

ORDINANCE NO. 25-A-039

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, PROVIDING FOR THE EXTENSION OF THE BOUNDARY LINES OF THE CITY OF SCHERTZ, TEXAS, BY THE ANNEXATION OF APPROXIMATELY 4.7-ACRES, KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 310108 AND 1061511, BEXAR COUNTY, TEXAS.

WHEREAS, the City Council of the City of Schertz (the “City”) has determined that it should annex the territory described on Exhibit A attached hereto and made a part hereof (the “Annexed Land”); and

WHEREAS, the Annexed Land is located entirely within the extraterritorial jurisdiction of the City, is contiguous to the corporate boundaries of the City (or is deemed to be contiguous, pursuant to Section 43.0545 of the Texas Local Government Code, as amended), and may be annexed pursuant to Chapter 43 of the Texas Local Government Code, as amended; and

WHEREAS, Texas Local Government Code Section 43.0671 authorizes the City of Schertz to extend its City limit boundaries through the voluntary annexation of area adjacent to those boundaries upon petition of a landowner; and

WHEREAS, a public hearing notice was published in the San Antonio Express News on October 1, 2025 for the hearing on October 14, 2025; and

WHEREAS, on August 19, 2025, the City Council considered the request for voluntary annexation, and adopted Resolution 24-R-112 accepting a petition for voluntary annexation; and

WHEREAS, the City Council finds that surrounding any area, but not including such area within the City limits, through this annexation is in the public’s interest pursuant to Texas Local Government Code section 43.057; and

WHEREAS, the City Council finds that the Annexed Land is suitable, and it is in the best interest of the City and the citizens and inhabitants thereof that the Annexed Land be annexed to and made a part of the City.

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

Section 1. The City hereby annexes the Land described in Exhibit A.

Section 2. The Annexed Land shall be included within the City’s corporate limits effective on the effective date of this Ordinance, and all taxable property in the Annexed Land shall hereafter bear its pro rata part of the taxes levied by the City, subject to allowable exemptions.

Section 3. The land and territory more particularly described as that portion of the tract of land described in Exhibit A, attached hereto and incorporated herein by reference shall be part of the City of Schertz, Texas and inhabitants thereof shall be entitled to all of the rights and privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Schertz, Texas.

Section 4. A service plan outlining the provisions of necessary municipal service to the properties described in Exhibit A is hereby approved and the implementation of said plan is hereby authorized. Such plans are attached hereto and incorporated herein as Exhibit B.

Section 5. The City manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the additions to the City's Corporate Limits and the City Secretary is hereby authorized and directed to provide appropriate notice to the State of Texas and the County of Guadalupe of this annexation.

Section 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 7. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 8. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 10. It is officially found, determined, and declared that the meeting at which this Ordinance 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 Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 11. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 12. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in

conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED AND APPROVED this _____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit “A”: Legal Metes and Bounds

Exhibit "A": Legal Metes and Bounds

DESCRIPTION OF A 4.613 ACRE TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187 BEXAR COUNTY, TEXAS

BEING a 4.613 acre tract of land situated in the Julian Diaz Survey No. 66, Abstract No. 187 of Bexar County, Texas, and being the remainder of a called 3.768 acre tract of land and all of a called 0.990 acre tract described in an instrument to The Society of Saint Pius X of San Antonio, Texas Inc., DBA St. Joseph's Roman Catholic Chapel recorded in Document No. 20210302824, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), Save & Except a called 0.0138 acre tract described in an instrument to the State of Texas recorded in Document No. 20200190994 and a called 0.1348 acre tract of land described in an instrument to the State of Texas recorded in Document No. 20190138025, O.P.R.B.C.T., said 4.613 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Pape Dawson" found on the Northeast right-of-way line of F.M. 1518 (120-foot right-of-way) described in instruments recorded in Document No. 20160231712, 20190138025 and 20200190994, O.P.R.B.C.T., being the Northwest corner of a called 4.000 acre tract of land described in an instrument to Brandon McGarrell recorded in Document No. 20180083710, O.P.R.B.C.T and being the Southwest corner of the remainder of said 3.768 acre tract and the Southwest corner of the herein described tract;

THENCE, North 30° 27' 54" West, along and with the Northeast right-of-way line of said F.M. 1518, at a distance of 293.49 feet passing a 1/2-inch iron rod with cap stamped "Pape Dawson" found on line, and continuing for a **total distance of 323.50 feet** to a 1/2-inch iron rod with cap stamped "Pape Dawson" found for the common South corner of said 3.768 acre tract and a called 3.245 acre tract of land described as Tract One in an instrument to Brandon McGarrell recorded in Document No. 20180075657, O.P.R.B.C.T., being the Northwest corner of the remainder of said 3.768 acre tract and the Northwest corner of the herein described tract;

THENCE, North 61° 03' 55" East, along and with the common line of said 3.768 acre tract and said 3.245 acre tract, at a distance of 607.85 feet passing a 1/2-inch iron rod with cap stamped "RKB 5409" found for the common North corner of said 3.768 acre tract and said 0.990 acre tract, and continuing along and with the common line of said 0.990 acre tract and said 3.245 acre tract, a **total distance of 642.20 feet** to a 1/2-inch iron rod with cap stamped "BLS Control" found for a Northwest corner of a called 5.716 acre tract of land described in an instrument to Adrian Alaniz and Erika Lynne Salazar Alaniz recorded in Document No. 20220122432, O.P.R.B.C.T., being the Northeast corner of said 0.990 acre tract and the herein described tract, from which a found 5/8-inch iron rod with cap stamped "Urban Surveying" found for the Southeast corner of said 3.245 acre tract bears North 61°03'55" East, a distance of 25.97 feet;

THENCE, South 29° 14' 35" East, along and with the common line of said 0.990 acre tract and said 5.716 acre tract, a distance of 305.71 feet to a 1/2-inch iron rod found on the North line of said 4.000 acre tract, and being a Southwest corner of said 5.716 acre tract and being the Southeast corner of said 0.990 acre tract and the herein described tract;

THENCE, South 59° 28' 15" West, along and with the common line of said 0.990 acre tract, said 3.768 acre tract and said 4.000 acre tract, a distance of 635.45 feet to **POINT OF BEGINNING** and containing 4.613 acres of land.

Exhibit "A": Legal Metes and Bounds

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00.
- 2) This M&B description was prepared in conjunction with a survey exhibit of even date.



Robert A. Harper, RPLS No. 6582
Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657

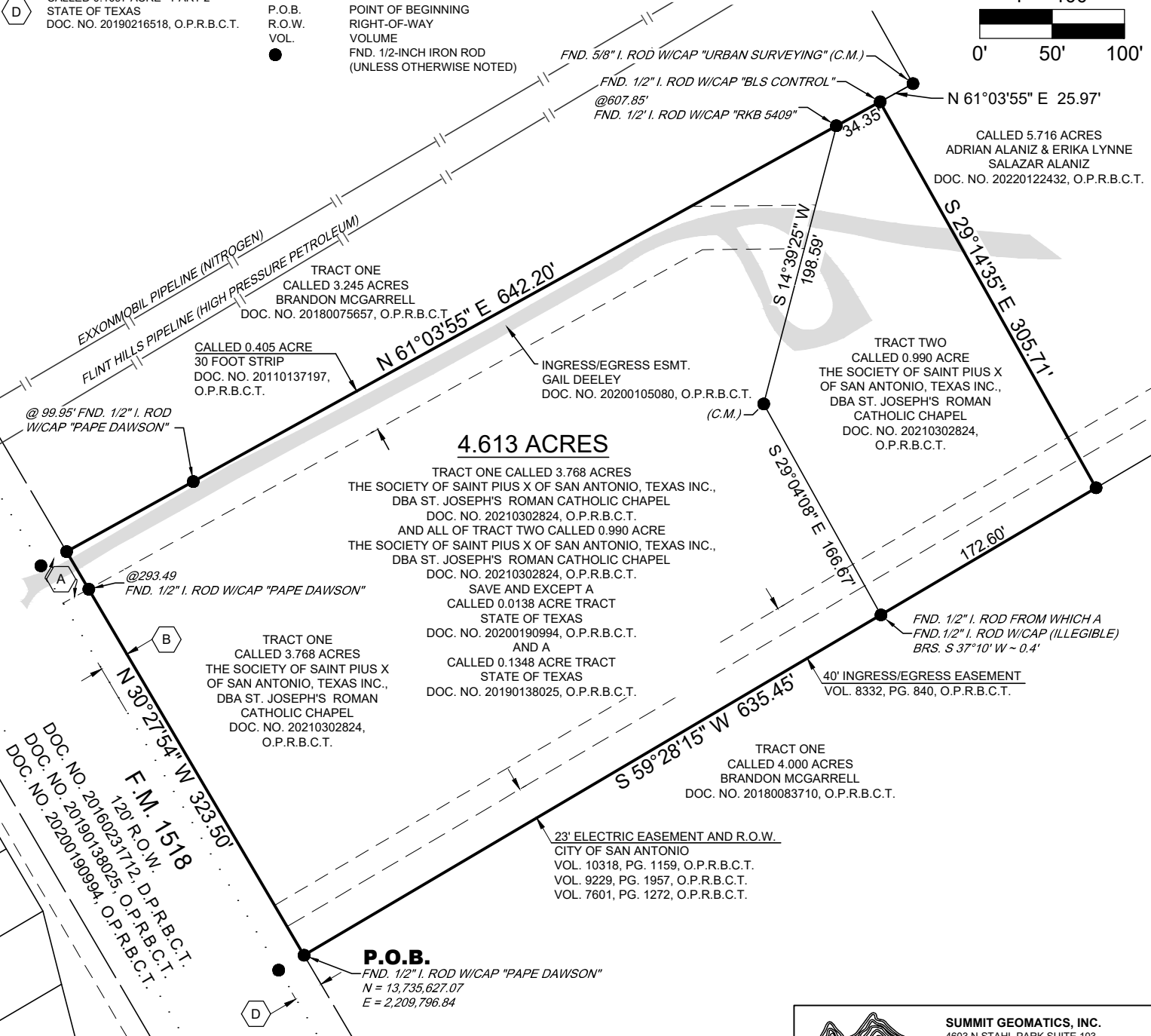
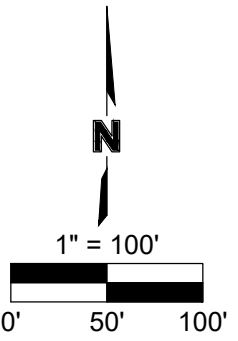


SKETCH TO ACCOMPANY M&B DESCRIPTION

Exhibit "A": Legal Metes and Bounds

LEGEND

- A** CALLED 0.0138 ACRE
STATE OF TEXAS
DOC. NO. 20200190994, O.P.R.B.C.T.
- B** CALLED 0.1348 ACRE
STATE OF TEXAS
DOC. NO. 20190138025, O.P.R.B.C.T.
- D** CALLED 0.1097 ACRE - PART 2
STATE OF TEXAS
DOC. NO. 20190216518, O.P.R.B.C.T.
- C.M. CONTROLLING MONUMENT
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DOC. DOCUMENT
- ESMT. EASEMENT
- I. IRON
- NO. NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- FND. 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)



- NOTES:**
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID. ELEVATIONS SHOWN HEREON ARE IN NAVD88.
 - THIS SKETCH WAS PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF EVEN DATE.

SUMMIT GEOMATICS, INC.
 4603 N STAHL PARK SUITE 103
 SAN ANTONIO, TEXAS 78217
 Tel: 210-971-4870 | summit-geomatics.com
 TBPELS FIRM NO. 10194657

SKETCH OF
 4.613 ACRES OF LAND
 SITUATED IN THE
 JULIAN DIAZ SURVEY NO. 66
 ABSTRACT NO. 187
 BEXAR COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=100'	24.0288	05/07/2025	3 OF 3

X:\03_Summit_Projects\2024-Projects\03_Schertz\03_Finals\01_CAD\8890FM1518_BndyExhibit1(C).dwg, 5/08/2025 7:40 AM, rharper

Exhibit “B”: Service Plan

EXHIBIT B
SERVICE PLAN
CITY OF Schertz, TEXAS

SERVICE PLAN FOR ANNEXATION OF
Bexar County, Property Id: 310108 and 1061511

Upon annexation of the area identified above and as identified on Exhibit A, the City of Schertz will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Schertz, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**

The City of Schertz, Texas will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

The City of Schertz, Texas will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**

All water and wastewater facilities owned or maintained by the City of Schertz at the time of the proposed annexation shall continue to be maintained by the City of Schertz. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Schertz to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Schertz standard extension policy now existing or as may be amended. Existing On-site sewerage systems may be maintained in accordance with the County's regulations.

4. **Solid Waste Collection**

Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Sanitation Manager. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowners association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Schertz, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Schertz, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Schertz, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Schertz, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water and Wastewater Facilities**

For the next 2 ½ years, the City of Schertz, Texas finds and determines that there is water and wastewater services available to the annexed areas pursuant to the City of Schertz extension policies.

3. **Roads and Streets**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

4. **Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Schertz, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Schertz.

LEVEL OF SERVICE

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 areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.