

CITY OF SCHERTZ, TEXAS

ANNEXATION SERVICE PLAN

AREA ANNEXED

A 213.898 acre (9,317,414.98 square feet) tract of land partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 213.898 acre (9,317,414.98 square feet) tract of land being all of a 36.92 acre tract as conveyed to David Neal Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 159-164, and a portion of a 135.06 acre tract as conveyed to Milton Friesenhahn in Warranty Deed with Vendor's Lien as recorded in Volume 7423, Page 621, with undivided three-fourths interest conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk, in Special Warranty Deed as recorded in Volume 15867, Pages 1756-1759, and a portion of a 11.680 acre tract designated as Tract I, and a portion of a 70.824 acre tract designated as Tract II, both tracts conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, all 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.

OWNER(S):

Signature: _____

Print Name: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021 by Raymond Tarin Jr., Principal of Moy Tarin Ramirez Engineers, LLC, a Texas limited liability company, the Authorized Agent for the owners of the real property.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires:_____

ATTEST:

City Secretary

SIGNED:

City Manager

Exhibit A

Metes and Bounds Description

213.898 ACRES

Field Notes for a Tract of Land
Containing 213.898 acre (9,317,414.98 square feet)

A 213.898 acre (9,317,414.98 square feet) tract of land partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 213.898 acre (9,317,414.98 square feet) tract of land being all of a 36.92 acre tract as conveyed to David Neal Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 159-164, and a portion of a 135.06 acre tract as conveyed to Milton Friesenhahn in Warranty Deed with Vendor's Lien as recorded in Volume 7423, Page 621, with undivided three-fourths interest conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk, in Special Warranty Deed as recorded in Volume 15867, Pages 1756-1759, and a portion of a 11.680 acre tract designated as Tract I, and a portion of a called 70.824 acre tract designated as Tract II, both tracts conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, all of the Official Public Records of Bexar County, Texas, said 213.898 acre (9,317,414.98 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron rod on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the west corner of a 14.25 acre tract, as conveyed to Bruce J. Wales by Warranty Deed, as recorded in Volume 14209, Pages 1254-1258 of the Official Public Records of Bexar County, Texas, being the northeast corner of said 36.92 acre tract, and being the north corner of the herein described tract;

Thence, leaving the southeasterly right of way line of said Raf Burnette Road, with the east boundary of said 36.92 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1,964.71 feet to a found 1/2" iron rod, being the east corner of said 36.92 acre tract, and being an angle point in the herein described tract;

Thence, with the southeasterly boundary of said 36.92 acre tract, South 48 degrees 43 minutes 14 seconds West, a distance of 142.65 feet to a found 5/8" iron pipe, being the north corner of said 135.06 acre tract, and being an interior corner of the herein described tract;

Thence, with the easterly boundary of said 135.06 acre tract, South 30 degrees 30 minutes 40 seconds East, a distance of 2,296.74 feet to a found 5/8" iron pipe on the northwesterly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northwesterly boundary of said 70.824 acre tract, North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found iron rod with a destroyed yellow plastic cap, being the north corner of said 70.824 acre tract, being the west corner of said 11.680 acre tract, and being an angle point in the herein described tract;

Thence, with the northwesterly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found 1/2" iron rod, being the north corner of said 11.680 acre tract, and being an angle point in the herein described tract;

Thence, with the easterly boundary of said 11.680 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1,271.70 feet to a point on a southeasterly Schertz City Limits Line, and being the most easterly corner of the herein described tract;

Thence, with a southeasterly boundary of said Schertz City Limits Line, South 59 degrees 29 minutes 09 seconds West, passing the westerly boundary of said 11.680 acre tract and continuing said course passing the westerly boundary of said 70.824 acre tract for a total distance of 2,938.88 feet to a point on a westerly boundary of said 135.06 acre tract, and being the most southerly corner of the herein described tract;

Thence, with the northwesterly boundary of said 135.06 acre tract and the Schertz City Limits Line, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1,567.11 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being an angle point in the herein described tract;

North 30 degrees 32 minutes 28 seconds West, a distance of 715.57 feet to a found iron rod with a red plastic cap, being the south corner of a called 25.01 acre tract as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Pages 7-11 of the Official Public Records of Bexar County, Texas, being the west corner of the herein described tract;

Thence, leaving the southwesterly boundary of said 135.06 acre tract, with the south and east boundary of said 25.01 acre tract and the Schertz City Limits Line, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1,342.29 feet to a found iron rod with a red plastic cap, being the east corner of said 25.01 acre tract, and being an interior corner in the herein described tract;

North 40 degrees 07 minutes 58 seconds West, a distance of 858.27 feet to a found iron rod with a red plastic cap stamped "CEC 210 641-999", being the north corner of said 25.01 acre tract, being the south corner of a called 37.921 acre tract as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 152-158 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, leaving the Schertz City Limits Line, with the southeasterly boundary, and the east boundary of said 37.921 acre tract, the following two (2) courses:


North 49 degrees 56 minutes 07 seconds East, a distance of 603.34 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being the east corner of said 37.921 acre tract, and being the south corner of said 36.92 acre tract, being an interior corner of the herein described tract;

With the west boundary of said 36.92 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2,087.07 feet to a found nail in asphalt on the southeasterly right of way line of said Raf Burnette Road, being the north corner of said 37.921 acre tract, being the west corner of said 36.92 acre tract, and being the most northerly northwest corner of the herein described tract;

Thence, with the southeasterly right of way line of said Raf Burnette Road, and the northwesterly boundary of said 36.92 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to the **Point of Beginning**, containing 213.898 acre (9,317,414.98 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-01-21 Job No. 19037
VB