

CITY OF SCHERTZ, TEXAS

ANNEXATION SERVICE PLAN

AREA ANNEXED

A 35.405 acre (1,542,228.37 square feet) tract of land situated in the Julian Diaz Survey No. 66, Abstract No. 187, County Block No. 5059, Bexar County, Texas, being a portion of a 20.003 acre tract as conveyed to Alfred L. Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 18218, Page 2089, and a portion of a 21.58 acre tract as conveyed to Sue Nell Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 8472, Page 1941, both 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: _____

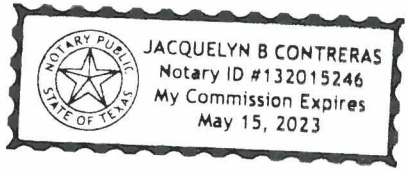
Print Name: _____

Raymond Tarin Jr
Raymond Tarin Jr

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 4 day of May, 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)



Jacquelyn B Contreras

Notary Public in and for
The State of Texas

My Commission Expires: May 15, 2023

ATTEST:

City Secretary

SIGNED:

City Manager

Exhibit A

Metes and Bounds Description

35.405 ACRES

Field Notes for a tract of land
Containing 35.405 acres (1,542,228.37 square feet) tract of land

A 35.405 acre (1,542,228.37 square feet) tract of land situated in the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County Block 5059, Bexar County, Texas, being a portion of a 20.003 acre tract as conveyed to Alfred L. Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 18218, Page 2089, and a portion of a 21.58 acre tract as conveyed to Sue Nell Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 8472, Page 1941, both of the Official Public Records of Bexar County, Texas, said 35.405 acre (1,542,228.37 square feet) tract of land being more particularly described as follows:

Commencing at a found 1/2" iron rod on the southeast right of way line of Lower Seguin Road, (Public Right of Way), being the northwest corner of a 2.005 acre tract as conveyed to Carlos Garza, Jr. and wife Margret L. Carty by General Warranty Deed with Vendor's Lien, as recorded in Volume 6541, Page 807, of the Official Public Records of Bexar County, Texas,

Thence, with the southwest boundary of said 2.005 acre tract and the northeast boundary of said 20.003 acre tract, South 30 degrees 31 minutes 38 seconds East, a distance of 209.20 feet, to the **Point of Beginning**, being on a northwesterly boundary line of the Schertz City Limits Line, and being the north corner of the herein described tract;

Thence, continuing with the southwest boundary of said 2.005 acre tract and the northeast boundary of said 20.003 acre tract, South 30 degrees 31 minutes 38 seconds East, passing the south corner of said 2.005 acre tract being the northwest corner of a 2.003 acre tract as conveyed to James B. Carty by General Warranty Deed with Vendor's Lien, as recorded in Volume 6541, Page 812, of the Official Public Records of Bexar County, Texas, and continuing said course for a total distance of 1,053.09 feet, to a found 1/2" iron rod, being on the northwest boundary of a 194.101 acre tract as conveyed to Seanna Fraser Holtz by General Warranty Deed with Vendor's Lien as recorded in Document Number 20110157688, of the Official Public Records of Bexar County, Texas, being the south corner of said 2.003 acre tract and the southeast corner of the herein described tract;

Thence, with the southeast boundary of said 20.003 acre tract and the northwest boundary of said 194.101 acre tract, South 59 degrees 33 minutes 45 seconds West, a distance of 693.68 feet, to a found 1/2" iron rod, being on the northwest boundary of said 194.101 acre tract, and being the east corner of said 21.58 acre tract, being the south corner of said 20.003 acre tract and being an angle point in the herein described tract;

Thence, with the southeast boundary of said 21.58 acre tract and the northwest boundary of said 194.101 acre tract, South 59 degrees 39 minutes 33 seconds West, a distance of 1,098.31 feet, to a found 1/2" iron rod (bent), being on a northeast boundary of a 34.335 acre tract as conveyed to Penny Lu Fairley by Revocable Transfer on Death Deed as recorded in Document Number 20180127574, of the Official Public Records of Bexar County, Texas, and being the west corner of said 194.101 acre tract and the southwest corner of the herein described tract;

Thence, with the southwest boundary of said 21.58 acre tract and a northeast boundary of said 34.335 acre tract, North 30 degrees 18 minutes 41 seconds West, a distance of 655.26 feet, to a set 1/2” iron rod with an orange plastic cap stamped “MTR ENG”, being the south corner of a 15.00 acre tract as conveyed to Michael Asher and Linda S. Harman by General Warranty Deed Reserving a Life Estate as recorded in Document Number 20140093450, of the Official Public Records of Bexar County, Texas, being the west corner of said 21.58 acre tract and the west corner of the herein described tract;

Thence, with a northerly boundary of said 21.58 acre tract and the southeast boundary of said 15.00 acre tract, North 59 degrees 32 minutes 37 seconds East, passing the east corner of said 15.00 acre tract, being the south corner of a 2.00 acre tract as conveyed to Salvador P. Alvarez by General Warranty Deed with Vendor’s Lien as recorded in Document Number 20060070306, of the Official Public Records of Bexar County, Texas, and continuing said course for a total distance of 840.23 feet to a found 1/2” iron rod with yellow plastic cap stamped “REG NO. 5464”, being the southeast corner of said 2.00 acre tract and an interior angle point in the herein described tract;

Thence, with the easterly boundary of said 2.00 acre tract, being a westerly boundary of said 21.58 acre tract, North 24 degrees 00 minutes 42 seconds West, a distance of 396.98 feet, to a point on a northwesterly boundary of said Schertz City Limits Line, being the northwest corner of the herein described tract;

Thence, with a northwesterly boundary of said Schertz City Limits Line, North 59 degrees 29 minutes 09 seconds East, a distance of 904.23 feet to the **Point of Beginning**, containing 35.405 acres (1,542,228.37 square feet) of land.

Note: Basis of bearings was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone Surface Units.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-02-03 Job No. 20151
VB