



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
April 21, 2026**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES
Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team**

**AGENDA
TUESDAY, APRIL 21, 2026 at 6:00 p.m.**

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Mayor Pro Tem Davis)**

Special Announcement

- **Hal Baldwin Scholarship** - Students attending for the Hal Baldwin Scholarship need to sign in on the sheet located on the back podium. If you are watching remotely, please email Sarah Gonzalez at sgonzalez@schertz.com to virtually sign in. Please note this is the last Council meeting to give you credit for the scholarship. Please direct any questions to Ms. Gonzalez.

Proclamations

National Library Week - April 19-25, 2026

Administrative Professionals Week - April 19-25, 2026

International Firefighter's Day-May 4, 2026

Building and Safety Month-May 2026

Presentations

YMCA Presentation (Mr. Louis Lopez)

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
- Announcements and recognitions by the City Manager (S.Williams)
- Announcements and recognitions by the Mayor (R.Rodriguez)

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.

Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** - Approval of the minutes from the Council-Staff Pre-Budget Meeting on March 27, 2026, the regular Council Meeting on April 7, 2026 and the Special Council Meeting on April 13, 2026 (S.Edmondson/S.Courney/I.Chavez)
2. **Resolution 26-R-057** - Approval of the Heritage Oaks Wastewater Capital Recovery Offset Agreement (S.Williams/B.James)

3. City of Schertz Boards, Committees, and Commissions

• **Appointments**

n/a

• **Reappointments**

Schertz Historical Preservation Committee for the term ending March 31, 2028:

- Maria "Angie" Fain

• **Resignations, Removals, and Expiring Terms**

n/a

Discussion and Action Items

- 4. Resolution 26-R-054** - Authorizing the land acquisition of approximately 3 acres of land located at the western ends of Church Street and Zuehl Road, Property ID 67672 for an amount not to exceed \$125,000 plus closing costs, specifying funding sources, and other matters in connection therewith (S.Williams/B.James)

Information available in City Council Packets - NO DISCUSSION TO OCCUR

- 5. Update to Real Property Acquisition Process** (S.Gonzalez/J.Kurz)
- 6. Check Report - March 2026** (S.Gonzalez/J.Walters)
- 7. Petition for Removal of Property from the City of Schertz ETJ** - Update on approximately 5.115 Acre ETJ Release in Northern Schertz near Old Nacogdoches Road within Comal County, Comal County Property Identification Number 455975 (B.James/L.Wood/E.Delgado)
- 8. Petition for Removal of Property from the City of Schertz ETJ** - Update on approximately 5.1 Acre ETJ Release in Northern Schertz near Old Nacogdoches Road within Comal County, Comal County Property Identification Number 468928 (B.James/L.Wood/E.Delgado)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
- City and Community Events attended and to be attended (Council)

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 15TH DAY OF APRIL 2026 AT 5:30 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____ DAY OF _____, 2026.

TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

<p>Mayor Rodriguez Member Audit Committee Investment Advisory Committee Main Street Committee TIRZ II Board</p> <p>Liaison Board of Adjustments Senior Center Advisory Board-Alternate</p>	<p>Councilmember Davis– Place 1 Member Interview Committee Main Street Committee - Chair TIRZ II Board</p> <p>Liaison Parks & Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Board</p>
<p>Councilmember Watson – Place 2 Member Audit Committee</p> <p>Liaison</p>	<p>Councilmember Macaluso – Place 3 Member Interview Committee Hal Baldwin Scholarship Committee TIRZ II Board</p>

<p>Library Advisory Board Senior Center Advisory Board Schertz-Seguin Local Government Corporation (SSLGC) -Ex-Officio</p>	
<p>Councilmember Guerrero – Place 4 Member Hal Baldwin Scholarship Committee Investment Advisory Committee</p> <p>Liaison Schertz Historical Preservation Committee</p>	<p>Councilmember Westbrook – Place 5 Liaison Schertz-Seguin Local Government Corporation (SSLGC) Planning and Zoning Commission Schertz Historical Preservation Committee Cibolo Valley Local Government Corporation (CVLGC)-Alternate</p>
<p>Councilmember Heyward – Place 6 Member Animal Services Advisory Committee Audit Committee Interview Committee-Chair Investment Advisory Committee Main Street Committee</p> <p>Liaison Building and Standards Commission Economic Development Corporation - Alternate Senior Center Advisory Board</p>	<p>Councilmember Sheridan– Place 7</p>

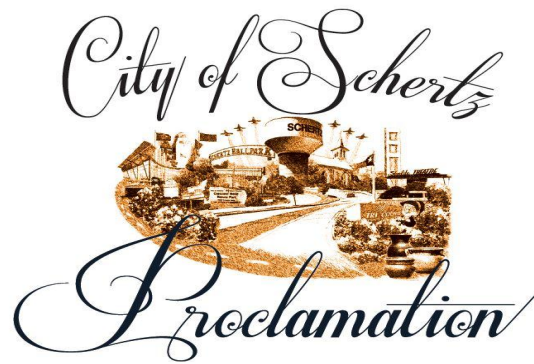
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: National Library Week - April 19-25, 2026

Attachments

National Library Week 2026



National Library Week April 19 -25, 2026

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “**Find Your Joy.**”

NOW, THEREFORE, be it resolved that I, Ralph Rodriguez, Mayor of the City of Schertz, proclaim

April 19–25, 2026, as National Library Week.

During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.

IN TESTIMONY WHEREOF, I
hereunto set my hand and caused the
Seal of City of Schertz to be affixed on
this the 21 day of April 2026.

Ralph Rodriguez, Mayor

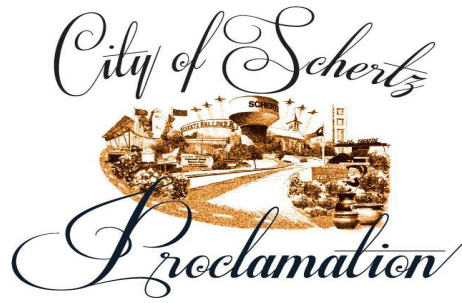
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: Administrative Professionals Week - April 19-25, 2026

Attachments

Administrative Professionals Week 2026



NATIONAL ADMINISTRATIVE PROFESSIONALS' WEEK April 19-25, 2026

WHEREAS, National Secretaries Week was organized in 1955 by the U.S. Department of Commerce, renamed to Professional Secretaries Week and in the year 2000 became Administrative Professionals Week; and

WHEREAS, Administrative Professionals Week 2026 focuses on honoring the Office Professionals who make offices work, reflecting the integral and significant role that office professionals play in modern business; and

WHEREAS, Administrative Professionals play an essential role in coordinating the office operations of businesses, government, educational institutions, and other organizations; and

WHEREAS, Administrative Professionals Week is observed annually, and in our nation, there are approximately 3.5 million Administrative Professionals who make important contributions at their workplace; and

WHEREAS, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities, and most importantly, have the willingness to learn and accept new challenges; and

WHEREAS, Administrative Professionals serve as information hubs, managing and cataloging information, organizing the office space, and mastering office technology; and

WHEREAS, Administrative professionals are employed in public and private sectors, including business, government, and academic settings; and

NOW THEREFORE be it resolved that I, Ralph Rodriguez, Mayor of the City of Schertz proclaim

National Administrative Professionals Week-April 19-25, 2026

in the City of Schertz, and I urge all citizens to thank the City of Schertz Administrative Professionals for providing beneficial services to our workplaces and our community.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Schertz to be affixed on this the 21st day of April 2026

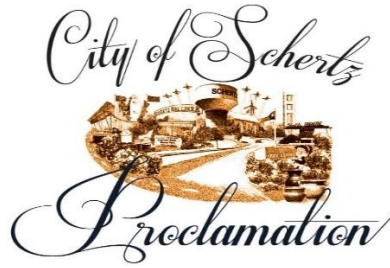
Ralph Rodriguez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: International Firefighter's Day-May 4, 2026

Attachments

International Firefighters' Day 2026



International Firefighters Day **Monday, May 4th, 2026**

WHEREAS, Firefighters dedicate their lives to the protection of life and property; and sometimes that dedication is in the form of countless hours volunteers over many years, in others it is many selfless years working in the industry; in all cases it risks the ultimate sacrifice of a Firefighter's life; and

WHEREAS, International Firefighters' Day is a time where the community can recognize and honor the sacrifices that firefighters make to ensure that their communities and environment are as safe as possible; it is also a day in which current and past Firefighters can be thanked for their contributions; and

WHEREAS, International Firefighters' Day is observed each year on the 4th of May where we remember the past Firefighters who have died while serving our community or dedicated their lives to protecting the safety of us all; and show our support and appreciation to Firefighters worldwide who continue to protect us so well throughout each year; and

WHEREAS, hailing from all walks of life, they are our mothers, fathers, brothers, sisters, aunts, uncles, grandparents, neighbors, and friends. They protect us without wanting recognition or reward. In our time of need they are there with courage, compassion and loyalty. They are the essence of the true meaning of community.

NOW, THEREFORE, I, Ralph Rodriguez, Mayor of Schertz do hereby proclaim

Monday, May 4th, 2026 as International Firefighters' Day

And call upon all citizens to observe this day, in recognition of the patriotic service and dedicated efforts of our fire and emergency services personnel.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of the City of Schertz to be affixed on this the 21st of April 2026.

Ralph Rodriguez, Mayor

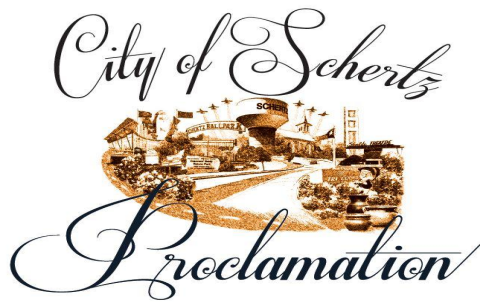
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: Building and Safety Month-May 2026

Attachments

Building and Safety Month 2026



Building Safety Month — May 2026

Whereas, the City of Schertz is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

Whereas, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of our building safety officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

Whereas, “**Built to Last**” the theme for Building Safety Month 2026, celebrated Internationally, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale.

NOW THEREFORE, be it resolved that I, Ralph Rodriguez, Mayor of the City of Schertz proclaim the month of **May 2026 as Building and Safety Month**

Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Schertz to be affixed on this the 21st day of April 2026.

Ralph Rodriguez, Mayor



CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: Minutes - Approval of the minutes from the Council-Staff Pre-Budget Meeting on March 27, 2026, the regular Council Meeting on April 7, 2026 and the Special Council Meeting on April 13, 2026 (S.Edmondson/S.Courney/I.Chavez)

Attachments

Draft Minutes 04-07-2026

DRAFT

MINUTES REGULAR MEETING April 7, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on April 7, 2026, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Rodriguez; Mayor Pro Tem Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Robert Sheridan

Staff present: City Manager Steve Williams; City Attorney Daniel Santee; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; Deputy City Secretary Sheree Courney; Assistant City Secretary Irene Chavez

Call to Order

Mayor Rodriguez called the meeting to order at 6:00 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Sheridan)

Councilmember Robert Sheridan provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Special Announcement

- **Hal Baldwin Scholarship** - Students attending for the Hal Baldwin Scholarship need to sign in on the sheet located on the back podium. If you are watching remotely, please email Sarah Gonzalez at sgonzalez@schertz.com to virtually sign in. Please direct any questions to Ms. Gonzalez.

Proclamations

National Crime Victims' Rights Week-April 19-25, 2026 (Councilmember Watson)
Councilmember Watson presented the National Crime Victims' Rights Week - April 19-25, 2026, Proclamation to Crime Victim Liaison Heather Davis and Detective Helen Lafitte of the Schertz Police Department.

Child Abuse Prevention and Awareness Month-April 2026 (Councilmember Macaluso)
Councilmember Macaluso presented the Child Abuse Prevention and Awareness Month - April 2026 proclamation to Christy Williams, Guadalupe County Children's Advocacy Center, and Brandon Rossett, Thriving Hearts, along with members of their respective teams and members of the City of Schertz Police Department.

Sexual Assault Awareness Month-April 2026 (Councilmember Guerrero)
Councilmember Guerrero presented the Sexual Assault Awareness Month - April 2026 proclamation to Christy Williams (Guadalupe County Children's Advocacy Center), Brandon Rossett (Thriving Hearts), and members of the Schertz Police Department: Crime Victim Liaison Heather Davis, Detective Helen Lafitte, Lt. Danny Trevino, and Chief Jim Lowery.

Animal Care and Control Appreciation Week - April 12-18, 2026 (Councilmember Heyward)
Councilmember Heyward presented the Animal Care and Control Appreciation Week - April 12-18, 2026, to Animal Services Manager Megan Legunas; and Animal Services Officers Ashley Evans and Luis Gonzales; and Police Chief Jim Lowery.

National Public Safety Telecommunicators Week-April 12-18, 2026 (Councilmember Westbrook)
Councilmember Westbrook presented the National Public Safety Telecommunicators Week - April 12-18, 2026, proclamation to Public Safety Communications Manager Nichole Kuhlmann and Police Chief Jim Lowery.

Military Child Month-April 2026 (Councilmember Sheridan)
Councilmember Sheridan presented the Military Child Month – April 2026 proclamation to retired Air Force member Neil West, his wife, Melissa, and their children, Alexis and Iris. Councilmember Sheridan shared a heartfelt sentiment that military children are essential members of our community and deserve recognition for their strength and sacrifice.

Employee Introduction

Mayor Rodriguez recognized City Department Heads who introduced the following new staff:

- Neighborhood Services: Steven Miller-Code Enforcement Officer
- Public Works-Drainage: Drainage Worker Trainees, Victor Guerrero and David Mosqueda.

Presentations

25 Year Tenure Milestone Service Pin: Presentation for Fire Lieutenant Mack Melancon
City Manager Steve Williams presented Fire Lt. Mack Melancon with a pin in honor and gratitude for his 25 years of dedicated service to the City of Schertz.

The 2026 Bond for Schertz-Cibolo-Universal City ISD (Superintendent Paige Meloni) Mayor Rodriguez recognized Ms. Paige Meloni, Superintendent of Schertz-Cibolo-Universal City ISD, who presented information regarding the district's 2026 bond election. Ms. Meloni explained that the May 2 election will allow the district to finance large-scale school construction projects through long-term debt, which is repaid through the interest and sinking (I&S) tax rate. The bond package includes three propositions as required by state law: Proposition A for district-wide facility improvements, security upgrades, and enhanced learning environments; Proposition B for stadium expansion and upgrades, including seating, safety, and infrastructure improvements; and Proposition C for student and staff technology devices, financed over a shorter term.

Presentation of Schertz Police Department 2025 Annual Report Presentation
(J.Lowery/P.Waller)

Mayor Rodriguez recognized Police Chief Jim Lowery who presented the Schertz Police Department 2025 Annual Report. The report will be released each March moving forward to promote transparency and highlight departmental performance. The report includes leadership messages, organizational structure, staffing updates, and public safety metrics. Chief Lowery noted current staffing levels, recent retirements and hires, and shared that the city continues to rank among the safest in the region, state, and nation. The report also outlines use-of-force data, demographic information, and increased investigative activity within the Criminal Investigations Division. Additional highlights included advancements in technology such as drone deployment and exploration of a Drone First Responder program, as well as the department's expanded service demands through dispatch operations. Chief Lowery emphasized community engagement efforts, school partnerships through the School Resource Officer program, and ongoing training and professional standards. He closed the presentation by thanking staff for their contributions and city leadership for their continued support.

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
Assistant City Manager Sarah Gonzalez provided the announcements of upcoming City Events.
- Announcements and recognitions by the City Manager (S.Williams)
City Manager Steve Williams recognized the following five staff promotions:
 1. Sean Hilla promoted to Paramedic
 2. Henry Fahnert promoted to Police Sergeant
 3. Levi Flickinger promoted to MIH Paramedic
 4. Dallas Hopper promoted to Police Lieutenant
 5. Jeremy Jacoway promoted to Water/Wastewater Operator Trainee

Mr. Williams also stated that the City will be dedicating the Council Chambers Conference Room in honor of Councilmember Tim Brown on May 15th at 10:30 a.m., followed by the interment of both Councilmember Brown and his wife, Nancy, at Ft. Sam National Houston cemetery at 12:45 p.m.

- Announcements and recognitions by the Mayor (R.Rodriguez)

Mayor Rodriguez announced his deliverance of a proclamation in honor of Samuel Clemens High School graduate and internationally recognized musician, Peso Pluma, noting recent performances in Houston and San Antonio and his positive impact on students across the SCUCISD community. Mayor Rodriguez thanked the artist for taking the time to engage with the community.

Mayor Rodriguez stated he had recently toured the CCMA Plant and highlighted the expansion efforts being made to meet the needs of the region's continued growth. He commended them for the great work being done.

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.

Mayor Rodriguez recognized the following residents:

Jordyn Barnes, 4616 Silverton Dr., a student at Samuel Clemens High School, spoke in support of the SCUCISD bond. Ms. Barnes stated that it directly impacts students. Therefore, their voices should be heard. She shared her involvement with extracurricular activities in fine arts and Career and Technical Education (CTE), including dance team and FFA, highlighting frequent use of the stadium and agricultural barn, both in need of updates to better support student activities and learning. She identified daily challenges, such as overcrowded cafeteria, outdated elementary school facilities, noting how they negatively impact students. Ms. Barnes urged the community to vote in the May 2 election and consider the importance of the bond to improving school facilities for the students.

Jay Starr, 9835 Mulhouse Dr, expressed discontent regarding Frontier Waste Solutions following the city's approval of the contract that went into effect in July. He stated rates have increased by approximately 33% while services were reduced or eliminated, including construction material pickup and seasonal cleanup programs. He went on to report ongoing service issues, including missed trash and/or recycling pickups, inconsistent service times, and leaving receptacles in the middle of the street. With respect to the disposal of construction materials and fencing, Mr. Starr stated it is a challenge to comply with city ordinances when the city doesn't provide disposal options. Mr. Starr requested a resident survey be done to assess

satisfaction with Frontier and identify solutions for bulk pickup.

Kate Deyermond Littell, 140 Harley Hay, introduced herself as a member of The Chamber CORE Leadership class.

Maggie Titterington, 1730 Schertz Parkway, provided information on upcoming Chamber events. She announced a groundbreaking ceremony for Gringo's on May 21 at 2:00 p.m. and a ribbon cutting for Portillo's later in May. She expressed appreciation to Frontier Waste Solutions for their support of the CORE Leadership program, including funding student travel to Austin. Ms. Titterington closed with her support of the SCUCISD bond. She noted significant areas needing improvement in a recent tour of district facilities, including aging HVAC systems. The bond reflects essential needs rather than optional projects, and she encouraged residents to vote in favor of it on May 2.

Herman Harlohs, 11564 Ware Seguin Rd., addressed Council with concerns related to poor road conditions in southern Schertz, particularly along Ware Seguin Road. He stated that increasing truck traffic, including large commercial and hazardous material vehicles, is using local roads as detours when accidents or construction on I-10 and Loop 1604 cause delays. Mr. Harlohs stated that this increased truck traffic is contributing to infrastructure damage, including water leaks. He requested that the City implement measures, such as "No Thru Truck Traffic" signage and improved traffic control during highway closures to prevent large trucks and hazardous material vehicles from using residential and secondary roads. **Amanda Villegas**, 9120 E FM 1518N, introduced herself as a member of The Chamber CORE Leadership class.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** - Approval of the minutes from the regular Council Meeting on March 17, 2026 (S.Edmondson/S.Courney/I.Chavez)

2. **Appointments, Re-appointments, and Resignations - City of Schertz Boards, Commissions, and Committees**
 - **Appointments**
 - n/a
 - **Re-appointments**
 - Schertz Historical Preservation Committee for the term ending 03/31/2028: Becki Babcock, Lauren Dalton, Sophie Rodriguez, Kathleen Samsey, Rosalyn Wise
 - Capital Improvement Advisory Committee for the term ending 06/30/2028: Dr. Mark Penshorn and Mr. Bryan Jones
 - **Resignations, Removals, and Expiring Terms**
 - CIAC: Tamara Brown, Judy, Goldick, Roderick Hector, David Hughes, Patrick McMaster, Glen Outlaw, and Clayton Wallace

3. **Councilmember Absence** - Approve Councilmember Allison Heyward's absence on March 3, 2026, in accordance with City Council Rules of Conduct and Procedure, Article 2.2.2.B (R.Rodriguez/S.Edmondson)
4. **Resolution 26-R-032** - Authorizing an amendment to the professional services agreement with Halff Associates for the FM 1518 Utility Relocation Project (B.James/K.Woodlee/E.Schulze)
5. **Resolution 26-R-034** - Authorizing the purchase of software licenses with SHI (B.James/D.Hardin/J.Bluebird)
6. **Resolution 26-R-046** - Adopting the State-mandated Texas Women’s Privacy Act Policy (B.James/D.Hardin/C.Lonsberry)
7. **Resolution 26-R-047** - Authorize the City Manager to apply for and accept funds from the Urban Areas Security Initiative (UASI) to purchase a tethered unmanned aircraft system (UAS) in order to improve and enhance department and city UAS capabilities (S.Williams/G.Rodgers)
8. **Resolution 26-R-049** - Authorizing a Task Order Amendment with Kimley-Horn and Associates, Inc. for the Schertz Forest Roadway and Waterline Improvements Project (B.James/K.Woodlee/J.Nowak)
9. **Resolution 26-R-021** - Authorizing expenditures with Versalift for the acquisition of an Aerial Bucket Truck as part of the FY2025-26 Supplemental Vehicle/Equipment Replacement/Acquisition program (B.James/D.Hardin/M.Chappell)

Mayor Rodriguez asked if any items needed to be removed for separate action.
No items were removed.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items #1 - 9.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Robert Sheridan

Passed

Discussion and Action Items

10. Resolution 26-R-037 - Authorizing the purchase and installation of twenty-six (26) HVAC systems from Way Mechanical (B.James/D.Hardin/C.Lonsberry)

Mayor Rodriguez recognized Facilities Maintenance Superintendent Chad Lonsberry who introduced Resolution 26-R-037. Mr. Lonsberry stated there are 26 HVAC systems across the city nearing the end of their life expectancy, including the library, rec center, City Hall, and the Council Chambers. All systems need to be replaced to avoid outages. Additionally, City Hall needs upgrades to meet current building code requirements. A competitive bid process was considered; however, staff chose to use purchasing cooperatives to obtain better pricing. Wayne Mechanical, a TIPS cooperative vendor, was selected as the lowest-cost provider, \$150,000 less than the lowest bid.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-037.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Robert Sheridan

Passed

Closed Session

Mayor Rodriguez recessed to Closed Session at 7:17 p.m.

- 11.** The City Council will meet in closed session pursuant to Section 551.071 of the Texas Government Code. The City of Schertz will consult in closed session with its attorney to receive legal advice regarding pending or contemplated litigation, a settlement offer, or matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to include the unauthorized use of City property.

Closed Session for Agenda Item 11 start time: 7:22 p.m.

Closed Session for Agenda Item 11 end time: 7:48 p.m.

- 12.** The City Council will meet in closed session in accordance with Section 551.072, Texas Government Code deliberation regarding the purchase, sale, exchange, lease, or value of water lease rights.

Closed Session for Agenda Item 12 start time: 7:48 p.m.

Closed Session for Agenda Item 12 end time: 8:12 p.m.

Reconvene into Regular Session

Mayor Rodriguez reconvened into Regular Session at 8:16 p.m.

- 13.** Take any action based on discussion held in Closed Session under Agenda Item #11.

No action was taken on the discussion held in Closed Session Agenda under Item #11.

- 14.** Take any action based on discussion held in Closed Session under Agenda Item #12.

No action was taken on the discussion held in Closed Session Agenda under Item #12.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

- 15.** Quarterly Update-City Council Approved Zoning and Specific Use Permit Ordinances in relation to current development status (B.James/L.Wood/E.Delgado)

- 16.** Tim Brown Memorial Plaque for Council Chamber Conference Room (B.James/D.Hardin)

- 17.** Check Report - February 2026 (S.Gonzalez/J.Walters)

- 18.** Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
No requests by the Mayor or Councilmembers for updates or information from Staff.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
Mayor Rodriguez requested the following items or presentations be placed on a future City Council agenda:
 1. Workshop to discuss lack of lighting on Schertz Parkway, particularly near the elementary school.
 2. Workshop to discuss lack of lighting on Green Valley Road, including the area near FM 3009.
 3. Workshop to discuss sidewalk infrastructure along FM 1103 from Davenport Middle School to I-35.
 4. Conduct a resident survey regarding Frontier Waste Solutions to assess satisfaction with services and areas for improvement.
- City and Community Events attended and to be attended (Council)
No discussion regarding city and community events took place.

Adjournment

Mayor Rodriguez adjourned the meeting at 8:17 p.m.

ATTEST:

Ralph Rodriguez, Mayor

Sheila Edmondson, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: Executive Team
Subject: Resolution 26-R-057 - Approval of the Heritage Oaks Wastewater Capital Recovery Offset Agreement (S.Williams/B.James)

BACKGROUND

On June 17, 2025, City Council approved a wastewater capital recovery offset agreement with the developer of the Heritage Oaks subdivision that is located on the west side of Schertz Parkway, on the north and south sides of Wiederstein Road. The agreement has never been executed, and the developer is seeking approval of a revised agreement.

The developer of the Heritage Oaks residential subdivision is constructing approximately 1,800' of 8" waterline generally in Wiederstein Road from Schertz Parkway to Dietz Creek. This line is on the City's Wastewater Impact Fee Capital Improvements Plan. Given that it is on the City's Wastewater Impact Fee Capital Improvements Plan, the developer is entitled per State Law and Section 90-152 of the City's Code of Ordinances, to offsets/credits for this construction. Per Section 90-152, "The unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the capital improvements program for the category of facility within the service area for which the capital recovery fee is imposed." Related to this, the developer has proposed to realign Wiederstein Road as part of his proposed development and this per the UDC is having to construct Wiederstein Road. He is receiving Roadway Impact Fee Credits for doing so (Roadway Capital Recovery Offset Agreement approved per Resolution 25-R-055). As such, the cost in the wastewater Impact Fee CIP, which did not assume the road was having to be realigned and reconstructed, includes a cost for the full surface replacement. This full cost would not apply in this case, but some cost would. His maximum impact fee credit is estimated to be no more than \$990,000.00.

Subsequent to approval of the first agreement, the developer has presented documentation to support that he does have some costs associated with surface replacement not covered by his roadway impact fee credit. Additionally, since the developer prepaid a significant amount in impact fee a few decades ago, it is anticipated he is not going to need his full impact fee credit of \$990,000. It is estimated he will be reimbursed approximately \$355,000. The developer is also requesting he be paid this credit upon acceptance of the sewer line, rather than upon completion of the development.

GOAL

Provide for the orderly development of infrastructure within the City of Schertz.

COMMUNITY BENEFIT

Provide for the development of infrastructure in a timely, cost-effective manner.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 26-R-057 authorizing a Wastewater Capital Recovery Offset Agreement with the developer of the Heritage Oaks Subdivision for the construction of approximately 1,800' of 8" wastewater line in Wiedertein Road, generally adjacent to the development.

FISCAL IMPACT

The fiscal impact to the City is estimated to be \$355,516.00 paid to the applicant as acceptance on the infrastructure. The value of the improvements provided by the applicant is \$990,000.00 with the estimated \$630,000.00 paid for by the applicant in lieu of impact fees and \$355,516.00 paid for by the City Sewer Impact Fee Fund.

RECOMMENDATION

Approval of Resolution 26-R-057.

Attachments

Resolution 26-R-057 w attachment

RESOLUTION 26-R-057

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A WASTEWATER CAPITAL RECOVERY OFFSET AGREEMENT WITH THE DEVELOPER OF THE HERITAGE OAKS RESIDENTIAL SUBDIVISION IN THE CITY OF SCHERTZ, TEXAS AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Developer of the Heritage Oaks residential subdivision is a section of sewer line that is on the wastewater impact fee capital improvements plan; and

WHEREAS, Section 90-152 Offsets and Credits Against Capital Recovery Fees stipulates how to calculate offsets and credits; and

WHEREAS, the City Council finds it is in the best interest of the City to enter into the Wastewater Capital Recover Offset Agreement with the Developer of the Heritage Oaks residential subdivision.

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 a Wastewater Capital Recovery Offset Agreement, generally in the form attached in Exhibit "A" subject to minor changes approved by the City Manager and City Attorney.

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 _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Heritage Oaks Residential Subdivision Roadway Capital Recovery Offset Agreement

THE STATE OF TEXAS §

§

BEXAR COUNTY §

HERITAGE OAKS WASTEWATER CAPITAL RECOVERY OFFSET AGREEMENT

This agreement (“**AGREEMENT**”) is made by and between the City of Schertz, (hereinafter “**CITY**”) a Texas Home Rule municipality and Platte Development, LLC (hereinafter “**DEVELOPER**”), collectively, the “**PARTIES**”.

RECITALS

WHEREAS, pursuant to City of Schertz Code of Municipal Ordinances Chapter 90, Article V, the City of Schertz has adopted Water and Wastewater Capital Recovery Fees (sometimes hereinafter referred to as “capital recovery fee”); and

WHEREAS, pursuant to City of Schertz Code of Municipal Ordinances Section 90-152, the city shall offset the present value of any system-related facilities, pursuant to rules established in this section, and which have been dedicated to and have been received by the city, including the value of rights-of-way or capital improvements constructed pursuant to an agreement with the city, against the amount of the capital recovery fee due for that category of capital improvement due from the contribution; and

WHEREAS, pursuant to the City of Schertz Code of Municipal Ordinances Section 90-152, the unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the capital improvements program for the category of facility within the service area for which the capital recovery fee is imposed and if an offset or credit applicable to a plat has not been exhausted within ten years from the date of the acquisition of the first building permit issued or connection made after the effective date of this article or within such period as may be otherwise designated by contract, such offset or credit shall lapse.

WHEREAS, CITY and DEVELOPER desire to enter into this AGREEMENT in order to memorialize Wastewater Capital Recovery Fee Credits (sometimes hereinafter referred to as the “Credits”) achieved by DEVELOPER for reasonable and necessary costs of the capital improvement or facility expansion it incurred.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the PARTIES hereto, intending to be legally bound, hereby agree as follows:

the Heritage Oaks Development as shown on *Exhibit "A"*. The City shall assign Credits to the unit when a final plat is filed in accordance with this AGREEMENT.

- iii. DEVELOPER shall receive the Wastewater Capital Recovery Fee Offset Credits upon completion of the public improvements shown on *Exhibit "C"*, and the City's acceptance of same for public maintenance in accordance with the terms of applicable provisions of the City's Code of Ordinances.
- iv. The DEVELOPER has prepaid 100 LUEs of Wastewater Capital Recovery Fees for lots within the Heritage Oaks Development. The estimated total Wastewater Capital Recovery Fees due for the remaining 114 lots within the Heritage Oaks Development is \$633,384.00.

Article V.

REIMBURSEMENT OF EXCESS OFFSETS

A. DEVELOPER may apply for reimbursement of excess offsets upon completion of the public improvements shown in *Exhibit "C"*. The current estimated amount of excess offsets is \$355,516.00.

- i. If the Wastewater Capital Recover Fee increases prior to payment at time of issuance of building permits for the above referenced 114 lots with the Heritage Oaks Development, and the DEVELOPER has received the reimbursement of excess offsets, the difference per lot will be due by the applicant prior to issuance of the building permits.

Article VI.

MISCELLANEOUS

The following miscellaneous provisions are made part of this AGREEMENT:

- 1. **Additional Instruments.** CITY and DEVELOPER agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this AGREEMENT.
- 2. **Amendments.** This AGREEMENT constitutes the entire understanding and agreement of the parties as to the matters set forth in this AGREEMENT. No alteration of or amendment to this AGREEMENT shall be effective unless given in

in any Exhibits attached hereto or duly approved amendments to this AGREEMENT, as approved by the City Council of the City of Schertz, Texas.

11. Exhibits and Attachments. All Exhibits and Attachments referenced in this AGREEMENT are attached hereto and incorporated herein for all purposes.
12. Force Majeure. It is expressly understood and agreed by the parties to this AGREEMENT that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, governmental controls, governmental action, delay in issuance of permits or approvals (including, without limitation, fire marshal approvals), enemy or hostile governmental action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the obligated party and delays caused by the other party, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.
13. Gender. The gender of the wording throughout this AGREEMENT shall always be interpreted to mean either sex, and where the context requires, the plural of any word shall include the singular.
14. Governmental Records. All invoices, records and other documents required for submission to the CITY pursuant to the terms of this AGREEMENT are Governmental Records for the purposes of Texas Penal Code Section 37.10.
15. Immunities and defenses.
 - a) By entering into this AGREEMENT, the PARTIES do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of parties, and nothing contained herein shall ever be construed as a waiver of sovereign, statutory or official immunity by the CITY with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.
 - b) No employee of CITY, or any councilmember or agent of CITY, shall be personally responsible for any liability arising under or growing out of this AGREEMENT.
16. Mutual Assistance. CITY and DEVELOPER will do all things reasonably necessary or appropriate to carry out the terms and provisions of this

Signature Page to
Improvement Agreement

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

Owner:

PLATTE DEVELOPMENT, LLC
Anthony W. Eugenio

By: _____

Name: _____

Title: _____

Date: _____

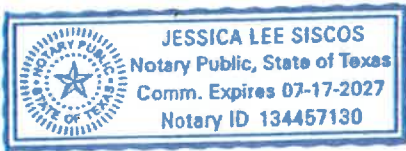
THE STATE OF TEXAS

§
§
§

COUNTY OF Bexar

This instrument was acknowledged before me on the 4th day of April, 202⁶₅ by
ANTHONY EUGENIO, MEMBER OF PLATTE DEVELOPMENT, LLC

(SEAL)



Jessica Lee Siscos

Notary Public in and for
The State of Texas

My Commission Expires: 07-17-2027

Signature Page to
Improvement Agreement

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Steve Williams, its City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2025 by Steve Williams, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

Exhibit "B"

Approved Costs for the Wiederstein Road 8" Sewer Line to Constitute the Wastewater Capital
Recovery Fee Offset Credit

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: City Secretary
Subject: City of Schertz Boards, Committees, and Commissions

- **Appointments**
n/a

- **Reappointments**
Schertz Historical Preservation Committee for the term ending March 31, 2028:
 - **Maria "Angie" Fain**

- **Resignations, Removals, and Expiring Terms**
n/a

BACKGROUND

In accordance with City policy and Council rules and procedures, periodic appointments and re-appointments to City Boards, Commissions, and Committees are brought forward for City Council consideration. The following individuals are recommended for re-appointment to continue serving on their respective boards and committees:

Schertz Historical Preservation Committee

Term Ending: March 31, 2028

- **Maria "Angie" Fain**
-

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: Executive Team
Subject: Resolution 26-R-054 - Authorizing the land acquisition of approximately 3 acres of land located at the western ends of Church Street and Zuehl Road, Property ID 67672 for an amount not to exceed \$125,000 plus closing costs, specifying funding sources, and other matters in connection therewith (S.Williams/B.James)

BACKGROUND

The City is seeking to acquire the approximately 3 acre property at the western ends of Church Street and Zuehl Road, Property ID 67672. The Cibolo Creek runs along the western edge of the property and the property is entirely in the floodway. The property is in the City limits. Staff is proposing to acquire this property as owning it will allow the city to better maintain the property for drainage purposes. It also will allow the City to ensure the property is kept free of debris and refuse. The property is to the south of Palm Park and the Mangham property that Council authorized the City to purchase in March (closing pending).

GOAL

Provide for a safe and livable community.

COMMUNITY BENEFIT

Improve property conditions and the overall appearance of the City. Promote environmental stewardship and health. Develop water, wastewater and drainage infrastructure.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 26-R-054 authorizing the purchase of the approximately 3 acre tract, Property ID 67672 located generally at the western end of Church Street and Zuehl Road.

FISCAL IMPACT

The fiscal impact is \$125,000 plus closing costs from the General Fund to be taken from sales taxes received over estimates in FY 2024-25.

RECOMMENDATION

Approval of Resolution 26-R-054.

Attachments

Resolution 26-R-054
Zuehl Property

RESOLUTION 26-R-054

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS TO ACQUIRE THE APPROXIMATELY 3 ACRE PROPERTY, PROPERTY ID 67672, LOCATED AT THE WESTERN END OF CHURCH STREET AND ZUEHL ROAD FOR AN AMOUNT NOT TO EXCEED 125,000.00 PLUS CLOSING COSTS FROM THE GENERAL FUND AND RELATED MATTERS IN CONNECTION THEREWITH.

WHEREAS, The City of Schertz desires to improve property conditions and the overall appearance of the City, promote environmental stewardship and health, develop water, wastewater and drainage infrastructure; and

WHEREAS, the acquisition will serve to create a safe and livable community; and

WHEREAS, the acquisition is consistent with the City's goal of making infrastructure investments; and

WHEREAS, the City has had an appraisal conducted of nearby properties; and

WHEREAS, Staff briefed City Council on the merits of acquiring the property; and

WHEREAS, the City's realtor has negotiated with the property owner and the property owner has agreed to sell the property to the City; and

WHEREAS, the City of Schertz will fund the purchase of the property from the General Fund.

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

Section 1. The City Council hereby authorizes purchasing the property located at the western end of Church Street and Zuehl Road, Property ID 67672 and authorizes the City Manager to execute the necessary documents to purchase the property for an amount not to exceed ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) plus closing costs.

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 APPROVED on the _____ day of _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary



CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026

Department: Purchasing

Subject: Update to Real Property Acquisition Process (S.Gonzalez/J.Kurz)

BACKGROUND

In June 2023, staff brought a workshop item to Council regarding real property acquisition process & procedures.

In an effort to streamline City processes, make the acquisition of land more efficient, and save staff time and effort, staff proposed the following:

- For situations where a construction/maintenance project includes the requirement to obtain a Right of Way or Easement and has been approved with funds that are available, anything under \$50,000 would not require additional council approval.
- For land purchases unrelated to a construction/maintenance project or the platting process, staff would bring the proposed purchase before council to attain commitment and a not-to-exceed threshold for negotiations. Upon completed negotiations, if the agreed upon price is within the approved not-to-exceed and under \$50,000, additional council approval would not be required.
- For any purchase exceeding the approved not-to-exceed OR exceeding the \$50,000 threshold, a resolution would be brought to council for further approval.

Council agreed with this approach and staff has been following this process.

As points of information and clarification:

- During the 89th Legislative Session, Senate Bill (SB) 1173 was passed, raising the competitive bidding threshold for local governments from \$50,000 to \$100,000 effective September 1, 2025, and the City's Purchasing Policy was amended for congruency with the new statutory thresholds. Staff will be applying the new competitive procurement threshold of \$100,000 to the real property acquisition process outlined above.
- For situations where a Right of Way or Easement is required and is dedicated through the platting process (never a cost to the City), additional Council approval is not required.
- In March 2024, staff brought a workshop item to Council regarding Freeway Manor and obtained Council direction to purchase lots as they come up for sale. As it relates to these properties, staff will not seek Council authorization for acquisitions that are individually less than \$25,000.

Otherwise, the process will remain as is until such time as staff receives different direction from Council.

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: Finance
Subject: Check Report - March 2026 (S.Gonzalez/J.Walters)

BACKGROUND

Attached is a vendor expenditure report from March 2026, detailing all vendors with whom the City spent \$25,000 - \$100,000. These reports will be provided to Council monthly for awareness.

Attachments

March 2026 Check Report



City of Schertz, TX

Monthly Council Check Report

By Check Number

Date Range: 03/01/2026 - 03/31/2026

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: NAP-Schertz Bank Pooled Cash						
13544	E-Z Bel Construction LLC	03/04/2026	EFT	0.00	69,000.87	101596
14274	TIP Strategies, Inc.	03/04/2026	EFT	0.00	29,000.00	101609
016859	YMCA of Greater San Antonio	03/04/2026	EFT	0.00	34,618.58	101611
0110617	KIMLEY-HORN AND ASSOCIATES INC	03/23/2026	EFT	0.00	47,036.25	101676
017911	Centerline Supply, Inc	03/25/2026	EFT	0.00	43,242.34	101692
0112126	Unintech Consulting Engineers, Inc	03/25/2026	EFT	0.00	28,417.00	101704
016859	YMCA of Greater San Antonio	03/27/2026	EFT	0.00	34,618.58	101715
019912	CIBOLO CREEK MUNICIPAL AUTHORITY	03/03/2026	Regular	0.00	81,988.00	722561
14184	Titan Armor Solutions Inc.	03/03/2026	Regular	0.00	56,794.00	722599
14250	Corporate Payment Systems	03/05/2026	Regular	0.00	33,578.07	722610
019465	CVLGC	03/05/2026	Regular	0.00	100,000.00	722657
010073	Guadalupe Appraisal District	03/05/2026	Regular	0.00	72,898.42	722662
0111059	Rolltechs Specialty Vehicles LLC	03/05/2026	Regular	0.00	39,750.00	722681
0111995	GVEC	03/10/2026	Regular	0.00	52,253.12	722711
0111632	WEX BANK	03/10/2026	Regular	0.00	43,262.97	722714
019141	US Digital Designs, Inc	03/11/2026	Regular	0.00	29,220.85	722758
13063	ABIP-SA PC	03/19/2026	Regular	0.00	33,300.00	722778
0111713	HALFF ASSOCIATES INC	03/23/2026	Regular	0.00	70,582.96	722873
13207	McCall F Inc dba Sterling McCall Ford	03/25/2026	Regular	0.00	73,250.00	722930
017578	TERRENO SERVICES, INC.	03/25/2026	Regular	0.00	52,906.08	722949
019912	CIBOLO CREEK MUNICIPAL AUTHORITY	03/31/2026	Regular	0.00	65,414.00	722999
13045	Global Payments Direct, Inc	03/02/2026	Bank Draft	0.00	34,389.40	DFT0000426

Bank Code NAP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	55	14	0.00	805,198.47
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	34,389.40
EFT's	13	7	0.00	285,933.62
	69	22	0.00	1,125,521.49

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	55	14	0.00	805,198.47
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	34,389.40
EFT's	13	7	0.00	285,933.62
	69	22	0.00	1,125,521.49

Fund Summary

Fund	Name	Period	Amount
999	OPERATING POOLED CASH	3/2026	1,125,521.49
			1,125,521.49

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: Planning & Community Development
Subject: Petition for Removal of Property from the City of Schertz ETJ - Update on approximately 5.115 Acre ETJ Release in Northern Schertz near Old Nacogdoches Road within Comal County, Comal County Property Identification Number 455975 (B.James/L.Wood/E.Delgado)

BACKGROUND

On April 7, 2026, the City Secretary's office received a Notice of Petition for Removal of Property from the City of Schertz Extraterritorial Jurisdiction "ETJ" for approximately 5.115 acres located within Comal County, more specifically identified as Comal County Property Identification Number 455975. The subject property is currently undeveloped and does not have a Development Agreement, or Delayed Annexation Development Agreement and is not subject to annexation at this time. The subject property is owned by Jeffrey D. Gieg and Heather R. Gieg.

Senate Bill 2038, which took effect on September 1, 2023 and House Bill 2512 effective September 1, 2025, changed the Texas Local Government Code in relation to property owners ability to petition a City to be released from the Extraterritorial Jurisdiction or ETJ. Per Texas Local Government Code Chapter 42 Section 42.101 a property owner can request to be released from a municipalities ETJ, unless one of the following applies to the subject properties:

1. the property is within 5 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted;
2. in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and (B) that has a population greater than 240,000
3. within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (A) within 15 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted; and (B) in a county with a population of more than two million;
4. in an area designated as an industrial district under Section 42.044; or
5. in an area subject to a strategic partnership agreement entered into under Section 43.0751; or
6. for the extraterritorial jurisdiction of a municipality located in four or more counties, one of which has a population of 2.1 million or more and is adjacent to a county with a population of 2.6 million or more: (A) in an area subject to an active development agreement entered into under Section 212.172 with the municipality; (B) in a platted or unplatted lot of less than 12 acres unless included with the other land in a petition for release under Section 42.102; or (C) within a platted subdivision of 25 or more lots if the area is a single lot.

None of the above six criteria apply to the subject property. So, per Texas Local Government Code Chapter 42 Extraterritorial Jurisdiction of Municipalities, Section 42.102 Authority to File Petition for Release which states: The owner or owners of the majority in value of an area consisting of one or

more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction, the property owners of the subject property were able to submit a petition for ETJ release.

The petition submitted to the City Secretary's office was such petition, filed by the owner of the property in question, and meeting all of the requirements outlined in the Local Government Code for ETJ release.

Based on state law, if a municipality fails to take action to release the area by the later of the 45th day after the date the municipality receives the petition or the next meeting of the municipality's governing body that occurs after the 30th day after the date the municipality receives the petition, the area is released by operation of law.

Attached to this written update includes a map showing the tract / acreage that will be removed from the City of Schertz ETJ based on the submitted petition, along with the Notice of Petition from the property owners.

Attachments

ETJ Release Map Exhibit- Comal Property ID 455975

Property Owner Notice of Petition for Release from the ETJ

Comal County

COYOTE RUN

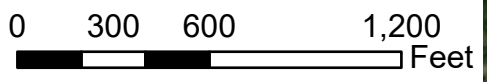
OLD NACOGDOCHES RD

**Property ID:
455975
5.115 ACRES**

Union Pacific Railroad

ABBEY RD

PVT RD AT
7120 FM 482



Verity

KGFF KILLEN, GRIFFIN & FARRIMOND
ATTORNEYS AT LAW

April 7, 2026

Sheila Edmondson
City Secretary
City of Schertz, Texas
1400 Schertz Parkway, Bldg. 2
Schertz, Texas 78154
sedmondson@schertz.com

RE: **Petition by Landowners for Release from Extraterritorial Jurisdiction**, in accordance with Texas Local Government Code Chapter 42 Subchapter D (Sections 42.101 – .105) and Texas Election Code Chapter 277, for Certain Property of Approximately 22.317 Acres (the “Subject Property”), Located at 22145 Old Nacogdoches Road, Comal County, Texas 78132 (Portions of Comal County Appraisal District Property ID No. 455975), in the Extraterritorial Jurisdiction (“ETJ”) of the City of Schertz (“City”), Comal County (“County”), Texas

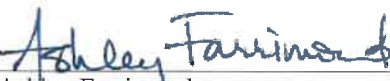
Dear Ms. Edmondson:

On behalf of the landowners of the Subject Property, **Jeffrey D. Gieg** and **Heather R. Gieg**, we are submitting the attached Petition and supporting documents to the City for the release of the Subject Property from the City’s ETJ. Texas Local Government Code Section 42.102 provides, “The owner ... of the majority in value of an area consisting of one or more parcels of land in a municipality’s extraterritorial jurisdiction may file a petition with the municipality ... to be released from the extraterritorial jurisdiction.” If such petition satisfies the requirements of Texas Local Government Code Chapter 42 Subchapter D and Texas Election Code Chapter 277, a municipality *shall* immediately release the area from the municipality’s extraterritorial jurisdiction (*see* Texas Local Government Code Section 42.105 (emphasis added)).

We respectfully request the City release the Subject Property from its ETJ at your earliest convenience. If there is any additional information or documentation that we can provide to assist in your review of the Petition, please do not hesitate to contact me at (210) 960-2750 or via email at: ashley@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: 
Ashley Farrimond



Enclosures: Petition requesting release from the City of Schertz ETJ

PETITION
FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SCHERTZ PURSUANT TO
TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 SUBCHAPTER D

Texas Local Government Code Chapter 42, Subchapter D (“Subchapter D”), grants an owner of land within a municipality’s extraterritorial jurisdiction (the “ETJ”) the authority to file a petition with the municipality for release from the ETJ. In accordance with Subchapter D, **Jeffrey D. Gieg** and **Heather R. Gieg**, (the “Petitioners”), hereby submits this petition (the “Petition”) to the City of Schertz, a Texas home-rule municipal corporation (the “City”), for the release, from the City’s ETJ, of an approximately 5.115-acre tract of land (the “Property”), owned by the Petitioners. The Property is further described by the maps/exhibits and metes and bounds legal description attached hereto as **Exhibits “A”** and **“B,”** and incorporated herein for all purposes. In support of the Petition, the Petitioners present the following:

I. Petition Requirements

Subchapter D §42.101 - 104 include requirements for a valid petition. This Petition satisfies these requirements, as further outlined below:

- 1) Petitioners. This Petition has been executed (via a handwritten signature) by the owners of a majority in value of the holders of title of the Property. Specifically, the Petitioners are the record title holder of the entire Property subject to this Petition as evidenced by the deed and Comal County Appraisal District tax rolls for the Property attached hereto as **Exhibits “C”** and **“D,”** and incorporated herein for all purposes.
- 2) Area to be Released. This Petition includes maps/exhibits of the Property and a metes and bounds legal description of the Property to be released (*see Exhibits “A”* and **“B,”** referenced above).
- 3) Texas Election Code Chapter 277 (“Chapter 277”). This Petition satisfies the requirements set forth in Chapter 277.
- 4) No Exceptions Apply. Subchapter D §42.101 includes five (5) exceptions for areas in which a tract may not be released from a municipality’s ETJ. The Property does not fall under any such exception.

II. Municipal Action Following Receipt of Petition

Following the City’s receipt of this Petition, the Petitioners request that the City comply with the following requirements of Subchapter D:

- 1) Verification. The Petitioners request that the City Secretary, or other person responsible for verifying signatures at the City, verify this Petition in accordance with Subchapter D §42.105.
- 2) Notification. The Petitioners request that the City provide notice regarding the results of this Petition to the Petitioners in accordance with Subchapter D §42.105(b).

- 3) Release. In accordance with Subchapter D §42.105(c) and (d), the City shall take action to release the Property immediately from the City's ETJ. This release shall be completed no later than forty-five (45) days of receipt of this Petition or at the next City Council meeting that occurs no later than thirty (30) days after receipt of this Petition. If the City fails to take action to release the Property from the City's ETJ, the Property will be released by operation of law.

Based on the foregoing information, the Petitioners respectfully submit this Petition for the release of the Property from the City's ETJ, pursuant to the authority and rights granted under Subchapter D. The Petitioners request that any correspondence regarding this Petition be forwarded to the Property Owners/Petitioners at the address provided on the subsequent signature page (with copies to Killen, Griffin & Farrimond, PLLC, as noted).

Property Owners/Petitioners:

Jeffrey D. Gieg and Heather R. Gieg
22145 Old Nacogdoches Road
New Braunfels, Texas 78132
Phone: (830) 359-7860
Email: one8trans.heather@gmail.com

with copy to:

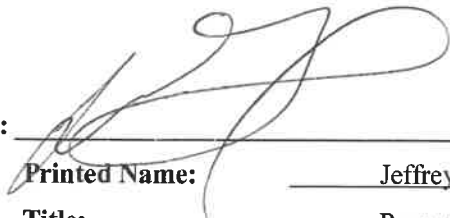
Killen, Griffin & Farrimond, PLLC
Attention: Ashley Farrimond
10101 Reunion Place, Suite 250
San Antonio, Texas 78216
Phone: (210) 960-2750
Email: ashley@kgftx.com

WHEREFORE, THIS PETITION SATISFIES ALL OF THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 SUBCHAPTER D FOR THE RELEASE OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SCHERTZ, TEXAS, AND THE PETITIONERS RESPECTFULLY REQUEST THE CITY RELEASE SAID LAND, AS DESCRIBED HEREIN.

Respectfully submitted, this _____ day of _____ 2026.

Signature Page to Follow

PETITIONER:

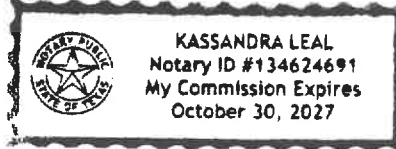
By:  Signature Date: 3/31/2026
Printed Name: Jeffrey D. Gieg
Title: Property Owner
Date of Birth: 11/18/1979
Residential Address: 22145 Old Nacogdoches Road
New Braunfels, Texas 78132

ACKNOWLEDGEMENTS

STATE OF TEXAS

COUNTY OF Comal

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§



This instrument was acknowledged before me on this 31st day of March 2026,
by Jeffrey D. Gieg.


Notary Public, State of Texas

PETITIONER:

By: Heather Gieg Signature Date: 3/31/2026

Printed Name: Heather R. Gieg

Title: Property Owner

Date of Birth: 02/01/1986

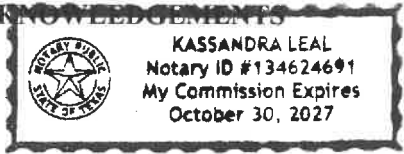
Residential Address: 22145 Old Nacogdoches Road
New Braunfels, Texas 78132

ACKNOWLEDGEMENTS

STATE OF TEXAS

COUNTY OF Comal

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This instrument was acknowledged before me on this 31st day of March 2026,
by Heather R. Gieg.

Kassandra Leal
Notary Public, State of Texas

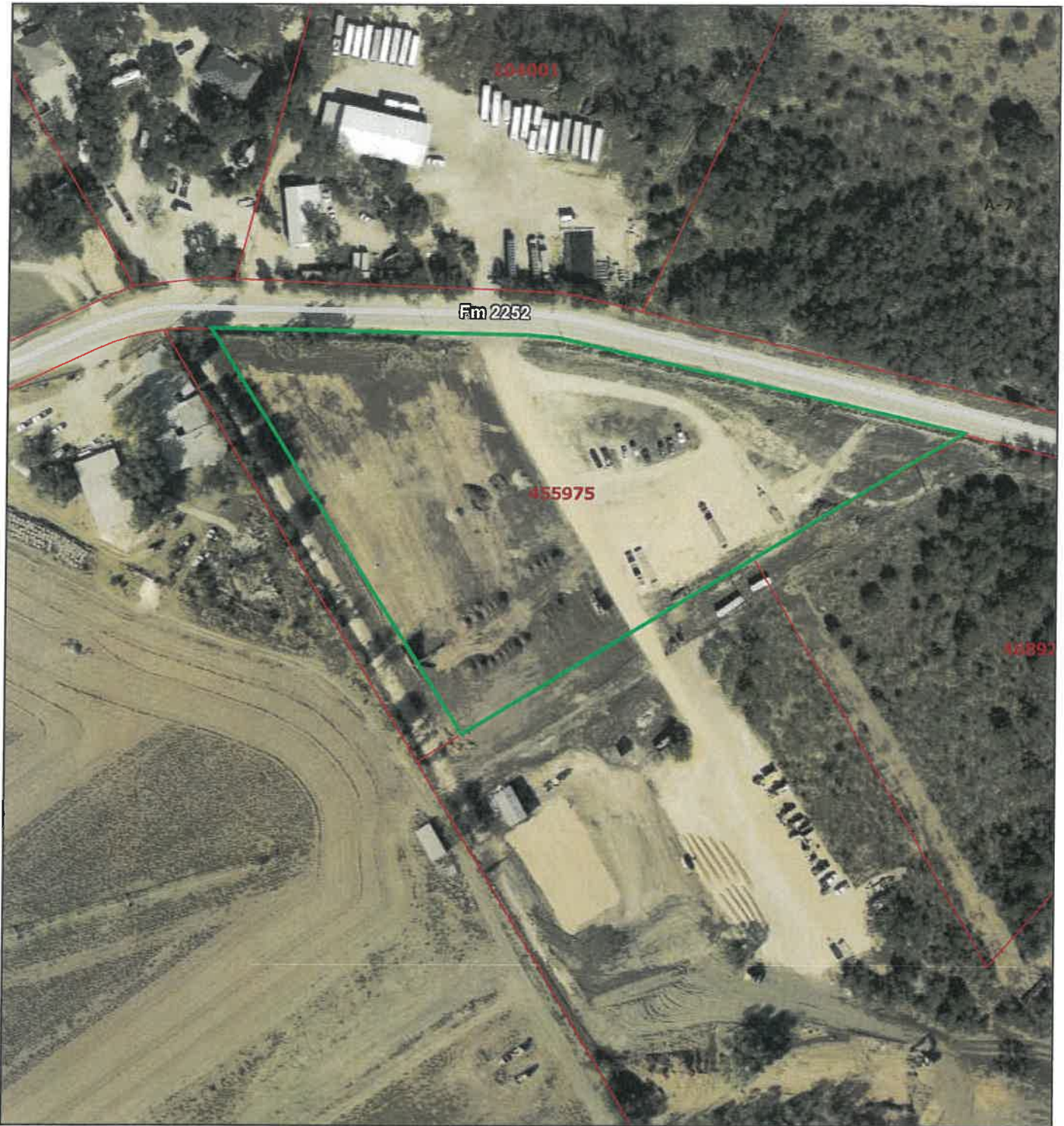
Enclosures:

- Exhibit A** – Exhibits of the Property
- Exhibit B** – Signed and Sealed Metes and Bounds Description of the Property
- Exhibit C** – Deed for the Property
- Exhibit D** – Comal County Appraisal District Information for the Property

Exhibit A

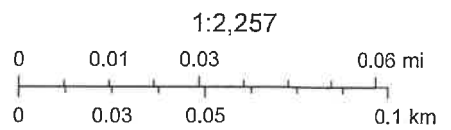
Exhibits of Property

Comal CAD Web Map



3/23/2026, 3:00:20 PM

-  Parcels
-  Abstracts
-  Streets



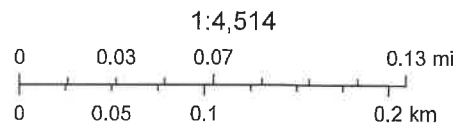
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Comal CAD Web Map

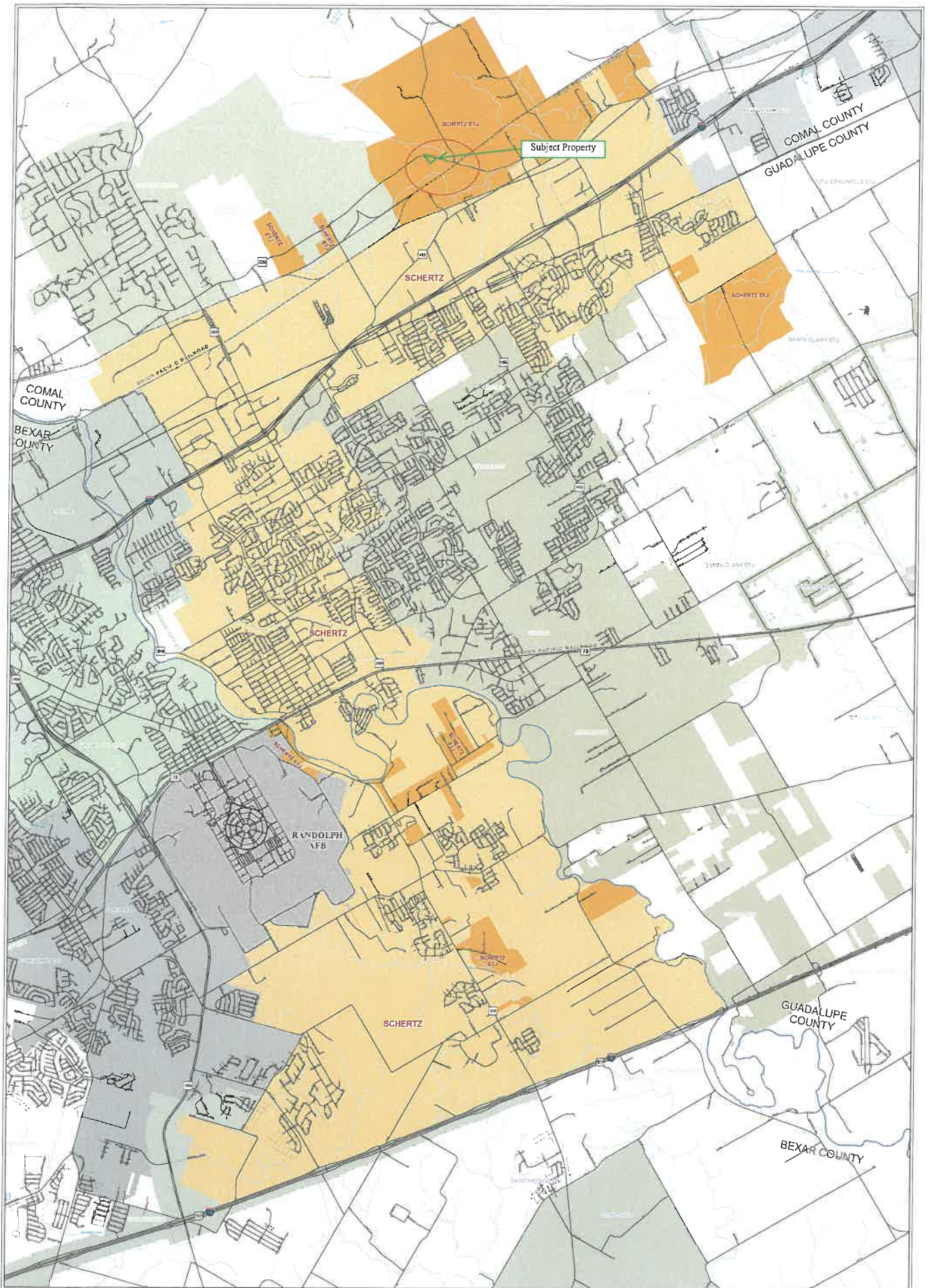


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-  Parcels
-  Abstracts
-  Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



SCHERTZ
 COMMUNITY • SERVICE • OPPORTUNITY

Municipal and
 Extraterritorial Jurisdiction
 Boundaries

Schertz Municipal Boundary	County Boundaries	River	Major Roads
Schertz Development Agreement Boundaries	Military Installation Boundaries	Creek	Minor Roads
Schertz Extraterritorial Jurisdiction Boundary		Stream	Proposed Roads
			Railroads

Last Update: October 18th, 2023
 City of Schertz, 200 Commerce Way, Schertz, TX 78150
 This map is for informational purposes only. It is not intended to be used as a legal document. The City of Schertz is not responsible for any errors or omissions on this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map. The City of Schertz is not responsible for any claims or liabilities resulting from the use of this map. The City of Schertz is not responsible for any claims or liabilities resulting from the use of this map.

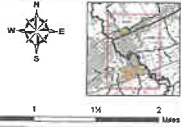


Exhibit B

Metes and Bounds Description of the
Property

BEING 5.115 ACRE TRACT, SITUATED IN THE VALENTINE BENNETT SURVEY NO. 100, ABSTRACT 72, COMAL COUNTY, TEXAS, AND BEING OUT OF A CALLED 32.486 ACER TRACT RECORDED IN DOC. NO. 200106028590, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

REFERENCE PROVIDENCE TITLE COMMITMENT, OF #128002723, EFFECTIVE DATE 02/21/2022

REFERENCE RESTRICTIONS RECORDED IN SCHEDULE B:

1. HEREBY DELETED
10.
 - A. MAGNOLIA GAS COMPANY EASEMENT, RECORDED IN VOLUME 57, PAGE 166, DEED RECORDS, COMAL COUNTY, TEXAS - BLANKET IN NATURE.
 - B. UNITED GAS PIPE LINE COMPANY EASEMENT, RECORDED IN VOLUME 113, PAGE 480, DEED RECORDS, COMAL COUNTY, TEXAS - BLANKET IN NATURE.
 - C. GUADALUPE VALLEY TELEPHONE COOPERATIVE INC EASEMENT, RECORDED IN VOLUME 655, PAGE 168, DEED RECORDS, COMAL COUNTY, TEXAS - NOT LOCATED ON THIS TRACT.
 - D. SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT, RECORDED IN COUNTY CLERK'S FILE NO. 200106003221, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS - NOT LOCATED ON THIS TRACT.
 - E. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN ELECTRIC LINE RIGHT OF WAY AGREEMENT, RECORDED IN COUNTY CLERK'S FILE NO. 200306039255, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
 - F. SUBJECT TO TERMS AND PROVISIONS OF SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, AS EVIDENCED BY AFFIDAVIT DATED NOVEMBER 11, 2003 FILED FOR RECORD NOVEMBER 11, 2003 AND RECORDED IN COUNTY CLERK'S FILE NO. 200306042037, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

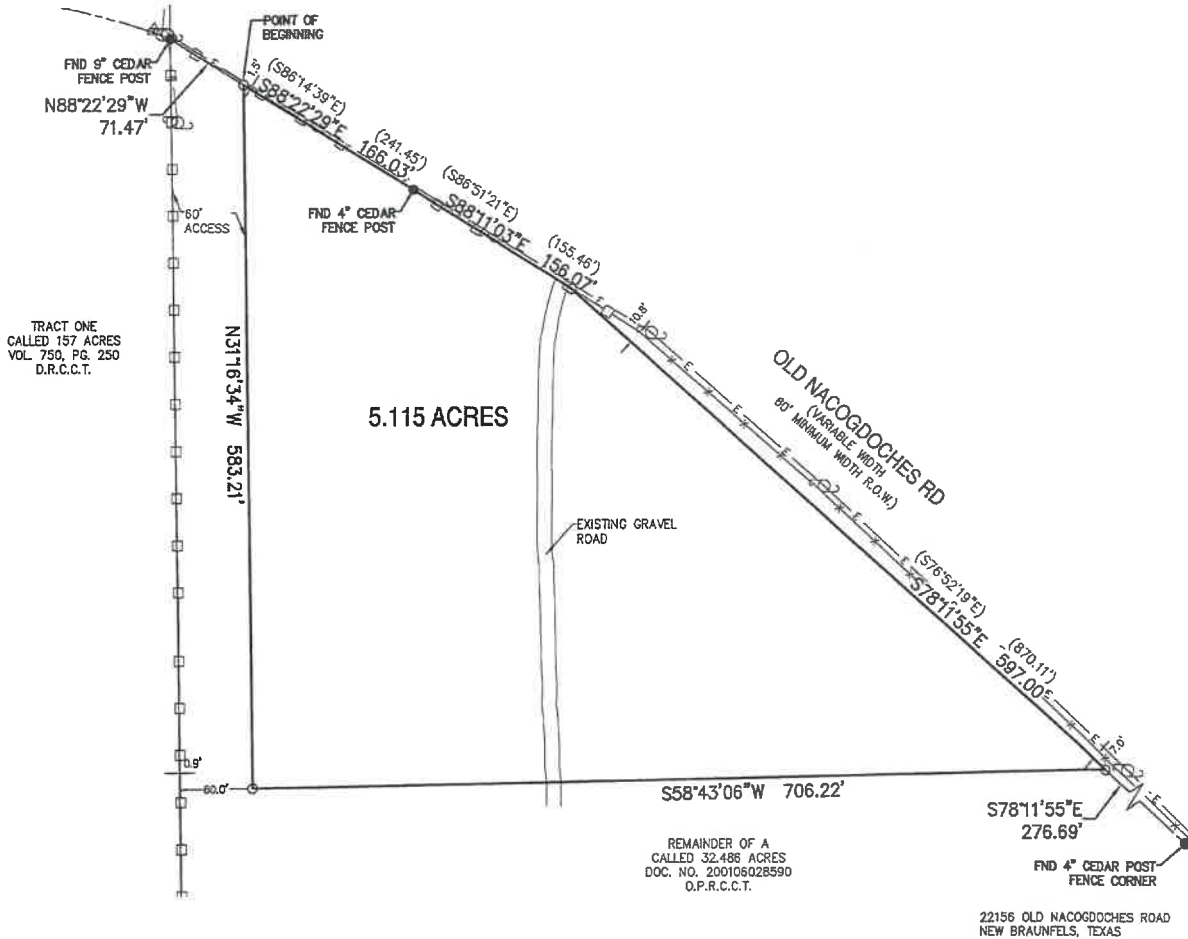
FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

HMT ADVISES CLIENT TO CONTACT LOCAL REGULATORY AGENCIES FOR SUBDIVISION APPROVAL. THIS SURVEY MAY VIOLATE LOCAL SUBDIVISION RULES AND REGULATIONS. DEVELOPMENT OF THE SUBJECT TRACT MAY REQUIRE SUBMITTAL, APPROVAL, AND/OR RECORDING OF A PLAT OR REPLAT. RULES AND REGULATIONS ARE ESTABLISHED BY THE GOVERNMENTAL AGENCY, WHICH HAS JURISDICTION. THESE RULES AND REGULATIONS MAY INCLUDE DEDICATION OF SETBACK LINES, EASEMENTS, ADDITIONAL RIGHT-OF-WAY, AND OTHER MATTERS

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

LEGEND:

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- △ = TELEPHONE PEDESTAL
- ⊕ = POWER POLE
- E — = OVERHEAD ELECTRIC
- X — = BARBED WIRE FENCE
- □ — = HOG WIRE FENCE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS



DRAWN BY: IJS
FIELD CREW: JJ

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 23RD DAY OF MARCH, 2022

Douglas B. Cottle
DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

THIS SURVEY IS CERTIFIED TO DOWN AND GERTRUDE, LLC, D&W HOLDINGS, LTD. AND PROVIDENCE TITLE COMPANY.

22156 OLD NACOGDOCHES ROAD
NEW BRAUNFELS, TEXAS

Survey Name: Survey of the 5.115 Acre Tract in the Valentine Bennett Survey No. 100, Abstract 72, Comal County, Texas, and Being Out of a Called 32.486 Acre Tract Recorded in Doc. No. 200106028590, Official Public Records of Comal County, Texas. Date: 03/21/2022. Scale: 1"=100'. Drawn by: IJS. Field Crew: JJ.

EXHIBIT " A "

Being a 5.115 acre tract of land situated in the Valentine Bennett Survey No. 100, Abstract No. 72, Comal County, Texas, being out of a called 32.486 acre tract of land, recorded in Document No. 200106028590, Official Public Records, Comal County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (stamped "HMT") set in the South right-of-way of Old Nacogdoches Road, also being the West corner of the herein described 5.115 acre tract, from which a found 9" cedar post the Northwest corner of the called 32.486 acre tract recorded in Document No. 200106028590, Official Public Records, Comal County, Texas and being the Northeast corner of Tract One, a called 157 acre tract recorded in Volume 750; Page 250, Official Public Records, Comal County, Texas, bears N 88°22'29" W, a distance of 71.47 feet;

THENCE, along the South right-of-way of Old Nacogdoches Road, also being the North line of the herein described tract, the following 3 calls:

1. S 88°22'29" E, a distance of 166.03 feet to a found 4" cedar fence post;
2. S 88°11'03" E, a distance of 156.07 feet to a 1/2" iron rod (stamped "HMT") set;
3. S 78°11'55" E, a distance of 597.00 feet to a 1/2" iron rod (stamped "HMT") set for the East corner of the herein described tract, from which a 4" cedar fence post found for a corner of said remainder of called 32.486 acre tract, bears S 78°11'55" E, a distance of 276.69 feet; THENCE, crossing said remainder of called 32.486 acre tract, the following 2 calls:
 1. S 58°43'06" W, along the South line of the herein described tract, crossing said 32.486 acre tract, a distance of 706.22 feet to a 1/2" iron pin (with cap stamped "HMT") set for the Southwest corner of the herein described tract;
 2. N 31°16'34" W, along the West line of the herein described tract, and being 60 East of and parallel to the West line of said remainder of called 32.486 acre tract, a distance of 583.21 feet to the POINT OF BEGINNING, containing 5.115 acres of land in Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/28/2025 03:25:33 PM
MARY 4 Pages(s)
202506015792



Bobbie Koepp

Exhibit C

Deed

Official Public Records, Comal County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements, until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 28th day of May, 2025.

**DOWN AND GERTRUDE, LLC, a Texas
Limited Liability Company**

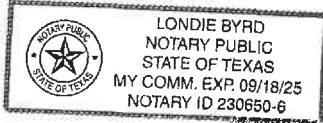
BY: 
BRICE KNIGHT, Member

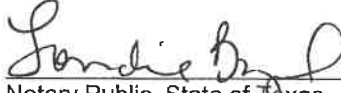
BY: 
PAULA KNIGHT, Member

STATE OF TEXAS
COUNTY OF COMAL

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This instrument was acknowledged before me on this the 20 day of **May, 2025**,
by **BRICE KNIGHT, Member of DOWN AND GERTRUDE, LLC, a Texas Limited
Liability Company.**



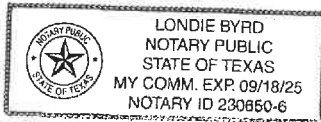


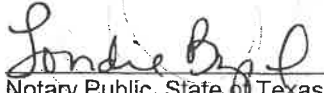
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COMAL

§
§

This instrument was acknowledged before me on this the 20 day of **May, 2025**,
by **PAULA KNIGHT, Member of DOWN AND GERTRUDE, LLC, a Texas Limited
Liability Company.**





Notary Public, State of Texas

8184.seller finance.doc
New Braunfels Title Co (LB)
GF #NB-4812-25

EXHIBIT " A "

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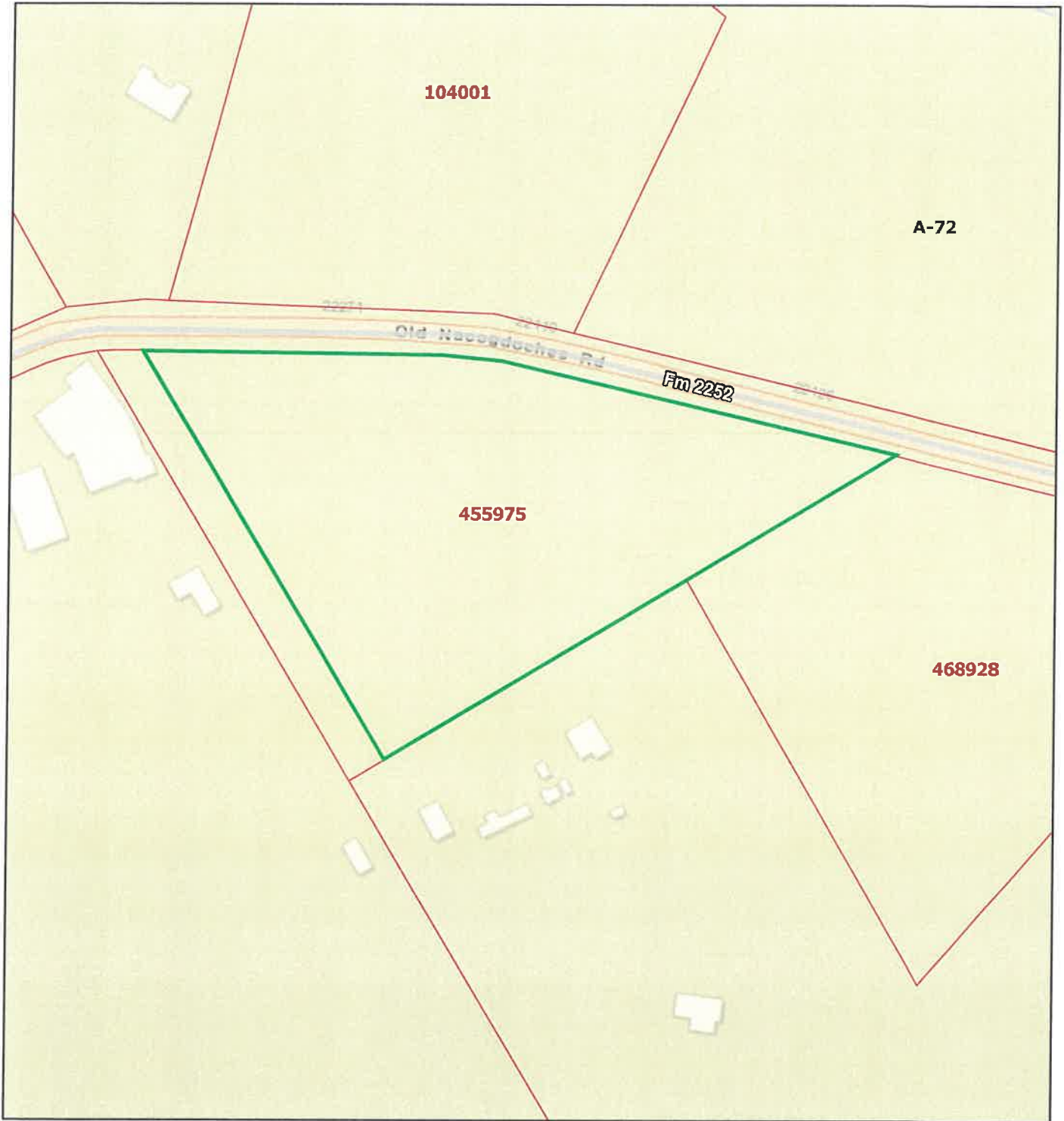


Bobbie Koepp

Exhibit D

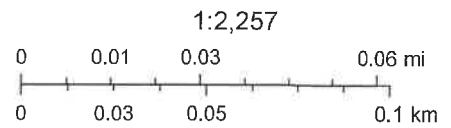
Comal County Appraisal District
Information

Comal CAD Web Map



3/23/2026, 3:05:31 PM

-  Parcels
-  Abstracts
-  Streets



City of New Braunfels, BCAD, Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Comal AD Property Search

Property Details

Account		
Property ID:	455975	Geographic ID: 740072000606
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:		
Map ID:	7H-A72-TR 4-1	Mapsco:
Legal Description:	A- 72 SUR-100 V BENNETT, ACRES 5.115	
Abstract/Subdivision:	A0072	
Neighborhood:	(RURAL1) Rural Ac. Area 1	
Owner		
Owner ID:	1121683	
Name:	GIEG JEFFREY D & HEATHER R	
Agent:		
Mailing Address:	22145 OLD NACOGDOCHES RD NEW BRAUNFELS, TX 78132	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	
Appraised Value: ⓘ	

Privacy - Terms

Ag Use Value:	N/A
----------------------	-----

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: GIEG JEFFREY D & HEATHER R **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
ES6	(ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6	N/A	N/A
SCIS	COMAL ISD	N/A	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR.AC	Rural Acres	5.12	222,809.40	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$373,240	\$0	\$0	\$373,240
2024	\$0	\$373,240	\$0	\$0	\$373,240
2023	\$0	\$332,360	\$0	\$0	\$332,360

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/28/2025	WDVL	WD W/VENDORS LIEN	DOWN AND GERTRUDE LLC	GIEG JEFFREY D & HEATHER R	202506015792		202506015792
4/26/2022	WDVL	WD W/VENDORS LIEN	DADDONA DANA A D ET AL	DOWN AND GERTRUDE LLC	202206019610		202206019610
10/12/2016	PROB	PROBATE	DODD PATRICIA R	DADDONA DANA A D ET AL	201706033082		201706033082

CITY COUNCIL MEMORANDUM

City Council Meeting: April 21, 2026
Department: Planning & Community Development
Subject: Petition for Removal of Property from the City of Schertz ETJ - Update on approximately 5.1 Acre ETJ Release in Northern Schertz near Old Nacogdoches Road within Comal County, Comal County Property Identification Number 468928 (B.James/L.Wood/E.Delgado)

BACKGROUND

On April 7, 2026, the City Secretary's office received a Notice of Petition for Removal of Property from the City of Schertz Extraterritorial Jurisdiction "ETJ" for approximately 5.1 acres located within Comal County, more specifically identified as Comal County Property Identification Number 468928. The subject property is currently undeveloped and does not have a Development Agreement, or Delayed Annexation Development Agreement and is not subject to annexation at this time. The subject property is owned by JAMES D. Woodruff.

Senate Bill 2038, which took effect on September 1, 2023 and House Bill 2512 effective September 1, 2025, changed the Texas Local Government Code in relation to property owners ability to petition a City to be released from the Extraterritorial Jurisdiction or ETJ. Per Texas Local Government Code Chapter 42 Section 42.101 a property owner can request to be released from a municipalities ETJ, unless one of the following applies to the subject properties:

1. the property is within 5 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted;
2. in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and (B) that has a population greater than 240,000
3. within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (A) within 15 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted; and (B) in a county with a population of more than two million;
4. in an area designated as an industrial district under Section 42.044; or
5. in an area subject to a strategic partnership agreement entered into under Section 43.0751; or
6. for the extraterritorial jurisdiction of a municipality located in four or more counties, one of which has a population of 2.1 million or more and is adjacent to a county with a population of 2.6 million or more: (A) in an area subject to an active development agreement entered into under Section 212.172 with the municipality; (B) in a platted or unplatted lot of less than 12 acres unless included with the other land in a petition for release under Section 42.102; or (C) within a platted subdivision of 25 or more lots if the area is a single lot.

None of the above six criteria apply to the subject property. So, per Texas Local Government Code Chapter 42 Extraterritorial Jurisdiction of Municipalities, Section 42.102 Authority to File Petition for Release which states: The owner or owners of the majority in value of an area consisting of one or

more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction, the property owners of the subject property were able to submit a petition for ETJ release.

The petition submitted to the City Secretary's office was such petition, filed by the owner of the property in question, and meeting all of the requirements outlined in the Local Government Code for ETJ release.

Based on state law, if a municipality fails to take action to release the area by the later of the 45th day after the date the municipality receives the petition or the next meeting of the municipality's governing body that occurs after the 30th day after the date the municipality receives the petition, the area is released by operation of law.

Attached to this written update includes a map showing the tract / acreage that will be removed from the City of Schertz ETJ based on the submitted petition, along with the Notice of Petition from the property owners.

Attachments

ETJ Release Map Exhibit- Comal Property ID 468928

Property Owner Notice of Petition for Release from the ETJ

Comal County

**Property ID:
468928
5.100 ACRES**

OLD NACOGDOCHES RD

COYOTE RUN

Union Pacific Railroad

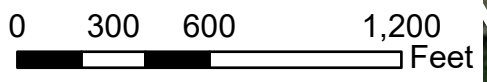
ABBEY RD

PVT RD AT
7120 FM 482

Union Pacific Railroad

FM 482

Vantor



KGH KILLEN, GRIFFIN & FARRIMOND
ATTORNEYS AT LAW

April 7, 2026

Sheila Edmondson
City Secretary
City of Schertz, Texas
1400 Schertz Parkway, Bldg. 2
Schertz, Texas 78154
sedmondson@schertz.com

RE: **Petition by Landowner for Release from Extraterritorial Jurisdiction**, in accordance with Texas Local Government Code Chapter 42 Subchapter D (Sections 42.101 – .105) and Texas Election Code Chapter 277, for Certain Property of Approximately 22.317 Acres (the “Subject Property”), Located along Old Nacogdoches Road, Comal County, Texas 78132 (Comal County Appraisal District Property ID No. 468928), in the Extraterritorial Jurisdiction (“ETJ”) of the City of Schertz (“City”), Comal County (“County”), Texas

Dear Ms. Edmondson:

On behalf of the landowner of the Subject Property, **James D. Woodruff**, we are submitting the attached Petition and supporting documents to the City for the release of the Subject Property from the City’s ETJ. Texas Local Government Code Section 42.102 provides, “The owner ... of the majority in value of an area consisting of one or more parcels of land in a municipality’s extraterritorial jurisdiction may file a petition with the municipality ... to be released from the extraterritorial jurisdiction.” If such petition satisfies the requirements of Texas Local Government Code Chapter 42 Subchapter D and Texas Election Code Chapter 277, a municipality *shall* immediately release the area from the municipality’s extraterritorial jurisdiction (*see* Texas Local Government Code Section 42.105 (emphasis added)).

We respectfully request the City release the Subject Property from its ETJ at your earliest convenience. If there is any additional information or documentation that we can provide to assist in your review of the Petition, please do not hesitate to contact me at (210) 960-2750 or via email at: ashley@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: Ashley Farrimond
Ashley Farrimond

RECEIVED
By: Irene Chavez Date: 4/07/2026

Enclosures: Petition requesting release from the City of Schertz ETJ

PETITION
FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SCHERTZ PURSUANT TO
TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 SUBCHAPTER D

Texas Local Government Code Chapter 42, Subchapter D (“Subchapter D”), grants an owner of land within a municipality’s extraterritorial jurisdiction (the “ETJ”) the authority to file a petition with the municipality for release from the ETJ. In accordance with Subchapter D, **James D. Woodruff**, (the “Petitioner”), hereby submits this petition (the “Petition”) to the City of Schertz, a Texas home-rule municipal corporation (the “City”), for the release, from the City’s ETJ, of an approximately 5.100-acre tract of land (the “Property”), owned solely by the Petitioner. The Property is further described by the maps/exhibits and metes and bounds legal description attached hereto as **Exhibits “A”** and **“B,”** and incorporated herein for all purposes. In support of the Petition, the Petitioner presents the following:

I. Petition Requirements

Subchapter D §42.101 - 104 include requirements for a valid petition. This Petition satisfies these requirements, as further outlined below:

- 1) Petitioner. This Petition has been executed (via a handwritten signature) by the owners of a majority in value of the holders of title of the Property. Specifically, the Petitioner is the record title holder of the entire Property subject to this Petition as evidenced by the deed and Comal County Appraisal District tax rolls for the Property attached hereto as **Exhibits “C”** and **“D,”** and incorporated herein for all purposes.
- 2) Area to be Released. This Petition includes maps/exhibits of the Property and a metes and bounds legal description of the Property to be released (*see Exhibits “A”* and **“B,”** referenced above).
- 3) Texas Election Code Chapter 277 (“Chapter 277”). This Petition satisfies the requirements set forth in Chapter 277.
- 4) No Exceptions Apply. Subchapter D §42.101 includes five (5) exceptions for areas in which a tract may not be released from a municipality’s ETJ. The Property does not fall under any such exception.

II. Municipal Action Following Receipt of Petition

Following the City’s receipt of this Petition, the Petitioner requests that the City comply with the following requirements of Subchapter D:

- 1) Verification. The Petitioner requests that the City Secretary, or other person responsible for verifying signatures at the City, verify this Petition in accordance with Subchapter D §42.105.
- 2) Notification. The Petitioner requests that the City provide notice regarding the results of this Petition to the Petitioner in accordance with Subchapter D §42.105(b).

- 3) Release. In accordance with Subchapter D §42.105(c) and (d), the City shall take action to release the Property immediately from the City's ETJ. This release shall be completed no later than forty-five (45) days of receipt of this Petition or at the next City Council meeting that occurs no later than thirty (30) days after receipt of this Petition. If the City fails to take action to release the Property from the City's ETJ, the Property will be released by operation of law.

Based on the foregoing information, the Petitioner respectfully submits this Petition for the release of the Property from the City's ETJ, pursuant to the authority and rights granted under Subchapter D. The Petitioner requests that any correspondence regarding this Petition be forwarded to the Property Owner/Petitioner at the address provided on the subsequent signature page (with copies to Killen, Griffin & Farrimond, PLLC, as noted).

Property Owner/Petitioner:

James D. Woodruff
P.O. Box 2
McQueeney, Texas 78213
Phone: (713) 252-2591
Email: jamesdwoodruff@aol.com

with copy to:

Killen, Griffin & Farrimond, PLLC
Attention: Ashley Farrimond
10101 Reunion Place, Suite 250
San Antonio, Texas 78216
Phone: (210) 960-2750
Email: ashley@kgftx.com

WHEREFORE, THIS PETITION SATISFIES ALL OF THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 42 SUBCHAPTER D FOR THE RELEASE OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SCHERTZ, TEXAS, AND THE PETITIONER RESPECTFULLY REQUESTS THE CITY RELEASE SAID LAND, AS DESCRIBED HEREIN.

Respectfully submitted, this _____ day of _____ 2026.

Signature Page to Follow

Exhibit A

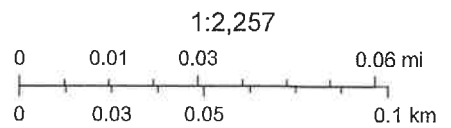
Exhibits of Property

Comal CAD Web Map



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-  Parcels
-  Abstracts
-  Streets



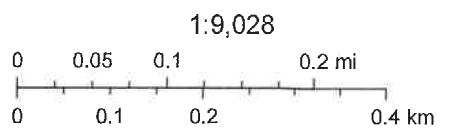
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Comal CAD Web Map



3/23/2026, 2:23:32 PM

-  Parcels
-  Abstracts
-  Streets



© OpenStreetMap (and) contributors, CC-BY-SA

Exhibit B

Metes and Bounds Description of the
Property

FIELD NOTES

For

5.100 Acres of Land

22156 Old Nacogdoches Road
New Braunfels, Comal County, Texas

All that certain 5.100 acre tract of land, more or less, out of the Valentine Bennett Survey No. 100, Abstract 72, recorded in Document 202306008383, Official Public Records of Comal County, Texas, said 5.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING At an iron set in the Southwest Right-of Way line of Old Nacogdoches Road for the East corner of a 5.115 acre tract recorded in Document 202506015792, Official Public Records of Comal County, Texas, and the North corner of this tract;

THENCE S 78°19'55" E, 276.60 feet along with the Southwest Right-of Way line of Old Nacogdoches Road to an iron pin found for an angle point of this tract;

THENCE S 75°15'48" E, 126.51 feet along with the Southwest Right-of Way line of Old Nacogdoches Road to an iron pin found for an angle point of this tract;

THENCE S 74°47'04" E, 79.81 feet along with the Southwest Right-of Way line of Old Nacogdoches Road to an iron pin found for a North corner of a 22.271 acre tract recorded in Document 202506023378, Official Public Records of Comal County, Texas, and the East corner of this tract, from which an iron pin found at the East corner of said 22.271 acre tract bears S 74°47'04" E, 687.80 feet;

THENCE S 40°02'23" W, 663.42 feet along with a Northwest line of said 22.271 acre tract to an iron pin found for an angle point of said 22.271 acre tract and the South corner of this tract;

THENCE N 31°15'28" W, 549.82 feet along with a Northeast line of said 22.271 acre tract to an iron pin found in the Southeast line of said 5.115 acre tract for a North corner of said 22.271 acre tract and the West corner of this tract;

5.100 Acres of Land

Page 2 of 2

THENCE N 58°42'43" E, 283.00 feet along with the Southeast line of said 5.115 acre tract, to the **POINT OF BEGINNING**, and containing 5.100 acres of land, more or less.

S. B. Shrestha

S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22519508
August 26, 2025



Exhibit C

Deed

CTOT GF: 25-078703 SA

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records; your Social Security number or your driver's license number.

Date: September 18, 2025

Grantor: **William S. Koch, Sr, as Independent Executor of the Estate of William S. Koch, Jr., deceased**

Grantor's Mailing Address: 3213 TAM O SHANTER LN. RICHARDSON, TX 75080

Grantee: **James D. Woodruff**

Grantee's Mailing Address: PO Box 2, McQueeney Tx 78123

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Being a 5.100 Acre (222,159 Square Foot) Tract, in the Valentine Bennet Survey No. 100, Abstract 72, New Braunfels, Comal County, Texas, being part of the remainder of a so called 32.486 Acre Tract conveyed by Deed recorded in Document No. 201706033082 and as described in Document No. 200106028590 both of the Official Public Records (O.P.R.), all records cited herein being of Comal County, Texas, said 5.100 acre tract being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone, based on a VRS RTKNet solution:

BEGINNING at a found 1/2" rebar with cap stamped HMT on the southwest right of way (R.O.W.) line of Old Nacogdoches Rd (unknown R.O.W. width) being the northeast line of said 32.486 acres, from which a found 1/2" rebar with cap stamped HMT bears North 78° 12' 41" West, 597.16 feet, said point of beginning being the east corner of a so called 5.115 Acre Tract recorded in Document No. 202206019610 O.P.R., and the north corner of the tract herein described;

THENCE, along said R.O.W. line the following three calls:

South 78° 19' 55" East, a distance of 276.60 feet, (South 76° 52' 19" East record) to a found 3 1/2" cedar fence post at an angle point of the tract herein described,

South 75° 15' 48" East, a distance of 126.51 feet (South 74° 02' 19" East, 126.68 feet record) to a found 1/2" rebar with cap stamped FISHER 3912 at an angle point of the tract herein described, and

South 74° 47' 04" East, a distance of 79.81 feet (South 73° 31' 00" East record) to a set 1/2" rebar with cap stamped TOTAL GEO DATA 6042 (TGD), from which a found 1/2" rebar with a damaged cap bears South 74° 47' 04" East, 687.99 feet, said set rebar being the east corner of the tract herein described;

THENCE, leaving said R.O.W. line into and across said 32.486 acres the following two calls:

South 40° 02' 23" West, a distance of 663.42 feet, to a set 1/2" rebar TGD at the south corner of the tract herein described, and

North 31° 15' 28" West, a distance of 549.82 feet, to a set 1/2" rebar TGD on the southeast line of said 5.115 acres, from which a found 1/2" rebar with cap stamped HMT at the south corner of said 5.115 acres bears South 58° 42' 43" West, 423.63 feet, said set rebar being the west corner of the tract herein described;

THENCE, along the common line with said 5.115 acres, North 58° 42' 43" East, a distance of 283.00 feet returning to the Point of Beginning and containing 5.100 Acres (222,159 square feet) of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

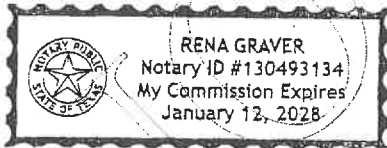
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 16th day of September, 2025.

✓ William S. Koch, Sr.
William S. Koch, Sr, as Independent
Executor of the Estate of William S.
Koch, Jr., deceased

THE STATE OF Texas §
COUNTY OF Dallas §

✗ Before me, a Notary Public, the foregoing instrument was acknowledged on 16th day of September, 2025 by William S. Koch, Sr, as Independent Executor of the Estate of William S. Koch, Jr., deceased who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/17/2025 01:20:40 PM
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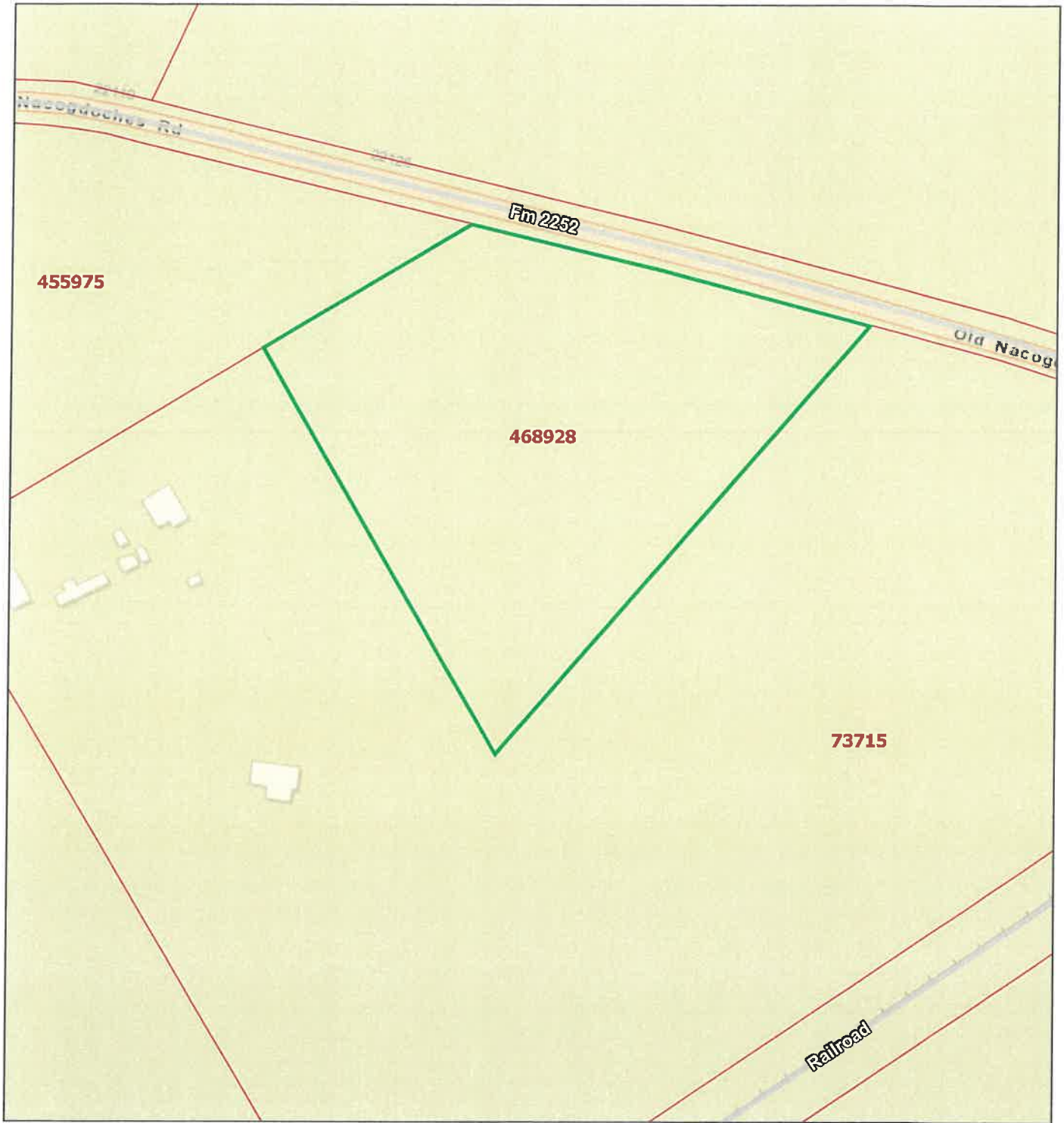


Bobbie Koepf

Exhibit D

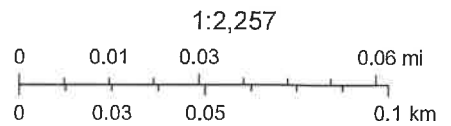
Comal County Appraisal District
Information

Comal CAD Web Map



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-  Parcels
-  Abstracts
-  Streets



City of New Braunfels, BCAD, Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Comal AD Property Search

Property Details

Account		
Property ID:	468928	Geographic ID: 740072000607
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:		
Map ID:	7H-A72	Mapsco:
Legal Description:	A- 72 SUR-100 V BENNETT, ACRES 5.1	
Abstract/Subdivision:	A0072	
Neighborhood:	(RURAL1) Rural Ac. Area 1	
Owner		
Owner ID:	1125307	
Name:	WOODRUFF JAMES D	
Agent:		
Mailing Address:	PO BOX 2 MCQUEENEY, TX 78123	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
HS Cap Loss:	N/A (-)
Circuit Breaker:	
Appraised Value:	Privacy - Terms

Ag Use Value:

N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WOODRUFF JAMES D **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
ES6	(ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6	N/A	N/A
SCIS	COMAL ISD	N/A	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	Residential	5.10	222,156.00	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$372,490	\$0	\$0	\$372,490
2024	\$0	\$372,490	\$0	\$0	\$372,490

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/18/2025	WD	WARRANTY DEED	KOCH WILLIAM S JR	WOODRUFF JAMES D	202506029972		202506029972
3/17/2023	WD	WARRANTY DEED	DADDONA DANA A D ET AL	KOCH WILLIAM S JR	202306008383		202306008383
10/12/2016	PROB	PROBATE	DODD PATRICIA R	DADDONA DANA A D ET AL	201706033082		201706033082

