

RESOLUTION NO. 23-R-139

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE ACCEPTANCE OF A PROPERTY DONATION, GENERALLY 13.07 ACRES LOCATED ON THE SOUTH SIDE OF SCHAEFER ROAD, APPROXIMATELY 1,720 FEET EAST OF FM 1518.

WHEREAS, the owner of the property located at 11958 Schaefer Road has offered to donate the property to the City of Schertz; and

WHEREAS, this approximately 13.07 acre property, zoned PRE – Predevelopment district is located in the City of Schertz; and

WHEREAS, the growth of the City of Schertz causes the City to need additional land to provide needed services and amenities in the City; and

WHEREAS, the City Staff has begun reviewing background information on the property, including conducting a site visit; and

WHEREAS, City Staff believe the property could be of use in the future for City facilities, or could be used as some public/private partnership; and

WHEREAS, the City Staff are recommending the City accept the donation of this property.

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

Section 1. The City Council hereby authorizes the City manager to execute the necessary documents to accept the property as described in Exhibit “A” and depicted in Exhibit “B”.

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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.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 ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT "A"

Subject Property Description

Sinclair Land Surveying, Inc.

5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518
TBPELS Firm No. 10089000

May 16, 2022

13.07 acres out of the
Miles S Bennett Survey No. 75
Abstract 61
City of Schertz

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

13.07 acres out of the Miles S Bennett Survey No. 75, Abstract 61, City of Schertz, Bexar County, Texas, being a portion of that 13.310-acre tract of land described in deed of record in Volume 9273 at page 1030 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an Yz'' iron bar found set in the ground in the northeast right-of-way line of Hillbrook Drive, the south corner of a 13.310-acre tract of land described in deed of record in Volume 9273 at page 1030 of the Official Public Records of Bexar County, Texas and the west corner of a 7.009-acre tract of land described in deed of record in Document Number 20090122866 of the Official Public Records of Bexar County, Texas, for the south corner of this tract, whence an Yz'' iron bar found set in the ground, the south corner of said 7.009-acre tract, bears $S\ 30^{\circ}20'15''\ E$ a distance of 587.47 feet;

Thence $N\ 30^{\circ}15'32''\ W$ (called $N\ 29^{\circ}58'11''\ W$) with the northeast right-of-way line of Hillbrook Drive and the southwest boundary line of said 13.310-acre tract a distance of 923.73 feet to an

Yi" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground at the point of intersection of the northeast right-of-way line of Hillbrook Drive and the southeast right-of-way line of Schaefer Road, the south corner of a 0.129-acre tract of land described in deed of record in Document Number 20110145219 of the Official Public Records of Bexar County, Texas, for the west corner of this tract;

Thence N 59°34'4 1" E (called N 60°02' E) crossing said 13.310-acre tract with the southeast right-of-way line of Schaefer Road and the southeast boundary line of said 0.129-acre tract a distance of 515.59 feet (called 513.45 feet) to an "x" chiseled in concrete in the northeast boundary line of said 13.310-acre tract, the east corner of said 0.129-acre tract and the west corner of a 30-foot road Easement described in deed of record in Volume 7522 at page 363 of the Deed Records of Bexar County, Texas, for the north corner of this tract;

Thence S 42°10'32" E (called S 41°53'10" E) with the northeast boundary line of said 13.310-acre tract and the southwest boundary line of said 30-foot road easement a distance of 797.64 feet to an Yz" iron bar found set in the ground a corner of said 13.310-acre tract and a corner of said 30-foot road Easement, for a corner of this tract;

Thence S 62°24'29" E (called S 62°07'08" E) with a northeast boundary line of said 13.310-acre tract and a southwest boundary line of said 30-foot road easement a distance of 109.21 feet (called 109.21 feet) to an Yz" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 13.310-acre tract and a corner of said 30-foot road Easement, for a corner of this tract;

Thence S 63°41'50" E (called S 63°24'29" E) with a northeast boundary line of said 13.310-acre tract and a southwest boundary line of said 30-foot road easement a distance of 71.54 feet (called 71.54 feet) to an Yz" iron bar with a yellow cap marked "Sunbelt" found set in the ground in the northwest boundary line of a 9.64-acre tract of land described in deed of record in Volume 2628 at page 508 of the Deed Records of Bexar County, Texas, the east corner of said 13.310-acre tract and the south corner of said 30-foot road easement, for the east corner of this tract;

Thence S 60°19'31" W (called S 60°36'45" W) with a southeast boundary line of said 13.310-acre tract and the northwest boundary line of said 9.64-acre tract a distance of 256.34 feet (called 256.29 feet) to an Yz" iron bar found set in the ground, a corner of said 13.310-acre tract, the west

comer of said 9.64-acre tract and the north comer of said 7.009-acre tract, for a comer of this tract;

Thence S 60°16'06" W (called S 60°33'30" W) with the southeast boundary line of said 13.310-acre tract and the northwest boundary line of said 7.009-acre tract a distance of 521.52 feet (called 521.57 feet) to the point of beginning.

Save and Except:

11/1 5ths interest in and to a 0.118-acre well tract designated as Exhibit "E" described in deed of record in Volume 2975 at page 2136 of the Deed Records of Bexar County, Texas.

Containing 13.07 acres of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

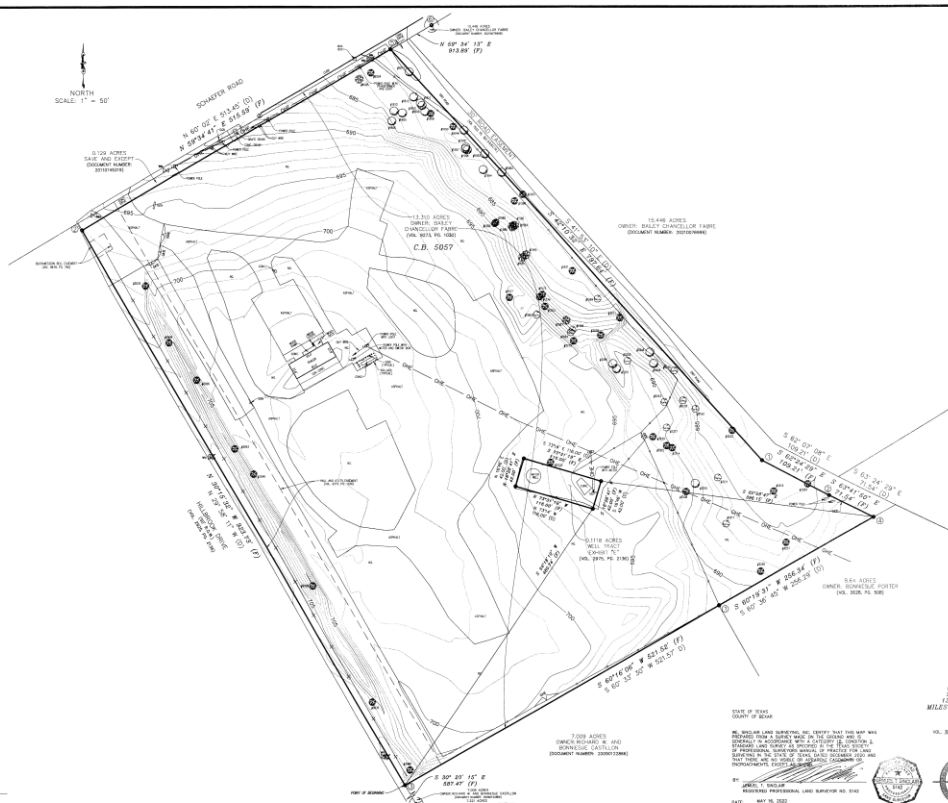
EXHIBIT "B"

Subject Property Depiction

THE BOUNDARY AND THE CORNER
 POINTS OF THE TRACT ARE
 PLANNED TO BE THE SAME AS
 SHOWN ON THE PLAN.

NO.	DESCRIPTION
1	1/4 SECTION 16
2	1/4 SECTION 17
3	1/4 SECTION 18
4	1/4 SECTION 19
5	1/4 SECTION 20
6	1/4 SECTION 21
7	1/4 SECTION 22
8	1/4 SECTION 23
9	1/4 SECTION 24
10	1/4 SECTION 25
11	1/4 SECTION 26
12	1/4 SECTION 27
13	1/4 SECTION 28
14	1/4 SECTION 29
15	1/4 SECTION 30
16	1/4 SECTION 31
17	1/4 SECTION 32
18	1/4 SECTION 33
19	1/4 SECTION 34
20	1/4 SECTION 35
21	1/4 SECTION 36
22	1/4 SECTION 37
23	1/4 SECTION 38
24	1/4 SECTION 39
25	1/4 SECTION 40
26	1/4 SECTION 41
27	1/4 SECTION 42
28	1/4 SECTION 43
29	1/4 SECTION 44
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76	1/4 SECTION 91
77	1/4 SECTION 92
78	1/4 SECTION 93
79	1/4 SECTION 94
80	1/4 SECTION 95
81	1/4 SECTION 96
82	1/4 SECTION 97
83	1/4 SECTION 98
84	1/4 SECTION 99
85	1/4 SECTION 100

NORTH
 SCALE: 1" = 50'



AREA: 13.07 ACRES

ADDRESS: 1308 & SCHAEFER RD
 DRAWN BY: J. J. O'NEIL, CIVIL ENGINEER

7.000 ACRES
 (DUNCANVILLE FARM)
 (DOCUMENT NUMBER 228872386)

STATE OF TEXAS
 COUNTY OF BEXAR

OVERLAY IN CONNECTION WITH
 STAIRS AND SURVEY OF
 13.07 ACRES OUT OF THE
 MILES 2 BENSLEY SURVEY NO. 75
 BEXAR COUNTY TEXAS

BY: JAMES W. WALKER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3142
 DATE: MAY 10, 2022



- ① 1/4 SECTION 16
- ② 1/4 SECTION 17
- ③ 1/4 SECTION 18
- ④ 1/4 SECTION 19
- ⑤ 1/4 SECTION 20
- ⑥ 1/4 SECTION 21
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