled once configuration documents are complete and accepted.