

CITY OF SCHERTZ, TEXAS

ANNEXATION SERVICE PLAN

AREA ANNEXED

A 0.623acre tract of land situated in the E. Gartara Survey, Abstract No. 5 and being a portion of that certain 106.195 acre tract of land, in County Block 5193, as described in a deed to Reidel's Inc., of record in Volume 5690, Page 1205 of the Official Public Records of Bexar County, Texas.

See Exhibit A, "*Metes and Bounds Description*", attached hereto for a complete description of the property.

INTRODUCTION

This service plan has been prepared in accordance with Local Government Code Section 43.056. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the city at the following levels and in accordance with the following schedule:

POLICE PROTECTION

Patrolling, responses to calls, and other police services will be provided on the effective date of the annexation at the same level as provided throughout the city.

FIRE PROTECTION AND FIRE PREVENTION

Fire protection and fire prevention services will be provided on the effective date of the annexation at the same level as provided throughout the city.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

SOLID WASTE COLLECTION AND DISPOSAL

Solid waste collection and disposal services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city. However, no obligation exists for the city to provide solid waste collection services to a person who continues to use the services of a privately owned solid waste management service provider.

OPERATION AND MAINTENANCE OF WATER AND WASTEWATER FACILITIES THAT ARE NOT WITHIN THE SERVICE AREA OF ANOTHER WATER OR WASTEWATER UTILITY

Operation and maintenance of water and wastewater facilities that are not within the service area of another water or wastewater utility will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

OPERATION AND MAINTENANCE OF ROADS AND STREETS

Operation and maintenance of roads and streets will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

STREET LIGHTING

Street lighting will be made available on the effective date of the annexation on the same basis and at the same level in comparable areas as provided throughout the city.

OPERATION AND MAINTENANCE OF PUBLIC PARKS AND OTHER PUBLICLY OWNED FACILITIES

If any public park, playground, swimming pool, or any other publicly owned facility, building or service is located within the annexed area, it will be maintained on the effective date of the annexation on the same basis and at the same level as similar facilities are maintained throughout the city.

OTHER SERVICES

Other services that may be provided by the city such as planning, code enforcement, animal control, library, park and recreation, court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

CAPITAL IMPROVEMENTS

The city will make available to the annexed area any necessary water, sewer, street, and drainage facilities within two and one-half (2-1/2) years of the effective date of the annexation unless the construction of the necessary facilities is interrupted by circumstances beyond the control of the city, or unless this period is extended by an arbitration decision. No impact fees will be charged to any developer or landowner within the annexed area except in conformity with Local Government Code Ch. 395. Construction of other capital improvements shall be considered by the city in the future as the needs dictate on the same basis as such capital improvements are considered throughout the city.

UNIFORM LEVEL OF SERVICES MAY NOT BE REQUIRED

Nothing in this plan shall require the city to provide a uniform level of full municipal services to each area of the city, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

TERM

This service plan shall be valid for a term of ten (10) years.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Local Government Code Section 43.0561.



Exhibit "A"
Page 1 of 3
April 8, 2019
Parcel 23-Lift Station(REV_1)

Parcel Take
E. Gartara Survey
Abstract -5
Bexar County, Texas

DESCRIPTION

DESCRIPTION OF A 0.623 ACRE TRACT OF LAND SITUATED IN THE E. GARTARA SURVEY, ABSTRACT NO. 5 AND BEING A PORTION OF THAT CERTAIN 106.195 ACRE TRACT OF LAND, IN COUNTY BLOCK 5193, AS DESCRIBED IN A DEED TO REIDEL'S, INC., OF RECORD IN VOLUME 5690, PAGE 1205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.623 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING DRAWING ENTITLED WOMAN HOLLERING, EXHIBIT "A" PARCEL 23 LIFT STATION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found and held for corner, being the southwest corner of said 106.195 acre tract, being also the southeast corner of that certain 14.309 acre tract of land, in County Block 5193, as described in a deed to Harold Bauer, et al, of record in Document No. 2005098534 of the Official Public Records of Bexar County, being also in the north line of I. H. 10 (also known as U. S. 90) a varying width Right-Of-Way and being the southwest corner of the herein described tract;

THENCE North 30° 13' 47" West, with the west line of said 106.195 acre tract, the east line of said 14.309 acre tract, and the west line of the herein described tract, for a distance of 180.70 feet to a 1/2-inch iron rod with cap stamped "CFA" set for the northwest corner of the herein described tract and from which a 1/2-inch iron rod found and held for corner being the northwest corner of said 106.195 acre tract bears North 30° 13' 47" West a distance of 690.79 feet;

THENCE departing the east line of said 14.309 acre tract, and over and across said 106.195 acre tract, with the north and east lines of the herein described tract, the following two (2) courses and distances;

1. North 59° 46' 16" East, for a distance of 141.88 feet to a 1/2-inch iron rod with cap stamped "CFA" set for the northeast corner of the herein described tract, and
2. South 30° 14' 19" East, for a distance of 202.13 feet to a 1/2-inch iron rod with cap stamped "CFA" set for the southeast corner of the herein described tract, being also in the south line of said 106.195 acre tract and being in the north line of said I. H. 10;

THENCE South 68° 21' 23" West, with the south line of said 106.195 acre tract, the north line of said I. H. 10 and the south line of the herein described tract, for a distance of 143.52 feet the **POINT OF BEGINNING** and containing 0.623 acres of land, more or less.

Exhibit "A"
Page 2 of 3
April 8, 2019
Parcel 23-Lift Station(REV_1)

Parcel Take
E. Gartara Survey
Abstract -5
Bexar County, Texas

Bearings are based on the Texas Coordinate System of 1983, South Central Zone (NAD_83 (2011)). All distances were adjusted to the surface using a Surface Adjustment Factor of 1.00013. (Surface = Grid X Surface Adjustment Factor)

I certify that this description was prepared from a survey made on the ground, between December of 2016 and April of 2019, under my supervision.

COBB, FENDLEY & ASSOCIATES

William D. Warrick *April 8, 2019*

William D. Warrick, RPLS
Texas Registration No. 4426



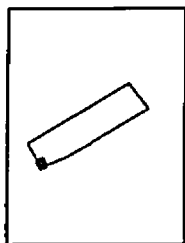
G:\Survey\PROJECTS\2015\1512-043-01-Shertz Woman Hollering\Data\Metes&Bounds\1512-043-01_Task 03B_Womans Hollering_P23-Lift Station.docx

BEXAR COUNTY, TEXAS

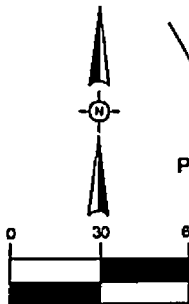
E. GARTARA ABST. NO. 5

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE FROM 0,0 USING A SURFACE ADJUSTMENT FACTOR OF 1.000130.
2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT, OF THE SAME DATE, ACCOMPANYING THIS SKETCH.
3. THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND DECEMBER 1, 2016 THROUGH APRIL 4, 2019, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.



SITE MAP
NOT TO SCALE



LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "CFA" SET
- 1/2-INCH IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- P — PROPERTY LINE
- ROW — RIGHT-OF-WAY LINE

MICHAEL A. HUNTER
(9.536 ACRES)
COUNTY BLOCK 5193
VOL. 11929, PG. 1002
O.P.R.B.C.TX.

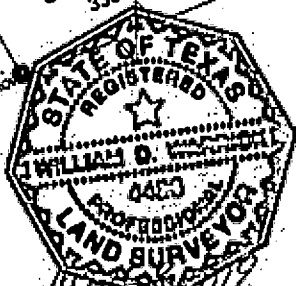
REIDEL'S INC.
(106.195 ACRES)
COUNTY BLOCK 5193
VOL. 5690, PG. 1205
O.P.R.B.C.TX.

0.623 ACRES

HAROLD BAUER, ET AL
(14.309 ACRES)
COUNTY BLOCK 5193
DOC. No. 2005098534
O.P.R.B.C.TX.

HAROLD BAUER
(10.635 ACRES)
COUNTY BLOCK 5193
VOL. 11705, PG. 32
O.P.R.B.C.TX.

REVISIONS:
04/04/2019 - ALIGNMENT



William D. Warrick
WILLIAM D. WARRICK, R.P.L.S.
TEXAS REGISTRATION No. 4426
COBB, FENDLEY & ASSOCIATES, INC.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A (SHADED) - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED), FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C 0455G THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 29, 2010. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

Draw: WFC; PROJECTS\2015\1512-043-01-Schertz Woman Hollering\Coastal\ASSEMBLY\WFC_Lift_Station_Reidels Inc_RCV1.dwg - Tab: SHEET 1 - Plotted: 4/4/2019 2:21 PM By: DAVID ROGERS

PROJECT:	- WOMAN HOLLERING
JOB NUMBER:	- 1512-043-01
DATE:	- APRIL 4, 2019
FIELDBOOK:	- N/A
DESIGN:	- N/A
DRAWN:	- D ROGERS
CHECK:	- B WARRICK
APPROVE:	- B WARRICK
SCALE:	- 1"=100'



CobbFendley

TBPE NO. 274 / TBPLS NO. 10046701
505 EAST HUNTLAND DRIVE, SUITE 100
AUSTIN, TEXAS 78752
512.834.9798 | FAX 512.834.7727
WWW.COBBFENDLEY.COM

WOMAN HOLLERING
EXHIBIT "A"
PARCEL 23
LIFT STATION
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