



**MEETING AGENDA  
City Council  
REGULAR SESSION CITY COUNCIL  
May 12, 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, MAY 12, 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.  
(Councilmember Guerrero)**

**Proclamations**

**Historic Preservation Month- May 2026**

**World Facilities Management Day - May 13, 2026**

**EMS Appreciation Week- May 17-23, 2026**

**TFMA-Texas Flood Awareness Week -May 18-22, 2026**

## **Presentations**

Council Chambers: Mayor's Photo Presentation

Schedule for the Issuance of Certificates of Obligation Series 2026

## **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. City of Schertz Boards, Committees, and Commissions**

#### **o Appointments**

- Schertz Historical Preservation Committee for the unexpired term ending March 31, 2027:
  - Caleb Hofmann

- Transportation Safety Advisory Commission for the unexpired term ending March 31, 2027:
  - Rick Jamison, Commissioner
- Transportation Safety Advisory Commission for the term ending March 31, 2028:
  - Nathan Serna, Alternate 1

◦ **Reappointments**

◦ **Resignations, Removals, and Expiring Terms**

- Board of Adjustments for the term ending June 30, 2026:
  - Martin Powell, Alternate 2
- Schertz Historical Preservation Committee effective May 5, 2026
  - Lauren Dalton, Boardmember

2. **Resolution 26-R-063** - Authorizing DCIP; DEAGG; and AAMPO funding applications for the Lower Seguin Road Reconstruction Project (B.James/K.Woodlee/J.Nowak)
  
3. **Resolution 26-R-066**-Authorizing continued legal representation by Denton Navarro Rodriguez Bernal Santee and Zech (DNRBSZ) on matters concerning regarding the sale of water rights (S.Williams/B.James)
  
4. **Resolution 26-R-052** - Authorizing bad debt revenue adjustments (S.Gonzalez/J.Walters)
  
5. **Resolution 26-R-068** - Authorizing an Amendment to the Participation Agreement for Water Line Extension Project with Mustang Oaks, LLC (B.James/K.Woodlee)

**Discussion and Action Items**

6. **Resolution 26-R-060** - Approval and Presentation of the 2026 Recipient of the Hal Baldwin Scholarship (S.Williams/S.Gonzalez) *Presentation to follow approval*
  
7. **Resolution 26-R-065** - Authorizing the fourth amendment to the southern plant wastewater services and funding agreement (S.Williams/B.James)

**Workshop**

8. Workshop Regarding Sidewalk Gaps on Hubertus Road (B.James/K.Woodlee)

**Information available in City Council Packets - NO DISCUSSION TO OCCUR**

9. **Check Report** - April 2026 (S.Gonzalez/J.Walters)

**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 6TH DAY OF MAY 2026 AT 5:45 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><b>Mayor Rodriguez</b> 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><b>Councilmember Davis– Place 1</b> Member Interview Committee Main Street Committee - Chair TIRZ II Board</p> <p>Liaison Parks &amp; Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Board</p>
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<p><b>Councilmember Watson – Place 2</b> Member Audit Committee</p> <p>Liaison Library Advisory Board Senior Center Advisory Board Schertz-Seguin Local Government Corporation (SSLGC) -Ex-Officio</p>	<p><b>Councilmember Macaluso – Place 3</b> Member Interview Committee Hal Baldwin Scholarship Committee TIRZ II Board</p>
<p><b>Councilmember Guerrero – Place 4</b> Member Hal Baldwin Scholarship Committee Investment Advisory Committee</p> <p>Liaison Schertz Historical Preservation Committee</p>	<p><b>Councilmember Westbrook – Place 5</b> Member Schertz-Seguin Local Government Corporation (SSLGC)</p> <p>Liaison Planning and Zoning Commission Schertz Historical Preservation Committee Cibolo Valley Local Government Corporation (CVLGC)-Alternate</p>
<p><b>Councilmember Heyward – Place 6</b> 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><b>Councilmember Sheridan – Place 7</b></p>

**CITY COUNCIL MEMORANDUM**

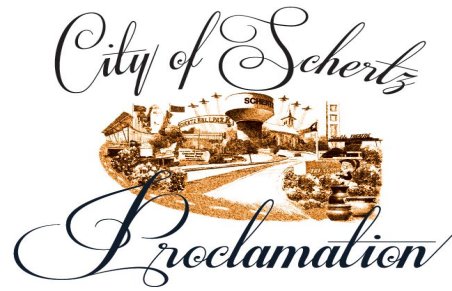
**City Council Meeting:** May 12, 2026  
**Department:** City Secretary  
**Subject:** Historic Preservation Month- May 2026

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**Attachments**

Historic Preservation Month 2026



## Historic Preservation Month Proclamation

**WHEREAS**, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, and fostering local pride while providing significant economic, social, and environmental benefits; and

**WHEREAS**, established in 1973 by the National Trust for Historic Preservation, this nationwide celebration encourages communities across the country to honor and protect our shared heritage; and

**WHEREAS**, the year 2026 marks the 250th anniversary of the Declaration of Independence, a milestone that invites all Americans to reflect on our foundational ideals; and

**WHEREAS**, the National Trust for Historic Preservation has adopted the theme “All People Are Created Equal” for May 2026, emphasizing the vital importance of preserving places that tell the full American story; and

**WHEREAS**, protecting these historic sites connects our communities to their past, preserves the diverse narratives of our people, and inspires a more inclusive shared future for generations to come.

**NOW, THEREFORE**, I, Ralph Rodriguez, as Mayor of the City of Schertz, Texas and on behalf of the City Council do hereby proclaim month of May as

### Historic Preservation Month

and call upon all residents to celebrate our local history, recognize the importance of our historic places, and appreciate all the work that is accomplished by our local Historic Preservation Committee.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Schertz, Texas to be affixed on this 12<sup>th</sup> day of May 2026.

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Ralph Rodriguez, Mayor

**CITY COUNCIL MEMORANDUM**

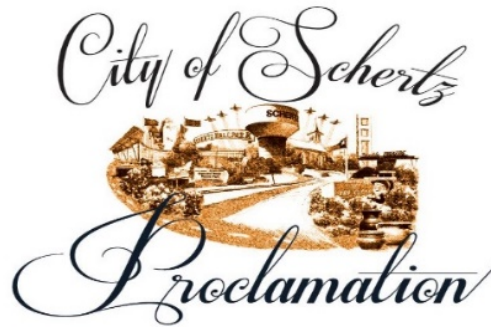
**City Council Meeting:** May 12, 2026  
**Department:** City Secretary  
**Subject:** World Facilities Management Day - May 13, 2026

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**Attachments**

World Facilities Management 2026



# **World Facilities Management Day**

## ***“Cultivating Belonging Through Built Environments”***

### **May 13, 2026**

**WHERE AS**, World Facilities Management Day is May 13, 2026 and this year’s theme is ***“Cultivating Belonging Through Built Environments”***; and

**WHERE AS**, Facility Management (FM) is a profession dedicated to ensuring the functionality, comfort, safety, sustainability, and efficiency of the buildings in which we live and work, with professionals overseeing essential services such as maintenance, security, emergency response, and sustainability planning across a wide range of facilities; and

**WHERE AS**, FM perform and oversee a variety of essential functions, including cleaning, security, maintenance, grounds management, emergency response, disaster mitigation, project management, real estate management and sustainability planning; and

**WHERE AS**, FM plays a crucial role in every organization by ensuring that the built environment is safe, healthy, and productive, and organizations such as the International Facility Management Association support this profession through career development, learning, and leadership opportunities; and

**WHERE AS**, World FM Day recognizes the vital contributions of facility management professionals, and it is fitting to express appreciation for their positive impact on our infrastructure, economy, and overall quality of life;

**NOW, THEREFORE, BE IT RESOLVED** that I, Ralph Rodriguez,  
Mayor of the City of Schertz, do hereby proclaim

**May 13, 2026 as World Facility Management Day**

and ask our citizens to appreciate the service and dedication our Facilities Department provides to the City of Schertz each day.

**IN TESTIMONY WHEREOF**, I  
have hereunto set my hand and caused  
the SEAL of the City of Schertz to be  
affixed on this 12th day of May 2026.

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Ralph Rodriguez, Mayor

**Agenda No.**

**CITY COUNCIL MEMORANDUM**

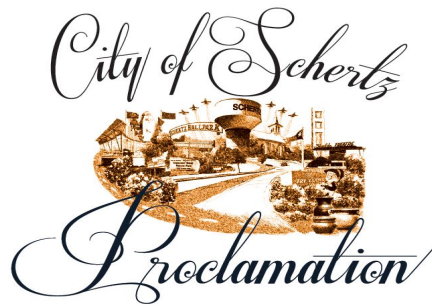
**City Council Meeting:** May 12, 2026  
**Department:** City Secretary  
**Subject:** EMS Appreciation Week- May 17-23, 2026

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**Attachments**

EMS Proclamation 2026



## **NATIONAL EMS WEEK MAY 17<sup>th</sup>-23<sup>rd</sup>, 2026**

### **“Improving Outcomes, Together”**

**WHEREAS**, the 2026 EMS Week theme: “**Improving Outcomes, Together**” is to highlight the commitment of EMS professionals to serving all communities; and

**WHEREAS**, this theme is particularly meaningful now, to remind people that every day we are faced with so many new challenges in our lives and yet we still rise above them all and continue to respond, support, and care for the needs of our communities; and

**WHEREAS**, in 2025, the Schertz EMS Department responded to over 16,000 service calls in a 230-square-mile service area; and

**WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

**WHEREAS**, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.

**NOW, THEREFORE be it resolved** that I, Ralph Rodriguez, Mayor of the City of Schertz, hereby commend and congratulate **Schertz Emergency Medical Services** for their valuable contribution, outstanding dedication and pre-hospital medical care to the City of Schertz and surrounding communities in the area.

**May 17-23, 2026, as: “Emergency Medical Services Week”  
with the theme “Improving Outcomes, Together”**

**IN WITNESS WHEREOF**, I hereunto  
Set my hand and caused the seal of the  
City of Schertz to be affixed this 12<sup>th</sup> day  
of May, 2026

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Ralph Rodriguez, Mayor

**Agenda No.**

**CITY COUNCIL MEMORANDUM**

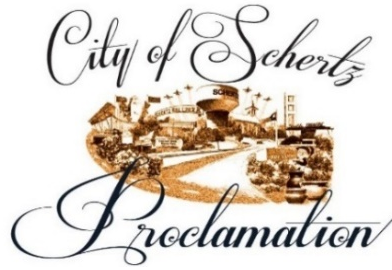
**City Council Meeting:** May 12, 2026  
**Department:** City Secretary  
**Subject:** TFMA-Texas Flood Awareness Week -May 18-22, 2026

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## **Attachments**

Texas Flood Awareness Week 2026



**Texas Floodplain Management Association**  
**Texas Flood Awareness Week**  
**May 18-22, 2026**

**WHEREAS**, the City of Schertz, like many other communities in Texas, has experienced severe weather in the past in the form of extreme rainfall events resulting in flooding in creeks and low-lying areas, and this flooding has caused damage and flood losses to infrastructure, homes, and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

**WHEREAS**, the City of Schertz is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

**WHEREAS**, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

**WHEREAS**, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Texas Floodplain Management Association (TFMA), has declared the week of May 18<sup>th</sup>-22<sup>nd</sup>, 2026, as Texas Flood Awareness Week with the theme of "**Be Prepared! Be Aware! Floods Happen!**"

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

**May 18–22, 2026 as**  
**TEXAS FLOOD AWARENESS WEEK**

I encourage all residents of Schertz to take this week to identify their flood risk, create a family emergency plan, and assemble a disaster kit. By staying informed and prepared, we can create a more resilient community.

IN TESTIMONY WHEREOF, I have  
hereunto set my hand and caused the Seal of  
the City of Schertz, Texas to be affixed on  
this 12<sup>th</sup> day of May 2026.

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Ralph Rodriguez, Mayor

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Finance  
**Subject:** Schedule for the Issuance of Certificates of Obligation Series 2026

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**BACKGROUND**

Following the Capital Improvements Plan (CIP) FY 2025-26, which was adopted with the Budget, staff has begun the process of issuing Certificates of Obligation (debt) to fund the identified projects. The total Property Tax Supported Debt proposed to be issued is \$8,742,000 and \$1,100,000 supported by Drainage Fees.

Originally, the CIP included a bond proposal for Water and Sewer Projects, however due to project delays, these funds are no longer needed in this fiscal year. An updated CIP will be proposed with the FY 2026-27 Budget with an updated funding and construction schedule for these projects.

This presentation by SAMCO Capital, Financial Advisors for Schertz, is to outline the timeline for the issuance process, including key dates for council vote and public notifications.

There is no vote on the debt issuance tonight and council can vote against the issuance at any point during the process.

**GOAL**

To review the timeline of the proposed bond issuance and answer any questions over the process.

**COMMUNITY BENEFIT**

This presentation will detail council meetings and information publication dates for any member of the public is interested.

**SUMMARY OF RECOMMENDED ACTION**

No action is required.

**RECOMMENDATION**

No action is required.

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**Attachments**

Schedule-Timetable  
Council Presentation  
Capital Improvements Plan 2025-26

\$ \_\_\_\_\_ \*

**CITY OF SCHERTZ, TEXAS (the "CITY")**  
**COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026 (the "OBLIGATIONS")**

May							June							July							August							September																			
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S													
				1	2			1	2	3	4	5	6																1	2	3	4							1				1	2	3	4	5
3	4	5	6	7	8	9	7	8	9	10	11	12	13		5	6	7	8	9	10	11		2	3	4	5	6	7	8	6	7	8	9	10	11	12	13	14	15	16	17	18	19				
10	11	12	13	14	15	16	14	15	16	17	18	19	20		12	13	14	15	16	17	18		9	10	11	12	13	14	15	13	14	15	16	17	18	19											
17	18	19	20	21	22	23	21	22	23	24	25	26	27		19	20	21	22	23	24	25		16	17	18	19	20	21	22	20	21	22	23	24	25	26											
24	25	26	27	28	29	30	28	29	30						26	27	28	29	30	31			23	24	25	26	27	28	29	27	28	29	30														
31																						30	31																								

- Tuesday, May 12, 2026** SAMCO Capital ("SAMCO") briefs the City Council and city staff on the issuance of the Certificates of Obligation. SAMCO receives approval to proceed.
- Tuesday, June 2, 2026** The City Council authorizes the Notice of Intention ("NOI") Resolution to issue the Certificates and the Reimbursement Resolution
- Wednesday, June 3, 2026** City posts NOI to the City's formal internet website (day after NOI meeting or at least 45 days prior to the Ordinance adoption)
- Monday, June 8, 2026** SAMCO Capital Markets, Inc. ("SAMCO") sends the Request for Information ("RFI") to the City
- Wednesday, June 10, 2026** First publication of the NOI (at least 46 days prior to the Ordinance adoption)
- Monday, June 15, 2026** The City returns the RFI to SAMCO
- Wednesday, June 17, 2026** Second publication of the NOI published to the City's legal newspaper
- Monday, June 22, 2026** First draft the Preliminary Official Statement ("POS") sent to Norton Rose Fulbright, US LLP, Bond Counsel to the City, for review and comments
- Monday, June 29, 2026** Comments on first draft of POS due
- Wednesday, July 1, 2026** Second draft of POS sent to the bond counsel, city officials, Underwriters, Underwriters Counsel and rating agency for review
- Week of July 13, 2026** Schedule conference calls with Rating Agency and due diligence call with the underwriters and their counsel
- Monday, July 27, 2026** Comments on second draft of POS due
- Tuesday, July 28, 2026** Post POS to SAMCO website and email link to distribution list
- Wednesday, July 29, 2026** Bond Rating due
- Tuesday, August 4, 2026**
  - Pricing
  - City Council adopts the Ordinance authorizing the sale of the Obligations
- Wednesday, September 2, 2026** Obligations Closing; funds wired to the City's depository bank

\*Preliminary, subject to change.  
Holidays

**Schertz, City of**  
**Tax Rate Impact Analysis - Funding Strategy with Structured Debt Service and Maintaining Existing I&S Rate**  
**May 12, 2026**

Purpose	Future Issuances				
	2026	2027	2028	2033	Totals
Drainage	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,100,000
Parks	-	-	-	2,000,000	\$ 2,000,000
Streets	7,842,000	2,500,000	4,583,000	72,069,300	86,994,300
Facilities	900,000	3,350,000	5,300,000	54,000,000	63,550,000
<b>Totals</b>	<b>\$ 9,842,000</b>	<b>\$ 8,530,000</b>	<b>\$ 6,342,000</b>	<b>\$ 132,456,600</b>	<b>\$ 157,170,600</b>

FYE 9/30	Freeze Adjusted TAV <sup>(1)</sup>	Annual Growth Rate	Existing Debt Service <sup>(2)</sup>	I&S Rate	Plus: \$9.85MM Series 2026 <sup>(3)</sup>	Plus: \$15MM Series 2027 <sup>(3)(4)</sup>	Total Debt Service	Less: Freeze to I&S <sup>(5)</sup>	Less: Use of I&S Fund Balance	New NetTotal Debt Service	I&S
2026	\$ 5,734,815,455		\$ 11,541,013	0.2012			-	\$ 1,100,000	\$ 800,000	\$ 9,641,013	0.1681
2027	6,050,230,305	5.50%	10,519,393	0.1739	\$ 751,163		\$ 751,163	1,100,000	-	10,170,556	0.1681
2028	6,261,988,366	3.50%	10,364,690	0.1655	756,538	\$ 687,500	1,444,038	1,100,000	182,000	10,526,727	0.1681
2029	6,481,157,959	3.50%	10,024,578	0.1547	829,438	1,140,000	1,969,438	1,100,000	-	10,894,016	0.1681
2030	6,707,998,487	3.50%	10,023,919	0.1494	737,000	1,105,375	1,842,375	1,100,000	-	10,766,294	0.1605
2031	6,942,778,434	3.50%	10,134,950	0.1460	740,800	1,242,125	1,982,925	1,100,000	-	11,017,875	0.1587
2032	6,942,778,434	0.00%	8,975,281	0.1293	738,813	1,244,125	1,982,938	1,100,000	-	9,858,219	0.1420
2033	6,942,778,434	0.00%	8,508,650	0.1226	741,038	1,239,750	1,980,788	1,100,000	-	9,389,438	0.1352
2034	6,942,778,434	0.00%	7,915,181	0.1140	737,475	1,239,000	1,976,475	1,100,000	-	8,791,656	0.1266
2035	6,942,778,434	0.00%	7,922,519	0.1141	738,125	1,241,625	1,979,750	1,100,000	-	8,802,269	0.1268
2036	6,942,778,434	0.00%	7,931,603	0.1142	737,875	1,242,500	1,980,375	1,100,000	-	8,811,978	0.1269
2037	6,942,778,434	0.00%	6,914,266	0.0996	736,725	1,241,625	1,978,350	1,100,000	-	7,792,616	0.1122
2038	6,942,778,434	0.00%	6,275,625	0.0904	739,563	1,239,000	1,978,563	1,100,000	-	7,154,188	0.1030
2039	6,942,778,434	0.00%	5,982,113	0.0862	741,275	1,239,500	1,980,775	1,100,000	-	6,862,888	0.0988
2040	6,942,778,434	0.00%	5,787,269	0.0834	736,975	1,242,875	1,979,850	1,100,000	-	6,667,119	0.0960
2041	6,942,778,434	0.00%	5,790,906	0.0834	736,663	1,239,125	1,975,788	1,100,000	-	6,666,694	0.0960
2042	6,942,778,434	0.00%	5,794,800	0.0835	740,113	1,243,125	1,983,238	1,100,000	-	6,678,038	0.0962
2043	6,942,778,434	0.00%	3,557,350	0.0512	737,325	1,239,750	1,977,075	1,100,000	-	4,434,425	0.0639
2044	6,942,778,434	0.00%	3,554,950	0.0512	738,300	1,243,875	1,982,175	1,100,000	-	4,437,125	0.0639
2045	6,942,778,434	0.00%	2,296,000	0.0331	737,925	1,240,375	1,978,300	1,100,000	-	3,174,300	0.0457
2046	6,942,778,434	0.00%	-	0.0000	736,200	1,239,250	1,975,450	1,100,000	-	875,450	0.0126
2047	6,942,778,434	0.00%	-	0.0000	-	1,240,250	1,240,250	1,100,000	-	140,250	0.0020
			\$ 149,815,055		\$ 14,889,325	\$ 24,030,750	\$ 38,920,075		\$ 982,000	\$ 163,553,130	

<sup>(1)</sup> 2026 Freeze Adjusted Values. Future growth estimated at 5.5% the next year, 3.5% growth for 4 years and 0% growth thereafter.

<sup>(2)</sup> Reflects the General Fund supported debt as reflected in the City's latest debt model.

<sup>(3)</sup> Calculated with an interest rate of 4.5% for illustrative purposes only.

<sup>(4)</sup> Combines 2027 & 2028 CIP plans

<sup>(5)</sup> Represents unincumbered fund amount for FYE 2025 and carried forward. Subject to change each year. Derived from City's TNT model.



CITY OF SCHERTZ



# FY 2025-26

CAPITAL  
IMPROVEMENT  
**PROGRAM**

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

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# LEADERSHIP

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## CITY COUNCIL

**MAYOR**

Ralph Gutierrez

**MAYOR PRO-TEM**

Michelle Watson

**COUNCILMEMBER**

Mark Davis

**COUNCILMEMBER**

Paul Macaluso

**COUNCILMEMBER**

Benjamin Guerrero

**COUNCILMEMBER**

Robert Westbrook

**COUNCILMEMBER**

Allison Heyward

**COUNCILMEMBER**

Tim Brown

**CITY SECRETARY**

Sheila Edmondson

## DEPARTMENT HEADS

**DIRECTOR OF ECONOMIC DEVELOPMENT**

Scott Wayman

**DIRECTOR OF ENGINEERING**

Kathy Woodlee

**DIRECTOR OF FINANCE**

James Walters

**DIRECTOR OF HUMAN RESOURCES**

Jessica Kurz

**DIRECTOR OF INTERNAL SERVICES**

Dawniecia Hardin

**DIRECTOR OF LIBRARY SERVICES**

Lizzi Bertoia

**DIRECTOR OF PARKS AND RECREATION**

Lauren Shrum

**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**

Lesa Wood

**DIRECTOR OF PUBLIC AFFAIRS**

Krystal Haynes

**DIRECTOR OF PUBLIC WORKS**

Larry Busch

## EXECUTIVE MANAGEMENT

**CITY MANAGER**

Steve Williams

**DEPUTY CITY MANAGER**

Brian James

**ASSISTANT CITY MANAGER**

Sarah Gonzalez

**POLICE CHIEF**

James Lowery

**FIRE CHIEF**

Greg Rodgers

**EMS CHIEF**

Jason Mabbitt

# CAPITAL IMPROVEMENTS PLAN

## (CIP)

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Schertz adopts a 10-year CIP along with the annual budget. This Plan outlines projects to be funded by available revenue and debt sources, in which years those expenses and funding will occur, along with a description of each project and location. Projects included in the CIP are either over \$1,000,000 or are funded by debt for tracking and transparency purposes. Projects under \$1,000,000 are included in the operating funds instead of the CIP.

Projects are identified to be added to the plan from adopted Master Plans, like the Water and Wastewater Master Plan, the Drainage Master Plan, and the Streets Master Plan. Associated Impact Fee Studies also identify projects that those fees can only be spent on.

Other determining factors include the wear on the infrastructure, the frequency of use the infrastructure sees, and the community impact of the projects. The projects that are highest on the list often are in need of repair while having frequent use and high community impacts on health and public safety. Staff makes the prioritization recommendation for Council's consideration based on these factors. Council may make changes to the recommendation during the adoption process.

General Fund projects include Streets, Parks, and Facilities categories. These are funded from contributions from the General Fund or the Economic Development Fund, tax funded debt, or grants. Some projects may also be eligible for funding from contributions from Special Revenue Funds if they meet specific criteria.

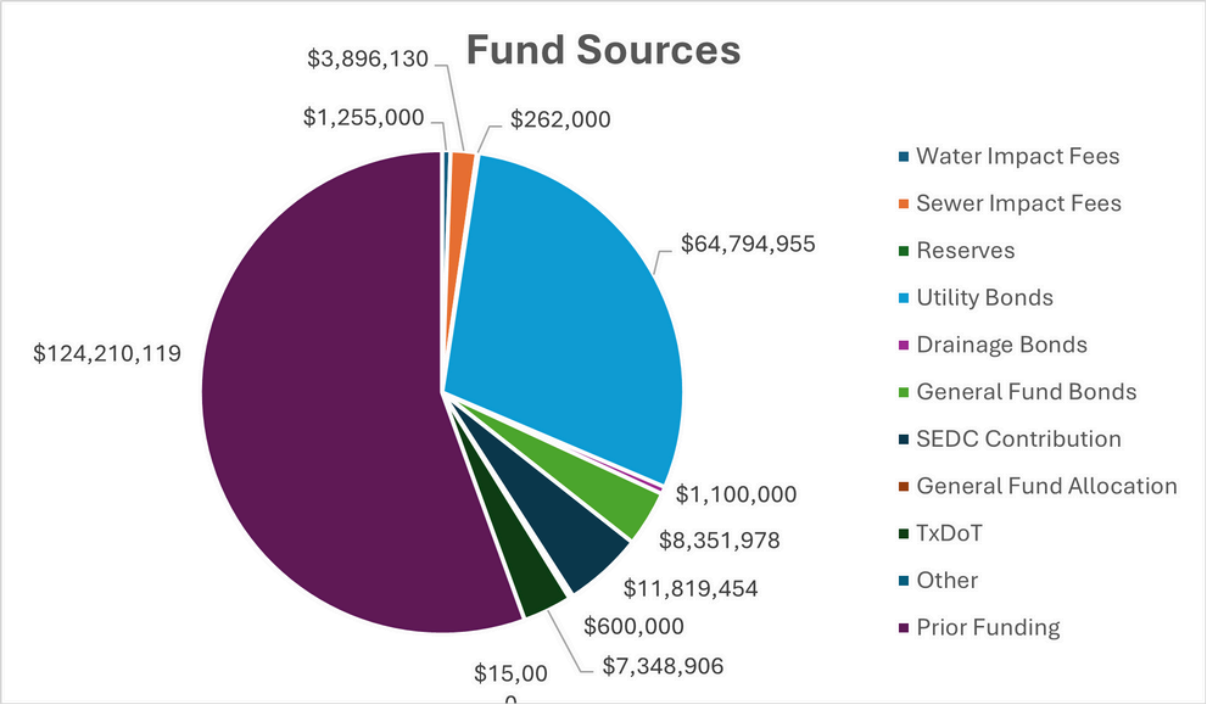
Water and Wastewater (Sewer) projects are funded from contributions from the Water & Sewer Fund, debt that is paid from service fees, and grants.

Drainage projects are funded Drainage Fund or the General Fund contributions, in addition to debt paid by drainage fees, and grants.

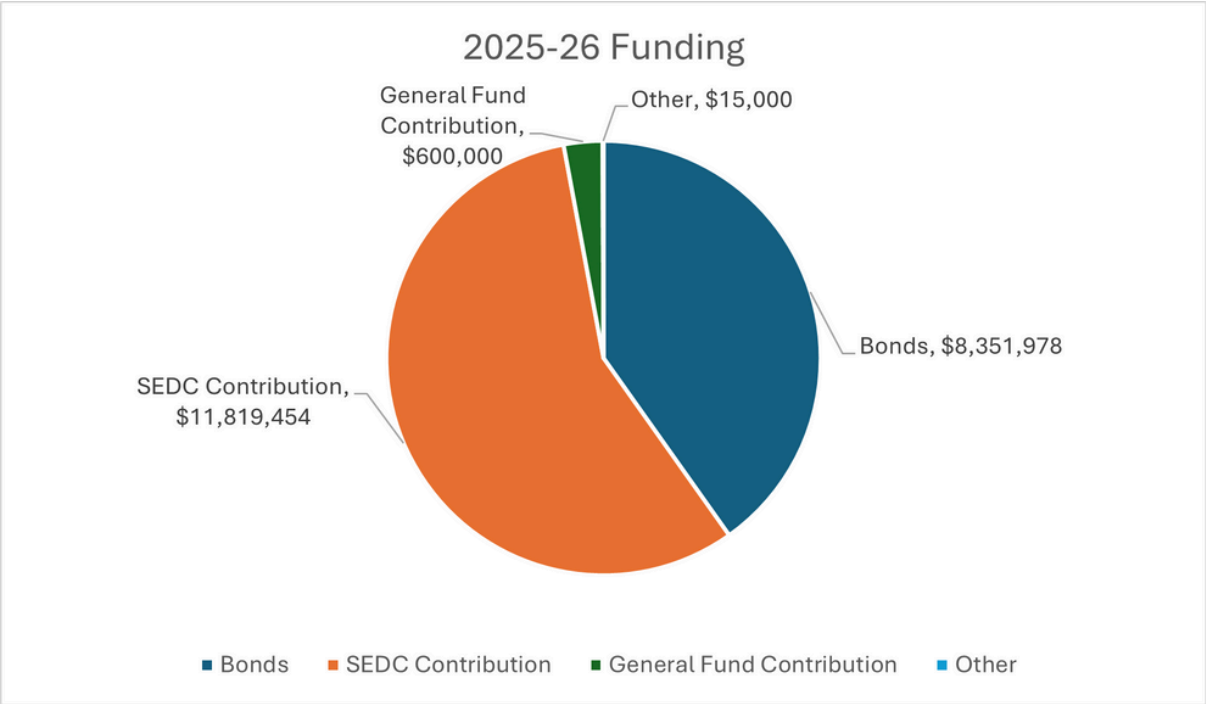
Total CIP Expenditures for FY 2025-26 are expected to be \$146,912,239.

These expenditures will be funded by \$124,210,119 of prior funding and include new \$99,443,423 of new funding. Some funding for FY 2025-26 will go to expenditures on projects that will reach beyond the 2025-26 Fiscal Year.

# CAPITAL IMPROVEMENTS PLAN (CIP)



## GENERAL FUND PROJECTS



# CAPITAL IMPROVEMENTS PLAN (CIP)

## HIGHLIGHTS OF THE FY 2025-26 GENERAL FUND CIP:

<b><u>Streets</u></b>	
2024 Street Preservation & Maintenance (SPAM)	\$2,795,489
Lookout Road Reconstruction	\$6,872,854
Main Street Improvements	\$17,913,360
Lower Seguin Road Reconstruction	\$16,015,000
2025 Street Preservation & Maintenance (SPAM)	\$1,105,231
Kramer Farm Subdivision Rehabilitation	\$1,275,562
Boenig, Ware Seguin to Greytown Rehabilitation	\$2,970,000
Annual (SPAM)	\$1,780,400
Savannah Drive Mill and Overlay Rehabilitation	\$1,460,000
<b>Total:</b>	<b>\$53,889,496</b>
<b><u>Parks</u></b>	
Hilltop/Homestead Park Development	\$329,025
Community Circle Park Development	\$5,646,600
<b>Total:</b>	<b>\$5,392,575</b>
<b><u>Facilities</u></b>	
Fire Station 4	\$11,925,963
FM 78 Build Out PD CID Property Room	\$400,000
Pave Grassy Parking Areas	\$191,971
Generator Replacement East Live Oak	\$550,000
Generator Replacement at Community Center	\$300,000
Generator Replacement at Public Safety Complex	\$600,000
<b>Total:</b>	<b>\$13,967,934</b>
<b><u>Total General Fund Projects:</u></b>	<b>\$73,250,005</b>

# CAPITAL IMPROVEMENTS PLAN (CIP)

Additional project information and projections on future projects can be found in the FY 2025-26 Adopted CIP document.

### Operating Impacts:

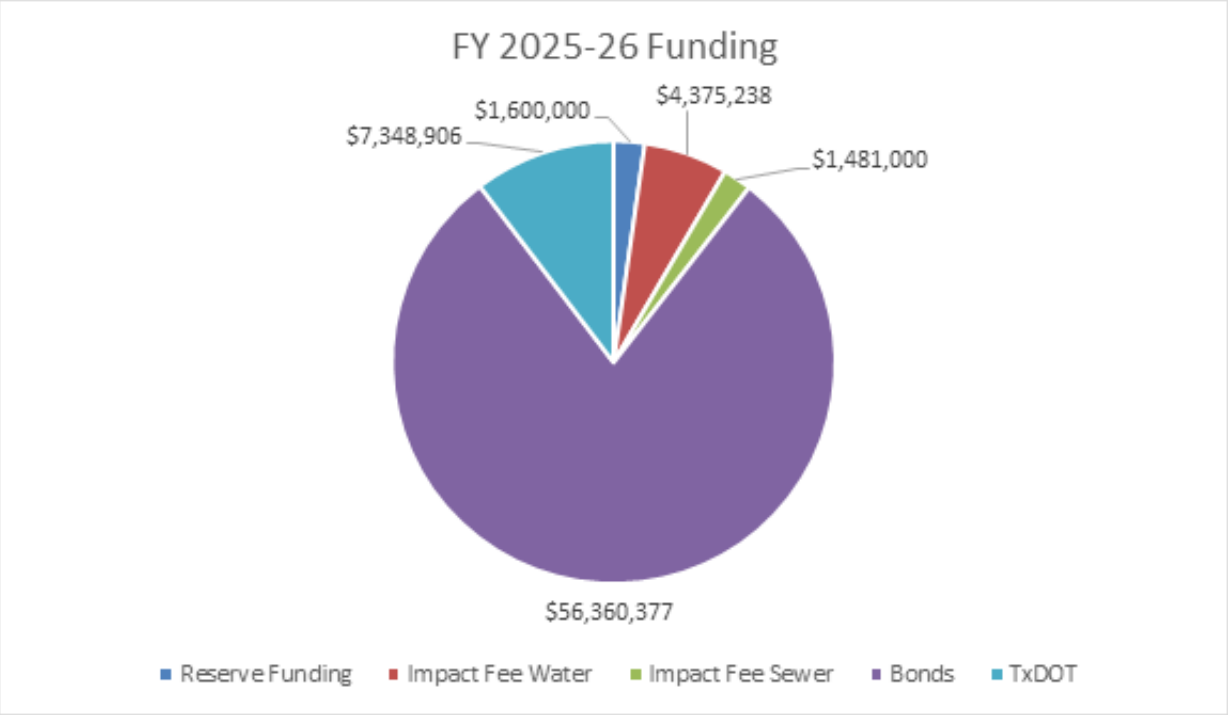
Fire Station 4 has had an operating impact as the City hires the new firefighters in groups in advance of the new station opening. Total staggering for the new station would be 12 employees: 3 Firefighters, 3 Fire Apparatus Operators (FAO), 2 Lieutenants and a Battalion Chief. FY 2025-26 will see the hiring of the final 6 positions, all Firefighters since the FAO promotions were done the previous year. These final positions will be hired toward the end of the year with a grand total impact of \$1,300,000 annual to open the new station.

The additional Park acreage will be added to the existing mowing contract. Current estimates would be an additional \$28,000 annually including both parks.

### Drainage Projects

Drainage will have 2 projects going in FY 2025-26. Wendy Swan Drainage Improvements at \$1,100,000 and FM 1518 City Park Underground Drainage Upgrade for \$45,000. Both projects funding for the year will come from the Drainage Fund Reserve and will have no material operating impacts.

### Water and Wastewater Projects



HIGHLIGHTS FOR THE FY 2025-26 WATER AND WASTEWATER CIP:

<b><u>Water Projects</u></b>	
Corbett Ground Storage Tank	\$135,000
Elevated Storage Tank Pipe Replacement	\$2,485,000
Ware Seguin/Lower Seguin/Greytown/Pfeil Loop Lines	\$4,562,328
Schertz Parkway 16" Replacement Waterline	\$1,575,000
IH 35 NEX Utility Relocations North Section	\$5,948,906
Scenic Hills Water/Wastewater Line Replacements	\$1,250,000
FM 3009 Replacement of 18' Transmission Line	\$5,600,000
IH 35 Ground Storage Tank and Pumping Station	\$4,400,000
Moonlight Meadow & Lost Meadow Water Line	\$600,000
Greenshire Subdivision Water Main Replacement	\$7,500,000
Northcliffe Country Club Estates Water Main Replacement	\$8,200,000
E Live Oak to IH 35 Dedicated Water Transmission Main	\$1,500,000
Bubbling Springs Waterline Replacement	\$1,100,000
<b>Total:</b>	<b>\$44,856,234</b>
<b><u>Wastewater Projects</u></b>	
Woman Hollering Creek Wastewater Main and Liftstation	\$100,000
CCMA South Plant Expansion	\$22,000,000
Decommission Corbett Lift Station	\$500,000
Cibolo West Installation of Wastewater Trunk Main	\$3,581,000
Bell North Drive Gravity Sewer Main Construction	\$900,000
Wiederstein Road 8" Gravity Line Installation	\$330,000
Aranda 8" Gravity Line	\$250,000
<b>Total:</b>	<b>\$27,661,000</b>
<b><u>Grant Total:</u></b>	<b>\$72,517,234</b>

These projects will have minimal annual operating impacts. Any unexpected maintenance is expected to be covered with the existing budget.



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**CAPITAL IMPROVEMENT  
PROGRAM SUMMARY  
SHEETS**

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROGRAM SUMMARY - WATER

Projects	Project Number	Funding Source	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
Corbett Ground Storage Tank	RL2	3/15	\$9,077,320	\$135,000						\$ 9,212,320
Elevated Storage Tank Pipe Replacement		5/6	\$115,000	\$2,485,000						\$ 2,600,000
Ware Seguin Lower Seguin/Graytown/Pfeil Loop Lines	WA1	3/6	\$329,974	\$4,562,328						\$ 4,892,302
Schertz Parkway 16" Replacement Waterline		6	\$220,000	\$1,575,000						\$ 1,795,000
Elevated and Ground Storage Water Tank Painting		5/6			\$2,750,000		\$2,750,000		\$8,250,000	\$ 13,750,000
IH 135 NEX Utility Relocations - North Section	W25	8	\$1,400,000	\$5,948,906	\$5,100,000					\$ 12,448,906
Scenic Hills Water/Wastewater Line Replacements		5/6		\$1,250,000	\$11,000,000	\$4,220,000				\$ 16,470,000
River Road 6" Water Line Replacement		5							\$2,325,000	\$ 2,325,000
FM 3009 Replacement of 18' Transmission Line		5	\$50,000	\$3,650,000	\$1,650,000					\$ 5,350,000
IH 135 Ground Storage Tank and Pumping Station		5/6/15	\$50,000	\$4,400,000	\$10,100,000					\$ 14,550,000
Moonlight Meadow Drive & Lost Meadow Dr Water Line Replacement		5/6		\$600,000	\$2,850,000					\$ 3,450,000
FM 78 Water Line Replacement		3				\$1,000,000				\$ 1,000,000
Greenshire Subdivison Water Main Replacement		5		\$7,500,000	\$10,550,000					\$ 18,050,000
Northcliffe Country Club Estates Water Main Replacement	W24	6	\$533,400	\$8,200,000						\$ 8,733,400
E Live Oak to IH 35 Dedicated Water Transmission Main	W22	5/6	\$1,327,060	\$1,500,000	\$6,075,000	\$23,172,940				\$ 32,075,000
Ray Corbett to Lower Seguin 8" Water Line Loop		3							\$3,688,000	\$ 3,688,000
Ware Seguin Pump Station Expansion Phase 1		3			\$4,578,000	\$1,473,000				\$ 6,051,000
Trainer Hale Road 2" Water Line Replacement & 8" Water Line Improvements		3/6							\$9,850,000	\$ 9,850,000
Raf Burnette Rd 12" Water Line Improvements		3							\$1,438,000	\$ 1,438,000
TriCounty Drive to Cibolo Valley Drive 12" Water line Extension		3/6							\$4,788,000	\$ 4,788,000
Boenig Drive S - 6" Water Line Replacement & 8" Water Line Improvement		3							\$6,388,000	\$ 6,388,000
IH 10 8" Water Line Improvements		3							\$6,063,000	\$ 6,063,000
Bubbling Springs Waterline Replacement		5		\$1,100,000						\$ 1,100,000
			\$ 13,102,754	\$ 42,906,234	\$ 54,653,000	\$ 29,865,940	\$ 2,750,000	\$ -	\$ 42,790,000	\$ 186,067,928

- Funding Source
- |                      |                         |                  |                      |
|----------------------|-------------------------|------------------|----------------------|
| 1. ARP               | 5. Water/Sewer Reserves | 9. Reimbursable  | 13. Drainage/Streets |
| 2. Sewer impact Fees | 6. Bonds                | 10. Grant        | 14. Operating Budget |
| 3. Water Impact Fees | 7. EDC Grant            | 11. General Fund | 15. Other            |
| 4. Water Reserves    | 8. TxDOT                | 12. Drainage     |                      |

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROGRAM SUMMARY - SEWER

Projects	Project Number	Funding Source	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
Woman Hollering Creek Wastewater Interceptor Main and Lift Station	QA2	2/6	\$13,049,789	\$200,000						\$ 13,249,789
CCMA South Plant Expansion		6		\$22,000,000	\$21,250,000	\$12,000,000				\$ 55,250,000
Town Creek Installation of Wastewater Gravity Line Phase IV Section 1		2			\$700,000	\$4,000,000	\$2,875,000			\$ 7,575,000
Town Creek Installation of Wastewater Gravity Line Phase IV Section 2		2			\$400,000	\$1,440,000	\$1,185,000			\$ 3,025,000
Northcliffe Lift Station Upgrade		2							\$7,838,000	\$ 7,838,000
Decommission Corbett Lift Station		2		\$500,000	\$1,550,000			\$125,000		\$ 2,175,000
Cibolo W installation of Wastewater Trunk Main		2	\$1,081,000	\$3,581,000	\$1,081,000	\$21,000,000				\$ 26,743,000
Town Creek Installation of Wastewater Gravity Line Phase V		2			\$5,200,000	\$6,425,000	\$125,000			\$ 11,750,000
Aviation Heights Wastewater Replacement Phases 1-4		5				\$6,400,000	\$6,250,000			\$ 12,650,000
Bell North Drive Gravity Sewer Main Construction		5	\$100,000	\$900,000						\$ 1,000,000
Hope Lane 8" Gravity Line Installation		2							\$2,025,000	\$ 2,025,000
Cibolo Crossing Wastewater line Upsize		2/6							\$1,288,000	\$ 1,288,000
Old Wiederstein Wastewater line Upsize		2/6							\$5,858,000	\$ 5,858,000
Decommission of Pickrell Park Lift Station		2						\$3,663,000		\$ 3,663,000
Aviation Heights Wastewater Replacement Phases 5-9		5							\$12,970,000	\$ 12,970,000
Old Wiederstein Road 8" Gravity Line Installation		2							\$1,338,000	\$ 1,338,000
Wiederstein Road 8" Gravity Line Installation		2		\$330,000					\$1,663,000	\$ 1,993,000
IH 10 8" Gravity Line Installation Section 1		2							\$3,213,000	\$ 3,213,000
Ware Seguin Road 8" Gravity Line Installation		2							\$3,113,000	\$ 3,113,000
Fairlawn Wastewater Line Upsize		2/6							\$1,375,000	\$ 1,375,000
Friesenhahn W Wastewater Line Upsize		2/6							\$8,175,000	\$ 8,175,000
N Greytown Road 8" Gravity Line Installation		2							\$1,525,000	\$ 1,525,000
Boenig Drive 8" Gravity Line Installation		2							\$3,463,000	\$ 3,463,000
Trainer Hale Rd 10" Gravity Line Installation		2							\$1,038,000	\$ 1,038,000
Weir Rd 10" Gravity Line Installation		2							\$3,279,000	\$ 3,279,000
Schafer Road 8" Gravity Line Installation - Section 1		2							\$5,913,000	\$ 5,913,000
Schafer Road 8" Gravity Line Installation - Section 2		2							\$2,288,000	\$ 2,288,000
Union Pacific Railroad 8" Gravity Line Installation - Section 1		2							\$3,163,000	\$ 3,163,000
Aranda 8" Gravity Line		2		\$250,000	\$750,000					\$ 1,000,000
Decommission Belmont Park Lift Station		2							\$1,005,000	\$ 1,005,000
Decommission Schertz Pkwy Lift Station		2							\$1,400,000	\$ 1,400,000

\$ 14,230,789    \$ 27,761,000    \$ 30,931,000    \$ 51,265,000    \$ 10,435,000    \$ 3,788,000    \$ 71,930,000    \$ 210,340,789

**Water/Sewer Total \$ 27,333,543    \$ 70,667,234    \$ 85,584,000    \$ 81,130,940    \$ 13,185,000    \$ 3,788,000    \$ 114,720,000    \$ 396,408,717**

Funding Summary	Prior Funding	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
2 Sewer Impact Fees	\$ 12,262,019	\$ 3,896,130	\$ 3,488,230	\$ 19,683,500	\$ 631,250	\$ 3,788,000	\$ 33,791,430	\$ 77,540,559
3 Water Impact Fees	\$ 5,612,320	\$ 1,255,000	\$ 1,501,840	\$ 412,440	\$ -	\$ -	\$ 32,000,360	\$ 40,781,960
5 W/S Reserves	\$ 5,297,000	\$ 237,000	\$ -	\$ 8,900,000	\$ 6,250,000	\$ -	\$ 3,976,500	\$ 24,660,500
6 Bond	\$ 27,330,900	\$ 64,794,955	\$ 63,533,417	\$ 30,562,060	\$ 6,303,750	\$ -	\$ 44,951,710	\$ 237,476,792
10 Grant	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
8 TxDOT	\$ -	\$ 7,348,906	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ 12,448,906
<b>Total Annual Funding</b>	<b>\$ 54,002,239</b>	<b>\$ 77,531,991</b>	<b>\$ 73,623,487</b>	<b>\$ 59,558,000</b>	<b>\$ 13,185,000</b>	<b>\$ 3,788,000</b>	<b>\$ 114,720,000</b>	<b>\$ 396,408,717</b>
<b>Ending Balance</b>	<b>\$ 26,668,696</b>	<b>\$ 33,533,453</b>	<b>\$ 21,572,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROGRAM SUMMARY - STREETS

Projects	Program	Funding Source	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
2024 Street Preservation & Maintenance (SPAM)	Streets	11/6	\$ 3,175,489	\$ 2,795,489						\$ 5,970,978
Lookout Road Reconstruction		7/15	\$ 436,238	\$ 6,872,854						\$ 7,309,092
Main Street Improvements	Streets	6/7/15	\$ 7,967,533	\$ 17,913,360						\$ 25,880,893
Lower Seguin Rd, FM 1518 to City Limit Reconstruction	Streets	6	\$ 2,185,000	\$ 16,015,000						\$ 18,200,000
2025 (SPAM) Projects Street Preservation & Maintenance		6/11	\$ 177,000	\$ 1,105,231						\$ 1,282,231
Kramer Farm Subdivision Rehabilitation	Streets	6	\$ 171,000	\$ 1,275,562						\$ 1,446,562
Boenig, Ware Seguin to Graytown Rehabilitation	Streets	6	\$ 270,000	\$ 2,970,000						\$ 3,240,000
Annual (SPAM) Projects Street Preservation & Maintenance	Streets	6		\$ 1,780,400		\$ 722,000	\$ 2,230,000	\$ 300,000	\$ 3,400,000	\$ 8,432,400
Northcliffe Country Club Estates Street Rehabilitation	Streets	6		\$ 1,701,600						\$ 1,701,600
Savannah Drive Mill and Overlay Rehabilitation	Streets	6		\$ 1,460,000						\$ 1,460,000
Rest of Kramer Farm Subdivision Rehabilitation					\$ 4,800,000					\$ 4,800,000
County Club Blvd Reconstruction	Streets	6			\$ 4,500,000					\$ 4,500,000
Northcliffe East Subdivision Rehabilitation	Streets	6				\$ 4,230,000			\$ 9,800,000	\$ 14,030,000
Guada Coma Reconstruction	Streets	6				\$ 4,320,000				\$ 4,320,000
Schertz Parkway Reconstruction	Streets	6				\$ 4,900,000				\$ 4,900,000
Doerr Lane Reconstruction	Streets	6					\$ 5,850,000		\$ 3,250,000	\$ 9,100,000
Aviation Heights subdivision Rehabilitation	Streets	6					\$ 1,600,000		\$ 19,800,000	\$ 21,400,000
Red Iron Reconstruction	Streets	6							\$ 1,000,000	\$ 1,000,000
Corridor Parkway Reconstruction	Streets	6							\$ 3,400,000	\$ 3,400,000
Columbia Dr Reconstruction	Streets	6							\$ 5,400,000	\$ 5,400,000
Graytown Rd Improvements	Streets	6/10/16							\$ 4,400,000	\$ 4,400,000
Live Oak Extension & Maske Road Improvements	Streets	6/10/16							\$ 8,005,000	\$ 8,005,000
Old Wiederstein Rd Extension & Improvements	Streets	6/10/16							\$ 16,900,000	\$ 16,900,000
Pfiel Rd Improvements	Streets	6/10/16							\$ 1,600,000	\$ 1,600,000
Eckhardt Rd Improvements	Streets	6/10/16							\$ 6,600,000	\$ 6,600,000
Schwab Rd Improvements	Streets	6/10/16							\$ 19,500,000	\$ 19,500,000
Pipestone Reconstruction		6					\$ 1,620,000		\$ -	\$ 1,620,000
Lisa Meadows and Hillbrooke Drive Rehabilitation		6							\$ 1,260,000	\$ 1,260,000
										\$ -
			\$ 14,382,260	\$ 53,889,496	\$ 9,300,000	\$ 14,172,000	\$ 11,300,000	\$ 300,000	\$ 104,315,000	\$ 207,658,756

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROGRAM SUMMARY - PARKS & FACILITIES

Parks Projects		Program	Funding Source	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
Great Northern Trail			10/15				\$ 1,481,516	\$ 1,040,177		\$ 6,134,418	\$ 8,656,111
Hilltop/Homestead Park Development (Hilltop)		Parks	10/7/15	\$ 583,900	\$ 687,075	\$ 329,025					\$ 1,600,000
Community Circle Park Development(Includes Skate Park)		Parks	7		\$ 4,705,500	\$ 5,646,600					\$ 10,352,100
W Dietz Creek Trail		Parks	10/11			\$ 1,250,000					\$ 1,250,000
Pickrell Park Pool Renovation		Parks	6/10							\$ 2,000,000	\$ 2,000,000
Crescent Bend Nature Park Phase II		Parks	11							\$ 2,000,000	\$ 2,000,000
				\$ 583,900	\$ 5,392,575	\$ 7,225,625	\$ 1,481,516	\$ 1,040,177	\$ -	\$ 10,134,418	\$ 25,858,211

Facilities Projects		Program	Funding Source	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
Firestation 4		Facilities	6	\$ 2,341,093	\$ 11,925,963						\$ 14,267,056
FM 78 Build Out PD CID Property Room			6		\$ 400,000						\$ 400,000
Pave grassy parking areas		Facilities	6/11	\$ 58,029	\$ 191,971					\$ 200,000	\$ 450,000
Generator replacement at East Live Oak		Fleet	6		\$ 550,000						\$ 550,000
Generator replacement at Communtiy Center/Bldg 1		Fleet	6		\$ 300,000						\$ 300,000
Generator replacement at Public Safety Complex		Fleet	6		\$ 600,000						\$ 600,000
Building 1 remodel		Facilities	6			\$ 500,000					\$ 500,000
Generator at Library		Fleet	6			\$ 300,000					\$ 300,000
Parks Building 10 Remodel		Facilities	6			\$ 750,000					\$ 750,000
North Center Building Remodel			6			\$ 800,000					\$ 800,000
Generator at Commercial Place Public Works/Fleet		Fleet	5/11				\$ 600,000				\$ 600,000
New Information Technology Data Center		Information Technology	6				\$ 1,000,000				\$ 1,000,000
Public Safety Complex (Design/Construction)		Facilities	6					\$ 1,000,000		\$ 29,000,000	\$ 30,000,000
Public Safety Complex (Renovation Design/Construction)		Facilities	6							\$ 5,000,000	\$ 5,000,000
Firestation 5		Facilities	6							\$ 15,000,000	\$ 15,000,000
Firestation 6		Facilities	6							\$ 9,000,000	\$ 9,000,000
				\$ 2,399,122	\$ 13,967,934	\$ 2,350,000	\$ 1,600,000	\$ 1,000,000	\$ -	\$ 58,200,000	\$ 79,517,056
<b>General Fund Total</b>				\$ 17,365,282	\$ 73,250,005	\$ 18,875,625	\$ 17,253,516	\$ 13,340,177	\$ 300,000	\$ 172,649,418	\$ 313,034,023

Funding Summary		Prior Funding	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total
5	Water/Sewer Reserves	\$ 150,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 450,000
6	Bond	\$ 66,112,113	\$ 8,351,978	\$ 11,400,000	\$ 14,872,000	\$ 12,000,000	\$ -	\$ 126,640,100	\$ 239,376,191
7	SEDC Contribution	\$ 936,238	\$ 11,819,454	\$ 5,646,600	\$ -	\$ -	\$ -	\$ -	\$ 18,402,292
10	Grant	\$ 750,000	\$ -	\$ 1,000,000	\$ 1,481,516	\$ 1,040,177	\$ -	\$ 30,099,118	\$ 34,370,811
11	General Fund Allocation	\$ 1,575,000	\$ 600,000	\$ 500,000	\$ 600,000	\$ 300,000	\$ 300,000	\$ 1,700,000	\$ 5,575,000
15	Other	\$ 534,529	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 649,529
16	Street Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,210,200	\$ 14,210,200
<b>Total Annual Funding</b>		\$ 70,057,880	\$ 20,786,432	\$ 18,646,600	\$ 17,253,516	\$ 13,340,177	\$ 300,000	\$ 172,649,418	\$ 313,034,023
<b>Ending Balance</b>		\$ 52,692,598	\$ 229,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -





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# **WATER**

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Construction of a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. The new GST will receive water directly from the Schertz Seguin Local Government Corporation. NT-W2

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water Impact Fees	\$ 5,612,320	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,712,320
Water/Sewer Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
<b>Total Funding Source</b>	<b>\$ 9,112,320</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,212,320</b>
<b>Expenditure</b>	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 512,100	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547,100
Construction	\$ 8,565,220	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,665,220
<b>Total Expenditure</b>	<b>\$ 9,077,320</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,212,320</b>

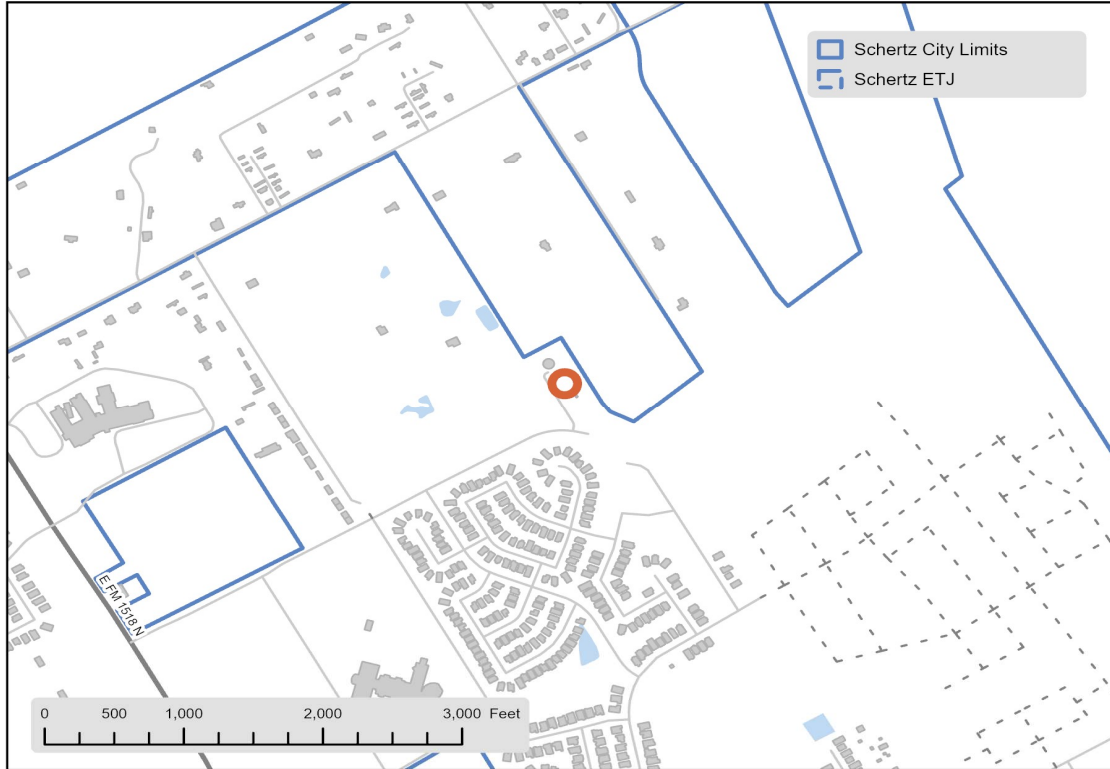


# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CORBETT GROUND STORAGE TANK



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

Funding Source	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Bonds	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000
Water & Sewer Reserves	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ 2,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,600,000</b>

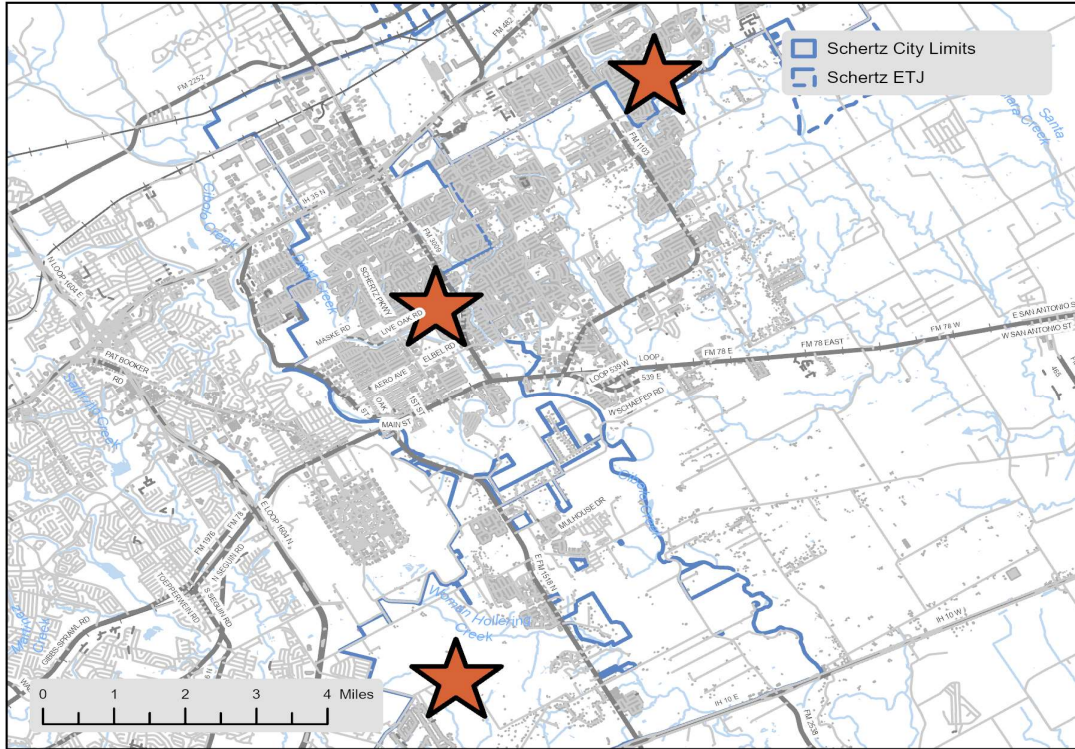
Expenditure	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Construction- Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction- Bond	\$ -	\$ 2,485,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,485,000
<b>Total Expenditure</b>	<b>\$ 115,000</b>	<b>\$ 2,485,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,600,000</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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EAST LIVE OAK, WARE-SEGUIN, AND  
NORTHCLIFFE TANK PAINTING

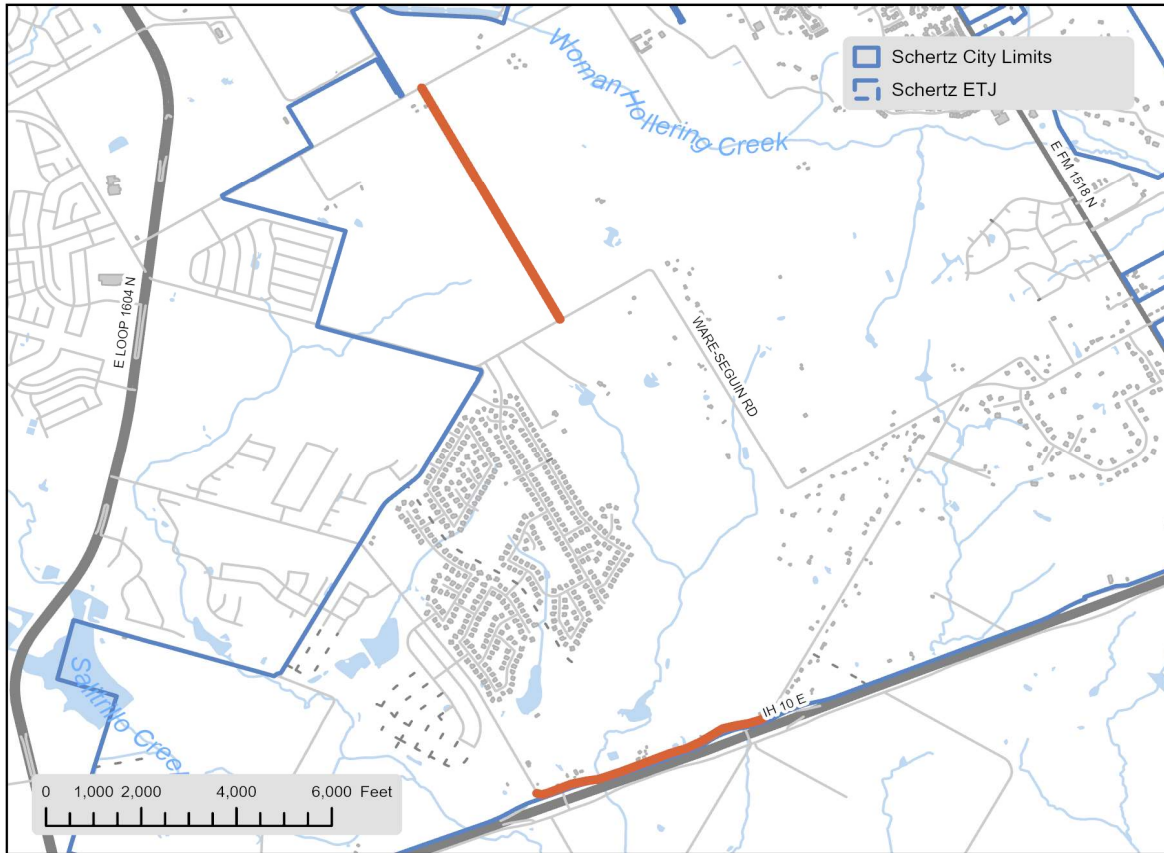




# CITY OF SCHERTZ

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WARE SEGUIN/LOWER SEGUIN/GRAYTOWN/  
PFEIL LOOP LINES

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement of approximately 1200 linear feet of 16" transmission main needed because of aging pipe and frequent emergency repairs. This section of line does not have adequate valves for isolation and is inferior pipe for the application. Project includes potential for easement acquisition and the need for rock saw trenching.

**Start Date:**

**Completion Date:**

**Project Forecast**

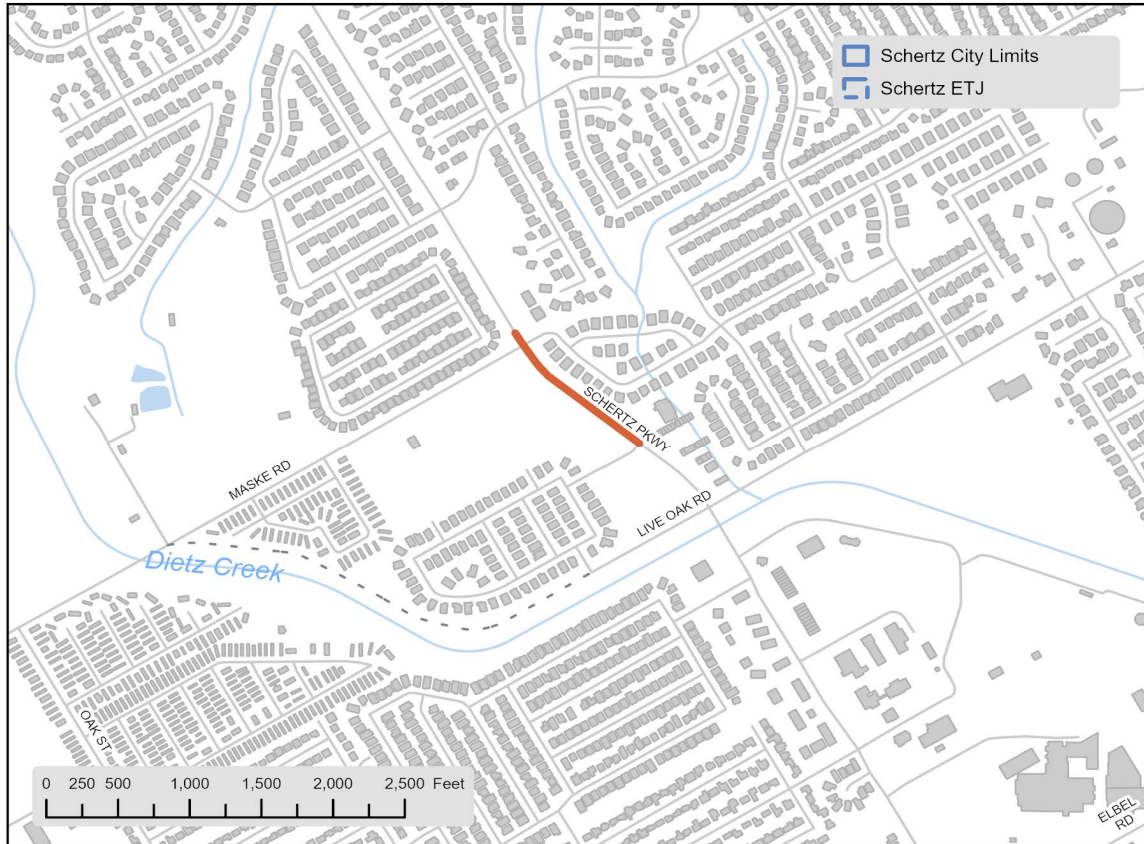
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Utility Bonds	\$ 220,000	\$ 1,575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,795,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 220,000	\$ 1,575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,795,000

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>	<b>Expenditure</b>							
Land Acquisition	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Professional Services	\$ 220,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,000
Construction	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
<b>Total Expenditure</b>	\$ 220,000	\$ 1,575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,795,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SCHERTZ PARKWAY 16"  
TRANSMISSION LINE REPLACEMENT

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Projects include the painting the interior and exterior of four elevated and/or ground storage tanks every other year. At the time of painting, the tanks will also be thoroughly inspected by a third party and surveyed to document any movement. This plan results in each tank being repainted once every 10 years.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water/Sewer Reserves	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 3,000,000	\$ 4,500,000
Debt	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 2,750,000	\$ -	\$ 5,250,000	\$ 9,250,000
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,750,000</b>	<b>\$ 2,750,000</b>	<b>\$ -</b>	<b>\$ 8,250,000</b>	<b>\$ 13,750,000</b>
<b>Expenditure</b>								
<b>Prior Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 450,000	\$ 750,000
Construction	\$ -	\$ -	\$ 2,600,000	\$ -	\$ 2,600,000	\$ -	\$ 7,800,000	\$ 13,000,000
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,750,000</b>	<b>\$ -</b>	<b>\$ 2,750,000</b>	<b>\$ -</b>	<b>\$ 8,250,000</b>	<b>\$ 13,750,000</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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EAST LIVE OAK TANK AND  
NORTHCLIFFE TANK  
PIPE REPLACEMENT

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

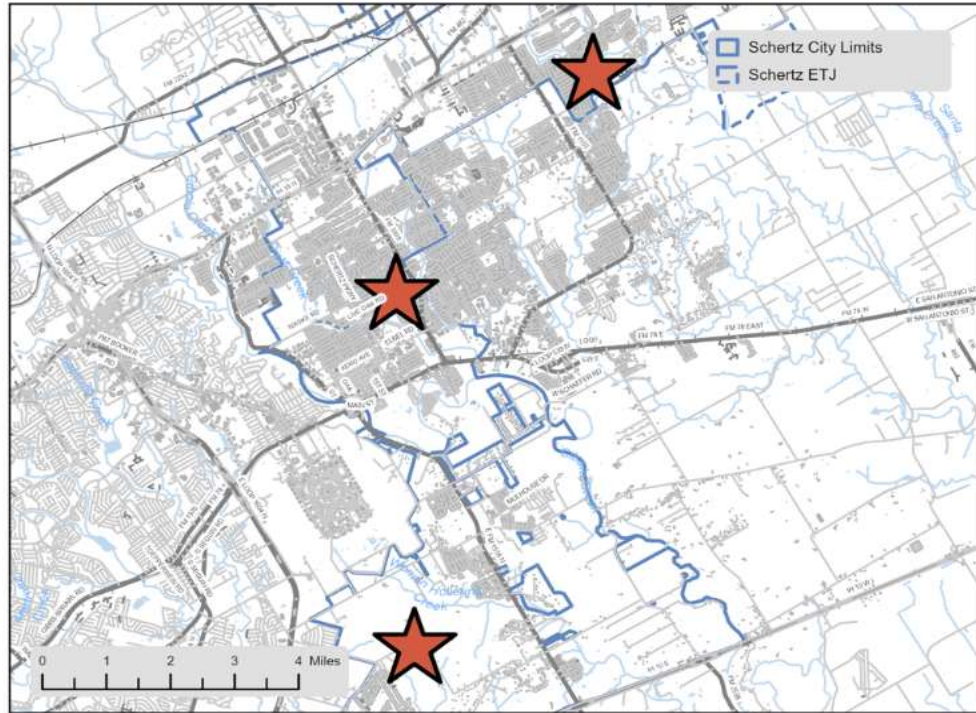


# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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EAST LIVE OAK, WARE-SEGUIN, AND  
NORTHCLIFFE TANK PAINTING

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Relocation of water and sewer utilities to avoid conflicts as part of the TxDot IH 35 NEX project. This project is fully reimbursable by TxDOT.

**Start Date:**

**Completion Date:**

**Project Forecast**

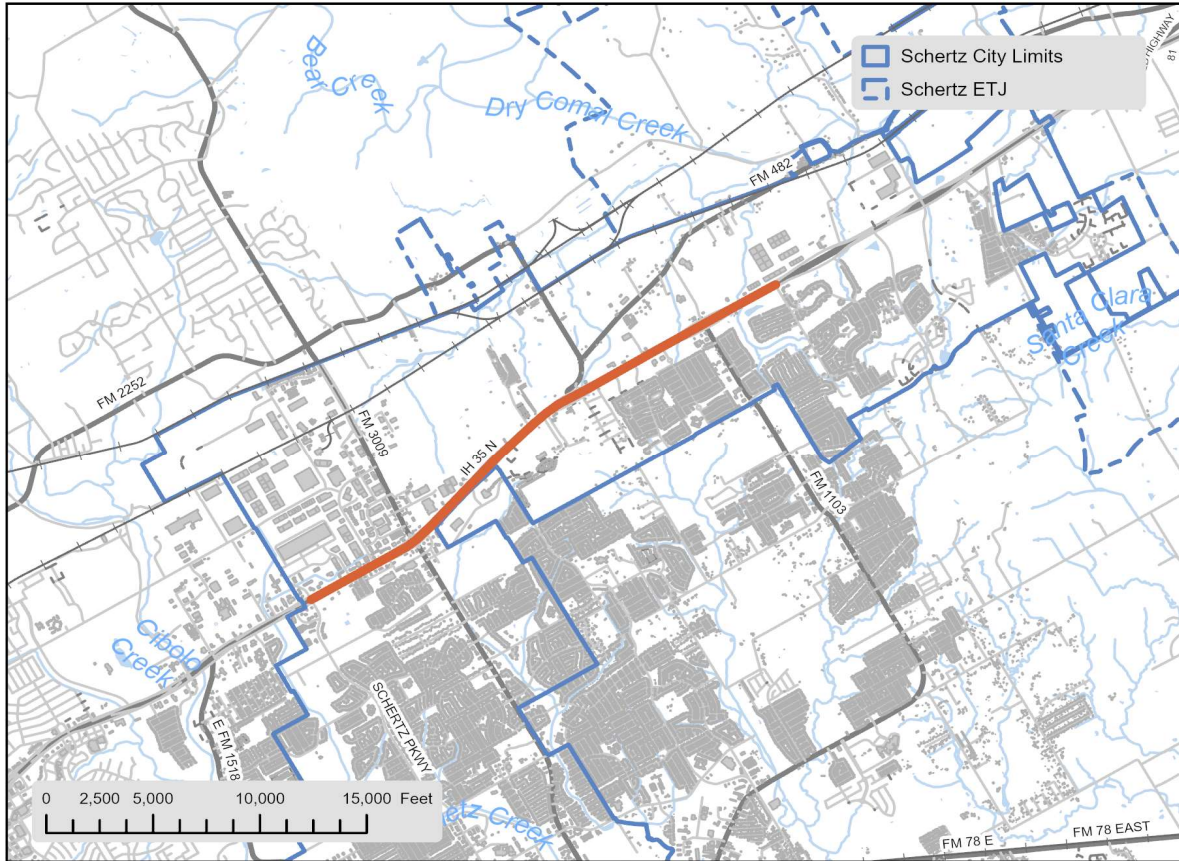
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
TxDOT	\$ -	\$ 7,348,906	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ 12,448,906
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 7,348,906	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ 12,448,906

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>	<b>Expenditure</b>							
Land Acquisition	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Professional Services	\$ 1,250,000	\$ 300,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000
Construction	\$ -	\$ 5,648,906	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,648,906
<b>Total Expenditure</b>	\$ 1,400,000	\$ 5,948,906	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ 12,448,906

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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IH 35 NEX NORTH UTILITY RELOCATIONS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement of approximately 11,200 linear feet of aging 6" and 8" water distribution mains throughout the subdivision with new, 8" water distribution mains to provide more reliable service and meet current standards. Approximately 10,550 linear feet of aging 8" sanitary sewer mains will also be replaced. Streets will be resurfaced after the water/sewer mains have been replaced.

**Start Date:**

**Completion Date:**

**Project Forecast**

Funding Source	Prior							Total Cost
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Bonds	\$ -	\$ 400,000	\$ 12,000,000	\$ 3,070,000	\$ -	\$ -	\$ -	\$ 15,470,000
Water & Sewer Reserves	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 12,000,000</b>	<b>\$ 4,070,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,470,000</b>

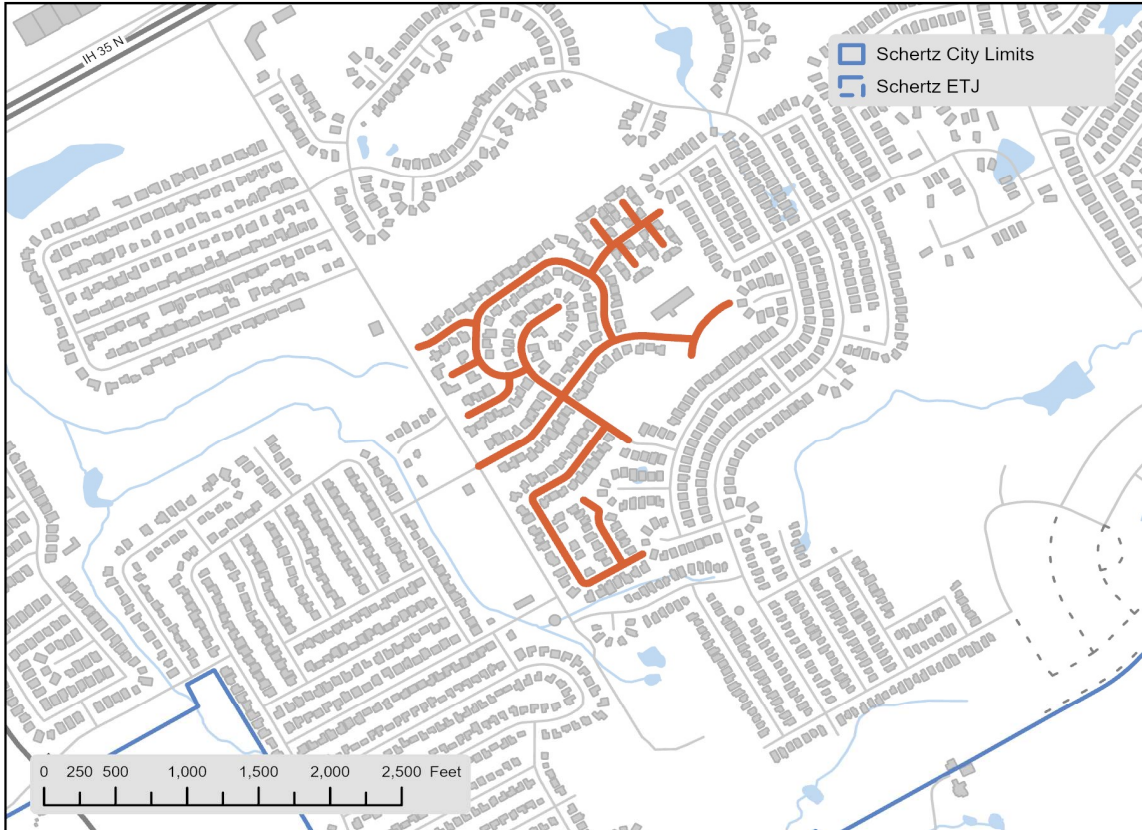
Expenditure	Prior							Total Cost
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Land Acquisition	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Professional Services	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 120,000	\$ -	\$ -	\$ -	\$ 2,120,000
Construction	\$ -	\$ -	\$ 10,000,000	\$ 4,100,000	\$ -	\$ -	\$ -	\$ 14,100,000
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 11,000,000</b>	<b>\$ 4,220,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,470,000</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SCENIC HILLS WATER and  
WASTEWATER MAIN REPLACEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Upsizing approximately 2,590 linear feet of existing 6" water line to 12" water line along River Road from FM 78 to Bubbling Springs Rd to remove bottleneck in the system and provide additional capacity. 2030-W10

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior							Total Cost
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
<b>Funding Source</b>								
Water/Sewer Reserves	\$	-	\$	-	\$	-	\$	976,500
Water Impact Fees	\$	-	\$	-	\$	-	\$	1,348,500
<b>Total Funding Source</b>	\$	-	\$	-	\$	-	\$	2,325,000

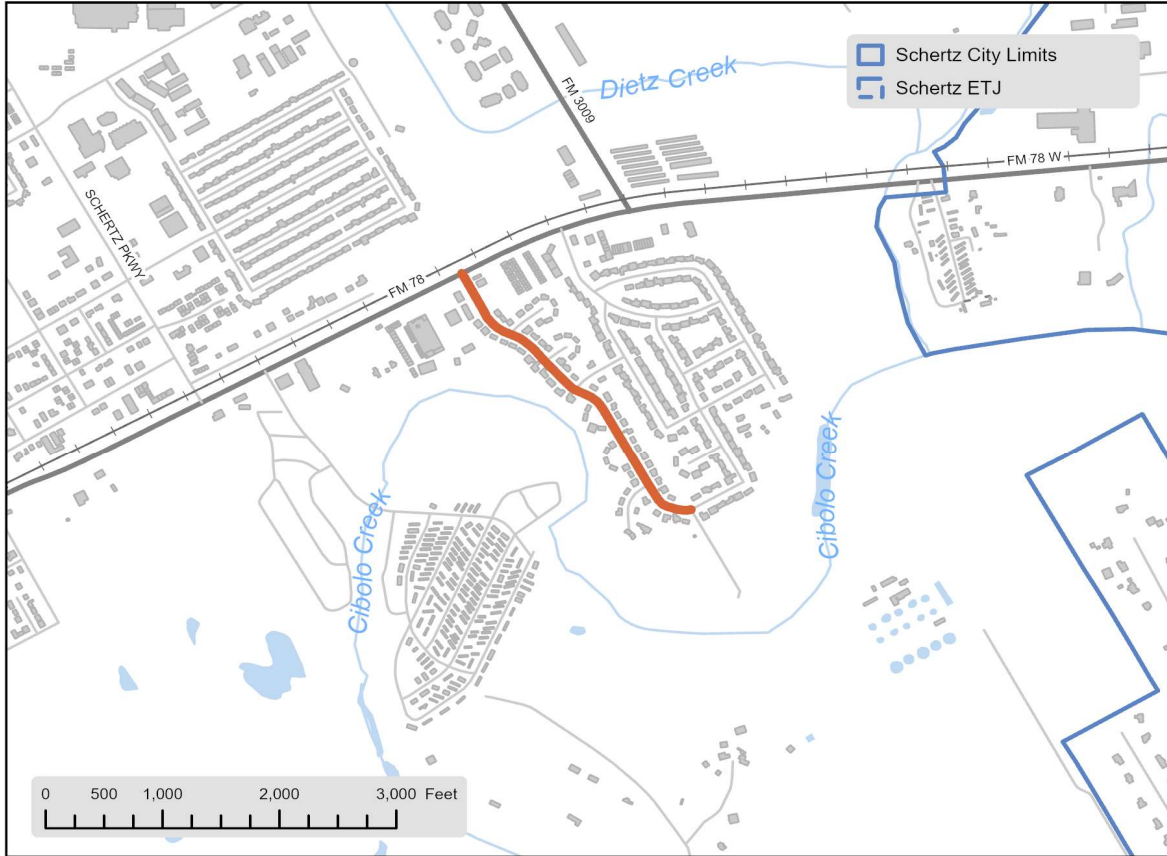
	Prior							Total Cost
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
<b>Expenditure</b>								
Land Acquisition	\$	-	\$	-	\$	-	\$	-
Professional Services	\$	-	\$	-	\$	-	\$	465,000
Construction	\$	-	\$	-	\$	-	\$	1,860,000
<b>Total Expenditure</b>	\$	-	\$	-	\$	-	\$	2,325,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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RIVER ROAD 6" WATERLINE REPLACEMENT

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement of approximately 7,600 linear feet of 18" main transmission line due to aging pipe and frequent emergency repairs. Most of the valves on the existing main are aged and beyond repair and parts are not available.

**Start Date:**

**Completion Date:**

**Project Forecast**

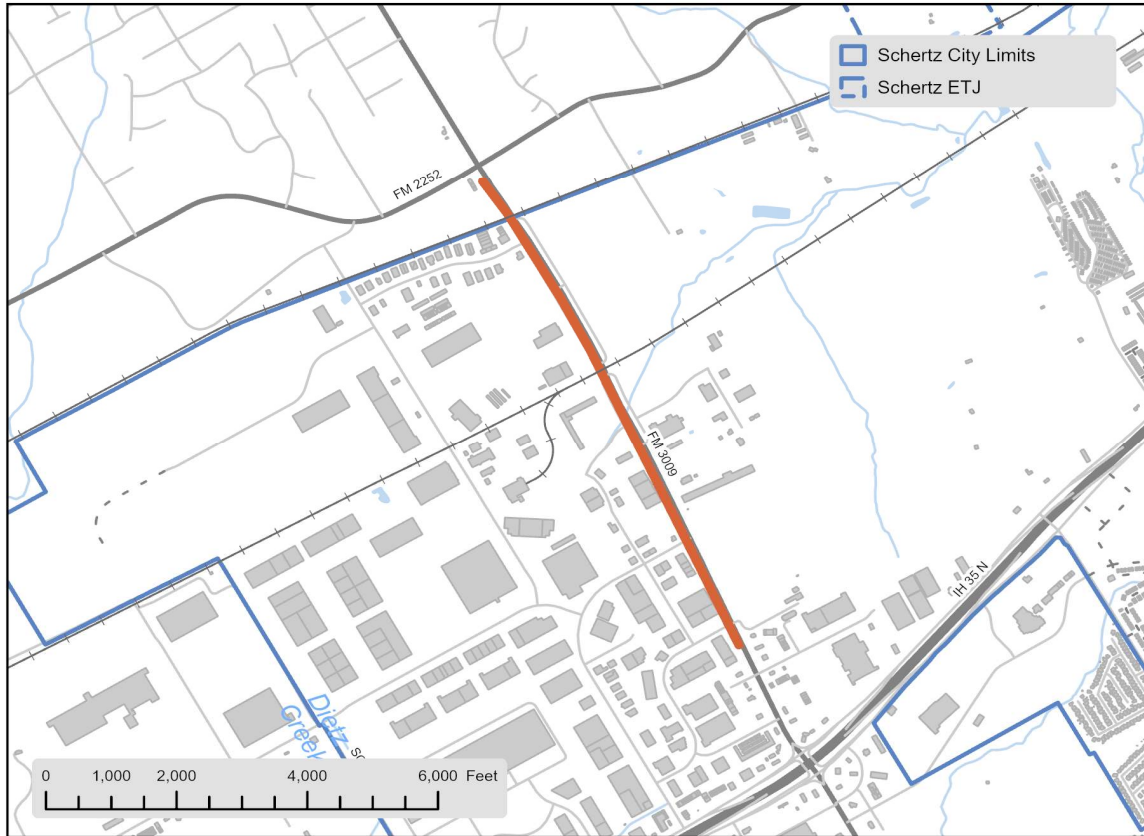
Funding Source	Prior							Total Cost
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Bonds	\$ 50,000	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,750,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ 50,000</b>	<b>\$ 4,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,750,000</b>

Expenditure	Prior							Total Cost
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Land Acquisition	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Professional Services	\$ 50,000	\$ 450,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000
Construction	\$ -	\$ 3,000,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600,000
<b>Total Expenditure</b>	<b>\$ 50,000</b>	<b>\$ 3,650,000</b>	<b>\$ 1,650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,350,000</b>

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FM 3009 18" TRANSMISSION LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Construction of a new 3-million-gallon Ground Storage Tank (GST) and pump station. The GST will be used to fill the existing I-35 Elevated Storage Tank and provide additional water storage capacity. The new GST will receive water from the East Live Oak Water Plant. This project will include addressing some access issues to the water pumping site. 2050-W6

**Start Date:**

**Completion Date:**

**Project Forecast**

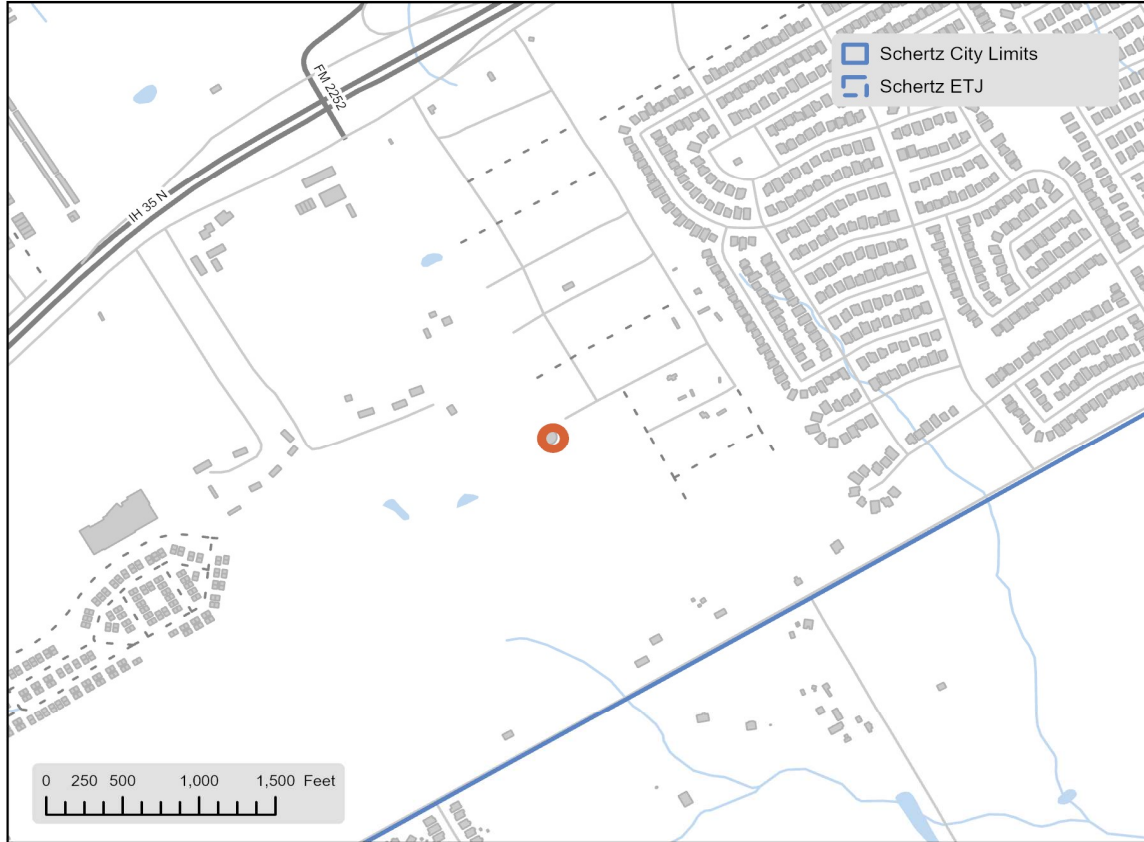
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water/Sewer Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds	\$ 3,000,000	\$ 11,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,550,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 3,000,000	\$ 11,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,550,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Professional Services	\$ 50,000	\$ 1,150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000
Construction	\$ -	\$ 3,000,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 13,000,000
<b>Total Expenditure</b>	\$ 50,000	\$ 4,400,000	\$ 10,100,000	\$ -	\$ -	\$ -	\$ -	\$ 14,550,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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I35 GROUND STORAGE TANK AND PUMPING  
STATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Upsizing approximately 4,970 linear feet of existing 4" water line to a 8" water line along Moonlight Meadow Dr and Lost Meadow Dr north of Schaefer Rd. Upgrades are needed for fire flow. The project will also include installation of new main segments to create loops in the system.  
 NT-W9

**Start Date:**

**Completion Date:**

**Project Forecast**

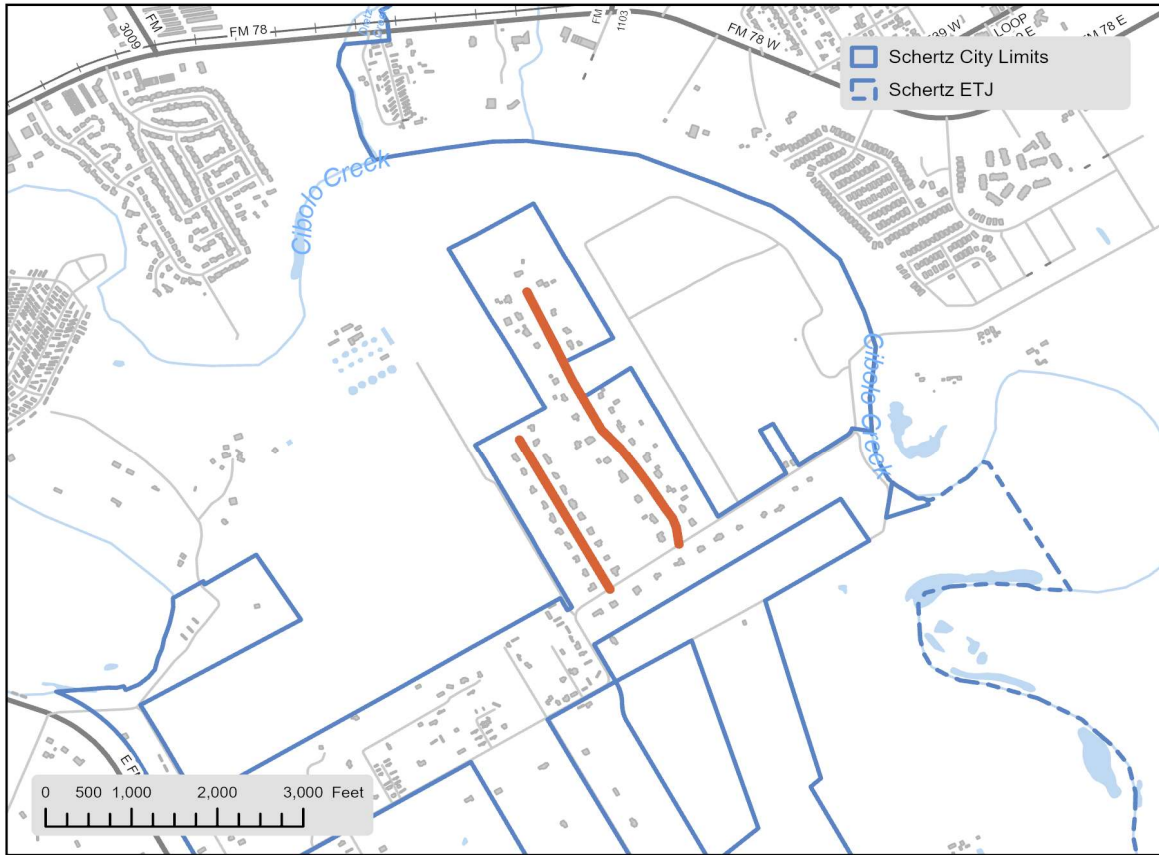
	Prior								
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Funding Source</b>									
Water & Sewer Reserves	\$ -	\$ 237,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,000	
Bonds	\$ -	\$ 363,000	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ 3,213,000	
<b>Total Funding Source</b>	\$ -	\$ 600,000	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ 3,450,000	

	Prior								
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
Professional Services	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	
Construction	\$ -	\$ -	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ 2,850,000	
<b>Total Expenditure</b>	\$ -	\$ 600,000	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ 3,450,000	

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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MOONLIGHT MEADOW DRIVE & LOST  
MEADOW DRIVE WATERLINE  
REPLACEMENT

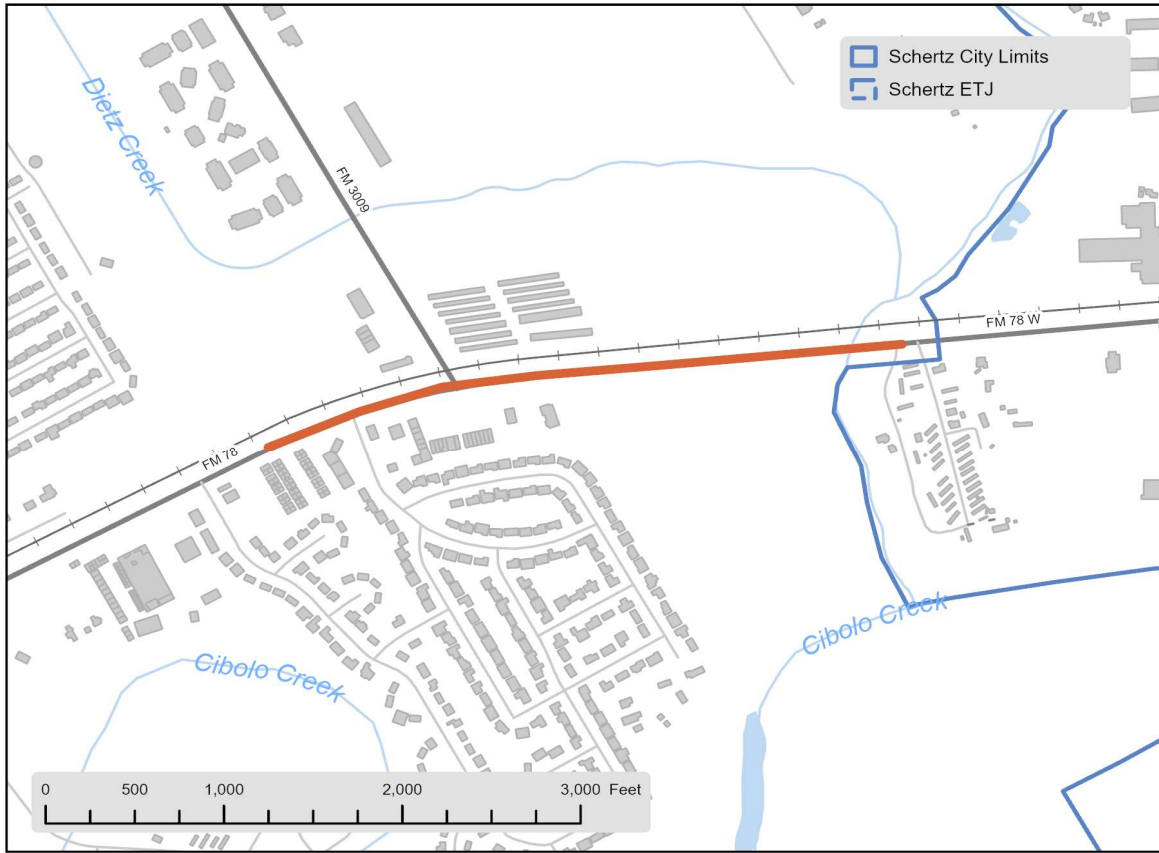




# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FM 78 WATER LINE REPLACEMENT



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement of approximately 28,250 linear feet of aging 6" and 8" water distribution mains throughout the Greenshire Subdivision.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior								
<b>Funding Source</b>	<b>Appropriation</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>	
Bonds	\$ 3,300,000	\$ 7,500,000	\$ 7,250,000	\$ -	\$ -	\$ -	\$ -	\$ 18,050,000	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Funding Source</b>	<b>\$ 3,300,000</b>	<b>\$ 7,500,000</b>	<b>\$ 7,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,050,000</b>	

	Prior								
<b>Expenditure</b>	<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 1,500,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	
Construction	\$ -	\$ 6,000,000	\$ 9,750,000	\$ -	\$ -	\$ -	\$ -	\$ 15,750,000	
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ 7,500,000</b>	<b>\$ 10,550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,050,000</b>	

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GREENSHIRES WATER MAIN  
REPLACEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement of approximately 7,450 linear feet of aging 6" and 8" water distribution mains and 8" wastewater collection mains throughout the Northcliffe Country Club Estates Subdivision. This is the utility portion of the Northcliffe Country Club Estates Utility & Street Rehabilitation project.

**Start Date:**

**Completion Date:**

**Project Forecast**

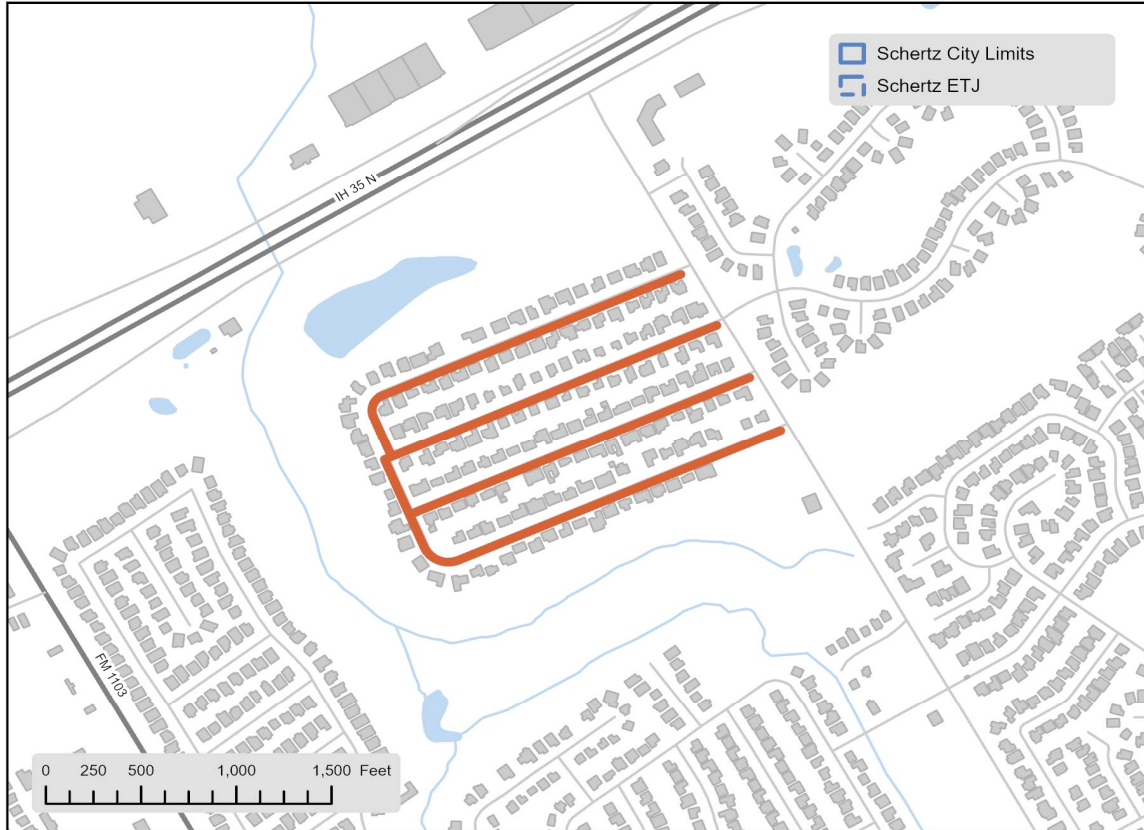
	<b>Prior</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>
<b>Funding Source</b>	<b>Appropriation</b>							
Water and Sewer Bonds	\$ 2,000,000	\$ 6,733,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,733,400
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 2,000,000	\$ 6,733,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,733,400

	<b>Prior</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>
<b>Expenditure</b>	<b>Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services- W/S	\$ 533,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533,400
Construction- W/S	\$ -	\$ 8,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,200,000
<b>Total Expenditure</b>	\$ -	\$ 8,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,733,400

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTHCLIFFE COUNTRY CLUB ESTATES  
SUBDIVISION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

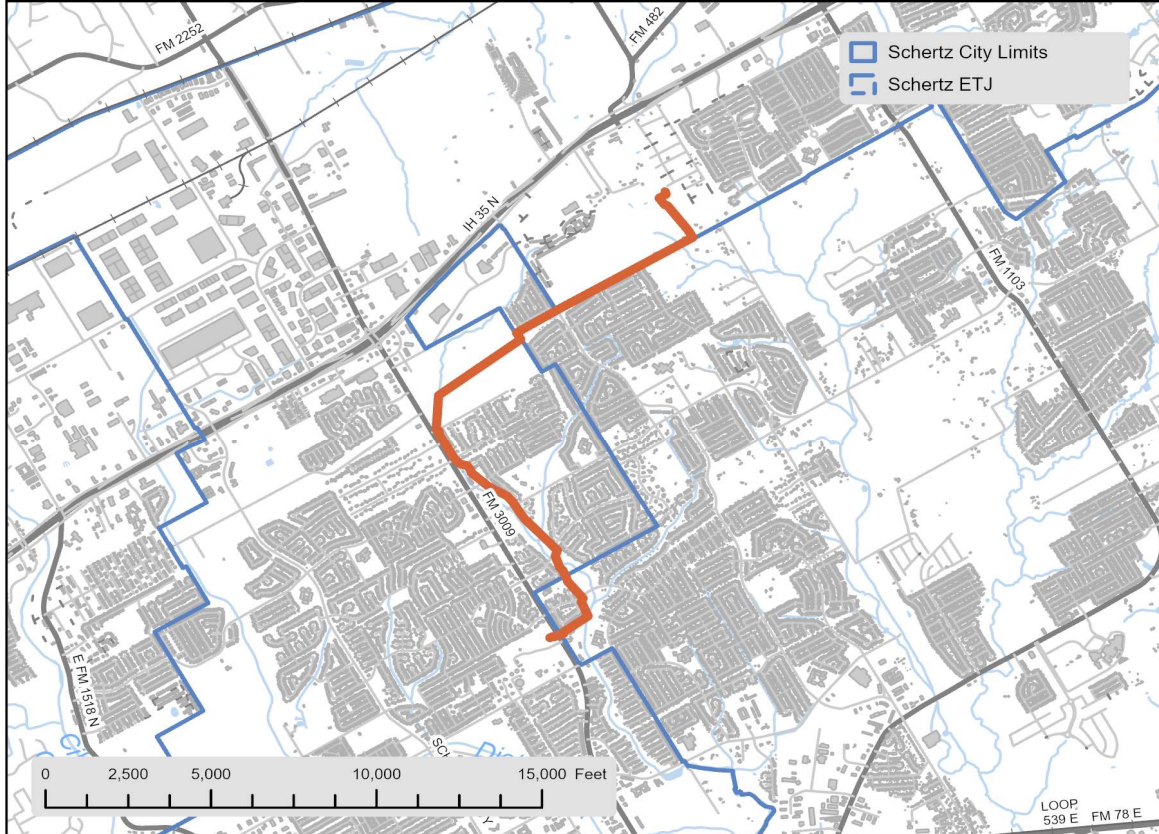




# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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IH 35 DEDICATED TRANSMISSION MAIN

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 5,590 linear feet of new 8" water line loop north of Lower Seguin Rd, East of Ray Corbett Drive. Needed to supply new service area. 2030-W3

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,577,360	\$ 3,577,360
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,640	\$ 110,640
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,688,000	\$ 3,688,000

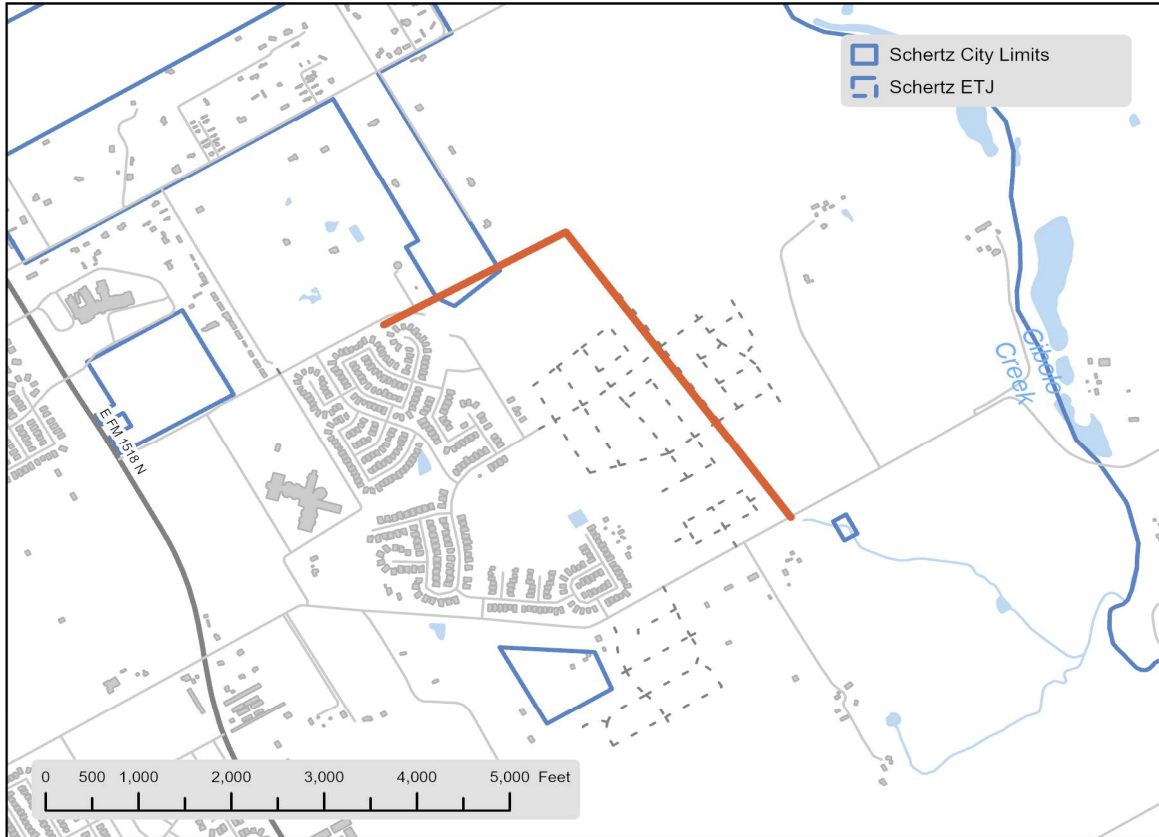
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738,000	\$ 738,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950,000	\$ 2,950,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,688,000	\$ 3,688,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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RAY CORBETT DR to LOWER SEGUIN 8"  
WATERLINE LOOP

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Expand Ware Seguin Pump Station to firm pumping capacity of 1,000 gpm, 105 TDH; and new groundwater well to provide supply to Ware Seguin. Needed to meet new growth in Ware Seguin area. Includes property purchase, site work, controls (SCADA), operations building and materials storage. 2030-W7 Control Improvements at Ware Seguin Pump Station to be per GST level rather than a timer. Minimal cost project needed to improve pump station performance in this service area. NT-W3 Installation of 3 new PRVs (2-9", 1-8") to create a new pressure zone in the southwest part of the system. Needed to avoid high pressures and improves performance of Ware Seguin Pump Station. 2030-W9

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior							Total Cost
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Water Impact Fees	\$ -	\$ -	\$ 1,281,840	\$ 412,440	\$ -	\$ -	\$ -	\$ 1,694,280
Debt	\$ -	\$ -	\$ 3,296,160	\$ 1,060,560	\$ -	\$ -	\$ -	\$ 4,356,720
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,578,000</b>	<b>\$ 1,473,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,051,000</b>

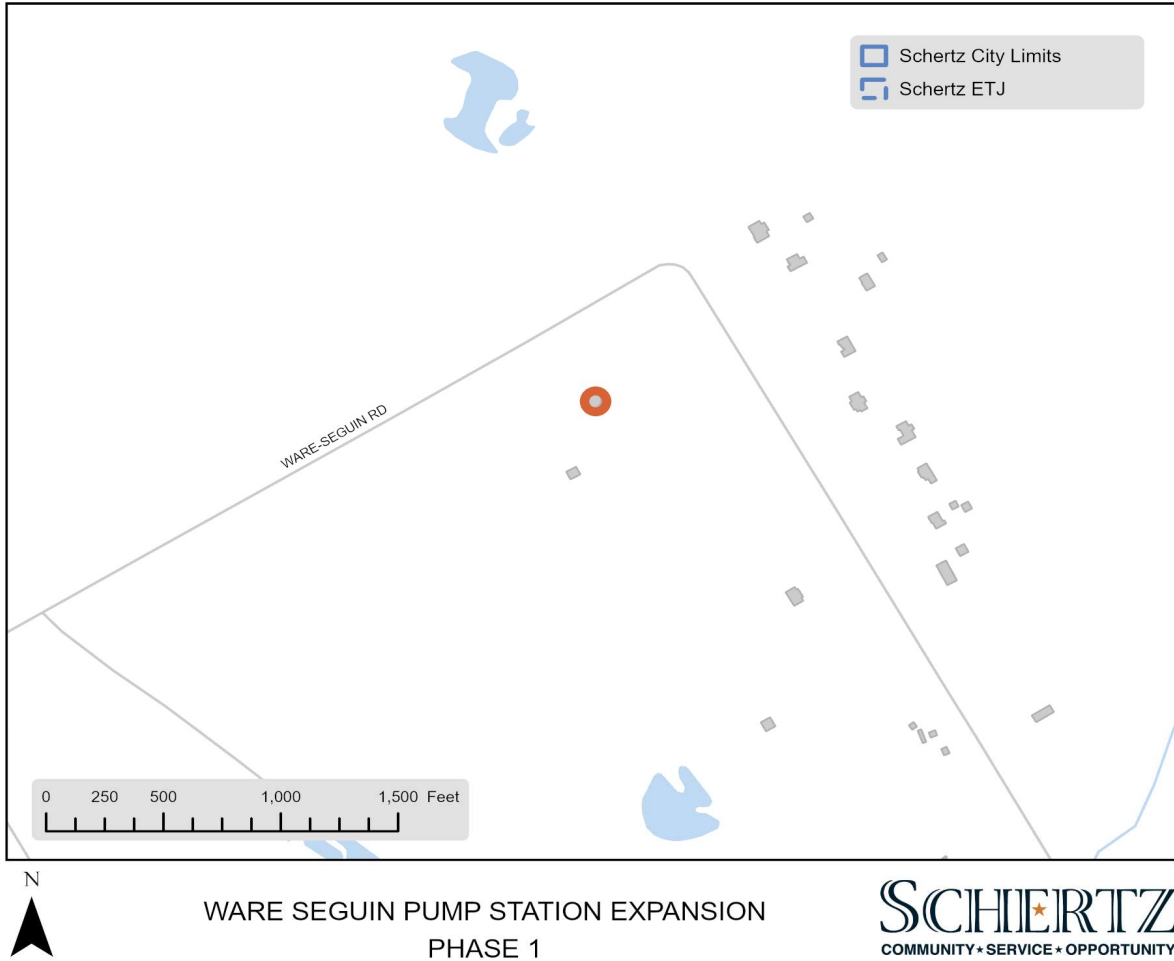
	Prior							Total Cost
Expenditure	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Land Acquisition	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Professional Services	\$ -	\$ -	\$ 983,000	\$ 143,000	\$ -	\$ -	\$ -	\$ 1,126,000
Construction	\$ -	\$ -	\$ 3,345,000	\$ 1,330,000	\$ -	\$ -	\$ -	\$ 4,675,000
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,578,000</b>	<b>\$ 1,473,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,051,000</b>

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Upsizing approximately 2,960 linear feet of 2" water line to 12" water line along Trainer Hale Rd, east of FM 1518. Installation of approximately 9,650 linear feet of new 8" water line north of Trainer Hale Rd and east of FM 1518 including a loop connection between the two. Upgrades needed to the distribution system to current minimum pipe size to supply new service area. 2030-W4

**Start Date:**

**Completion Date:**

**Project Forecast**

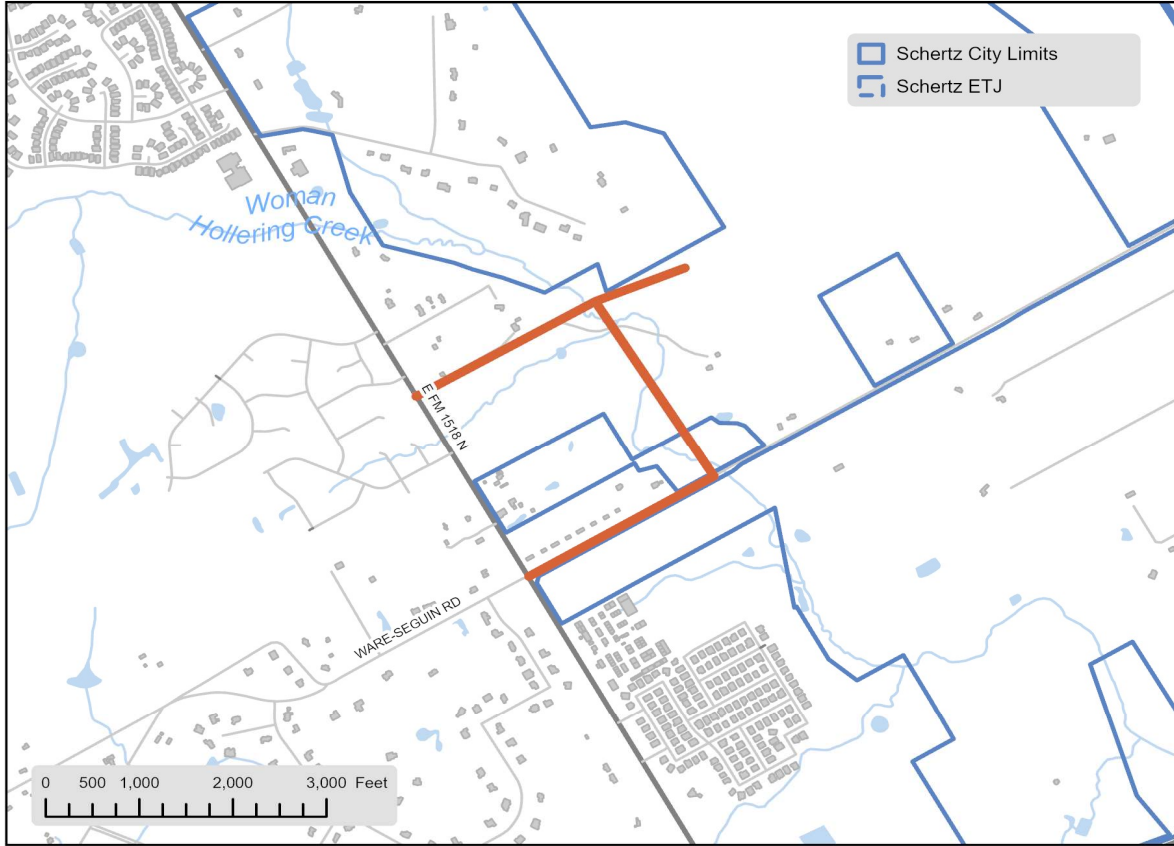
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Water Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,160,500	\$ 9,160,500
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 689,500	\$ 689,500
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,850,000	\$ 9,850,000

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Expenditure	Expenditure							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,970,000	\$ 1,970,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,880,000	\$ 7,880,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,850,000	\$ 9,850,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TRAINER HALE ROAD 2" WL REPLACEMENT  
& 8" WL IMPROVEMENTS

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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RAF BURNETTE RD 12" WATERLINE  
IMPROVEMENTS

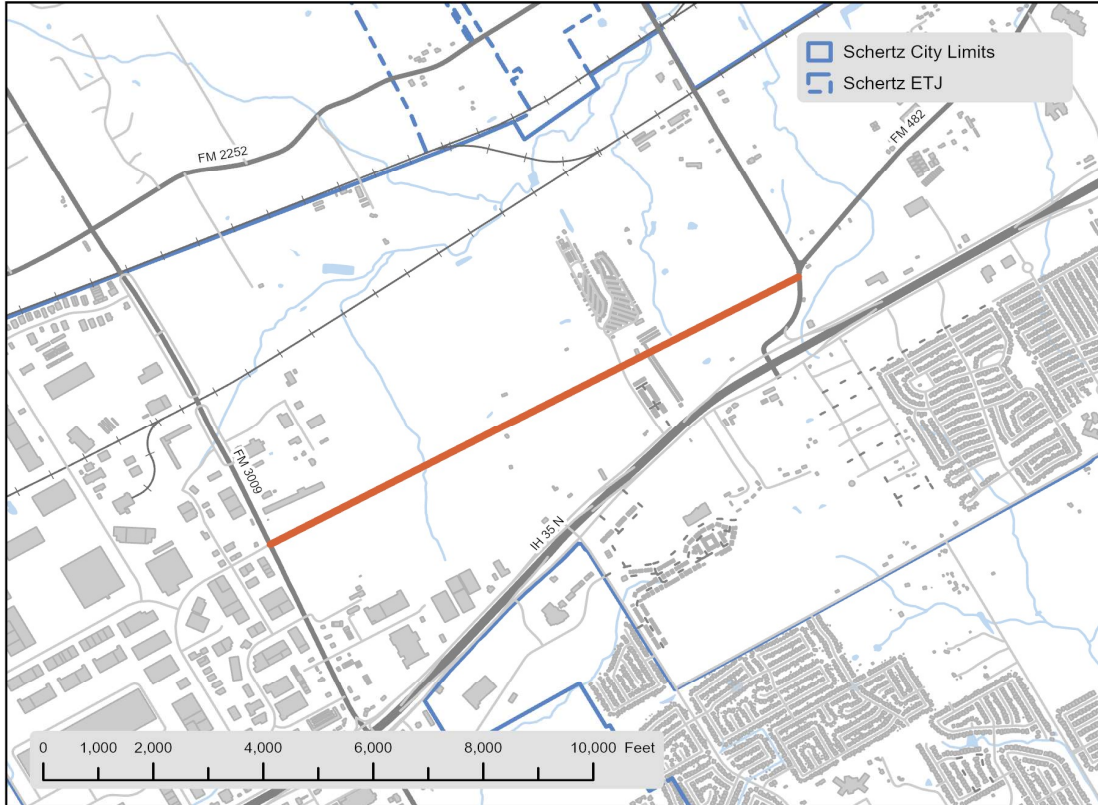
**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TRICOUNTY DRIVE to CIBOLO VALLEY  
DRIVE 12" WATERLINE EXTENSION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Upsizing approximately 5,300 linear feet of 6" water line to 8" water line along Boenig Drive South of North Graytown Rd. Needed to meet growth in this area and provide fire flow. 2030-W5

**Start Date:**

**Completion Date:**

**Project Forecast**

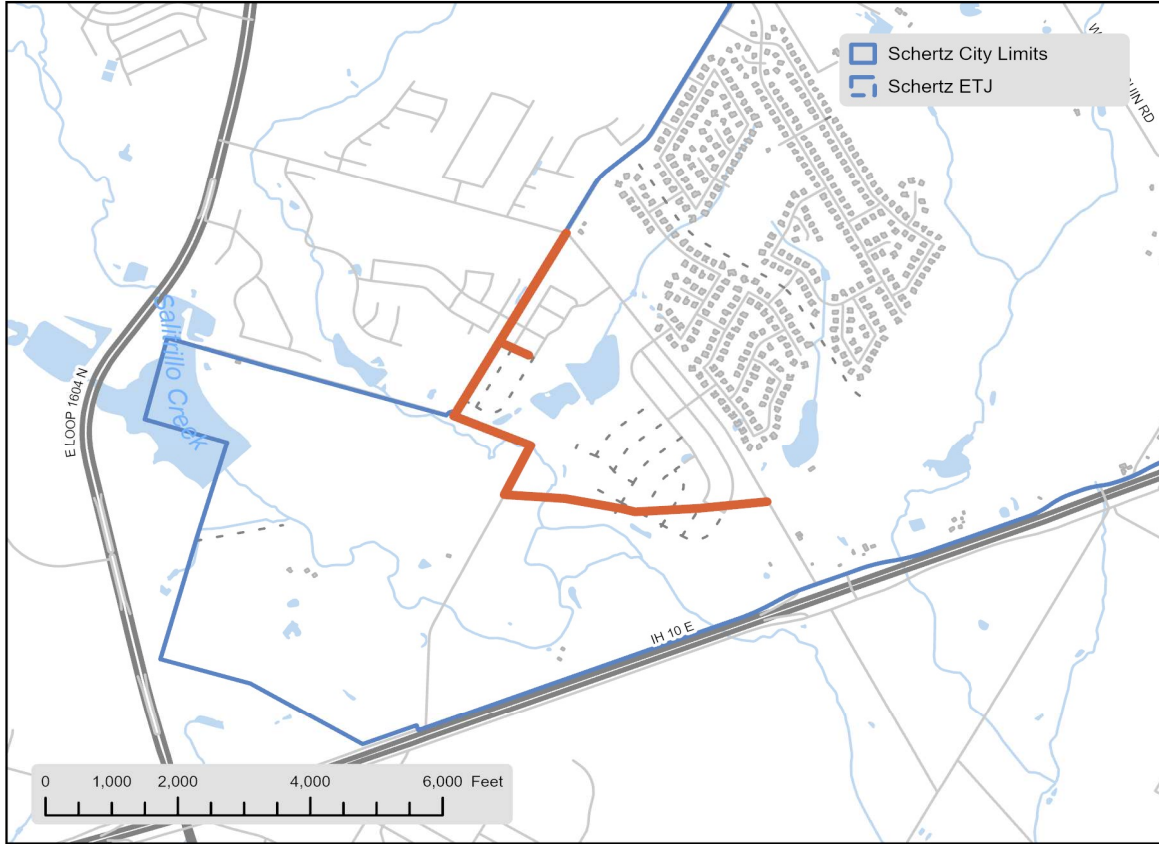
	Prior							
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,407,720	\$ 4,407,720
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,980,280	\$ 1,980,280
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,388,000	\$ 6,388,000

	Prior							
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278,000	\$ 1,278,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,110,000	\$ 5,110,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,388,000	\$ 6,388,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BOENIG DRIVE S-6" WATERLINE  
REPLACEMENT & 8" WATERLINE  
IMPROVEMENT

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY

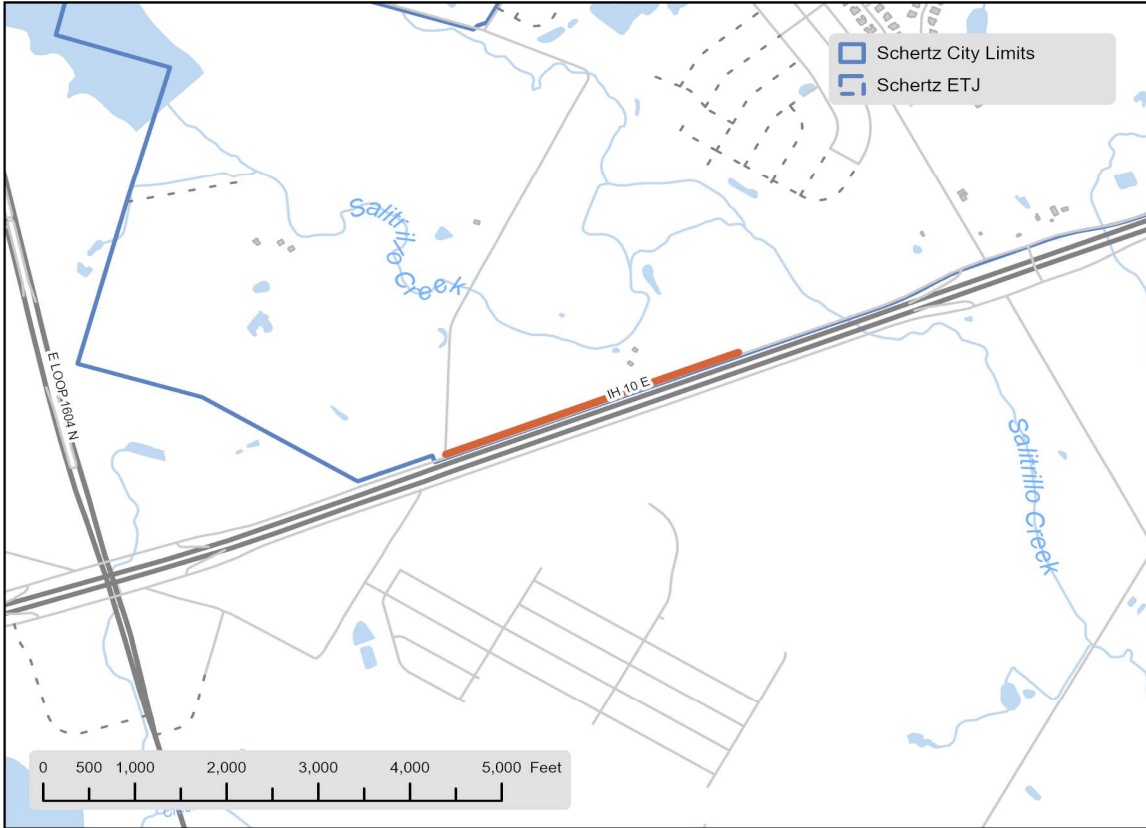




# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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IH 10 8" WATERLINE IMPROVEMENTS

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Replacement and upsizing of an existing 6" water main with a 12" HDPE main in the Bubbling Springs right of way from River Road south to the CCMA OJR Water Reclamation Plant on the south side of the Cibolo Creek. The creek crossing is expected to be installed by boring. NT-W1

**Start Date:**

**Completion Date:**

**Project Forecast**

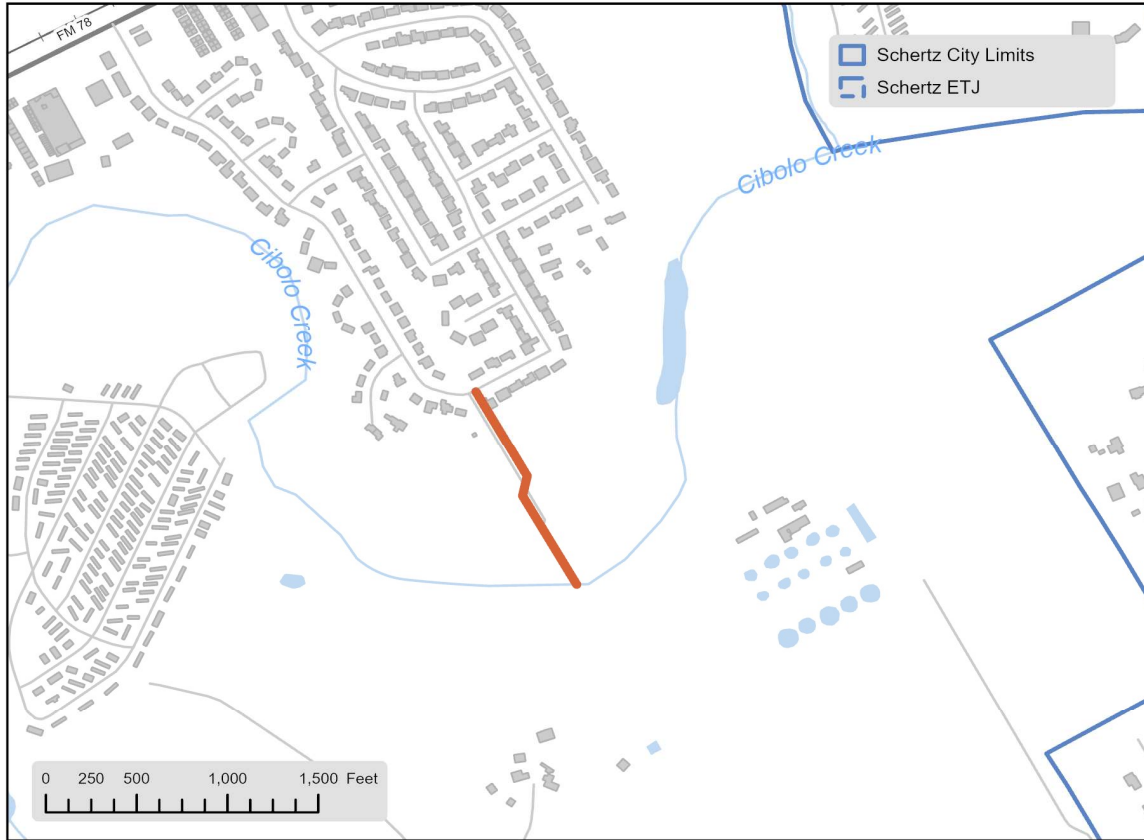
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Water/Sewer Reserves	\$ 297,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,000
Bonds	\$ 803,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Construction	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Total Expenditure</b>	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BUBBLING SPRINGS WATERLINE  
REPLACEMENT

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY





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# SEWER

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:** Wastewater **Project Code:** QA2

**Project Title:** Woman Hollering Creek Wastewater Interceptor Main and Lift Station

**Project Manager:** Engineering

**Location Description:** FM 1518 near Woman Hollering Creek

**Project Summary:** Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system will consist of approximately 19,000 linear feet of 30" gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona Lift Station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to the CCMA plant. It will also include an additional 18" gravity line approximately 1,500 feet in length that will first serve the Hallie's Cove subdivision. The system is necessary for the new CCMA plant to begin operation and allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.

**Start Date:** Sep-13

**Completion Date:** Dec-25

**Project Forecast**

	Prior							Total Cost
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Sewer Impact Fees	\$ 10,264,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,264,789
Bonds	\$ 2,985,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,985,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ 13,249,789</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,249,789</b>

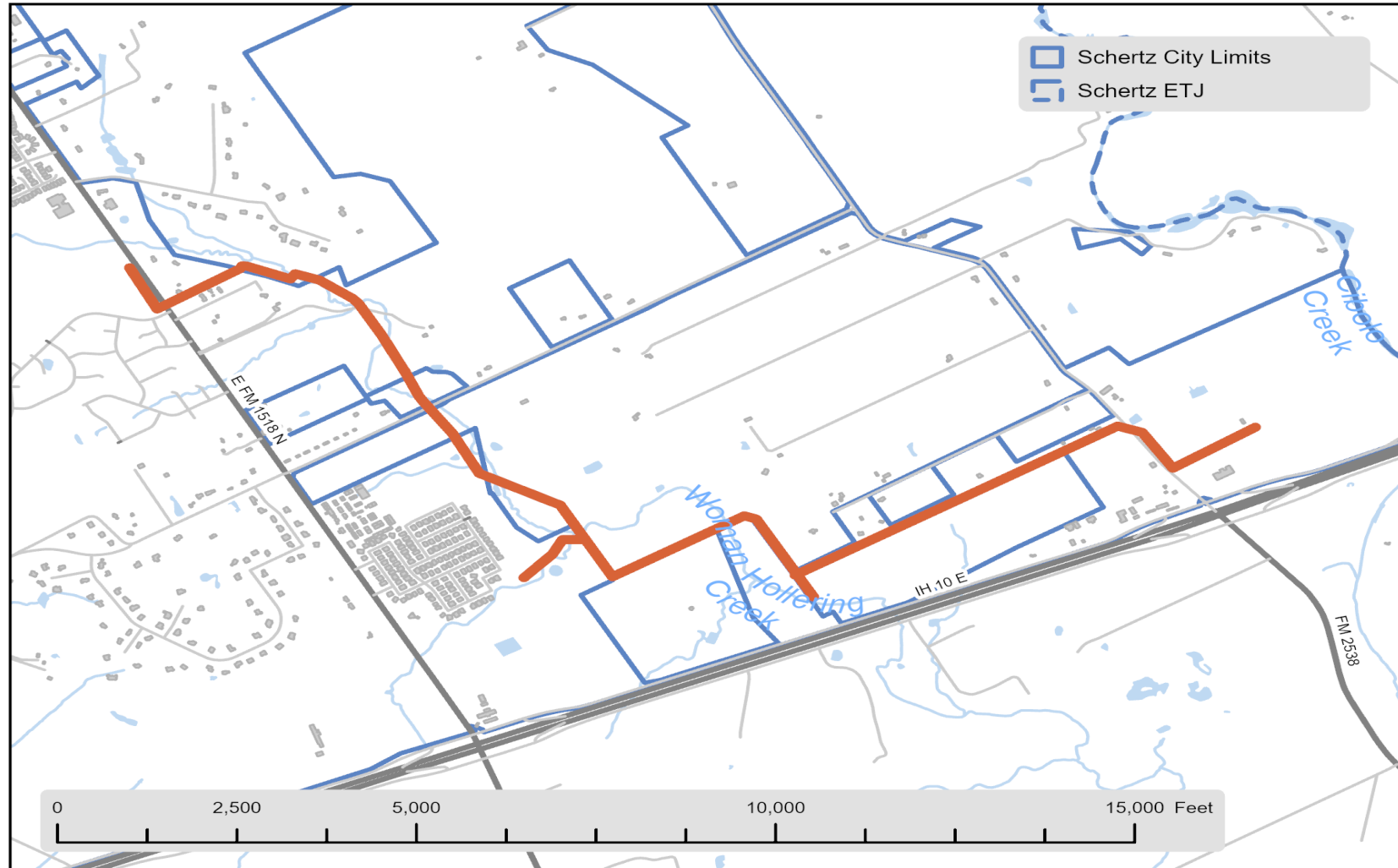
	Prior							Total Cost
Expenditure	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Land Acquisition	\$ 292,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,636
Professional Services	\$ 1,520,593	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620,593
Construction	\$ 11,236,560	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,336,560
<b>Total Expenditure</b>	<b>\$ 13,049,789</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,249,789</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WOMAN HOLLERING CREEK WASTEWATER  
INTERCEPTOR MAIN AND LIFT STATION

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

City participation in expansion of CCMA South Water Reclamation Facility. Schertz' capacity allocation of expansion is expected to be 1.375 MGD. Including existing allotment, Schertz is expected to have a total of 1.5 MGD in the expanded plant.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ 22,000,000	\$ 21,250,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 55,250,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 22,000,000	\$ 21,250,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 55,250,000

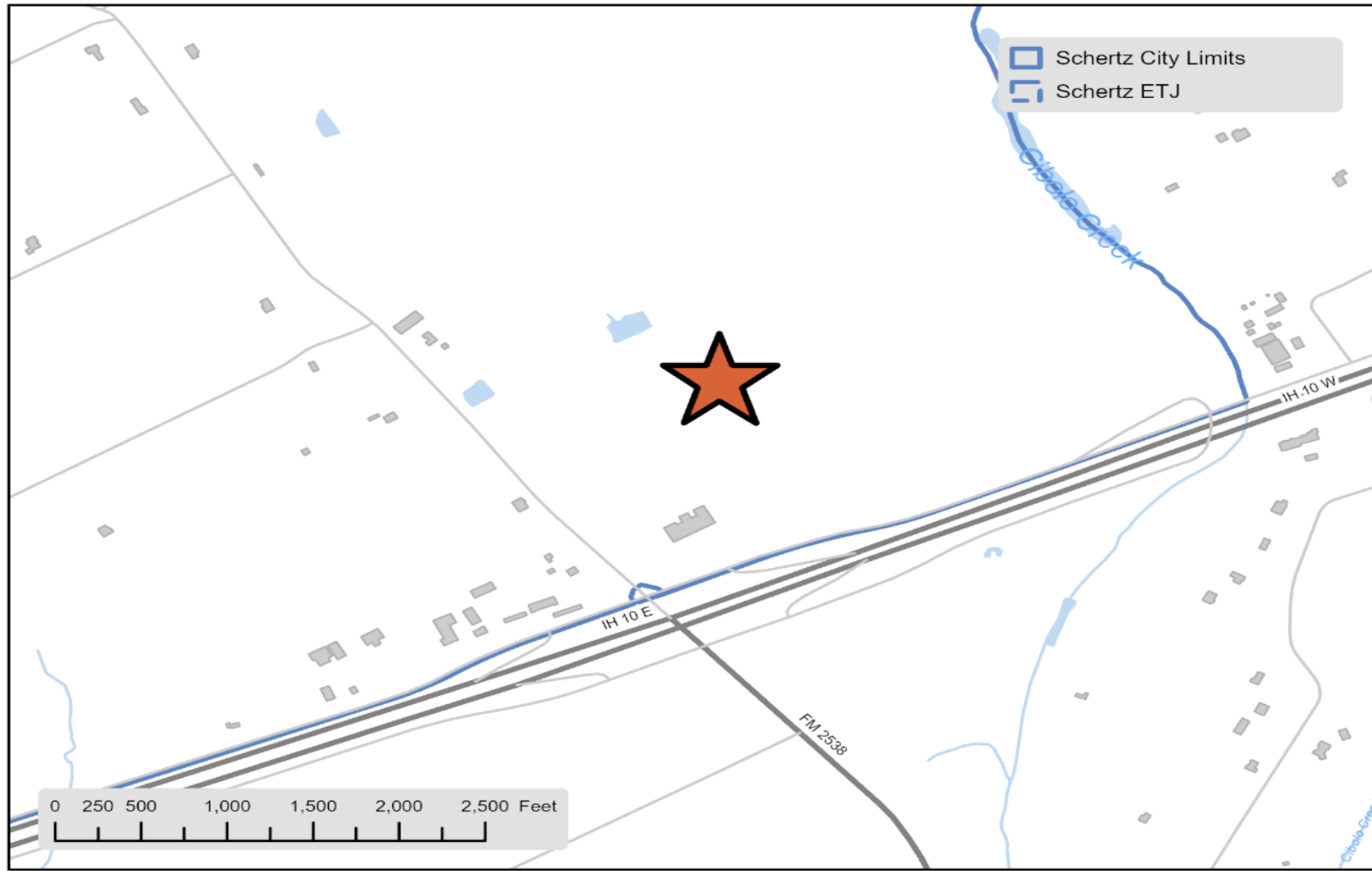
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 5,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Construction	\$ -	\$ 17,000,000	\$ 20,250,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 49,250,000
<b>Total Expenditure</b>	\$ -	\$ 22,000,000	\$ 21,250,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 55,250,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CCMA SOUTH PLANT EXPANSION

**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 6,600 linear feet of new 24" wastewater gravity line. This main will provide collection of wastewater flows from a large, currently undeveloped commercial/industrial area of the City. Needed for anticipated growth based on Land Use Plan. NT-S1

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior								
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
Sewer Impact Fees	\$ -	\$ -	\$ 147,000	\$ 840,000	\$ 603,750	\$ -	\$ -	\$ 1,590,750	
Debt	\$ -	\$ -	\$ 553,000	\$ 3,160,000	\$ 2,271,250	\$ -	\$ -	\$ 5,984,250	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Funding Source</b>	\$ -	\$ -	\$ 700,000	\$ 4,000,000	\$ 2,875,000	\$ -	\$ -	\$ 7,575,000	

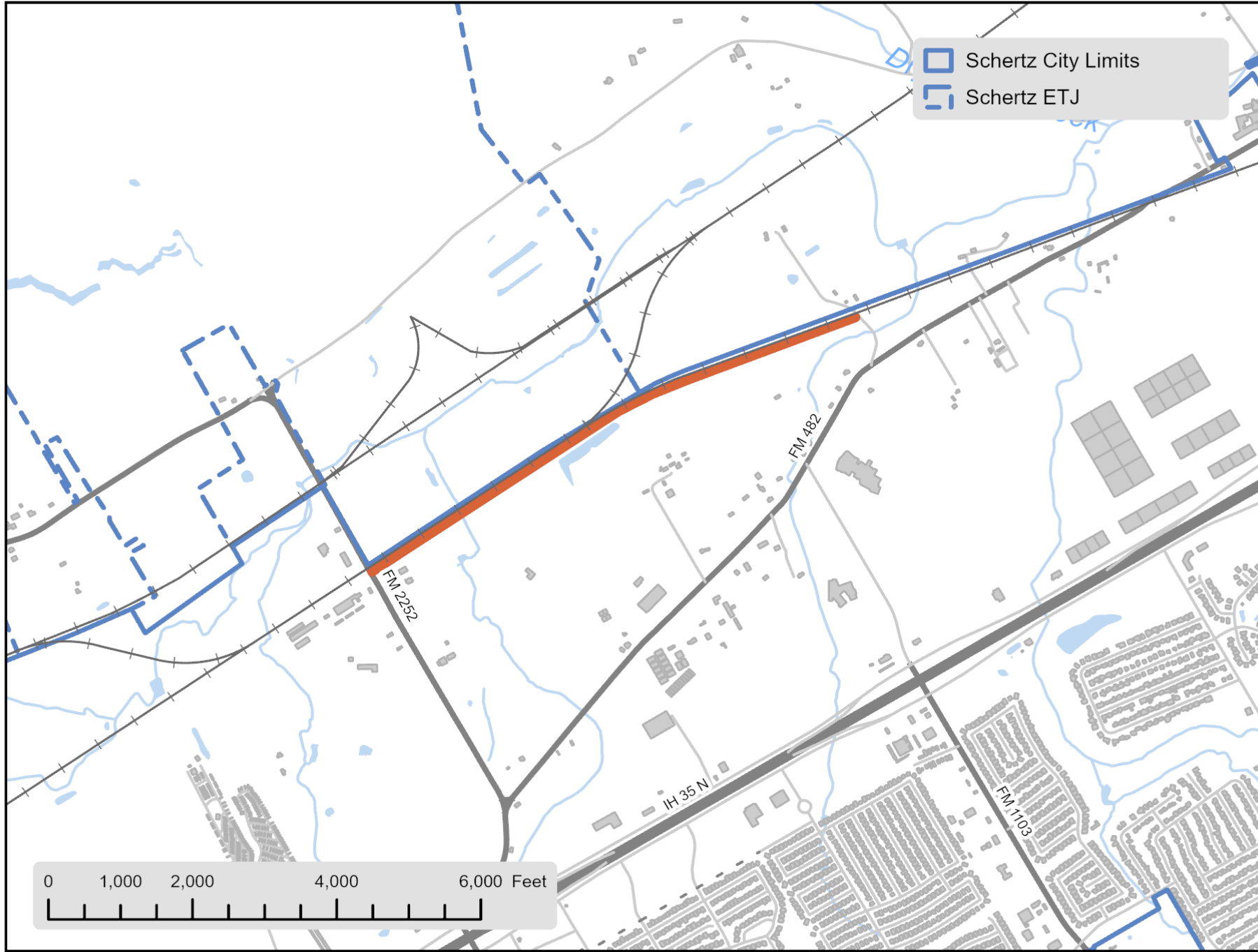
	Prior								
Expenditure	Expenditure								
Land Acquisition	\$ -	\$ -	\$ 200,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 700,000	
Professional Services	\$ -	\$ -	\$ -	\$ 500,000	\$ 875,000	\$ -	\$ -	\$ 1,375,000	
Construction	\$ -	\$ -	\$ 500,000	\$ 3,000,000	\$ 2,000,000	\$ -	\$ -	\$ 5,500,000	
<b>Total Expenditure</b>	\$ -	\$ -	\$ 700,000	\$ 4,000,000	\$ 2,875,000	\$ -	\$ -	\$ 7,575,000	



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TOWN CREEK WASTEWATER TRUNK MAIN  
PHASE IV SECTION 1

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

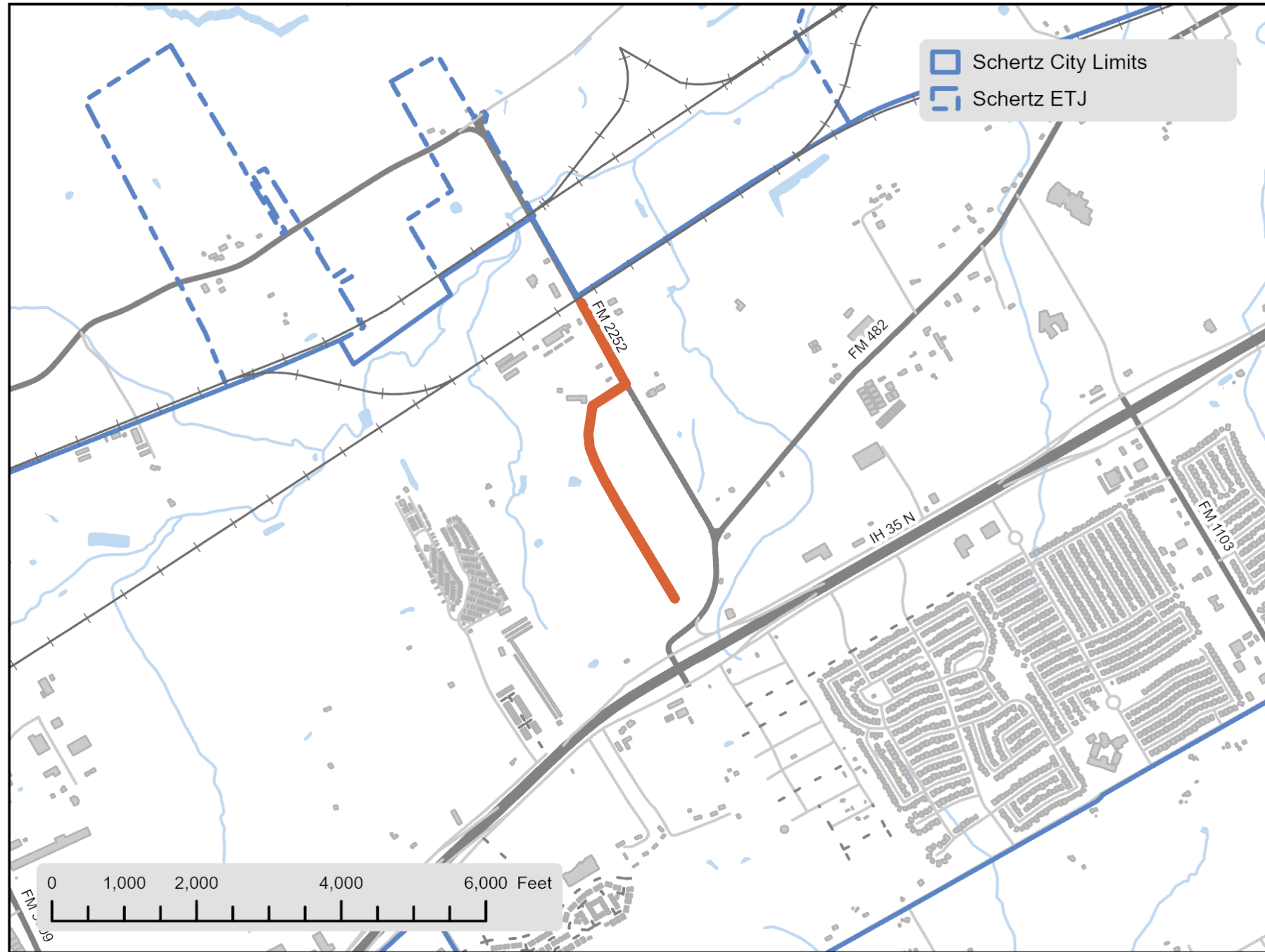
	Prior								
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Funding Source</b>									
Bonds	\$ -	\$ -	\$ 400,000	\$ 1,440,000	\$ 1,185,000	\$ -	\$ -	\$ 3,025,000	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Funding Source</b>	\$ -	\$ -	\$ 400,000	\$ 1,440,000	\$ 1,185,000	\$ -	\$ -	\$ 3,025,000	

	Prior								
	Expenditure								
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
Professional Services	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 185,000	\$ -	\$ -	\$ 585,000	
Construction	\$ -	\$ -	\$ -	\$ 1,340,000	\$ 1,000,000	\$ -	\$ -	\$ 2,340,000	
<b>Total Expenditure</b>	\$ -	\$ -	\$ 400,000	\$ 1,440,000	\$ 1,185,000	\$ -	\$ -	\$ 3,025,000	

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TOWN CREEK WASTEWATER TRUNK MAIN  
PHASE IV SECTION 2



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

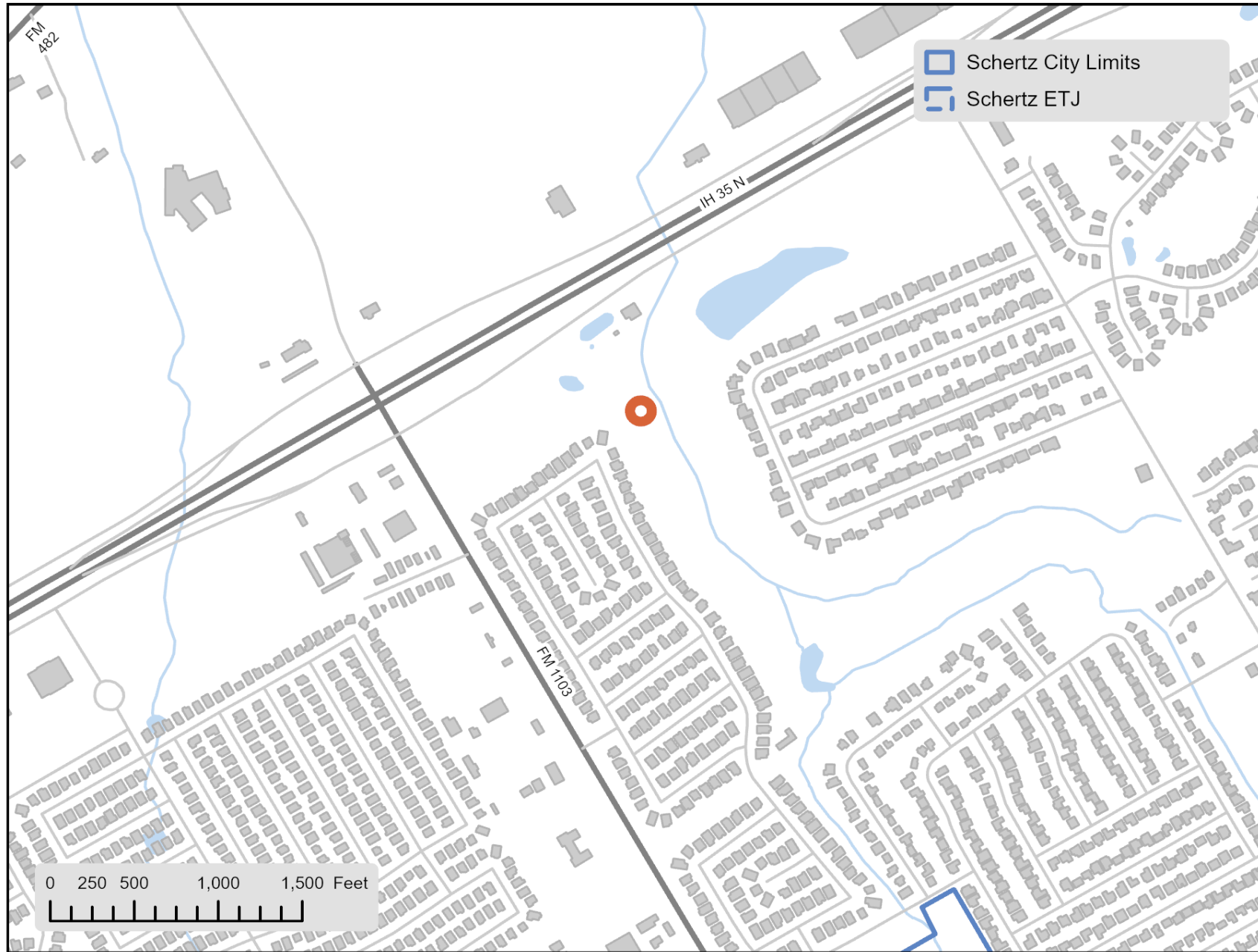
	Prior							
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,900	\$ 391,900
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,446,100	\$ 7,446,100
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,838,000</b>	<b>\$ 7,838,000</b>

	Prior							
Expenditure	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,568,000	\$ 1,568,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,270,000	\$ 6,270,000
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,838,000</b>	<b>\$ 7,838,000</b>

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTHCLIFFE LIFT STATION UPGRADE

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior							
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ 1,100,000	\$ 400,000	\$ 550,000	\$ -	\$ -	\$ 125,000	\$ -	\$ 2,175,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 1,100,000	\$ 400,000	\$ 550,000	\$ -	\$ -	\$ 125,000	\$ -	\$ 2,175,000

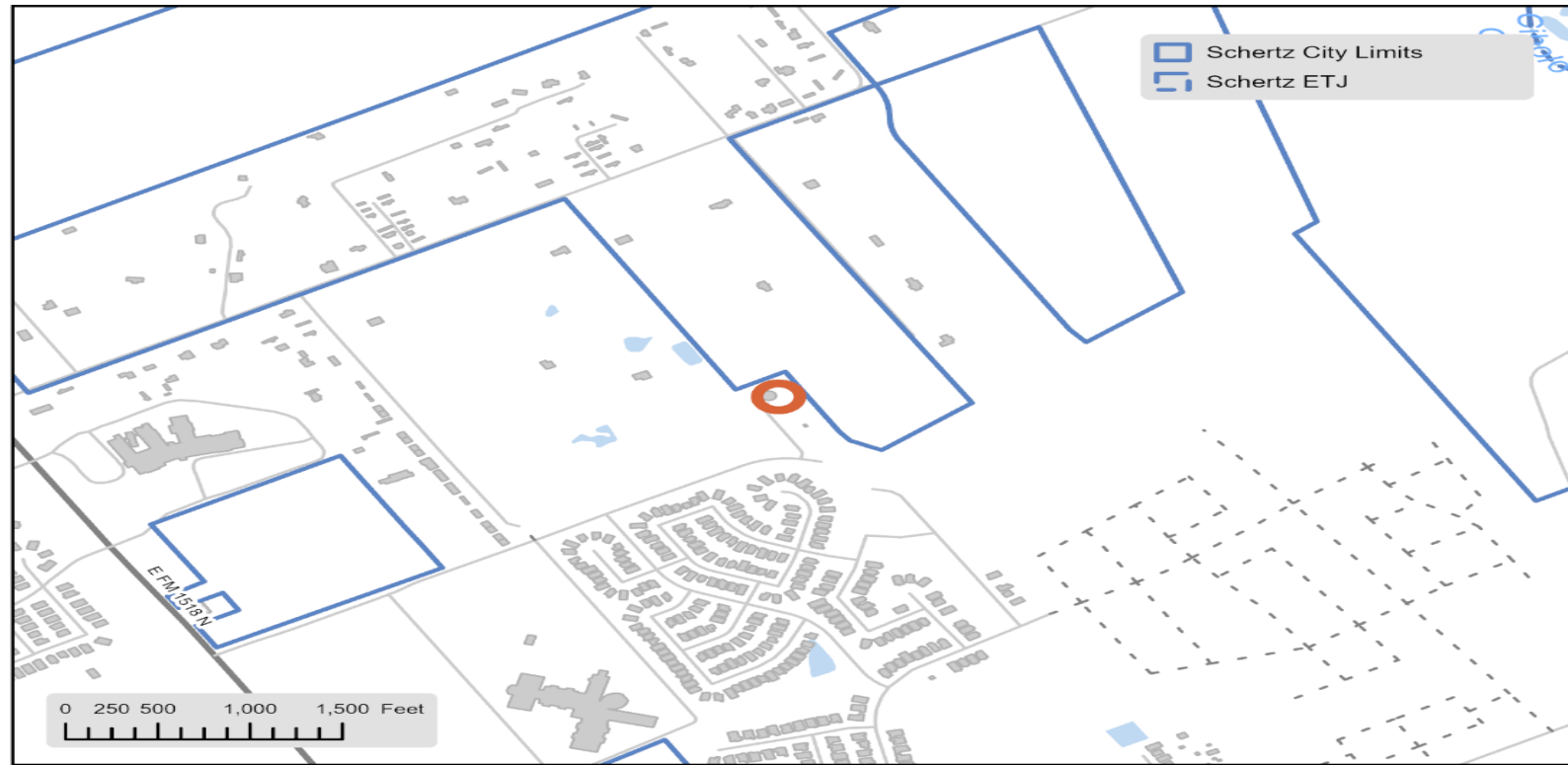
	Prior							
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Professional Services	\$ -	\$ 250,000	\$ 50,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 325,000
Construction	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 1,600,000
<b>Total Expenditure</b>	\$ -	\$ 500,000	\$ 1,550,000	\$ -	\$ -	\$ 125,000	\$ -	\$ 2,175,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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DECOMMISSION CORBETT LIFT STATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

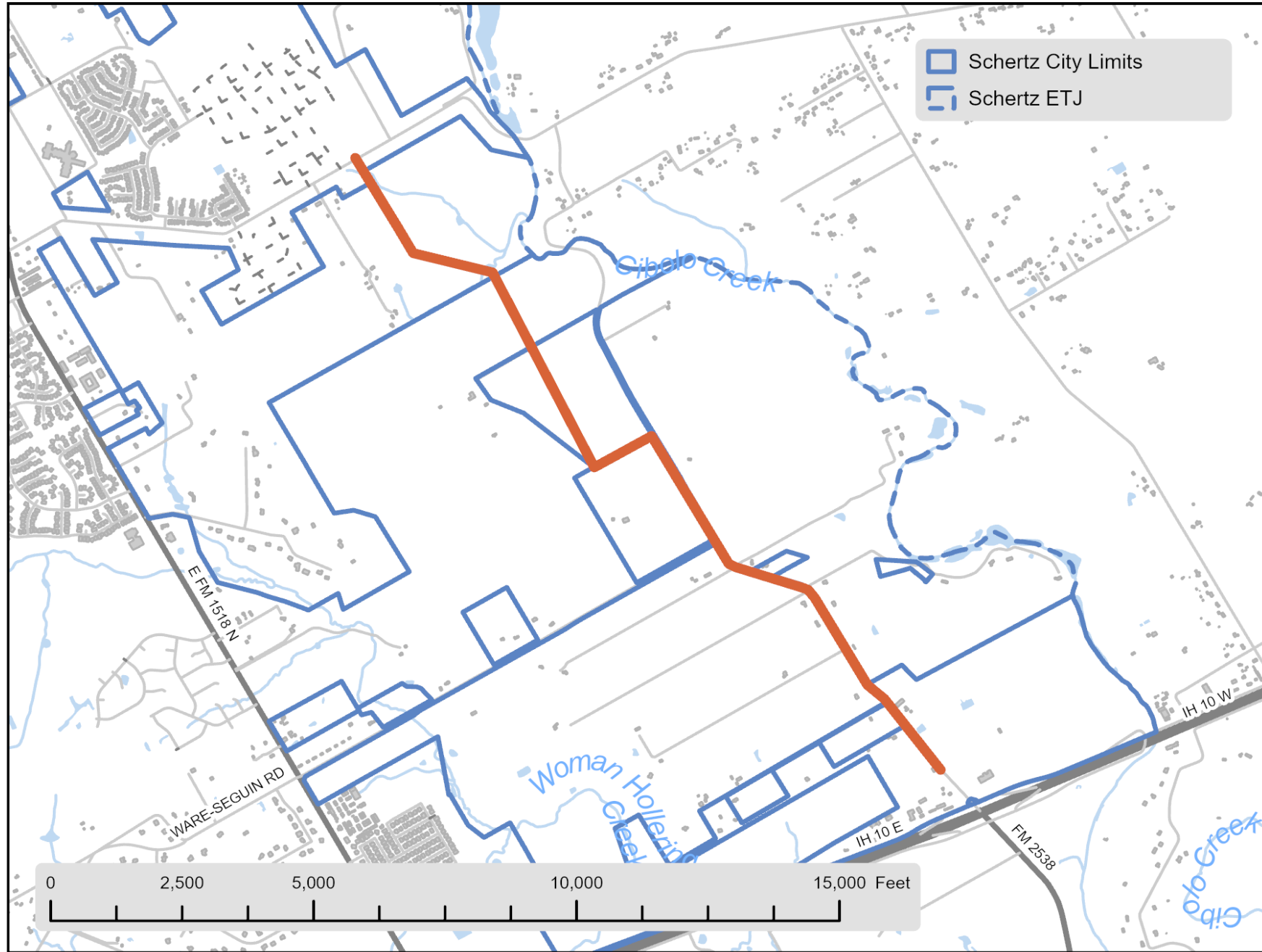
	Prior							
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ 897,230	\$ 2,972,230	\$ 897,230	\$ 17,430,000	\$ -	\$ -	\$ -	\$ 22,196,690
Debt	\$ 183,770	\$ 608,770	\$ 183,770	\$ 3,570,000	\$ -	\$ -	\$ -	\$ 4,546,310
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 1,081,000	\$ 3,581,000	\$ 1,081,000	\$ 21,000,000	\$ -	\$ -	\$ -	\$ 26,743,000

	Prior							
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
Professional Services	\$ 1,081,000	\$ 1,081,000	\$ 1,081,000	\$ -	\$ -	\$ -	\$ -	\$ 3,243,000
Construction	\$ -	\$ -	\$ -	\$ 21,000,000	\$ -	\$ -	\$ -	\$ 21,000,000
<b>Total Expenditure</b>	\$ 1,081,000	\$ 3,581,000	\$ 1,081,000	\$ 21,000,000	\$ -	\$ -	\$ -	\$ 26,743,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CIBOLO WEST WASTEWATER TRUNK MAIN

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior									
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost		
<b>Funding Source</b>										
Sewer Impact Fees	\$ -	\$ -	\$ 1,144,000	\$ 1,413,500	\$ 27,500	\$ -	\$ -	\$ 2,585,000		
Debt	\$ -	\$ -	\$ 4,056,000	\$ 5,011,500	\$ 97,500	\$ -	\$ -	\$ 9,165,000		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Funding Source</b>	\$ -	\$ -	\$ 5,200,000	\$ 6,425,000	\$ 125,000	\$ -	\$ -	\$ 11,750,000		

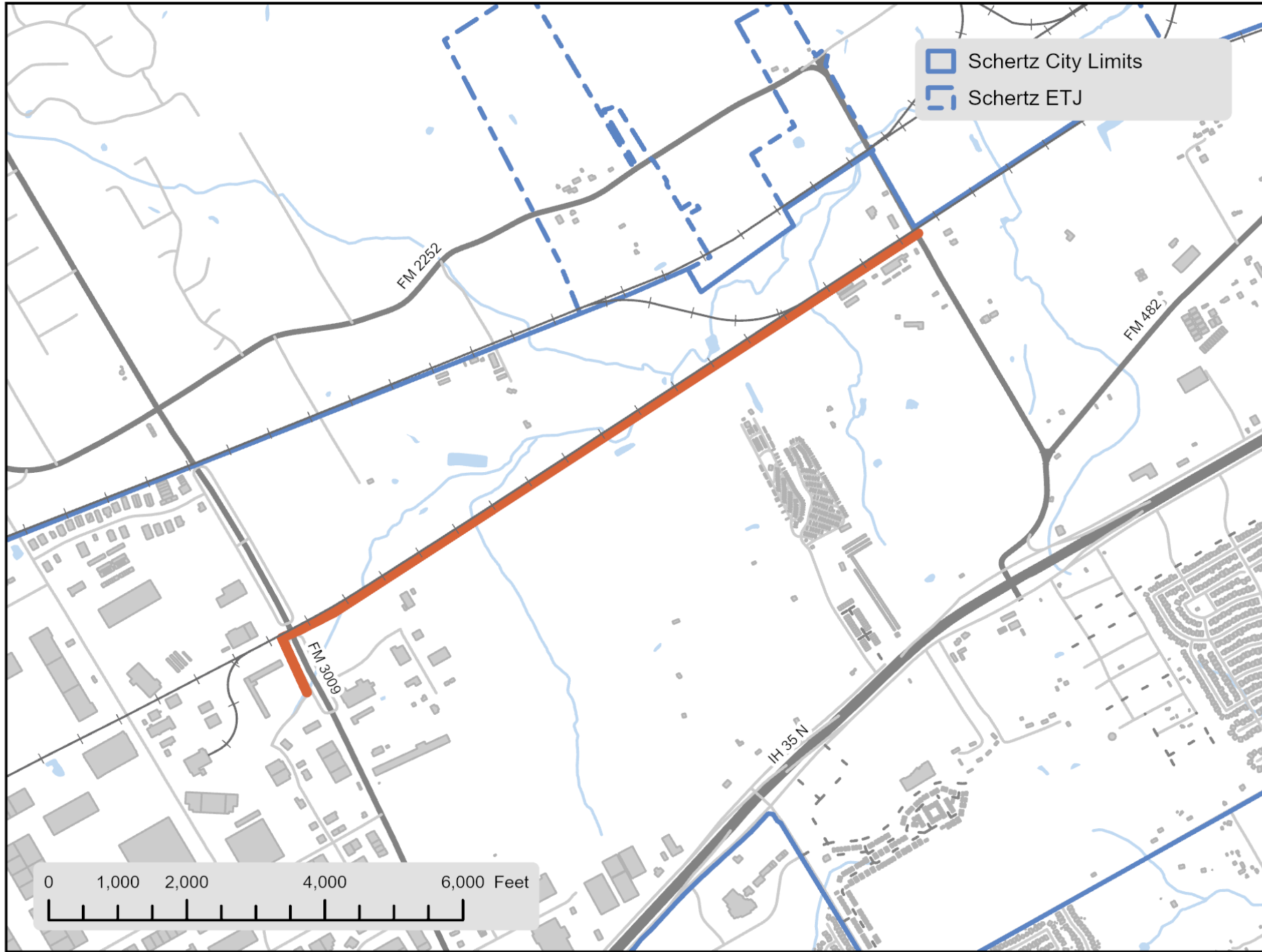
	Prior									
	Expenditure									
<b>Expenditure</b>										
Land Acquisition	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000		
Professional Services	\$ -	\$ -	\$ 1,000,000	\$ 1,085,000	\$ 25,000	\$ -	\$ -	\$ 2,110,000		
Construction	\$ -	\$ -	\$ 3,000,000	\$ 5,340,000	\$ 100,000	\$ -	\$ -	\$ 8,440,000		
<b>Total Expenditure</b>	\$ -	\$ -	\$ 5,200,000	\$ 6,425,000	\$ 125,000	\$ -	\$ -	\$ 11,750,000		



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TOWN CREEK WASTEWATER TRUNK MAIN  
PHASE V

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

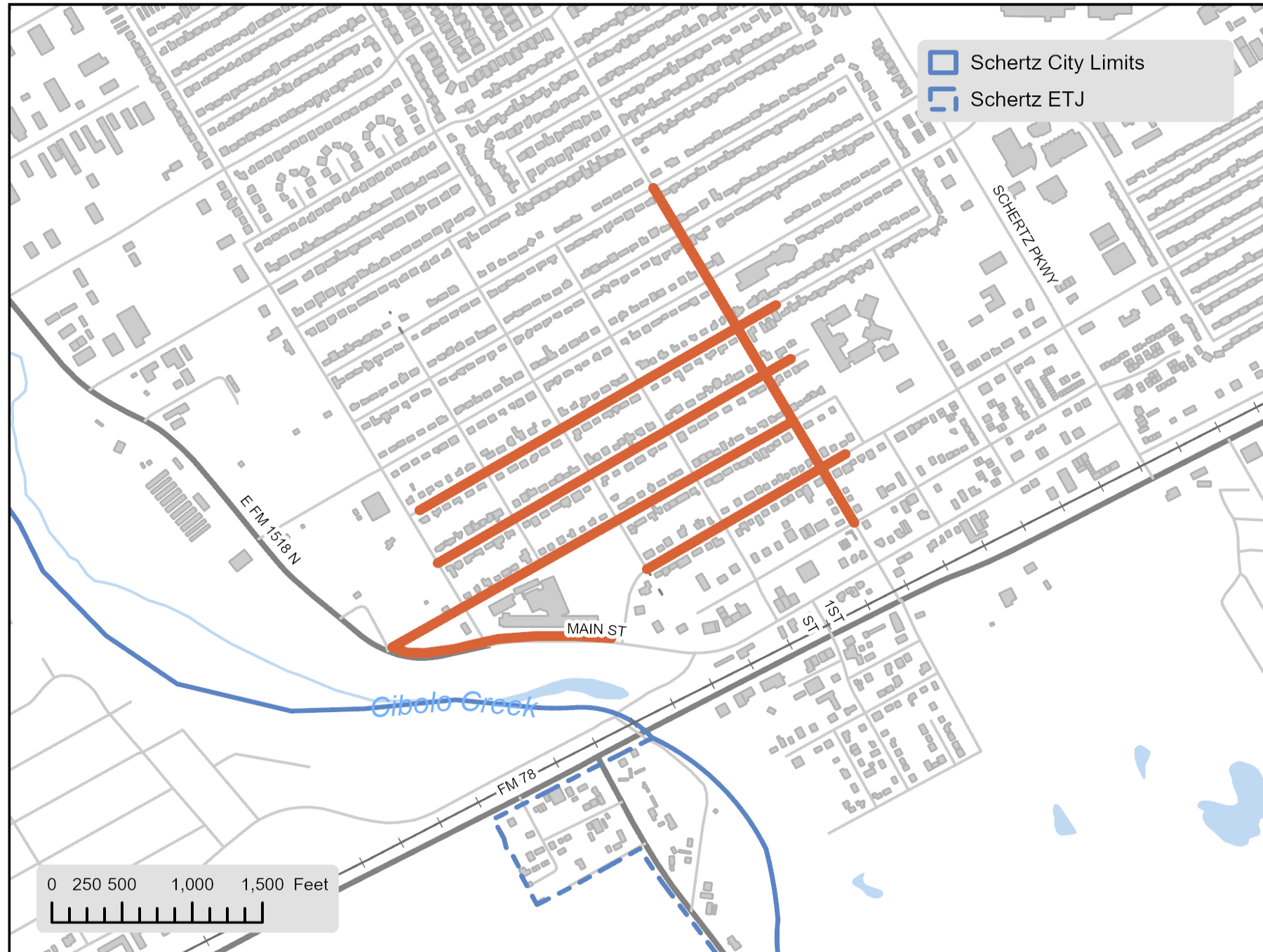
	Prior								
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Funding Source</b>									
Bonds	\$ -	\$ -	\$ -	\$ 6,400,000	\$ 6,250,000	\$ -	\$ -	\$ 12,650,000	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ 6,400,000	\$ 6,250,000	\$ -	\$ -	\$ 12,650,000	
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Professional Services	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 250,000	\$ -	\$ -	\$ 1,650,000	
Construction	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 6,000,000	\$ -	\$ -	\$ 11,000,000	
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ 6,400,000	\$ 6,250,000	\$ -	\$ -	\$ 12,650,000	



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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AVIATION HEIGHTS WASTEWATER  
PHASES 1-4

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

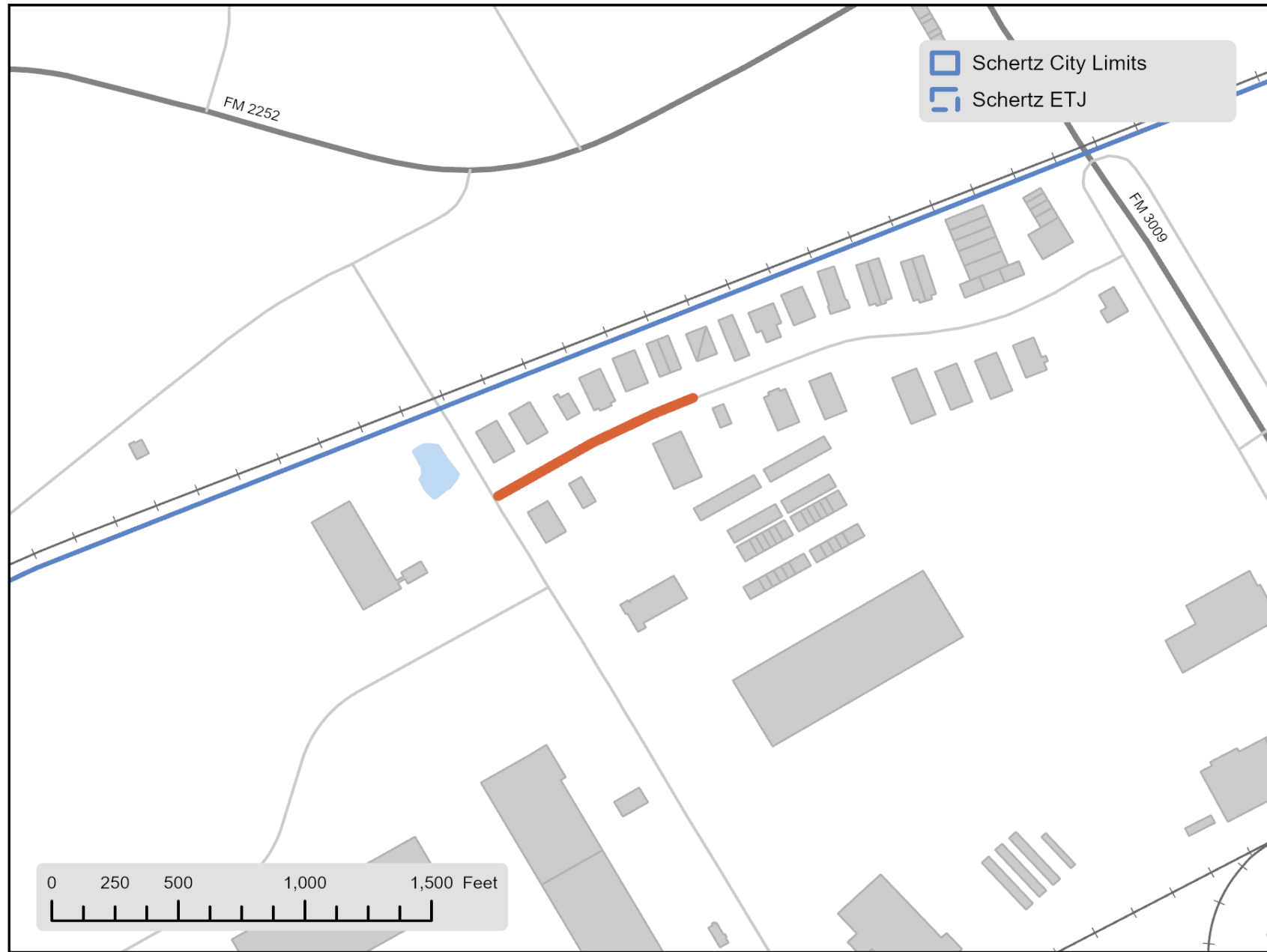
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Water/Sewer Reserves	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000				

	Prior											
	Expenditure											
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000				
Construction	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000				
<b>Total Expenditure</b>	\$ 100,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BELL NORTH SEWER

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

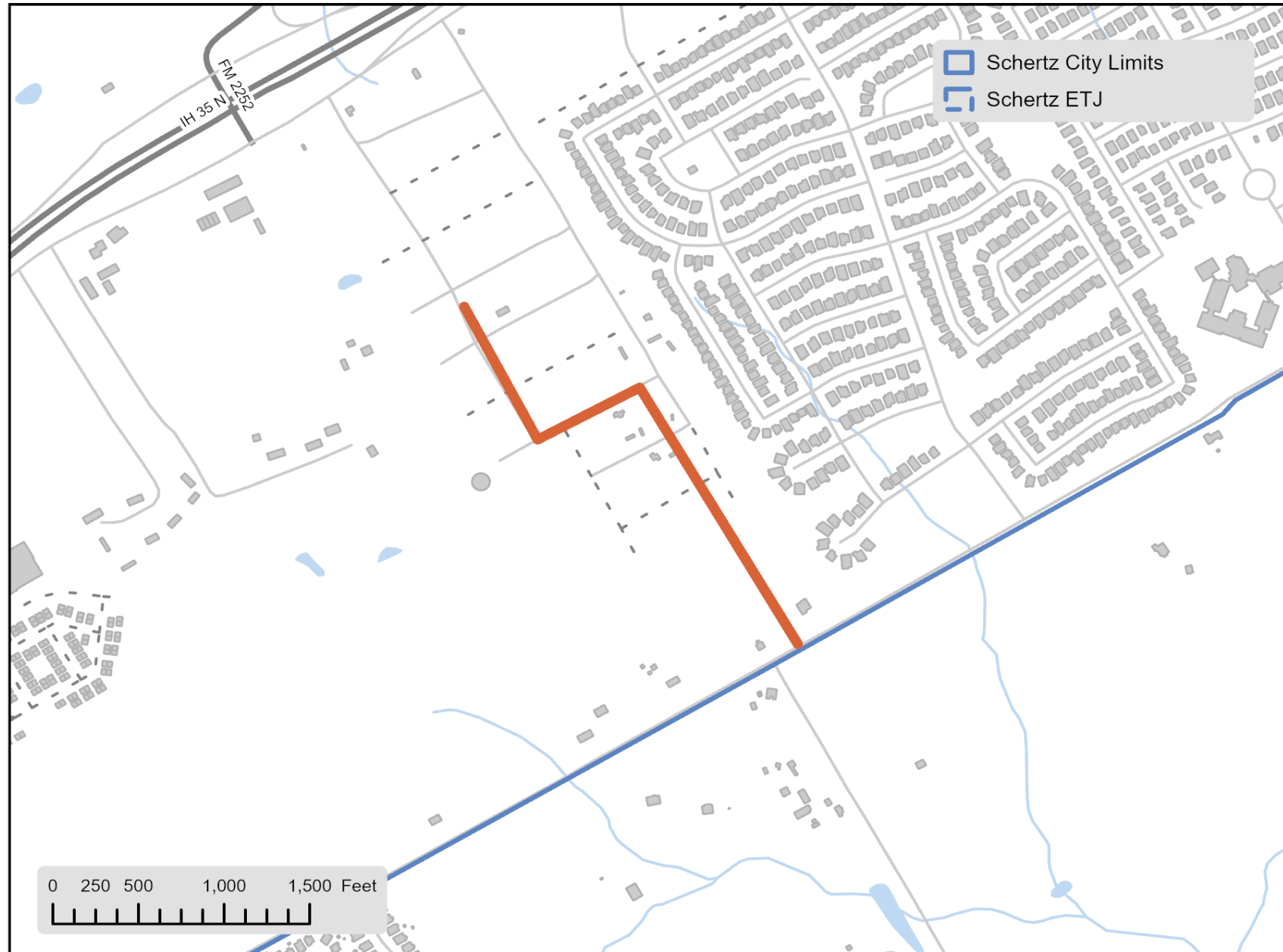
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,356,750	\$ 1,356,750				
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668,250	\$ 668,250				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,025,000	\$ 2,025,000				

	Prior											
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000	\$ 1,620,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,025,000	\$ 2,025,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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HOPE LANE 8" GRAVITY LINE



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

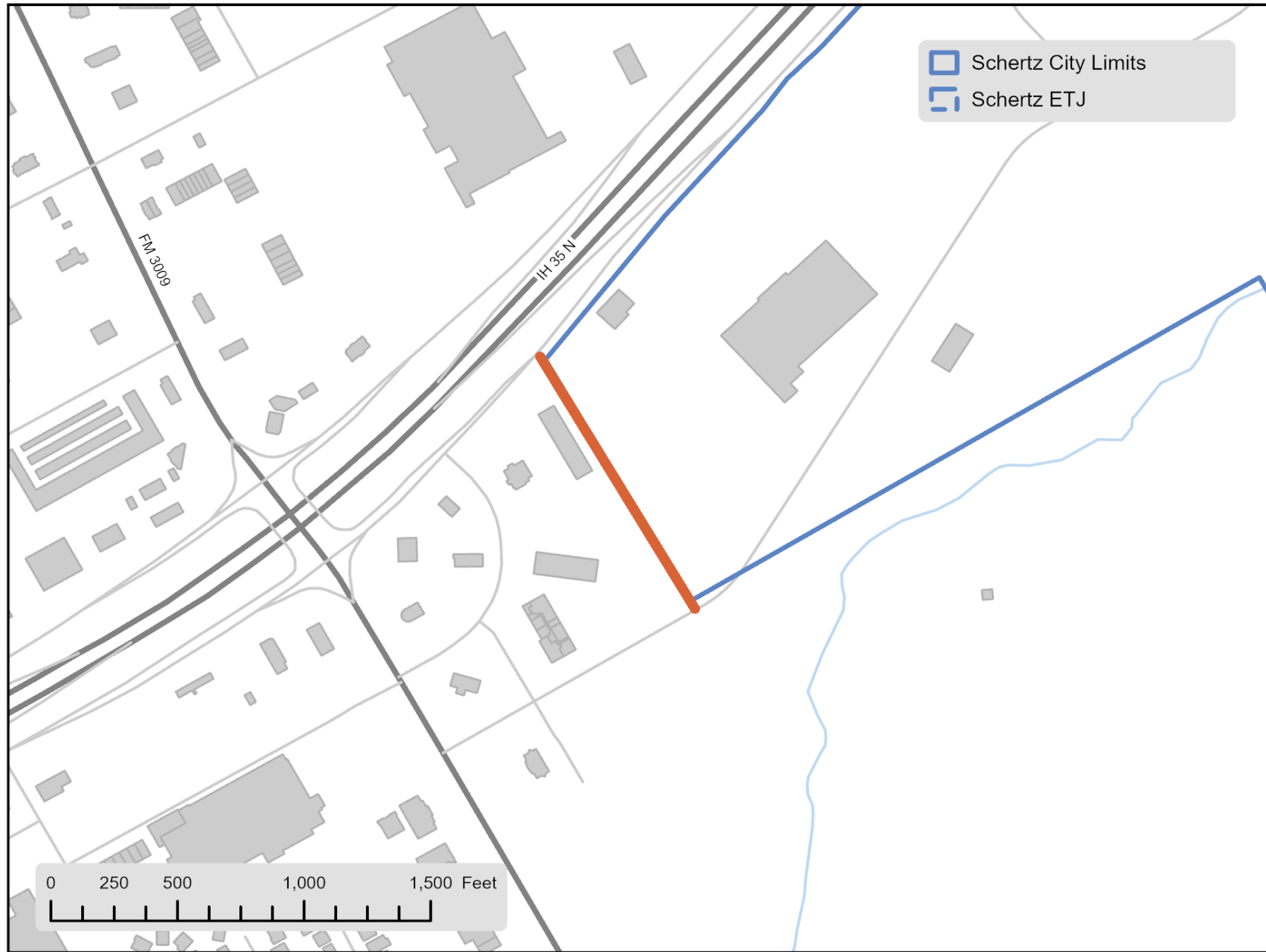
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,520	\$ 51,520
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,236,480	\$ 1,236,480
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288,000	\$ 1,288,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,000	\$ 258,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,000	\$ 1,030,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288,000	\$ 1,288,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CIBOLO CROSSING WW LINE UPSIZE



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

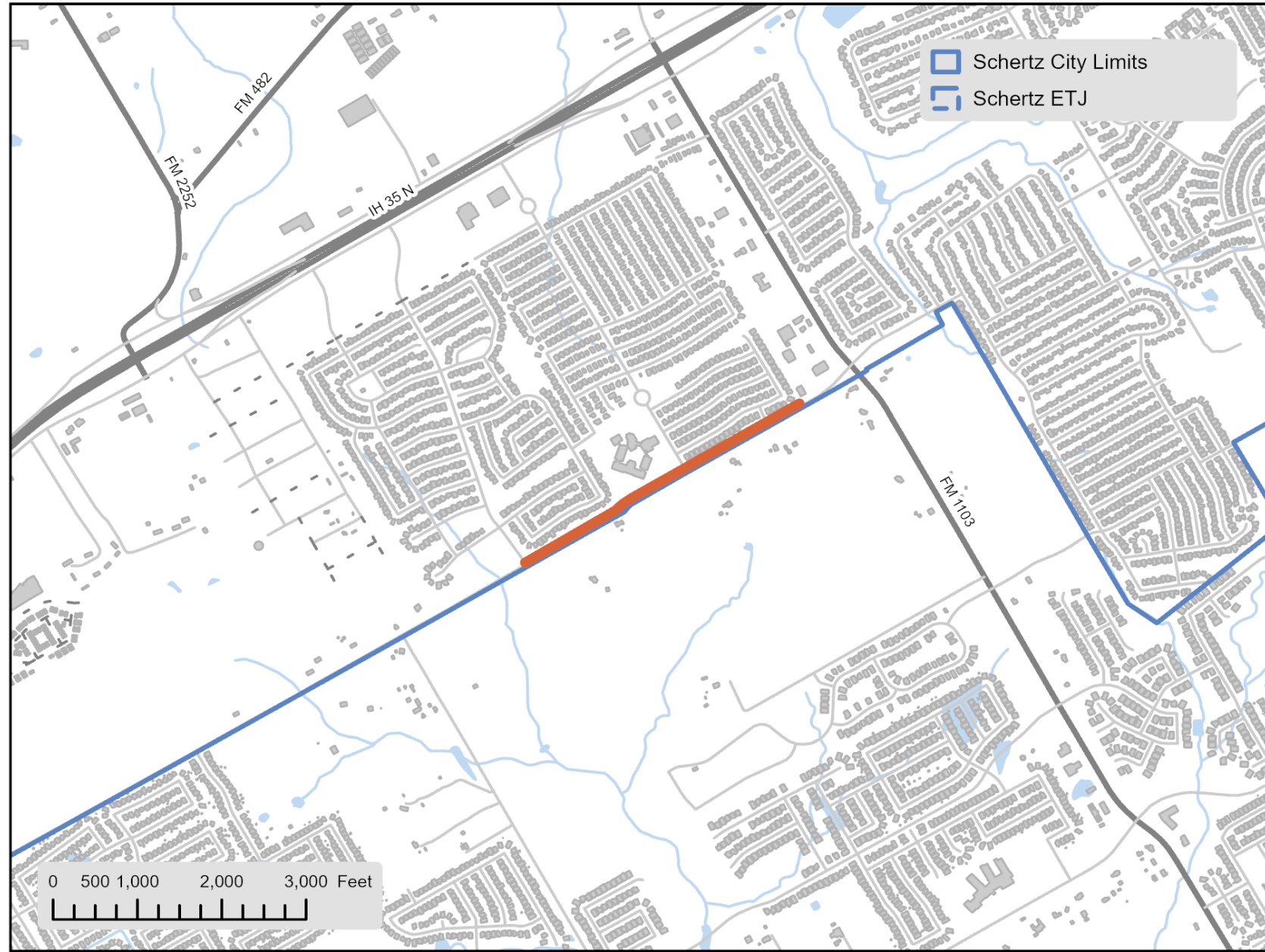
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,573,380	\$ 3,573,380
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,284,620	\$ 2,284,620
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,858,000	\$ 5,858,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010,000	\$ 1,010,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,848,000	\$ 4,848,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,858,000	\$ 5,858,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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OLD WIEDERSTEIN WW LINE UPSIZE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

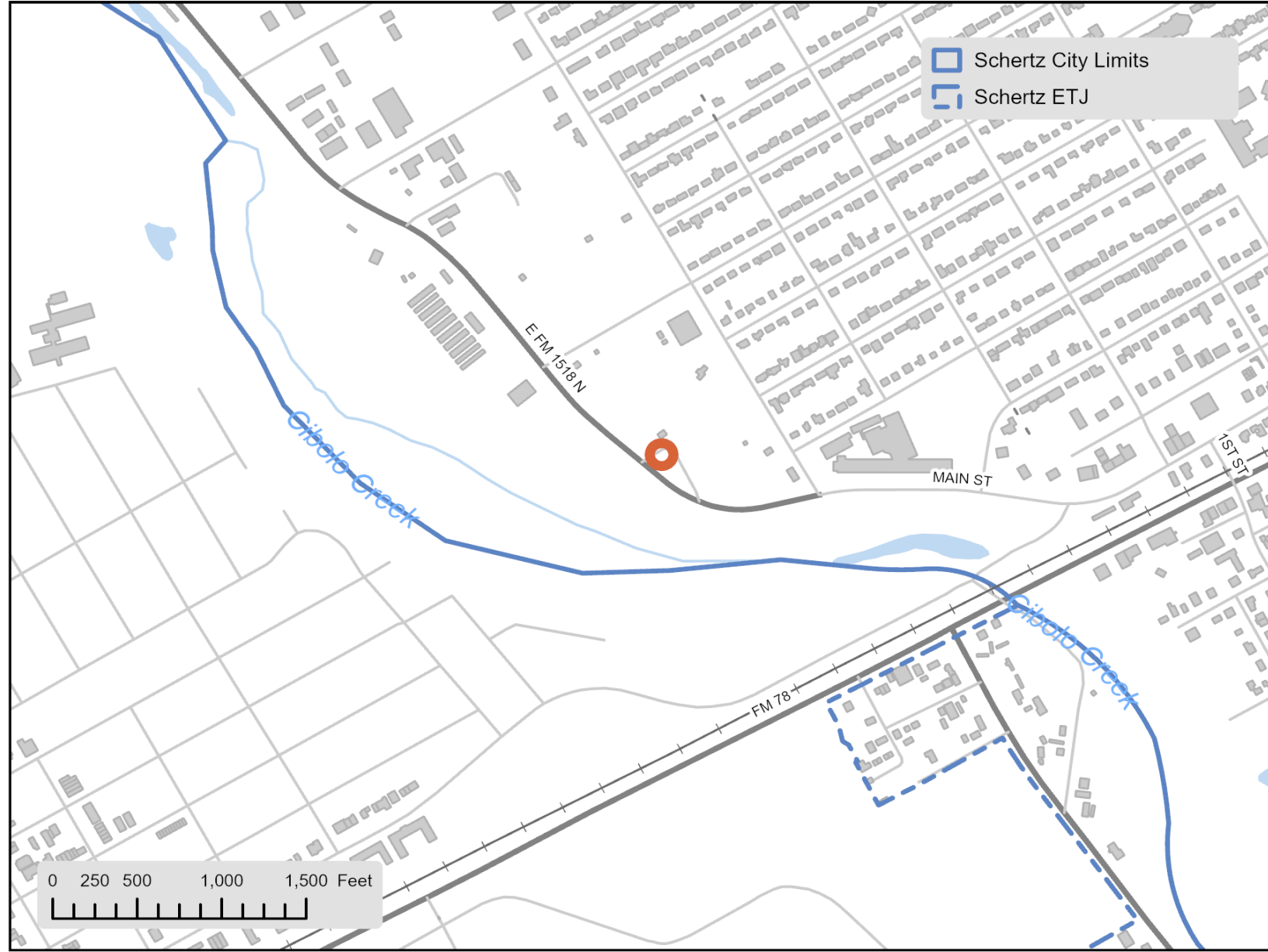
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,663,000	\$ -	\$ 3,663,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,663,000	\$ -	\$ 3,663,000				

	Prior											
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733,000	\$ -	\$ 733,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,930,000	\$ -	\$ 2,930,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,663,000	\$ -	\$ 3,663,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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DECOMMISSION OF PICKRELL PARK LIFT  
STATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

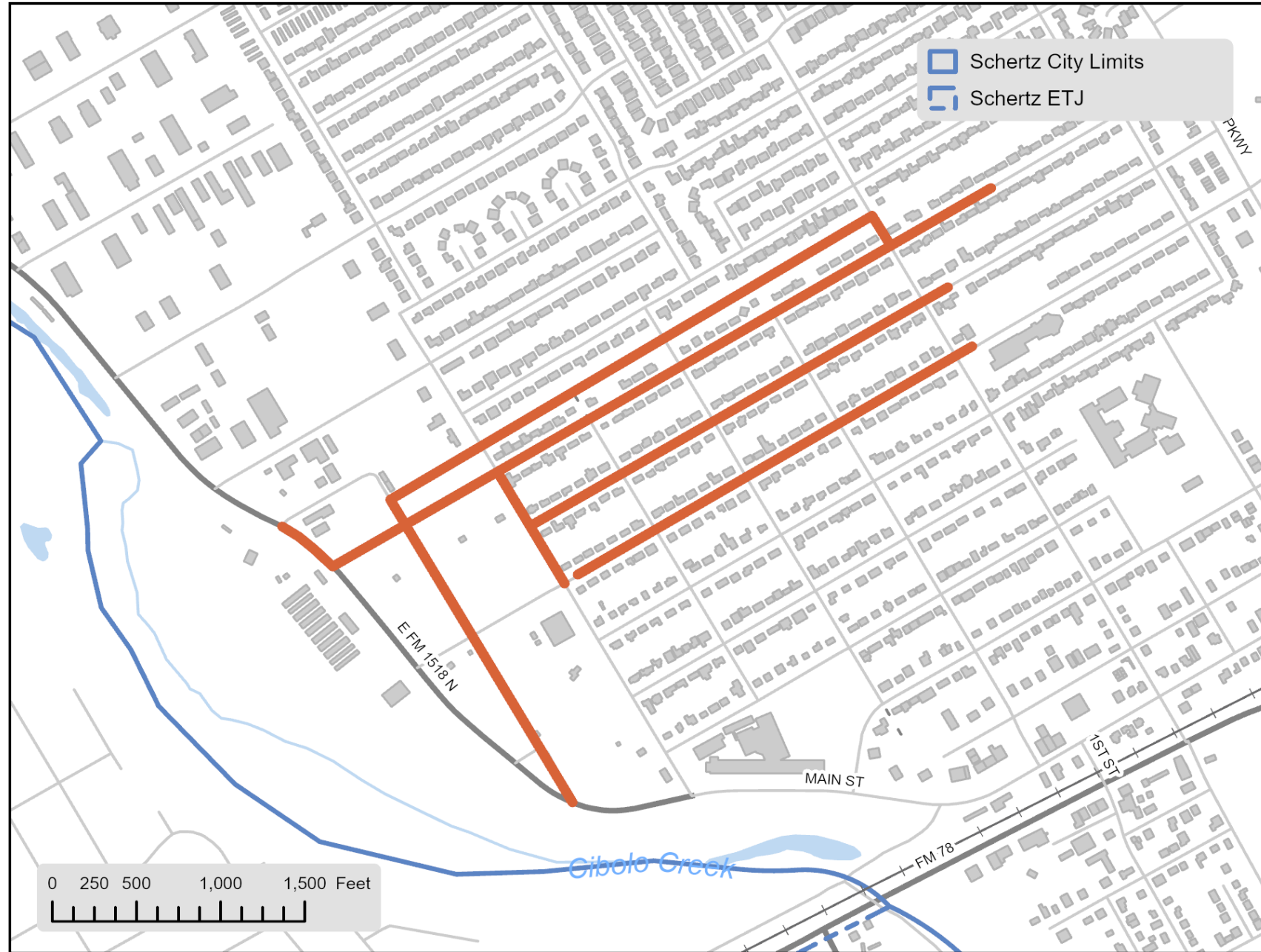
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,970,000	\$ 12,970,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,970,000	\$ 12,970,000

Expenditure	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,700,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,270,000	\$ 11,270,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,970,000	\$ 12,970,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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AVIATION HEIGHTS WASTEWATER  
PHASES 5-9

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 1,900 linear feet of new 8" gravity line along Old Wiederstein Rd from Dean Rd to northeast of Kaylee Chase. Needed for anticipated growth based on Land Use Plan. 2030-S2

**Start Date:**

**Completion Date:**

**Project Forecast**

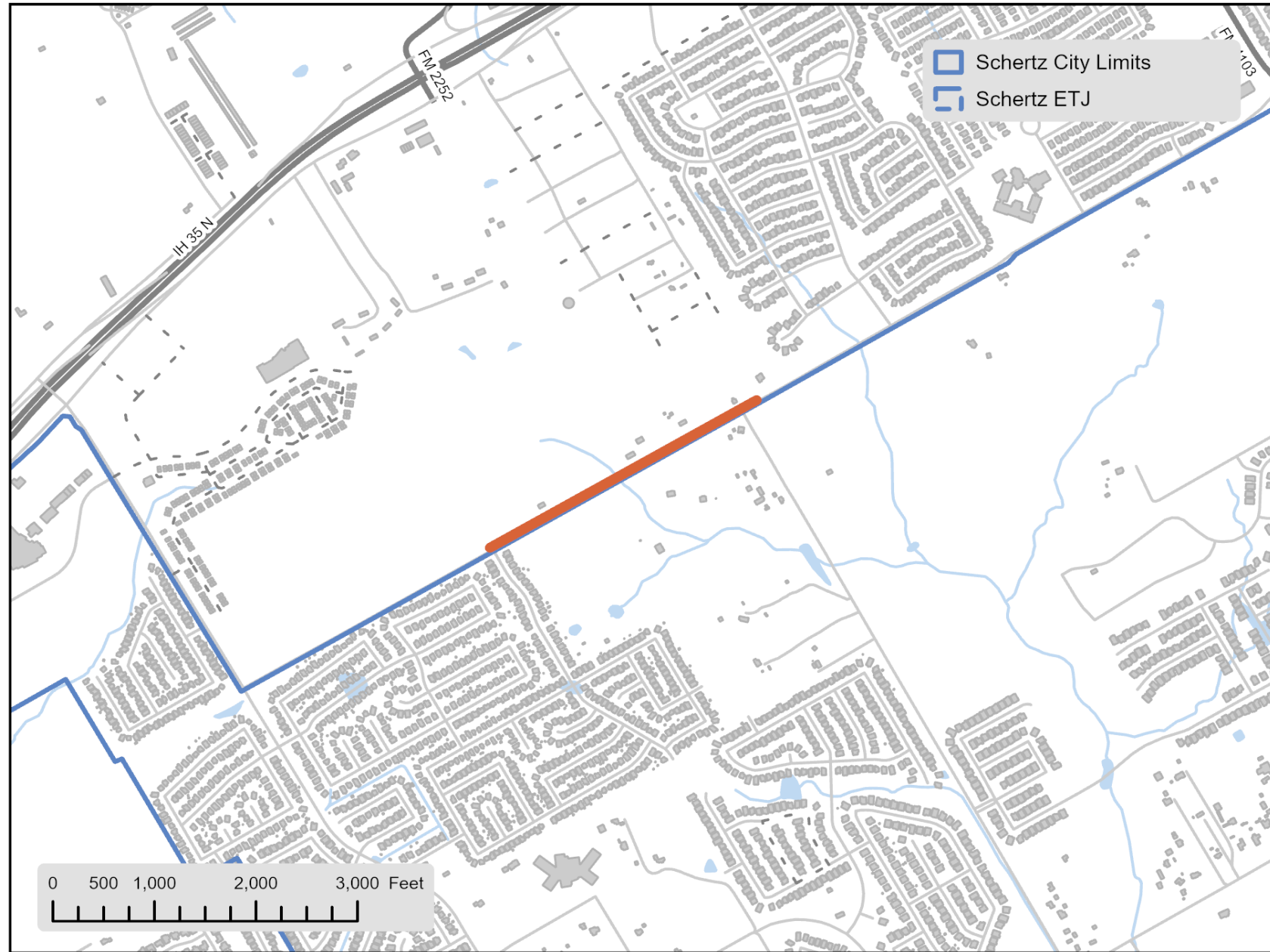
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,900	\$ 66,900
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,271,100	\$ 1,271,100
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,338,000	\$ 1,338,000

	Prior Expenditure							
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,000	\$ 268,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070,000	\$ 1,070,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,338,000	\$ 1,338,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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OLD WIEDERSTEIN ROAD 8" GRAVITY LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 2,400 linear feet of new 8" gravity line along Wiederstein Rd between Jupe and Quail Lane. Needed for anticipated growth based on Land Use Plan. 2030-S5

A portion of the project (across Schertz Parkway) will be done in conjunction with a private developer in advance of the completion of this total project.

**Start Date:**

**Completion Date:**

**Project Forecast**

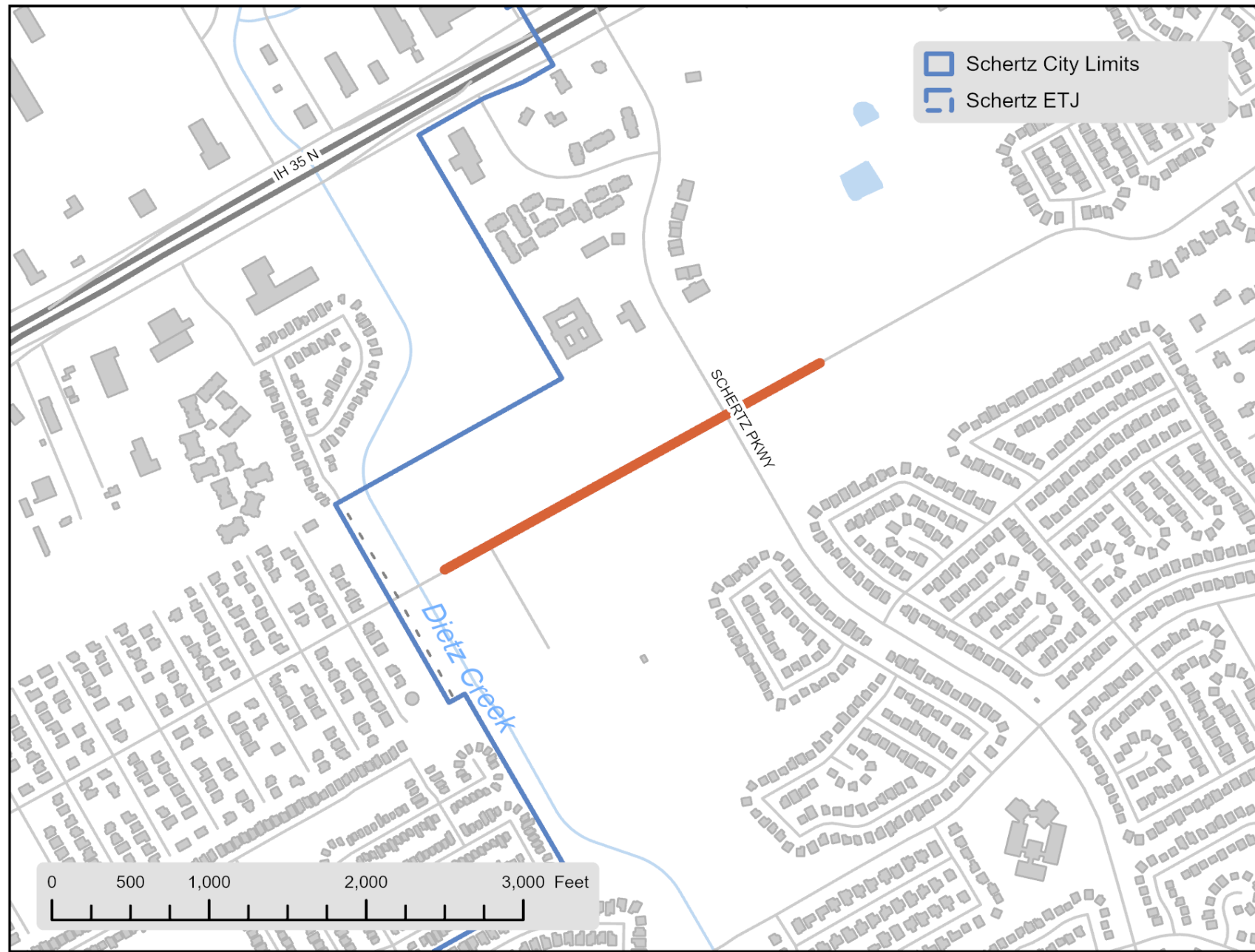
	Prior								
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Funding Source</b>									
Sewer Impact Fees	\$ -	\$ 273,900	\$ -	\$ -	\$ -	\$ -	\$ 1,380,290	\$ 1,654,190	
Debt	\$ -	\$ 56,100	\$ -	\$ -	\$ -	\$ -	\$ 282,710	\$ 338,810	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Funding Source</b>	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ 1,663,000	\$ 1,993,000	

	Prior								
	Expenditure								
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Professional Services	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 333,000	\$ 363,000	
Construction	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,630,000	
<b>Total Expenditure</b>	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ 1,663,000	\$ 1,993,000	

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WIEDERSTEIN ROAD 8" GRAVITY LINE



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

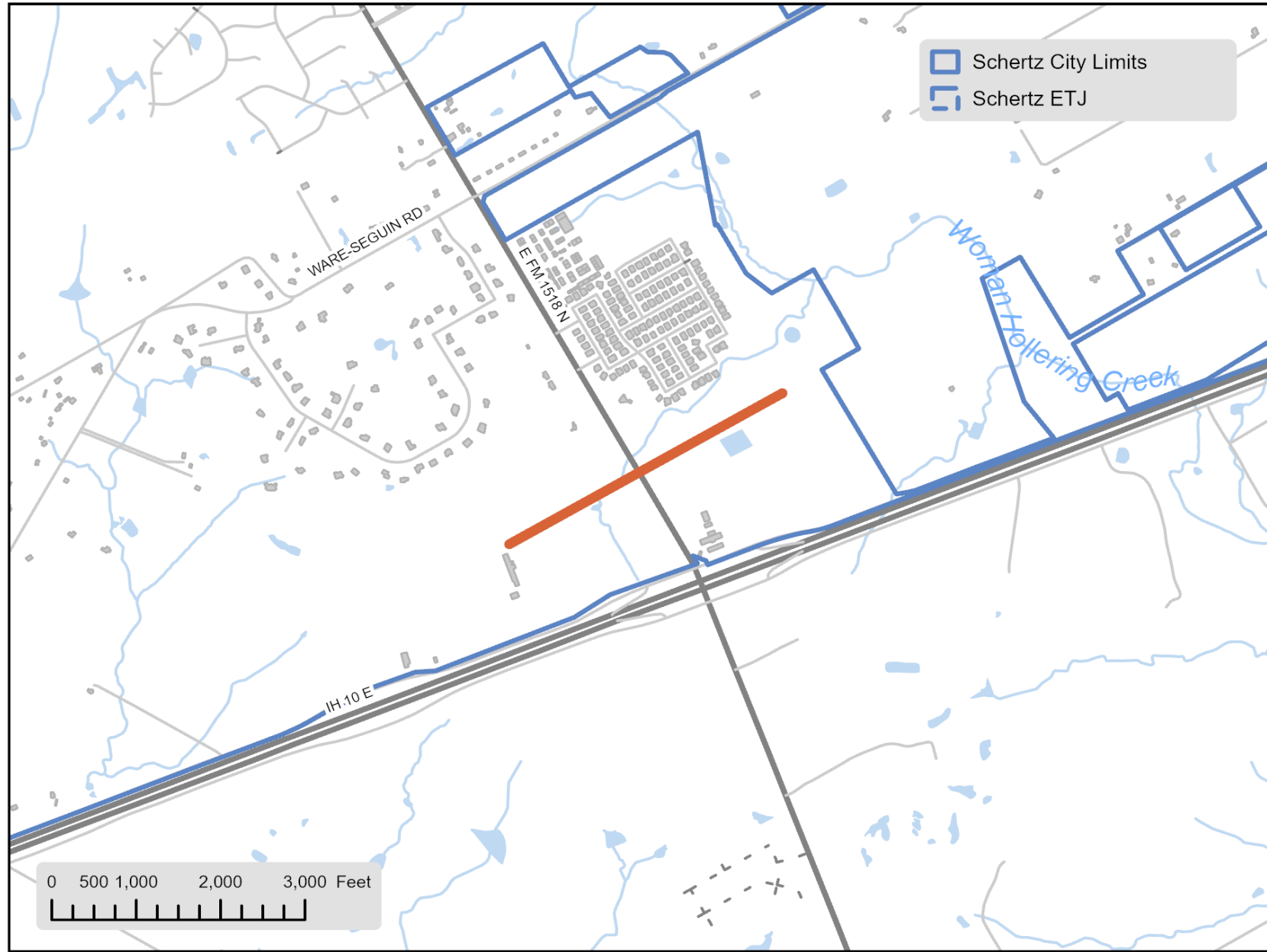
	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180,870	\$	\$	3,180,870	\$	\$	3,180,870
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,130	\$	\$	32,130	\$	\$	32,130
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$	-	\$	\$	-
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,213,000	\$	\$	3,213,000	\$	\$	3,213,000

	Prior												
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Expenditure					
<b>Expenditure</b>													
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$	\$	500,000	\$	\$	500,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 543,000	\$	\$	543,000	\$	\$	543,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170,000	\$	\$	2,170,000	\$	\$	2,170,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,213,000	\$	\$	3,213,000	\$	\$	3,213,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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IH 10 8" GRAVITY LINE SECTION 1

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 4,550 linear feet of new 8" gravity line along Ware Seguin Road, west of FM 1518. Needed for anticipated growth based on Land Use Plan. 2030-S11

**Start Date:**

**Completion Date:**

**Project Forecast**

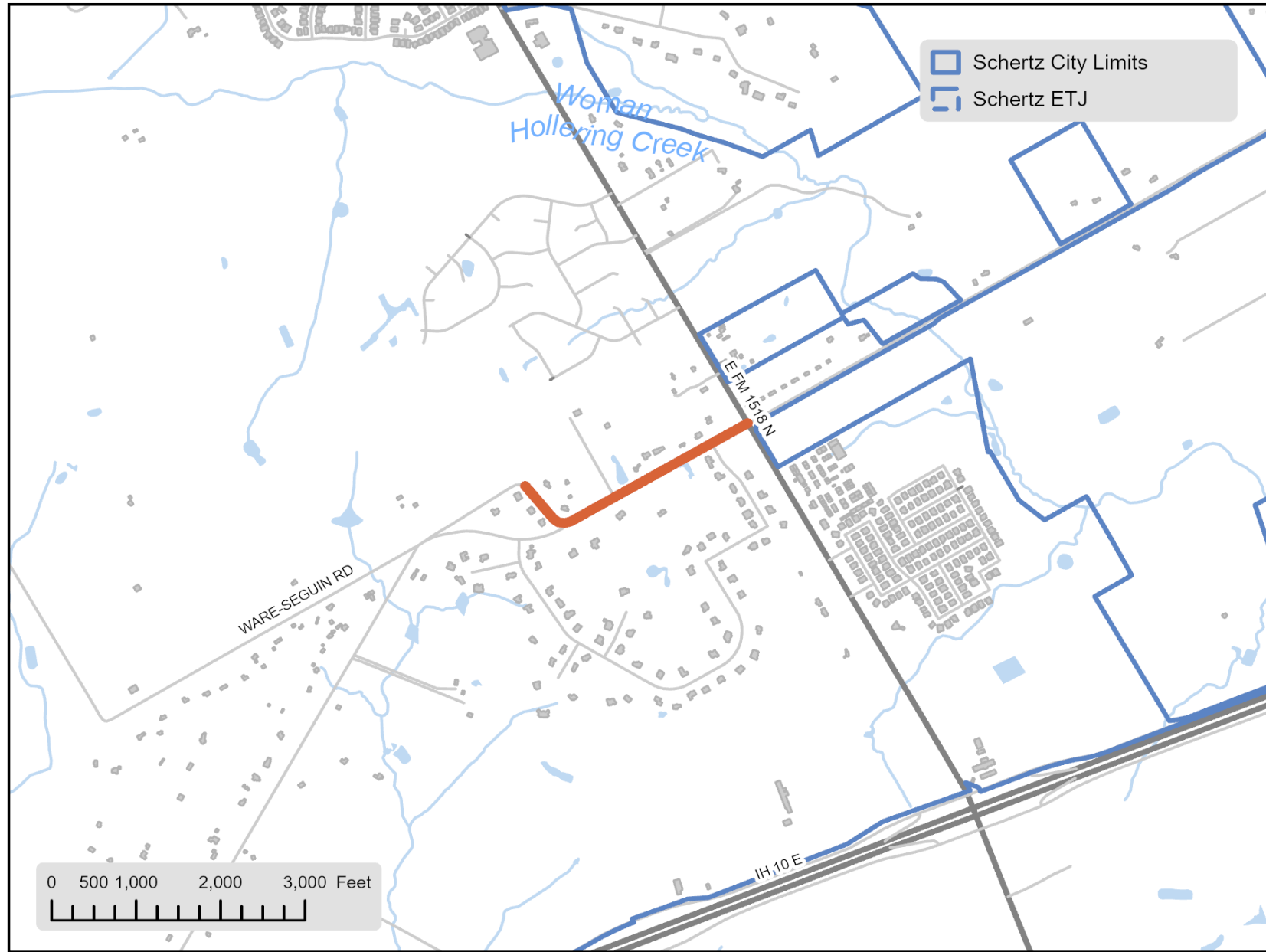
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,019,610	\$ 3,019,610
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,390	\$ 93,390
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,113,000	\$ 3,113,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623,000	\$ 623,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,490,000	\$ 2,490,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,113,000	\$ 3,113,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WARE SEGUIN ROAD 8" GRAVITY LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

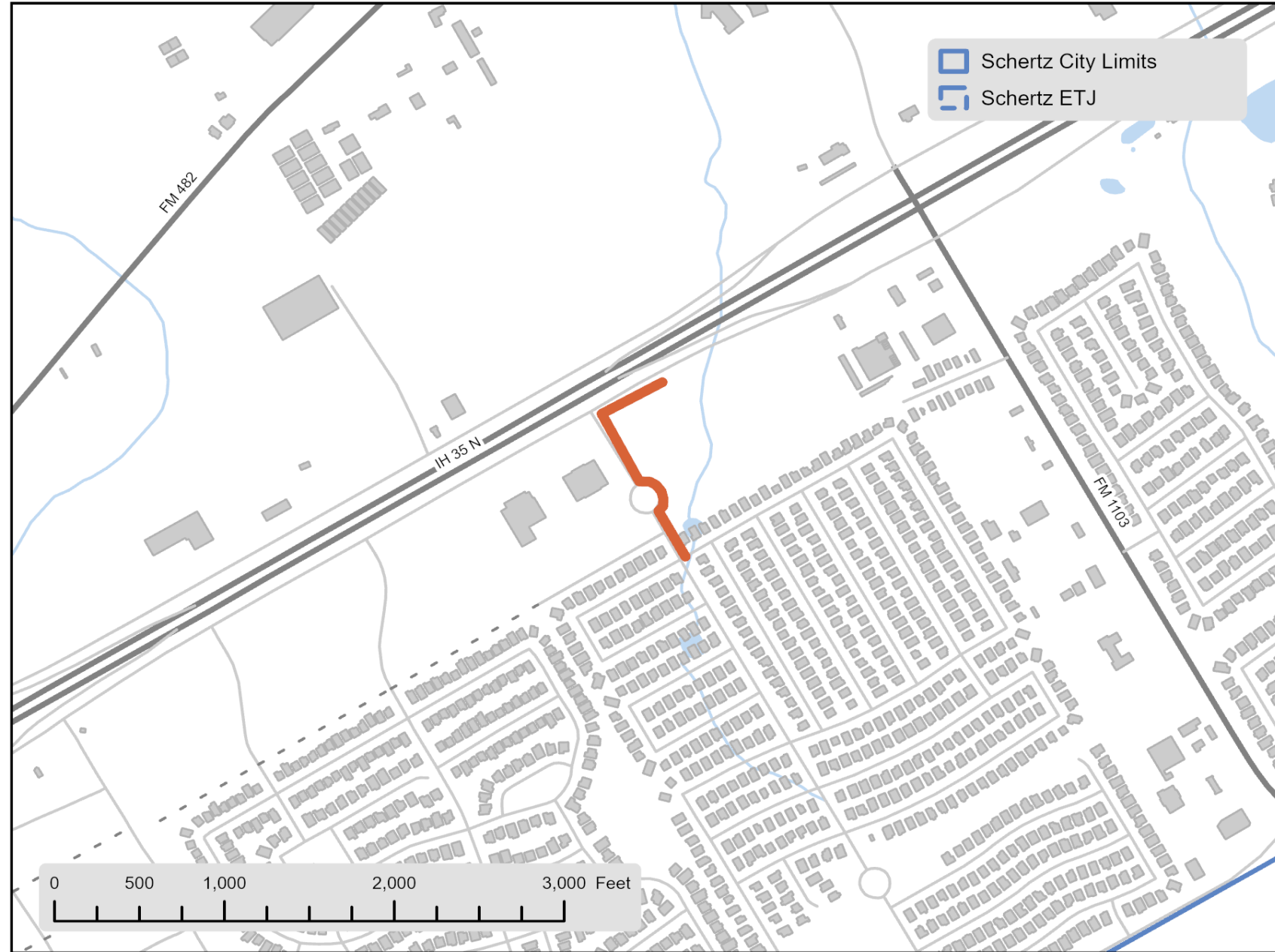
	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,750	\$	\$	123,750	\$	\$	123,750
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,251,250	\$	\$	1,251,250	\$	\$	1,251,250
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$	-	\$	\$	-
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375,000	\$	\$	1,375,000	\$	\$	1,375,000

	Prior												
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Expenditure					
<b>Expenditure</b>													
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$	-	\$	\$	-
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$	\$	275,000	\$	\$	275,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$	\$	1,100,000	\$	\$	1,100,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375,000	\$	\$	1,375,000	\$	\$	1,375,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FAIRLAWN WW LINE UPSIZE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

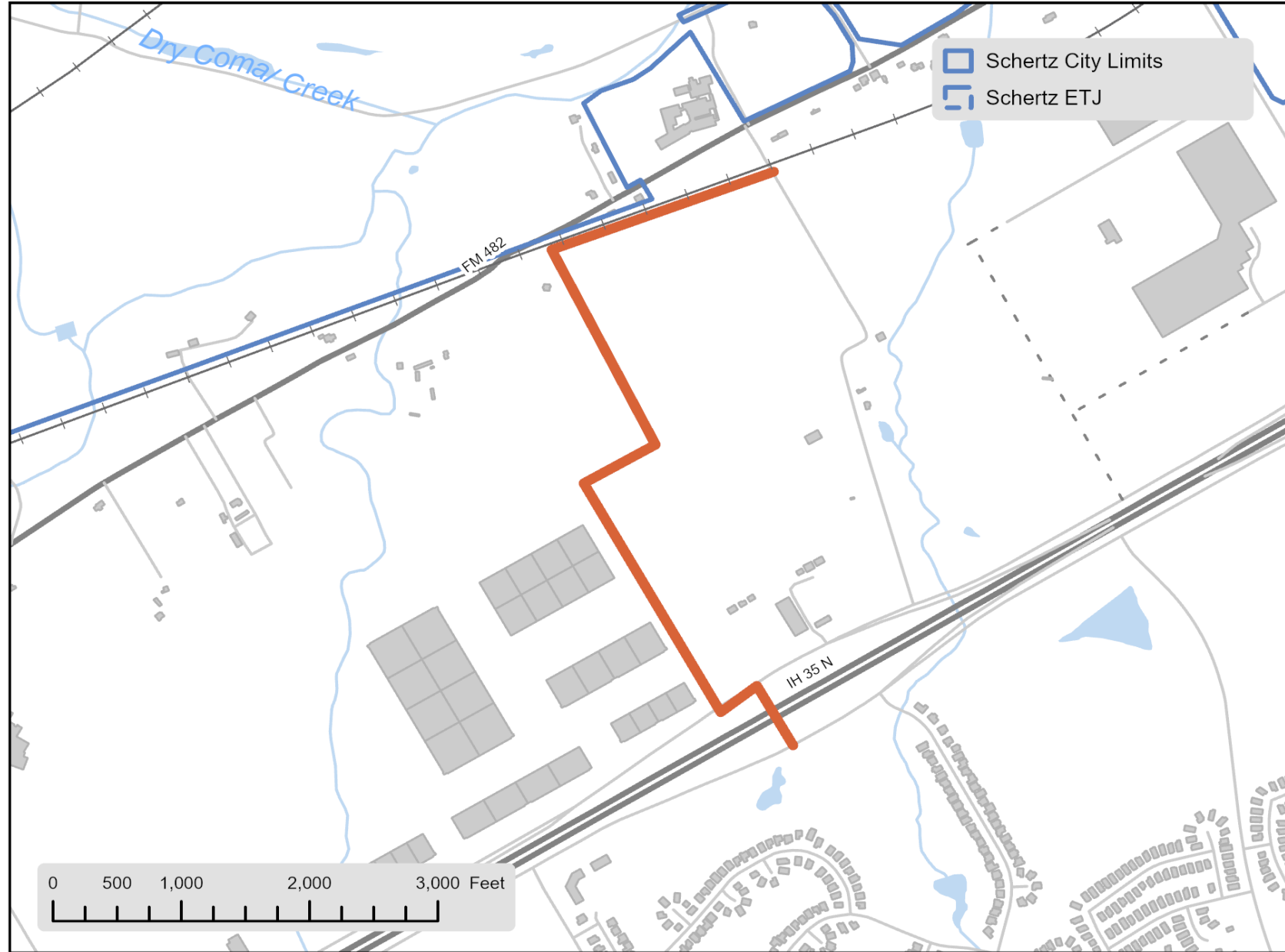
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,798,500	\$	1,798,500	\$	1,798,500	
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,376,500	\$	6,376,500	\$	6,376,500	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,175,000	\$	8,175,000	\$	8,175,000	

	Prior											
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Expenditure				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,635,000	\$	1,635,000	\$	1,635,000	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,540,000	\$	6,540,000	\$	6,540,000	
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,175,000	\$	8,175,000	\$	8,175,000	

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FRIESENHAHN WEST WW LINE UPSIZE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

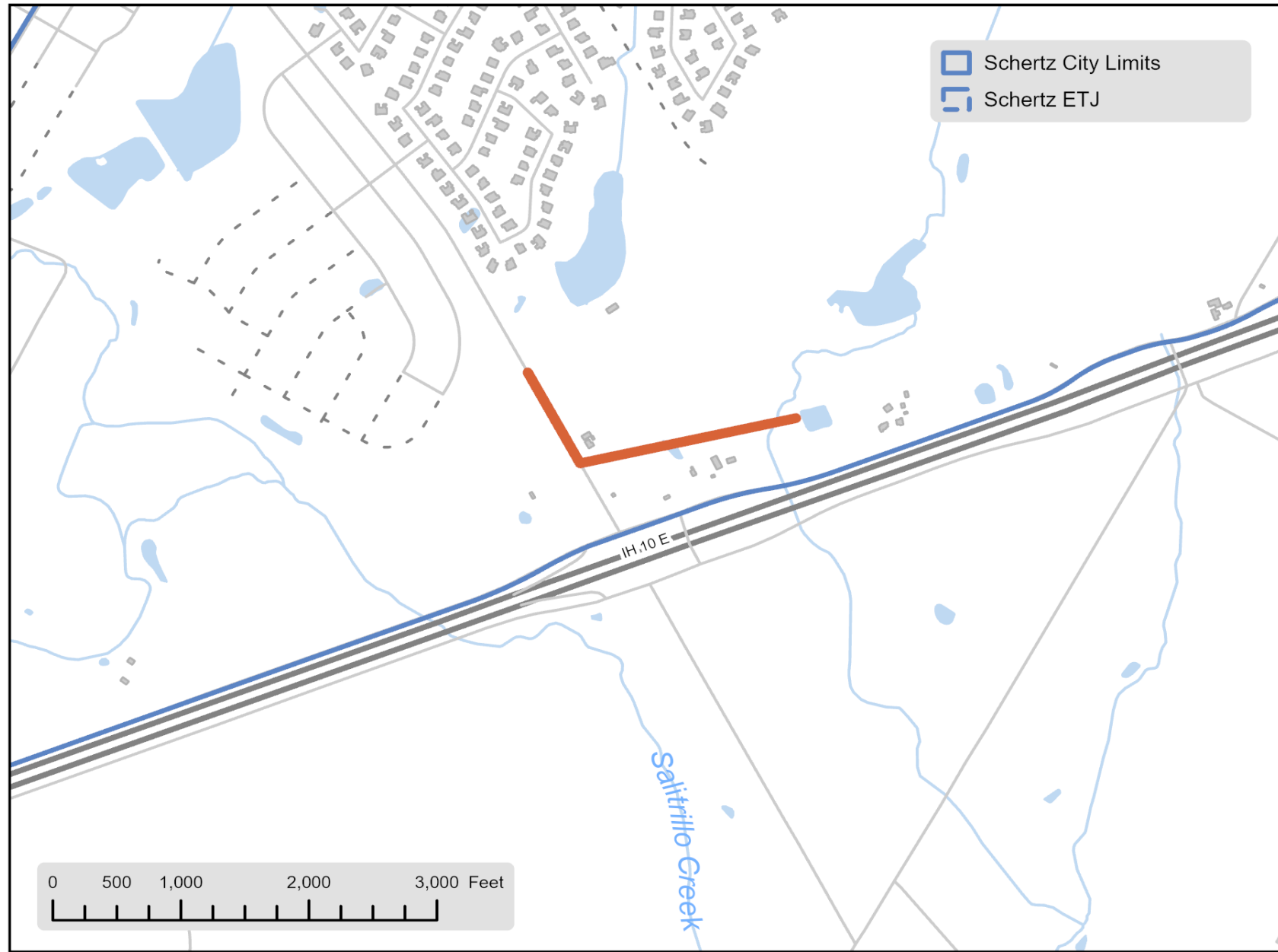
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,000	\$ 255,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020,000	\$ 1,020,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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N GREYTOWN ROAD 8" GRAVITY LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 4,350 linear feet of new 8" gravity line along Boenig Drive and Ware Seguin Rd going North. Needed for anticipated growth based on Land Use Plan. 2030-S14

**Start Date:**

**Completion Date:**

**Project Forecast**

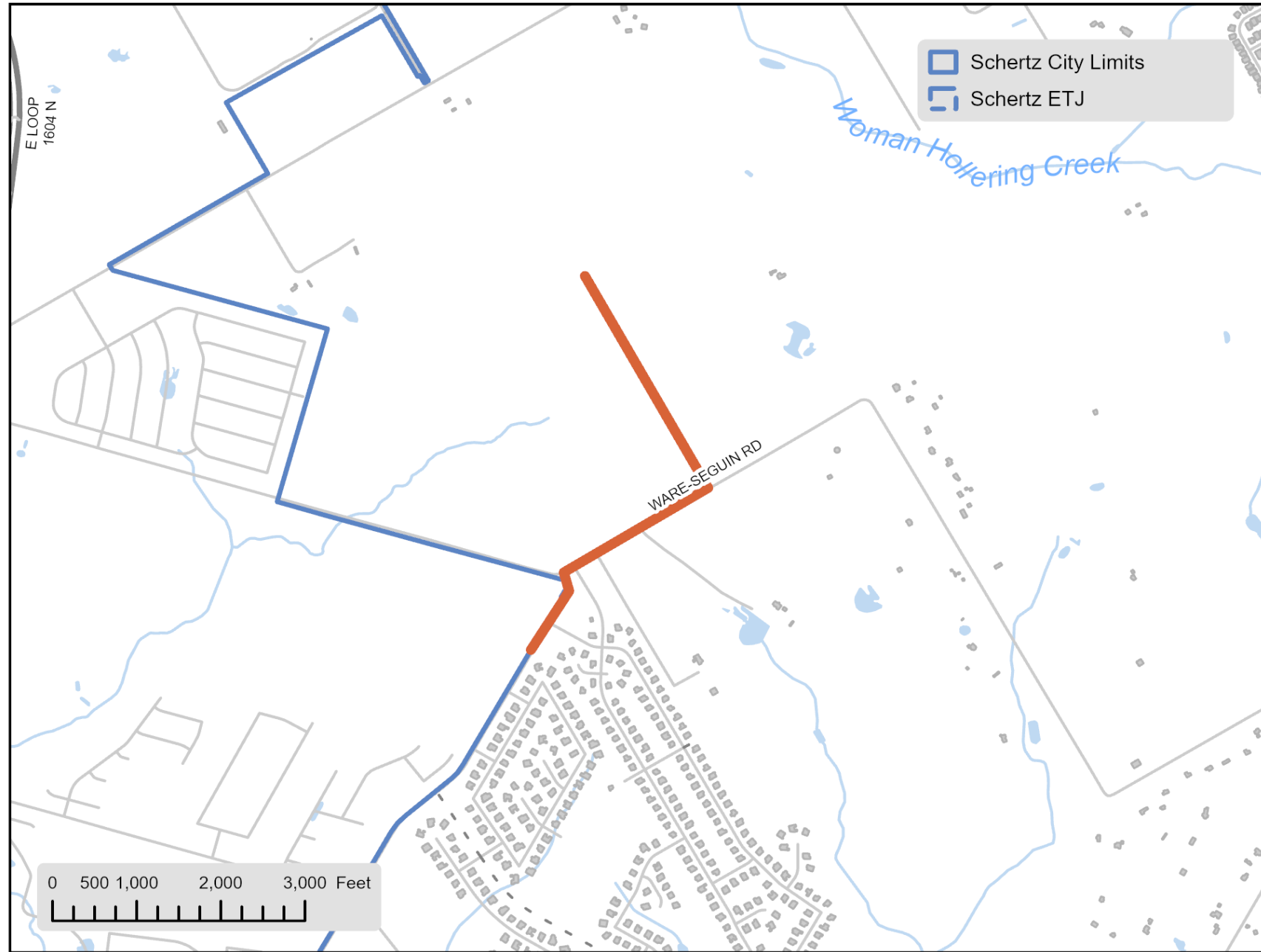
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,004,270	\$ 1,004,270
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,458,730	\$ 2,458,730
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,463,000	\$ 3,463,000
<b>Expenditure</b>								
	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593,000	\$ 593,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370,000	\$ 2,370,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,463,000	\$ 3,463,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BOENIG DRIVE 8" GRAVITY LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

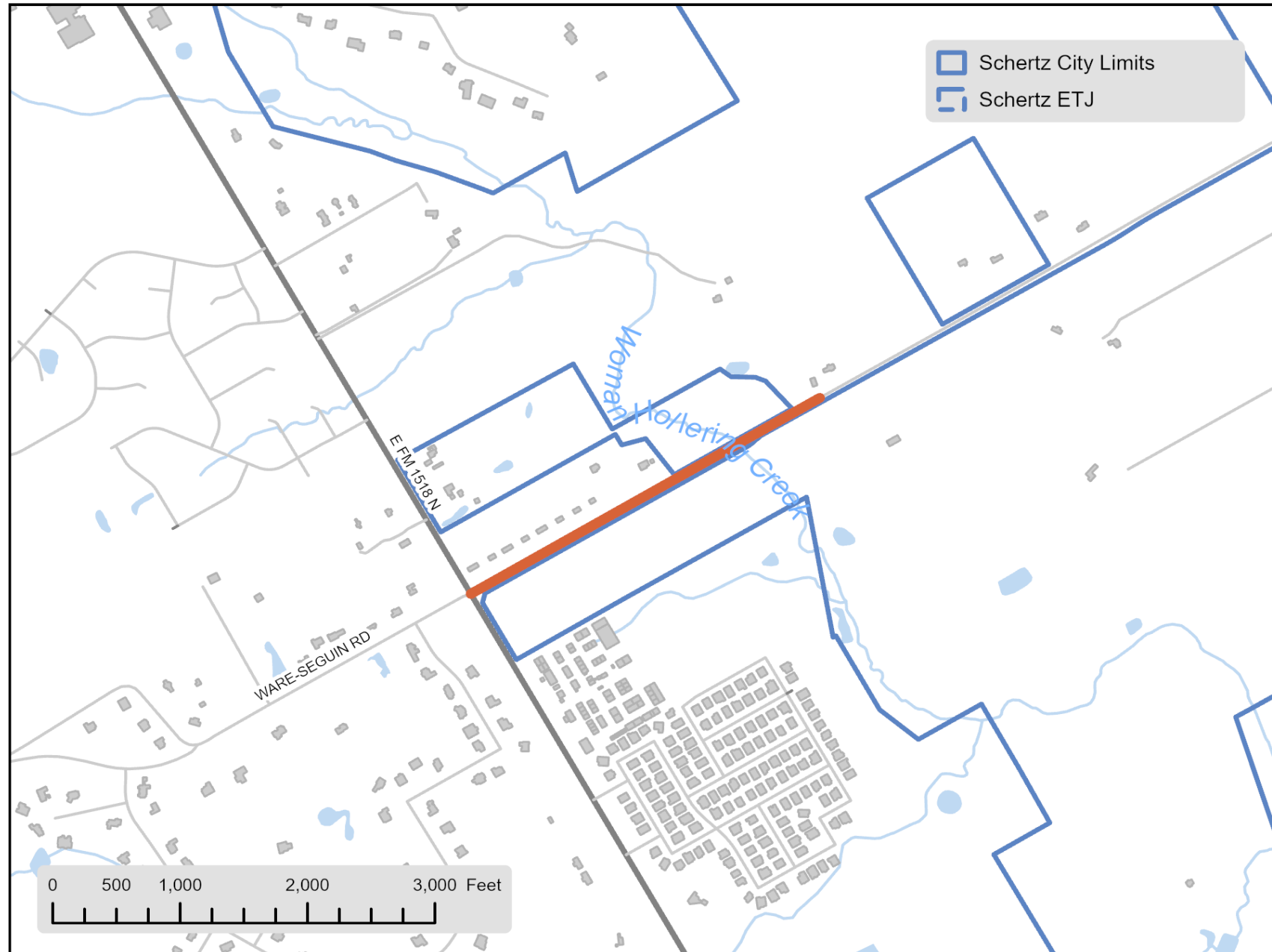
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,000	\$	\$ 1,038,000			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -			
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,000	\$	\$ 1,038,000			

	Prior											
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Expenditure				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -			
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,000	\$	\$ 208,000			
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830,000	\$	\$ 830,000			
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,000	\$	\$ 1,038,000			

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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TRAINER HALE ROAD 10" GRAVITY LINE



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

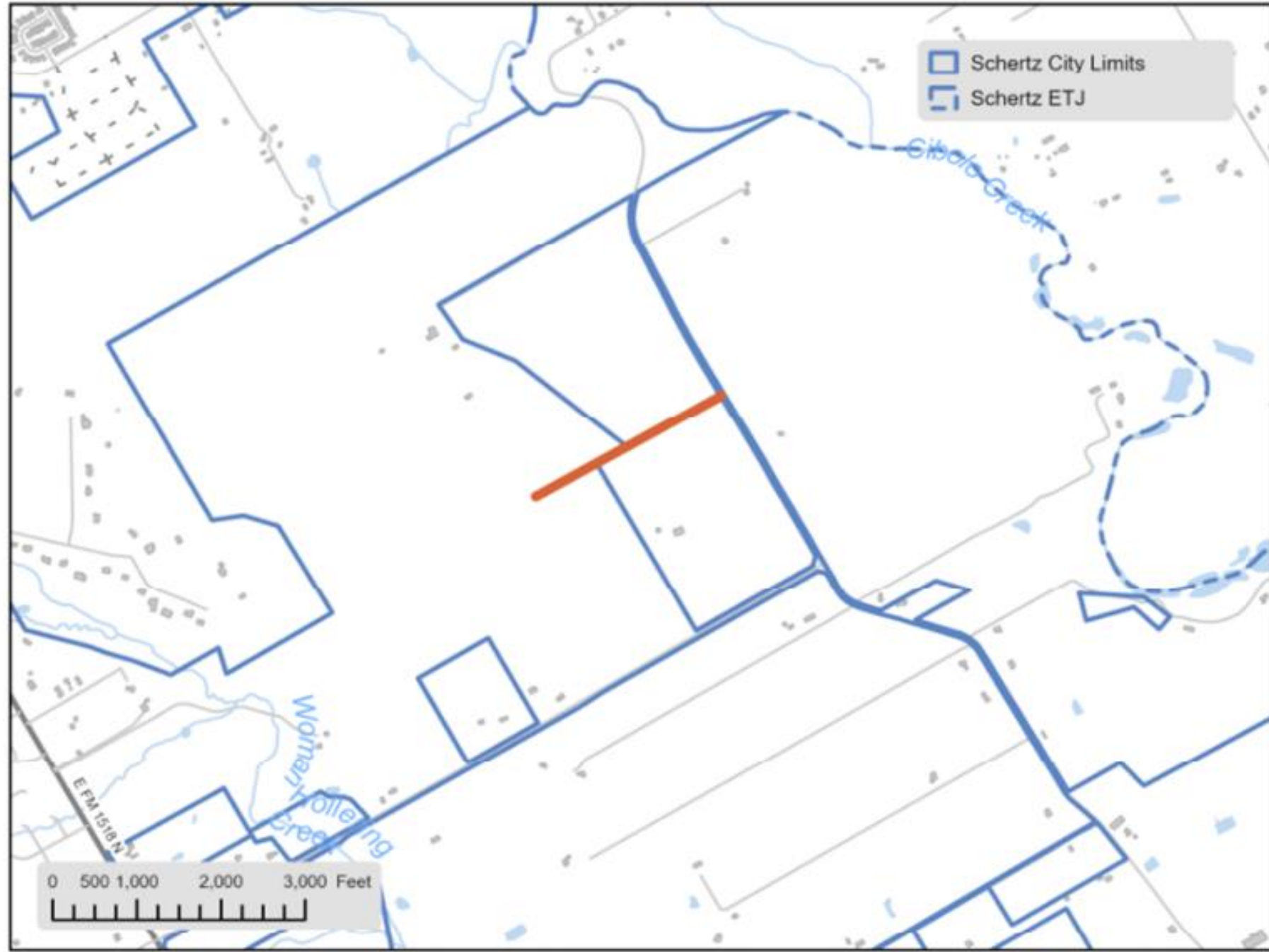
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,279,000	\$ 3,279,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,279,000	\$ 3,279,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,000	\$ 505,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,424,000	\$ 2,424,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,279,000	\$ 3,279,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEIR ROAD 12" GRAVITY LINE

**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

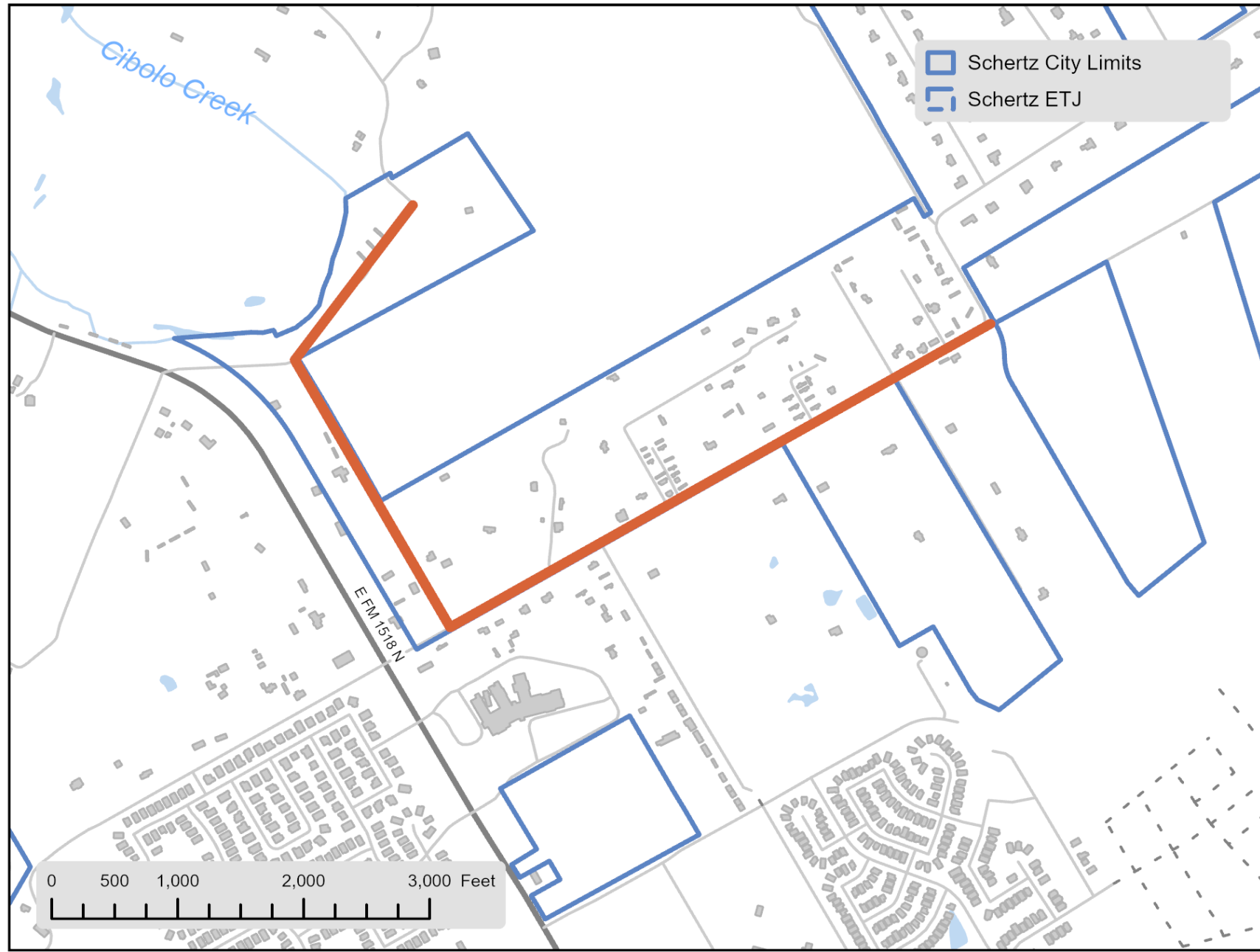
	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,951,290	\$ 1,951,290					
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,961,710	\$ 3,961,710					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,913,000	\$ 5,913,000					

	Prior												
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Expenditure</b>													
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000					
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 983,000	\$ 983,000					
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,930,000	\$ 3,930,000					
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,913,000	\$ 5,913,000					

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SCHAEFER ROAD 8" GRAVITY LINE -  
SECTION 1

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

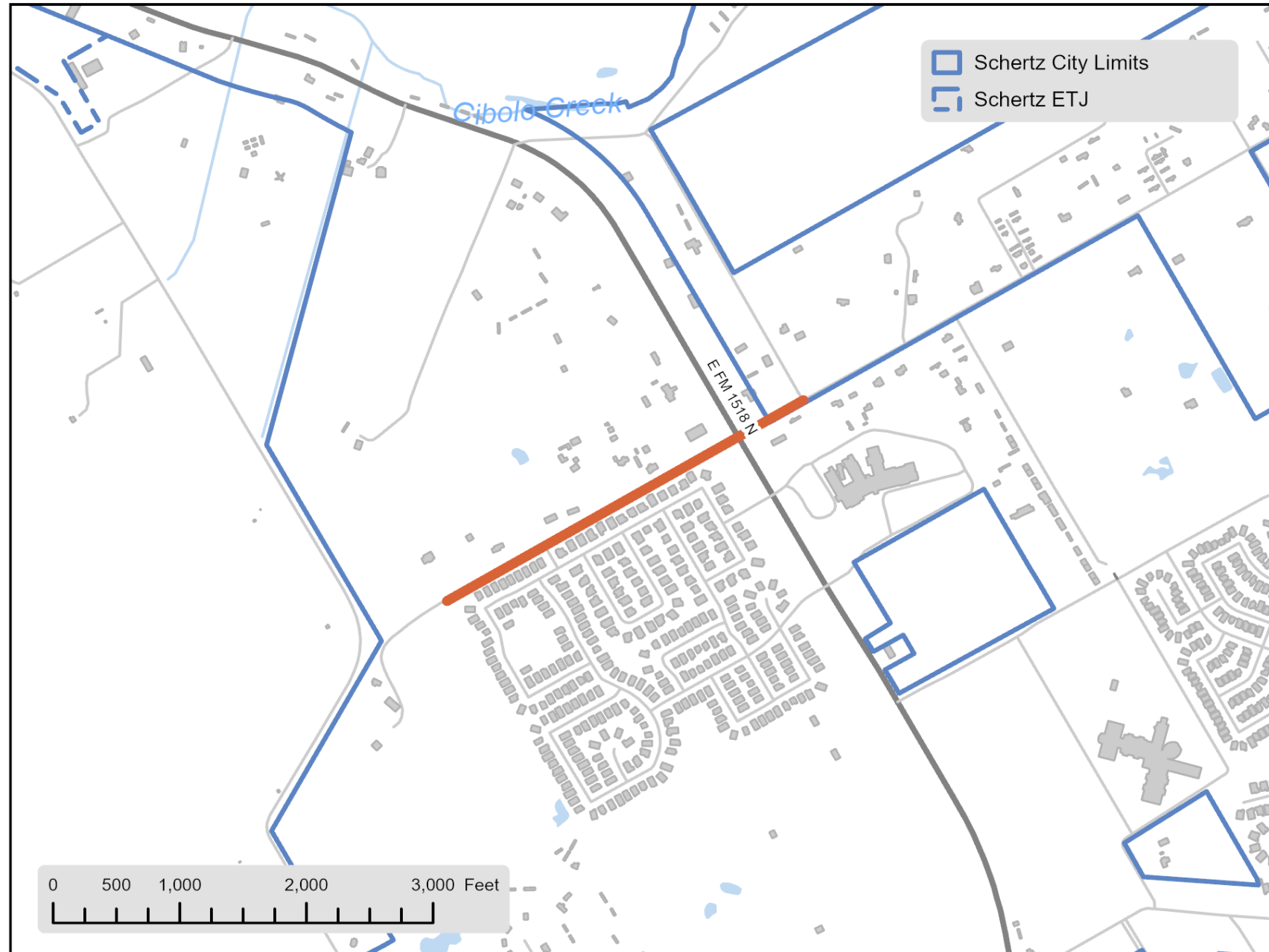
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,288,000	\$ 2,288,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,288,000	\$ 2,288,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388,000	\$ 388,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550,000	\$ 1,550,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,288,000	\$ 2,288,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SCHAEFER ROAD 8" GRAVITY LINE -  
SECTION 2

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

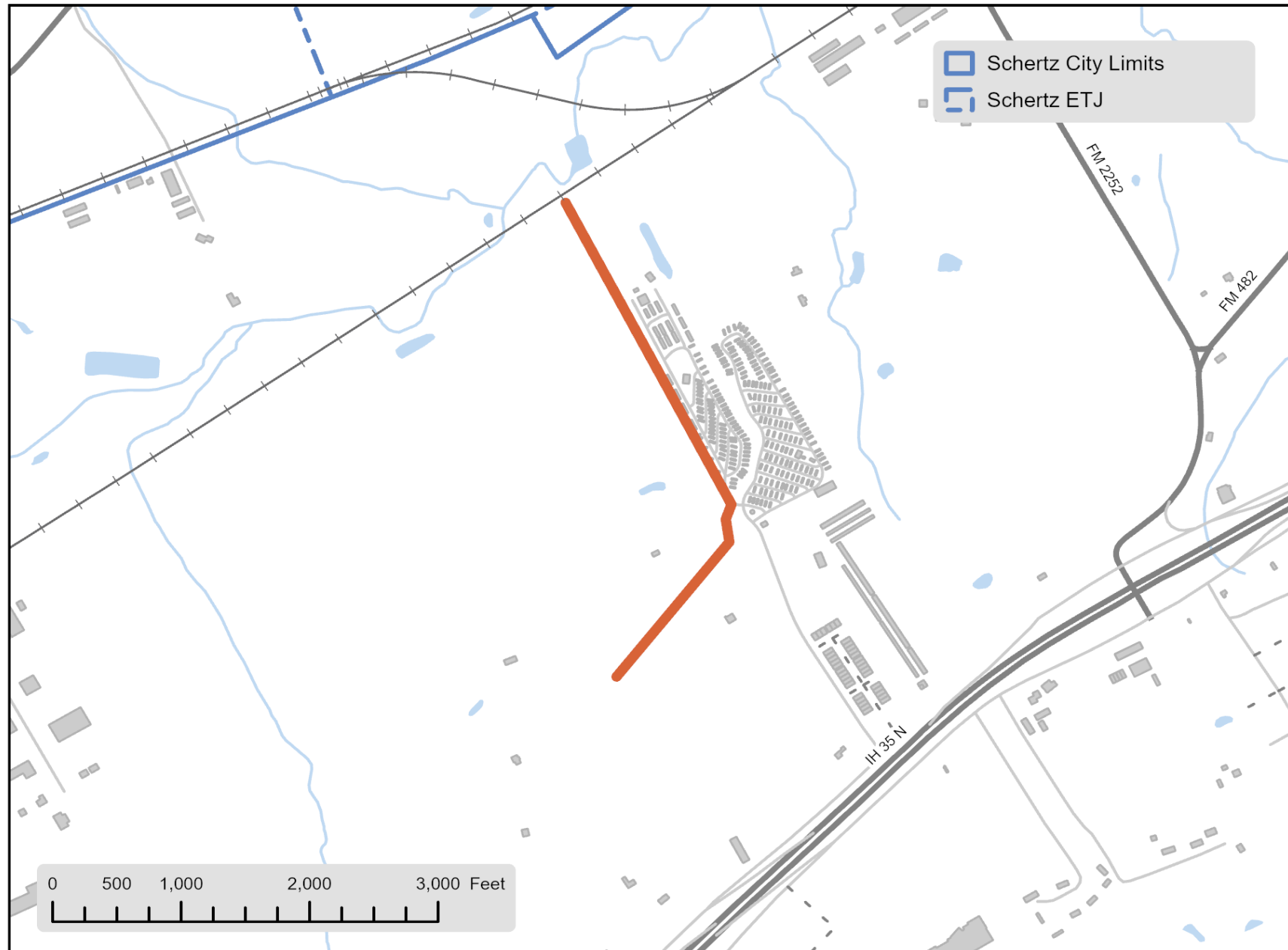
	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,300	\$ 316,300					
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,846,700	\$ 2,846,700					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163,000	\$ 3,163,000					

	Prior												
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Expenditure</b>													
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000					
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 513,000	\$ 513,000					
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,050,000	\$ 2,050,000					
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163,000	\$ 3,163,000					

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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UNION PACIFIC RAILROAD 8" - SECTION 1

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Installation of approximately 550 linear feet of new 8" gravity line across Lower Seguin Road from Aranda Lane into Canopy Bend. Needed for anticipated growth based on Land Use Plan. 2030-S8

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior										
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost			
Sewer Impact Fees	\$ -	\$ 250,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Funding Source</b>	\$ -	\$ 250,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000			

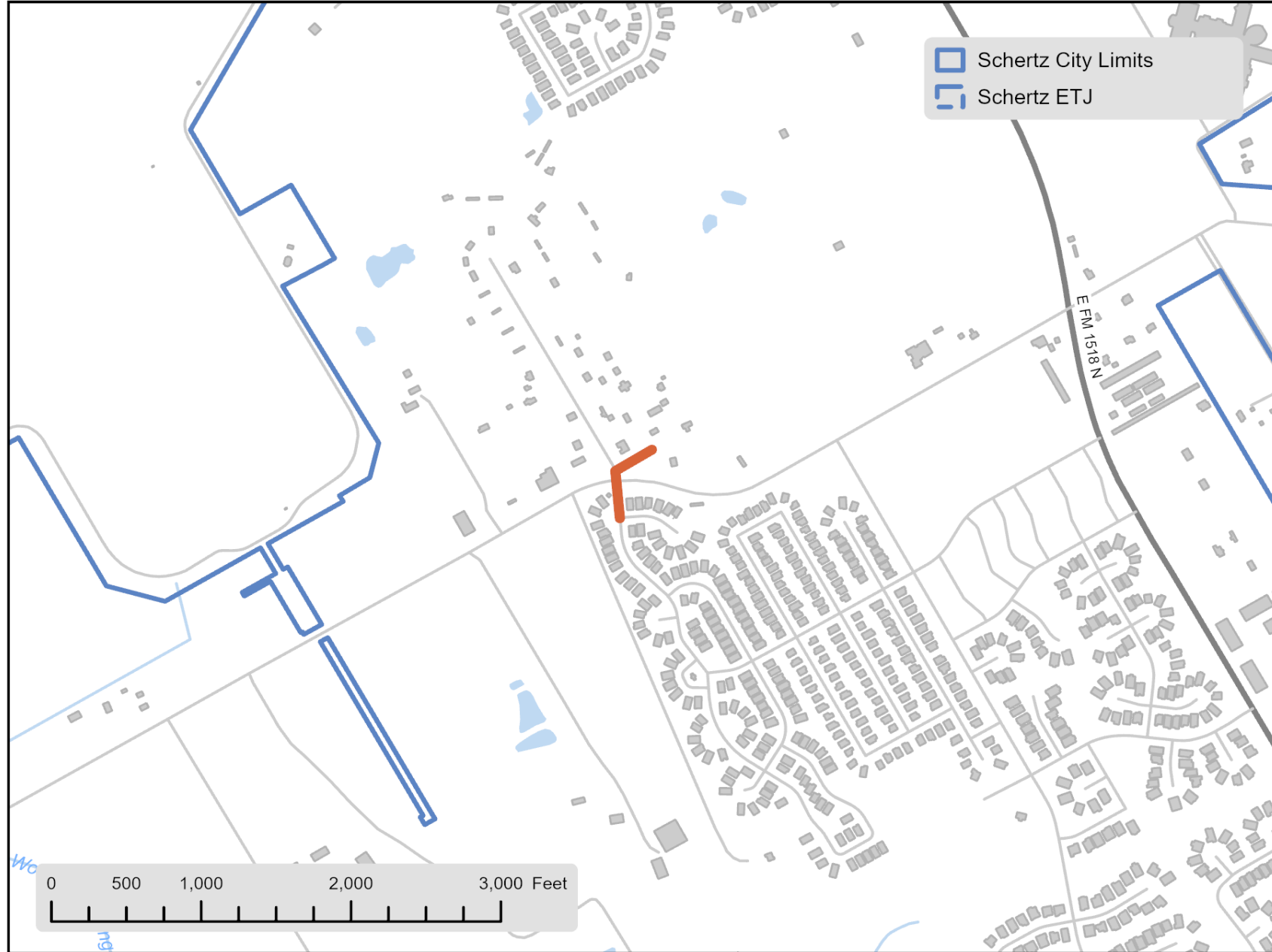
	Prior									
Expenditure	Expenditure									
Land Acquisition	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000		
Professional Services	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000		
Construction	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000		
<b>Total Expenditure</b>	\$ -	\$ 250,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000		



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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ARANDA 8" GRAVITY LINE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

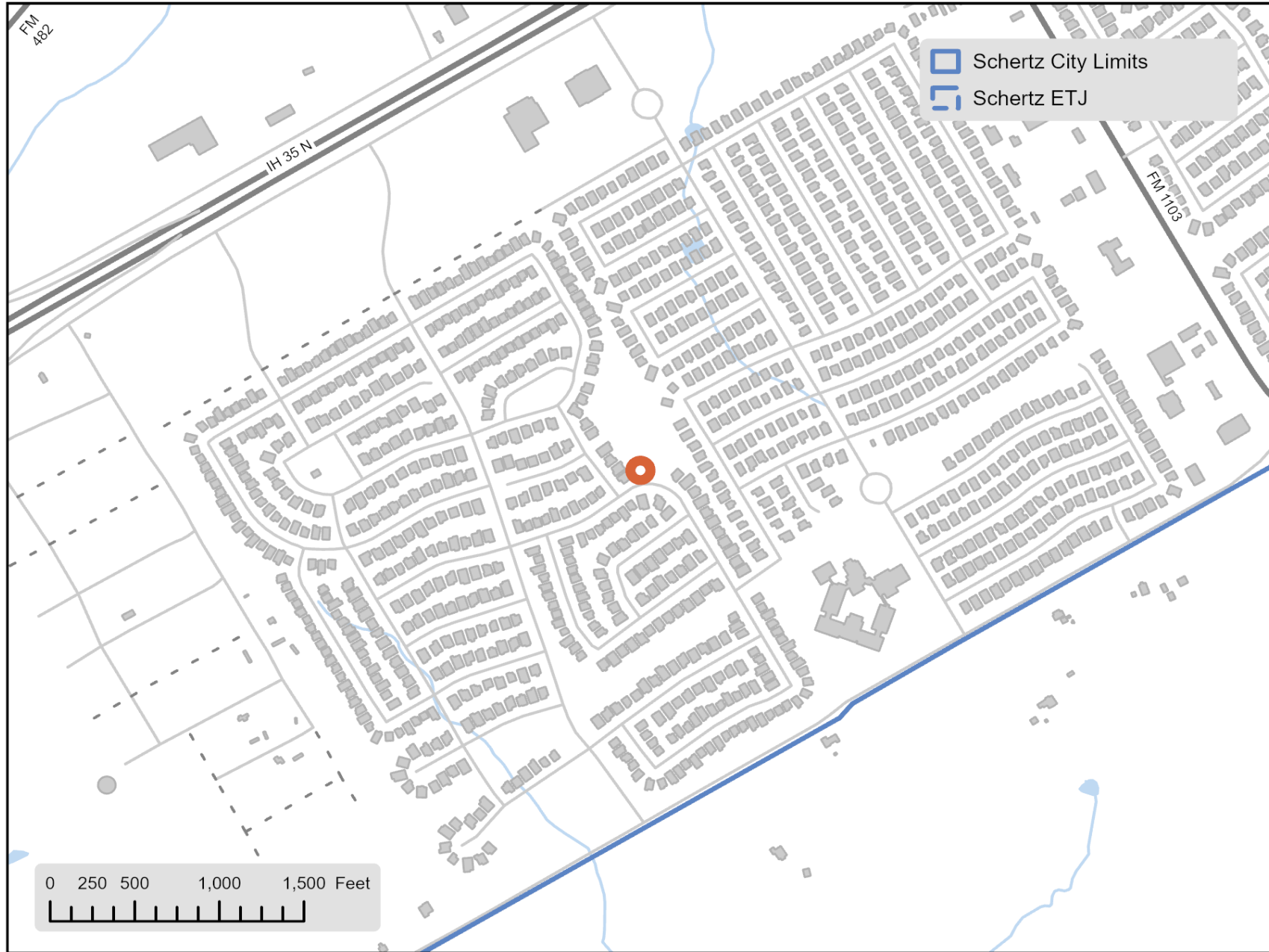
	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005,000	\$ 1,005,000					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005,000	\$ 1,005,000					

	Prior												
	Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Expenditure</b>													
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000					
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000					
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000					
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005,000	\$ 1,005,000					

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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DECOMMISSION BELMONT PARK LIFT  
STATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

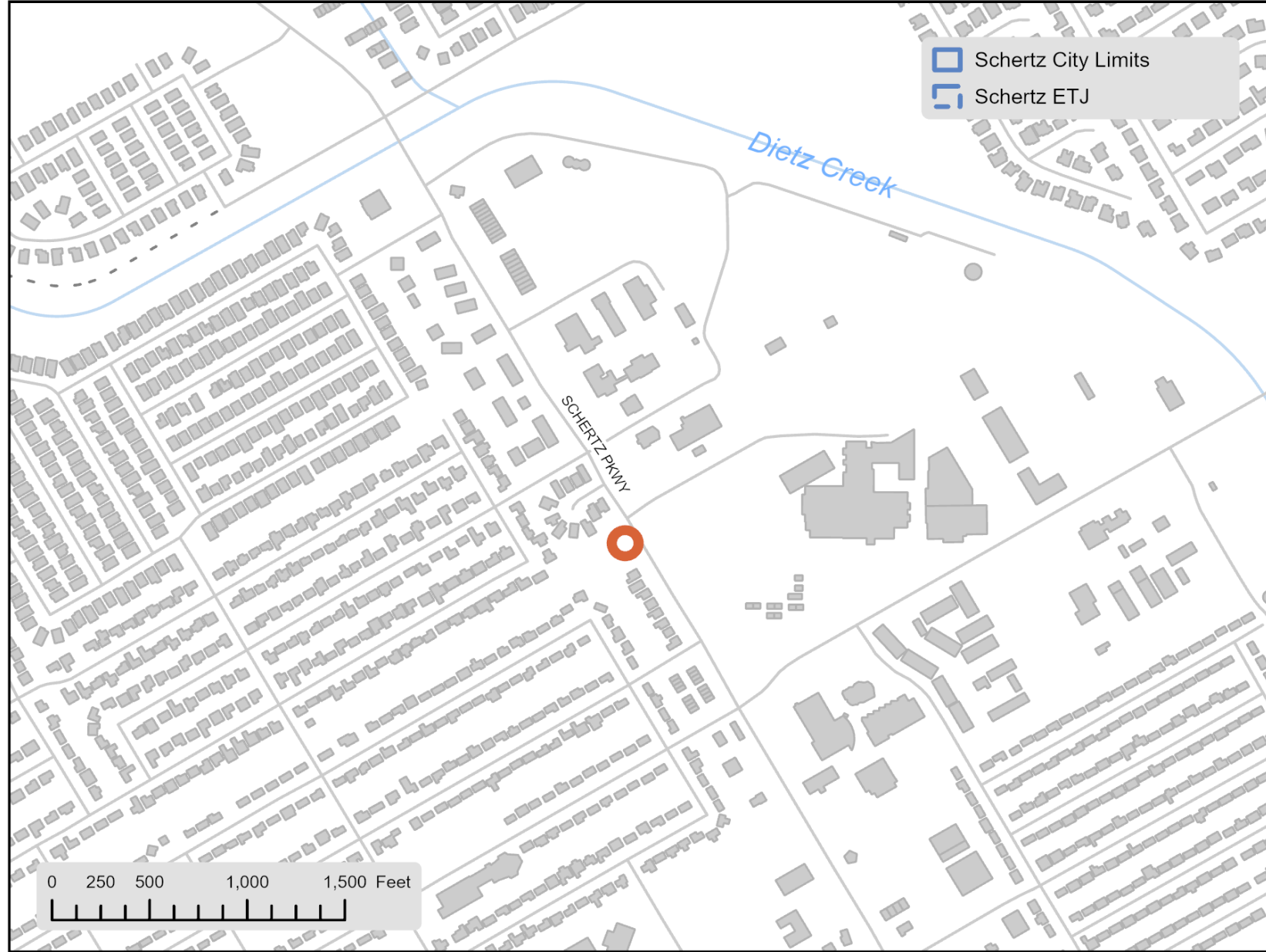
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 2,800,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 400,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 800,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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DECOMMISSION OF SCHERTZ PARKWAY  
LIFT STATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY





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# STREETS

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Rehabilitation removes the existing asphalt, stabilizes the base material underneath, and adds a new asphalt layer on top. Areas include: Silvertree and part of Schertz Forest subdivision; and Maple Drive, and St Andrews streets.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
General Fund	\$ 1,225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000
Bonds	\$ 4,745,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,745,978
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 5,970,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,970,978

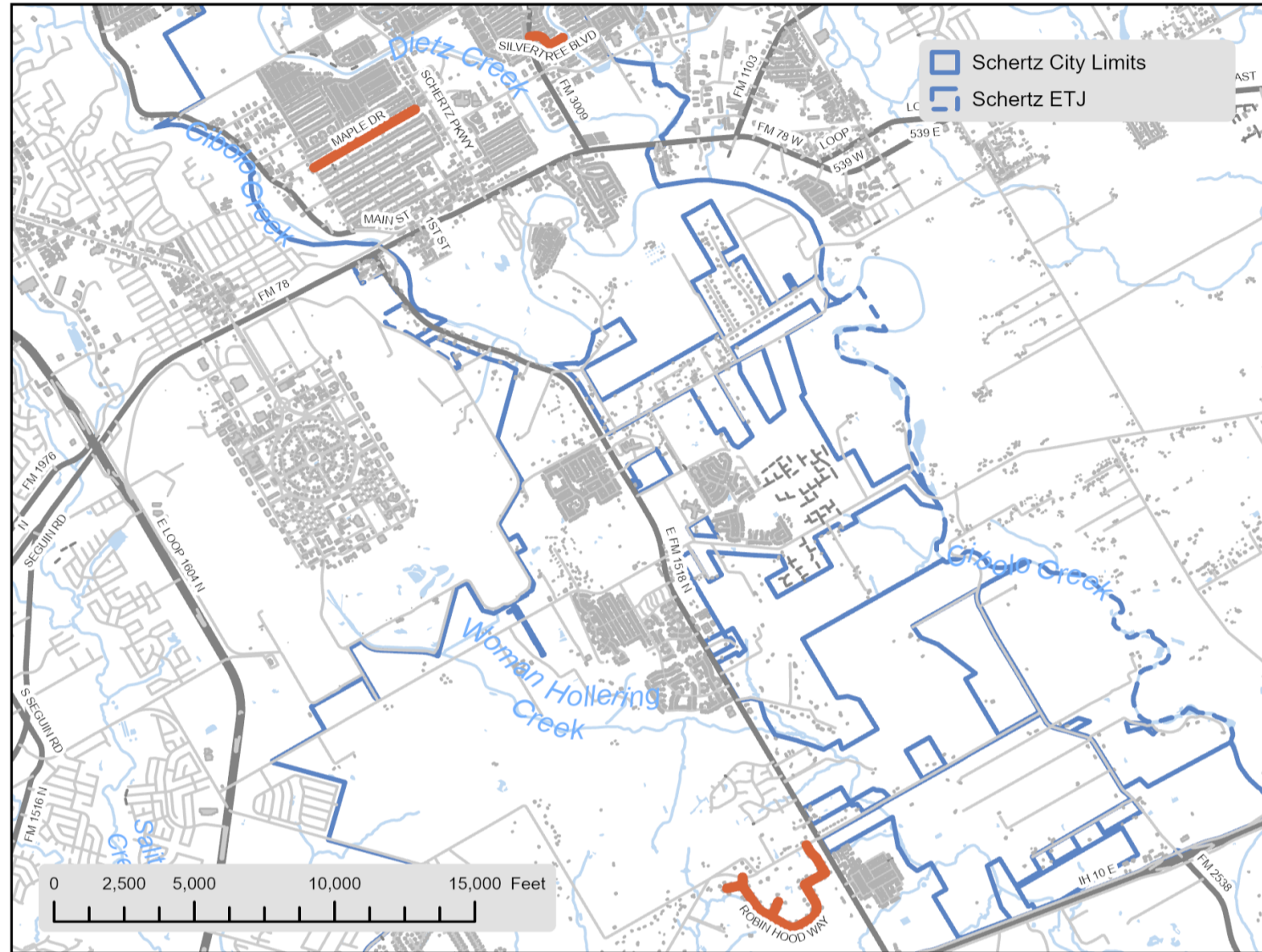
	Prior Expenditure								
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 380,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,000
Construction	\$ 2,795,489	\$ 2,795,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590,978
<b>Total Expenditure</b>	\$ 3,175,489	\$ 2,795,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,970,978



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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2024 SPAM REHABILITATION

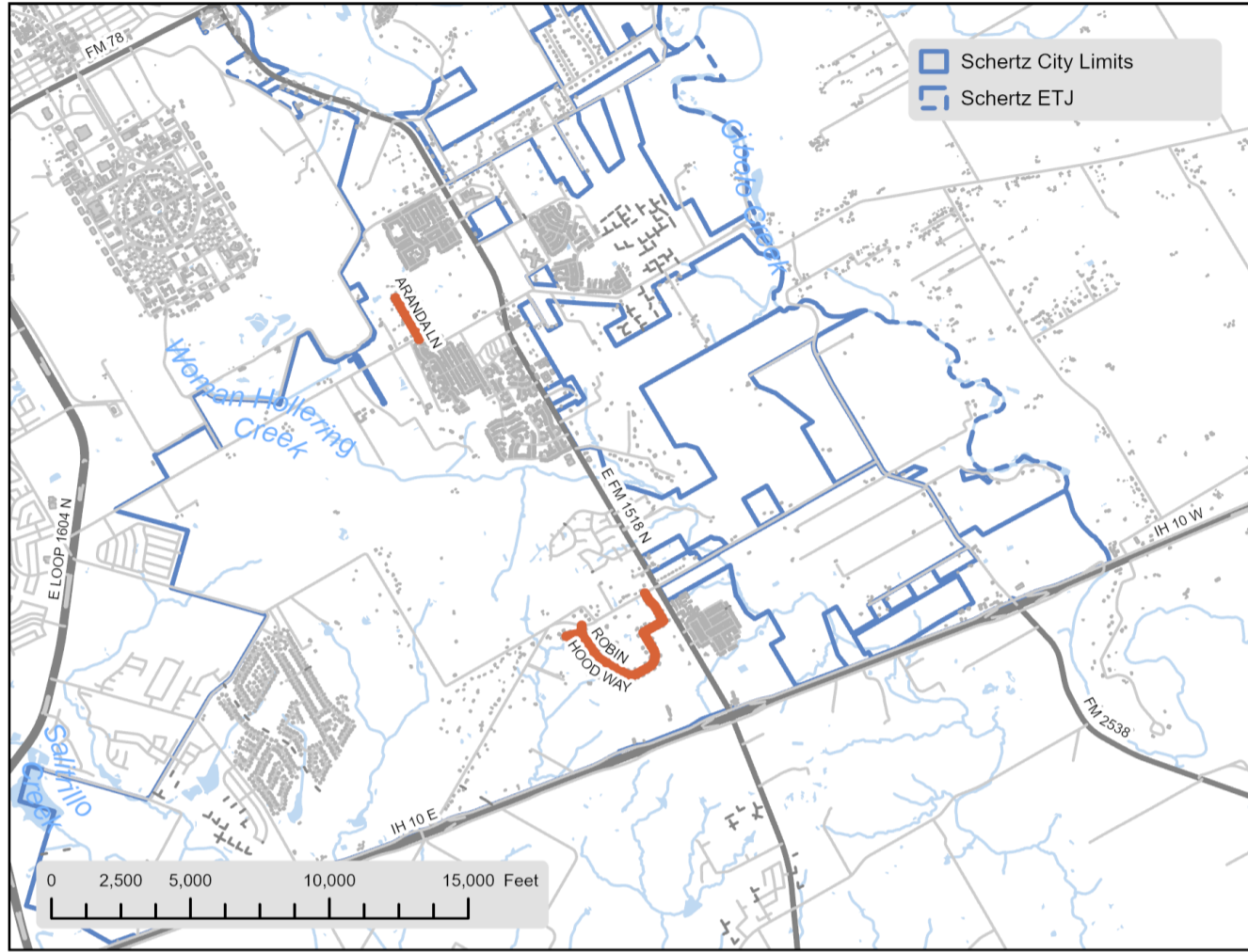
**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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2024 SPAM RESURFACING

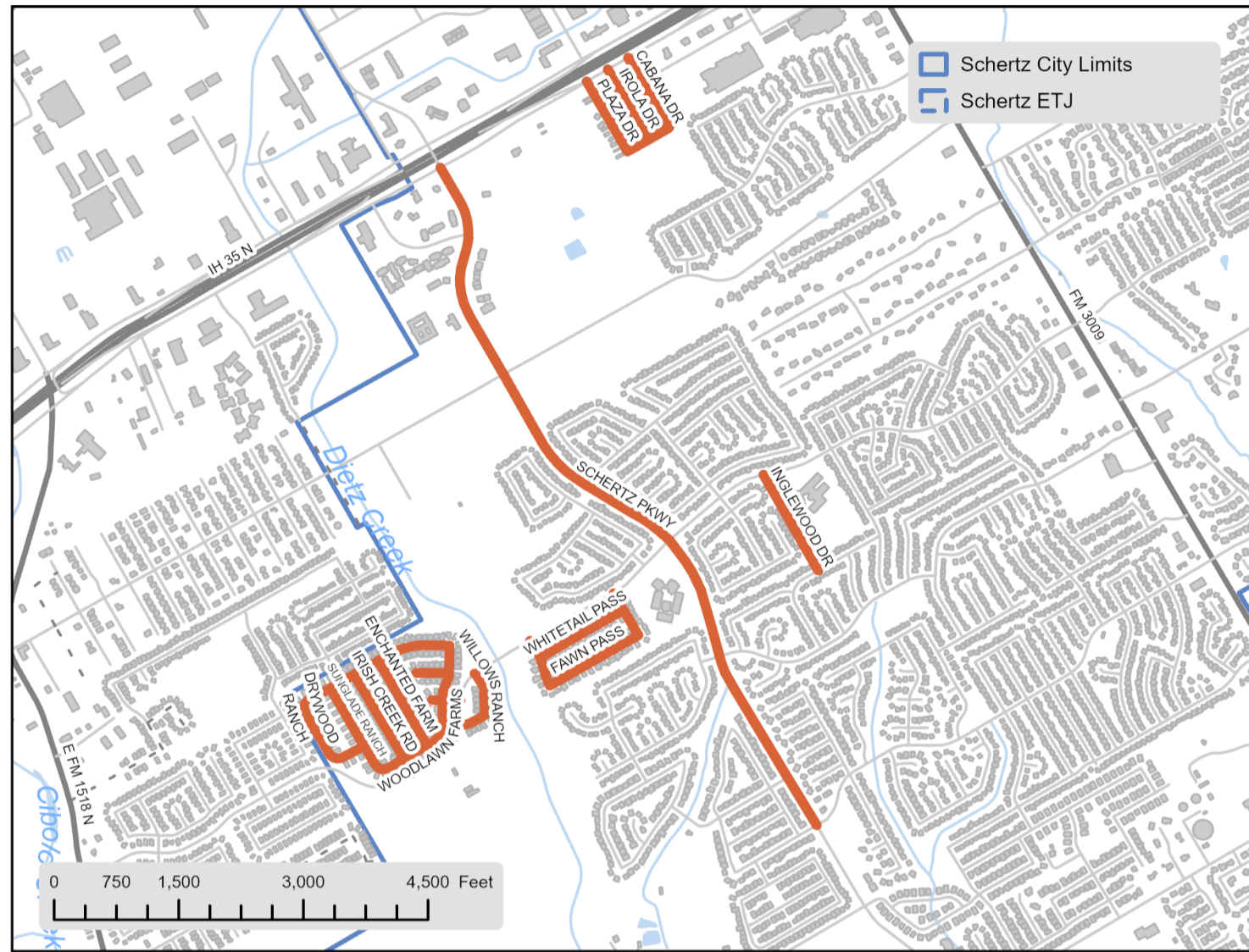
**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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2024 SPAM RESURFACING

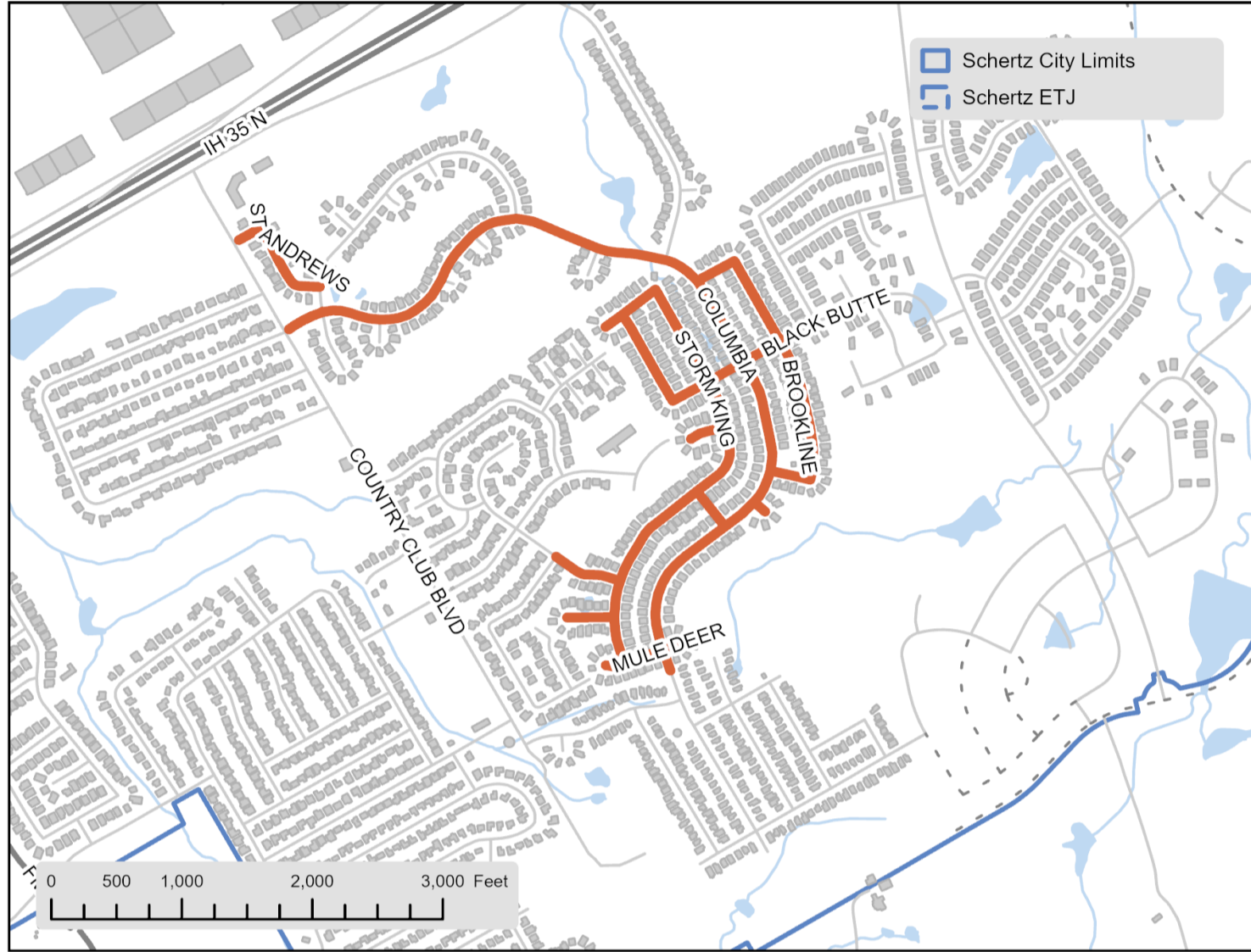
**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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2024 SPAM RESURFACING



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Reconstruction of Lookout Road and upsizing of sanitary sewer main from Doerr Lane to Schertz Parkway. A new traffic signal will also be installed at the Schertz Parkway and Lookout Road intersection.

**Start Date:**

**Completion Date:**

**Project Forecast**

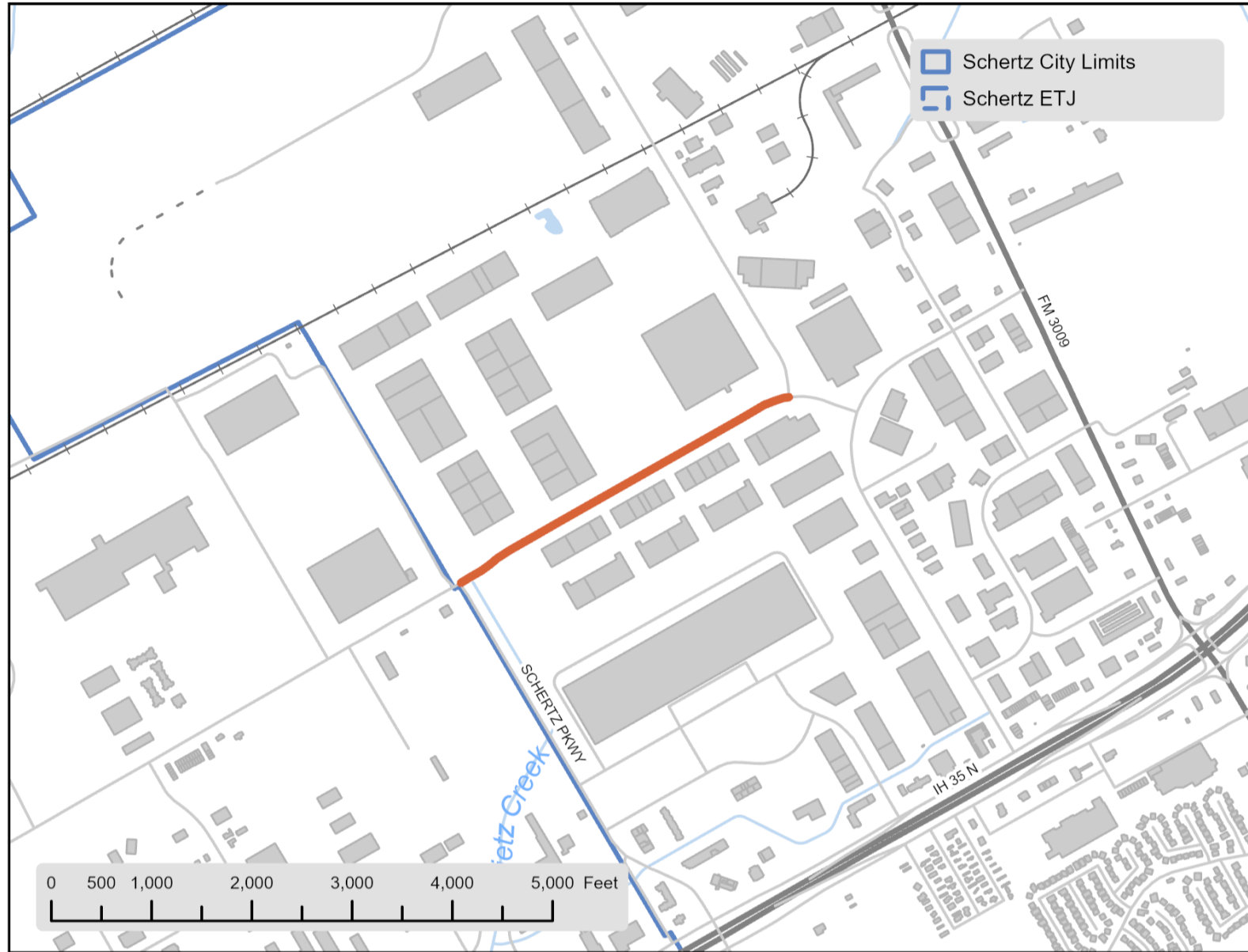
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
EDC	\$ 436,238	\$ 6,872,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,309,092
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 436,238	\$ 6,872,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,309,092

	Prior Expenditure							
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Professional Services	\$ 436,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,238
Construction	\$ -	\$ 6,832,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,832,854
<b>Total Expenditure</b>	\$ 436,238	\$ 6,872,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,309,092

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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LOOKOUT ROAD RECONSTRUCTION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:** Transportation and Utility **Project Code:** GA7

**Project Title:** Main Street Improvements

**Project Manager:** Engineering

**Location Description:** Main Street, Curtiss to Schertz Parkway

**Project Summary:** The Main street project will improve sidewalks; provide street lighting; way-finding signage; landscaping; utility relocations; and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. The project will also replace the aging water and sewer lines and rehabilitate the street. Additionally, Lindbergh between Main Street and Exchange Avenue will be reconstructed.

**Start Date:** Jun-17

**Completion Date:** Fall 2026

**Project Forecast**

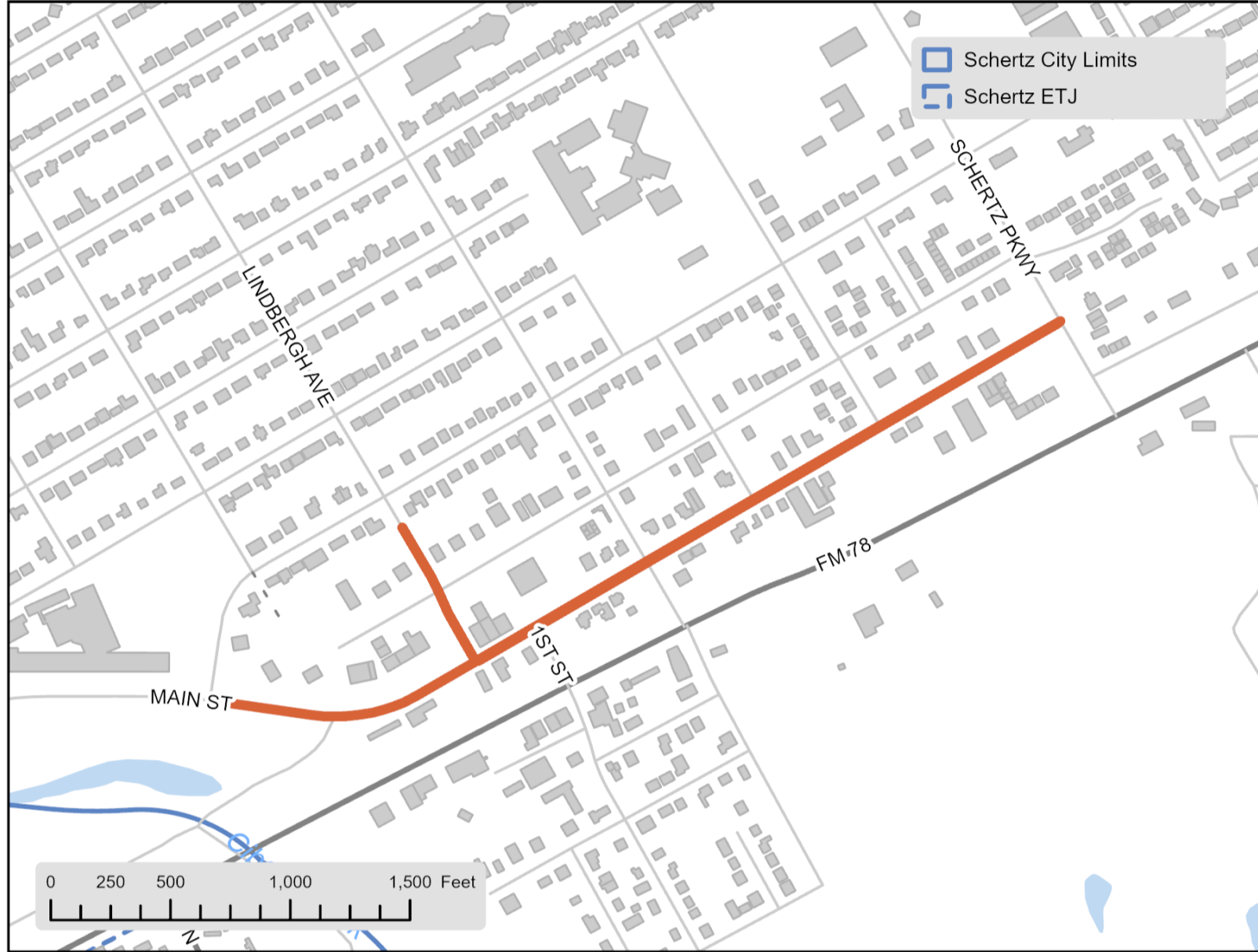
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ 25,340,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,340,264
EDC Grant	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Other	\$ 40,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,629
<b>Total Funding Source</b>	\$ 25,880,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,880,893

	Prior Expenditure								Total Expenditure
<b>Expenditure</b>									
Land Acquisition	\$ 212,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,374
Professional Services	\$ 1,241,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,241,423
Construction	\$ 6,513,736	\$ 17,913,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,427,096
<b>Total Expenditure</b>	\$ 7,967,533	\$ 17,913,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,880,893

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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MAIN STREET IMPROVEMENTS

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Reconstruct Lower Seguin Road between Loop 1604 and FM 1518 to the arterial street sections identified in the Master Thoroughfare Plan. The new pavement section will be stronger than the existing pavement to accommodate the existing and future traffic on the street.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Proposed Funding Source</b>								
Bonds	\$ 15,000,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,200,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 15,000,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,200,000

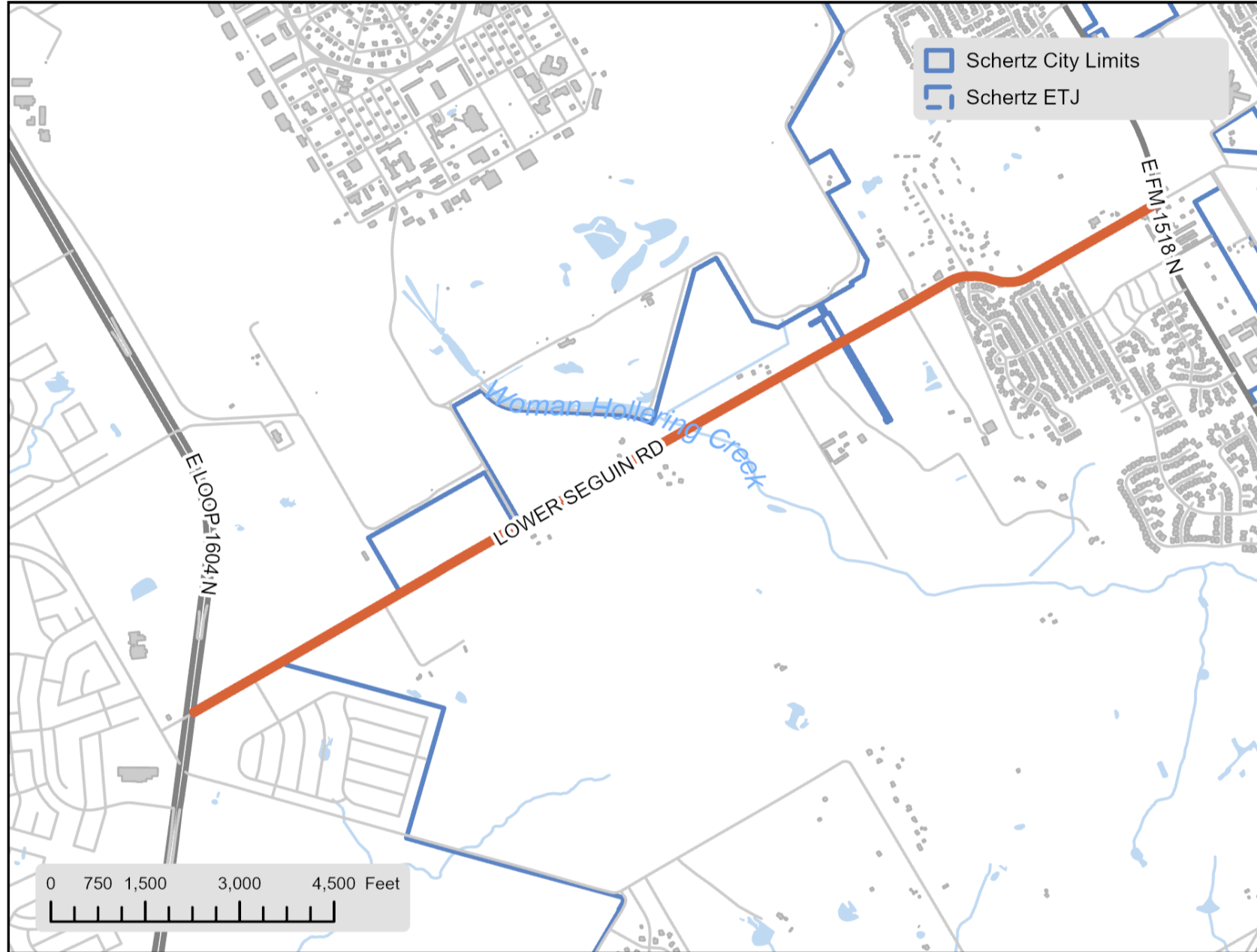
	Prior Expenditure							
Land Acquisition	\$ 800,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Professional Services	\$ 1,185,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285,000
Construction	\$ -	\$ 12,000,000	\$ 4,015,000	\$ -	\$ -	\$ -	\$ -	\$ 16,015,000
<b>Total Expenditure</b>	\$ 1,985,000	\$ 12,200,000	\$ 4,015,000	\$ -	\$ -	\$ -	\$ -	\$ 18,200,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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LOWER SEGUIN ROAD RECONSTRUCTION

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Application of a slurry seal to the surface of various streets. A slurry seal is a thick layer of sand/oil mixture spread onto the surface of the street. This is to preserve the streets and increase the street's Pavement Condition Index to a high score. Areas include Rio Vista, The Village, and Woodbridge Subdivisions. Jonas Woods is also in the project and will have prep work done and possibly some slurry seal as the budget allows (to be determined after bidding).

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Street Bonds	\$ 632,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 632,231
General Fund	\$ 350,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 982,231	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282,231

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 177,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,000
Construction	\$ -	\$ 1,085,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,085,231
<b>Total Expenditure</b>	\$ 177,000	\$ 1,105,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282,231

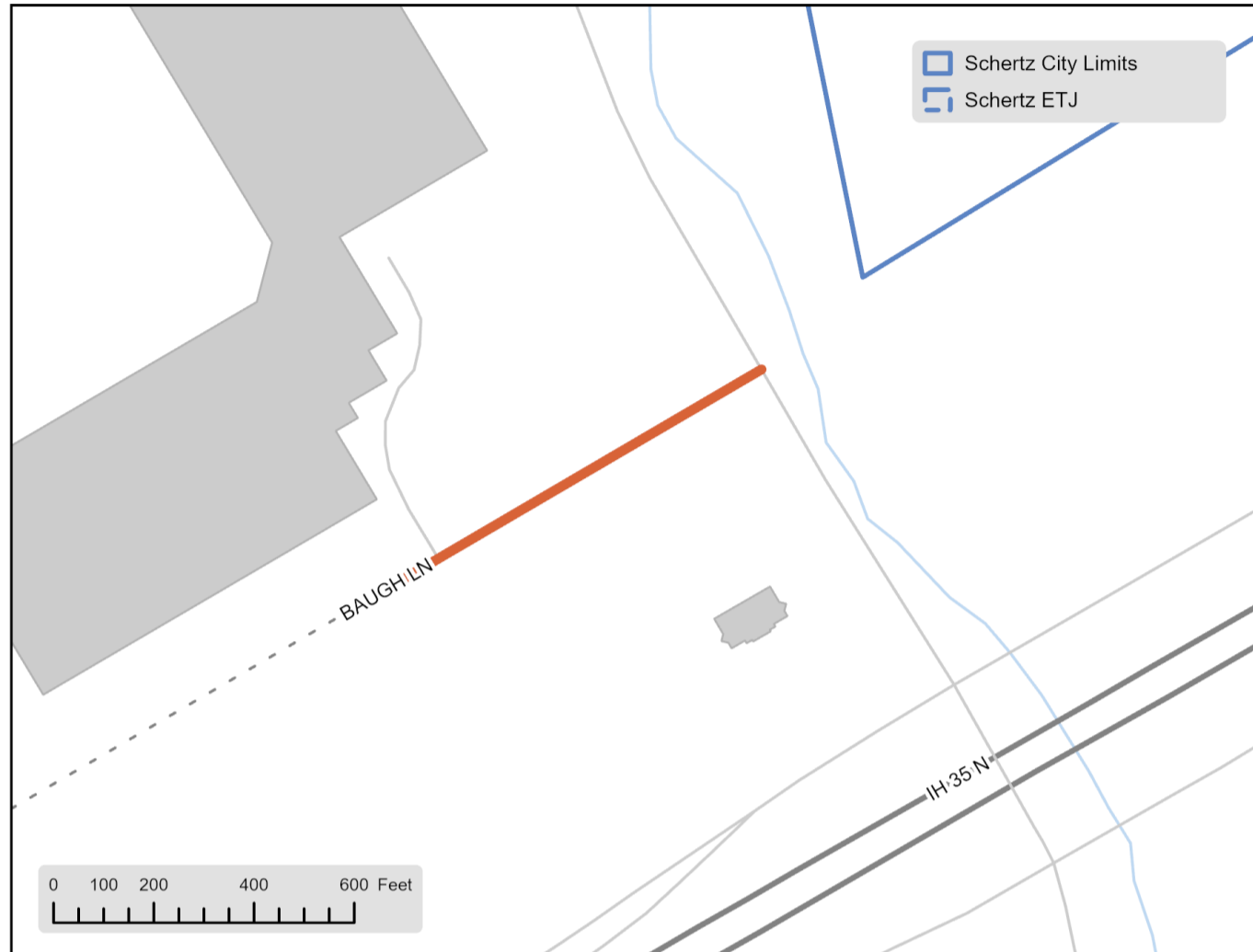


# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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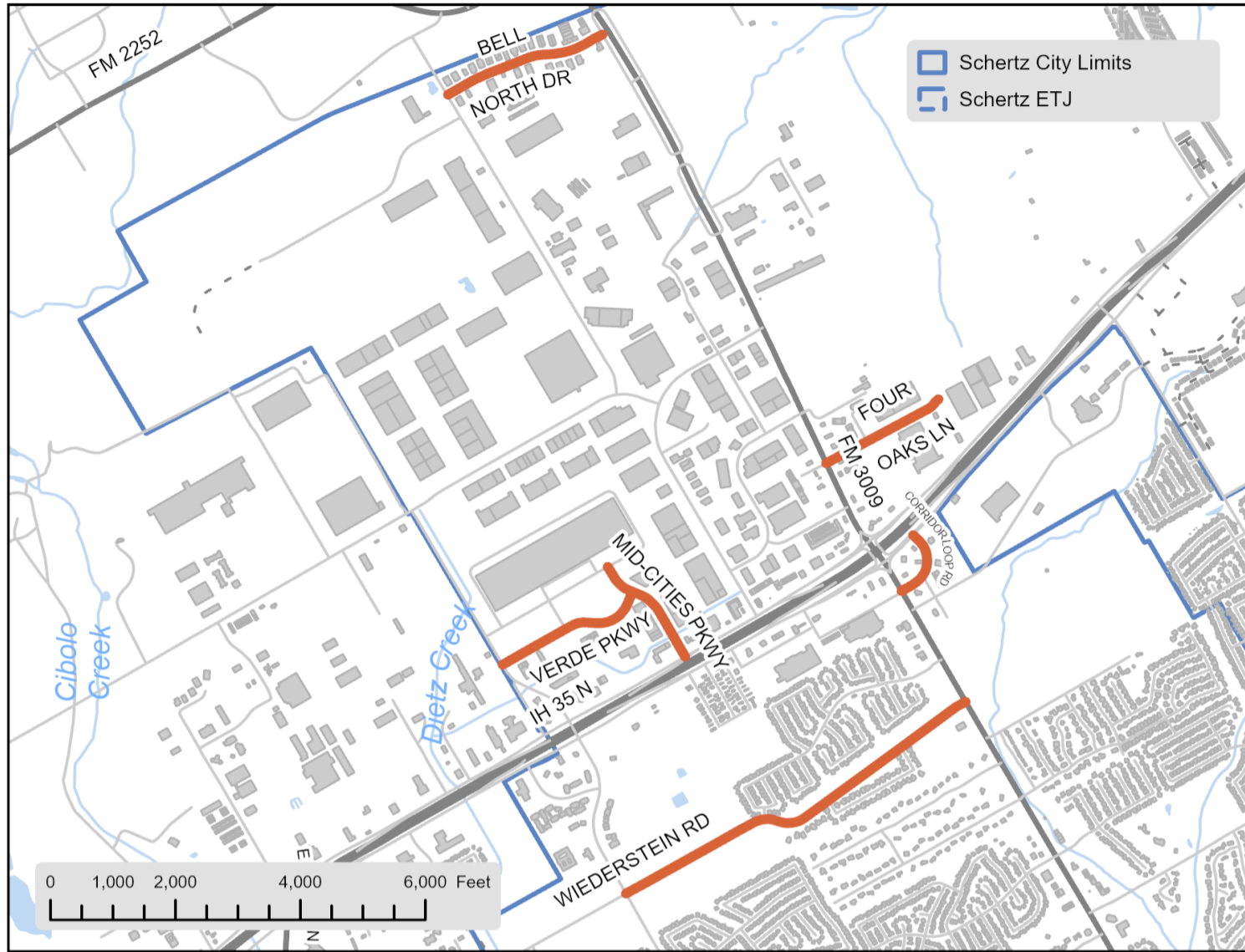
REST OF SPAM 2025

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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REST OF SPAM 2025

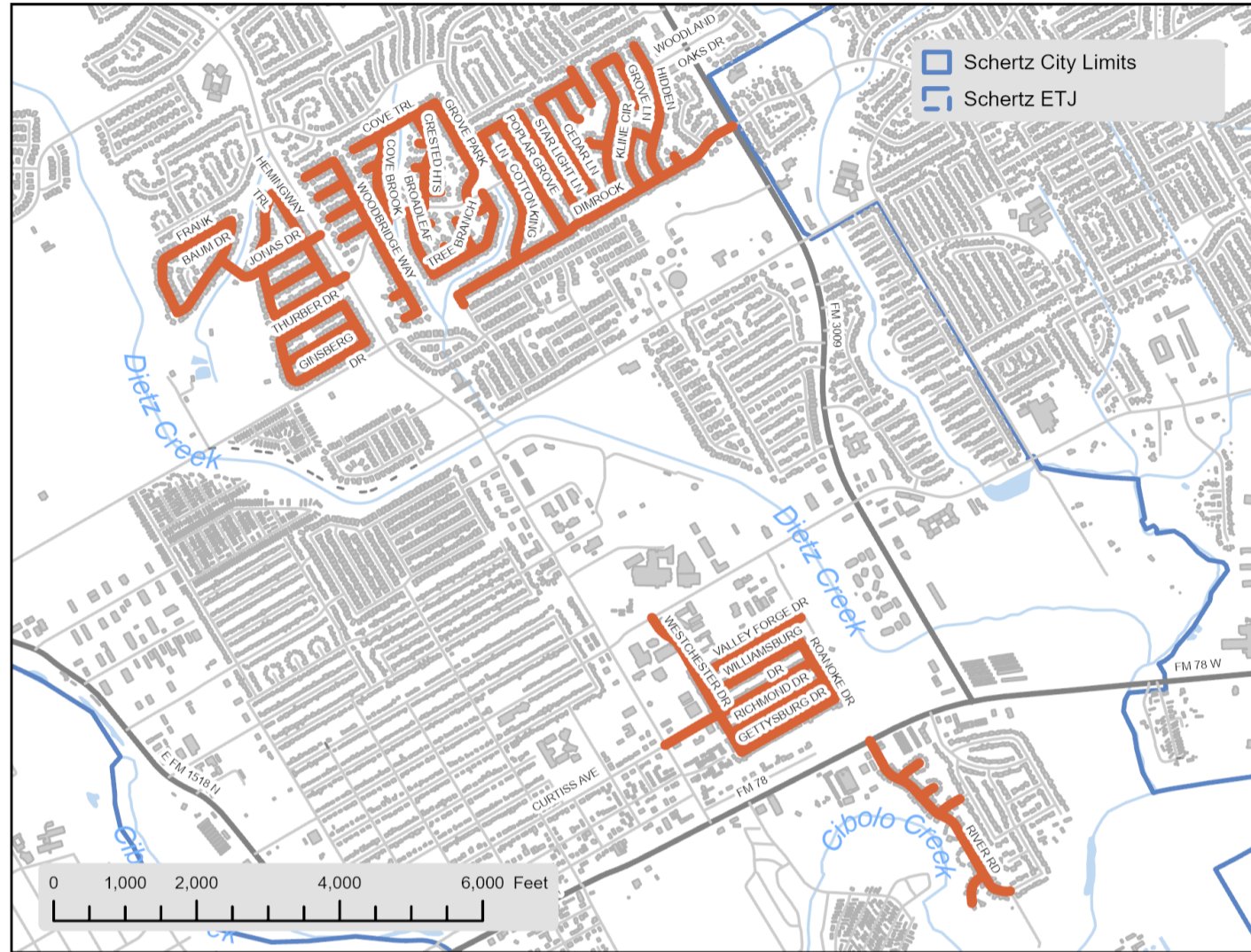
**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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REST OF SPAM 2025

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Streets within subdivision to be rehabilitated include Red Barn Run, Wagon Wheel, Tractor Pass, Rooster Run between Red Barn & Randolph, and Planters Pass between Red Barn & Tractor Pass. Streets not completed with this effort will be added to a future SPAM project. Rehabilitation is removing the existing asphalt, stabilizing the base underneath, and adding a new asphalt layer on top.

**Start Date:**

**Completion Date:**

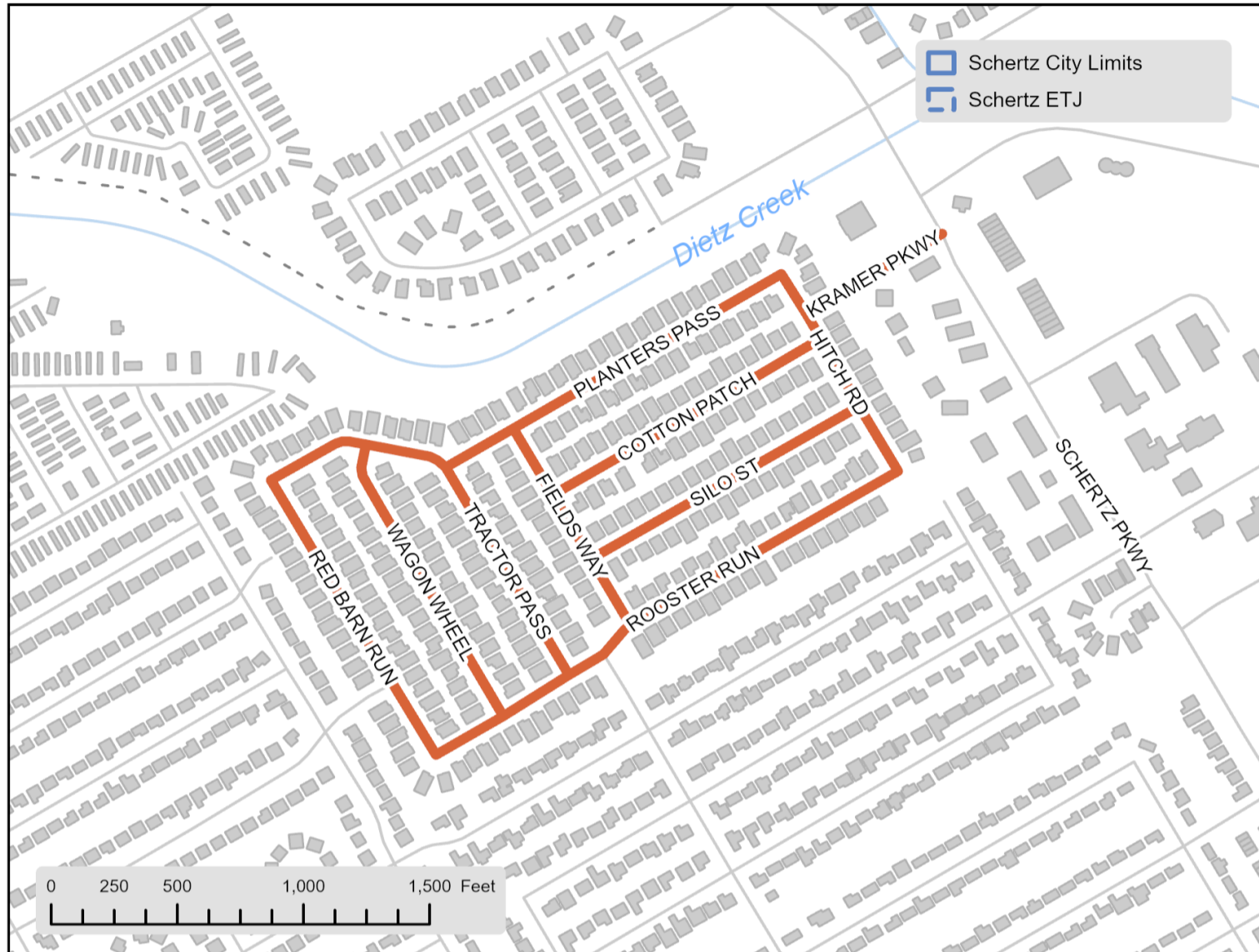
**Project Forecast**

	<b>Prior Appropriation</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>
<b>Funding Source</b>								
Bonds	\$ 1,446,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,562
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 1,446,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,562
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 171,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,000
Construction	\$ -	\$ 1,255,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,255,562
<b>Total Expenditure</b>	\$ 171,000	\$ 1,275,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,562

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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KRAMER FARM REHABILITATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the streets.

**Start Date:**

**Completion Date:**

**Project Forecast**

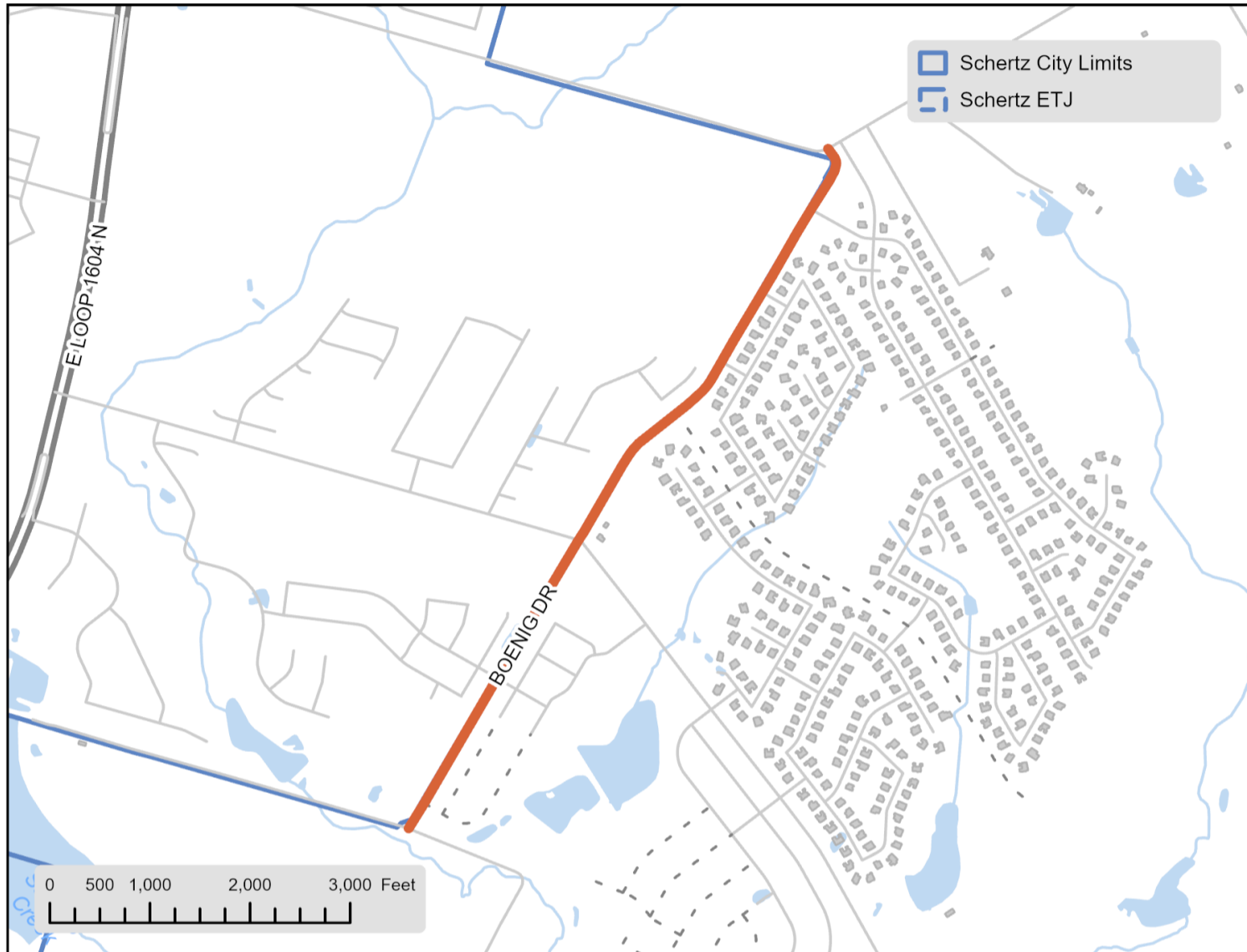
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ 3,240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 3,240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 270,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,000
Construction	\$ -	\$ 2,950,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950,000
<b>Total Expenditure</b>	\$ 270,000	\$ 2,970,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BOENIG RECONSTRUCTION



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:** This project is an on-going annual effort to improve and preserve the City streets. In other words, this is the City's Pavement Preservation Program. Generally, the proposed work falls into one of two categories: Resurfacing or Rehabilitation. Resurfacing involves performing localized concrete repairs; base repairs; asphalt leveling; and crack sealing of the existing street before a new surface is applied. This is commonly called the "prep work" for a resurfacing project. The new surface applied will be slurry seal, microsurfacing, or a mill and overlay. Slurry seal and microsurfacing represent applying a thick layer of oil and sand mixture onto the surface of the street after all the "prep work" is completed. Microsurfacing is essentially the same as a slurry seal, but the layer of oil and sand applied is thicker and the sand has larger particles. Microsurfacing is used on higher volume roadways than local, residential streets. A mill and overlay involves grinding off part of the existing pavement surface, then placing a new layer of pavement on top. Mill and Overlays are done on higher volume roadways with significant amounts of truck or

**Start Date:**

**Completion Date:**

**Project Forecast**

	<b>Prior Appropriation</b>						<b>Total Cost</b>
	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	
<b>Funding Source</b>							
Bonds	\$ -	\$ 1,480,400	\$ 422,000	\$ 1,930,000		\$ 1,900,000	\$ 5,732,400
GF (public works)	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 2,700,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 1,780,400	\$ 722,000	\$ 2,230,000	\$ 300,000	\$ 3,400,000	\$ 8,432,400

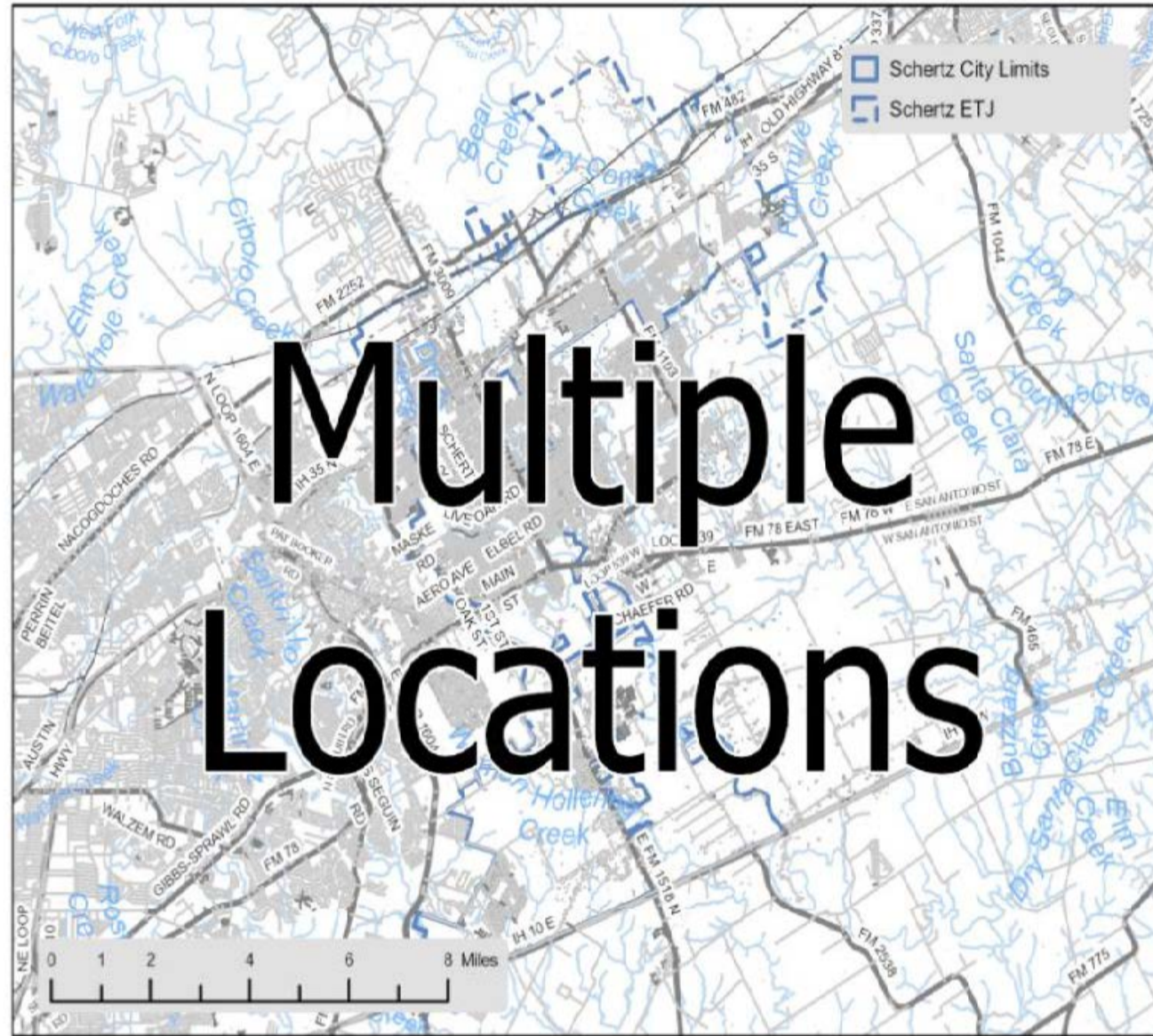
	<b>Prior Expenditure</b>						<b>Total Expenditure</b>
	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	
<b>Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 230,000	\$ 122,000	\$ 230,000	\$ -	\$ 510,000	\$ 1,092,000
Construction	\$ -	\$ 1,550,400	\$ 600,000	\$ 2,000,000	\$ 300,000	\$ 2,890,000	\$ 7,340,400
<b>Total Expenditure</b>	\$ -	\$ 1,780,400	\$ 722,000	\$ 2,230,000	\$ 300,000	\$ 3,400,000	\$ 8,432,400

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Rehabilitate the streets in the subdivision. Rehabilitation means removing the existing pavement; stabilizing the remaining material; and placing a new layer of asphalt on the surface. The streets in the project are: Charleston; Columbia; Foxbriar Ln; Wimbledon Dr; and fairways Dr. This is the street portion of the Nortcliffe Country Club Estates Utility & Street Rehabiliiation project. The utility replacement will occur first, then the street rehabilitation.

**Start Date:**

**Completion Date:**

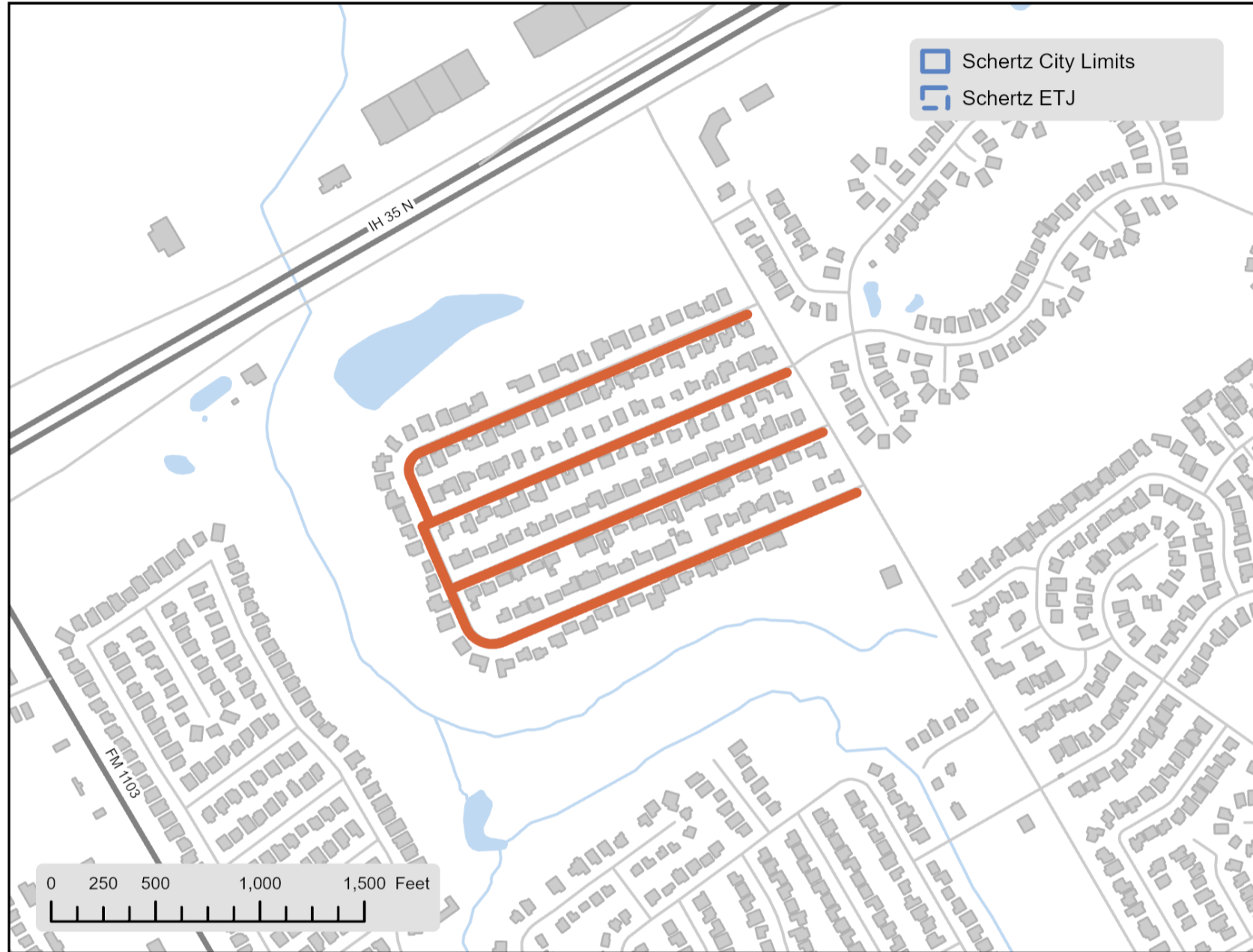
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Street Bonds	\$ -	\$ 1,701,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,701,600
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 1,701,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,701,600
<b>Expenditure</b>	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 101,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,600
Construction	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
<b>Total Expenditure</b>	\$ -	\$ 1,701,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,701,600

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTHCLIFFE COUNTRY CLUB ESTATES  
SUBDIVISION

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Perform base repairs and minor concrete repairs, then mill and overlay the surface with a new layer of pavement.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000
Construction	\$ -	\$ 1,270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,270,000
<b>Total Expenditure</b>	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SAVANNAH DRIVE

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

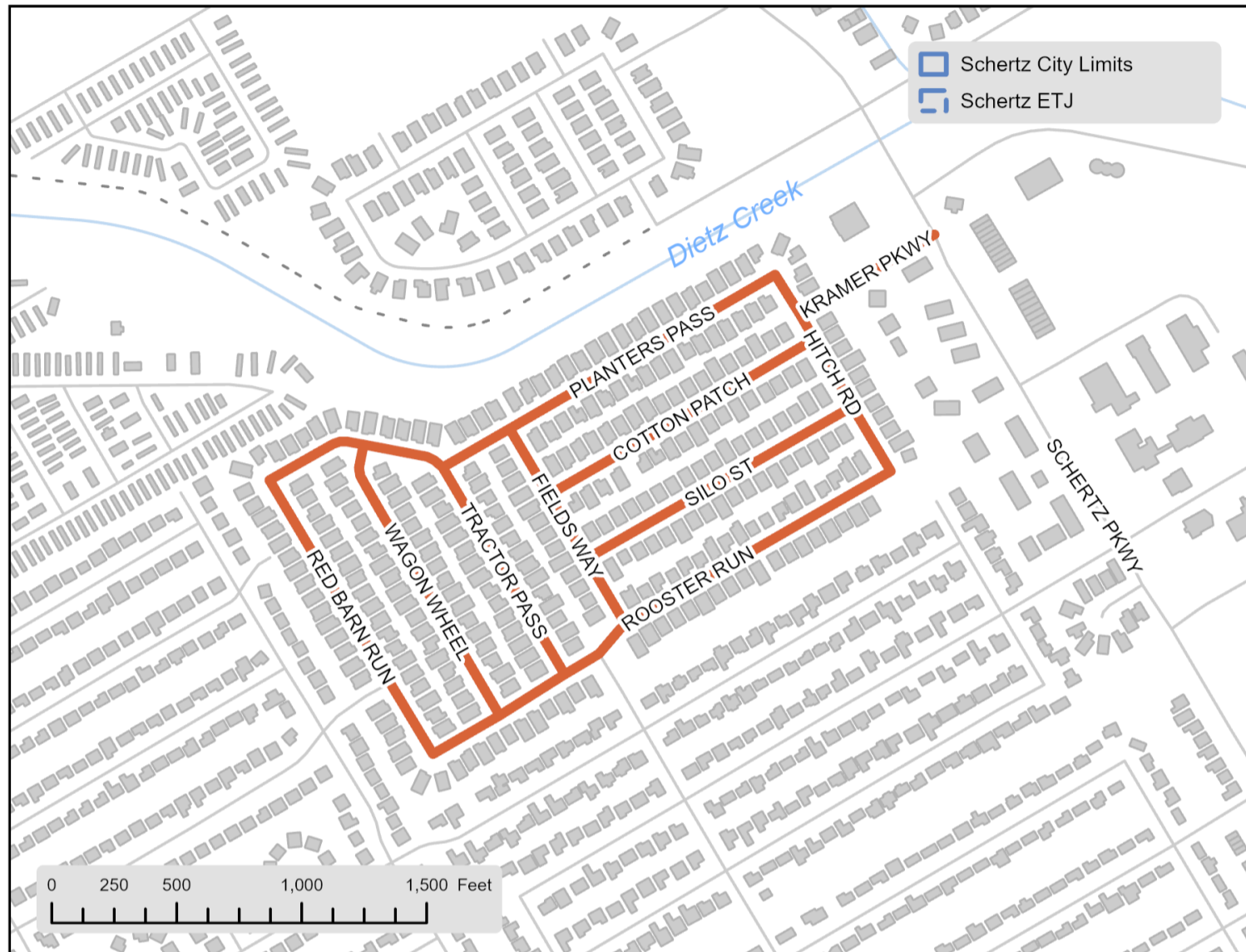
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ 4,550,000	\$ -	\$ -	\$ -	\$ -	\$ 4,550,000
General Fund	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 4,800,000	\$ -	\$ -	\$ -	\$ -	\$ 4,800,000
<b>Expenditure</b>	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ 720,000
Construction	\$ -	\$ -	\$ 4,080,000	\$ -	\$ -	\$ -	\$ -	\$ 4,080,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 4,800,000	\$ -	\$ -	\$ -	\$ -	\$ 4,800,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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KRAMER FARM REHABILITATION



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the streets.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ 675,000
Construction	\$ -	\$ -	\$ 3,825,000	\$ -	\$ -	\$ -	\$ -	\$ 3,825,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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COUNTRY CLUB RECONSTRUCTION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ 4,230,000	\$ -	\$ -	\$ 9,800,000	\$ 14,030,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ 4,230,000	\$ -	\$ -	\$ 9,800,000	\$ 14,030,000

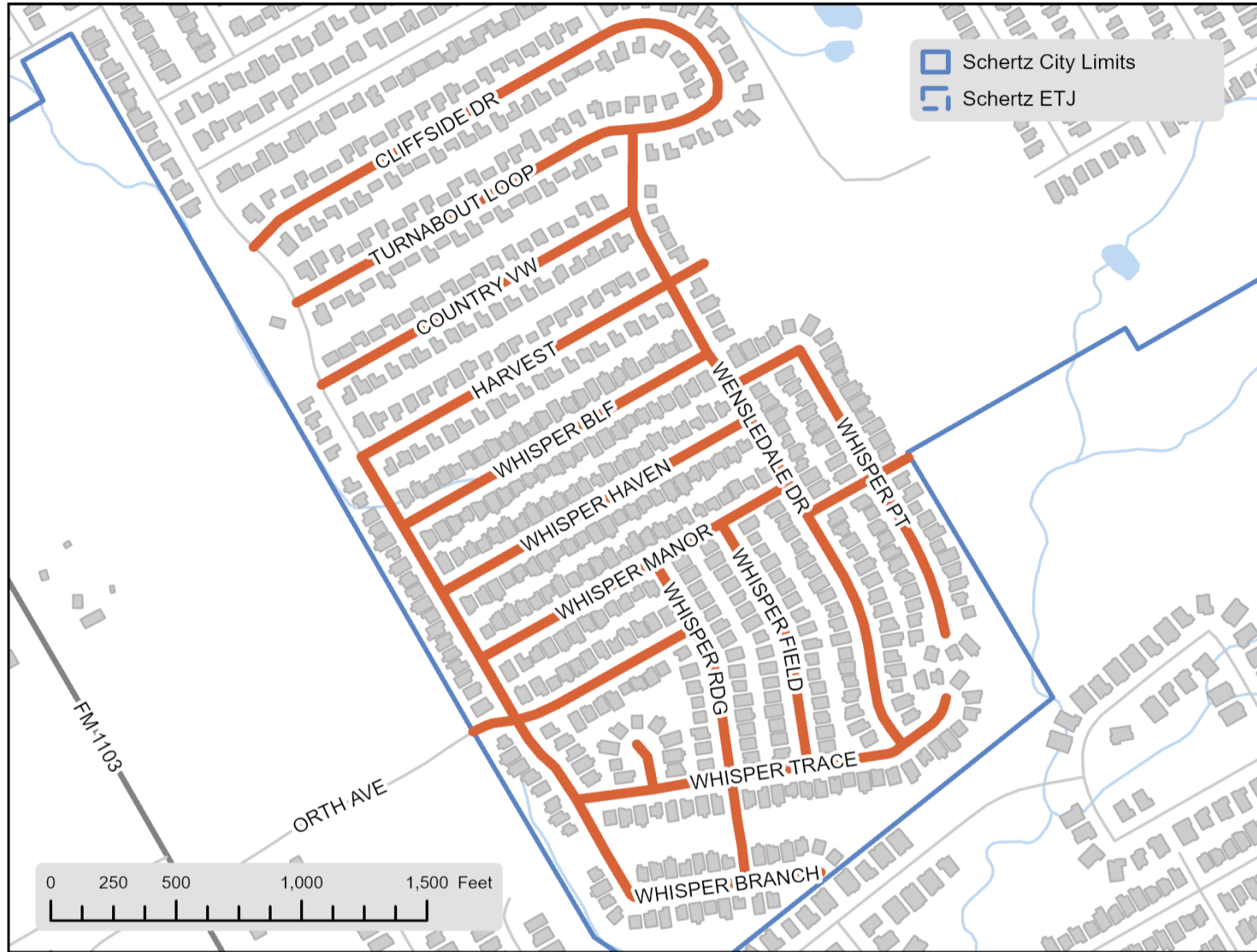
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ 634,500	\$ -	\$ -	\$ 1,470,000	\$ 2,104,500
Construction	\$ -	\$ -	\$ -	\$ 3,595,500	\$ -	\$ -	\$ 8,330,000	\$ 11,925,500
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ 4,230,000	\$ -	\$ -	\$ 9,800,000	\$ 14,030,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTHCLIFFE EAST COMMUNITY  
REHABILITATION



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the street.

**Start Date:**

**Completion Date:**

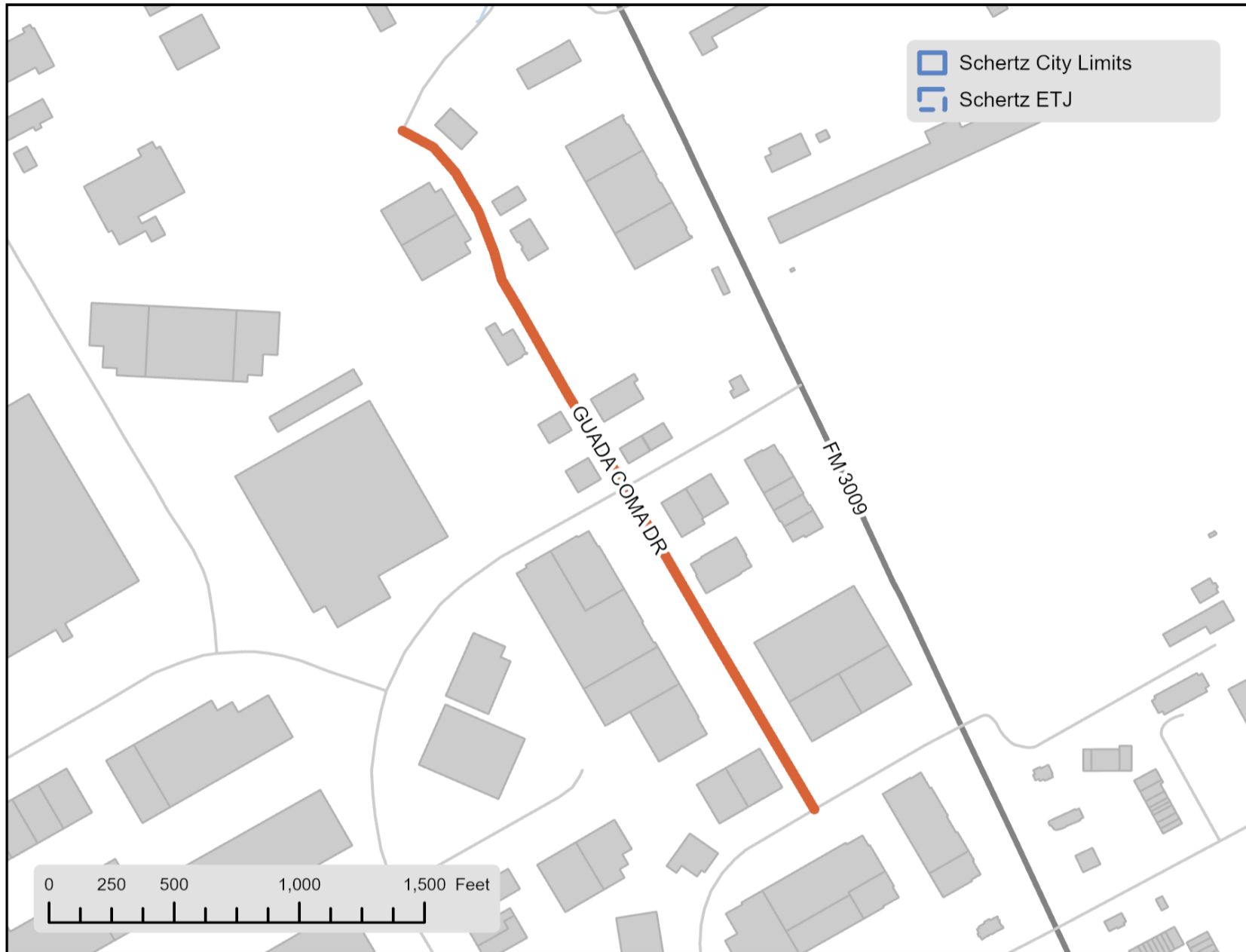
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ 4,320,000	\$ -	\$ -	\$ -	\$ 4,320,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ 4,320,000	\$ -	\$ -	\$ -	\$ 4,320,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ 648,000	\$ -	\$ -	\$ -	\$ 648,000
Construction	\$ -	\$ -	\$ -	\$ 3,672,000	\$ -	\$ -	\$ -	\$ 3,672,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ 4,320,000	\$ -	\$ -	\$ -	\$ 4,320,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GUADA COMA RECONSTRUCTION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

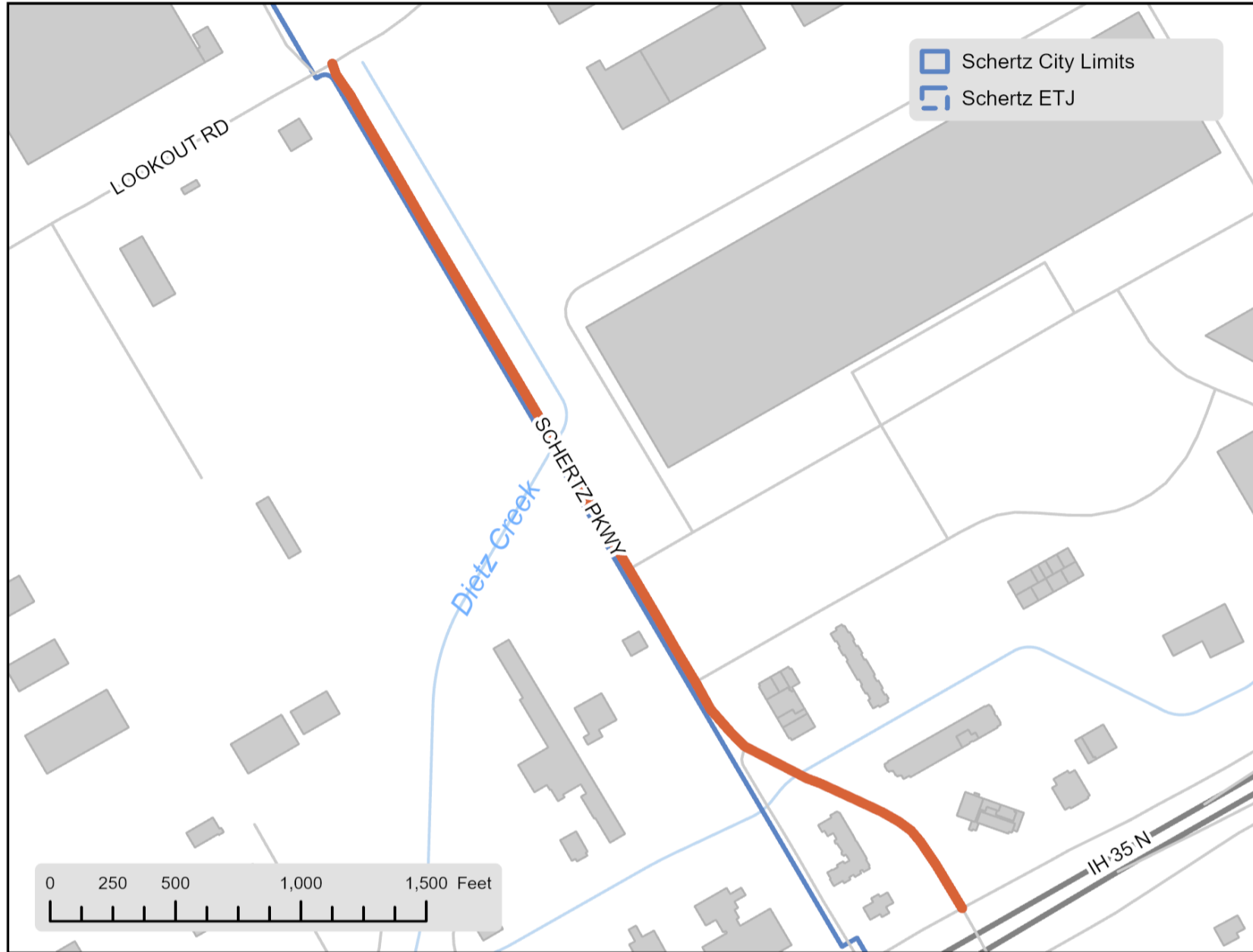
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ 4,900,000	\$ -	\$ -	\$ -	\$ 4,900,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ 4,900,000	\$ -	\$ -	\$ -	\$ 4,900,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ 735,000	\$ -	\$ -	\$ -	\$ 735,000
Construction	\$ -	\$ -	\$ -	\$ 4,165,000	\$ -	\$ -	\$ -	\$ 4,165,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ 4,900,000	\$ -	\$ -	\$ -	\$ 4,900,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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SCHERTZ PARKWAY RECONSTRUCTION



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the street.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ 5,850,000	\$ -	\$ 3,250,000	\$ 9,100,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ 5,850,000	\$ -	\$ 3,250,000	\$ 9,100,000

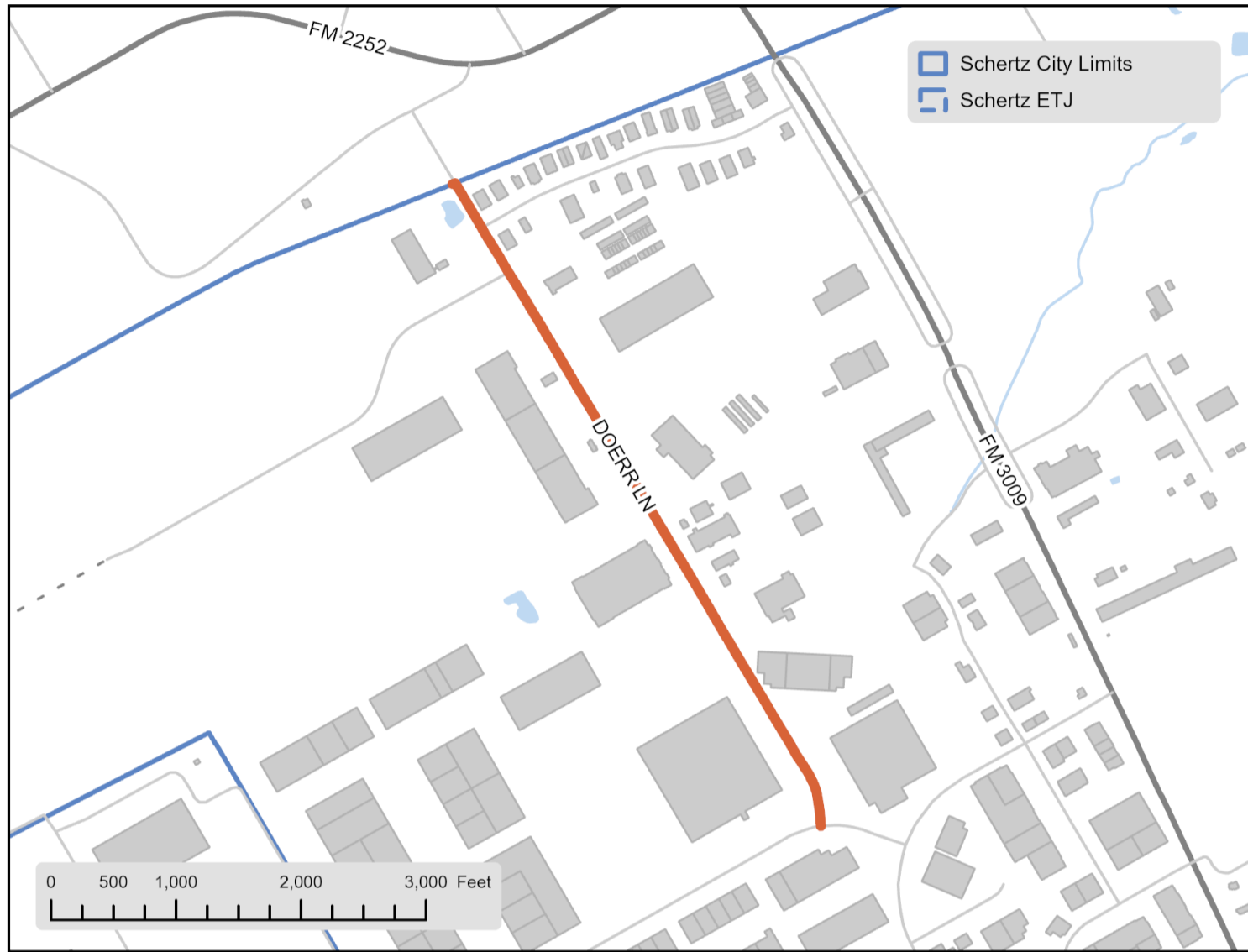
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 870,000	\$ -	\$ 325,000	\$ 1,195,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ 4,980,000	\$ -	\$ 2,925,000	\$ 7,905,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ 5,850,000	\$ -	\$ 3,250,000	\$ 9,100,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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DOERR LANE



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Rehabilitation involves localized concrete repairs; removing the existing pavement; stabilizing the material underneath with cement or lime; and placing a new layer of pavement on the street. Rehabilitation is used on streets where the condition has deteriorated to a point where resurfacing isn't cost effective and the street doesn't need full reconstruction. Once a street is "rehabilitated," the street can be reserved in future years by resurfacing. The streets will be completed via multiple, back to back projects after the utility replacement is completed.

**Start Date:**

**Completion Date:**

**Project Forecast**

Funding Source	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Bonds	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 19,800,000	\$ 21,400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 19,800,000	\$ 21,400,000

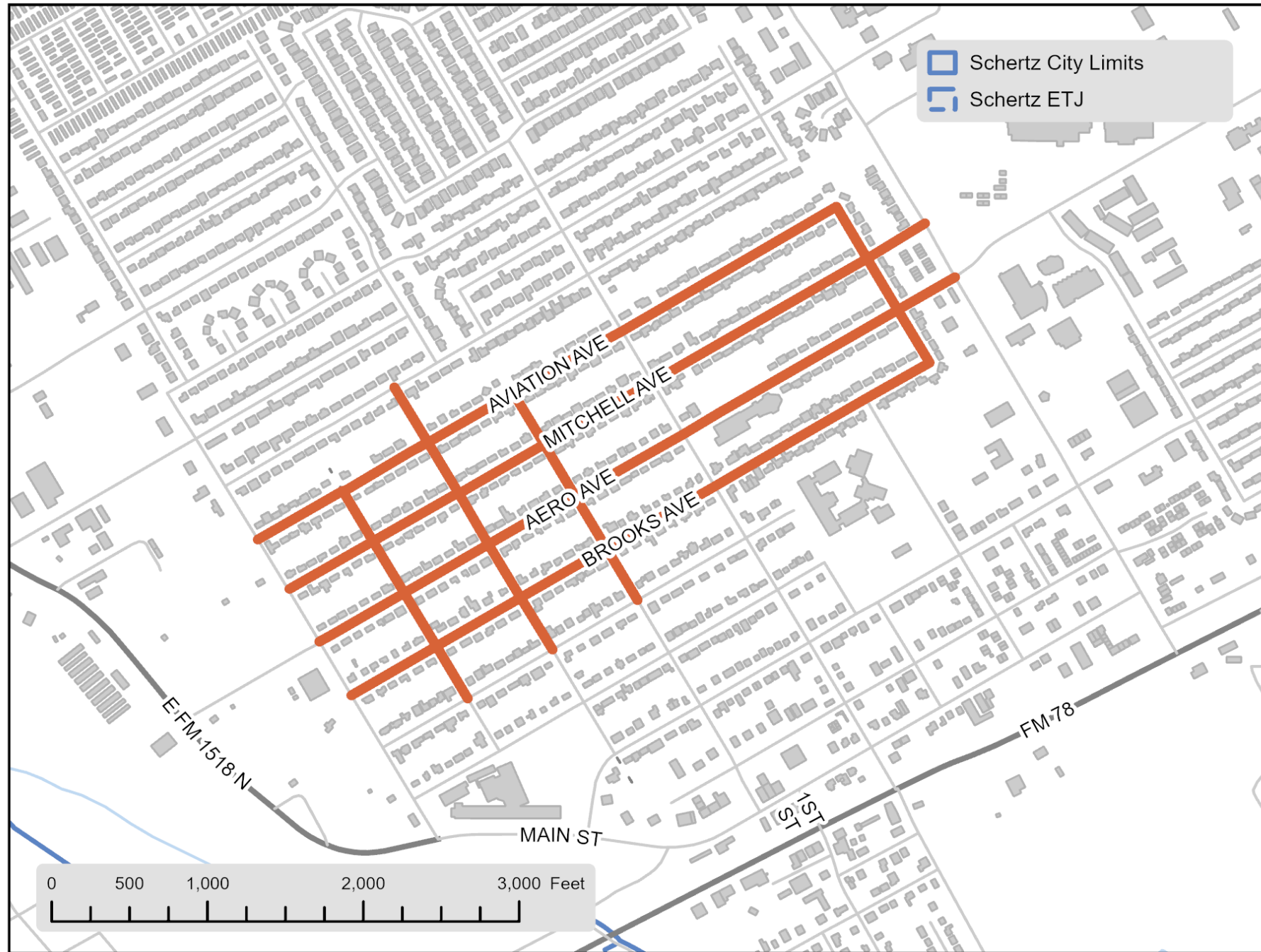
Expenditure	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ 3,200,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,200,000	\$ 18,200,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 19,800,000	\$ 21,400,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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AVIATION HEIGHTS REHABILITATION  
(NORTHERN HALF)

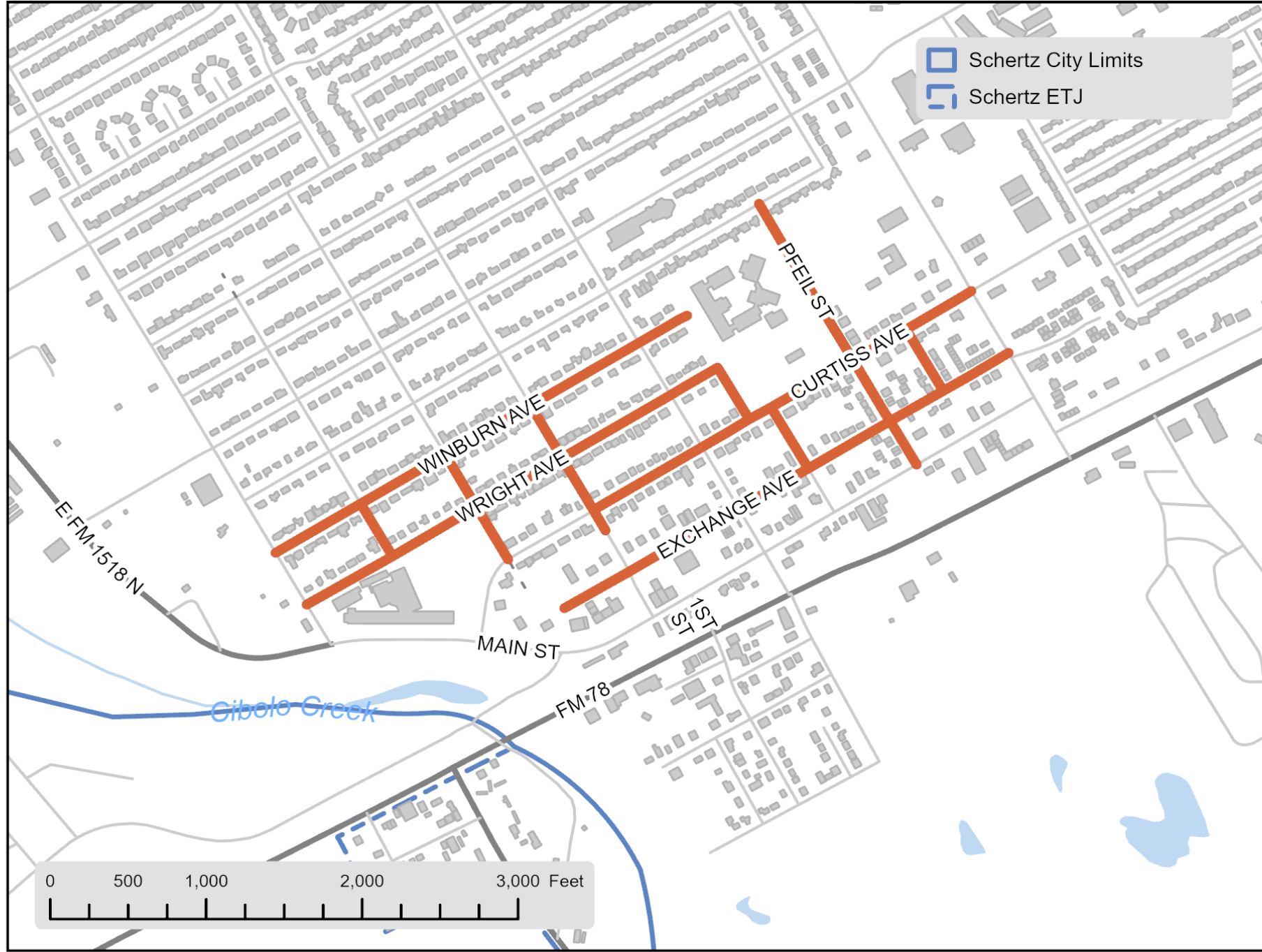
**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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AVIATION HEIGHTS REHABILITATION  
(SOUTHERN HALF)

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the street.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

	Prior Expenditure								
<b>Expenditure</b>									
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ 900,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

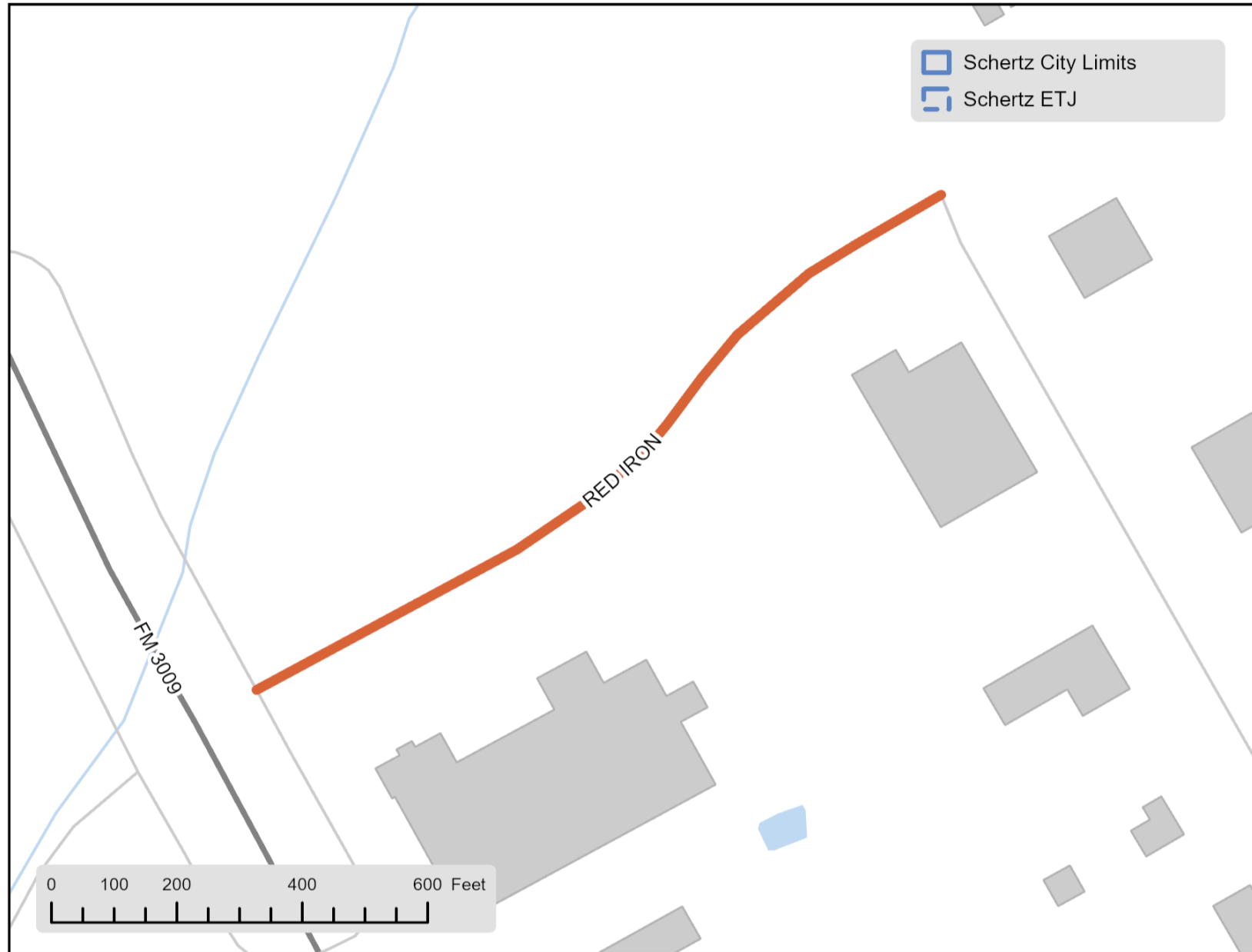


# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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RED IRON

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Reconstruction of the street.

**Start Date:**

**Completion Date:**

**Project Forecast**

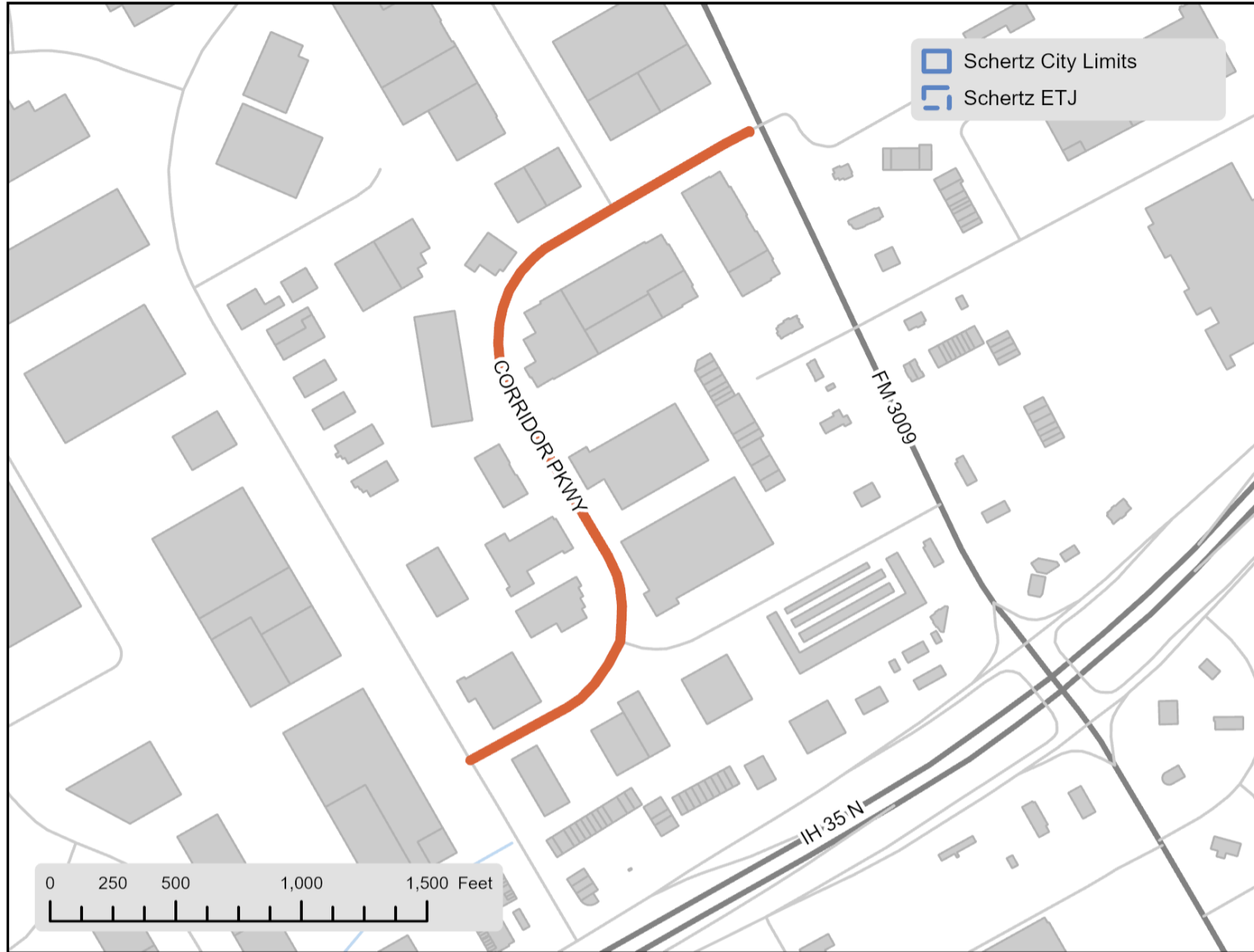
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400,000	\$ 3,400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400,000	\$ 3,400,000

	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,000	\$ 510,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,890,000	\$ 2,890,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400,000	\$ 3,400,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CORRIDOR PARKWAY RECONSTRUCTION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Reconstruct Columbia from Country Club Boulevard to Fred Couples. The project also includes reconstruction of Tamaron, Brookline, and Goebel. The existing pavement section will be removed and replaced with a stronger pavement section. The subgrade will be treated to reduce ground movement underneath the new pavement section.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000	\$ 5,400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000	\$ 5,400,000

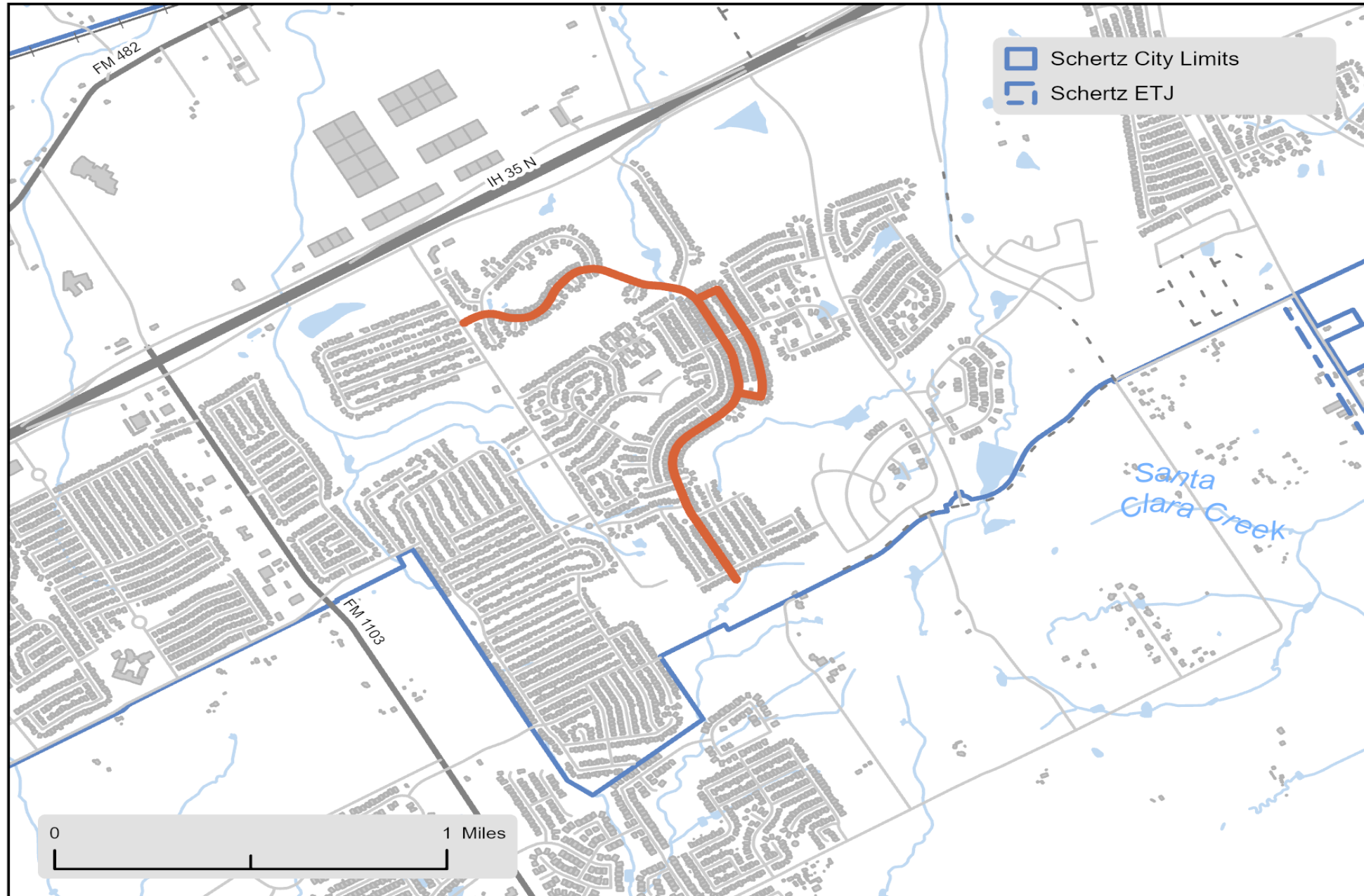
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$ 810,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,590,000	\$ 4,590,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000	\$ 5,400,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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COLUMBIA DRIVE RECONSTRUCTION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Widen and improve Graytown Road between Boenig and IH-10 as shown in the Master Thoroughfare Plan. Project anticipates using Capital Recovery and AAMPO funds for construction.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640,000	\$ 1,640,000
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,580,000	\$ 1,580,000
Impact Fee Area 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000
Impact Fee Area 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400,000	\$ 4,400,000

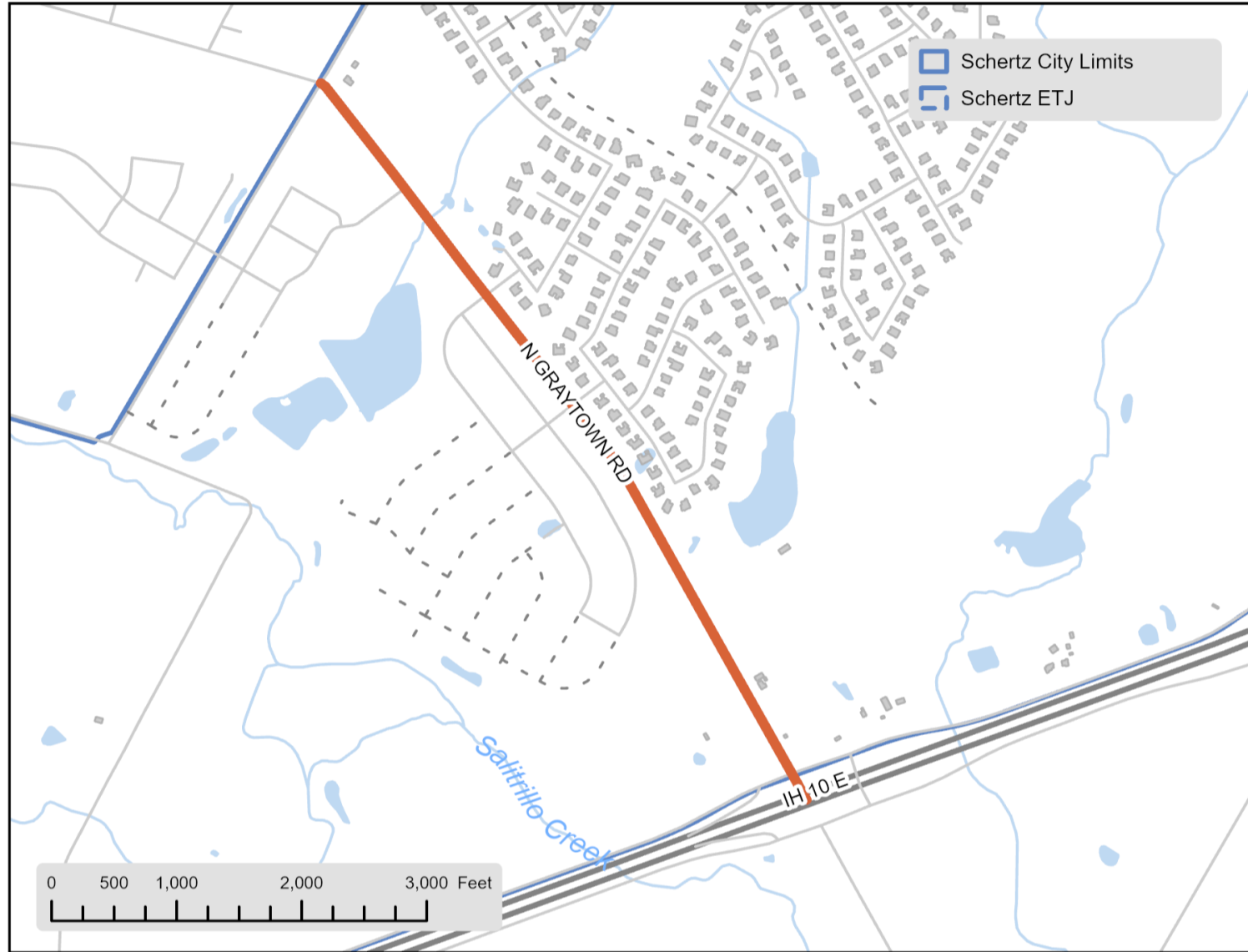
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,000	\$ 210,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 419,000	\$ 419,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,771,000	\$ 3,771,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400,000	\$ 4,400,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GRAYTOWN ROAD IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,395,750	\$ 3,395,750
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,994,250	\$ 2,994,250
Capital Recovery Area 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,615,000	\$ 1,615,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,005,000	\$ 8,005,000
<b>Expenditure</b>								
	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 240,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 776,500	\$ 776,500
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,988,500	\$ 6,988,500
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,005,000	\$ 8,005,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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LIVE OAK EXTENSION AND MASKE RD  
IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Reconstruction of Old Wiederstein Rd between Cibolo Valley Drive and FM 1103 to the secondary arterial street section identified in the Master Thoroughfare Plan. Extension of Wiederstein road from FM 3009 to Cibolo Valley Drive as shown in the Master Thoroughfare Plan. Project anticipates using Capital Recovery and AAMPO funds for construction.

**Start Date:**

**Completion Date:**

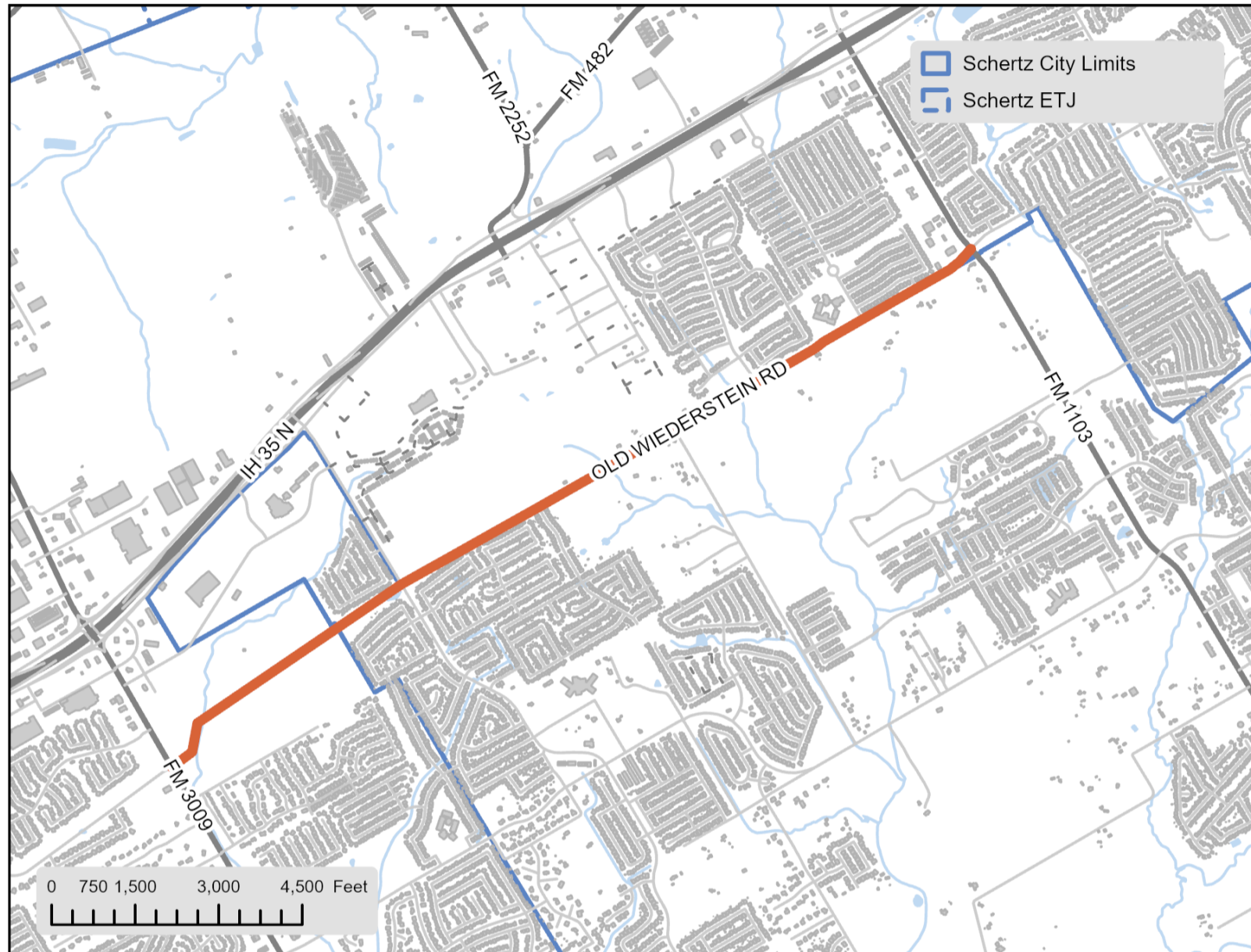
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,826,050	\$ 5,826,050
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,855,750	\$ 6,855,750
Impact Fee Area 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,375,200	\$ 3,375,200
Impact Fee Area 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 843,000	\$ 843,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,900,000	\$ 16,900,000
<b>Expenditure</b>								
	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,665,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523,500	\$ 1,523,500
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,711,500	\$ 13,711,500
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,900,000	\$ 16,900,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WIEDERSTEIN ROAD RECONSTRUCTION  
AND EXTENSION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Widen and reconstruct Pfeil Rd to the collector street section identified in the Master Thoroughfare Plan. The project anticipates using Capital Recovery and AAMPO funds for construction.

**Start Date:**

**Completion Date:**

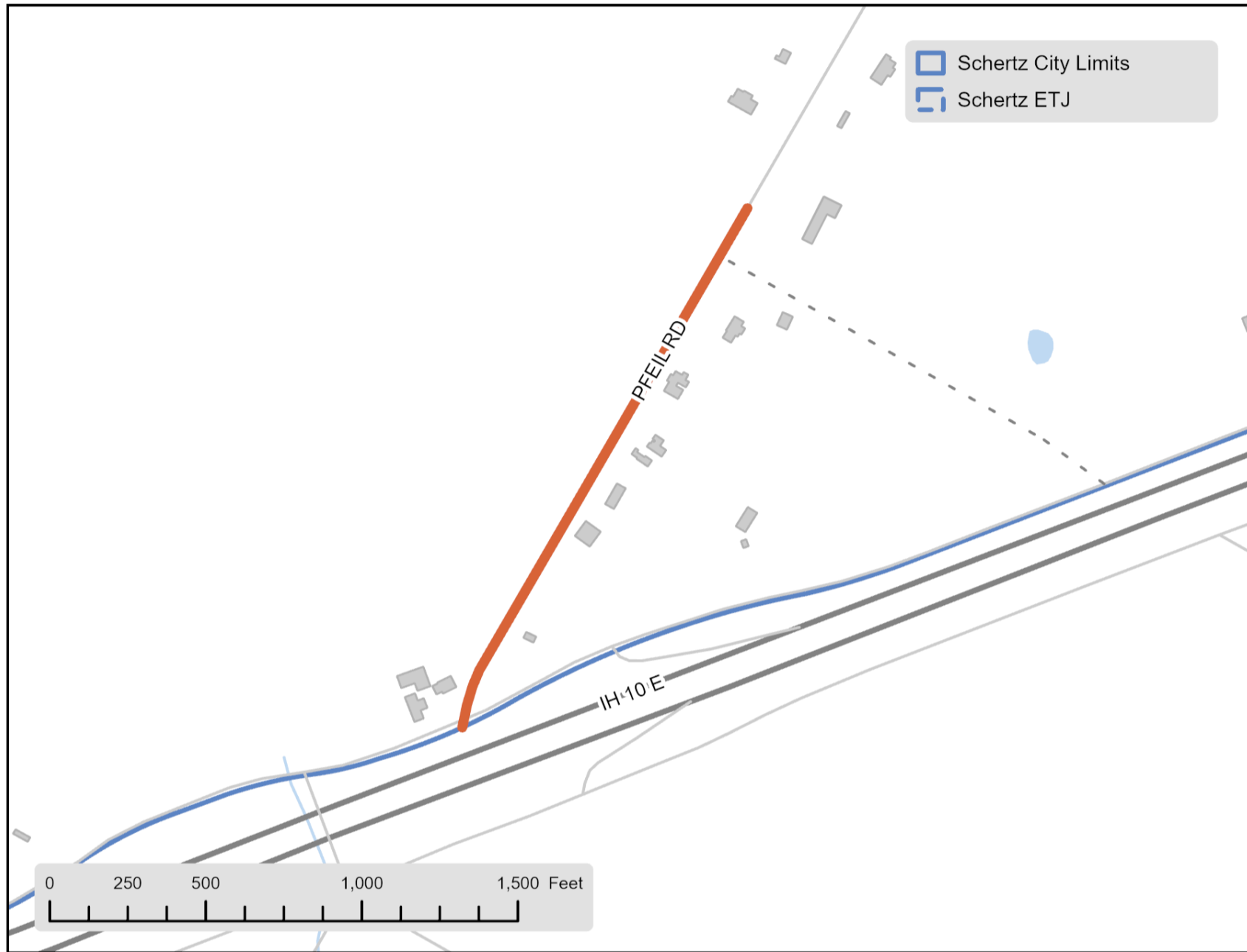
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 534,000	\$ 534,000
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,000	\$ 679,000
Capital Recovery Area 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 387,000	\$ 387,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ 1,600,000
<b>Expenditure</b>								
<b>Prior Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,000	\$ 91,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,900	\$ 150,900
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,358,100	\$ 1,358,100
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ 1,600,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PFEIL ROAD IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Widen and reconstruct Eckhardt Rd to the collector street section identified in the Master Thoroughfare Plan. The project anticipates using Capital Recovery and Capital Recovery and AAMPO funds for construction.

**Start Date:**

**Completion Date:**

**Project Forecast**

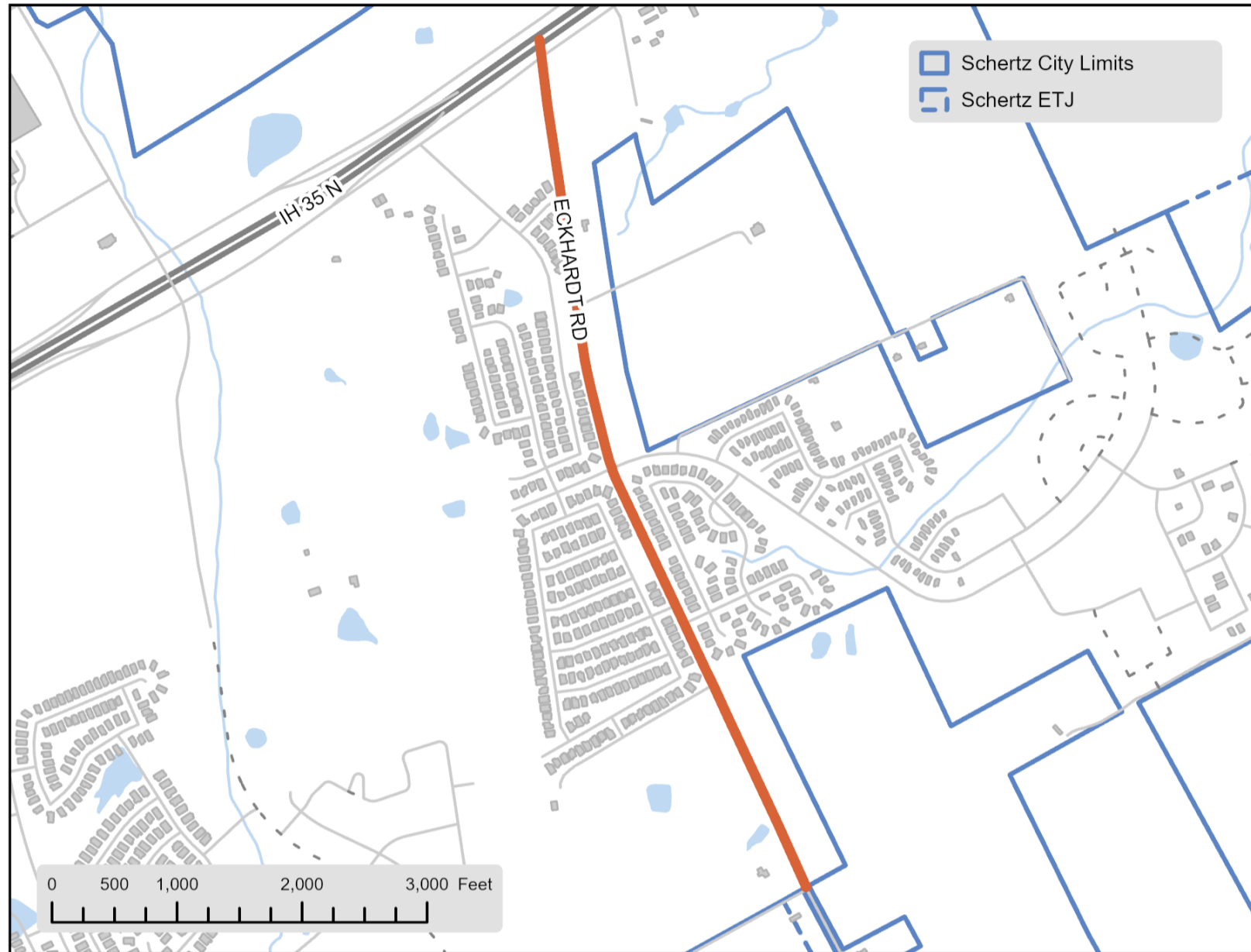
	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,184,300	\$ 2,184,300
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,855,700	\$ 2,855,700
Capital Recovery Area 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560,000	\$ 1,560,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000	\$ 6,600,000
<b>Expenditure</b>								
	<b>Prior Expenditure</b>							
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,000	\$ 254,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634,600	\$ 634,600
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,711,400	\$ 5,711,400
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000	\$ 6,600,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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ECKHARDT ROAD IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Expand Schwab Rd to principal arterial roadway section. The new roadway section will match up with the planned Comal County roadway project for the roadway to extend to State Highway 46. The project anticipates using Capital Recovery and AAMPO funds for construction.

**Start Date:**

**Completion Date:**

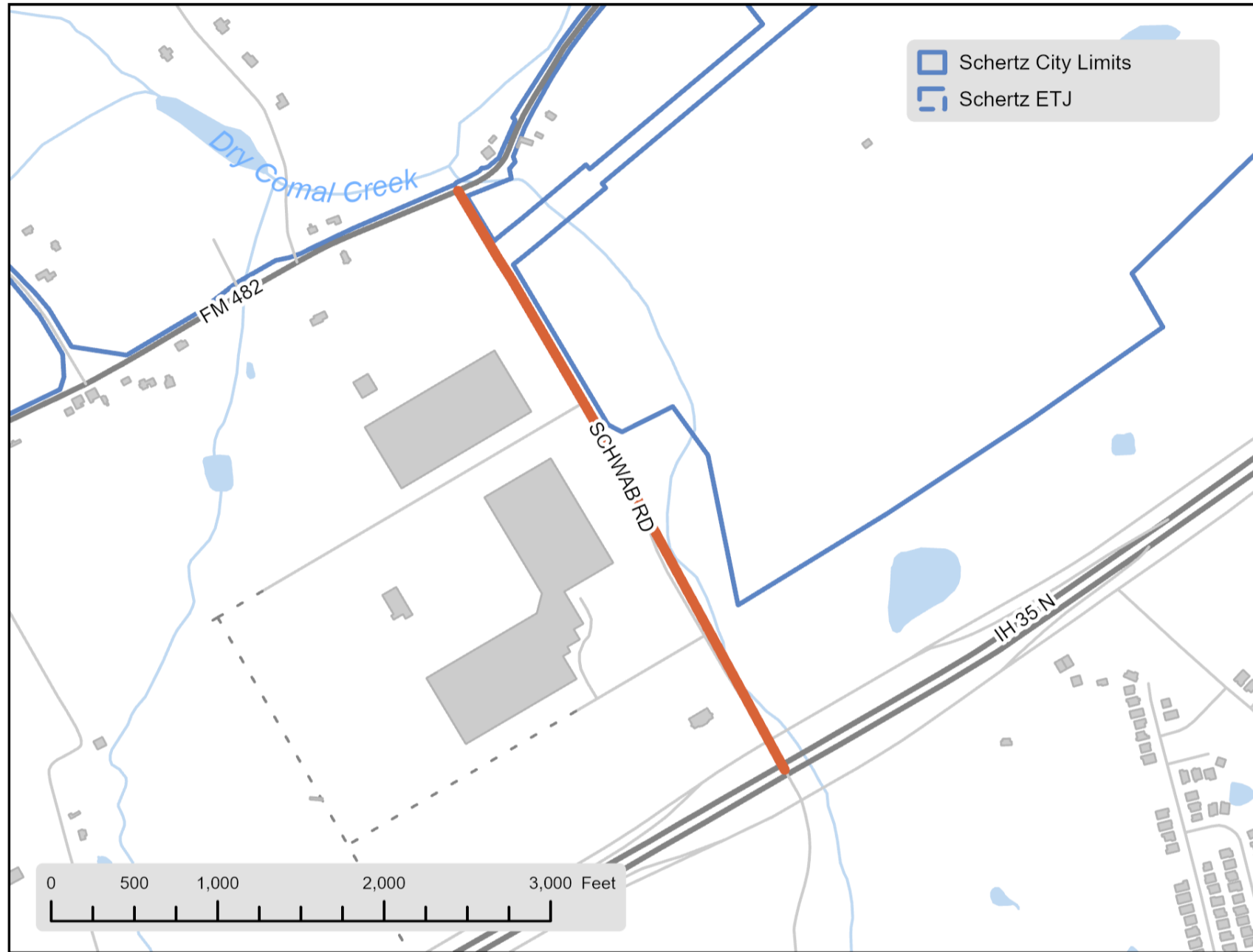
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,250,000	\$ 7,250,000
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000
Capital Recovery Area 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000	\$ 5,250,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,500,000	\$ 19,500,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,820,000	\$ 3,820,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000	\$ 1,680,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000,000	\$ 14,000,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,500,000	\$ 19,500,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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### SCHWAB ROAD IMPROVEMENTS



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The existing pavement section will be removed and replaced with a stronger pavement section capable of accommodating the existing and future traffic on the street.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000	\$ -	\$ 3,250,000	\$ 4,870,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000	\$ -	\$ 3,250,000	\$ 4,870,000

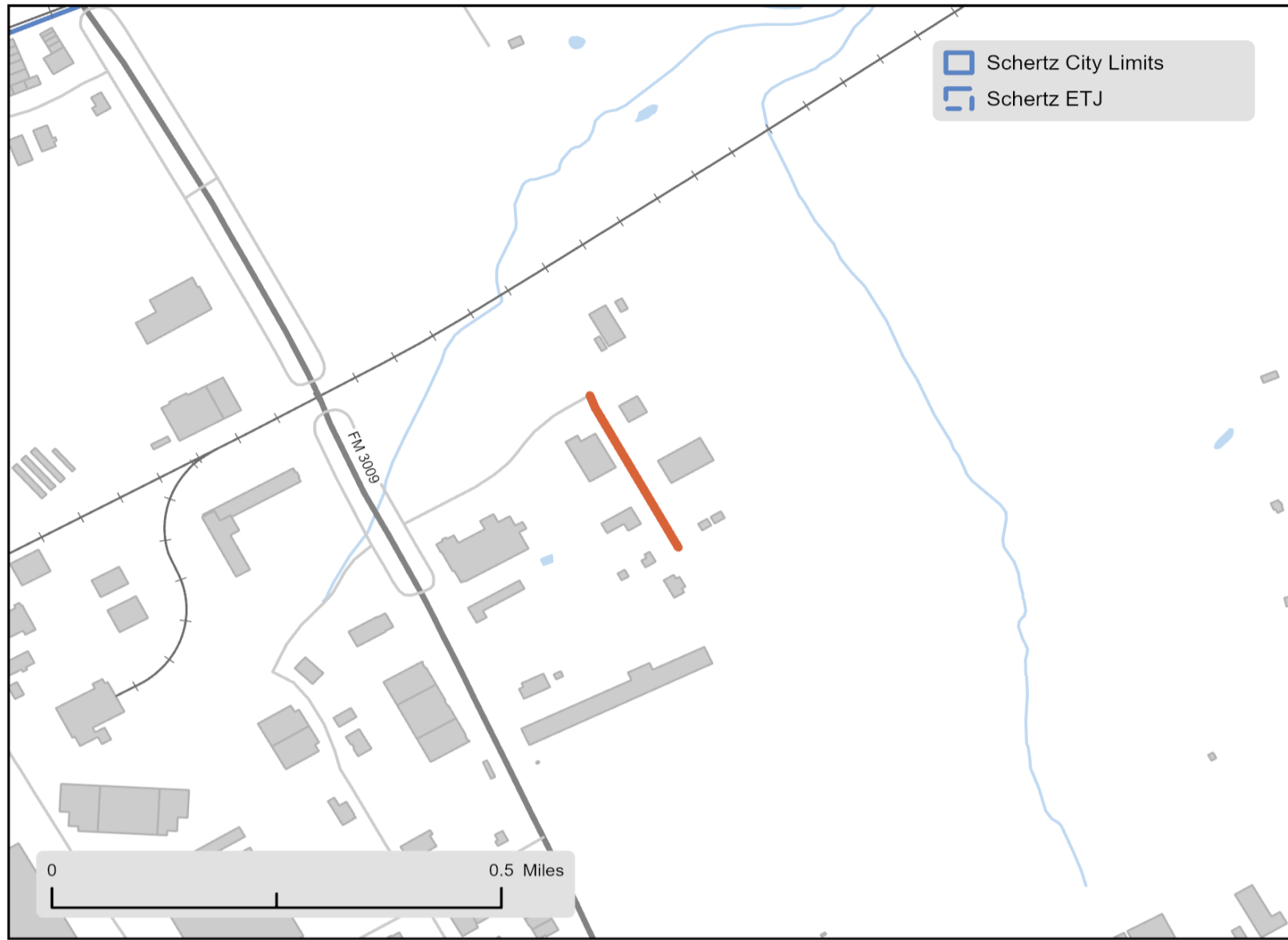
	Prior Expenditure	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 325,000	\$ 565,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ 1,380,000	\$ -	\$ 2,925,000	\$ 4,305,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000	\$ -	\$ 3,250,000	\$ 4,870,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PIPESTONE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:** Rehabilitation involves localized concrete repairs; removing the existing pavement; stabilizing the material underneath with cement or lime; and placing a new layer of pavement on the street. Rehabilitation is used on streets where the condition has deteriorated to a point where resurfacing isn't cost effective and the street doesn't need full reconstruction. Once a street is "rehabilitated," the street can be reserved in future years by resurfacing. Streets in this project include Lisa Meadows and Hillbrook Drive.

**Start Date:**

**Completion Date:**

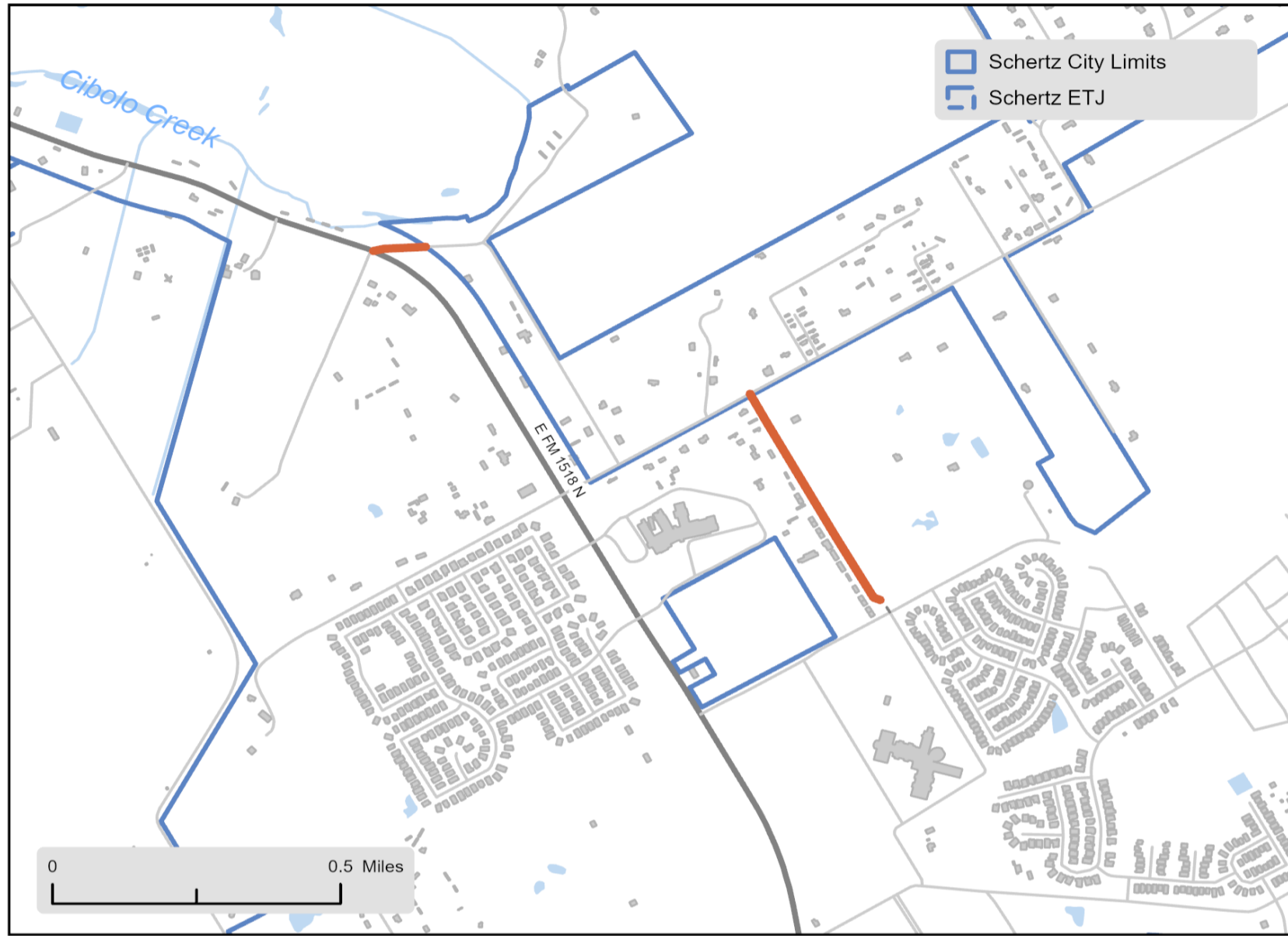
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Street Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260,000	\$ 1,260,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260,000	\$ 1,260,000
<b>Expenditure</b>								
<b>Prior Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,000	\$ 189,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,071,000	\$ 1,071,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260,000	\$ 1,260,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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LISA MEADOWS AND HILLBROOK





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# DRAINAGE

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

This project includes the removal of an existing concrete retaining wall and above ground channel and the installation of an underground drainage facility.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior										
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost			
<b>Funding Source</b>											
Drainage Reserves	\$ 100,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000			
Bonds	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Funding Source</b>	\$ 100,000	\$ 1,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000			
<b>Expenditure</b>											
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Professional Services	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000			
Construction	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000			
<b>Total Expenditure</b>	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000			



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WENDY SWAN DRAINAGE IMPROVEMENTS

**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to install underground drainage, upgrade creek outfalls and provide localized surface drainage swales.

**Start Date:**

**Completion Date:**

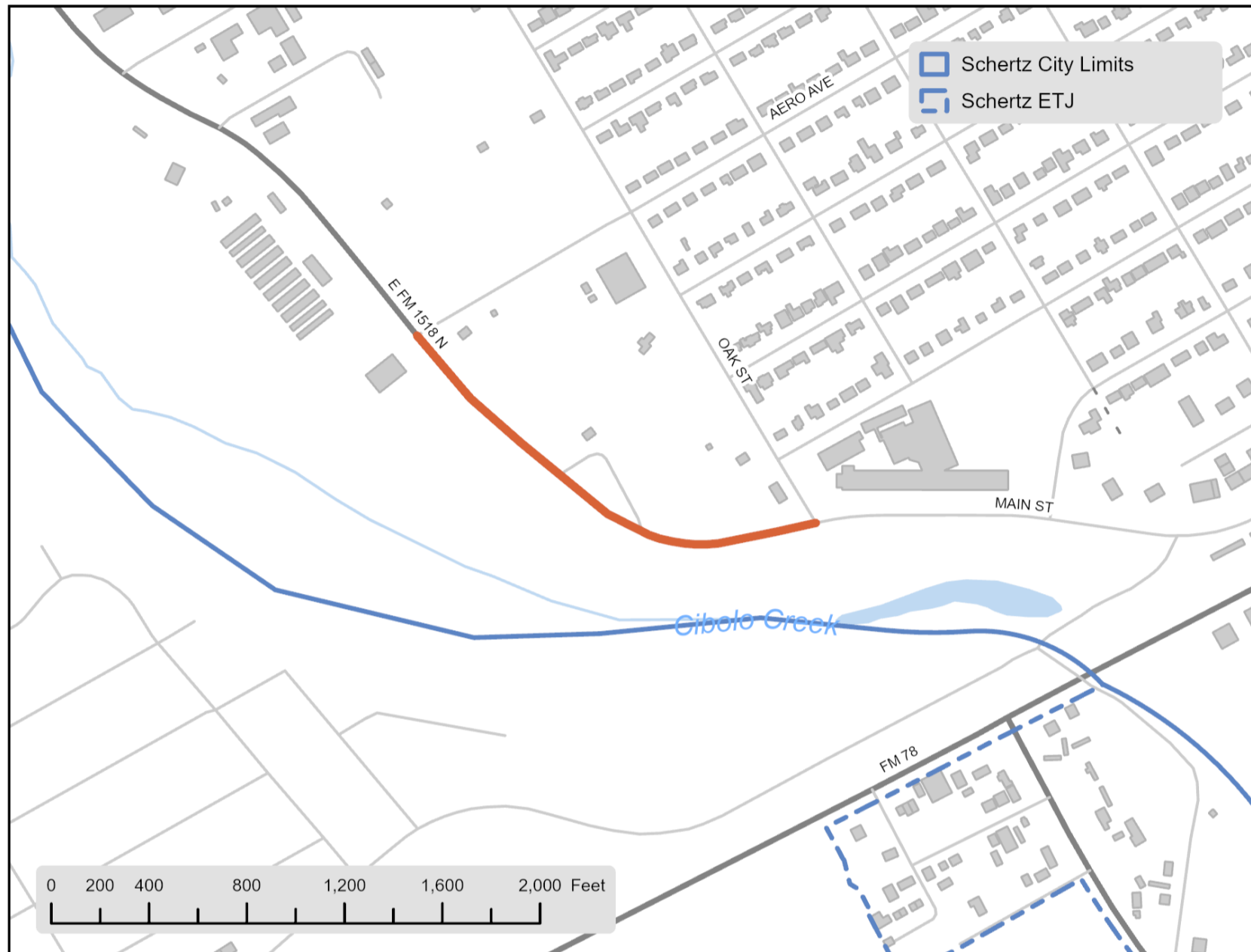
**Project Forecast**

	Prior									
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost		
<b>Funding Source</b>										
Bonds	\$ -	\$ -	\$ 4,495,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,495,000
Drainage 204-900	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 50,000	\$ -	\$ 4,495,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,545,000
<b>Expenditure</b>										
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 50,000	\$ -	\$ 395,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445,000
Construction	\$ -	\$ -	\$ 4,100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100,000
<b>Total Expenditure</b>	\$ 50,000	\$ -	\$ 4,495,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,545,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FM 1518 - CITY PARK UNDERGROUND  
DRAINAGE UPGRADE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, channel re-shaping, concrete riprap placement, maintenance access construction, and possibly culvert modification or installation.

**Start Date:**

**Completion Date:**

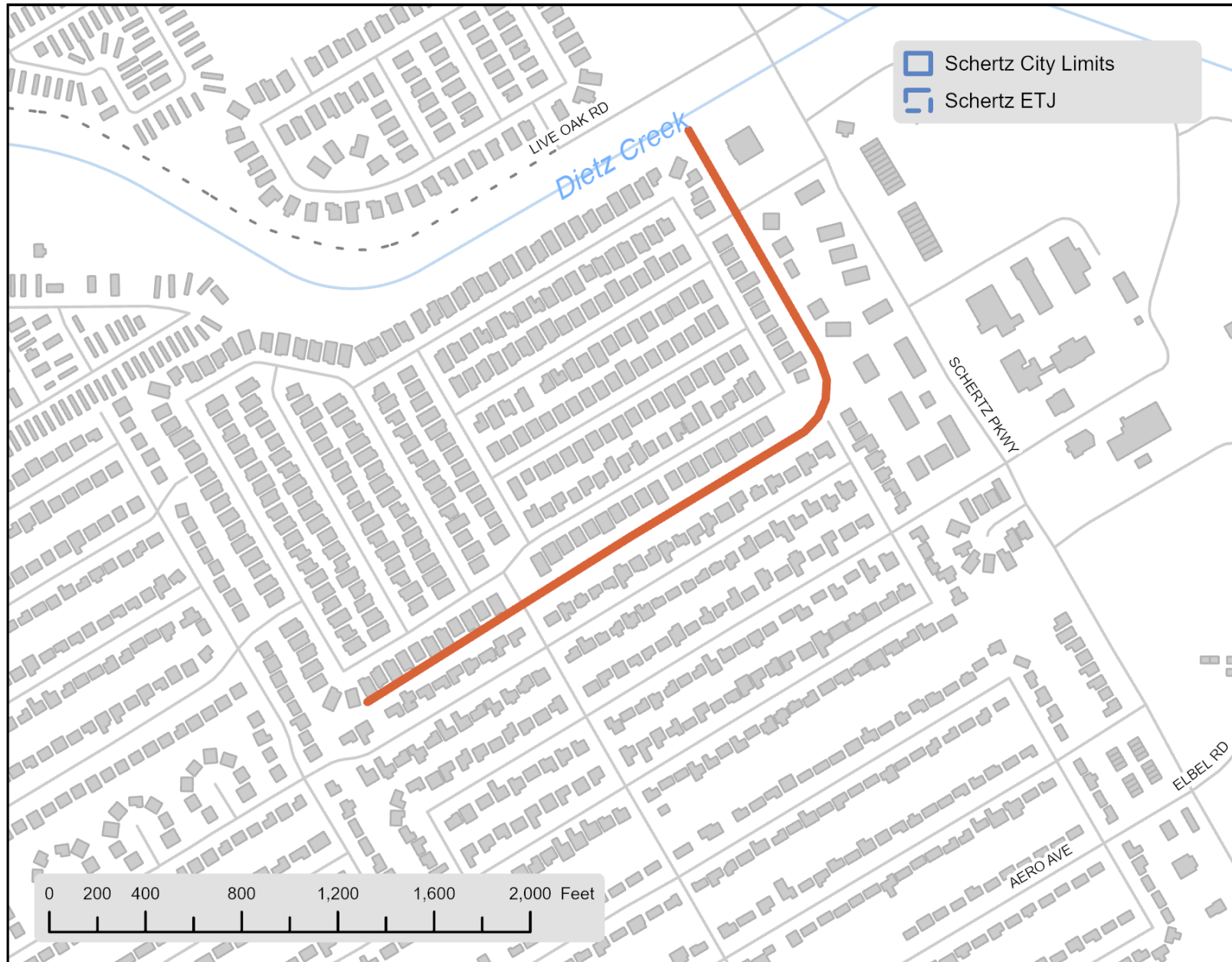
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Construction	\$ -	\$ -	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ 900,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ -	\$ -	\$ 1,000,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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KRAMER FARMS DRAINAGE  
IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Bonds	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000				
Construction	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WOODBIDGE DRAINAGE IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

<b>Project Type:</b>	Drainage	<b>Project Code:</b>	TBD
<b>Project Title:</b>	Portage Lane Culvert Replacement and Channel Rehabilitation		
<b>Project Manager:</b>	Engineering		
<b>Location Description:</b>	Portage Lane (Northcliffe) and Channel Improvements Downstream		
<b>Project Summary:</b>	Design and construction for culvert replacement, road reconstruction including sidewalk over culverts, as well as silt removal, concrete retaining walls, concrete riprap, and maintenance access. Easement acquisition is required in order for the City to properly maintain the drainage facilities.		

**Start Date:** Oct-26

**Completion Date:** Sep-28

**Project Forecast**

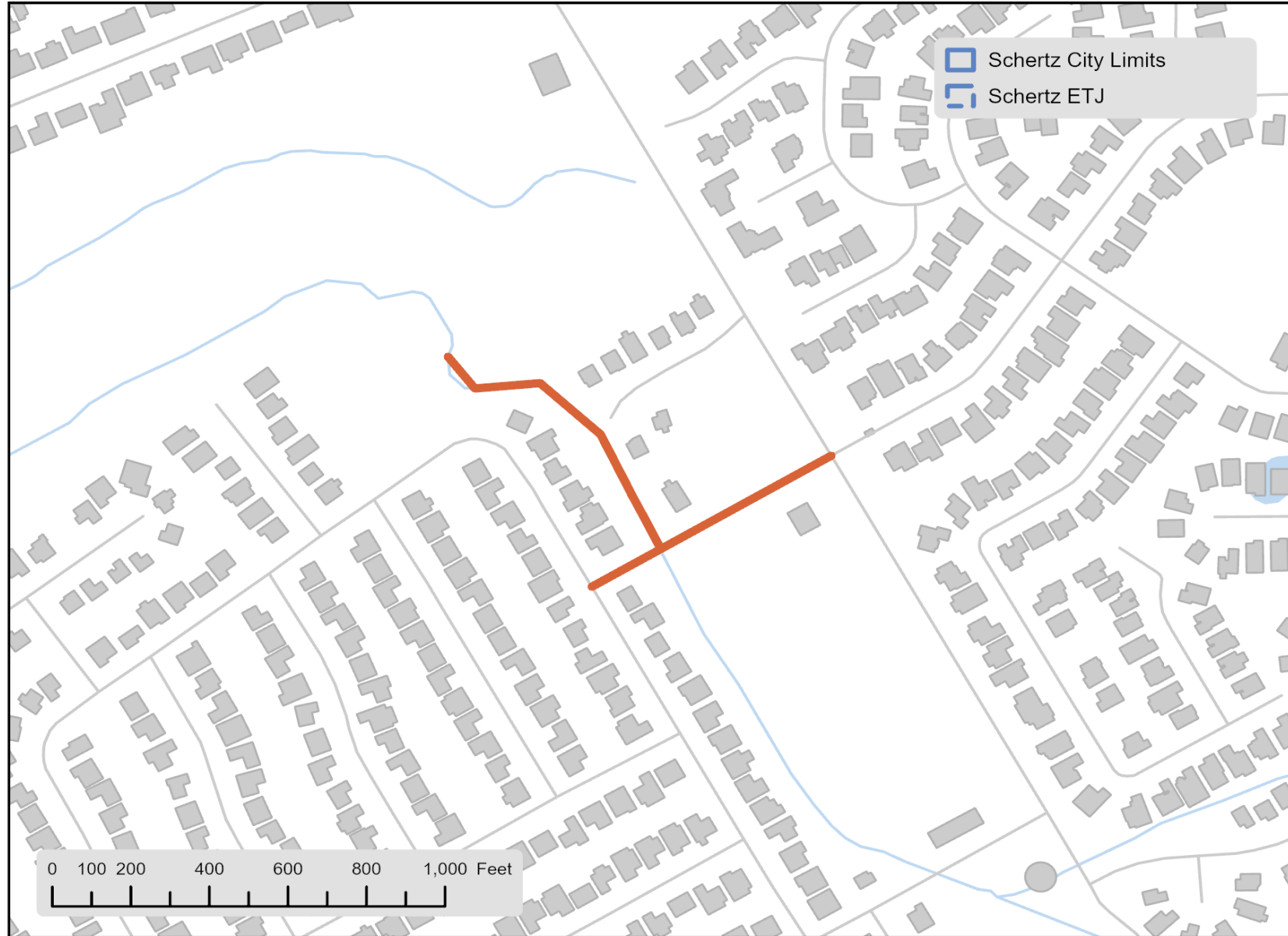
	Prior									
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost		
<b>Funding Source</b>										
Bonds	\$ -	\$ -	\$ 375,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 375,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175,000
<b>Expenditure</b>										
Land Acquisition	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Professional Services	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Construction	\$ -	\$ -	\$ 100,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 375,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PORTAGE LANE CULVERT  
REPLACEMENT AND CHANNEL  
REHABILITATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction for culvert replacement, road reconstruction including sidewalk over culverts, as well as silt removal, concrete retaining walls, concrete riprap, and maintenance access. Easement acquisition is required in order for the City to properly maintain the drainage facilities.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Bonds	\$ -	\$ -	\$ 325,000	\$ 900,000	\$ -	\$ -	\$ -	\$ 1,225,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 325,000	\$ 900,000	\$ -	\$ -	\$ -	\$ 1,225,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Professional Services	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Construction	\$ -	\$ -	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ 900,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 325,000	\$ 900,000	\$ -	\$ -	\$ -	\$ 1,225,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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MORNING DRIVE CULVERT  
REPLACEMENT AND CHANNEL  
REHABILITATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

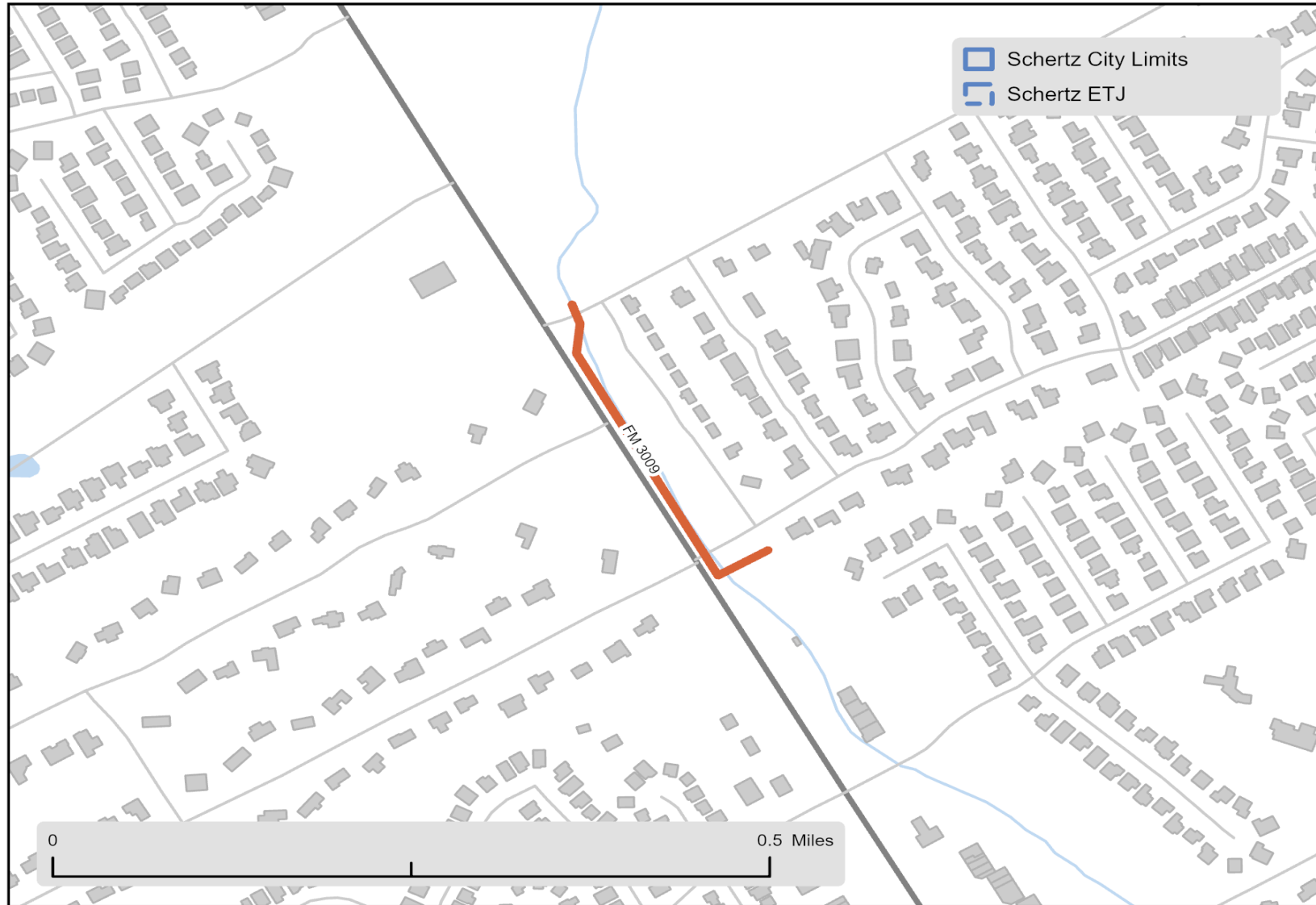
**Project Forecast**

	Prior											
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
Bonds	\$ -	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,200,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,200,000				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000				
Construction	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,200,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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OAK FOREST CHANNEL  
IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Bonds	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,700,000	\$ -	\$ -	\$ 3,000,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,700,000	\$ -	\$ -	\$ 3,000,000				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ 2,700,000	\$ -	\$ -	\$ 2,700,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,700,000	\$ -	\$ -	\$ 3,000,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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W. DIETZ FROM LOOKOUT ROAD TO  
SELMA

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, and concrete riprap placement to facilitate maintenance. Land acquisition of approximately 7 acres is included with this project.

**Start Date:**

**Completion Date:**

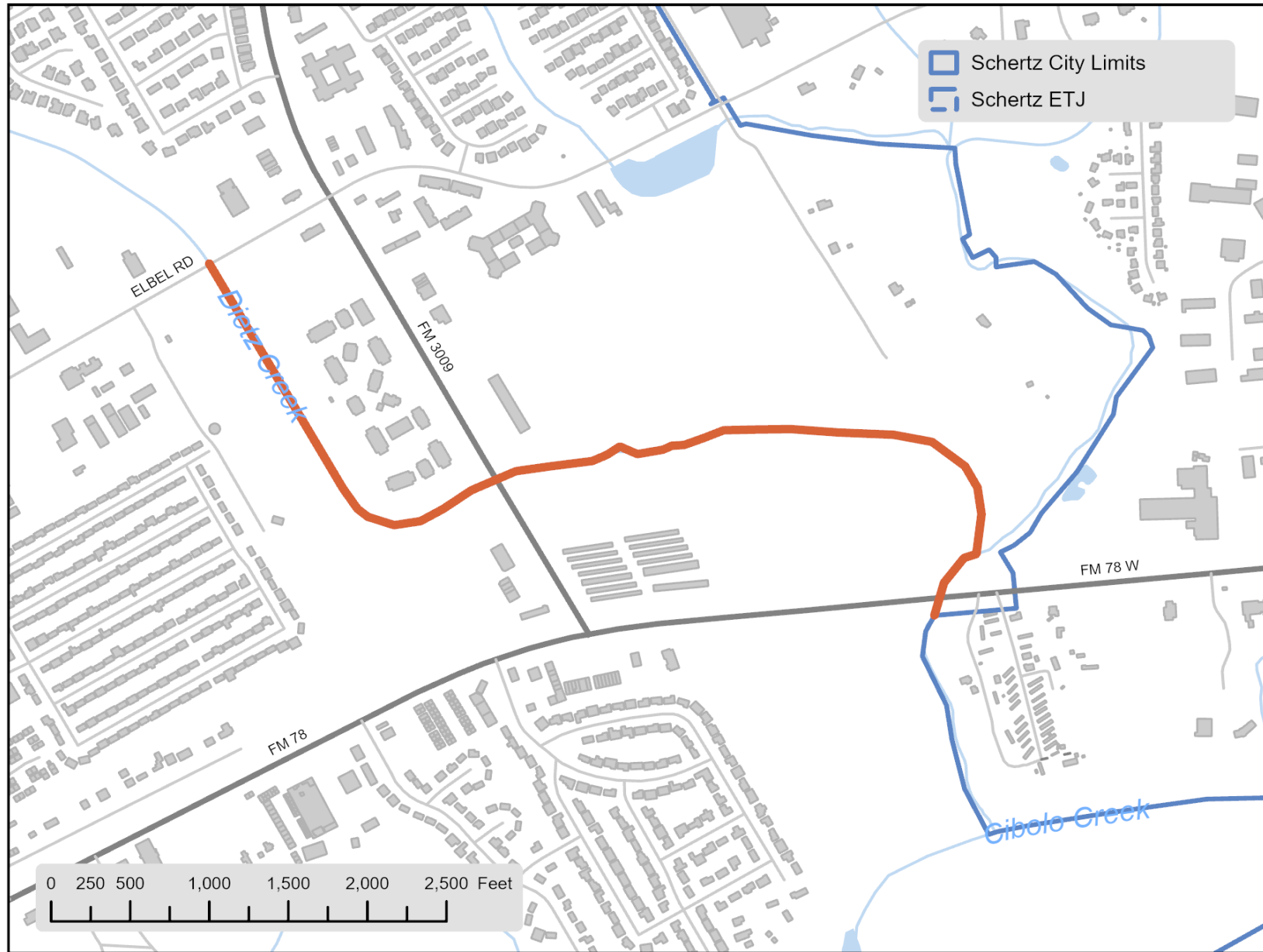
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ 1,950,000	\$ 4,500,000	\$ -	\$ 6,450,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,950,000	\$ 4,500,000	\$ -	\$ 6,450,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ -	\$ 650,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 4,500,000	\$ -	\$ 5,400,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,950,000	\$ 4,500,000	\$ -	\$ 6,450,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK DRAINAGE  
IMPROVEMENTS: ELBEL ROAD TO CITY  
LIMITS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, and concrete riprap placement to facilitate maintenance.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,600,000	\$ 5,600,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,600,000	\$ 5,600,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 100,000	\$ 600,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 4,500,000	\$ 5,000,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,600,000	\$ 5,600,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK DRAINAGE  
IMPROVEMENTS: SCHERTZ PARKWAY  
TO ELBEL ROAD

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, concrete riprap placement, outfall improvement and maintenance access.

**Start Date:**

**Completion Date:**

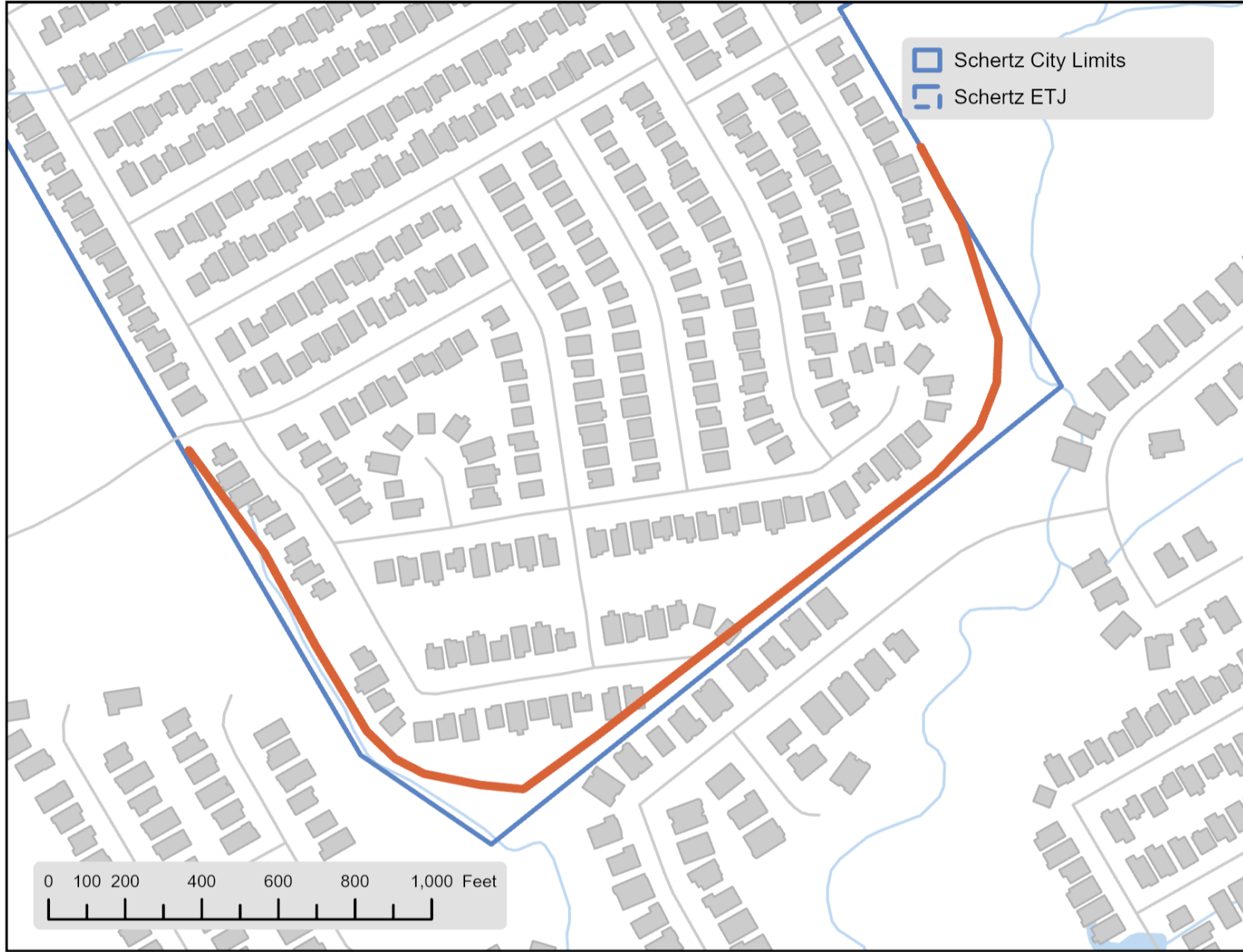
**Project Forecast**

	<b>Prior</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 105,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945,000	\$ 945,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTHCLIFFE II DRAINAGE  
IMPROVEMENTS



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

<b>Project Type:</b>	Drainage	<b>Project Code:</b>	TBD
<b>Project Title:</b>	Lazar Parkway Drainage Improvements		
<b>Project Manager:</b>	Engineering		
<b>Location Description:</b>	Lazar Parkway (Drainage Area adjacent to Ivy Pond in Reserve at Schertz)		
<b>Project Summary:</b>	Design, easement/land acquisition, and construction to include silt removal, re-shaping, concrete riprap placement, and maintenance access.		

**Start Date:** TBD

**Completion Date:** TBD

**Project Forecast**

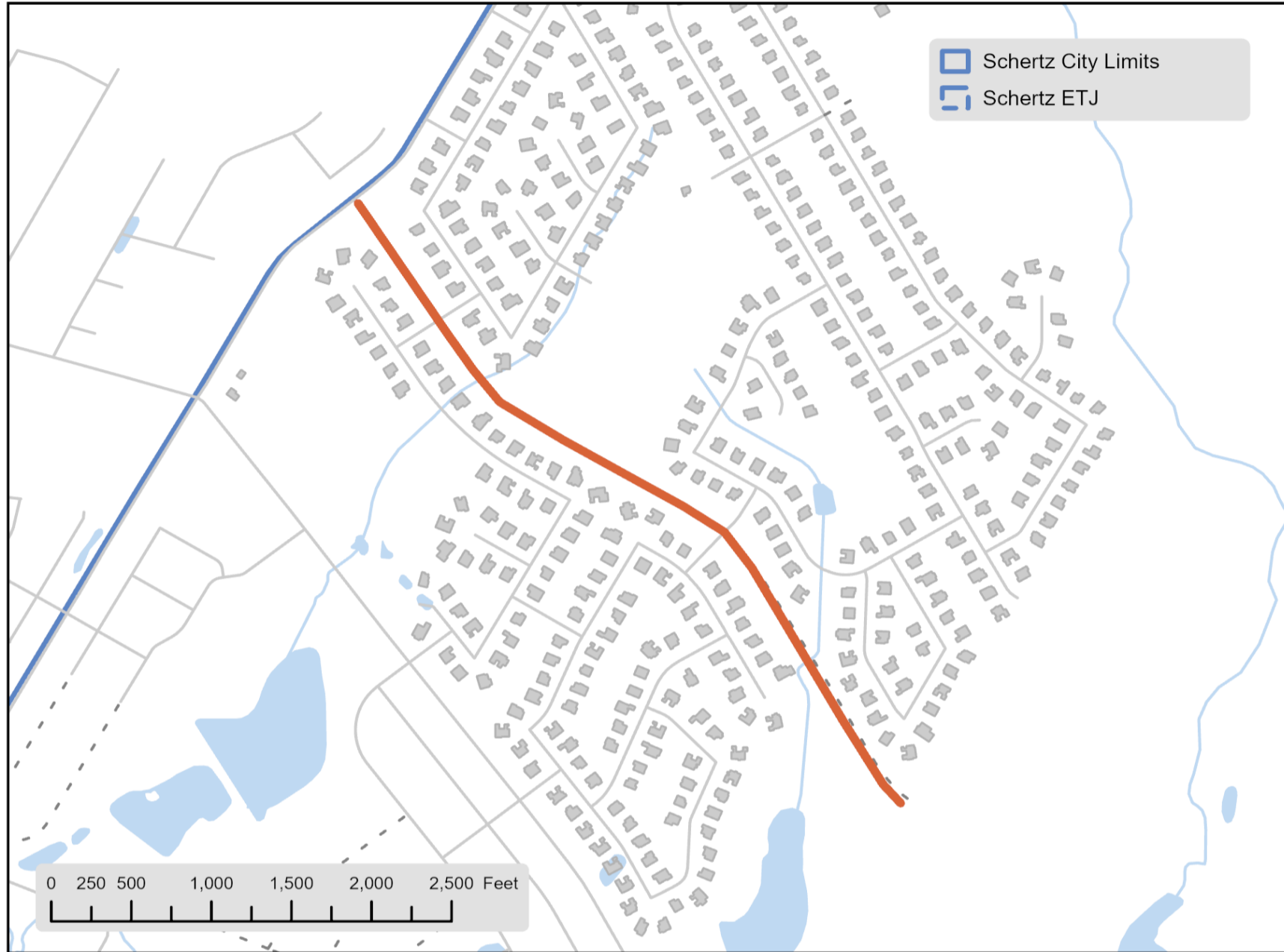
	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000				
<b>Expenditure</b>												
Land Acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ 2,250,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000				



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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### LAZAR PARKWAY DRAINAGE IMPROVEMENTS

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, and concrete riprap placement to facilitate maintenance.

**Start Date:**

**Completion Date:**

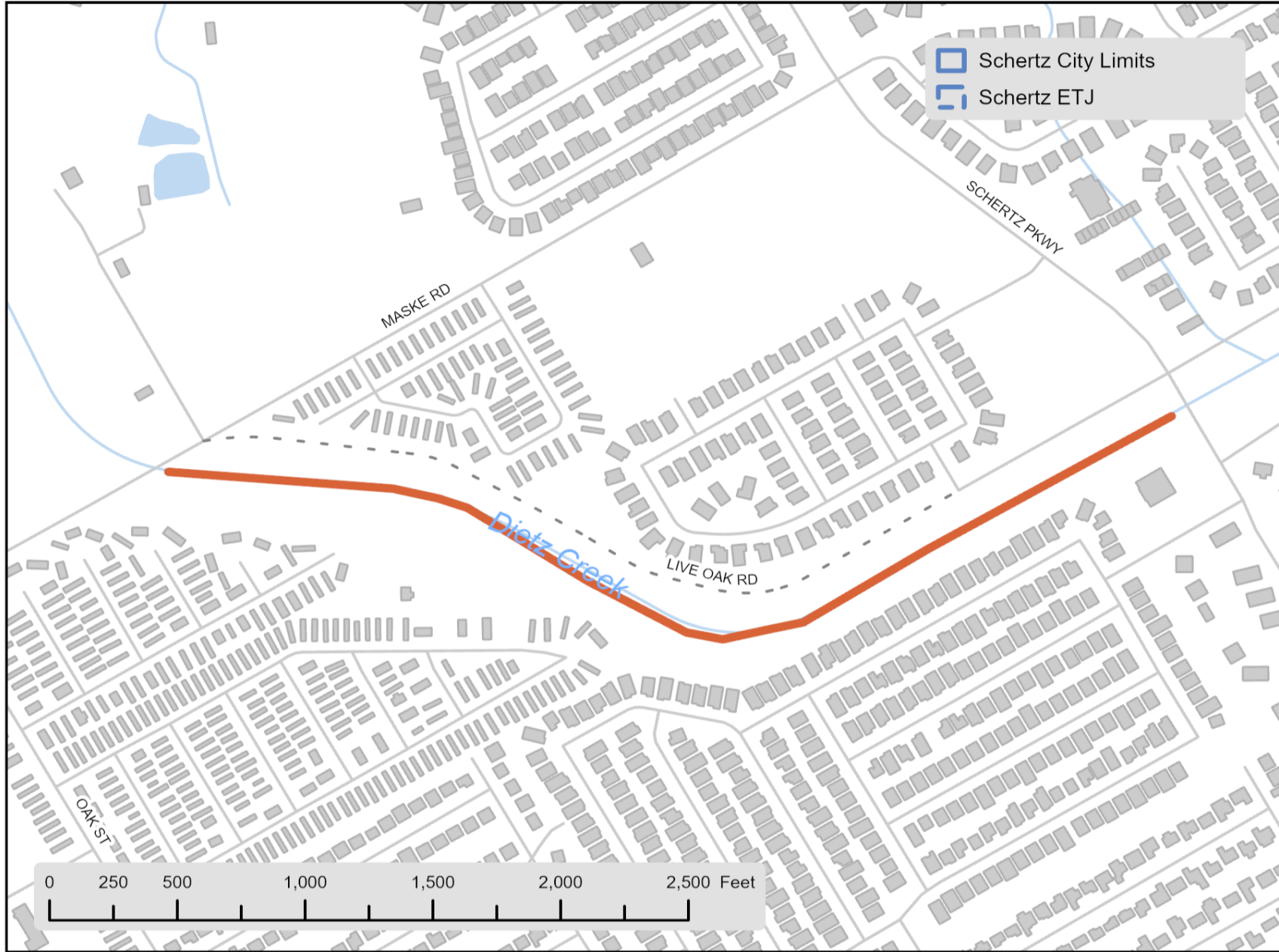
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,000	\$ 3,600,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK DRAINAGE  
IMPROVEMENTS: MASKE TO SCHERTZ  
PARKWAY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, and concrete riprap placement to facilitate maintenance.

**Start Date:**

**Completion Date:**

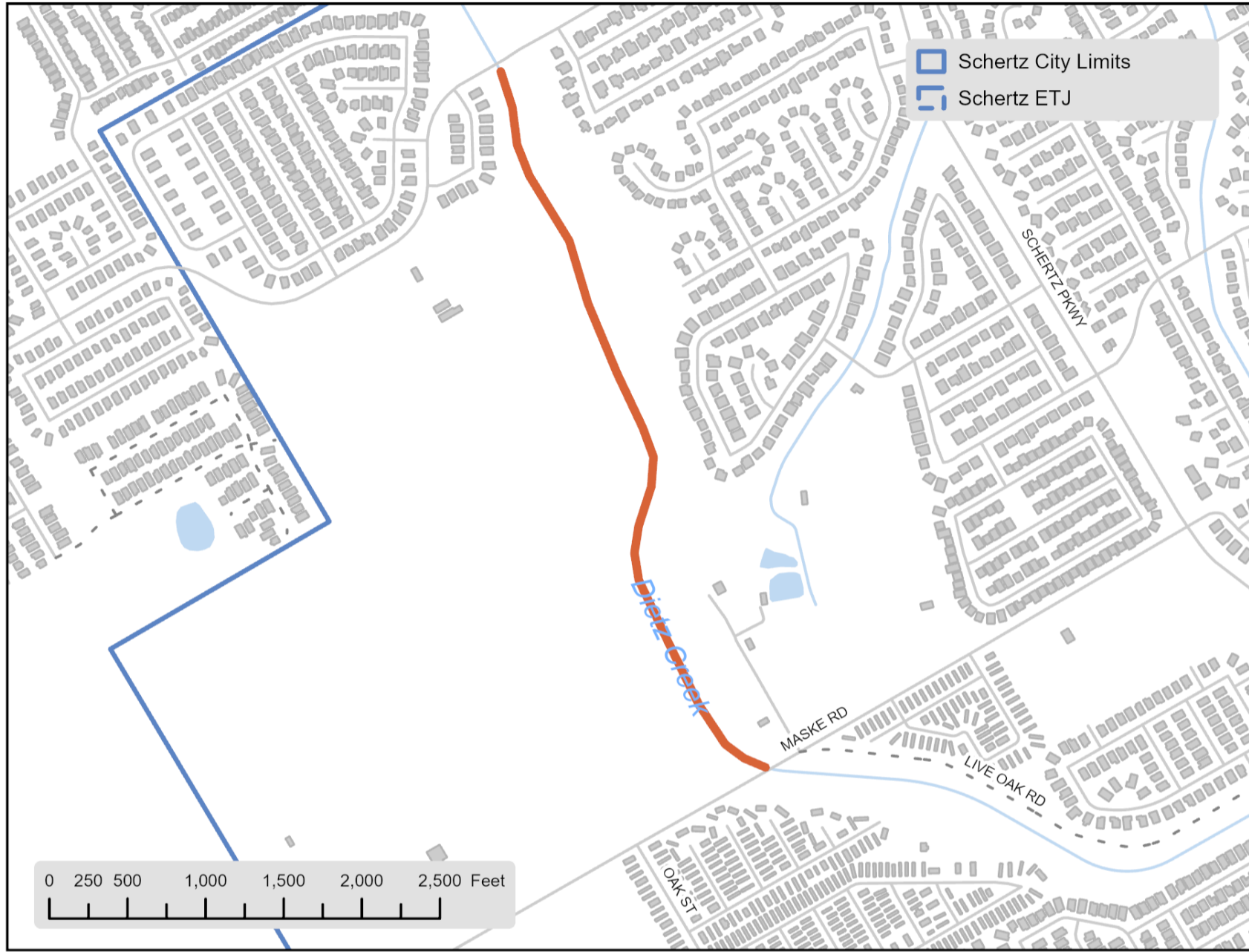
**Project Forecast**

	Prior											
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
<b>Funding Source</b>												
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000				
<b>Expenditure</b>												
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000				
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000				

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK DRAINAGE  
IMPROVEMENTS: SAVANNAH DRIVE TO  
MASKE

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Design and construction to include silt removal, re-shaping, and concrete riprap placement to facilitate maintenance.

**Start Date:**

**Completion Date:**

**Project Forecast**

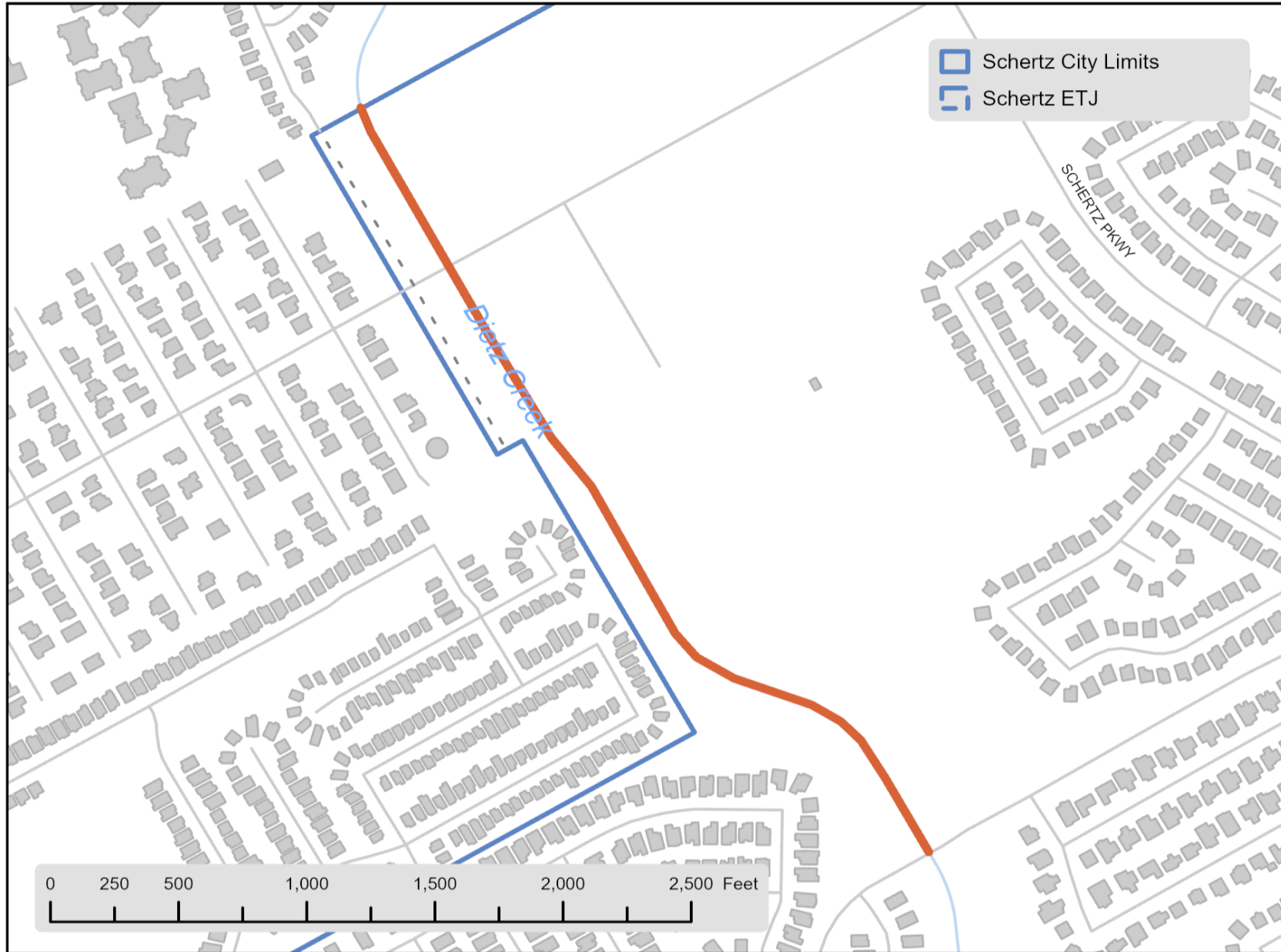
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
<b>Expenditure</b>								
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK DRAINAGE  
IMPROVEMENTS: CITY LIMITS NEAR  
WIEDERSTEIN TO SAVANNAH DRIVE

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY





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**PARK, RECREATION,  
AND COMMUNITY  
SERVICES**

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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The Great Northern Trail is a multi-use trail, that once completed, will span approximately 8 miles from Schertz Parkway to the Cypress Point neighborhood in northern Schertz. The City of Schertz and Schertz Parks and Rec celebrated the opening of the Great Northern Trail on Tuesday, July 21 after the initial section of the trail was completed in the spring of 2022. About a half-mile in length, it runs from Schertz Parkway to Wiederstein Road and is already proving to be extremely popular. The second section of trail on Cibolo Valley Baptist Church property at FM 1103 was also completed in 2023 with future plans to connect to the existing Riata neighborhood. The Riata section is 100% designed and pending a trail easement from the HOA. The northern section from FM 1103 to the Cypress Point neighborhood and the spur connection up Schwab Road to Dry Comal Creek Nature Park is part of a TxDOT TA application for funding in 2025.

**Start Date:**

**Completion Date:**

**Project Forecast**

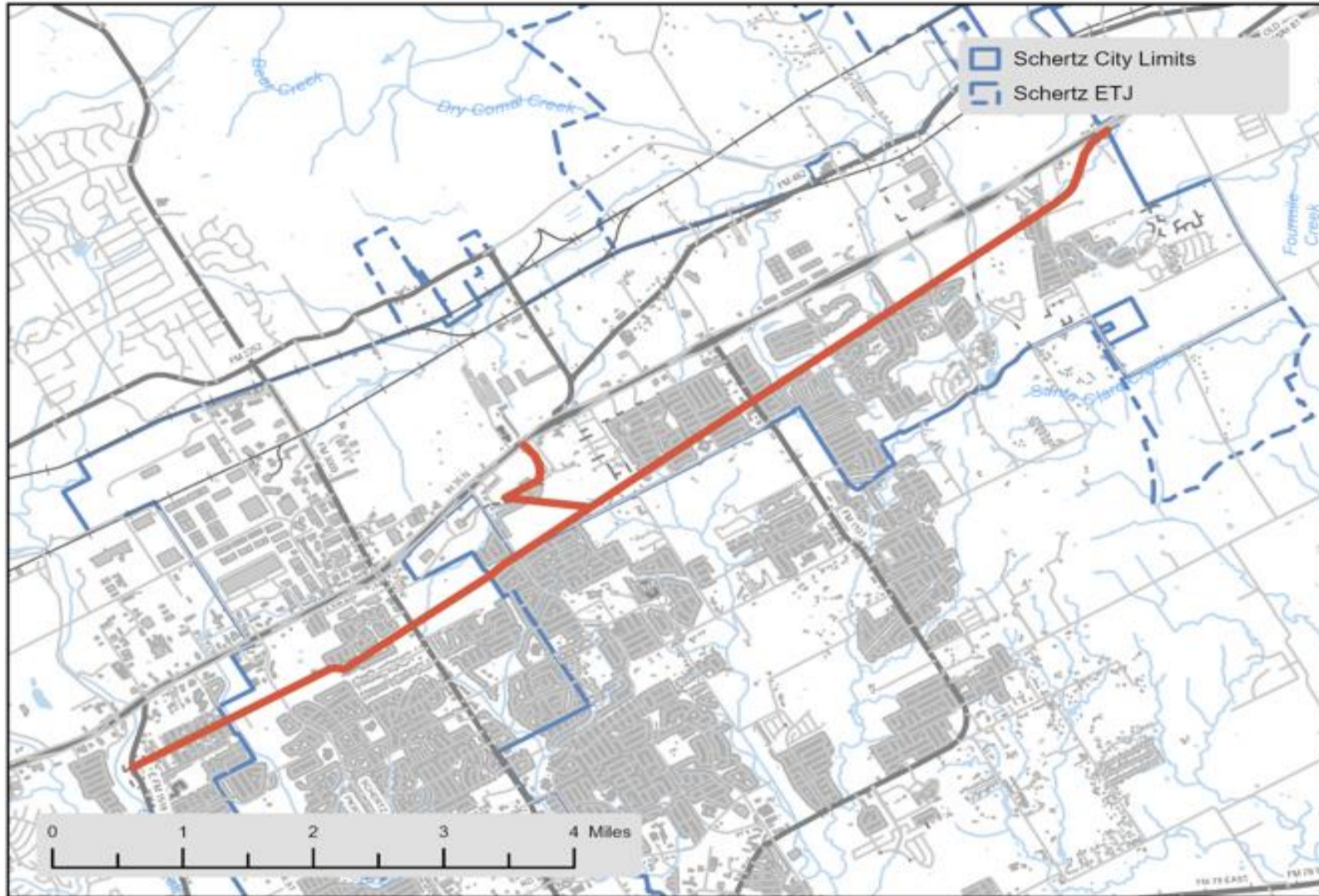
	Prior							
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Grant Fund	\$ -	\$ -	\$ -	\$ 1,481,516	\$ 1,040,177	\$ -	\$ 6,134,418	\$ 8,656,111
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,481,516</b>	<b>\$ 1,040,177</b>	<b>\$ -</b>	<b>\$ 6,134,418</b>	<b>\$ 8,656,111</b>
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ 681,375	\$ -	\$ -	\$ -	\$ 681,375
Professional Services	\$ -	\$ -	\$ -	\$ 800,141	\$ 1,040,177	\$ -	\$ -	\$ 1,840,318
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,134,418	\$ 6,134,418
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,481,516</b>	<b>\$ 1,040,177</b>	<b>\$ -</b>	<b>\$ 6,134,418</b>	<b>\$ 8,656,111</b>

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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THE GREAT NORTHERN TRAIL

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:** Construction has started on the 14-acre Homestead side of the park that was part of the parkland agreement with that development. That work will include an accessible loop trail system around the pond, a fishing pier, a parking lot off Homestead Parkway, and utility connections for a future restroom. The city has secured a \$750,000 grant from the Texas Parks & Wildlife Department to develop the park further with a hilltop overlook/observation platform, additional walking trails, mountain-biking trails and bike skills course, a nature-based playscape, picnic pavilions, restrooms, and interpretive signage. The \$750,000 value match from the City includes the value of the donated land from The Links at Scenic Hills HOA and the Fairhaven HOA (\$493,900), cash from the EDC (\$241,100), and volunteer labor from South Texas Off Road Mountain-Bikers (STORM) (\$15,000.)

**Start Date:** Jun-24

**Completion Date:** Dec-27

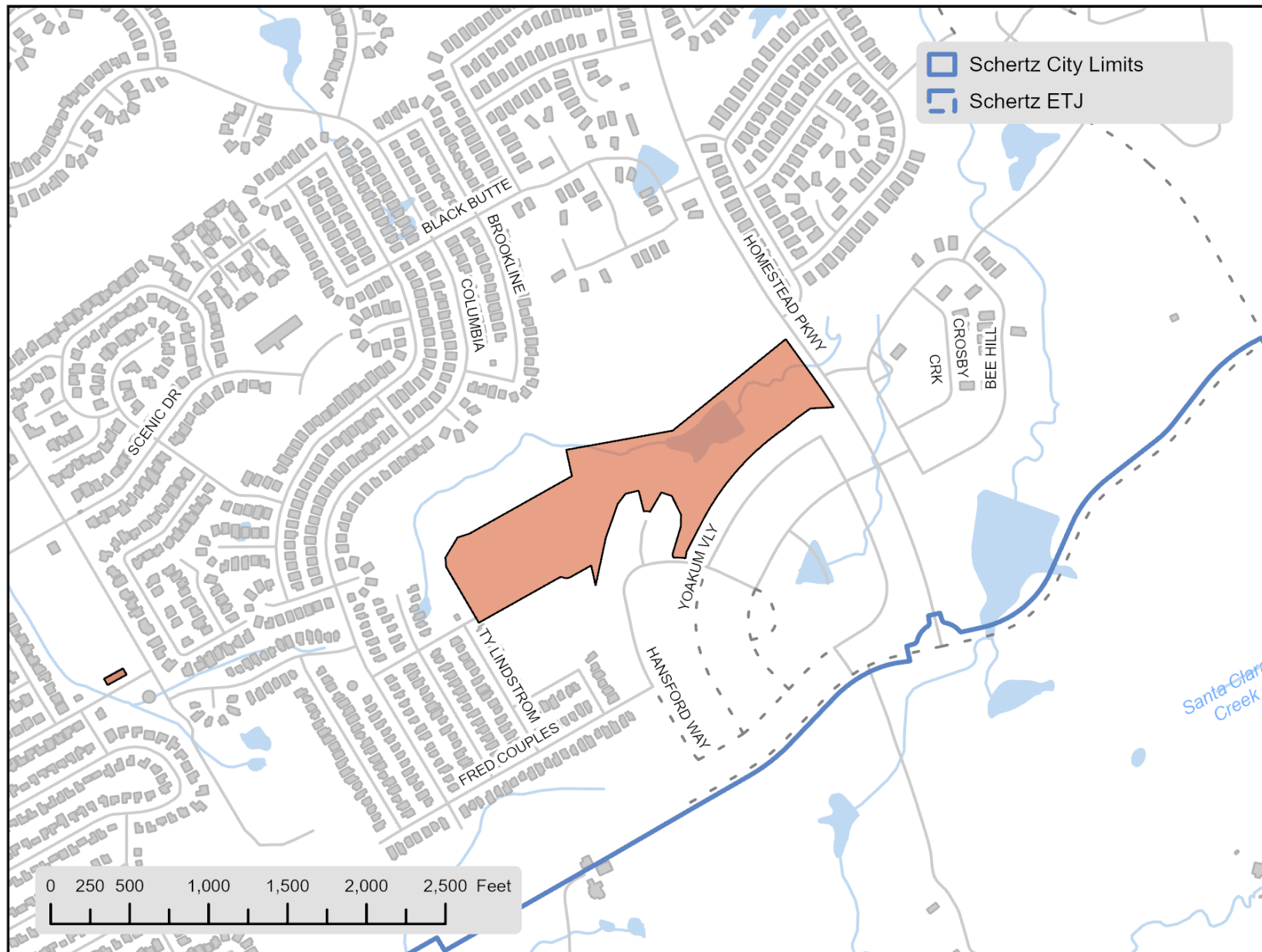
**Project Forecast**

	Prior								
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost	
<b>Funding Source</b>									
Grant Fund	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	
EDC Grant	\$ -	\$ 241,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,100	
Other (In-Kind Donations)	\$ 493,900	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 608,900	
<b>Total Funding Source</b>	<b>\$ 1,243,900</b>	<b>\$ 256,100</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,600,000</b>	
<b>Expenditure</b>									
Land Purchase	\$ 493,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493,900	
Professional Services	\$ 90,000			\$ -	\$ -	\$ -	\$ -	\$ 90,000	
Construction	\$ -	\$ 687,075	\$ 329,025	\$ -	\$ -	\$ -	\$ -	\$ 1,016,100	
<b>Total Expenditure</b>	<b>\$ 583,900</b>	<b>\$ 687,075</b>	<b>\$ 329,025</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,600,000</b>	

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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HILLTOP/HOMESTEAD PARK  
DEVELOPMENT

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:** This project is focused on developing a cohesive community park in the open space that is along Community Circle Drive between the Schertz Skate Park and the Schertz Dog Park. The area is currently open space and utilized as practice fields for baseball and softball. The goal is to build out the final Phases of the originally designed skate park and continue with the teen and young adult theme throughout the park to add sand volleyball courts, basketball courts, expanded dog park, rappelling/rock climbing tower, and "The Box" teen hangout with potential for concessionaire opportunities. The plan also includes muchneeded parking throughout the complex to accomodate for all the shared uses (Civic Center, Community Center, Council Chambers, Municipal Court, Johnie McDow Sports Complex, Dog Park, and Skate Park.)

**Start Date:** Jan-26

**Completion Date:** Dec-28

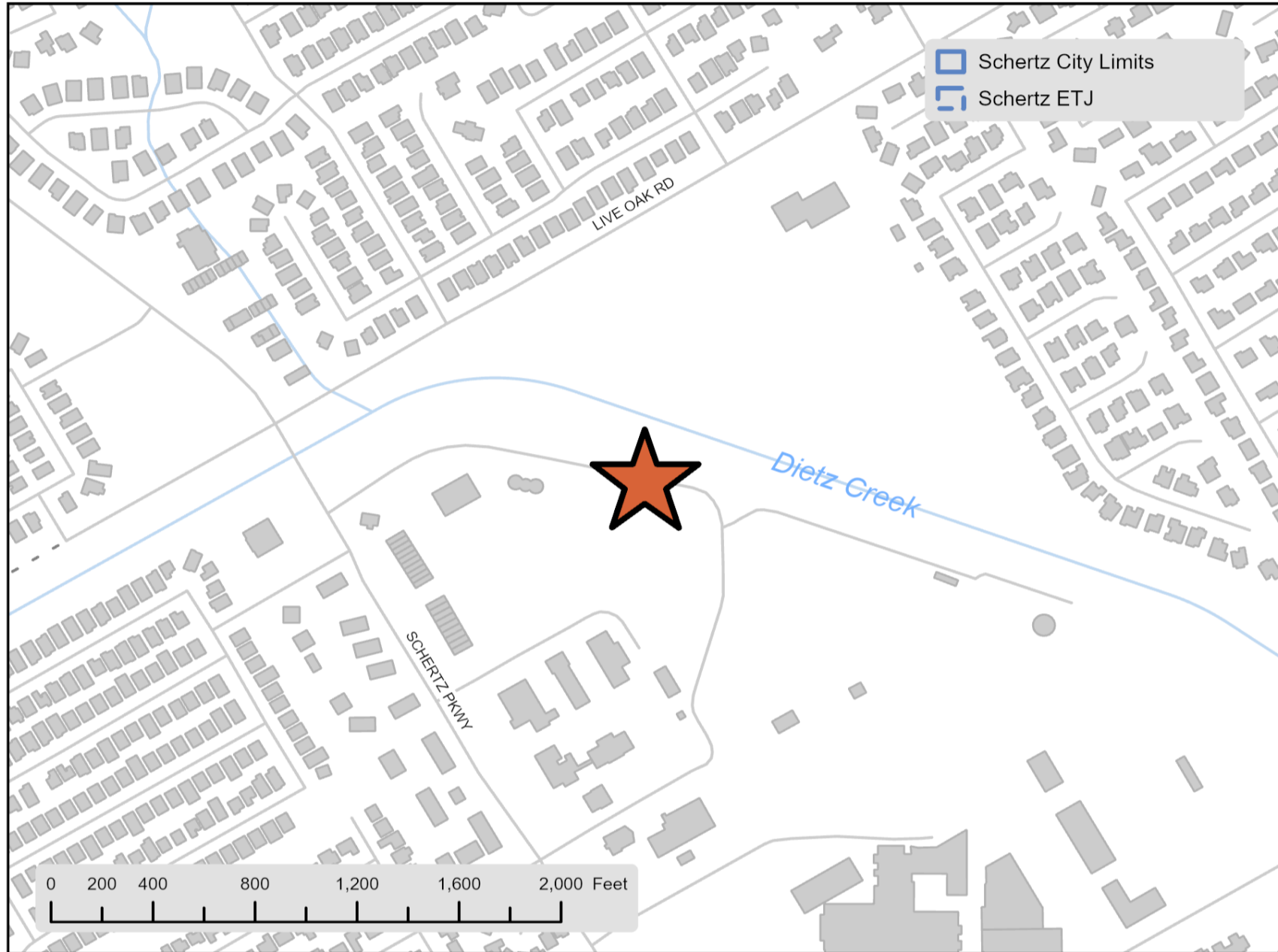
**Project Forecast**

	Prior							
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
SEDC Funding	\$ -	\$ 4,705,500	\$ 5,646,600	\$ -	\$ -	\$ -	\$ -	\$ 10,352,100
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 4,705,500	\$ 5,646,600	\$ -	\$ -	\$ -	\$ -	\$ 10,352,100
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 941,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 941,100
Construction	\$ -	\$ 3,764,400	\$ 5,646,600	\$ -	\$ -	\$ -	\$ -	\$ 9,411,000
<b>Total Expenditure</b>	\$ -	\$ 4,705,500	\$ 5,646,600	\$ -	\$ -	\$ -	\$ -	\$ 10,352,100

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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COMMUNITY CIRCLE PARK DEVELOPMENT



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The West Dietz Creek Trail is a 10-foot wide concret multi-use path planned for both sides of West Dietz Creek beginning at its crossing with Wiederstein Road, crossing Savannah Dr, crossing Maske Road, and ending at Schertz Parkway. Pedestrian crossing improvements are included for each road crossing as well as rest stations along the trail with benches, trash cans, and water fountains at key intersections.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Grant Fund	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
General Fund	\$ -		\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>
<b>Expenditure</b>								
Land Purchase		\$ -	\$ 51,823	\$ -	\$ -	\$ -	\$ -	\$ 51,823
Professional Services	\$ -		\$ 124,375	\$ -	\$ -	\$ -	\$ -	\$ 124,375
Construction	\$ -	\$ -	\$ 1,073,802	\$ -	\$ -	\$ -	\$ -	\$ 1,073,802
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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WEST DIETZ CREEK TRAIL



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Pickrell Park Pool was built in 1974 and is in need of renovation. The restrooms are not ADA compliant and there are various issues with the pool deck that need to be remediated. The slide is nearing the end of its lifespan and will need to be replaced. The baby pool is an antiquated feature that needs to be converted into a splash feature or eliminated. Newer amenities such as shade structures also need to be incorporated.

**Start Date:**

**Completion Date:**

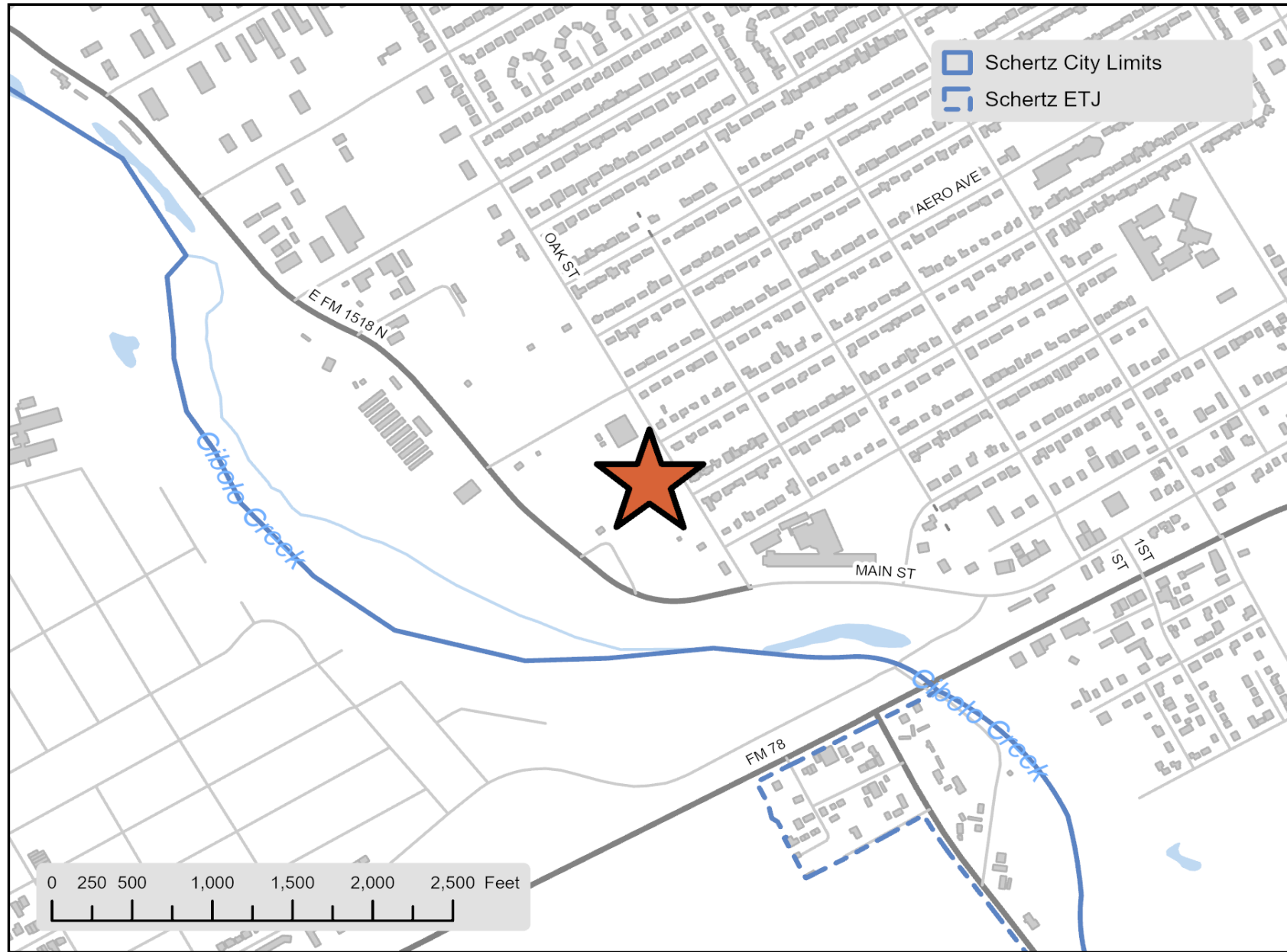
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
Funding Source	Appropriation							
Grant Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PICKRELL PARK POOL RENOVATION

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Crescent Bend has seen a significant increase in visitation over the last decade and the original amenities are not sufficient to sustain the amount of visitation the park receives. The project will likely include additional amenities such as restrooms, trails, parking, an outdoor education pavilion, fishing access to Cibolo Creek, a kayak boathouse, bird blinds, interpretive signage and public art.

**Start Date:**

**Completion Date:**

**Project Forecast**

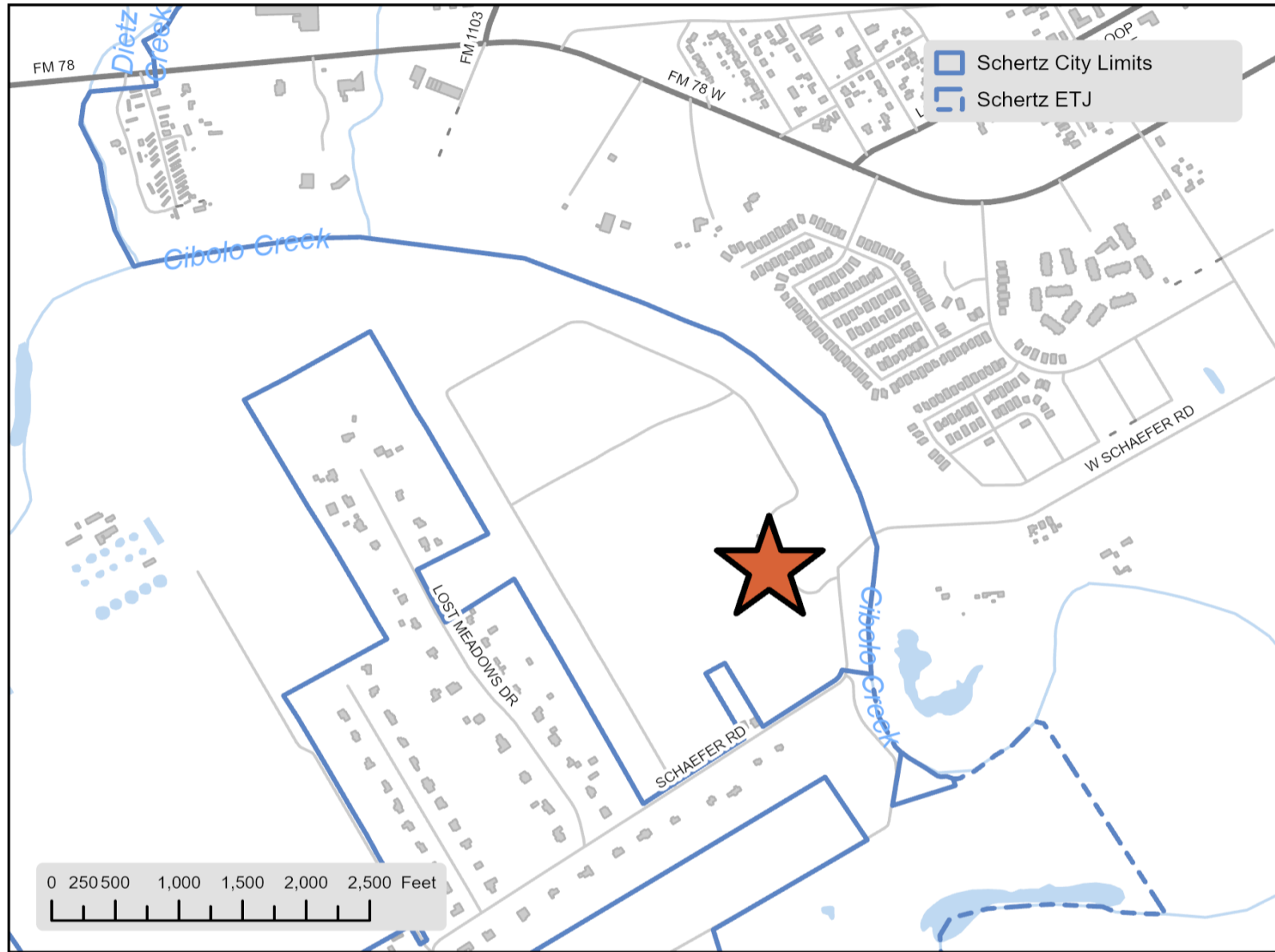
	Prior											
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost				
Grant Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000				
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000				
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Funding Source</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>				
<b>Expenditure</b>												
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000				
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000				
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>				



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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CRESCENT BEND NATURE PARK PHASE II

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY





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# FACILITIES

---



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Land for this project has been secured at approx. 10 acres for the station property, 30+ acres were purchased in the area of Weiderstein and Schertz Parkway. Overall construction would be less than 16,000 sq ft. Design process is underway and began in FY24. FY25 will be construction with anticipated opening in late FY25. Estimated cost: \$15 million. Personnel for this facility are in process with 6 on board now and 6 more in FY25.

**Start Date:**

**Completion Date:**

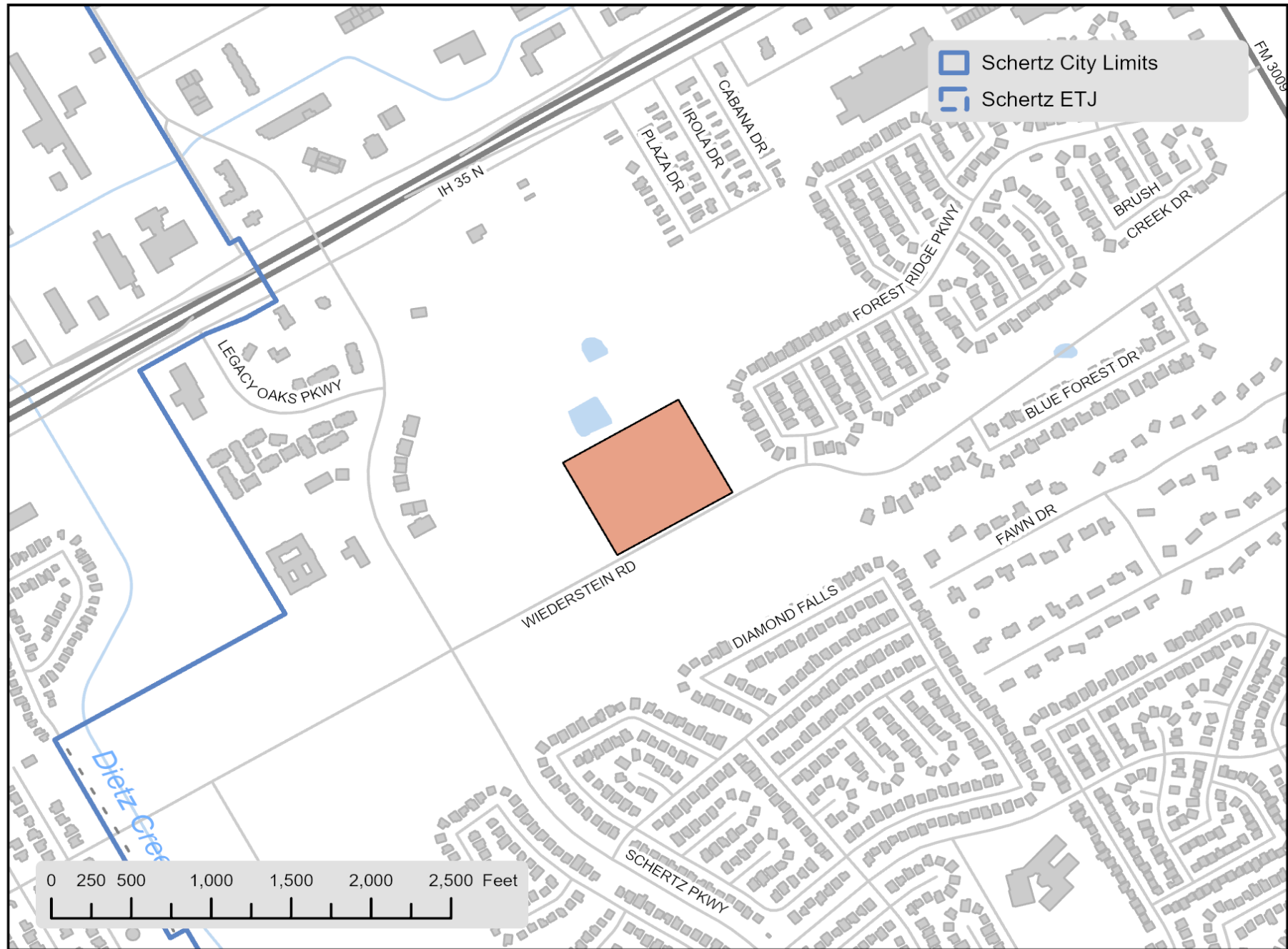
**Project Forecast**

	Prior Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>								
Bonds	\$ 14,267,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,267,056
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 14,267,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,267,056
<b>Expenditure</b>								
Land Purchase	\$ 1,980,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,980,216
Professional Services	\$ 360,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,878
Construction	\$ -	\$ 11,925,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,925,963
<b>Total Expenditure</b>	\$ 2,341,093	\$ 11,925,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,267,056
<b>Operating Impact</b>								
Personnel	\$ 1,300,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -
Equipment	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Impact</b>	\$ 1,330,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,030,000	\$ -

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FIRE STATION 4

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The Schertz PD has outgrown available space for current operations and our anticipated future growth. A new Public Safety Building is not projected to be completed within the next eight to ten years. We must have a sustainable plan to house personnel and resources necessary to perform base line operations for law enforcement services until a new Public Safety Building is built. Guadalupe County is willing to provide a section (estimated at 10,000 square feet) of the Tax Office building for use by PD for the next ten years with little to no cost other than build out of the designated area. Criminal Investigations, Property Room, and the Crime Victim's Liaison will relocate to this location. Thus freeing up space at the main PD that can be reutilized to relief our current spacing issues. This build out will include office space and associated furniture for 11 employees, property room storage, property room evidence processing and accountability (bar coding), and enhanced security. The projected life of this project for operational growth is ten years.

**Start Date:**

**Completion Date:**

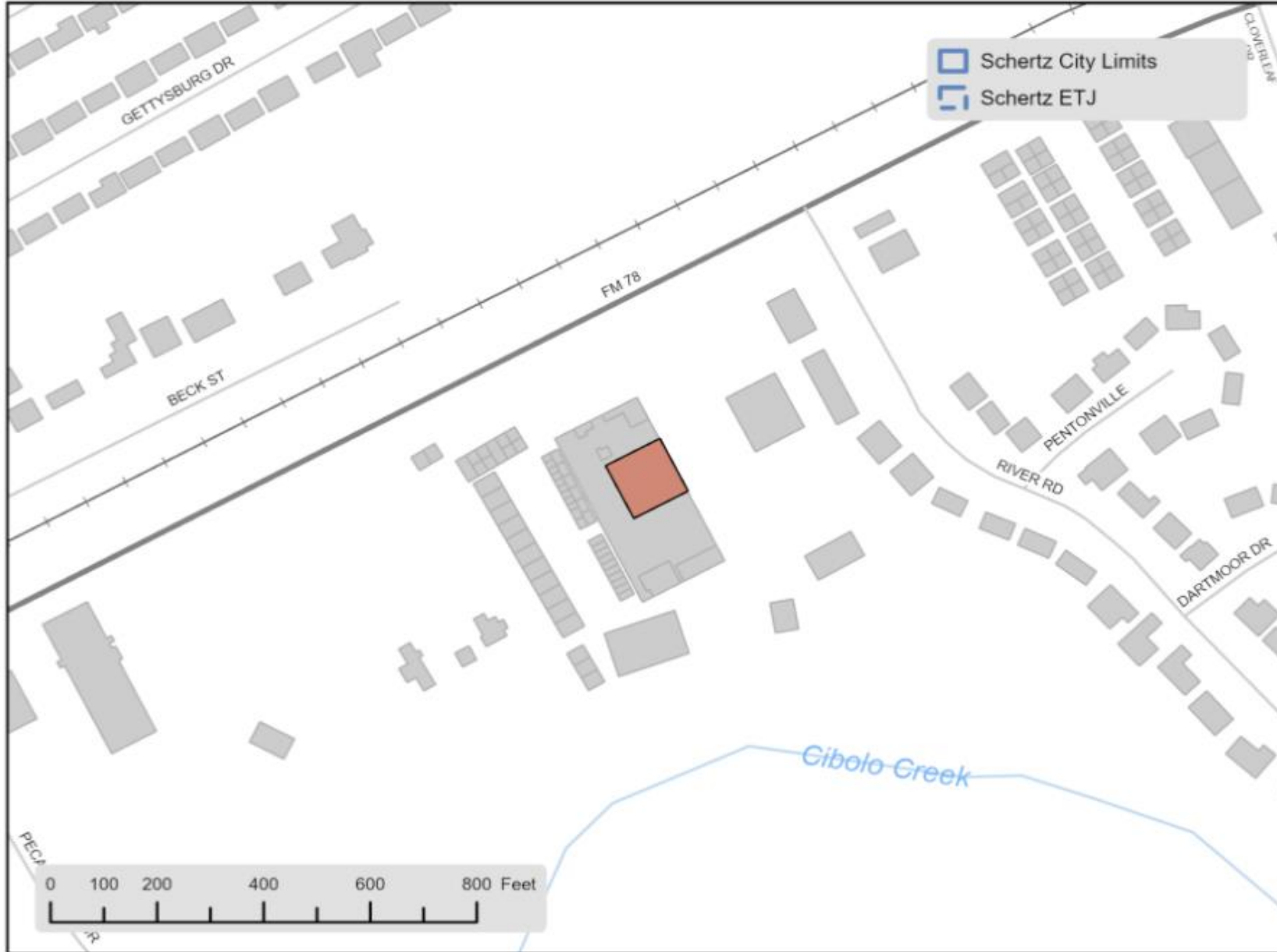
**Project Forecast**

	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2030-2040	Total Cost					
<b>Funding Source</b>													
Bonds	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>Expenditure</b>													
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>Total Expenditure</b>	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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FM 78 BUILD-OUT  
PD/CID PROPERTY ROOM

**SCHERTZ**  
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# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Pave in grassing fields between Fleet and Engineering

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Bonds	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Total Funding Source</b>	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 450,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 58,029	\$ 191,971	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 450,000
<b>Total Expenditure</b>	\$ 58,029	\$ 191,971	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 450,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The generator is 18 years old and parts are obsolete. This generator services our IT network equipment and water supply.

**Start Date:**

**Completion Date:**

**Project Forecast**

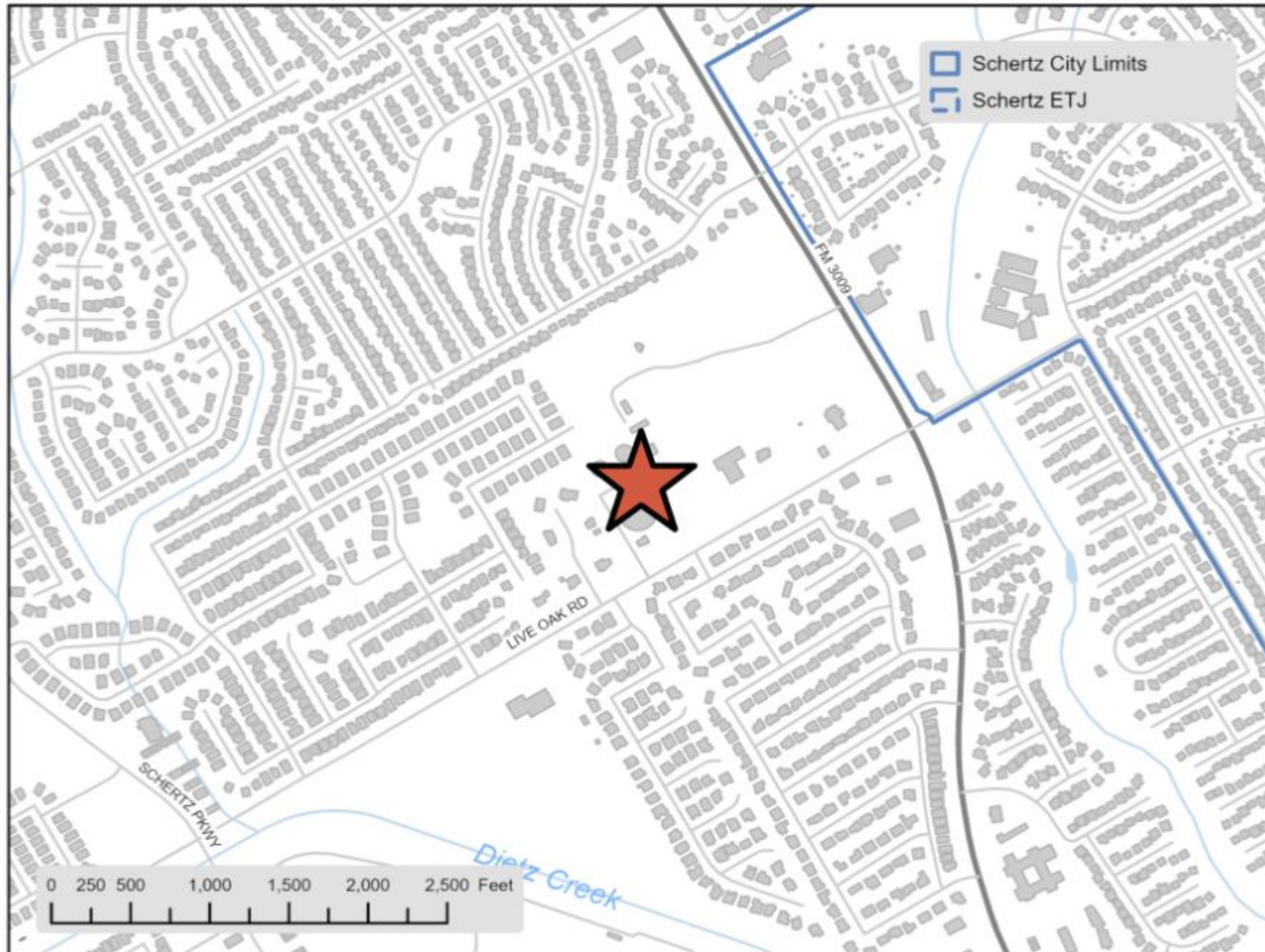
	Prior											
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2030-2040	Total Cost				
Bonds	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Water Reserves	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>
<b>Expenditure</b>												
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditure</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GENERATOR REPLACEMENT EAST  
LIVE OAK



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

Project Type:  Project Code:

Project Title:

Project Manager:

Location Description:

Project Summary: 

This generator is over 20 years old and parts are no longer available for repair. An upgrade to the generator is needed to bring the equipment up to code and to provide for electricity services to City Hall.

Start Date:

Completion Date:

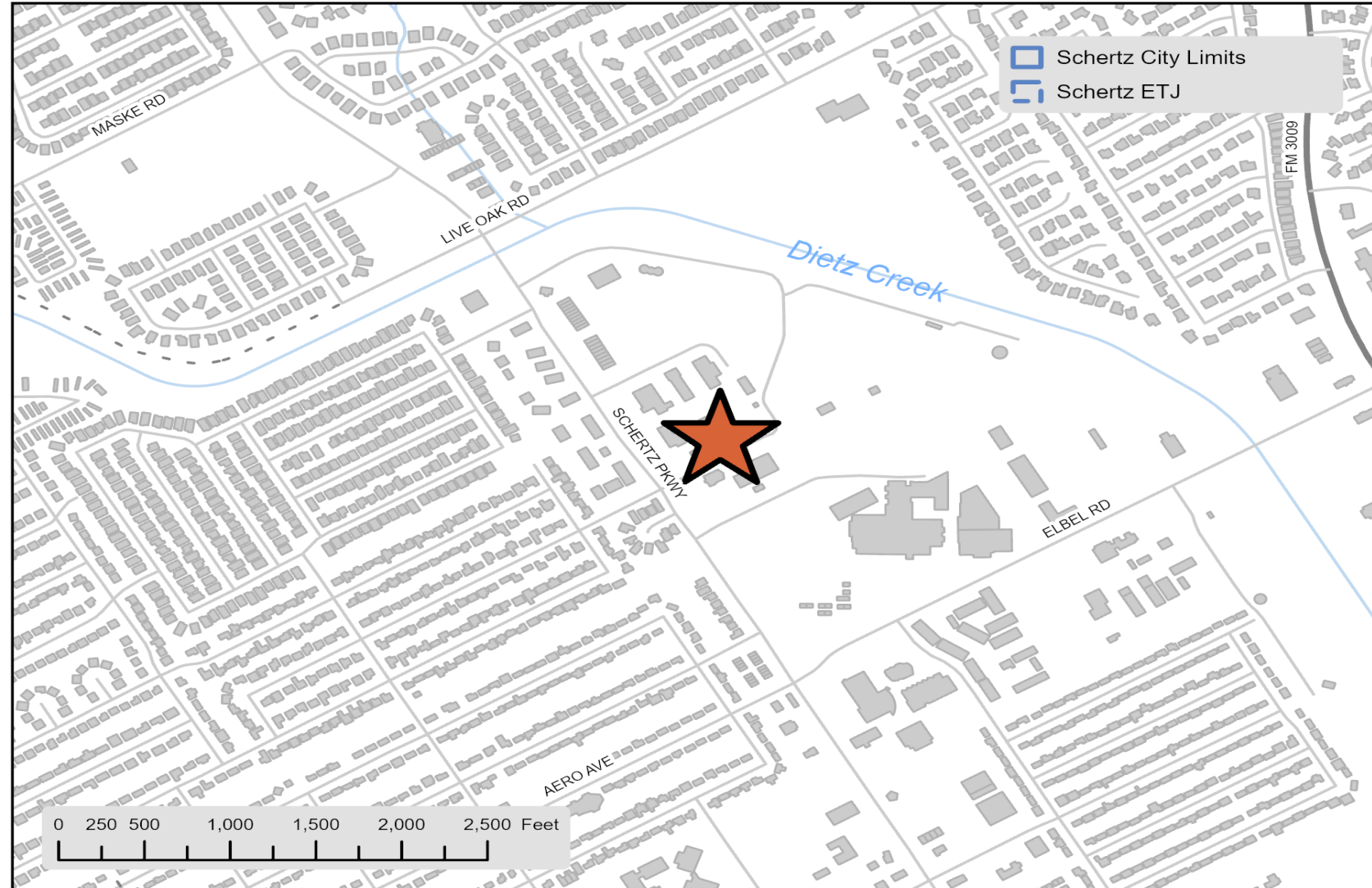
**Project Forecast**

Funding Source	Prior							Total Cost
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Bonds		\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditure</b>	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GENERATOR REPLACEMENT  
COMMUNITY CENTER

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

This generator is 18 years old and parts are obsolete. This generator services our Public Safety Complex and dispatch services.

**Start Date:**

**Completion Date:**

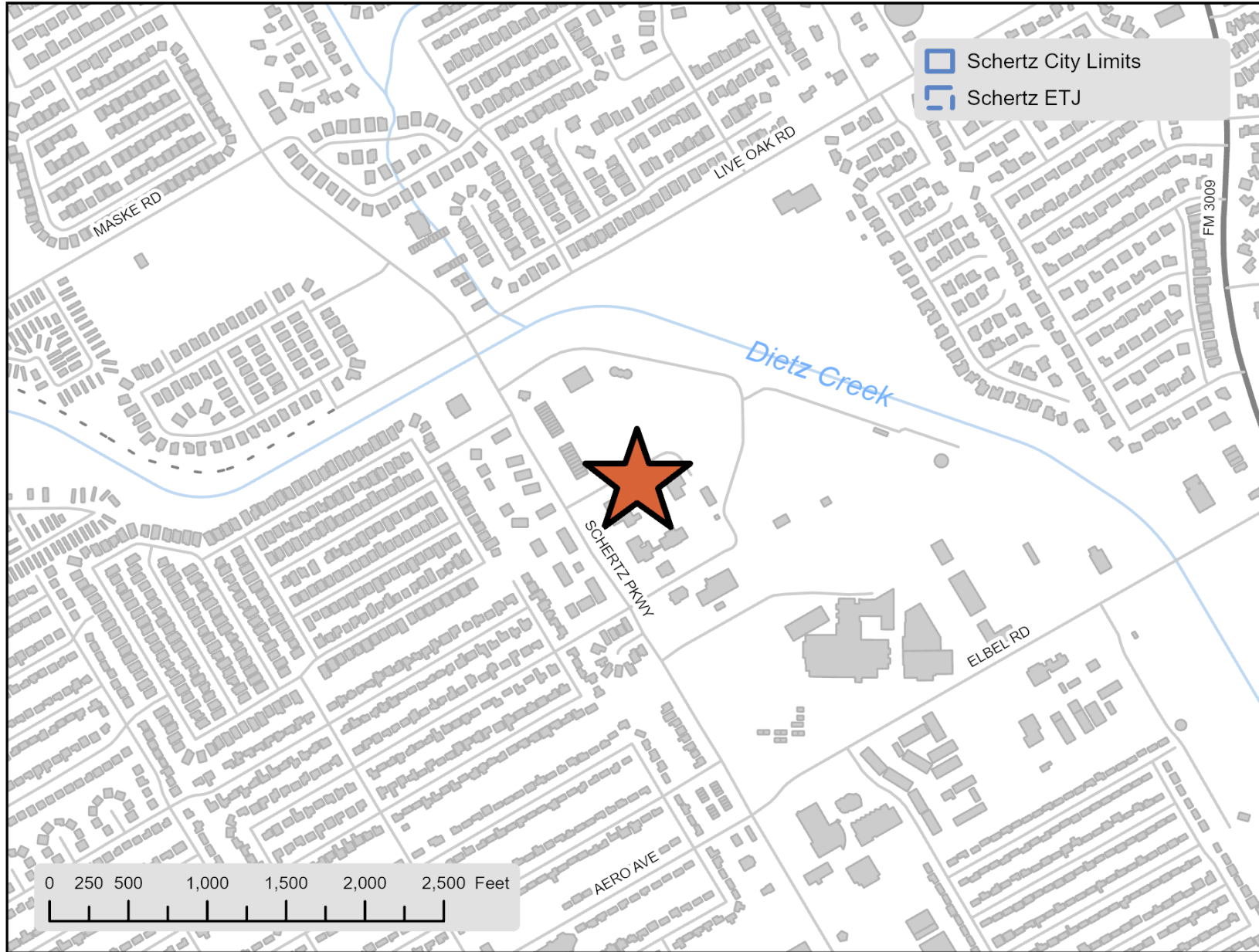
**Project Forecast**

	Prior												
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
<b>Funding Source</b>													
Bonds		\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000					
<b>Expenditure</b>													
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000					
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditure</b>	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000					

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GENERATOR REPLACEMENT PUBLIC  
SAFETY

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Remodel the countertops in front of the Utility Billing and Permit customer windows. Provide more office spaces by remodeling the court room. Update existing office spaces by giving a more modern office look and feel.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior												
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
Bonds	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
<b>Total Funding Source</b>	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000					
<b>Expenditure</b>													
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Construction	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000					
<b>Total Expenditure</b>	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000					

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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BUILDING 1 REMODEL



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The Library complex houses some IT network equipment, if power is loss there is a impact on city operations.

**Start Date:**

**Completion Date:**

**Project Forecast**

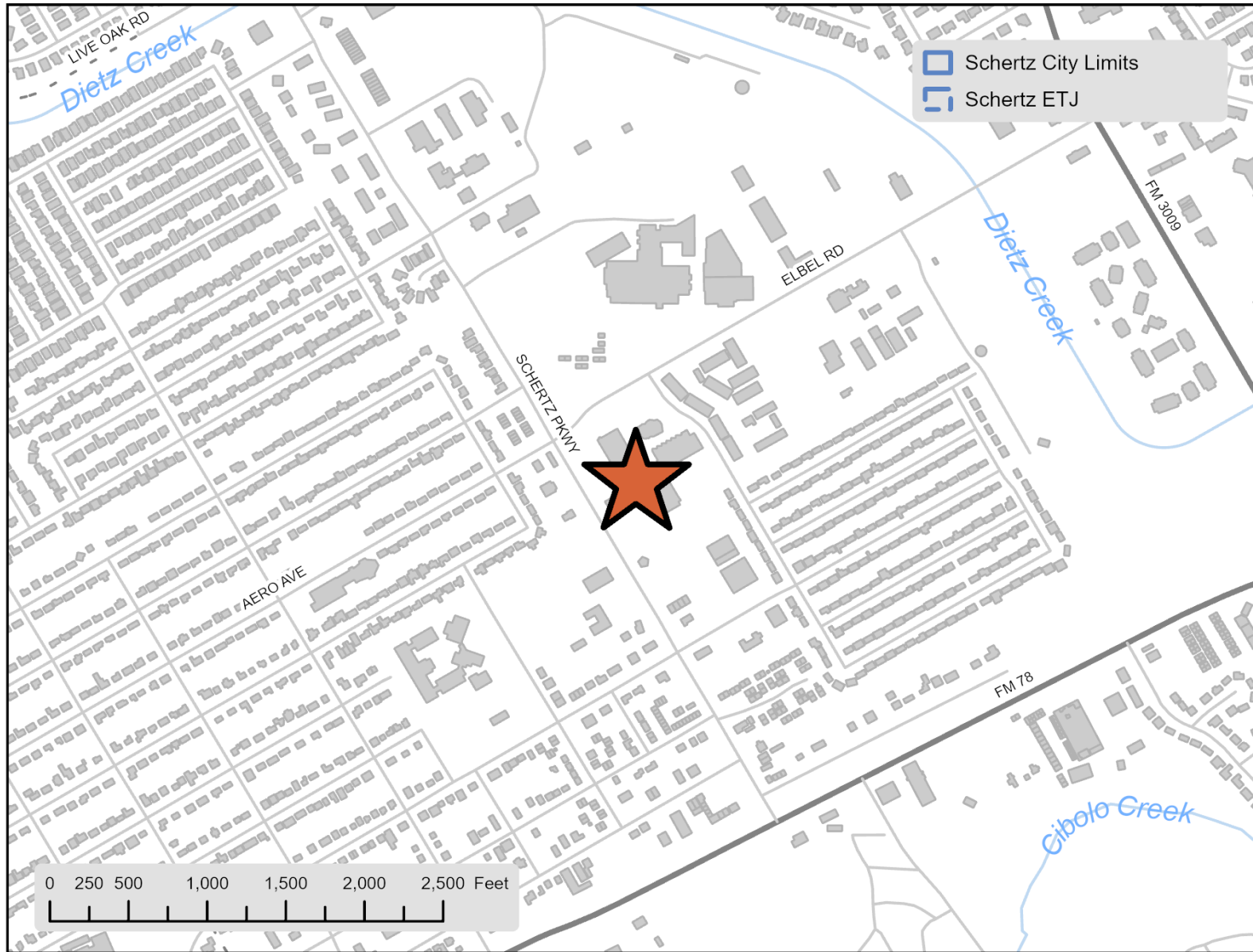
	<b>Prior</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2031-2035</b>	<b>Total Cost</b>
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditure</b>	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GENERATOR REPLACEMENT LIBRARY

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The current parks building is a few structural concerns and is currently not meeting the City's building codes. Parks has worked along side M&S Engineering services to get an accurate scope of work and redesign of the building. Looking to upgrade the inside office space and the bay areas.

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Construction	\$ -	\$ -	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ 675,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PARKS BUILDING 10 REMODEL

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

The current building is a few structural concerns and is currently not meeting the city's building codes. The building has foundation issues and is shifting.

**Start Date:**

**Completion Date:**

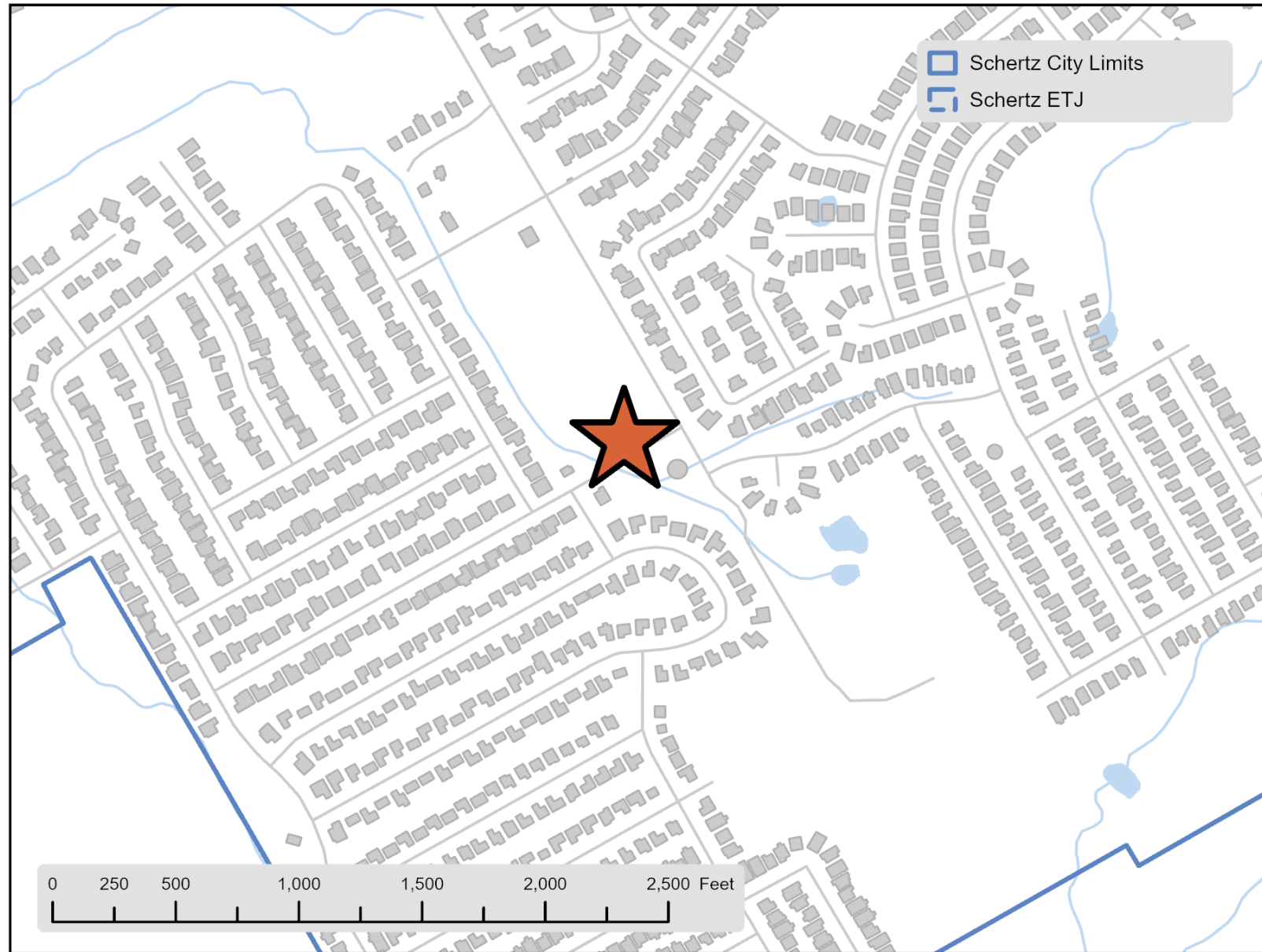
**Project Forecast**

	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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NORTH CENTER REMODEL

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY

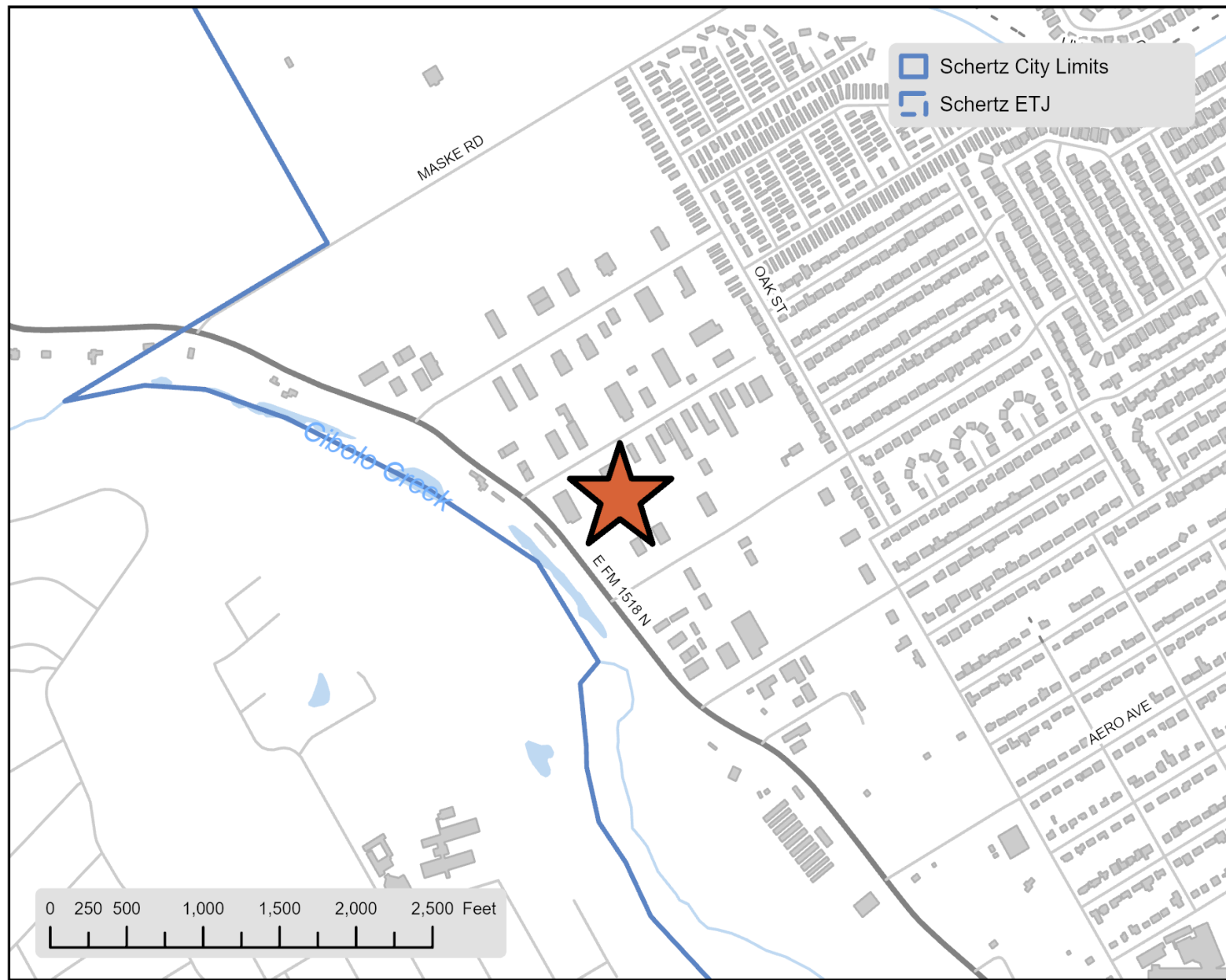




# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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GENERATOR REPLACE COMMERCIAL  
PLACE

**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

Build a state of the art information technology center to house all of the city's networking equipment

**Start Date:**

**Completion Date:**

**Project Forecast**

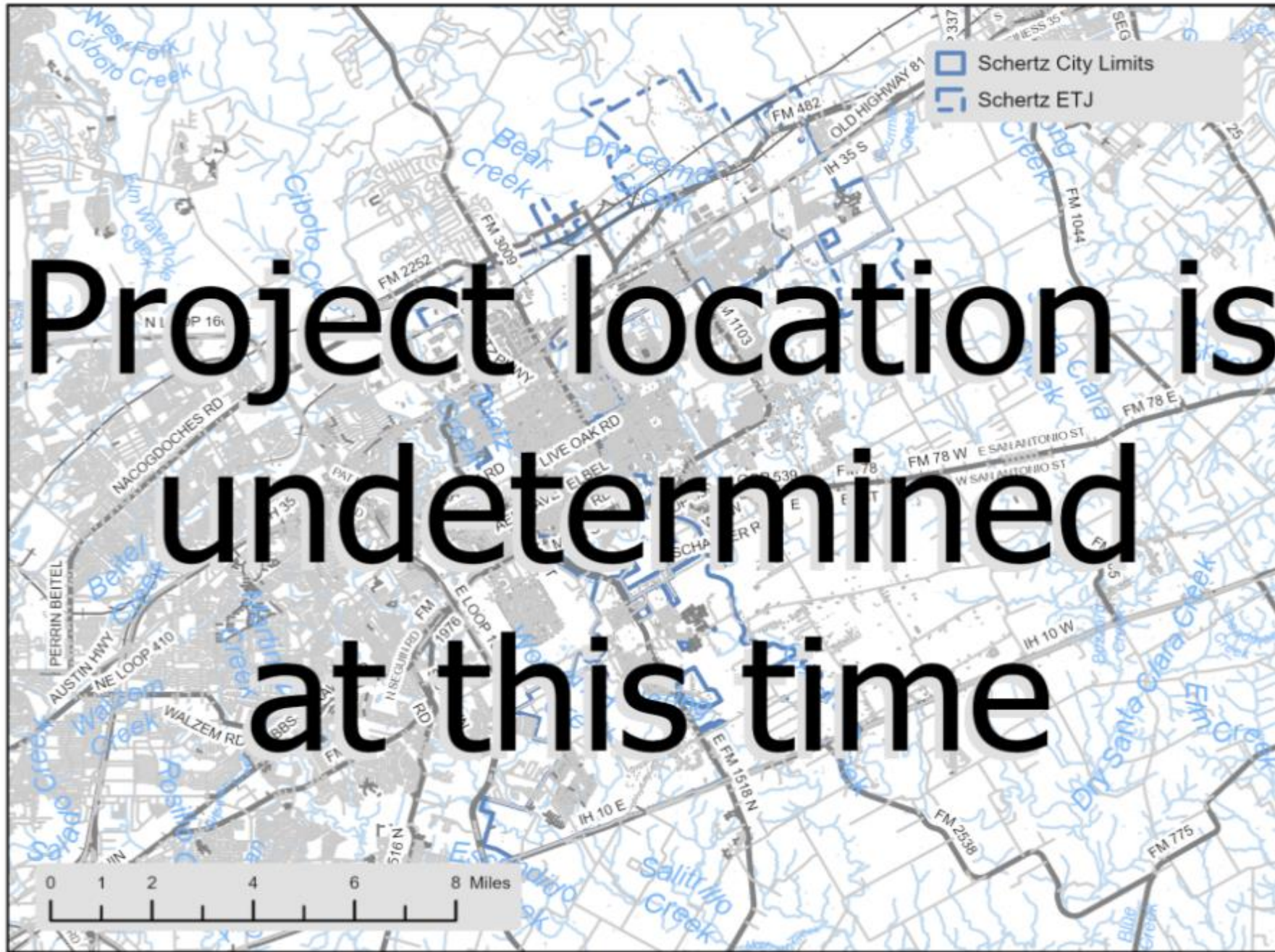
	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost
<b>Funding Source</b>	<b>Appropriation</b>							
Bonds	\$	-	\$	-	\$	1,000,000	\$	-
	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-
<b>Total Funding Source</b>	\$	-	\$	-	\$	1,000,000	\$	-
	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-
<b>Expenditure</b>								
Land Purchase	\$	-	\$	-	\$	-	\$	-
Professional Services	\$	-	\$	-	\$	-	\$	-
Construction	\$	-	\$	-	\$	1,000,000	\$	-
<b>Total Expenditure</b>	\$	-	\$	-	\$	1,000,000	\$	-
	\$	-	\$	-	\$	-	\$	-



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

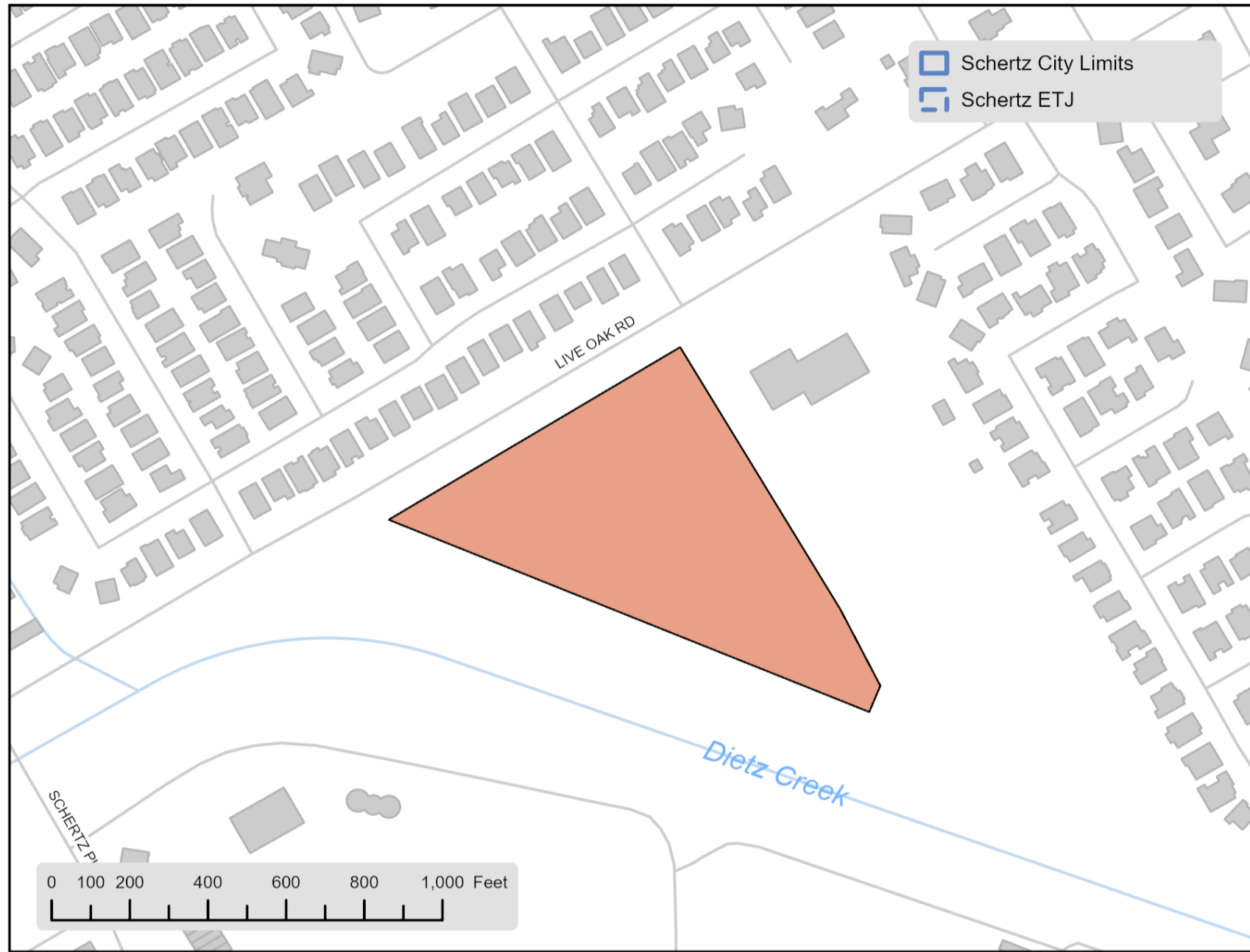
**Project Forecast**

	Prior										
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost			
<b>Funding Source</b>											
Bonds	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,000,000	\$ 25,000,000	\$ 30,000,000			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,000,000	\$ 25,000,000	\$ 30,000,000			
<b>Expenditure</b>											
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000			
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 25,000,000	\$ 29,000,000			
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,000,000	\$ 25,000,000	\$ 30,000,000			

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PUBLIC SAFETY COMPLEX  
(DESIGN/CONSTRUCTION)

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY



# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior							Total Cost
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
<b>Expenditure</b>								
Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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PUBLIC SAFETY COMPLEX  
(RENOVATION DESIGN/  
CONSTRUCTION)

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

**Start Date:**

**Completion Date:**

**Project Forecast**

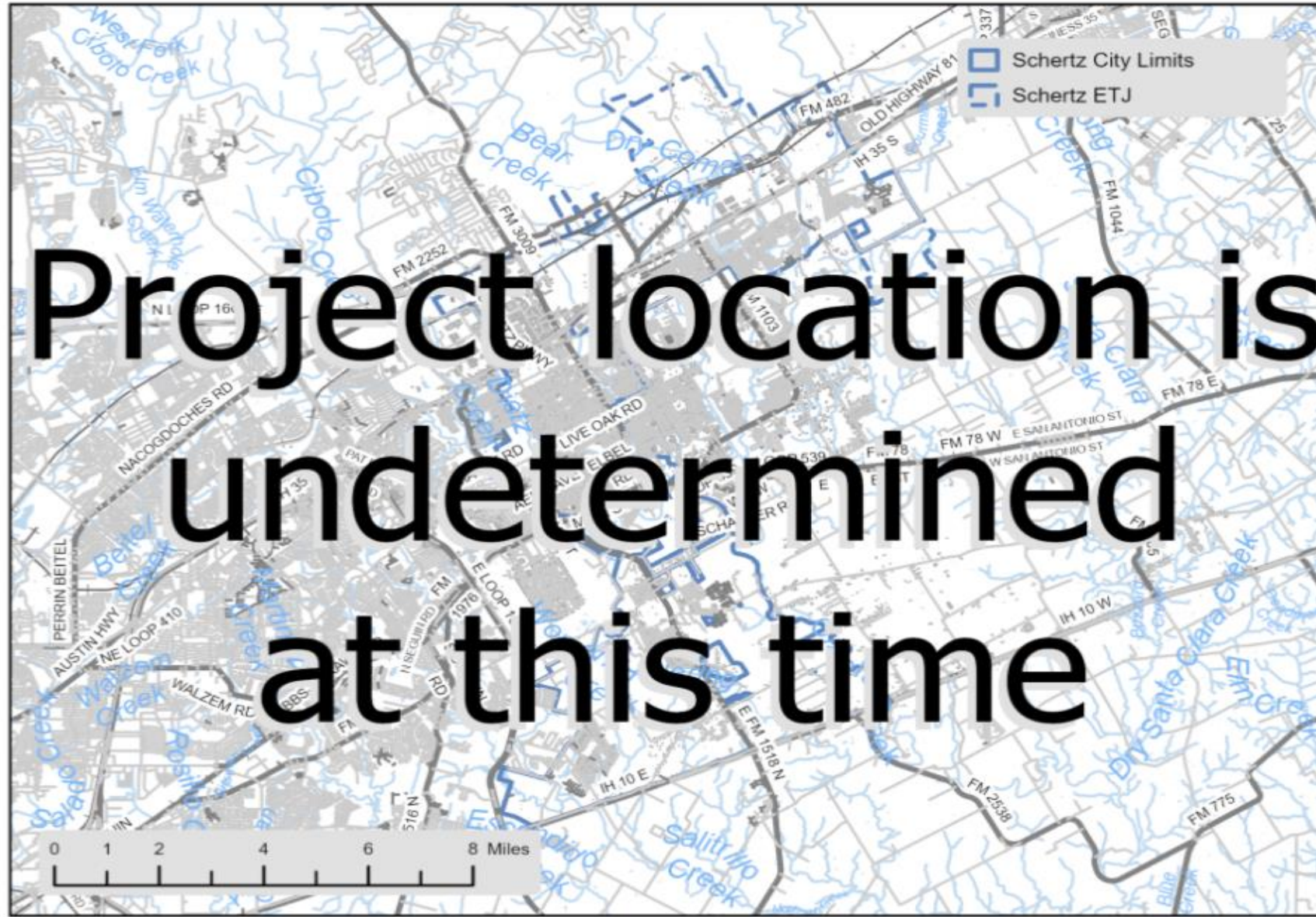
Funding Source	Prior							Total Cost
	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funding Source</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
<b>Expenditure</b>								
Land Purchase		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900,000	\$ 1,900,000
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,100,000	\$ 12,100,000
<b>Total Expenditure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

# CITY OF SCHERTZ

## CAPITAL IMPROVEMENT PROJECT SHEET

**Project Type:**  **Project Code:**

**Project Title:**

**Project Manager:**

**Location Description:**

**Project Summary:**

A new Fire Station to better serve the community

**Start Date:**

**Completion Date:**

**Project Forecast**

	Prior												
Funding Source	Appropriation	2025-26	2026-27	2027-28	2028-29	2029-30	2031-2035	Total Cost					
Bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,000,000	\$ 9,000,000
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
<b>Total Funding Source</b>	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,000,000	\$ 9,000,000
<b>Expenditure</b>													
Land Purchase	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,000,000	\$ 1,000,000
Professional Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	750,000	\$ 750,000
Construction	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,250,000	\$ 7,250,000
<b>Total Expenditure</b>	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,000,000	\$ 9,000,000



**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** City Secretary  
**Subject:** City of Schertz Boards, Committees, and Commissions

- **Appointments**
  - **Schertz Historical Preservation Committee for the unexpired term ending March 31, 2027:**
    - **Caleb Hofmann**
  - **Transportation Safety Advisory Commission for the unexpired term ending March 31, 2027:**
    - **Rick Jamison, Commissioner**
  - **Transportation Safety Advisory Commission for the term ending March 31, 2028:**
    - **Nathan Serna, Alternate 1**
- **Reappointments**
- **Resignations, Removals, and Expiring Terms**
  - **Board of Adjustments for the term ending June 30, 2026:**
    - **Martin Powell, Alternate 2**
  - **Schertz Historical Preservation Committee effective May 5, 2026**
    - **Lauren Dalton, Boardmember**

---

**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 appointment to serve on the respective boards and committees for the terms as designated:

**Schertz Historical Preservation Committee**

*Unexpired Term Ending: March 31, 2027*

- *Caleb Hofmann*

**Transportation Safety Advisory Commission**

*Unexpired Term Ending: March 31, 2027*

- Rick Jamison, Commissioner

**Transportation Safety Advisory Commission**

*Term Ending: March 31, 2028*

- Nathan Serna, Alternate 1

**Board of Adjustment**

*Term Ending: June 30, 2026*

- *Dr. Martin Powell will not seek reappointment as he no longer a resident of Schertz.*

**Schertz Historical Preservation Committee**

*Resigned effective May 5, 2026*

- *Lauren Dalton*
-

CITY COUNCIL MEMORANDUM

**City Council Meeting:** May 12, 2026  
**Department:** Engineering  
**Subject:** Resolution 26-R-063 - Authorizing DCIP; DEAGG; and AAMPO funding applications for the Lower Seguin Road Reconstruction Project (B.James/K.Woodlee/J.Nowak)

---

**BACKGROUND**

Previously, Council authorized applying for Defense Community Infrastructure Program (DCIP) and Defense Economic Adjustment Assistance Grant (DEAAG) grants to help fund construction of the Lower Seguin Road project. Both of those applications were unsuccessful in securing funding. Our consultant and Staff has had a "debrief meeting" with DCIP grant personnel and received valuable information on how to improve our application and increase the project's ranking in the program. Our consultant and Staff have a similar "debrief meeting" schedule with DEAAG personnel to get feedback on improving our DEAAG application. In addition to the "debrief meetings," our consultant and Staff has had meetings with base personnel; done additional research into both grant programs; and participated in webinars to further help refine and improve the applications. The next funding call deadline for the DCIP grant program is June 25th. and the next DEAAG funding call will be later this year. Council approval is needed in order to re-apply for funding from both of these programs.

In addition to these funding sources, funding may also be available for the project from the Alamo Area Metropolitan Planning Organization (AAMPO). A few years ago, the City submitted the Lower Seguin Road Reconstruction project and some other Master Thoroughfare Plan route projects to AAMPO for inclusion in their unfunded project list, so AAMPO is aware of this project and the City's intention to develop this project. By making this request, it was also assumed that the City would request funding for the project from AAMPO at a future time. Final design for the project is nearing completion and Right-of-Way acquisition is expected to start later this month for the project, resulting in the project being closer to "shovel ready" than before. The next funding call for AAMPO projects hasn't been announced yet, but is anticipated later this year. DCIP and DEAAG funding can be combined with AAMPO funding. AAMPO projects typically require a minimum of a 20% funding match from the applicant. Funding secured from DCIP and/or DEAAG could be used as part of this 20% match, or to over-match the project under AAMPO's process, increasing the ranking in AAMPO selection process. Council approval is needed to apply for AAMPO funding.

DCIP and DEAAG funding do have time limits on the funding. DCIP funding must be spent within five years of being awarded. Staff and our consultant are confident the project can be constructed within five years. DEAAG funding must be spent within two years of being awarded. The DEAAG application is geared towards funding key elements of the project, such as undergrounding of overhead wires in the flight zones. These elements can be constructed separate from the main project construction. Because of this, staff and our consultant are confident that the funding can be spent within the time limit. AAMPO funding is typically allocated when the project is ready for it - when the project is under construction. As the project is getting close to being "shovel ready," our consultant and Staff feel it is appropriate to request AAMPO funding now.

## **GOAL**

The goal of Resolution 26-R-063 is Council Authorization for the City Manager to sign and submit funding applications for the DCIP grant program; the DEAAG grant program; and AAMPO.

## **COMMUNITY BENEFIT**

The Lower Seguin Road Reconstruction project will widen the street to the secondary arterial roadway sections shown in the City's Master Thoroughfare Plan; provide a traffic signal and other improvements at the Randolph South Gate entrance; improve drainage; and provide a stronger pavement section capable of supporting the vehicle loading on the street. These improvements will provide a smoother driving surface and allow traffic to move more efficiently on Lower Seguin Road. The signalization and other improvements at the Randolph South Gate will provide improved access to the base and help support Randolph's mission. Securing DCIP, DEAAG, and/or AAMPO funding will significantly reduce the out-of-pocket costs of the project to the City and allow the improvements to be completed more quickly. The project directly supports the Strategic Goal of Infrastructure Investment and the objective of development and maintenance of transportation infrastructure.

## **SUMMARY OF RECOMMENDED ACTION**

Staff recommends Council authorization for the City Manager to sign and submit DCIP; DEAAG; and AAMPO funding applications for the Lower Seguin Road Reconstruction project.

## **FISCAL IMPACT**

The current estimated cost for the project is approximately \$22,000,000, including overhead costs of \$3,800,000 paid for by the General Fund including salary of City Staff Engineers and Inspectors. The Capital Improvements Plan (CIP) adopted for FY 2025-26 shows project costs of \$18,200,000 for design, land acquisition and construction. From the 2024 bonds, staff has \$15,000,000 and anticipates receiving another \$3,200,000 from the proposed bond sale later this year for a total funding of \$18,200,000. With no external funding, this project can be completed as currently identified in the CIP.

In order to better fund the CIP projects, staff is applying for aid from the DCIP, DEAAG, and AAMPO for Lower Seguin Road Reconstruction. Any grant awards would reduce the bond funding required for this project and allow the City to shift those bond funds to other street projects. This would help staff accelerate projects that were delayed based on limits of available funding with no increase in the tax rate.

With the current funding and planned additional funding, there is ample funds available to cover the local match requirements for AAMPO funding. This funding source would require the city to pay for land acquisition, design, but only 20% of construction. This opportunity could net the city \$10,892,000 of additional funding if awarded.

There isn't a local match identified for the DCIP or DEAAG funding program. The DEAAG funding is intended to provide funding to "close a funding gap" for construction of a project with a maximum funding amount of \$5 million. The DCIP program has a much higher maximum funding amount, and the previous application requested \$20,000,000 (no match required) for the project. For this funding request, staff will likely request a smaller amount to make the project more competitive and increase the likelihood of an award.

These programs can be combined if multiple requests for funding are approved. Depending on the award criteria of assigning expenses made prior to the award, this project could be funded entirely from external sources and the \$18,200,000 of city bond funds could go toward future or unfunded

street projects without raising taxes.

**RECOMMENDATION**

Approve Resolution 26-R-063

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**Attachments**

Resolution 26-R-063

Sample DCIP Application

Sample DEAAG Application

**RESOLUTION 26-R-063**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO SUBMIT FUNDING APPLICATIONS FOR THE LOWER SEGUIN ROAD RECONSTRUCTION PROJECT AND RELATED MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, City Staff has identified potential funding sources for construction of the Lower Seguin Road Reconstruction Project, and

**WHEREAS**, Defense Community Infrastructure Program (DCIP), Defense Economic Adjustment Assistance Grant (DEAAG), and Alamo Area Metropolitan Planning Organization (AAMPO) are funding sources well suited to provide funding for the Lower Seguin Road Reconstruction project; and

**WHEREAS**, the City Council of the City of Schertz previously authorized applying for DCIP and DEAAG funding and those applications were unsuccessful; and

**WHEREAS**, the City Council of the City of Schertz wishes to re-apply for DCIP and DEAAG funding; and

**WHEREAS**, the City Council of the City of Schertz also wishes to apply for AAMPO funding for the Lower Seguin Road Reconstruction project;

**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 apply for DCIP, DEAAG, and AAMPO funding for the Lower Seguin Road Reconstruction project.

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

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**Project Narrative**

**IMPORTANT NOTES:**

- The **final** 2025 Notice of Funding Opportunity (NOFO) has not been published yet.
- Per the **draft** 2025 NOFO, the submission deadline is **6/23/2025**.
- The first webinar about the 2025 NOFO scheduled on 5/13/2025 was postponed.
- This draft does not meet the new formatting requirements.
  - There is a draft version of a newly developed application form for the narrative.
  - After the final 2025 NOFO is released, the fillable version of the application form will be made available.

**City Resolution needs to include the following:**

- City Manager has been authorized to submit the OLDCC DCIP proposal and apply for subsequent assistance.
- City of Schertz affirms that it contributing 30% of the total project costs that is local, non-Federal funding.
- City of Schertz affirms that the non-Federal funding necessary to support this contribution is both liquid and readily available.
- City of Schertz affirms that any cost overruns will be the obligation of the City.

**A. Standard Form 424 (Grants.gov form)**

Please refer to the instructions provided with the Grants.gov Notice of Funding Opportunity on how to complete the Standard Form 424.

**B. Summary of Proposer and Eligibility**

1. Proposing Entity Name & Contact Information	
a) Submitting Entity Name:	City of Schertz
b) Primary Point of Contact:	
Name:	Steve Williams, City Manager
Phone Number:	210-619-1000
Email Address:	steve.williams@schertz.com
Organization Address:	1400 Schertz Pkwy Schertz, TX 781154-1634
c) Unique Entity Identifier:	WP19CJPW5PK5
2. Project Name	
City of Schertz Lower Seguin Road Expansion and Drainage Project for Joint Base San Antonio-Randolph 78154-1634 [Is this correct?]	
3. Proposed Project Location	
Latitude: 29.514922; Longitude: -98.266665	
4. Project Type	
Transportation Project	

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Project Narrative

## 5. Benefiting Installation

Joint Base San Antonio - Randolph

## 6. Enhancement Submission Type (choose only one)

- Enhances Military Value (40-45 points)
- Contributes to Training of Cadets at an Independent Program at a Covered Educational Institution (34-39 points)
- Enhances Installation Resilience (29-33 points)
- Enhances Military Family Quality of Life (22-27 points)

## 7. Defense Related Critical Infrastructure

The proposed project includes a non-Department of Defense networked infrastructure asset essential to project, support, and sustain military forces and operations.

## 8. Status of Local Cost Share

Proposal includes the required at least thirty percent (30%) non-Federal and/or another (non-Office of Local Defense Community Cooperation) Federal grant source project cost contribution.

## 9. Status of Funding for Projects that Include Non-Federal / Another Federal Grant Source

All proposed non-Federal project cost contributions are currently available and under the control of the potential grantee.

## 10. Evidence of Grantee's Ability and Authority to Manage Grants

Evidence of the intended Grantee's ability and authority to manage grants; for example, a summary of past Federal funding received, the existence of project staff with federal grant management experience that will manage the project, etc.

The City of Schertz has a strong and proven history of managing federally funded infrastructure projects, particularly in the area of roadway construction and improvements. This experience demonstrates the City's capability and authority to administer grants in full compliance with federal regulations.

The City has successfully managed over \$25 million in federal and state-funded transportation and infrastructure projects over the past decade. Key examples include:

- **FM 1518 Expansion Project:** A \$12.5 million project funded through TxDOT and federal sources, involving roadway widening, stormwater improvements, and signal upgrades.
- **Schertz Parkway Improvements:** A \$6.2 million project that included federal funding components and required NEPA compliance and utility coordination.
- **Tri-County Parkway Extension:** A \$4.8 million project supported by federal and regional funds, improving connectivity and traffic flow in a growing commercial corridor.

The City's Capital Projects and Engineering Department includes professionals with extensive experience in federally funded transportation projects:

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**Project Narrative**

- Project Managers with over 15 years of combined experience in civil infrastructure delivery, including oversight of federally funded road projects.
- Grant Administrators who have managed over \$10 million in federal and state grants, ensuring compliance with 2 C.F.R. Part 200, Davis-Bacon Act, and Buy America requirements.
- Finance Department Staff trained in federal grant accounting, with experience in managing multi-million-dollar funding streams and preparing for single audits.

The City utilizes a centralized financial management system that supports grant-specific fund tracking, real-time budget monitoring, and Federal reporting and audit readiness. These systems are compliant with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 C.F.R. Part 200).

Under its Home Rule Charter, the City of Schertz has full legal authority to accept, manage, and administer federal and state grants. City Council regularly authorizes grant applications and funding allocations through formal resolutions.

#### **11. Authorized Submitting Official**

Steve Williams, City Manager, has been authorized by the City Council of Schertz, TX, via City Resolution, to submit this proposal and apply for assistance.

#### **C. Summary of Project Enhancement**

##### **1. A description how/if the proposed project enhances “Military Value.” (40-45 points)**

Proposals will be evaluated based on their evidence that the proposed project will enhance each of the following four (4) military value criteria:

##### **a) *Current and Future Mission Capabilities and Operational Readiness***

How will the proposed project enhance the current and future mission capabilities and the impact on operational readiness of the DoD’s total force, including impact on joint warfighting, training, and readiness?

Joint Base San Antonio-Randolph (JBSA-R), located in Bexar County, serves as the headquarters for the Air Education and Training Command (AETC) and the 12th Flying Training Wing (12 FTW). The mission of the AETC is to find, recruit, train, and educate the Airmen the nation needs and the mission for the 12 FTW is to forge aviators by conducting specialized training programs for pilots and combat systems officers. The installation has two runways that support a high volume of training flights, 200,000 aircraft operations per year, making it one of the busiest airfields in the U.S. Air Force. JBSA-R plays a crucial role in homeland defense missions because of its pilot training programs, which are essential for maintaining a ready and capable force to defend the homeland.

Lower Seguin Road (LSR) is a two-lane, undivided 2.9-mile-long road in the City of Schertz that serves as an essential east-west secondary rural arterial connection for the area between Texas State Highway Loop 1604 and Farm-to-Market Road 1518. It is adjacent to the southern border of JBSA-R and is where the installation’s South Entry Gate is located. This crucial entrance serves as JBSA-R’s only access point for deliveries and services associated with flight training activities, contingency mobilization, and Total Force mobilization. Additionally, there are above ground utility lines along LSR that serve the base.

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**Project Narrative**

The proposed project involves reconstructing [XX miles] LSR, improving the stormwater drainage system, replacing the existing low water crossing with a bridge that provides 100-year unflooded access, installing a warranted traffic signal and additional right and left turn lanes at the installation's South Entry Gate, and rerouting the above ground utility lines to improve the corridor Level of Service (LOS), enhance safety, mitigate flood hazards, and ensure continuity of power and communication services.

JBSA-R depends on sturdy and reliable road transportation infrastructure and utilities to safely facilitate the efficient movement of flight instructors, trainees, and support personnel to ensure timely arrival for training sessions and support activities. Frequent lateness and outages disrupts training schedules, leading to less effective training sessions, and the potential of extending the time required to complete training programs. This can have an impact on the overall readiness of cadets and create graduation delays. Simply, JBSA-R would not meet its mission directive, thereby, resulting in full mission failure.

**b) *Availability and Condition of Land, Facilities, and Associated Airspace***

How will the proposed project affect the availability and condition of land, facilities, and associated airspace (including training areas suitable for maneuver by ground or air forces throughout a diversity of climate terrain areas and staging areas for use of the Armed Forces in homeland defense missions) at both existing and potential receiving locations?

JBSA-R plays a crucial role in homeland defense missions because of its pilot training program, which is essential for maintaining a ready and capable force to defend the homeland. It is part of the larger Joint Base San Antonio (JBSA), which includes Fort Sam Houston and Lackland Air Force Base. In addition to pilot training, JBSA supports a wide range of missions, including medical and intelligence operations. Additionally, JBSA supports the U.S. Northern Command and U.S. Army North in their homeland defense missions, which include detecting, deterring, and defeating threats to the United States, as well as providing support to civil authorities during emergencies.

Improving LSR and rerouting lines reduces the risk of power loss and ensures that JBSA-R's South Entry Gate is consistently accessible for traffic associated with flight training activities including the transportation of aircraft, aviation fuel, maintenance equipment, and other critical mission supplies. Furthermore, it will support the establishment and maintenance of staging areas for homeland defense missions, ensuring quick mobilization and deployment of personnel and equipment.

JBSA-R and LSR are particularly vulnerable to flash flooding due to Woman Hollering Creek. The creek's location and topography make it prone to flash floods, especially during sudden and intense rainfall. As a result, a southern portion of the base and a segment of LSR are in a FEMA-designated Special Flood Hazard Area (SFHA), which is an area with a 1% or higher chance of flooding each year. Replacing the low water crossing with a bridge that provides 100-year unflooded access, and improving the stormwater drainage system, will ensure LSR remains operational so that JBSA-R is accessible.

Two segments of LSR intersect with the Clear Zones (CZ) of each runway. Per the Air Installations Compatible Use Zones (AICUZ) Program, a CZ is a 3,000-foot by 3,000-foot square area beyond the end of the runway that is centered on the runway centerline. CZs are

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**Project Narrative**

required areas for active runways where an aircraft accident is most likely to occur if an accident were to take place. The JBSA-R CZs did not always extend beyond the installation boundary and over LSR. They were originally 3,000-foot by 2,000-foot but were amended in 2015 to be compliant with AICUZ requirements.

Roads and highways are generally considered incompatible in CZs unless they are essential, and no feasible alternative exist. LSR dates back to at least the early 20<sup>th</sup> century and remains a vital arterial roadway for the City of Schertz and JBSA-R and provides the only access to the installation's South Gate Entry. While keeping LSR may not be ideal, the proposed project will make the road safer and less risky. Improving the traffic flow on the road and at the South Entry Gate will allow vehicles to safely move through the CZ more quickly. Rerouting the utility lines will reduce aircraft safety hazards by eliminating obstacles (poles and wires) in the flight paths.

c) ***Ability to Accommodate Contingency, Mobilization, and Future Total Force Requirements***  
How will the proposed project affect the ability to accommodate contingency, mobilization, and future total force requirements [for DoD locations] to support operations and training?

In situations where the military needs to effectively utilize all available personnel resources including active-duty, reserve, National Guard, civilian employees, and contracted services, LSR is vital to accessing JBSA-R and facilitates coordination between different components of the Total Force, ensuring smooth and effective operations. The proposed project will strengthen JBSA-R's ability to accommodate contingency, mobilization, and future total force requirements to support operations and training in numerous ways.

**Road Reconstruction:** The existing roadway will be demolished and reconstructed to ensure LSR is structurally sound, safe, and built to last. It is critical that LSR can support the increased traffic and logistical demands of large-scale Total Force mobilization, including the transportation of equipment and other heavy machinery essential to meet mission demands.

**Bridge:** The replacement of the low water crossing on LSR with a 100-year flood-resistant bridge ensures uninterrupted access during extreme weather events. This is critical for rapid mobilization during contingencies, reliable ingress/egress for personnel and equipment, and ensuring continuity of operations during emergencies.

**Traffic Signal and Turning Lanes:** The installation of a traffic signal and additional turn lanes at the South Entry Gate will reduce congestion and delays during peak mobilization periods, improve safety and efficiency for large-scale troop or equipment movements, and prepare infrastructure to handle larger-scale mobilizations in the future.

**Stormwater Drainage System:** Enhanced stormwater management reduces the risk of flooding and infrastructure degradation, which protects LSR (a critical access route), ensures continuity of operations during adverse weather, and minimizes maintenance disruptions that could hinder training or deployment.

**Rerouting Above-Ground Utility Lines:** Rerouting above-ground utility lines improves resilience and reduces vulnerability to environmental or accidental damage, which supports

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**Project Narrative**

sustained operations during contingencies and facilitates future infrastructure upgrades aligned with force growth.

The overall project supports future total force requirements by accommodating increased traffic and logistical demands, providing a robust foundation for future infrastructure expansions, and enhancing the installation's ability to support joint or multi-agency operations.

**d) Project Effect on Cost of Operations and Manpower Implications**

How will the proposed project affect the cost of operations and [are there] manpower implications?

The proposed project will result in significant benefits in terms of safety, readiness, and operational efficiency. The South Entry Gate, on LSR, serves as the access point for mobilization execution, deliveries, (including military vehicles and aircraft, fuel, and other equipment), and commercial service providers.

**Cost of Operations:** Poor road conditions, traffic congestion, and flood risk all create disruptions that increase safety risks, slow emergency response, and hurt productivity. Improving LSR can enhance operational efficiency by reducing travel time and minimizing disruptions for personnel, deliveries, and service providers. Enhanced infrastructure can reduce the costs associated with emergency preparedness and response by facilitating quicker and safer evacuations and deployments during floods and other emergency events.

**Manpower Implications:** The proposed project will reduce the frequency of delays for personnel commuting to and from the base. This can enhance productivity and ensure that training and operations proceed as scheduled. Reconstructing the road and constructing a new bridge will improve the base's ability to respond to emergencies, reducing the strain on manpower during emergencies by facilitating quicker and safer evacuations and deployments.

**Proposals that don't identify a military value enhancement based on the four value criteria above, will be scored on the remaining priorities (listed in order of priority) as follows (choose one):**

**2. Priority 2. Contribute to Training Cadets (34-39 points)**

**(1) Proposals supporting the training of cadets must describe how the infrastructure project will contribute to the training of cadets enrolled in an independent program at a "covered educational institution".**

[Need JBSA-R to confirm any college/university cadet training taking place on base.]

The proposed infrastructure project at JBSA-R will directly contribute to the training of cadets enrolled in the [insert independent program name, e.g., Reserve Officer Training Corps (ROTC)] program at [insert name of covered educational institution, e.g., Prairie View A&M University]. This institution is recognized as a "covered educational institution" under 10 U.S.C. § 2195. Improving LSR will contribute to training of cadets in the following ways:

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**Improved Safety and Accessibility:** The upgraded roadway and drainage systems will provide safer, more reliable transportation routes for cadets commuting to training sites, educational institutions, and community service activities.

**Enhanced Community Resilience:** By mitigating flood risks and improving infrastructure reliability, the project strengthens the surrounding community—an essential context for cadets learning to lead in both civilian and military environments.

**Support for Training Logistics:** Improved infrastructure can facilitate more efficient movement of personnel and resources, indirectly supporting [ROTC] training exercises, field events, and community outreach programs.

**Leadership Context:** Exposure to real-world infrastructure improvements helps cadets appreciate the broader systems that support national security and public service, aligning with ROTC goals of developing informed, capable leaders.

**(2) Proposals supporting the training of cadets must describe the resulting impact to the benefitting installation, identifying in the proposal the specific covered educational institution.**

The LSR project will have a direct and measurable impact on JBSA-R by enhancing access, safety, and operational efficiency for [e.g., [Prairie View A&M University ROTC](#)] cadet training activities. The resulting impacts to JBSA-R include:

**Improved Base Accessibility:** LSR serves as a key access route to JBSA-R. Upgrading this corridor will reduce travel time and improve reliability for training-related transportation activities.

**Enhanced Training Readiness:** By mitigating flood risks and improving road conditions, the project ensures uninterrupted access to JBSA-R, supporting consistent scheduling of training and joint-service exercises.

**Increased Cadet Participation:** The improved infrastructure will enable more frequent and larger-scale training events, increasing participation and engagement between JBSA-R and cadet programs.

**Operational Efficiency:** The project supports JBSA-R's broader mission by reducing logistical burdens and enhancing coordination with educational institutions, ultimately contributing to the installation's role in flight training and force readiness.

**(3) Affirm their compliance with each of the following aspects included in the 10 U.S.C. § 2391(e)(6):**

a. **a part B Institution, as defined in section 322 of the Higher Education Act of 1965 (20 U.S.C. § 1061);**

[Pending – based on College/University involved.](#)

b. **an 1890 Institution, as defined in section 2 of the Agricultural Research, Extension, and Education Reform Act of 1998 (7 U.S.C. § 7601);**

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**Project Narrative**

Pending – based on College/University involved.

- c. is not affiliated with a consortium; and,**

Pending – based on College/University involved.

- d. is located at least 40 miles from a major military installation.**

Pending – based on College/University involved.

**3. Priority 3. Enhance Military Installation Resilience (29-33 points)**

Proposals will be evaluated based on their evidence that the proposed project will enhance military installation resilience. As defined in 10 U.S.C. § 101(e)(8), the term “military installation resilience” means, “the capability of a military installation to avoid, prepare for, minimize the effect of, adapt to, and recover from extreme weather events, or from anticipated or unanticipated changes in environmental conditions, that do, or have the potential to, adversely affect the military installation or essential transportation, logistical, or other necessary resources outside of the military installation that are necessary in order to maintain, improve, or rapidly reestablish installation mission assurance and mission-essential functions.” Using language from that definition, proposals should describe how/if the proposed project impacts military installation resilience.

According to the National Centers for Environmental Information (NOAA), JBSA-R and the City of Schertz are highly vulnerable to extreme weather based on the recorded history of flooding, flash flooding, thunderstorm winds, hail, and winter weather events. As previously mentioned, JBSA-R and LSR are particularly susceptible to flooding due to their proximity to Woman Hollering Creek. The creek lies within a relatively flat and low-lying area comprised of clay-rich soil that absorb water slowly. This increases surface runoff resulting in flash floods during sudden and intense rainfall. As a result, a southern portion of the base and a segment of LSR are in a FEMA-designated Special Flood Hazard Area (SFHA), which is an area with a 1% or higher chance of flooding each year.

Improving LSR will significantly enhance JBSA-R’s resilience during flooding and other severe weather events. The project includes upgrading the stormwater drainage system and the construction of a new bridge to replace the low water crossing—both of which will contribute to the increase water flow capacity and prevent water accumulation. This ensures that LSR remains passable during heavy rainfall and flooding events and maintains access to the installation. This is critically important in facilitating emergency response, mobilization, and recovery efforts. Furthermore, this project helps to prevent disruptions to essential activities and operations conducted in support of the mission. By focusing on these aspects, this road improvement project will strengthen JBSA-R’s overall resilience.

**4. Priority 4. Enhance Military Quality of Life (22-27 points)**

Proposals will be evaluated based on their evidence that the proposed project will enhance military quality of life. As proposals describe how/if the proposed project impacts military quality of life, proposals must detail how the proposed project alleviates installation commuter workforce issues and benefits schools or other local infrastructure located off of a military installation that will support members of the armed forces and their dependents residing in the community, as required under 10 U.S.C. § 2391(e)(4)(C).

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**Project Narrative**

The proposed project can significantly enhance the quality of life for military families and the broader community in several ways. It will ensure safer and more reliable transportation for military families, reducing travel time and stress. This allows families to spend more quality time together and access essential services more easily, such as healthcare, shopping, and recreational activities. By upgrading the road infrastructure, traffic congestion can be reduced and commute times improved for both military personnel and civilian employees. This leads to increased productivity, lower stress levels, and better overall job satisfaction. This project will also facilitate easier and safer access to schools, enhancing educational opportunities for the children of service members. Additionally, improving LSR supports other local amenities, such as parks, community centers, and emergency services, contributing to a more vibrant and supportive community. By addressing these areas, a road improvement project can create a more resilient and supportive environment for military families and the surrounding community, ultimately enhancing the overall quality of life.

#### **5. Defense Related Critical Infrastructure (5 points)**

If the proposed project is defense-related critical infrastructure, proposers should describe the impact of the project on prevention, remediation, or mitigation of risks resulting from vulnerabilities of critical infrastructure assets, both on the installation and outside of the installation. The proposal should capture a holistic assessment demonstrating how the assets or facilities are essential to project, support, and sustain military forces and operations and provide mutual benefit to the military installation.

As described in the Commander's letter of support, LSR is a non-Department of Defense transportation corridor that functions as defense-related critical infrastructure due to its direct support of JBSA-R. LSR plays a vital role in sustaining JBSA-R's aviation training missions and is a key route for contingency and Total Force mobilization, enabling the rapid deployment and coordination of active duty, reserve, National Guard, civilian, and contracted personnel.

The current condition of LSR presents significant vulnerabilities. The frequently flooded low-water crossing, deteriorating pavement, and high traffic volumes compromise the reliability and resilience of access to the South Entry Gate of JBSA-R. These vulnerabilities pose operational risks during both routine and emergency scenarios. This project directly mitigates those risks by:

- Replacing the low-water crossing with a bridge designed to withstand a 100-year storm, significantly reducing flood-related disruptions and improving year-round accessibility.
- Installing a traffic signal near the South Entry Gate, which will enhance traffic flow, reduce congestion, and improve safety for both military and civilian users.
- Improving the corridor's LOS, ensuring more efficient movement of personnel and resources during high-intensity operations or emergency mobilizations.

Collectively, these improvements enhance the resilience and functionality of a critical access route to JBSA-R, supporting the installation's ability to project and sustain military operations. The project also provides mutual benefit by strengthening regional infrastructure that supports both military readiness and civilian emergency response capabilities.

#### **6. A description how/if the project supports strategic seaports.**

Proposals supporting a strategic seaport must identify that: (1) the proposed project is listed in the report on strategic seaports provided to Congress in response to Section 3515 of the National Defense Authorization Act for Fiscal Year 2020 (Public Law 116-92; 133 Stat. 1985); and (2) the

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**Project Narrative**

strategic seaport where the proposed project is located. For proposals that include project locations on one of the listed strategic seaports, please work with the benefitting local installation commander to confirm whether the proposed project is listed in the aforementioned report.

**(1) the proposed project is listed in the report on strategic seaports in response to Section 3515 of the National Defense Authorization Act for Fiscal Year 2020 (Public Law 116-92; 133 Stat. 1985).**

Not applicable.

**(2) the strategic seaport where the proposed project is located.**

Not applicable.

**D. Summary of Community-Installation Need [3 Pages Max]**

**1. A Description of the Project**

**a) A general description of the project.**

LSR is a two-lane, undivided 2.9-mile-long roadway located within the City of Schertz, functioning as a secondary rural arterial that provides an essential east-west connection between Texas State Highway Loop 1604 and Farm-to-Market Road 1518. The corridor runs adjacent to the southern boundary of JBASA-R and serves as the location of the installation's South Entry Gate. This gate is the sole access point for all deliveries and service-related traffic supporting JBASA-R's flight training operations, contingency mobilization efforts, and Total Force mobilization activities.

The proposed project entails a comprehensive reconstruction of [XX miles] of LSR to enhance its structural integrity, operational efficiency, and resilience to extreme weather events. Key components of the project include:

- Full-Depth Roadway Reconstruction
- Stormwater Drainage Upgrades
- New Bridge Structure to Replace Existing Low-Water Crossing
- Traffic Signal Installation and Turn Lane Construction
- Rerouting Above-Ground Utility Lines in CZs

These improvements will significantly enhance the corridor's LOS, mitigate flood-related hazards, and strengthen the reliability of critical infrastructure that supports military readiness and regional resilience.

**b) Major scope elements (e.g., site work, utility upgrades, horizontal construction, mechanical systems installation, etc.).**

**Roadway Reconstruction:** Converting a two-lane road with shoulders and roadside ditches to a three-lane road with curb and gutter for most of the project limits. A portion of the road will also include a right turn lane in addition to the three lanes. Also, a portion of the road will be widened to five lanes. Driveways and roadway geometry, including horizontal and vertical

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**Project Narrative**

improvements, are being made to meet current design standards and provide better safety for vehicles and pedestrians.

**Stormwater Drainage System:** The roadway conveys the existing storm sewer via roadside ditches. It will be replaced with a closed storm sewer system for the majority of the roadway to convey roadway drainage along with some offsite drainage more efficiently through the right-of-way. Additionally, roadside ditches will remain in a few areas to convey offsite drainage. The drainage system will meet current design standards, improve drainage conveyance within the project limits, and reduce the likelihood of localized flooding in smaller rain events.

**Bridge Installation:** The existing low-water crossing will be replaced with a 47-foot-wide and 280-foot-long bridge to span Woman Hollering Creek and 100-year floodplain. The bridge will accommodate two lanes with a 10-foot shared use path.

**Traffic Signal Installation and Turn Lane Construction:** Based on a traffic study conducted in February 2024, a traffic signal is warranted at the intersection of Golf Road, where the JBSA-R South Entry Gate is located, and LSR. The project will widen the Golf Road to accommodate four lanes and add a right and left turn lane on LSR into Golf Road. This will improve traffic flow, reduce congestion, and enhance access control and safety for both military and civilian vehicles.

**Rerouting Above-Ground Utility Lines:** The proposed project includes rerouting above-ground lines to remove them from the two runway CZs and to protect essential power and communication infrastructure. This will ensure continuity of operations for both the installation and surrounding community and enhance safety for flights to and from JBSA-R..

- c) **Engineering information that demonstrates the technical feasibility of the construction project, and that the final project will be complete and usable.**

The proposed reconstruction of LSR and associated infrastructure improvements have been evaluated for technical feasibility and are supported by sound engineering principles and design standards. The integration of these improvements ensures that the final project will be fully functional, resilient to environmental stressors, and capable of supporting current and future operational demands.

- d) **The participating project parties involved in the project, to include contemplated grant sub-recipients as defined by 2 C.F.R. 200.1.**

**City of Schertz, TX:** A rapidly growing municipality in the San Antonio metropolitan area, Schertz is the primary recipient of the proposed grant and a central participant in the project. As the local government entity with jurisdiction over LSR, Schertz holds primary responsibility for the planning, design, and implementation of infrastructure improvements within its boundaries. The City's Public Works Department will lead these efforts and coordinate closely with JBSA-R, development services, and regional partners to ensure sustainable and resilient growth.

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**Project Narrative**

Schertz has demonstrated a strong commitment to infrastructure investment, allocating over **\$40 million** in recent years to water, sewer, and drainage projects that support both new development and the maintenance of existing systems. The City’s leadership in the Lower Seguin Road project reflects its broader mission to enhance public safety, improve transportation efficiency, and support regional resilience—including infrastructure that directly benefits Joint Base San Antonio–Randolph (JBSA-R).

As the grant’s primary recipient under 2 C.F.R. § 200.1, the City of Schertz will oversee project execution and fiscal management, coordinating with military and regional stakeholders to ensure that improvements align with both civilian and defense-related infrastructure priorities.

**Joint Base San Antonio-Randolph (JBSA-R):** Is a key mission installation of the United States Air Force and one of three primary locations comprising Joint Base San Antonio (JBSA), alongside JBSA-Lackland and JBSA-Fort Sam Houston. As part of the Department of Defense’s largest joint base, JBSA-R serves as a premier training hub for the Air Education and Training Command (AETC), with a core mission focused on pilot and aircrew training, leadership development, and Total Force readiness.

While JBSA-R is not a grant sub-recipient, it is a critical stakeholder in the proposed infrastructure project due to its reliance on LSR for operational access. The installation’s South Entry Gate, located along LSR, is the sole access point for deliveries and services supporting flight training operations, contingency mobilization, and Total Force mobilization. As such, the installation has a vested interest in ensuring the reliability, safety, and resilience of adjacent transportation infrastructure.

JBSA-R’s involvement in the project includes providing strategic guidance, mission impact assessments, and formal support through command leadership. The installation’s coordination with local government entities, such as the City of Schertz, ensures that infrastructure improvements align with military operational requirements and enhance regional defense readiness.

**2. A narrative describing the community-installation need.**

**a) Details on how the completed project will address a specific deficiency in community infrastructure supportive of a military installation.**

The proposed improvements to LSR directly address multiple critical deficiencies in community infrastructure that currently impede safe and reliable access to JBSA-R. A recently completed traffic study revealed that several intersections along the LSR corridor, including the South Entry Gate intersection, are operating at LOS “E” on a scale from A (best) to F (worst). LOS “E” indicates that these intersections are functioning at or near capacity, with limited maneuverability, reduced speeds, and significant delays.

The South Entry Gate is a vital access point for JBSA-R, supporting daily operations and personnel movement. In February 2024, nearly 3,600 vehicles were recorded entering and exiting through this gate in a single day, highlighting the strategic importance of this corridor for military readiness.

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**Project Narrative**

In addition to congestion, the corridor faces several other infrastructure challenges:

**Flooding Risk:** A segment of LSR includes a low-water crossing at Woman Hollering Creek, located within a FEMA-designated Special Flood Hazard Area. This area is prone to flooding, which disrupts access and contributes to roadway deterioration.

**Stormwater Drainage Deficiencies:** The existing stormwater infrastructure is inadequate, leading to frequent pooling and runoff during rain events. This exacerbates pavement damage and increases the risk of hydroplaning and vehicle accidents.

**Above-Ground Utilities in Clear Zones:** Utility poles and overhead lines are currently located within the roadway's clear zones, posing safety hazards and limiting the corridor's ability to meet modern roadway design standards. These obstructions increase the risk of collisions and complicate emergency response and maintenance operations.

**Surface Degradation:** High traffic volumes, combined with poor drainage and flood exposure, have led to significant surface deterioration, including cracks, potholes, and rutting.

These combined deficiencies compromise the safety, reliability, and resilience of the corridor, directly affecting the timely movement of military personnel, equipment, and emergency services. The proposed project will address these issues through comprehensive roadway reconstruction, drainage improvements, and utility relocations, enhancing operational efficiency, reducing delays, and supporting the long-term mission readiness of JBASA-R.

- b) A summary of the installation need for the proposed community infrastructure project, and how the absence of the proposed community infrastructure project degrades military value at the military installation, the training of cadets enrolled in an independent Reserve Officer Training Corps program at a covered educational institution and resulting impact to the benefitting installation, military installation resilience, or military family quality of life at a military installation.**

The proposed improvements to LSR are essential to sustaining the operational effectiveness, training capacity, and long-term resilience of JBASA-R. Without this project, the corridor's already strained infrastructure will continue to degrade to LOS "F." This level of congestion results in stop-and-go traffic, extended delays, and unreliable access to the installation.

Such conditions directly impact the punctuality and readiness of both instructors and trainees, including [e.g., [Prairie View A&M University ROTC](#)] cadets who rely on timely access to JBASA-R for training exercises. Delays and disruptions to training schedules reduce instructional effectiveness, limit hands-on learning opportunities, and risk extending the time required to complete training pipelines, ultimately degrading the readiness of future officers and the installation's ability to meet its mission objectives.

Moreover, in the event of a large-scale contingency or Total Force mobilization, the current state of LSR would be insufficient to support the surge in traffic and logistical demands. Delays in the movement of personnel, equipment, and supplies could compromise mission execution and emergency response capabilities.

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**Project Narrative**

The absence of this infrastructure project also undermines military installation resilience. The corridor's vulnerability to flooding, poor stormwater drainage, and deteriorating pavement conditions increase the risk of access disruptions during severe weather events, threatening continuity of operations. Additionally, above-ground utilities located within clear zones pose safety hazards and limit the corridor's ability to meet modern design standards.

Finally, the degraded condition of LSR negatively affects the quality of life for military families who live, work, or commute through the area. Prolonged travel times, unsafe road conditions, and limited evacuation reliability during emergencies contribute to stress and reduce the overall attractiveness of the installation as a duty station.

In summary, failure to advance the proposed project would significantly degrade the military value of JB SA-R, hinder the training and development of future officers, and compromise both resilience and quality of life for the broader military community.

- c) An estimate of the likely beneficiaries of the project (in addition to the military installation) as well as an assessment of the extent to which the total installation population of military service members (or, if applicable, cadets enrolled in an independent program at a covered educational institution) and/or their families will benefit (e.g., 0-100% of the population).**

In addition to the military installation, an estimate of likely beneficiaries includes:

- **Residents:** The road reconstruction project, including the replacement of the low water crossing with a bridge and installation of a traffic signal, will significantly improve safety and accessibility and reduce travel time and vehicle operating costs for local residents.
- **Businesses:** Local businesses will benefit from improved transportation infrastructure, facilitating smoother logistics, enhancing safety for employees commuting, and potentially increasing customer traffic.
- **First Responders:** Enhanced road infrastructure will improve response times for emergency services, including fire, police, and medical personnel. The City of Schertz provides EMS services for the base and the proposed project will provide Schertz Fire Station #3 improved response times to the base.
- **Schools:** Improved road safety and accessibility will benefit students and staff commuting Randolph Field Independent School District located on the base. Families that live off base will benefit from improvements to LSR. School traffic in particular creates high volumes during peak commute times in the morning and afternoon.

An assessment of benefits to military service members and their families include:

- **Direct Benefits:** The project will directly benefit approximately 100% of the military installation population, including cadets, service members, and their families, by providing safer and more reliable access to the installation.
- **Quality of Life:** Enhanced infrastructure will improve the quality of life for military families by reducing travel time and increasing safety during commutes.

- d) Letter of Support**

Installation Commander Support Letter(s) should be included as attachments with your application.

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## E. Summary of Construction Readiness [14 Pages Max]

### 1. Status of Planning and Design

Proposals must provide details on the status of design and planning required to proceed with ground-disturbing construction.

The Lower Seguin Road Reconstruction and Drainage Project is currently in the preliminary design stage, which is anticipated to be completed by July 2025. Key planning and design activities that are underway include geotechnical surveys, hydrologic analysis, environmental review and permitting. The final design and construction documents are expected to be completed in October 2025, enabling the project to move into the procurement phase in November 2025. The construction phase is anticipated to start in March 2026 and be completed in 24 months.

### 2. Budget and Funding Sources

All submissions must include a project budget section that identifies the information below. Budgets that fail to include these categories will be down-scored.

- a) **Proposals must provide a reasonable, allowable, and allocable project budget that demonstrates an understanding of eligible costs. Costs identified in this project budget must be broken out by major cost elements for project administration, inspection, construction, utilities, and contingency costs. This project budget must also identify the total cost for the proposed project, identifying which costs (if present) are contributed by other sources of funding (i.e., project parties). If soft costs (i.e., costs that are not direct construction costs) required for the planning, design, and execution are identified as part of the project budget, they must be funded as part of the local cost share portion of the project. Please note that all costs included in project budgets must have been incurred after August 13, 2018, the date of enactment of the John S. McCain National Defense Authorization Act for Fiscal Year 2019.**

The following is a summary of the proposed project's major cost elements:

**Administration/Legal:** Pending – need details from PW Team.

**Inspection:** Pending – need details from PW Team.

**Construction:** Pending – need details from PW Team.

**Equipment:** Pending – need details from PW Team.

**Utilities:** Pending – need details from PW Team.

**Right-of-Way Acquisition:** Pending – need details from PW Team.

**Architectural/Engineering Fees\*:** Pending – need details from PW Team.

**Contingency (no more than 15%):** Pending – need details from PW Team.

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- b) If the proposed project is part (a phase) of a larger project, detail must be provided on the status of all funding to complete the total project.**

Not applicable.

- c) An overview of all funding sources, including non-federal project cost contribution source funding, that demonstrates a firm commitment and unconditioned availability (including any eligibility of federal funds to be counted as the funding contribution) to complete the project is required.**

The proposed project includes a local cost contribution from the City of Schertz that is 30% of the total project budget, which is both included in the proposed budget and essential to the overall project execution.

- d) If a local project cost contribution is required (or included as part of the proposed budget even if not required) for a community infrastructure project, a selected Grantee must show that local project cost contribution funding is liquid and readily available to the project prior to receiving grant disbursements from the Office of Local Defense Community Cooperation. The proposal itself must therefore include evidence that the necessary non-Federal sourced funding will be available to execute the project prior to disbursement of Office of Local Defense Community Cooperation funds.**

In accordance with the requirements of OLDCC, the City of Schertz affirms that the non-Federal funding necessary to support this contribution is both liquid and readily available. To demonstrate this, the proposal includes a resolution from the City Council authorizing the use of these funds for the project. This documentation provides clear evidence that the local cost share is secured and will be available in advance of any Federal disbursements, ensuring uninterrupted project execution and compliance with grant requirements.

- e) Proposals relying on debt financing for any portion of their project must demonstrate how any Federal Interest that is created through the proposed project will be preserved through any subsequent refinancing, foreclosure, or other actions that may change the purpose, life, and/or benefactors of the enhancement that was the basis for the Federal Interest.**

The City of Schertz has issued bonds to finance this project. In accordance with federal requirements, the City is committed to ensuring that any Federal Interest created through this project is fully preserved throughout the life of the asset, regardless of any future refinancing, foreclosure, or other financial restructuring. To that end, the City will implement the following measures:

**Legal Protections:** All bond documents and associated agreements will include provisions that recognize and protect the Federal Interest. These provisions will ensure that any refinancing or transfer of ownership will be contingent upon the continued preservation of the Federal Interest.

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**Covenants and Restrictions:** The City will record covenants or deed restrictions, as appropriate, to ensure that the purpose, use, and beneficiaries of the project remain consistent with the original intent of the federal investment.

**Monitoring and Compliance:** The City will maintain a robust compliance and monitoring framework to track the use and condition of the project assets. This includes periodic reporting and audits to verify that the Federal Interest is not compromised.

**Contingency Planning:** In the event of foreclosure or other adverse financial events, the City will require that any successor entity assumes the obligations related to the Federal Interest, including maintaining the intended public benefit and use of the project.

These measures collectively ensure that the Federal Interest will be preserved and protected, regardless of any future financial or operational changes related to the project.

- f) **If necessary, documentation demonstrating that the requested grant funds do not supplant other available federal funds, such as those through Defense Access Roads, Rebuilding American Infrastructure with Sustainability and Equity, the Economic Development Administration Public Works and Economic Adjustment Assistance, etc. If other federal funding is required to execute the project, the Grantee must include with the proposal a copy of a counter-signed funding agreement with the awarding federal agency. Documentation for this requirement should be included as attachments with your application.**

Not applicable.

- g) **The proposing entity must also state its capability to secure a surety bond (e.g., a bid guarantee, performance bond, and payment bond) prior to the commencement of construction activity as defined by 2 C.F.R. Part 200.326.**

As the proposing entity, the City of Schertz will serve as the project administrator and will subcontract with a qualified construction firm to perform the ground-disturbing activities. In accordance with 2 C.F.R. Part 200.326 and applicable procurement standards, the City will ensure that all selected contractors are capable of securing the required surety bonds, including:

- Bid Guarantee
- Performance Bond
- Payment Bond

These bonding requirements will be explicitly included in the solicitation documents and enforced as a condition of contract award. The City has established procurement procedures that comply with federal, state, and local regulations to verify contractor bonding capacity prior to the commencement of construction.

- h) **Acknowledgement that any cost overruns will be the obligation of the proposer.**

The City of Schertz acknowledges that any cost overruns will be the obligation of the City.

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- i) **Please complete the budget worksheet to the best of your knowledge. Please note that DCIP funds do not cover costs related to design, planning, and environmental. If soft costs (i.e., costs that are not direct construction costs) are required they must be funded as part of the local cost share portion of the project.**

Category	Federal Request	Non-Federal Match	Other Source
Administration/Legal	Pending	Pending	\$0
Inspection	Pending	Pending	\$0
Construction	\$17,500,000	\$7,500,000	\$0
Equipment	\$0	\$0	\$0
Utilities	Pending	Pending	\$0
Right-of-Way Acquisition*	\$0	Pending	\$0
Architectural/Engineering Fees*	\$0	\$2,700,000	\$0
Contingency (no more than 15%)	\$0	\$4,500,000	\$0
<b>GRAND TOTAL:</b>	<b>Pending</b>	<b>Pending</b>	<b>\$0</b>

\*Ineligible for DCIP funding

**3. Proposed Project Schedule**

A detailed project development schedule must be included that explains the project execution strategy. The project schedule must identify milestones such as final permitting and compliance (including National Environmental Policy Act requirements), long lead time permits and approvals, design and contracting, site control, start of construction, and end of construction. The proposer must demonstrate that the project can commence quickly enough to ensure that the project can be completed no later than five (5) years following the obligation of federal funds.

Phases & Milestones	Start Date	Completion Date
Preliminary Design	10/1/2024	7/1/2025
Site Control	5/1/2025	Pending
NEPA	Pending	Pending
Final Permitting & Compliance	Pending	Pending
Final Design & Construction Documents	8/1/2025	10/31/2025
Procurement	11/1/2025	1/1/2026
Construction	3/1/2026	3/1/2028
Preliminary Design	10/1/2024	7/1/2025

**4. Review of pre-construction requirements (environmental)**

Proposals must include the status of any known federal and state/local requirements (e.g., National Environmental Policy Act (42 U.S.C. § 4321-4347)) and a detailed plan for completing them. If awarded a grant, the Grantee may also be required to comply with other environmental laws with requirements that support but are independent of the National Environmental Policy Act, including but not limited to Section 106 of the National Historic Preservation Act. Please provide this information below.

The following summarizes the status of known federal and state/local requirements and plans for completing them:

**National Environmental Policy Act (NEPA) Compliance:**

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- **Current Status:** The project is currently undergoing an Environmental Assessment (EA) to evaluate the potential environmental impacts of replacing the low water crossing with a bridge and installing a traffic signal. This assessment will determine whether a more detailed Environmental Impact Statement (EIS) is required.
- **Plan for Completion:** The EA is expected to be completed by [expected completion date]. If an EIS is deemed necessary, it will be initiated immediately following the EA, with an anticipated completion date of [expected completion date].

#### **Section 106 of the National Historic Preservation Act (NHPA):**

- **Current Status:** Initial consultations with the State Historic Preservation Officer (SHPO) and other relevant stakeholders were initiated on [start date] to identify any historic properties that may be affected by the project.
- **Plan for Completion:** The Section 106 review process will continue with detailed assessments of the project's impact on identified historic properties. This includes evaluating alternatives to avoid, minimize, or mitigate adverse effects. The process will culminate in a Memorandum of Agreement (MOA) or Programmatic Agreement (PA) to document compliance and agreed-upon mitigation measures. The anticipated completion date is [expected completion date].

#### **Additional Environmental Laws and Requirements:**

- **Endangered Species Act (ESA):** Consultations with the U.S. Fish and Wildlife Service will begin on [start date] to ensure that the project does not harm federally listed endangered species. The anticipated completion date is [expected completion date].
- **State and Local Requirements:** The project will comply with all relevant state and local environmental regulations, including obtaining necessary permits and conducting required assessments.

Anything else?

#### **5. Status of Permitting Approvals**

Proposals must include details on required federal and state/local permits including status and timeline to obtain such permits. If applicable, proposers must identify whether the proposed project is subject to inclusion in state, regional, metropolitan, or local approval regimes, or a certification from another agency (e.g., Metropolitan Planning Organization) of the inclusion of the project in any such planning document. The proposer must demonstrate that conformance with applicable state, regional, and/or local planning requirements is attainable within a reasonable timeline of grant award, list all necessary permitting, and the schedule for obtaining such permits. Specific mention of long lead-time permits to include federal organizations and/or those requiring multi-agency consideration or approval (e.g., U.S. Army Corps of Engineers, Defense Counterintelligence and Security Agency) must be presented in the proposal within the context of the project development schedule. Failure to identify all necessary permits with a schedule in submitted proposals will result in down-scoring during the proposal review period and potential project cancellation should the project be awarded and it determined that information was knowingly withheld.

The following summarizes the details of required federal and state/local permits and the timeline to obtain them:

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### Federal Permits:

#### **National Environmental Policy Act (NEPA):**

- **Current Status:** The project is undergoing an Environmental Assessment (EA) to evaluate potential environmental impacts. The EA is expected to be completed by [expected completion date]. If an Environmental Impact Statement (EIS) is required, it will be initiated immediately following the EA.
- **Timeline:** EA completion by [expected completion date]; EIS completion by [expected completion date].

#### **Section 404 Permit (Clean Water Act):**

- **Current Status:** Coordination with the U.S. Army Corps of Engineers is ongoing to obtain a Section 404 permit for impacts to waters of the United States.
- **Timeline:** Permit application submitted; expected approval by [expected approval date].

#### **Section 106 Review (National Historic Preservation Act):**

- **Current Status:** Initial consultations with the State Historic Preservation Officer (SHPO) have been initiated.
- **Timeline:** Completion of Section 106 review by [expected completion date].

### State Permits:

#### **Texas Pollutant Discharge Elimination System (TPDES) Permit:**

- **Current Status:** Application for stormwater discharge permit submitted to the Texas Commission on Environmental Quality (TCEQ).
- **Timeline:** Expected approval by [expected approval date].

#### **Air Quality Permit:**

- **Current Status:** Assessment of air quality impacts is underway; permit application to be submitted to TCEQ.
- **Timeline:** Expected approval by [expected approval date].

### Local Permits:

#### **Municipal Permits:**

- **Current Status:** Coordination with local authorities for necessary construction permits.
- **Timeline:** Expected approval by [expected approval date].

#### **Inclusion in Planning Documents:**

- **Current Status:** The project is subject to inclusion of the City of Schertz Thoroughfare Plan.
- **Timeline:** June 2017.

## **6. Status of Site Control**

Proposals must provide details on the status of site control for the life of the investment, specifically legal documentation such as easements, lease agreements, deeds, or the necessary progress to ensure construction commences within a reasonable timeframe. Please note: site or

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land acquisition, whether with Defense Community Infrastructure Program award funds, local cost share contributions, or some combination thereof, is not an eligible activity.

The following summarizes the details of the status of site control:

**Easements:**

- **Current Status:** All necessary easements for the project [are in the process of being] secured. Documentation includes recorded easements for access and utility placement along the project corridor.
- **Progress:** Easement agreements have been finalized and recorded with the county clerk's office. This ensures uninterrupted access for construction and future maintenance.
- **Timeline:** Secured and recorded by [date].

**Lease Agreements:**

- **Current Status:** Lease agreements for temporary construction staging areas [have been OR are in the process of being] executed.
- **Progress:** Lease agreements are in place for the duration of the construction period, providing designated areas for equipment and materials storage.
- **Timeline:** Executed and effective from [start date] to [end date].

**Deeds:**

- **Current Status:** The project site is owned by the City of Schertz and all deeds are in order.
- **Progress:** Ownership documentation has been verified, ensuring clear title and legal control over the project site.
- **Timeline:** Verified and documented by [date].

**Progress to Ensure Construction Commences:**

- **Site Preparation:** Preliminary site preparation activities, including surveying and geotechnical investigations, [have been completed on date OR are in progress and expected to be completed by date].
- **Permitting:** All necessary permits required for compliance with local zoning and land use regulations [have been obtained on date OR are in progress and expected to be obtained by date].
- **Coordination:** Ongoing coordination with utility companies and local authorities to ensure timely relocation of utilities and minimal disruption during construction.

**F. Attachments**

Attachments should be included in compliance with the overall application page limit as set forth at the start of this section. Such attachments may include maps, drawings, environmental compliance documents, or other **evidence that demonstrates how a proposal will start construction within a reasonable timeframe and be complete within five (5) years.**

- Attachment A. City Resolution
- Attachment B. Commander's Letter of Support
- Attachment C. 100% Unsigned Construction Plans
- Attachment D. Project Cost Estimate
- Attachment E. Project Schedule
- Attachment F. OLDCC NEPA Environmental Checklist & Approvals



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# DEFENSE ECONOMIC ADJUSTMENT ASSISTANCE GRANT

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OFFICE OF THE GOVERNOR  
Texas Military Preparedness Commission

Fall 2025

(Fiscal Year 2026)

*For TMPC Use Only*

**Date Received**

**Applicant**

**Project**

## Program Overview

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The program is administered by the Texas Military Preparedness Commission (Commission) within the Office of the Governor. The Defense Economic Assistance Adjustment Grant (DEAAG) is codified in Texas Government Code Chapter 436 and in Subchapter B of Title 1, Chapter 4 of the Texas Administrative Code.

Eligible local governmental entities may be awarded a grant if the commission determines that the entity may be adversely or positively affected by an anticipated, planned, announced, or implemented action of the United States Department of Defense (DoD) to close, reduce, increase, or otherwise realign defense worker jobs or facilities.

To review Texas Government Code 436, visit <https://statutes.capitol.texas.gov/Docs/GV/htm/GV.436.htm>.

To review the Texas Administrative Code, visit [https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac\\_view=5&ti=1&pt=1&ch=4&sch=B&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=1&pt=1&ch=4&sch=B&rl=Y)

**All grant funds must be expended within two years of the award date. This grant follows the Texas Grant Management Standards.**

A defense community is eligible for a grant from DEAAG if the commission determines that it satisfies one of the eligibility criteria as referenced in above in the Texas Government Code and Texas Administrative Code. The grant funds are administered on a reimbursement basis. Administrative costs will not be allowed for reimbursement. Please contact the Texas Military Preparedness Commission at [tmpe@gov.texas.gov](mailto:tmpe@gov.texas.gov) or (512) 475-1475 should you have any questions.

The grant will be scored on the following criteria: military value, project probability, relation to the National Defense Strategy, dual military/community benefit, resiliency, and efficiency.

Unauthorized changes to this application will render the application and any subsequent grant void.

**An endorsement letter from the installation commander is required.** Other support letters can be attached to application but are not part of the scoring process.

**This application is limited to 50 pages.**

**Applications are due no later than 5:00 PM CT on Friday, October 17, 2025.** Applications received after this time will be ineligible for consideration.

**Applications are accepted via email (preferred) at [tmpe@gov.texas.gov](mailto:tmpe@gov.texas.gov),** in-person, or at the addresses below postmarked by the application deadline:

Mailing Address:

Texas Military Preparedness Commission  
Commission Office of the Governor  
P.O. Box 12428  
Austin, TX 78711

Street Address:

Texas Military Preparedness  
Office of the Governor  
1100 San Jacinto  
Austin, TX 78701

For additional information on DEAAG, please refer to <http://www.gov.texas.gov/military/grants>.

## Applicant Information

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Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Point of Contact \_\_\_\_\_

Point of Contact Phone \_\_\_\_\_

Point of Contact Email \_\_\_\_\_

1. Are all involved entities current on all obligations with the State of Texas?

Yes  No

If no, please explain. Attach additional pages as necessary as Attachment A.

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2. Is there a pending claim or litigation against any entity involved with the project?

Yes  No

If yes, please explain. Attach additional pages as necessary as Attachment B.

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3. Please provide documentation authorizing entity to participate in program. An example is a public hearing, ordinance, or resolution. Attach as Attachment C.

## Project Summary

---

Project Name: \_\_\_\_\_

4. Provide a **short** summary of the project to be funded.

5.

Funding Source	Total Dollar Amount	Percentage Share of Project
A. Requested Amount of DEAAAG		
B. Federal		
If DEAAAG is being used towards matching a federal grant, please note the total amount of the federal grant.		
C. Local Community Funding (Note if funding is in-kind).		
D. Other Sources		
<b>Total Project</b>		

## Eligibility

---

6. An entity is eligible for DEAAAG if it satisfies one of the following; please select which qualification applies:

- Municipality or county that is a defense community as defined in Local Government Code 397.001.
- Regional planning commission that has a defense community within its boundaries.
- Public junior college district that is wholly or partly located in a defense community.
- Campus or extension center for education purposes of the Texas State Technical College System located in a defense community.
- Defense base development authority created under Local Government Code 379B.
- Political subdivision having the power of a defense base development authority created under Local Government Code 379B.

## Eligibility of Adversely Affected Community

---

This applicant is not adversely affected. Please proceed to question 8.

7. An entity is an adversely affected defense community if it has experienced:

- An anticipated, planned, announced, or implemented action of the Department of Defense to close, reduce, or otherwise realign defense worker jobs or facilities.

## Eligibility of a Positively Affected Community

---

This applicant is not positively affected. Please proceed to question 9.

8. An entity is a positively affected defense community if it has experienced:

- Increase in military missions, including personnel gains at a military installation, within a municipality or county as a result of a Department of Defense anticipated, planned, announced, or implemented action to increase or otherwise realign defense worker jobs or facilities.

## Summary of Impact & Eligibility

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9. Provide a Summary of Eligibility regarding status as positively or negatively affected community with documentation.

Describe the impact of the change in mission or personnel in the military installation or defense facility and community or the gain that is predicted to occur. Describe the impact on housing, transportation, infrastructure, and security where applicable. Attach additional pages as necessary as Attachment D.

***DEAAG program consideration/eligibility is dependent on supporting documentation.***

## Project Description

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10. Check all that apply:

- Construct New Facility / Infrastructure<sup>1</sup>
- Expand Existing Facility / Infrastructure<sup>1</sup>
- Renovate Facility / Infrastructure<sup>1</sup>
- Federal Grant Match<sup>2</sup>
- Property Purchase<sup>3</sup>
- Purchase of Insurance<sup>4</sup>
- Purchase Capital Equipment
- Purchase Training Equipment

<sup>1</sup> New Construction, Expansion or Renovation of Facilities or Infrastructure – Describe the use of the facility or infrastructure to be constructed or replaced, expanded, or renovated.

<sup>2</sup> Federal Match Grant – Summarize the use of the DEAAG funding in obtaining federal funding. A federal award letter, Memorandum of Understanding, or agreement must be provided before the release of state grant funds.


<sup>3</sup> Property Purchase – Describe the real or personal property to be purchased. Include general description of buildings and a map of the property to be purchased accompanied by a copy of the conveyance documents or a summary of conveyance negotiations.

<sup>4</sup> Purchase of Insurance – Describe the insurance to be purchased including the type of coverage limits.

11. Provide a description of the project in the space below including specific details and documentation of the applicable project description as noted above. Examples include anticipated costs, project timeline, military gifting timeline, etc. Attach additional pages as necessary as Attachment E.



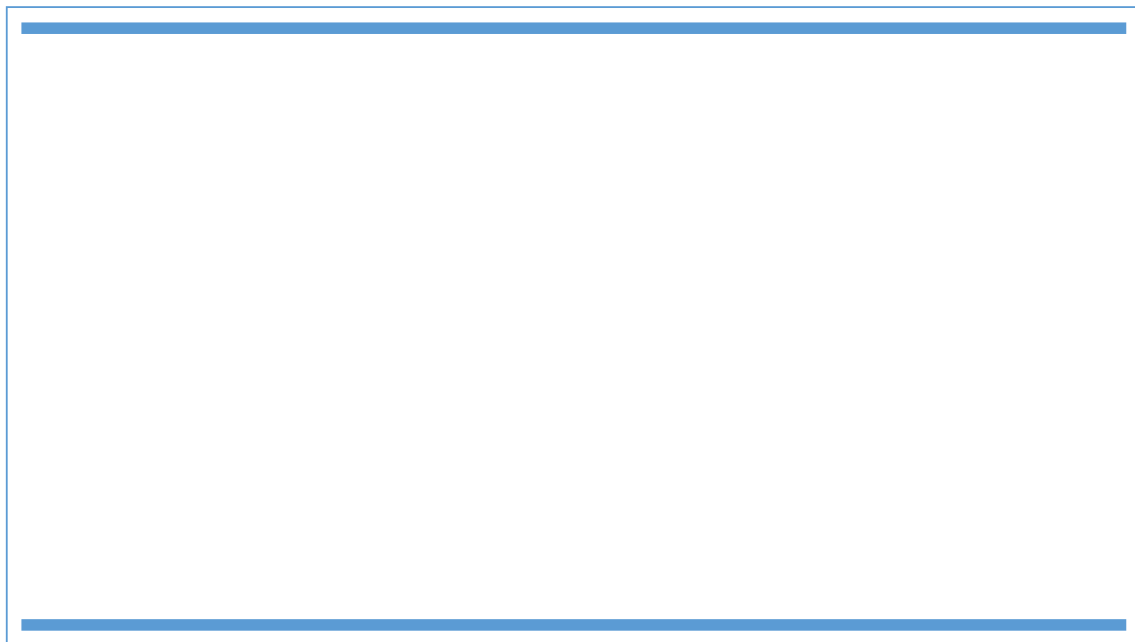
12. Does the project add military value to a military installation or defense facility? How? Attach additional pages as necessary as Attachment F.



13. Is the project consistent with the most recent National Defense Strategy? How? Attach additional pages as necessary as Attachment G.



14. Does the project have dual community/military benefit? How? Attach additional pages as necessary as Attachment H.



15. Does the project add resiliency to the military installation? How? Attach additional pages as necessary as Attachment I.

A large empty rectangular box with a blue border, intended for an attachment. The box is positioned below the question and is currently blank.

16. Does the project help the military installation become more efficient or save resources or save money on costs such as utilities? How? Attach additional pages as necessary as Attachment J.

## Projected Completion Date & Project Milestones

17. Complete the following applicable milestones:

Begin Construction \_\_\_\_\_

Complete Construction \_\_\_\_\_

Purchase Machinery & Equipment \_\_\_\_\_

Begin Operations \_\_\_\_\_

Fully Operational \_\_\_\_\_

18. Is construction on Department of Defense property?

Yes       No

19. Is construction on local, city, or county owned property?

Yes       No

20. Please provide limited and relevant information concerning your expenses for the project. For example, provide an overview of a budget as opposed to the full budget. Please provide as attachment K.

***Administrative costs will not be reimbursed through this grant.***

*The Office of the Governor follows Texas Grant Management Standards as set by the State of Texas and the Federal Government. Please review these standards before submitting your projected expenses. **For more information, visit***

<https://comptroller.texas.gov/purchasing/grant-management/>

## Project Expense Estimate

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### Expense Estimates Schedule (Grant Funds Only)

Purchase of Property	
Professional & Consultant Services	
New Construction (Infrastructure)	
Rehabilitation & Renovation (Infrastructure)	
Capital Equipment <sup>5</sup>	
Facilities Insurance	
Training Equipment <sup>6</sup>	
Training Supplies <sup>7</sup>	
<b>Total Cost (Grant Funds Only)</b>	<b>\$ 0.00</b>

Provide any clarification in the following space.

---

<sup>5</sup> Per TxGMS, "Equipment" means an article of nonexpendable, tangible personal property having a useful life of more than one year and a per unit acquisition cost of \$5,000 or more.

<sup>6</sup> *Id.*

<sup>7</sup> Per TxGMS, items of equipment with a per unit acquisition cost of less than \$5,000 are considered supplies.

## Project Funding Sources

---

### Funding Schedule

21. Please complete the following where applicable:

<b>Funding Type</b>	<b>Source</b>	<b>Amount of Funding</b>
Federal		
State		
	DEAAG TMPC	
Other State/Entity		
Local		
Other		
Total		

### Other Financial Partners

22. Is DEAAG the sole source of project funding? If no, please provide additional information in the section below.

Yes     No

Provide a description explaining the funding types and sources identified in the funding schedule. Include a description of any ongoing efforts to acquire funding from other sources including federal agencies and other financial partners. Attach additional pages as necessary as Attachment L.

## Request for Exceptional Funding

---

Applicant is **not** requesting exceptional funding.

**If requesting more than 50% of the project funds from the TMPC, the following information is needed.** Only 50% of the request can be granted without the required justification.

23. Establish and provide justification if requesting greater than 50 percent grant match under Texas Government Code §436.202 and 1 TAC § 4.34; provide explanation and documentation that local community budget and resources are not adequate or available. Justification should include information on the lack of revenue and resources prompting this request. Provide specific information on local efforts to secure adequate funding. *Attach additional pages as necessary as Attachment M.*

## Additional Information

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If additional information specific to this project is needed, please attach pages as Attachment N.

**Applications are limited to 50 pages.**

## Certification of Application

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### Grantee Governing Body Representative (Required)

Prefix \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Title \_\_\_\_\_

Organization \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_

To the best of my knowledge and belief, the information contained in this Defense Economic Adjustment Assistance Grant Application is true and correct, as evidenced by my signature below. Furthermore, I affirm the authorized representative, the applicant author, or contact person and the project administrator have read chapter 436 of the Texas Government Code and the program administrative rules may be found in Subchapter B of Title 1, Chapter 4 of the Texas Administrative Code and are familiar with the provisions contained therein.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Governing Body Representative)*

## Participating Legal Counsel (Optional)

No legal counsel involved in the project.

This page may be discarded from application package if not used.

Prefix \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Title \_\_\_\_\_

Organization \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_

I confirm that the above-named legal counsel has been retained to participate in this application process as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Governing Body Representative)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

To the best of my knowledge and belief, the information in this Defense Economic Adjustment Assistance Grant Application is true and correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Participating Legal Counsel)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

### Participating Grant Administrator (Optional)

No grant administrator involved in the project.

This page may be discarded from application package if not used.

Prefix \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Title \_\_\_\_\_

Organization \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_

Please provide a brief description of grant administrator's role with this application:

I confirm that the above-named grant administrator has been retained to participate in this application process as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Governing Body Representative)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

To the best of my knowledge and belief, the information in this Defense Economic Adjustment Assistance Grant Application is true and correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Participating Grant Administrator)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Executive Team  
**Subject:** Resolution 26-R-066-Authorizing continued legal representation by Denton Navarro Rodriguez Bernal Santee and Zech (DNRBSZ) on matters concerning regarding the sale of water rights (S.Williams/B.James)

---

**BACKGROUND**

For some time, City staff has been considering the options for providing future water sources for the City. Presently, much of the City's water is provided by the Schertz Seguin Local Government Corporation (SSLGC). The City of Schertz along with the City of Cibolo created the Cibolo Valley Local Government Corporation (CVLGC) to provide additional water as the City grows. Subsequent to its creation and acquisition of water rights leases, staff has been coordinating with SSLGC to provide the additional needed water in a more cost-effective manner. As the City explores options for potentially selling the water rights leases it holds in CVLGC, it became necessary to provide written consent and authorization to the City Attorney, the firm of DNRBSZ, as they also represent the City of Cibolo.

**GOAL**

Allow the firm of DNRBSZ to continue to represent the City in matters involving the sale of water rights.

**COMMUNITY BENEFIT**

Ensure government transparency and provide an adequate water supply now and in the future.

**SUMMARY OF RECOMMENDED ACTION**

Approval of Resolution 26-R-066 authorizing the City Manager to sign the letter attached to the resolution providing the City's written consent and authorization to continue to represent Schertz and the City of Cibolo in matters pertaining to the sale of water rights.

**RECOMMENDATION**

Approval of Resolution 26-R-066.

---

**Attachments**

Resolution 26-R-066 w attachment

**RESOLUTION 26-R-066**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING CONTINUED LEGAL REPRESENTATION BY DENTON NAVARRO RODRIGUEZ BERNAL SANTEE AND ZECH (DNRBSZ) AND WAIVING CONFLICT OF INTEREST CONCERNS REGARDING THE SALE OF WATER RIGHTS AND RELATED MATTERS IN CONNECTION THEREWITH.**

**WHEREAS,** The City of Schertz, Texas (the City) is represented by the law firm of Denton Navarro Rodriguez Bernal Santee and Zech (DNRBSZ); and

**WHEREAS,** the City created the Cibolo Valle Local Government Corporation (CVLGC) with the City of Cibolo, Texas to provide future water for both Cities.

**WHEREAS,** the City has been considering selling the water rights leases it has in CVLGC; and

**WHEREAS,** the City of Cibolo is also represented by the firm of DNRBSZ; and

**WHEREAS,** in order for DNRBZ to continue to represent the City, each affected or potentially affected client must consent to such representation after full disclosure of the existence, nature, implications of the potential conflict.

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

Section 1. The City Council hereby authorizes the City Manager to sign the attached letter of consent to allow DNRBZ to continue to represent the City in this matter involving the sale of water rights generally per the attached Exhibit "A."

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

Exhibit "A"

Consent Letter Regarding Sale of Water Rights



San Antonio | Austin | Rio Grande Valley | Texas Gulf Coast  
2517 N. Main Avenue | San Antonio, Texas 78212-4685  
V 210-227-3243 | F 210-225-4481

April 30, 2026

Steve Williams, City Manager  
City of Schertz  
1400 Schertz Parkway, Bldg. 2  
Schertz, TX 78154

Via Email: [steve.williams@schertz.com](mailto:steve.williams@schertz.com)

**Re: Sale of Water Rights**

Mr. Williams:

Our law firm represents each of the City of Schertz (“Schertz”) and the City of Cibolo (“Cibolo”) as City Attorney. We have been asked to assist both Schertz and Cibolo with a matter involving the sale of water rights as each city is a member of the Cibolo Valley Local Government Corporation (the “CVLGC”).

Pursuant to Texas Disciplinary Rule of Professional Conduct 1.06 (c), a lawyer may undertake multiple representation if (1) the lawyer reasonably believes the representation of each client will not be materially affected; and (2) each affected or potentially affected client consents to such representation after full disclosure of the existence, nature, implications, and possible adverse consequences of the common representation and the advantages, involved, if any.

Currently, we reasonably believe that our representation of Schertz in this matter will not be materially affected by our representation of the City of Cibolo in this same matter. We believe that our duties and responsibilities can be effectively carried out under the Texas Disciplinary Rules of Professional Conduct applicable to attorneys in the State of Texas, to the City of Schertz. Moreover, neither Cibolo nor Schertz has informed us of any conflict of interest regarding this matter. If at any time you have issues or concerns about this joint representation, please inform us immediately. It is possible that a conflict can occur at some point in the future. If any conflict arises with regard to this matter among Cibolo and Schertz, it would probably necessitate the withdrawal of our firm as counsel in this matter and the appointment of separate counsel for both Cibolo and Schertz.

If you have additional information or become aware of conflict, please do not hesitate to contact me.

By this letter, we seek your written consent and authorization to continue to represent you and the City of Cibolo. Please sign below if you concur and a copy of this letter will be provided

City of Schertz  
RE: Sale of Water Rights  
April 30, 2026  
Page 2

to you.

If you have any questions or concerns, please feel free to contact me at (210) 227-3243.

Very truly yours,

DENTON NAVARRO RODRIGUEZ BERNAL  
SANTEE & ZECH, A Professional Corporation



T. DANIEL SANTEE

TDS/ec

ACCEPTED:

\_\_\_\_\_  
Steve Williams, City Manager

\_\_\_\_\_  
Date

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Finance  
**Subject:** Resolution 26-R-052 - Authorizing bad debt revenue adjustments (S.Gonzalez/J.Walters)

---

**BACKGROUND**

In the EMS, Utility Billing, Library and Magazine functions, services are provided to customers up front and billing is settled later. Since services are provided before receiving payment, inevitably, the City has customers that do not pay for the services provided.

When this occurs, staff reaches out to the customer to try to collect the outstanding payment, including follow-up notices and phone calls to try to reach out to the customer to remind them of the outstanding balance and encourage payment. However, the longer the customer account goes without a payment, the less likely that any payment will be received.

Once a customer account reaches 180 days without activity, Staff brings those accounts to the City Council to be “written off”. This process is an accounting procedure following the Generally Accepted Accounting Principles (GAAP), which lays the framework of accounting practices in the U.S. This designation means it is unlikely those outstanding balances will ever be collected. This leads to an accounting adjustment on the City’s Financial Statements to accurately show how much is still outstanding and is reasonable to expect collection.

If a customer’s account has been written off, this does not erase or forgive that debt. The city can and does collect some portion of the amount owed by those customers. This can be through the debt collection agency used by EMS or if the customer returns to the City and requests new services through the Magazine or Utility Billing.

On August 27, 2019, City Council approved the Schertz EMS Charity Care Policy. Approving the Charity Care Policy benefits our citizens who do not have insurance and do not have the ability to pay for ambulance services. In the past, these accounts were sent to collections and written off throughout year with little expectation to recover any revenue.

The Library write offs are for items which are deemed no longer collectible. The accounts Staff feels cannot be collected will come before council in the quarterly write-off requests. There will be no Library write offs this time as staff must manually clear the previous approved amounts from their database before continuing.

The resolution authorizes the debt for these areas that is more than 180 days outstanding as of Septmeber 1, 2025, to be written off. These write-offs come before council quarterly and last came before council on February 3, 2026.

Previous Write off Amount:  
March 2021: \$1,330,234.88

June 2021: \$904,511.15  
 September 2021: \$750,502.47  
 December 2021: \$587,362.56  
 March 2022: \$675,977.28  
 June 2022: \$564,972.72  
 September 2022: \$842,197.07  
 December 2022: \$660,162.69  
 March 2023: \$709,180.00  
 June 2023: \$629,399.75  
 September 2023: \$1,043,989.48  
 December 2023: \$736,479.42  
 March 2024: \$939,856.26  
 June 2024: \$786,518.97  
 September 2024: \$755,410.63  
 December 2024: \$718,424.29  
 March 2025: \$1,345,608.95  
 June 2025: \$ ----  
 September 2025: \$1,654,478.02  
 2025\*:  
 December 2025: \$899,290.71  
 March 2025 \$787,390.88

\*For September 2025, the amount includes write-off amounts for both June and September 2025.

**GOAL**

To approve write-offs of bad debt in accordance with the standards laid out by GAAP.

**COMMUNITY BENEFIT**

This will show the City's Financial Statements according to national standards and City policy.

**SUMMARY OF RECOMMENDED ACTION**

Approve Resolution No. 26-R-052 to write off receivables that are older than 180 days.

**FISCAL IMPACT**

This accounting adjustment will not affect the City's Budget or financial standing. The amount written off is estimated during the budget process and is accounted for in the revenue estimations and the bad debt expense accounts. The action taken tonight will reduce the amount shown as owed to the City by \$787,390.88 and set it equal to the amount seen as still reasonably collectible. The breakdown is as follows:

EMS - \$552,356.51  
 EMS Charity Care - \$174,598.96  
 Utility Billing - \$60,435.41  
 Library - \$0.00  
 Magazine - \$0.00

**RECOMMENDATION**

Staff recommends Council approve Resolution No. 26-R-052 .

**Attachments**

Resolution 26-R-052 Bad Debt Revenue Adjustments

**RESOLUTION NO. 26-R-052**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING DEBT REVENUE ADJUSTMENTS FOR CERTAIN INACTIVE OUTSTANDING RECEIVABLES AND OTHER MATTERS IN CONNECTION THEREWITH.**

**WHEREAS**, the City staff of the City of Schertz (the “City”) has recommended that the City maintains quarterly debt revenue adjustments for inactive outstanding accounts; and

**WHEREAS**, The Centers for Medicare and Medicaid Services requires a charity care policy to continue participating in the Texas Ambulance Services Supplemental Payment Program (TASSPP); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City that all inactive outstanding accounts after 180 days nonpayment will be sent to City Council for consideration for write offs.

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

Section 1. The City Council hereby authorizes the write off, including Charity Care, in the amount and distribution of accounts below:

<i>Function</i>	<i>Amount</i>
EMS	\$552,356.51
Charity Care	\$174,598.96
Utility Billing	\$60,435.41
Magazine	\$0.00
Library	\$0.00
Total	\$787,390.88

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 finding 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

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

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Engineering  
**Subject:** Resolution 26-R-068 - Authorizing an Amendment to the Participation Agreement for Water Line Extension Project with Mustang Oaks, LLC (B.James/K.Woodlee)

---

**BACKGROUND**

The City entered into a Participation Agreement for Water Line Extension Project (Agreement) with Mustang Oaks, LLC, the developer of the Ackermann and Ackermann II Subdivisions (Developer). The Agreement was made pursuant to Resolution 24-R-98 which declared the public necessity for the acquisition of an easement for the water line and Resolution 25-R-146 which authorized use of the power of eminent domain for such property acquisition.

The Agreement stipulated that the City was obliged to obtain the easement by August 1, 2025. Various conditions prevented the deadline from being met. Additionally, during negotiation for the easement, the City requested that the alignment of the easement be slightly modified. Developer has requested that in exchange for the delay and for the preparation of modified easement metes and bounds and construction plans, the Agreement be amended to authorize up to 44 water connections (in addition to the 56 connections authorized in the original Agreement). Water and wastewater capacity for a total of 100 single family residential connections is currently available and has been internally allocated to the Ackermann Subdivision in anticipation of completion of the needed water line extension. Indication has been made by the attorney of the property across which the needed easement lies that the most recent acquisition offer will be accepted. Once that happens, the Developer will proceed, per the Agreement as amended, with final design and construction of the water line.

**GOAL**

This resolution will authorize an amendment to the original Agreement that includes the authorization of additional water service connections prior to completion of the water line project.

**COMMUNITY BENEFIT**

Completion of the water line project to which contributions are being made by the City and the Developer will provide a looped system to serve multiple properties and existing and future developments in the vicinity.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends approval of Resolution 26-R-068 authorizing an amendment to the Participation Agreement with Mustang Oaks, LLC, for Water Line Extension Project.

**RECOMMENDATION**

Approve Resolution 26-R-068

---

## **Attachments**

Resolution 26-R-068 with attachments

## RESOLUTION 26-R-068

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING AN AMENDMENT TO THE PARTICIPATION AGREEMENT FOR WATER LINE EXTENSION PROJECT WITH MUSTANG OAKS, LLC, AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City Council has determined that there is a public necessity to construct a water supply main to complete the connection between Schwab Road and Eckhardt Road to provide a redundant water feed to that area of the City; and

**WHEREAS**, the City entered into a Participation Agreement for Water Line Extension Project with Mustang Oaks, LLC, the developer of the Ackermann and Ackermann II Subdivisions (Developer); and

**WHEREAS**, the original Participation Agreement indicated a deadline for easement acquisition by the City that was not met; and

**WHEREAS**, the Developer incurred impacts to time and efforts due to the delay;

**WHEREAS**, it has been determined that it is reasonable to amend the Participation Agreement to modify terms related to the number of water connections authorized for the Ackermann and Ackermann II Subdivisions; and

**WHEREAS**, the City Council finds it is in the best interest of the City to authorize the amendment of the Participation Agreement with the Developer.

### **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 an Amendment to the Participation Agreement for Water Line Extension Project with Mustang Oaks, LLC, 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 APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Rodriguez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, TRMC  
City Secretary

**EXHIBIT A**

**FIRST AMENDMENT TO PARTICIPATION AGREEMENT  
FOR WATER LINE EXTENSION PROJECT**

STATE OF TEXAS

§  
§  
§  
§

**1<sup>st</sup> AMENDMENT  
PARTICIPATION AGREEMENT  
FOR WATER LINE  
EXTENSION PROJECT**

COUNTY OF GUADALUPE

This **FIRST AMENDMENT TO THE PARTICIPATION AGREEMENT** (this “**First Amendment**”) is entered into as of the date of the last signature set forth on the signature page below (“**Effective Date**”) between the City of Schertz, a political subdivision of the State of Texas (the “**City**”), duly acting herein by and through its City Manager pursuant to Resolution 24-R-98 dated September 3, 2024 and Mustang Oaks, LLC, a limited liability company, validly existing, in good standing and authorized to do business under the laws of the State of Texas (“**Developer**”). The City and Developer may be collectively referenced herein as “**Parties**” or individually as “**Party**.”

**WITNESSETH:**

**WHEREAS**, Developer and City entered into that certain Participation Agreement dated June 16, 2025, recorded in the Official Public Records of Guadalupe County, Texas on July 22, 2025 (the “**Participation Agreement**,” *see Exhibit “A”*), providing for joint participation in the construction of a twelve (12) inch offsite waterline (the “**Project**”, *see Exhibit “B”*) to serve the Ackermann Subdivision (defined herein) and other areas of the City;

**WHEREAS**, Section 212.071, e.t seq. of the Texas Local Government Code (the “**Code**”) authorizes municipalities to enter into a contract with a developer of a subdivision or land in the municipality to construct public improvements related to the development without the competitive sealed bidding procedures of Chapter 252 of the Code;

**WHEREAS**, Section 212.071, e.t seq. of the Code limits the participation by the municipality at a level not to exceed thirty (30) percent of the Total Project Costs Estimated (as defined herein);

**WHEREAS**, under the Participation Agreement the City and Developer acknowledged that the City’s participation was limited to a level not to exceed thirty (30) percent of the Total Project Cost Estimated;

**WHEREAS**, the Ackermann Subdivision, an approximately forty-four (44)-acre tract (the “**Subdivision**,” *see Exhibit “C”*), is a two-phase development, with Ackermann Subdivision Unit I, comprising fifty-six (56) lots, recorded on September 22, 2025, and Ackermann Subdivision Unit II, comprising forty-four (44) lots, currently pending approval by the City.

**WHEREAS**, pursuant to the Participation Agreement, the City agreed to acquire the necessary offsite easements for the Project by August 1, 2025, including a 0.6163-acre permanent water easement (“**Initial Water Easement**”) and a 0.6333-acre temporary construction easement (“**Initial Temporary Construction Easement**”), and to take all actions necessary to obtain possessory rights thereto, including the use of eminent domain if required;

**WHEREAS**, more than eight (8) months have elapsed since such deadline, during which time the City has been coordinating with a prospective purchaser and developer of certain real property located adjacent to the Subdivision (“**Potential Adjacent Developer**”) regarding probable future water connection needs, resulting in additional time requirements and associated impacts to the Project schedule and costs borne by Developer;

**WHEREAS**, acquisition of the required easements is a prerequisite to Developer’s construction obligations under the Participation Agreement;

**WHEREAS**, the Participation Agreement authorizes Developer to connect up to fifty-six (56) single-family residential units to the City’s water system prior to construction of the Project, with construction of the Project anticipated to proceed following the City’s acquisition of the required easements;

**WHEREAS**, at the City’s request, Developer has agreed to amend the Initial Water Easement (“**Amended Water Easement**,” *see Exhibit “D”*) and Initial Temporary Construction Easement (“**Amended Temporary Construction Easement**,” *see Exhibit “E”*) to accommodate the Potential Adjacent Developer, which has necessitated additional engineering costs and extended timelines;

**WHEREAS**, under the Participation Agreement, the Parties agreed to execute such further instruments and documents as may be reasonably necessary or convenient to effectuate the purposes of the Participation Agreement and to complete the Project;

**WHEREAS**, in light of the additional time and engineering efforts associated with the City’s coordination activities and requested revisions, Developer seeks authorization for forty-four (44) additional water connections beyond those otherwise permitted; and

**WHEREAS**, the Parties desire to permit such additional connections while otherwise preserving the remaining terms of the Participation Agreement, except as expressly amended herein;

**NOW, THEREFORE**, for and in consideration of the premises and the mutual obligations, covenants, and benefits hereinafter set forth, the Parties agree as follows:

## AMENDMENT

1. **5.1.2.3 shall be added as follows:**

5.1.2.3 The City will not prevent the immediate final plat recordation for Developer's Unit II tract based on any pending Water CCN transfer or the commencement or completion of the Project (a copy of such plat for Developer's Unit II being attached hereto as **Exhibit "F"**);

2. **5.1.2.4 shall be removed in its entirety and replaced with the following:**

5.1.2.4 The City will immediately allow up to one hundred (100) water meters to be released for Ackermann Subdivision's Unit I and Unit II development; and

3. A new Exhibit "D," Exhibit "E," and Exhibit "F," attached hereto and incorporated herein by reference, are hereby added.

## RATIFICATION

1. Except as specifically amended herein, the Participation Agreement and all of its terms, covenants, and provisions shall remain unmodified and in full force and effect, and are hereby in all respects ratified and confirmed.

**EXECUTED IN DUPLICATE ORIGINALS, EACH OF WHICH WILL HAVE FULL FORCE AND EFFECT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**DEVELOPER:**

**AGREED AND ACCEPTED:**

MUSTANG OAKS, LLC, a Texas limited liability company

By:

\_\_\_\_ Name: Austin W. Hagauer

Title: President

THE STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Austin W. Hagauer, President of Mustang Oaks, LLC, a Texas limited liability company, on behalf of said limited liability company.

[SEAL]

\_\_\_\_\_  
Notary Public Signature

My Commission Expires: \_\_\_\_\_

**CITY:**

**AGREED AND ACCEPTED:**

**CITY OF SCHERTZ, TEXAS,**  
a Texas home-rule municipality

By: \_\_\_\_\_  
Steve Williams, City Manager

THE STATE OF TEXAS       §  
  §  
COUNTY OF GUADALUPE   §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Steve Williams, City Manager of the City of Schertz, Texas, a Texas home-rule municipality, on behalf of said municipality.

[SEAL]

\_\_\_\_\_  
Notary Public Signature

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**Recorded Participation Agreement**

DRAFT

STATE OF TEXAS	§	PARTICIPATION AGREEMENT
	§	FOR WATER LINE
COUNTY OF GUADALUPE	§	EXTENSION PROJECT

This PARTICIPATION AGREEMENT (this “*Agreement*”) is entered into as of the date of the last signature set forth on the signature page below (“*Effective Date*”) between the City of Schertz, a political subdivision of the State of Texas (the “*City*”), duly acting herein by and through its City Manager pursuant to Resolution 24-R-98 dated September 3, 2024 and Mustang Oaks, LLC, a limited liability company, validly existing, in good standing and authorized to do business under the laws of the State of Texas (“*Developer*”). The City and Developer may be collectively referenced herein as “*Parties*” or individually as “*Party*.”

**WITNESSETH:**

**WHEREAS**, DEVELOPER owns approximately forty-four (44) acres of land in the City of Schertz, Guadalupe County between Froboese Lane on the north, Eckhardt Road on the East, Green Valley Road on the South, and North Texas Drive on the West (the “*Property*”), as further described in the attached **Exhibit “A”** and incorporated herein by reference; and

**WHEREAS**, Developer plans to develop the Property as a residential project (“*Ackermann Subdivision*”); and

**WHEREAS**, during the development planning stage for the Property, Developer submitted to the City a request that the City participate in the completion of a twelve-inch (12”) offsite waterline (the “**Project**”), which will benefit portions of the City beyond the proposed Ackermann Subdivision; and

**WHEREAS**, the Property is the subject of the applications for Subdivision Plat establishing the Ackermann Subdivision Units I and II; and

**WHEREAS**, the proposed Project is further shown on the attached **Exhibit “B”** and incorporated herein by reference; and

**WHEREAS**, the City and Developer mutually support the timely construction of the Project to benefit the residents of the City; and

**WHEREAS**, Developer has requested that it be allowed to construct the Project to serve the Property and share the costs with the City; and

**WHEREAS**, the City has agreed to acquire the necessary offsite easements (0.6163 acre “Water Easement” see **Exhibit “C”** and 0.6333 acre “Temporary Construction Easement see **Exhibit “D”**) and has approved funding for the acquisition of easements needed for the Project; however, the funding is insufficient for the City to design, engineer, or independently construct the proposed Project; and

**WHEREAS**, Developer wishes to be able to construct 56 single family residential homes within Ackermann Subdivision prior to construction of the Project; and

**WHEREAS**, the City and Developer find it to be to their mutual advantage to enter into this Agreement for the construction of appropriate and necessary public facilities; and

**WHEREAS**, Section 212.071, e.t seq. of the Texas Local Government Code authorizes municipalities to enter into a contract with a developer of a subdivision or land in the municipality to construct public improvements related to the development without complying with the competitive sealed bidding procedures of Chapter 252 of the Texas Local Government Code; and

**WHEREAS**, Section 212.071, e.t seq. of the Texas Local Government Code limits the participation by the municipality at a level not to exceed 30 percent of the total contract price; and

**WHEREAS**, this Agreement with Developer for the Project limits the City’s participation to a level not to exceed 30 percent (30%) of the **Total Project Cost Estimate** (as defined below); and

**WHEREAS**, in the interest of encouraging the timely construction of the Project to serve the Ackermann Subdivision and the City’s residents, and in fulfillment of Developer’s commitment to make water line improvements to serve the Ackermann Subdivision and the City’s residents, Developer has agreed to participate with the City in the design and construction of the Project; and

**NOW THEREFORE**, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, the Parties agree as follows:

**ARTICLE I**  
**TERM**

This Agreement shall commence upon the Effective Date and shall conclude upon the completion of the Project and the other obligations of the Parties as contemplated herein (“**Completion Date**”), unless terminated sooner in accordance with the terms and conditions of this Agreement.

**ARTICLE II**  
**PURPOSE & PROJECT**

- 2.1 **Purpose.** The purpose of this Agreement is to establish the terms and conditions for the design, funding, and construction of the Project and the acquisition of the associated Easements (as defined below) needed for such construction. The Project will (a) serve the Property owned by Developer and (b) provide water service for the City's residents.
- 2.2 **Project.** The Project includes the construction of approximately 1,317 linear feet of a twelve-inch water line, and acquisition of the associated needed Easements, all as further described and shown in **Exhibit "B"** and will, upon completion pursuant to the terms of this Agreement, be dedicated to the City.

**ARTICLE III**  
**FUNDING AND EASEMENT ACQUISITION**

- 3.1 **Project and Easement Acquisition Funding.** Subject to the limitations set forth in Section 3.2 below, Developer shall fund one hundred (100%) percent of the Construction Costs (as defined below) for the Project (the "***Developer Contribution***"). Such Developer Contribution is currently estimated to be approximately One Hundred Eighty-Five Thousand Two Hundred Three Dollars and Twenty Cents (\$185,203.20). The City shall fund one hundred (100%) percent of the Easements Costs (as defined below) for the Project (the "***City Contribution***"). The City Contribution is currently estimated to be approximately Thirty-Five Thousand Five Hundred Sixteen Dollars and Zero Cents (\$35,516.00).
- 3.2 **Project Construction Cost Estimate.** The total cost estimate for the Project as of the Effective Date is estimated to be approximately Two Hundred Twenty Thousand Seven Hundred Nineteen Dollars and Zero Cents (\$220,719.00) ("***Total Project Cost Estimate***"), of which (a) approximately One Hundred Eighty-Five Thousand Two Hundred Three Dollars and Twenty Cents (\$185,203.20) U.S. Dollars, is estimated to be hard and soft construction costs which includes, but is not limited to, civil engineering and design fees, construction costs, and permitting costs, ("***Construction Costs***") and (b) approximately Thirty-Five Thousand Five Hundred Sixteen Dollars and Zero Cents (\$35,516.00) is estimated to be land or easement acquisition costs, which includes, but is not limited to, any condemnation costs and awards, payments in lieu of condemnation, appraisal fees, expert fees, brokerage fees, closing costs, court costs and legal fees ("***Easement Costs***") (all as further described in the Project plans as set forth in **Exhibit "B"**, attached hereto and incorporated herein for all purposes). To the extent that the Construction Costs are determined (pursuant to construction bids received by Developer) to be more than

One Hundred Eighty-Five Thousand Two Hundred Three Dollars and Twenty Cents (\$185,203.20) U.S. Dollars (“Excess Costs”) and Developer elects not to pay the Excess Costs, the City shall, subject to any limitations set forth herein, either agree (a) with City Council approval, to be exclusively responsible for the Excess Costs or, alternatively (b) to allow Developer, in its sole absolute discretion, to terminate this Agreement upon ten (10) days written notice to the City (but in all cases prior to the commencement of construction of the Project). If Developer does not complete construction within three (3) years of execution of this Agreement, the City will not be responsible for any Excess Costs.

**ARTICLE IV**  
**OBLIGATIONS OF DEVELOPER**

4.1 Obligations of Developer. Pursuant to this Agreement, Developer shall perform and/or provide the following:

4.1.1 Design and Engineering Services. Subject to the provisions of Article III above, Developer shall be responsible for one hundred percent (100%) of the cost and selecting and compensating a civil engineering firm (“*Project Engineer*”) to prepare design documents for the Project (“*Engineering Services*”) and shall include the following:

1. Design the Project;
2. Production of final bid-ready plan sets and Project manuals with specifications for the applicable Project;
3. Geotechnical report for the applicable Project;
4. Engineer’s opinion of construction costs and Project;
5. Development of engineering and construction plans for the Project that are consistent with applicable laws, regulations, industry standards, and good engineering practices; and
6. Construction services to include support of the design documents during construction, review of pay estimates, responding to contractor requests for information, and review of drawings related to the Project.

Final plans, specifications, studies, and other deliverables (“*Plans and Specifications*”) produced in fulfillment of the Engineering Services are subject to the City’s review and approval, which shall not be unreasonably denied, delayed or conditioned and in all cases shall be provided within fifteen (15) days after submission of such Plans and Specifications to the City. Once approved by the City,

no changes to the Plans and Specifications shall be made by Developer without the prior written consent of the City Engineer.

Developer shall direct the Project Engineer to commence work on the Engineering Services related to the Project within Sixty (60) days after acquisition of the Easements.

**4.1.2 Construction Commencement and Completion and Deadlines.** Developer shall solicit bids for the construction of the Project within Ninety (90) days following the City's approval of the final Plans and Specifications for the Project and acquisition of the Easements. Thereafter, Developer shall enter into a construction contract for the construction of the Project on terms and conditions acceptable to Developer, in Developer in its sole discretion, and in accordance with the requirements of this Agreement. Developer will cause the Project to be constructed in accordance with this Agreement and the Plans and Specifications for the Project as approved by the City. Developer shall use due diligence in the commencement and completion of the Project, in accordance with this Agreement, and agrees to use its best efforts to complete the Project on or before three hundred (300) days after the approval of the final Plans and Specifications for the Project and acquisition of the Easements.

**4.1.3 Performance and Payment Bonds Required.** Prior to the commencement of construction, Developer shall provide (or cause its contractor to provide) the City with:

- 4.1.3.1 A Performance Bond and a Payment Bond in accordance with and in satisfaction of Section 212.073 of the Texas Local Government Code in the estimated amount of the Construction Costs for the Project, reflecting City as beneficiary there under; and
- 4.1.3.2 Developer shall covenant to warrant the Project for a period of two (2) years following acceptance by the City of the Project, and a warranty bond shall be provided in the amount of 20% of the cost of construction of the Project for such period; and
- 4.1.3.3 The contractor awarded the contract to construct the Project shall be required to carry worker's compensation insurance on its employees and public liability and property damage insurance on its equipment and employees. The public liability insurance shall be not less than five hundred thousand dollars (\$500,000.00) per person and one million dollars (\$1,000,000.00) per occurrence, with property damage insurance of not less than five hundred thousand dollars (\$500,000.00). In addition, the City shall be furnished with Certificates of Insurance ("Certificates") and shall be named an

additional named insured on such Certificates, and the City shall be notified within thirty calendar days of any cancellation of such insurance.

4.1.4 Transfer of the Project to the City. Developer shall transfer that portion of the Project constructed by Developer to the City upon full completion and acceptance of the Project by the City. Developer shall also dedicate any easements needed for the Project, on Developer's Property, at no cost to the City, via approved recorded subdivision plat or through separate instrument approved by the City. Developer shall warrant that, to the best of Developer's then current actual knowledge and information, that the Project, upon transfer and acceptance by the City will be free and clear of any and all liens, claims, security interests or encumbrances in favor of Developer's contractors, any subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and/or equipment relating to the Project. **DEVELOPER AGREES TO PROTECT, INDEMNIFY AND SAVE CITY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS AND CAUSES OF ACTION OF EVERY KIND AND CHARACTER ARISING IN FAVOR OF ANY THIRD PARTY ON ACCOUNT OF, OR RESULTING FROM, THE PERFORMANCE OF THIS AGREEMENT BY DEVELOPER OR DEVELOPER'S AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, OR SUBCONTRACTORS.** The City shall assume all ownership and maintenance responsibilities for the Project upon acceptance of the Project by the City.

4.1.5 Inspections. The Project shall be accessible at all reasonable times to the City's representative or his/her designee for inspection. Developer acknowledges any inspections performed by the City during the course of construction for purposes of this Agreement (as opposed to routine building and construction inspections performed by the City for permitting and acceptance purposes common to all similar construction projects) are for the benefit of the City only and may not be relied upon by others, be claimed by Developer as an approval by the City, a permit granted by the City, a waiver by the City or used for any purpose by Developer, its contractor or any third party. Subject to the foregoing, the City promptly shall notify Developer of any defects or non-conformances discovered during any City inspection.

4.1.6 Construction Documents. Prior to the commencement of construction of the Project, Developer shall provide the City with a complete set of construction documents consistent with the Plans and Specifications approved by the City pursuant to Section 4.1.1 above and otherwise meeting the requirements of this Agreement.

4.1.7 Construction Warranty. If the Project is found to be defective, either wholly or in part, and/or found to be non-conforming with the Plans and Specifications approved by the City during the twenty-four (24) month period following completion, the City shall immediately give Developer written notice thereof, specifying the defect and/or non-conforming portions of the Project with particularity. (For purposes of this Agreement, “completion” shall mean written acceptance of the Project or portion thereof by the City.) Developer shall cause the correction of such defective or nonconforming work within thirty (30) calendar days of written notice thereof given by the City, or within such longer time as may be reasonably necessary, provided Developer is working diligently and continuously towards a cure.

## **ARTICLE V**

### **OBLIGATIONS OF CITY**

5.1 Obligations of City. Pursuant to this Agreement, the City shall perform and/or provide the following:

5.1.1 Right-of-Way Acquisition by the City. The City shall as of the Effective Date commence any and all necessary actions and procedures required to obtain all offsite easements or other property rights (the “**Easements**”) needed for the construction of the Project (consistent with **Exhibit “B”**, including, but not limited to, any and all good faith negotiations, and or administrative and judicial proceedings necessary for the acquisition of such Easements through eminent domain actions undertaken by or on behalf of the City). As provided above, the acquisition of the Easements shall be at City’s sole cost and expense and City agrees that it will take all steps necessary to obtain possessory rights to all such Easements on or before August 1, 2025 (it being understood by the Parties that such possessory rights may be subject to ongoing eminent domain proceedings but that obtaining such possessory rights are a pre-requisite for Developer’s construction obligations under this Agreement), so as to allow Developer to use such Easements and associated possessory rights for the construction of the Project. Developer and City agree that the acquisition costs of the Easements (the City Contribution) will be borne solely by City and that the provision of such Easements, as required herein, shall be the City’s only monetary obligation with respect to the completion of the Project (except as described in Section 3.2 related to the Excess Costs), and that such City Contribution is estimated to be less than thirty (30%) of the total construction costs of the Project.

5.1.2 City Obligations. The City hereby acknowledges and agrees to the following:

5.1.2.1 Developer's obligations under this Agreement are at all times contingent upon the City's acquisition of the Easements in the manner and within the deadlines as set forth above;

5.1.2.2 The City will not prevent the immediate final plat recordation for Developer's Unit I tract based on any pending Water CCN transfer or the commencement or completion of the Project (a copy of such plat for Developer's Unit 1 being attached hereto as **Exhibit "C"**);

5.1.2.3 The City will not withhold, deny or delay preliminary plat acceptance for Developer's Unit II based on any pending Water CCN transfer or the commencement or completion of the Project;

5.1.2.4 The City will immediately allow up to fifty-six (56) water meters to be released for Developer's Unit I development; and

5.1.2.5 The City will support and assist Developer in seeking the revision of the City's Water CCN to include the Property within the City's Water CCN, including but not limited to executing any and all documents and applications, and providing any information or other documentation required or requested by Developer and or the Public Utility Commission of the State of Texas for the revision of the City's Water CCN for inclusion of the Property; and

5.1.2.6 The City will waive all review and permitting fees associated with any required permits or other approvals required by Developer from the City for the construction of the Project.

## **ARTICLE VI ADDITIONAL TERMS**

- 6.1 Additional Economic Incentives. Nothing herein shall prevent Developer, from pursuing and/or receiving economic incentives or funding for the Project.

## **ARTICLE VII GENERAL TERMS**

- 7.1 Severability. Any void, invalid, or unenforceable provision herein will not affect other provisions of this Agreement. The provisions of this Agreement are severable.
- 7.2 Successors and Assigns. The terms of this Agreement will be binding upon and inure to the benefit of the Parties and their respective successors, assigns, and legal

representatives. Neither Party may, without the prior written consent of the other, assign any rights, powers, duties, or obligations hereunder. This Agreement will not inure to the benefit of anyone other than the Parties and their successors and permitted assignees. Notwithstanding the foregoing however, Developer may, without the written consent of the City, assign this Agreement to an affiliated entity in which Developer, directly or indirectly, retains majority ownership or control.

- 7.3 No Partnership. This Agreement will not be construed as creating a partnership, joint venture, or other business affiliation among the Parties or otherwise.
- 7.4 Entire Agreement. This Agreement and the exhibits hereto supersede any and all other prior or contemporaneous agreements, oral or written, between the Parties with respect to the Project. There are no unwritten agreements between the Parties. All exhibits referenced herein are incorporated herein and made a part hereof for all purposes.
- 7.5 Notices. All notices given with respect to this Agreement will be in writing and deemed delivered upon receipt if hand-delivered or sent by confirmed facsimile transmission, and, if mailed, deemed received on the third business day after deposit in the United States mail, postage prepaid, addressed to the Parties as shown below:

IF TO CITY:

CITY OF SCHERTZ

ATTN: STEVE WILLIAMS, CITY MANAGER

1400 SCHERTZ PARKWAY

SCHERTZ, TEXAS, 78154

With copy to:

DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, P.C.

T. DANIEL SANTEE

2417 N. MAIN AVENUE

SAN ANTONIO, TEXAS, 78212

IF TO DEVELOPER:

MUSTANG OAKS, LLC

ATTN: AUSTIN HAGAUER

18602 CASTELLANI

SAN ANTONIO, TEXAS 78258

With copy to:  
BROWN & MCDONALD PLLC  
ATTN: CAROLINE MCDONALD  
100 NE LOOP 410 STE 1385  
SAN ANTONIO, TEXAS, 78216

- 7.6 Governing Law and Venue. This Agreement will be governed by and construed under the laws of the State of Texas. Venue for any legal action arising out of this Agreement will be exclusively in Guadalupe County, Texas. The Parties agree that any controversy arising between them, including, but not limited to, common-law, statutory, tort, contract claims, or any other claim in any manner whatsoever pertaining to this Agreement or otherwise, shall be submitted first to mediation before any legal action is initiated, unless such delay would cause the loss of the right to pursue legal action regarding such controversy.
- 7.7 Execution of Other Documents. The Parties agree they will execute such other and further instruments and documents as are or may become reasonably necessary or convenient to effectuate the purposes of this Agreement and or to complete the Project.
- 7.8 Authority. Each signatory hereof represents to the other Party that he or she has been duly authorized to do so and in so doing will bind the Party on whose behalf he or she is signing to all of the terms hereof.
- 7.9 Attorneys' Fees. Each Party will pay its own attorneys' fees with respect to the drafting, review, and negotiation of this Agreement and all subsequent instruments and agreements related to the Project, and none of those fees will in any event ever be considered part of the Project costs payable pursuant to the terms hereof. In the event it should ever become necessary for a Party to retain the services of any attorney to enforce its rights hereunder against the other Party, then, should that Party prevail, it will be entitled to recover, in addition to any other damages and awards to which it may be entitled, its reasonable attorneys' fees from the defaulting Party.
- 7.10 Time of the Essence. Time is of the essence in this Agreement and each and every provision hereof.
- 7.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which will be deemed to be an original but all of which, taken together, will constitute but one and the same instrument.

EXECUTED IN DUPLICATE ORIGINALS, EACH OF WHICH WILL HAVE FULL FORCE AND EFFECT ON THIS 1<sup>st</sup> DAY OF July, 2025.

**DEVELOPER:**

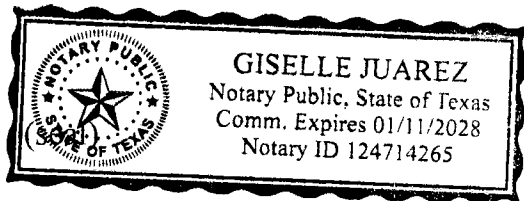
**AGREED AND ACCEPTED:**

MUSTANG OAKS, LLC, a Texas limited liability company

By: *Austin W. Hagauer*  
Name: Austin W. Hagauer  
Title: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Bexar           §

This instrument was acknowledged before me on this 16 day of June, 20 25, by Austin W. Hagauer, President of Mustang Oaks, LLC, a Texas limited liability company, on behalf of said limited liability company.




*Giselle Juarez*  
Notary Public Signature

My Commission Expires: 01/11/2028

**CITY:**

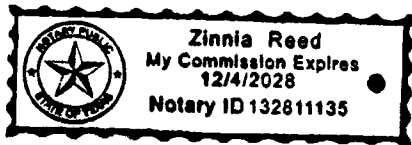
**AGREED AND ACCEPTED:**

**CITY OF SCHERTZ, TEXAS,**  
a Texas home-rule municipality

By:   
Steve Williams, City Manager

THE STATE OF TEXAS       §  
  §  
COUNTY OF GUADALUPE   §

This instrument was acknowledged before me on June 16, 2025,  
by Steve Williams, City Manager of the City of Schertz, Texas, a Texas home-rule  
municipality, on behalf of said municipality.



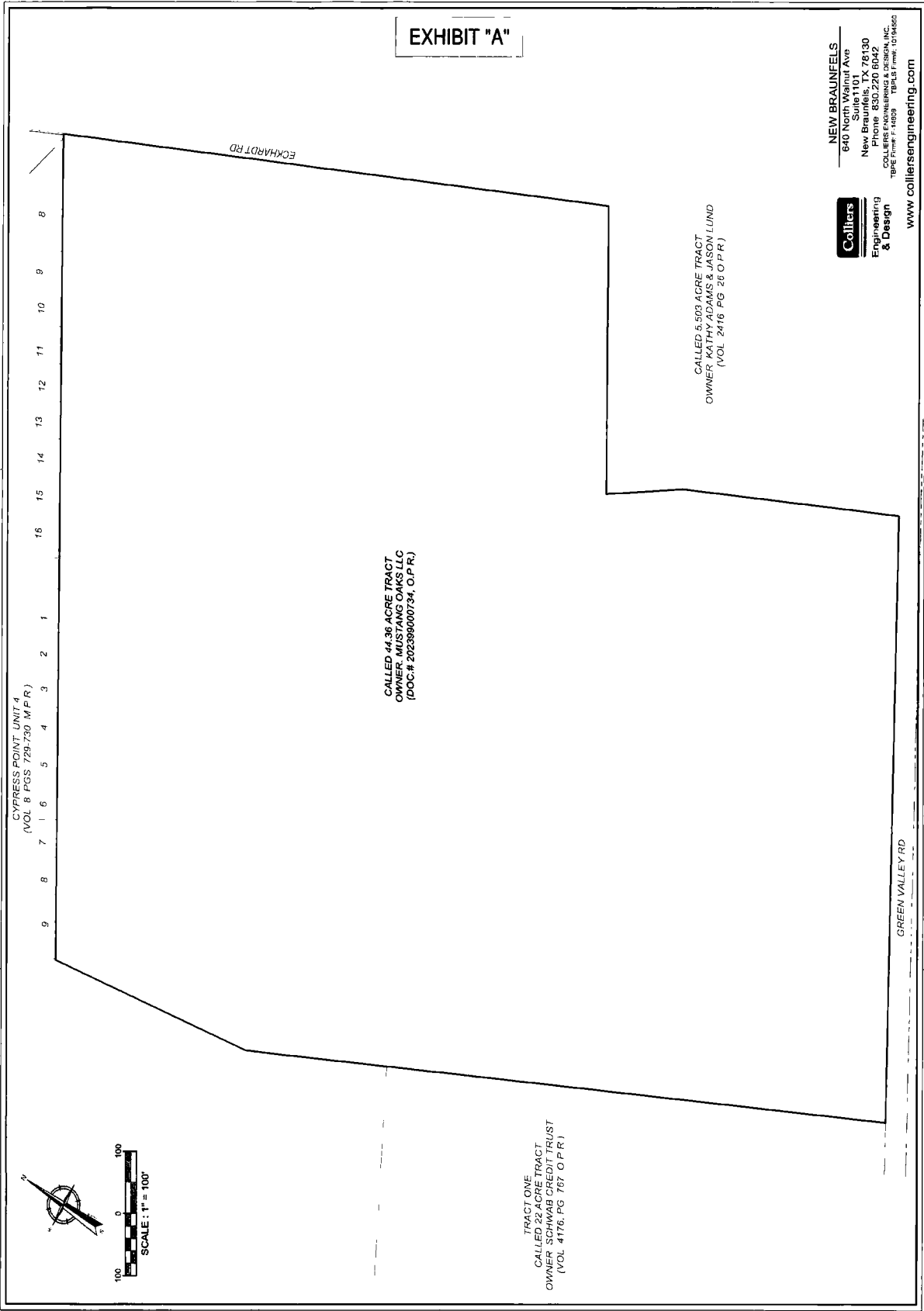
(seal)

  
Notary Public Signature

My Commission Expires: 12/4/28

**EXHIBIT "A"**  
**THE PROPERTY**

EXHIBIT "A"



**Collars**  
Engineering & Design

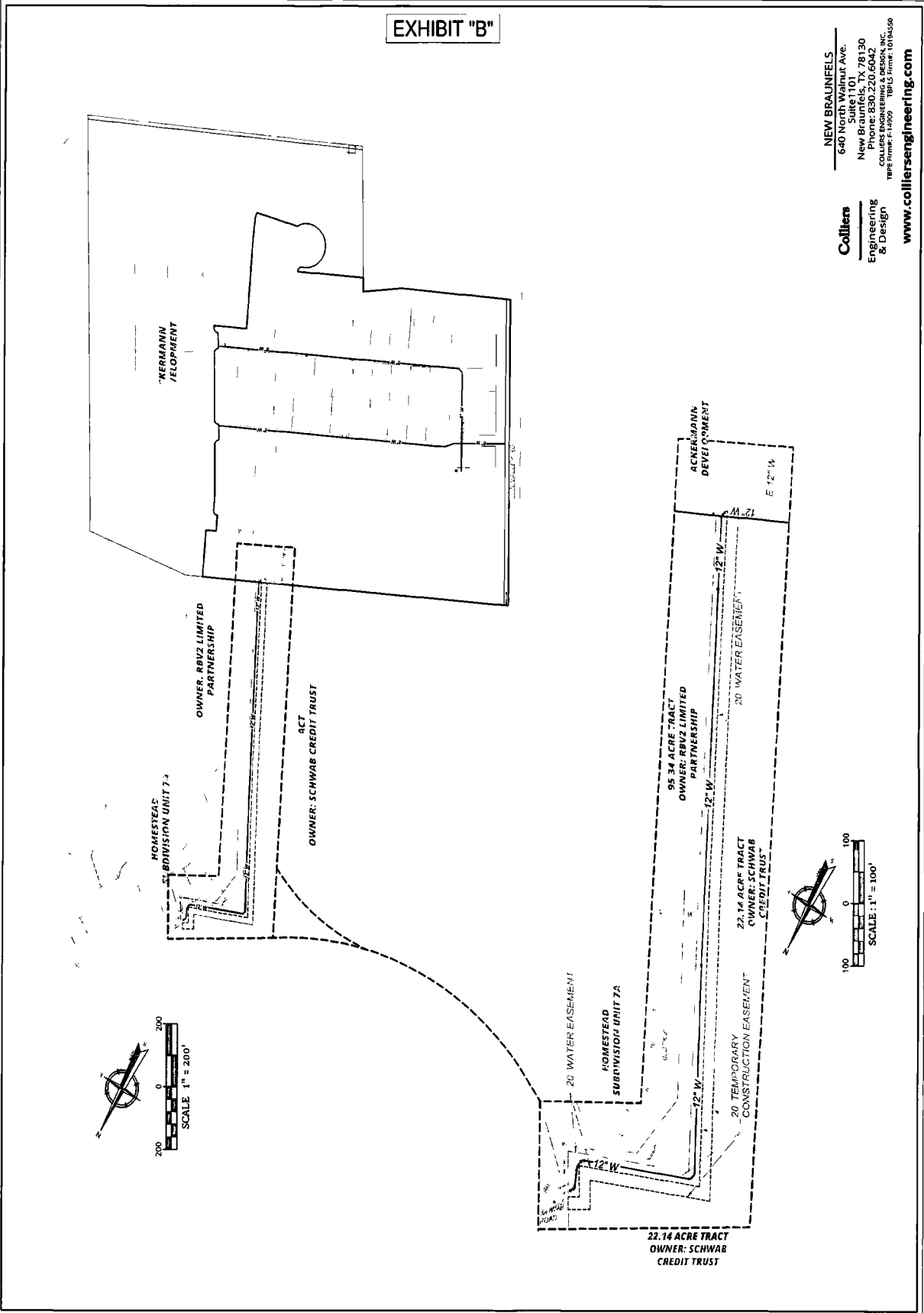
NEW BRAUNFELS  
640 North Walnut Ave  
Suite 1101  
New Braunfels, TX 78130  
Phone 830.220.6042  
Cell 830.220.6042  
Fax 830.220.6042  
Toll Free 1.800.881.1042  
www.collarsengineering.com

Doc. # 2025 99018110 Page 14 of 26  
File: U:\Projects\77020\DWG\EXHIBIT A.dwg

**EXHIBIT "B"**

**ACKERMANN OFF SITE 12" WATER PROJECT**

EXHIBIT "B"



**Colliers**  
Engineering & Design

NEW BRAUNFELS  
640 NORTH WYATT AVE.  
Suite 101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TWP # 011MP # 4005 RBVZ Tract: 1016459

[www.colliersengineering.com](http://www.colliersengineering.com)

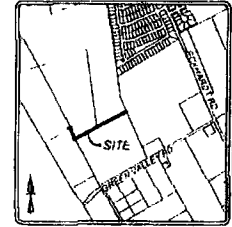
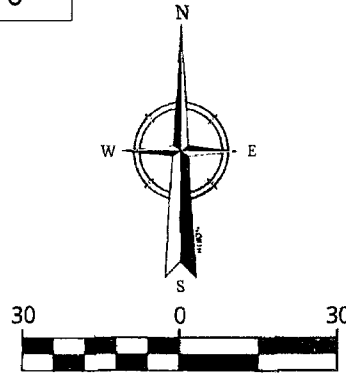
Exhibit B

**EXHIBIT "C"**  
**PERMANENT WATER EASEMENT**

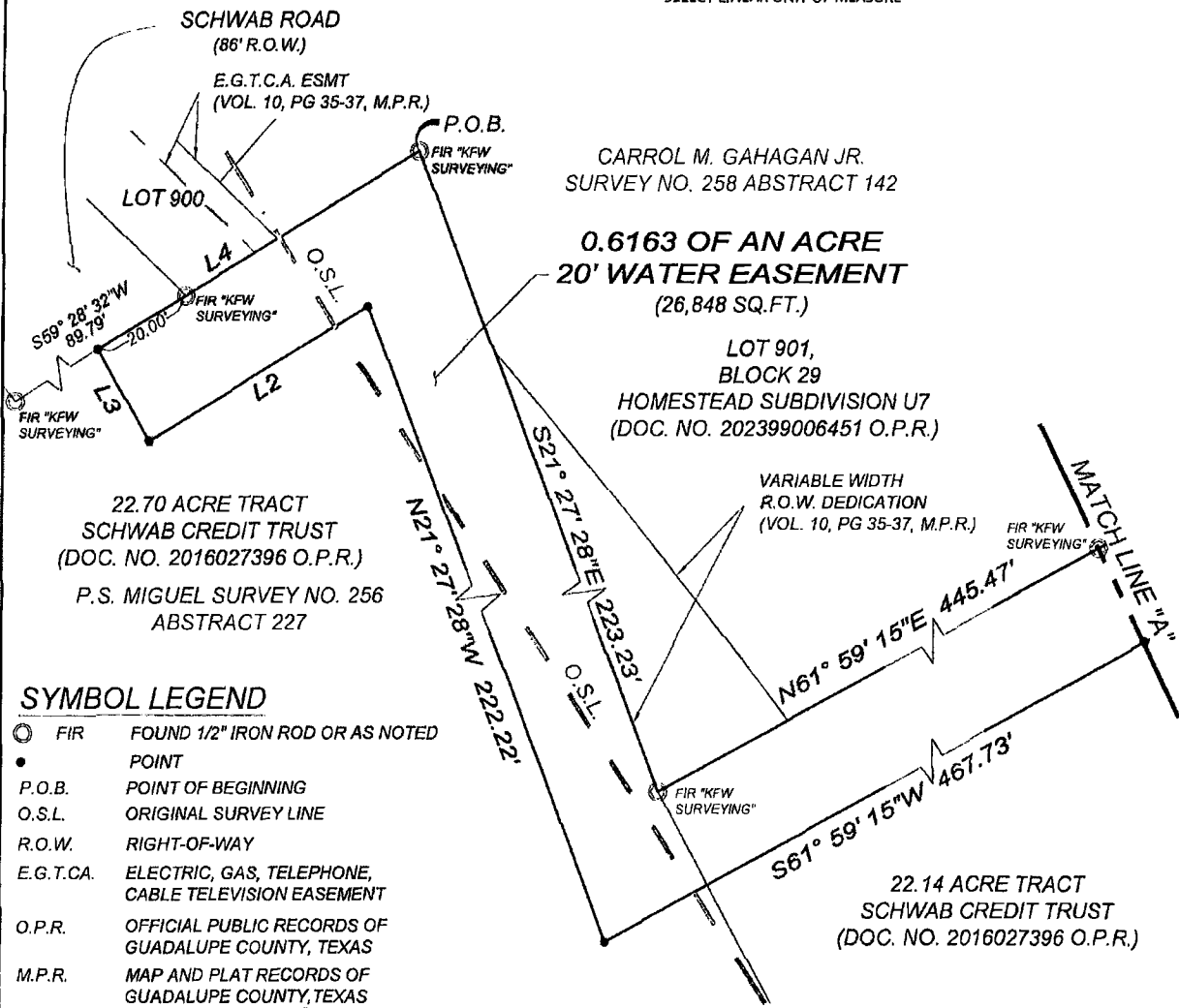
**NOTES:**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS. SEE SHEET 2 FOR SIGNATURE AND LINE TABLE.

**EXHIBIT "C"**



LOCATION MAP  
NOT-TO-SCALE



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- POINT
- P.O.B. POINT OF BEGINNING
- O.S.L. ORIGINAL SURVEY LINE
- R.O.W. RIGHT-OF-WAY
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

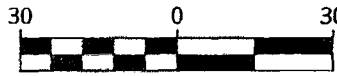
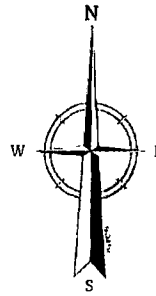
ckermann Subdivision23-03B ACKERMANN SUBD.dwg 20 WATER AND TEMP CONST ESMTS By: CHRIS REYES

 www.colliersengineering.com Formerly Known as <b>KFW</b>	20' WATER EASEMENT EXHIBIT FOR  MUSTANG OAKS, LLC  SCHERTZ GUADALUPE COUNTY TEXAS	 PROJECT YOURSELF ALL STATES REQUIRE FLUOR CARBON OR EQUIVANT DISCHARGE ON ANY PERSON OR PROPERTY TO DISTURB THE LAND SURFACE AT ANY TIME STATE ACQUIRED PH# NUMBER FOR STATE SPECIFIC DIRECT PH# NUMBER VISIT WWW.CALL811.COM	EXHIBIT SHEET NO. 1016/2024 DATE: 10/16/2024 DRAWN BY: CAR CHECKED BY: RV PROJECT NUMBER: 2303B ACKERMANN SUBD SHEET TITLE: 20' WATER EASEMENT SHEET NUMBER: 1 of 2
---	---	--	--

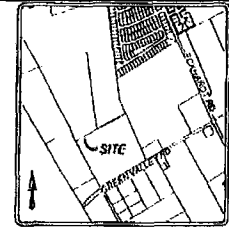
EXHIBIT "C"

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS.



SCALE : 1" = 30'  
SELECT LINEAR UNIT OF MEASURE



LOCATION MAP  
NOT-TO-SCALE

**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- .P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- POINT

Line Table		
LINE #	DIRECTION	LENGTH
L1	S25°24'38"E	20.01'
L2	S59°28'32"W	49.91'
L3	N30°31'28"W	20.00'
L4	N69°28'32"E	73.36'

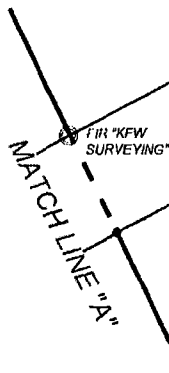
95.34 ACRE TRACT  
RBV2 LIMITED PARTNERSHIP  
(VOL. 1654, PG 902, O.P.R.)

N62° 55' 57"E 601.73'  
0.6163 OF AN ACRE  
20' WATER EASEMENT  
(26,848 SQ.FT.)  
S62° 55' 57"W 600.98'

CARROL M. GAHAGAN JR  
SURVEY NO 258 ABSTRACT 142

22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

REMAINING PORTION OF A  
44.332 ACRE TRACT  
MUSTANG OAKS, LLC  
(DOC. NO. 202299000734 O.P.R.)



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 10/16/2024  
PROJECT NO.: 23001191A

ckermann Subdivision23-038 ACKERMANN SUBD.dwg 20WATER AND TEMP CONST ESMITS By: CHRIS REYES



www.colliersengineering.com

Formerly Known as **KFW**

20' WATER EASEMENT  
EXHIBIT  
FOR  
MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS



PROTECT YOURSELF  
ALL STATES REQUIRE REPORTING OF  
UTILITY LOCATIONS BEFORE ANY  
ANY PERSON OR ENTITY TO  
ON THE DATE OF THE CALL  
AT THE TIME OF THE CALL

STAFF REQUIRED FILE NUMBER  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM



SAN ANTONIO (KFW)  
3421 Pecosas  
Parkway  
San Antonio, TX 78231  
Phone: 210.979.8644  
COLLIERS ENGINEERING & DESIGN, INC.  
TELEPHONE: 210.979.8644

EXHIBIT

SCALE:	DATE:	FORMER BY:	FILE NUMBER:
AS SHOWN	10/16/2024	CAE	RV
PROJECT NUMBER:	23001191A	DRAWING TITLE:	23-038 ACKERMANN SUBD

SHEET TITLE:  
20' WATER EASEMENT

SHEET NUMBER:  
2 of 2

EXHIBIT "C"

3421 Paesanos Pkwy, Ste 103  
 San Antonio Texas 78231 US  
 Main: 877 627 3772



**METES AND BOUNDS DESCRIPTION  
 FOR 0.6163 OF AN ACRE  
 20-FOOT-WIDE WATER EASEMENT**

Being a 20-Foot-Wide Water Easement, over and across the Carrol M. Gahagan Jr. Survey No. 258, Abstract 142, and the P.S. Miguel Survey No. 256, Abstract 227, Guadalupe County, Texas, a 22.14 acre tract and a 22.70 acre tract, as conveyed to Schwab Credit Trust of record in Document Number (Doc. No.) 2016027396 of the Official Public Records of Guadalupe County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod stamped "KFW SURVEYING", for the northeast corner of the 22.70 acre tract, an interior corner of Lot 901, Block 29 of Homestead Subdivision Unit 7A of record in the O.P.R. and the easement described herein;

**THENCE:** Along and with the common line of the 22.70 acre tract, Lot 901 and the 22.14 acre tract, the following two (2) courses:

1. **S 21°27'28" E**, a distance of **223.23 feet** to a found ½" iron rod with a blue cap stamped "KFW SURVEYING", for the south corner of Lot 901, the northwest corner of the 22.14 acre tract, an angle point of the 22.70 acre tract and an interior corner of the easement described herein, and
2. **N 61°59'15" E**, a distance of **445.47 feet** to a found ½" iron rod with a blue cap stamped "KFW SURVEYING" on the north line of the 22.14 acre tract, for the common corner of Lot 901, a 95.34 acre tract, as conveyed to RBV2 Limited Partnership of record in Volume 1654, Page 902 of the O.P.R. and an angle point of the easement described herein;

**THENCE: N 62°55'57" E**, along and with the common line of the 95.34 acre tract and the 22.14 acre tract, a distance of **601.73 feet** to a found iron rod on the west line of a remaining portion of a 44.332 acre tract, as conveyed to Mustang Oaks LLC of record in Doc. No. 202399000734 of the O.P.R., for the southeast corner of the 95.34 acre tract, the northeast corner of the 22.14 acre tract and the northeast corner of the easement described herein, from which a found ½" iron rod with a blue plastic cap stamped "KFW SURVEYING", for a northwest corner of the 44.332 acre tract, bears, **N 25°24'38" W**, a distance of **258.81 feet**;

**THENCE: S 25°24'38" E**, along and with the common line of the 44.332 acre tract and the 22.14 acre tract, a distance of **20.01 feet** to a point, for the southeast corner of the easement described herein;

**THENCE:** Over, across and 20 feet from and parallel to the north line of the 22.14 acre tract and the 22.70 acre tract, the following four (4) courses:

1. **S 62°55'57" W**, a distance of **600.98 feet** to a point, for an angle point of the easement described herein,
2. **S 61°59'15" W**, a distance of **467.73 feet** to a point, for the southern-most southwest corner of the easement described herein,
3. **N 21°27'28" W**, a distance of **222.22 feet** to a point, for an interior corner of the easement described herein, and

EXHIBIT "C"

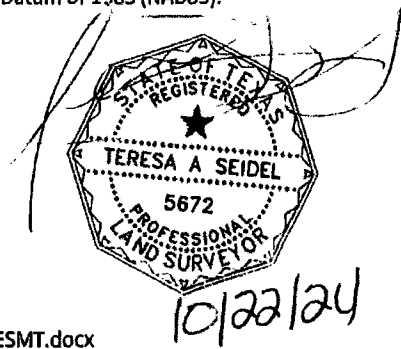
Project No. 23001191A  
October 16, 2024  
Page 2 | 2



4. S 59°28'32" W, a distance of 49.91 feet to a point, for a west corner of the easement described herein;

**THENCE: N 30°31'28" W**, a distance of 20.00 feet to a point on the southeast termination line of Schwab Road (86' wide right-of-way), the north line of the 22.70 acre tract and for the northwest corner of the easement described herein, from which a found 1/2" iron rod stamped "KFW SURVEYING" for the southwest termination corner of Schwab Road, bears S 59°28'32" W, a distance of 69.79 feet;

**THENCE: N 59°28'32" E**, along and with the common line of Schwab Road, the 22.70 acre tract, Lot 900 and Lot 901, Block 29 of Homestead Subdivision Unit 7A, at a distance of 20.00 feet passing a found 1/2" iron rod stamped "KFW SURVEYING", for the southeast termination corner of Schwab Road and the southwest corner of Lot 900, continuing for a total distance of 73.35 feet to the **POINT OF BEGINNING**, containing 0.6163 of an acre or 26,848 square feet, more or less in Guadalupe County, Texas and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone 4204, North American Datum of 1983 (NAD83).



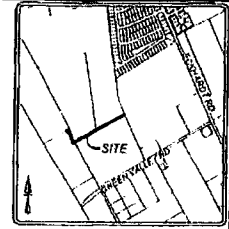
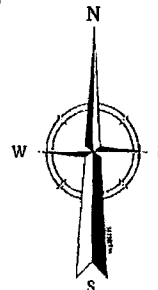
Job No.: 23001191A  
Prepared by: CED  
Date: October 16, 2024  
File: S:\Draw 2023\23-038 Ackermann Subdivision\DOCS \23001191A 20FT Water ESMT.docx

**EXHIBIT "D"**  
**TEMPORARY CONSTRUCTION EASEMENT**

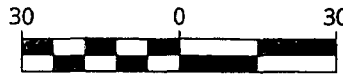
EXHIBIT "D"

NOTES:

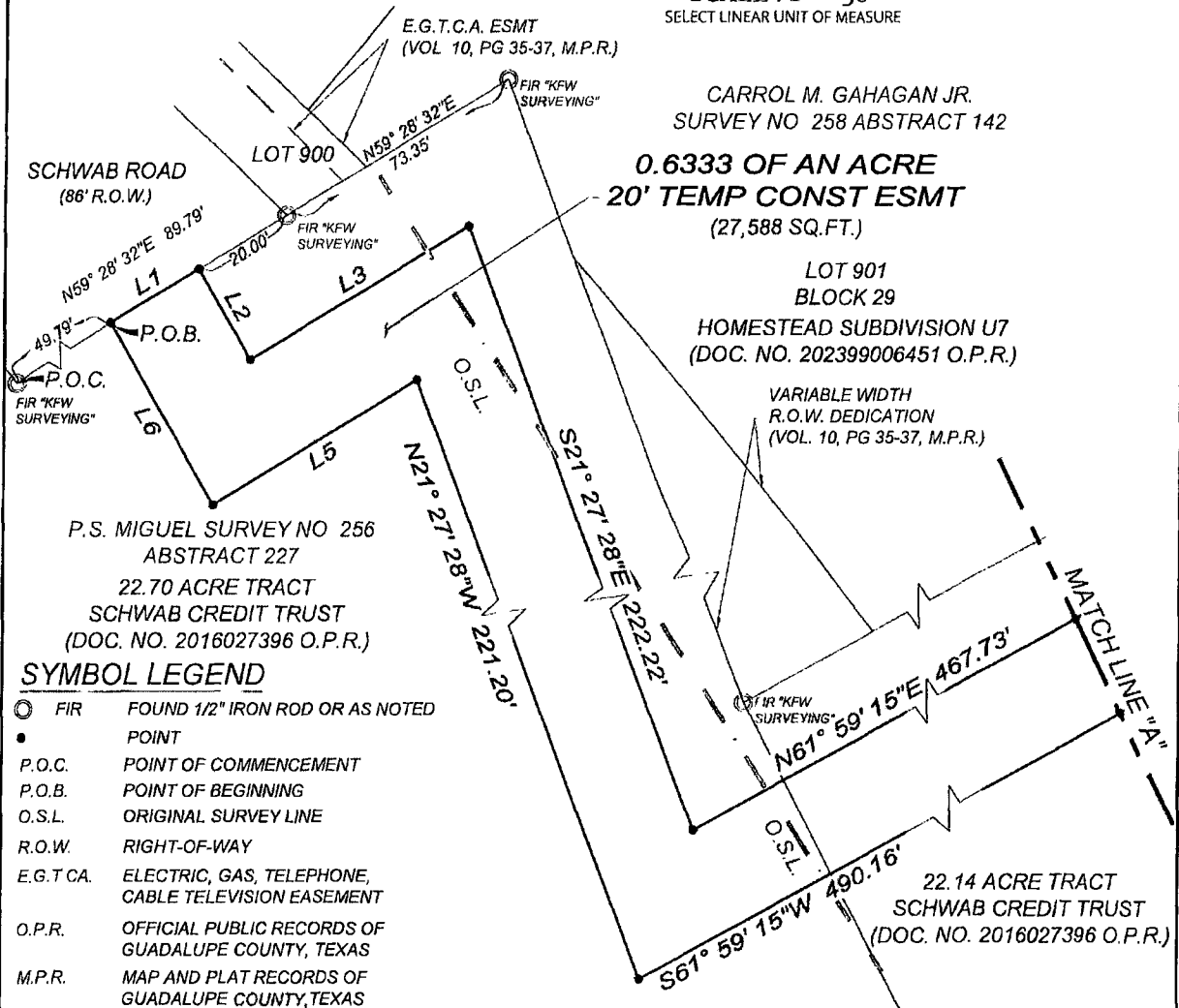
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS. SEE SHEET 2 FOR SIGNATURE AND LINE TABLE.



LOCATION MAP NOT-TO-SCALE



SCALE : 1" = 30'  
SELECT LINEAR UNIT OF MEASURE



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.S.L. ORIGINAL SURVEY LINE
- R.O.W. RIGHT-OF-WAY
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

ckermann-Subdivision23-038 ACKERMANN SUBD DWG 20'WATER AND TEMP CONST ESMTS By: CHRIS REYES

**Colliers Engineering & Design**

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20' TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

FOR MUSTANG OAKS, LLC

SCHERTZ GUADALUPE COUNTY TEXAS



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STATE REQUIRED FILE NUMBER

FOR STATE SPECIFIC SUBJECT PHONE NUMBERS VISIT: WWW.CALLBEFOREU.DIG.COM



SAINT ANTONIO (KFW) 3011 PARSONS Parkway San Antonio, TX 78231 Phone: 210.978.8444 COLLIERS ENGINEERING & DESIGN TEL: 210.978.8444

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ALL STATES REQUIRE NOTIFICATION OF STATE-SPECIFIC SUBJECTS ON APPROVALS PRIOR TO DIGGING THE BARRIERS SUBJECT APPROVE BY STATE

STATE REQUIRED FILE NUMBER

FOR STATE SPECIFIC SUBJECT PHONE NUMBERS VISIT: WWW.CALLBEFOREU.DIG.COM

SAINT ANTONIO (KFW) 3011 PARSONS Parkway San Antonio, TX 78231 Phone: 210.978.8444 COLLIERS ENGINEERING & DESIGN TEL: 210.978.8444

EXHIBIT

PROJECT AS SHOWN	DATE 10/16/2024	DESIGNED BY CAR	CHECKED BY RV
PROJECT NUMBER 23001191A	DRAWING NUMBER 23 028	ACKERMANN SUBD	

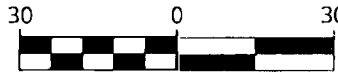
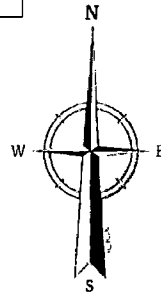
SHEET TITLE: 20' TEMPORARY CONSTRUCTION EASEMENT

1 of 2

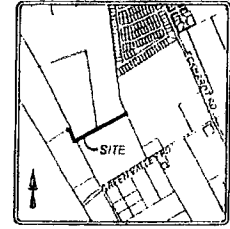
EXHIBIT "D"

NOTES:

- 1 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 2 THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS
- 3 A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT
- 4 ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
- 5 SIGNATURE APPLIES TO ALL SHEETS.



SCALE : 1" = 30'  
SELECT LINEAR UNIT OF MEASURE



LOCATION MAP  
NOT-TO-SCALE

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- POINT

LINE #	DIRECTION	LENGTH
L1	N59°28'32"E	20.00'
L2	S30°31'28"E	20.00'
L3	N59°28'32"E	49.91'
L4	S25°24'38"W	20.01'
L5	S59°28'32"W	46.46'
L6	N30°31'28"W	40.00'

95.34 ACRE TRACT  
RBV2 LIMITED PARTNERSHIP  
(VOL. 1654, PG 902, O.P.R.)

N62° 55' 57"E 600.98'  
0.6333 OF AN ACRE  
20' TEMP CONST ESMT  
(27,588 SQ.FT.)  
S62° 55' 57"W 600.08'

22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

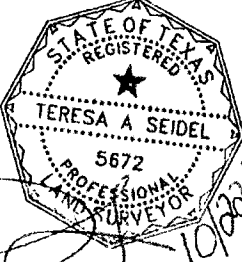
MATCH LINE "A"

FIR "KFW SURVEYING"

FIR (●)

REMAINING PORTION OF A  
44.332 ACRE TRACT  
MUSTANG OAKS, LLC  
(DOC. NO. 202399000734 O.P.R.)

CARROL M GAHAGAN JR.  
SURVEY NO 258 ABSTRACT 142



*Teresa A. Seidel*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 10/16/2024  
PROJECT NO.: 23001191A

ckermann Subdivis on\23-038 ACKERMANN SUBD.dwg\20'WATER AND TEMP CONST ESMTS BY: CHRIS REYES

**Colliers Engineering & Design**

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20' TEMPORARY  
CONSTRUCTION EASEMENT  
EXHIBIT

FOR  
MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS



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OF UTILITIES BEFORE ANY EXCAVATION, DRILLING OR  
ANY PENETRATING ACT IS  
PERFORMED TO PREVENT DAMAGE TO  
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STATE REQUIRED FILE NUMBER  
FOR STATE UTILITIES DIRECT PHONE NUMBERS  
STATE: 800.451.1111

SAN ANTONIO (KFW)  
3421 Parkways  
Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COURT REPORTERS & VIDEO  
TELEPHONE 512.381.1111  
10/16/2024

EXHIBIT

SCALE	DATE	ISSUED BY	DATE	REV
AS SHOWN	10/16/2024	CA		RV
PROJECT NUMBER	23001191A	DRAWING NAME	23-038 ACKERMANN SUBD	

20' TEMPORARY  
CONSTRUCTION EASEMENT

2 of 2

EXHIBIT "D"

3421 Paesanos Pkwy, Ste. 103  
 San Antonio Texas 78231 US  
 Main: 877 627 3772



**METES AND BOUNDS DESCRIPTION  
 FOR 0.6333 OF AN ACRE  
 20-FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT**

Being a 20-Foot-Wide Temporary Construction Easement, over and across the Carrol M. Gahagan Jr. Survey No. 258, Abstract 142, and the P.S. Miguel Survey No. 256, Abstract 227, Guadalupe County, Texas, a 22.14 acre tract and a 22.70 acre tract, as conveyed to Schwab Credit Trust of record in Document Number (Doc. No.) 2016027396 of the Official Public Records of Guadalupe County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod stamped "KFW SURVEYING" on the north line of the 22.70 acre tract, for the southwest termination corner of Schwab Road (86' wide right-of-way).

Thence: N 59°28'32" E, along and with the common line of Schwab Road and the 22.70 acre tract a distance of 49.79 feet to a point for the northwest corner and **THE POINT OF BEGINNING** of the easement described here.

**THENCE: N 59°28'32" E**, continuing along and with the common line of Schwab Road and the 22.70 acre tract a distance of **20.00 feet** to a point for the north corner of the easement described herein, from which a found 1/2" iron rod stamped "KFW SURVEYING", for an interior corner of Lot 901, Block 29 of Homestead Subdivision Unit 7A of record in Doc. No. 202399006451 and the northeast of the 22.70 acre tract, bears, N 59°28'32" E, a distance of 73.35 feet;

**THENCE:** Over and across the 22.70 acre tract and the 22.14 acre tract, along and with the west, southwest, south and southeast lines of a 20 foot water easement this day described the following five (5) courses:

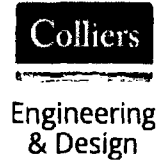
1. **S 30°31'28" E**, a distance of **20.00 feet** to a point, for an interior corner of the easement described herein,
2. **N 59°28'32" E**, a distance of **49.91 feet** to a point, for an east corner of the easement described herein,
3. **S 21°27'28" E**, a distance of **222.22 feet** to a point, for an interior corner of the easement described herein,
4. **N 61°59'15" E**, a distance of **467.73 feet** to a point, for an angle point of the easement described herein, and
5. **N 62°55'57" E**, a distance of **600.98 feet** to a point on the west line of a remaining portion of a 44.332 acre tract, as conveyed to Mustang Oaks LLC of record in Doc. No. 202399000734 of the O.P.R., the east line of the 22.14 acre tract and for the easterly northeast corner of the easement described herein, from which a found 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING", for a northwest corner of the remaining portion of a 44.332 acre tract, bears, N 25°24'38" W, a distance of 278.82 feet;

**THENCE: S 25°24'38" E**, along and with the common line of the remaining portion of a 44.332 acre tract and the 22.14 acre tract, a distance of **20.01 feet**, for the southeast corner of the easement described herein,

**THENCE:** Over, across and 40 feet from and parallel to the north line of the 22.14 acre tract and the 22.70 acre tract, the following four (4) courses:

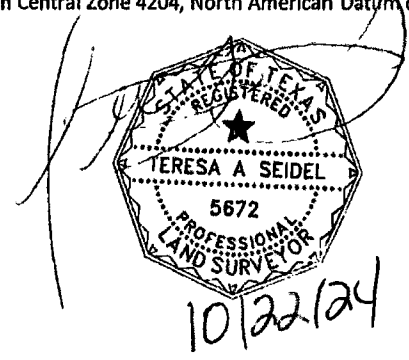
EXHIBIT "D"

Project No. 23001191A  
October 16, 2024  
Page 2 | 2



- 1. S 62°55'57" W, a distance of 600.08 feet to a point, for an angle point of the easement described herein,
- 2. S 61°59'15" W, a distance of 490.16 feet to a point, for the southern-most southwest corner of the easement described herein,
- 3. N 21°27'28" W, a distance of 221.20 feet to a point, for an interior corner of the easement described herein, and
- 4. S 59°28'32" W, a distance of 46.46 feet to a point, for a west corner of the easement described herein;

THENCE: N 30°31'28" W, a distance of 40.00 feet to the POINT OF BEGINNING, containing 0.6333 of an acre or 27,588 square feet, more or less in Guadalupe County, Texas and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone 4204, North American Datum of 1983 (NAD83).



Job No.: 23001191A  
Prepared by: CED  
Date: October 16, 2024  
File: S:\Draw 2023\23-038 Ackermann Subdivision\DOCS \23001191A 20FT Temp Const ESMT.docx

Guadalupe County, Texas  
Recorder's Memo:  
Multiple pages may not be legible  
for satisfactory reproduction.

202599018110  
I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
07/22/2025 02:22:55 PM PAGES: 26 MARISSA  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

**EXHIBIT "B"**  
**Ackermann Off Site 12" Water Project**

DRAFT

Exhibit B

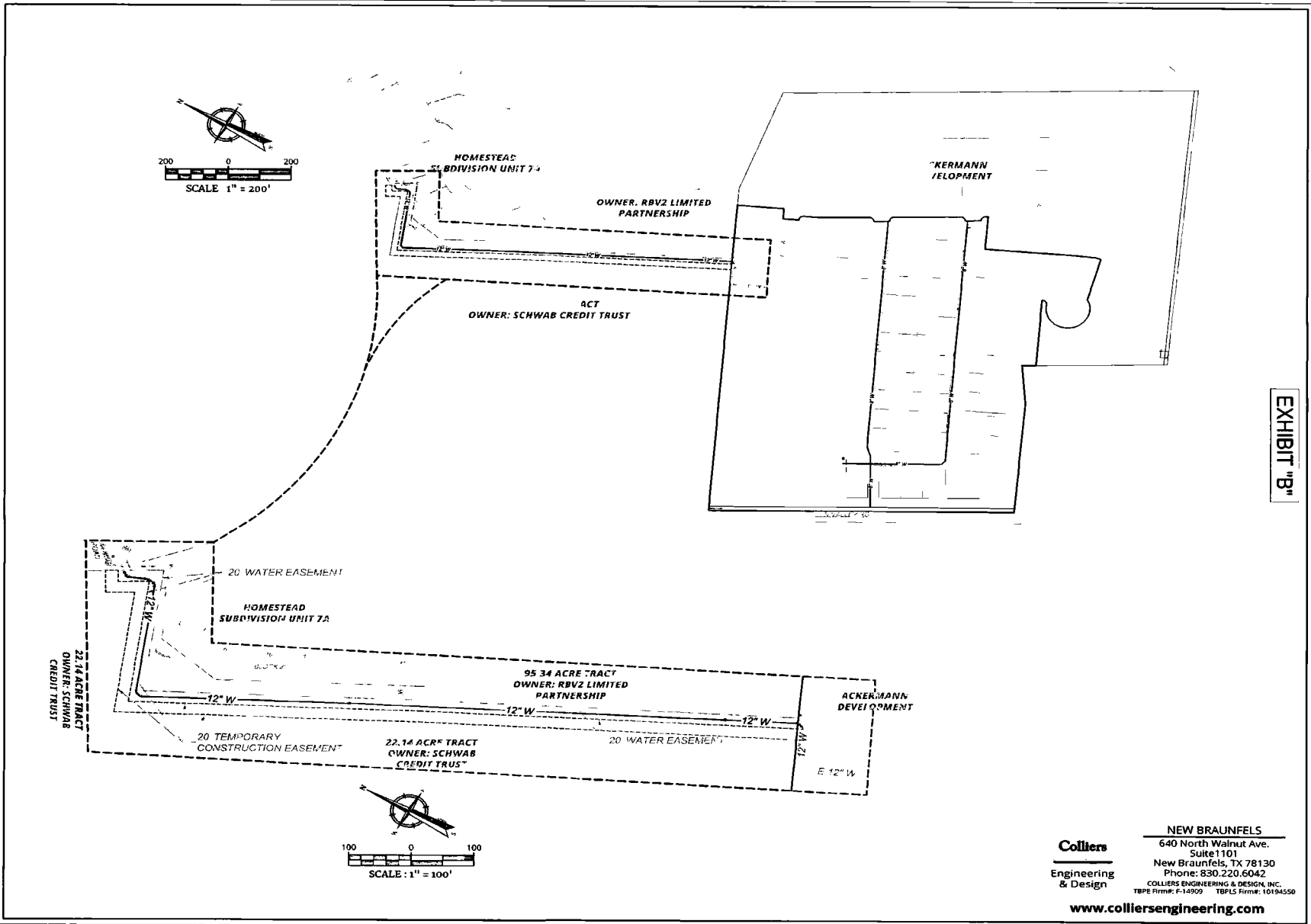


EXHIBIT "B"

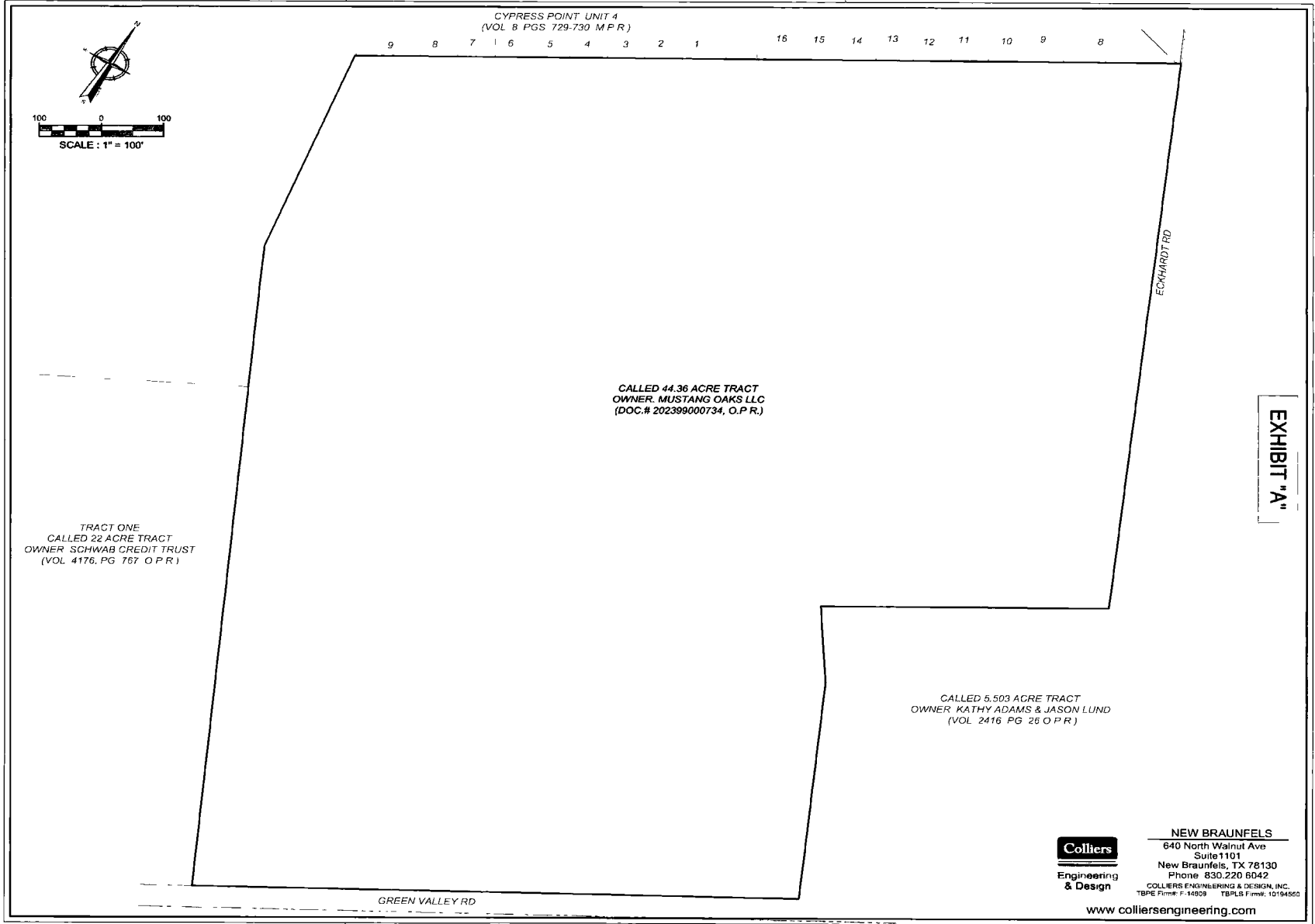
**Colliers**  
Engineering  
& Design

**NEW BRAUNFELS**  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBP# Firm#: F-14909 TBP# LS Firm#: 10194550

[www.colliersengineering.com](http://www.colliersengineering.com)

**EXHIBIT "C"**  
**The Ackermann Subdivision Property**

DRAFT



**EXHIBIT "D"**  
**Permanent Water Easement**

DRAFT

**METES AND BOUNDS DESCRIPTION  
FOR 0.5626 OF AN ACRE  
VARIABLE WIDTH WATER EASEMENT**

Being a Variable Width Water Easement, over and across the Carrol M. Gahagan Jr. Survey No. 258, Abstract 142, and the P.S. Miguel Survey No. 256, Abstract 227, Guadalupe County, Texas, a 22.14 acre tract and a 22.70 acre tract, as conveyed to Schwab Credit Trust of record in Document Number (Doc. No.) 2016027396 of the Official Public Records of Guadalupe County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod stamped "KFW SURVEYING", for the northeast corner of the 22.70 acre tract, an interior corner of Lot 901, Block 29 of Homestead Subdivision Unit 7A of record in the O.P.R. and the easement described herein;

**THENCE:** Along and with the common line of the 22.70 acre tract, Lot 901 and the 22.14 acre tract, the following two (2) courses:

1. **S 21°27'28" E**, a distance of **223.23 feet** to a found ½" iron rod with a blue cap stamped "KFW SURVEYING", for the south corner of Lot 901, the northwest corner of the 22.14 acre tract, an angle point of the 22.70 acre tract and an interior corner of the easement described herein, and
2. **N 61°59'15" E**, a distance of **445.47 feet** to a found ½" iron rod with a blue cap stamped "KFW SURVEYING" on the north line of the 22.14 acre tract, for the common corner of Lot 901, a 95.34 acre tract, as conveyed to RBV2 Limited Partnership of record in Volume 1654, Page 902 of the O.P.R. and an angle point of the easement described herein;

**THENCE: N 62°55'57" E**, along and with the common line of the 95.34 acre tract and the 22.14 acre tract, a distance of **601.73 feet** to a found iron rod on the west line of a remaining portion of a 44.332 acre tract, as conveyed to Mustang Oaks LLC of record in Doc. No. 202399000734 of the O.P.R., for the southeast corner of the 95.34 acre tract, the northeast corner of the 22.14 acre tract and the northeast corner of the easement described herein, from which a found ½" iron rod with a blue plastic cap stamped "KFW SURVEYING", for a northwest corner of the 44.332 acre tract, bears, N 25°24'38" W, a distance of 258.81 feet;

**THENCE: S 25°24'38" E**, along and with the common line of the 44.332 acre tract and the 22.14 acre tract, a distance of **20.01 feet** to a point, for the southeast corner of the easement described herein;

**THENCE:** Over, across and 20 feet from and parallel to the north line of the 22.14 acre tract and the 22.70 acre tract, the following five (5) courses:

1. **S 62°55'57" W**, a distance of **600.98 feet** to a point, for an exterior corner of the easement described herein,
2. **N 28°00'45" W**, a distance of **5.00 feet** to a point, for an interior corner of the easement described herein,
3. **S 61°59'15" W**, a distance of **467.16 feet** to a point, for the southern-most southwest corner of the easement described herein,



Engineering & Design

- 4. **N 21°27'28" W**, a distance of **217.18 feet** to a point, for an interior corner of the easement described herein, and
- 5. **S 59°28'32" W**, a distance of **49.91 feet** to a point, for a west corner of the easement described herein;

**THENCE: N 30°31'28" W**, a distance of **20.00 feet** to a point on the southeast termination line of Schwab Road (86' wide right-of-way), the north line of the 22.70 acre tract and for the northwest corner of the easement described herein, from which a found ½" iron rod stamped "KFW SURVEYING" for the southwest termination corner of Schwab Road, bears S 59°28'32" W, a distance of 69.79 feet;

**THENCE: N 59°28'32" E**, along and with the common line of Schwab Road, the 22.70 acre tract, Lot 900 and Lot 901, Block 29 of Homestead Subdivision Unit 7A, at a distance of 20.00 feet passing a found ½" iron rod stamped "KFW SURVEYING", for the southeast termination corner of Schwab Road and the southwest corner of Lot 900, continuing for a total distance of **73.35 feet** to the **POINT OF BEGINNING**, containing **0.5626 of an acre** or 24,508 square feet, more or less in Guadalupe County, Texas and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone 4204, North American Datum of 1983 (NAD83).

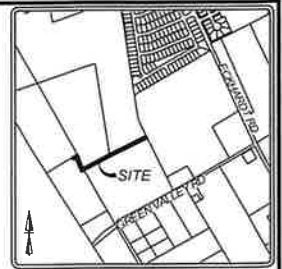
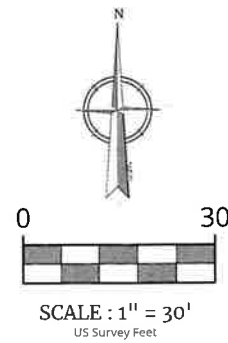
  
TERESA A. SEIDEL  
R.P.L.S. NO. 5672  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10194550



4/23/26  
DATE

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS. SEE SHEET 4 FOR SIGNATURE AND LINE TABLE.



LOCATION MAP  
NOT-TO-SCALE

**SCHWAB ROAD  
(86' R.O.W.)**

CARROL M. GAHAGAN JR.  
SURVEY NO. 258 ABSTRACT 142

**0.5626 OF AN ACRE  
VARIABLE WIDTH  
WATER ESMT  
24,508 SQ. FT.**

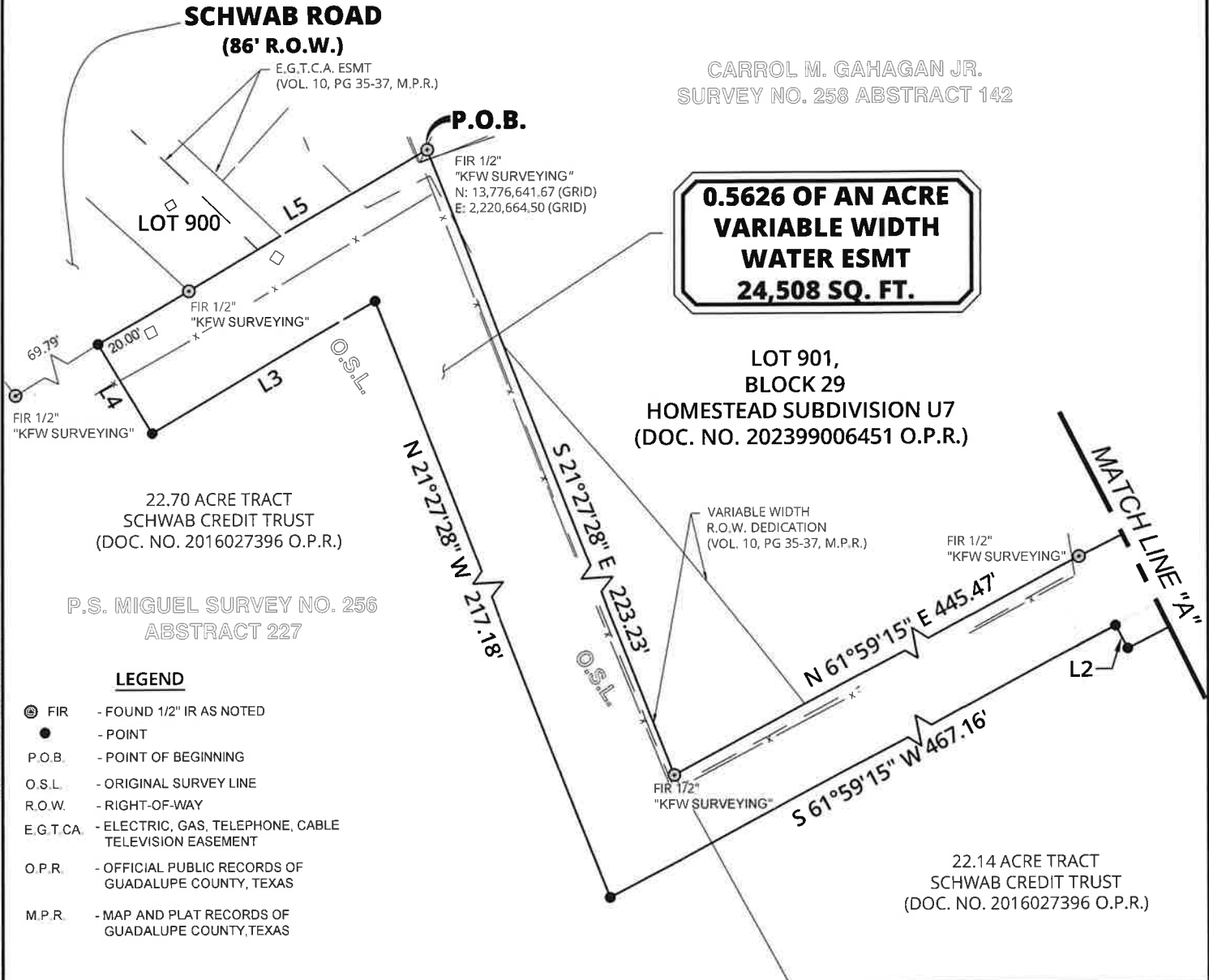
LOT 901,  
BLOCK 29  
HOMESTEAD SUBDIVISION U7  
(DOC. NO. 202399006451 O.P.R.)

22.70 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

P.S. MIGUEL SURVEY NO. 256  
ABSTRACT 227

**LEGEND**

- ⊙ FIR - FOUND 1/2" IR AS NOTED
- - POINT
- P.O.B. - POINT OF BEGINNING
- O.S.L. - ORIGINAL SURVEY LINE
- R.O.W. - RIGHT-OF-WAY
- E.G.T.C.A. - ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- O.P.R. - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R. - MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS



22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)



**Engineering & Design**

VARIABLE WIDTH WATER  
EASEMENT EXHIBIT

MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS

REV | DATE | DESCRIPTION

SCALE: 1" = 30'	DRAWN BY: CRN
FIELD BY: XXX	REVIEWED BY: RV
DATE ISSUED: 04/22/2026	PROJECT NUMBER: 23001191A
SHEET NAME:	

VARIBALE WIDTH WATER  
EASEMENT

DRAWING NUMBER:  
**03 of 04**

S:\Draw 2023\23-038 Ackermann Subdivision\23-038 Ackermann Subd\_copy\_16APR26.dwg\VVWWE-53 By: CHASE.NEUBAUER on 2026-04-23 -- 02:05pm

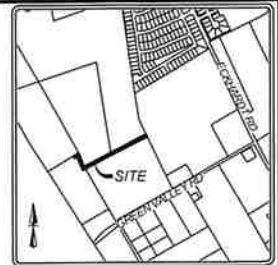
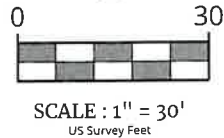
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3421 Paesanos Parkway,  
Suite 103  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS.



**LEGEND**

- ⊗ FIR - FOUND 1/2" IR AS NOTED
- - POINT
- O.P.R. - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25° 24' 38"E	20.01'
L2	N28° 00' 45"W	5.00'
L3	S59° 28' 32"W	49.91'
L4	N30° 31' 28"W	20.00'
L5	N59° 28' 32"E	73.35'

CARROL M. GAHAGAN JR.  
SURVEY NO. 258 ABSTRACT 142

95.34 ACRE TRACT  
RBV2 LIMITED PARTNERSHIP  
(VOL. 1654, PG 902, O.P.R.)

22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

MATCH LINE "A"

**0.5626 OF AN ACRE  
VARIABLE WIDTH  
WATER ESMT  
24,508 SQ. FT.**

REMAINING PORTION  
OF A 44.332-ACRE TRACT  
MUSTANG OAKS, LLC  
(DOC. NO. 202399000734 O.P.R.)



*[Handwritten Signature]*

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 04/21/2026  
PROJECT NO.: 23001191A

S:\Draw 2023\23-038 Ackermann Subdivision\23-038 ACKERMANN SUBD\_COPY\_16APR26.dwg\WWWFE-54 By: CHASE.NEUBAUER on 2026-04-23 -- 02:05pm



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SAN ANTONIO (KFW)

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San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.

VARIABLE WIDTH WATER  
EASEMENT EXHIBIT

MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS

REV | DATE | DESCRIPTION

SCALE: 1" = 30'  
DRAWN BY: CRN  
FIELD BY: XXX  
REVIEWED BY: RV  
DATE ISSUED: 04/22/2026  
PROJECT NUMBER: 23001191A  
SHEET NAME:

VARIABLE WIDTH WATER  
EASEMENT

DRAWING NUMBER:  
**04 of 04**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

**EXHIBIT "E"**  
**Temporary Construction Easement**

DRAFT

**METES AND BOUNDS DESCRIPTION  
FOR 0.6870 OF AN ACRE  
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT**

Being a Variable Width Temporary Construction Easement, over and across the Carrol M. Gahagan Jr. Survey No. 258, Abstract 142, and the P.S. Miguel Survey No. 256, Abstract 227, Guadalupe County, Texas, a 22.14 acre tract and a 22.70 acre tract, as conveyed to Schwab Credit Trust of record in Document Number (Doc. No.) 2016027396 of the Official Public Records of Guadalupe County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

Commencing at a found ½" iron rod stamped "KFW SURVEYING" on the north line of the 22.70 acre tract, for the southwest termination corner of Schwab Road (86' wide right-of-way).

Thence: N 59°28'32" E, along and with the common line of Schwab Road and the 22.70 acre tract a distance of 49.79 feet to a point for the northwest corner and **THE POINT OF BEGINNING** of the easement described here.

**THENCE: N 59°28'32" E**, continuing along and with the common line of Schwab Road and the 22.70 acre tract a distance of **20.00 feet** to a point for the north corner of the easement described herein, from which a found ½" iron rod stamped "KFW SURVEYING", for an interior corner of Lot 901, Block 29 of Homestead Subdivision Unit 7A of record in Doc. No. 202399006451 and the northeast of the 22.70 acre tract, bears, N 59°28'32" E, a distance of 73.35 feet;

**THENCE:** Over and across the 22.70 acre tract and the 22.14 acre tract, along and with the west, southwest, south and southeast lines of a variable width water easement this day described the following six (6) courses:

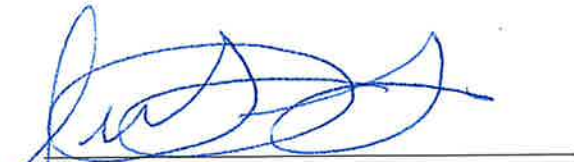
1. **S 30°31'28" E**, a distance of **20.00 feet** to a point, for an interior corner of the easement described herein,
2. **N 59°28'32" E**, a distance of **49.91 feet** to a point, for an east corner of the easement described herein,
3. **S 21°27'28" E**, a distance of **217.18 feet** to a point, for an interior corner of the easement described herein,
4. **N 61°59'15" E**, a distance of **467.16 feet** to a point, for an angle point of the easement described herein,
5. **S 28°00'45" E**, a distance of **5.00 feet** to a point, for an interior corner of the easement described herein and
6. **N 62°55'57" E**, a distance of **600.98 feet** to a point on the west line of a remaining portion of a 44.332 acre tract, as conveyed to Mustang Oaks LLC of record in Doc. No. 202399000734 of the O.P.R., the east line of the 22.14 acre tract and for the easterly northeast corner of the easement described herein, from which a found ½" iron rod with a blue plastic cap stamped "KFW SURVEYING", for a northwest corner of the remaining portion of a 44.332 acre tract, bears, N 25°24'38" W, a distance of 278.82 feet;

**THENCE: S 25°24'38" E**, along and with the common line of the remaining portion of a 44.332 acre tract and the 22.14 acre tract, a distance of **20.01 feet**, for the southeast corner of the easement described herein,

**THENCE:** Over, across and 40 feet from and parallel to the north line of the 22.14 acre tract and the 22.70 acre tract, the following four (4) courses:

1. **S 62°55'58" W**, a distance of **600.08 feet** to a point, for an angle point of the easement described herein,
2. **S 61°59'15" W**, a distance of **490.16 feet** to a point, for the southern-most southwest corner of the easement described herein,
3. **N 21°27'28" W**, a distance of **221.20 feet** to a point, for an interior corner of the easement described herein, and
4. **S 59°28'32" W**, a distance of **46.46 feet** to a point, for a west corner of the easement described herein;

**THENCE:** **N 30°31'28" W**, a distance of **40.00 feet** to the **POINT OF BEGINNING**, containing **0.6870 of an acre** or 29,927 square feet, more or less in Guadalupe County, Texas and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone 4204, North American Datum of 1983 (NAD83).



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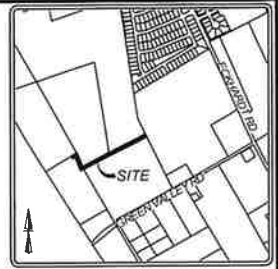
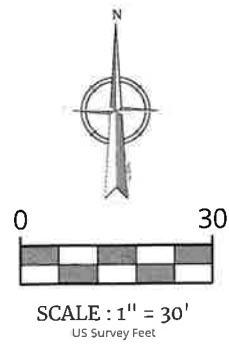
TERESA A. SEIDEL  
P.P.L.S. NO. 5672  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10194550



4/23/26  
DATE

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS. SEE SHEET 4 FOR SIGNATURE AND LINE TABLE.

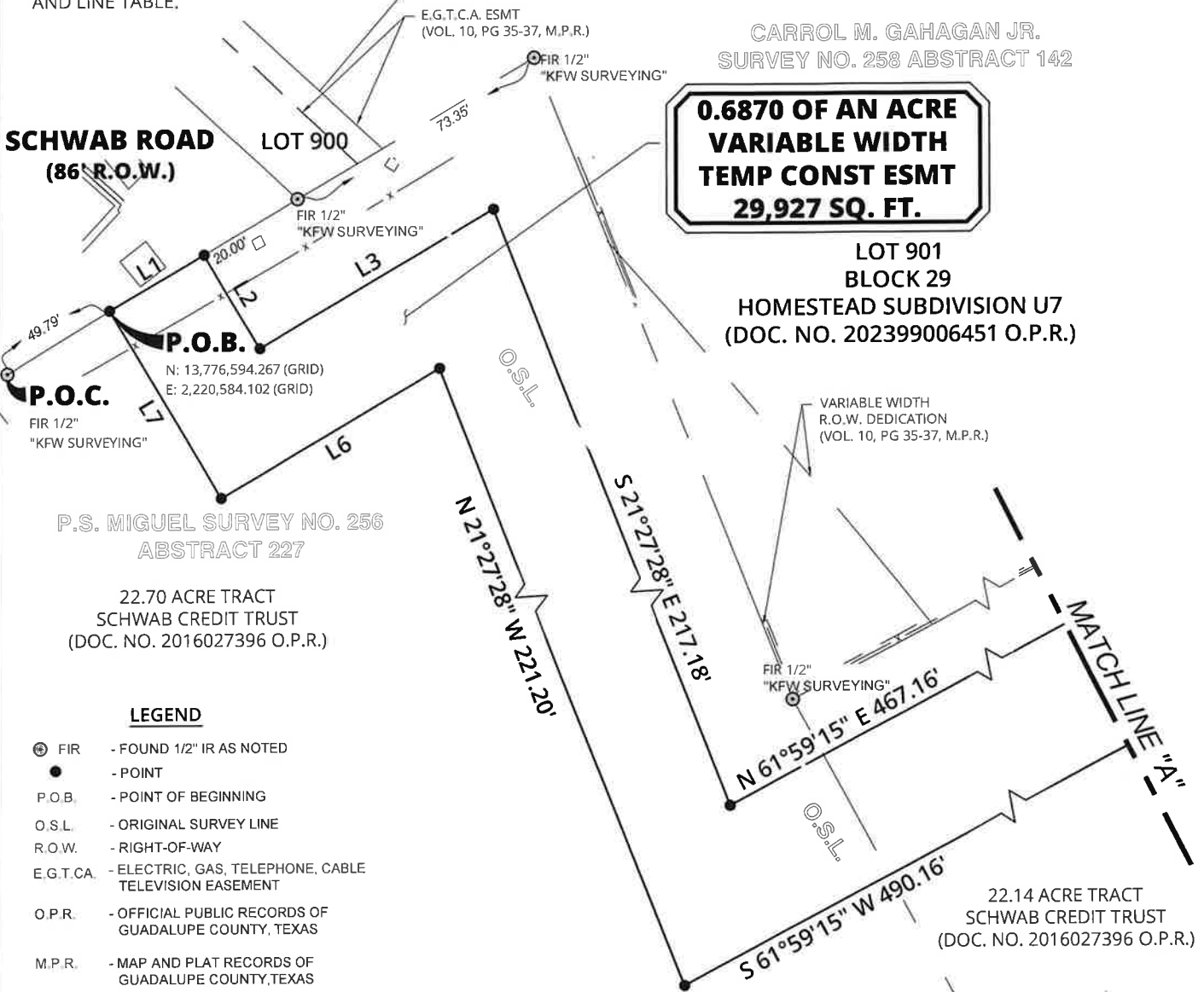


LOCATION MAP  
NOT-TO-SCALE

CARROL M. GAHAGAN JR.  
SURVEY NO. 258 ABSTRACT 142

**0.6870 OF AN ACRE  
VARIABLE WIDTH  
TEMP CONST ESMT  
29,927 SQ. FT.**

LOT 901  
BLOCK 29  
HOMESTEAD SUBDIVISION U7  
(DOC. NO. 202399006451 O.P.R.)



P.S. MIGUEL SURVEY NO. 256  
ABSTRACT 227

22.70 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

**LEGEND**

- ⊙ FIR - FOUND 1/2" IR AS NOTED
- - POINT
- P.O.B. - POINT OF BEGINNING
- O.S.L. - ORIGINAL SURVEY LINE
- R.O.W. - RIGHT-OF-WAY
- E.G.T.C.A. - ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- O.P.R. - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R. - MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

S:\Draw 2023\23-038 Ackermann Subdivision\23-038 Ackermann Subd\_copy\_16APR26.dwg\TCE-S3 By: CHASE.NEUBAUER on 2026-04-23 -- 02:05pm



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SAN ANTONIO (KFW)  
3421 Paesanos Parkway,  
Suite 103  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.

VARIABLE WIDTH  
TEMPORARY CONSTRUCTION  
EASEMENT EXHIBIT

MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS

REV | DATE | DESCRIPTION

SCALE: 1" = 30'  
DRAWN BY: CRN  
FIELD BY: XXX  
REVIEWED BY: RV  
DATE ISSUED: 04/22/2026  
PROJECT NUMBER: 23001191A  
SHEET NAME:

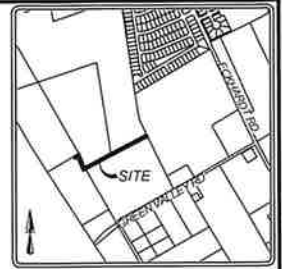
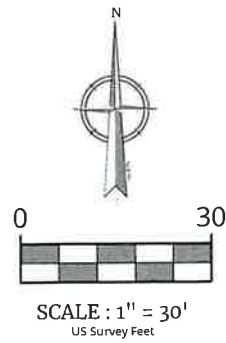
VARIABLE WIDTH TEMPORARY  
CONSTRUCTION EASEMENT

DRAWING NUMBER:  
03 of 04

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS EXHIBIT.
4. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
5. SIGNATURE APPLIES TO ALL SHEETS.



LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- ⊙ FIR - FOUND 1/2" IR AS NOTED
- - POINT
- O.P.R. - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

CARROL M. GAHAGAN JR.  
SURVEY NO. 258 ABSTRACT 142

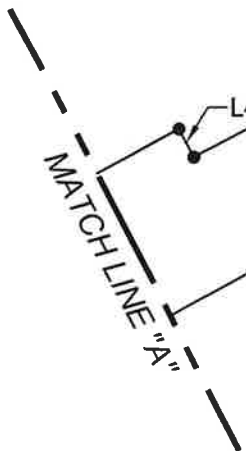
95.34 ACRE TRACT  
RBV2 LIMITED PARTNERSHIP  
(VOL. 1654, PG 902, O.P.R.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59° 28' 32"E	20.00'
L2	S30° 31' 28"E	20.00'
L3	N59° 28' 32"E	49.91'
L4	S28° 00' 45"E	5.00'
L5	S25° 24' 38"E	20.01'
L6	S59° 28' 32"W	46.46'
L7	N30° 31' 28"W	40.00'

FIR 1/2"  
"KFW SURVEYING"

REMAINING PORTION  
OF A 44.332-ACRE TRACT  
MUSTANG OAKS, LLC  
(DOC. NO. 202399000734 O.P.R.)

**0.6870 OF AN ACRE  
VARIABLE WIDTH  
TEMP CONST ESMT  
29,927 SQ. FT.**



22.14 ACRE TRACT  
SCHWAB CREDIT TRUST  
(DOC. NO. 2016027396 O.P.R.)

*[Handwritten Signature]*

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 04/21/2026  
PROJECT NO.: 23001191A



*4/23/26*

S:\Draw 2023\23-038 Ackermann Subdivision\23-038 ACKERMANN SUBD\_copy\_16APR26.dwg\TCE-S4 By: CHASE NEUBAUER on 2026-04-23 -- 02:05pm



**Engineering & Design**

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SAN ANTONIO (KFW)  
3421 Paesanos Parkway,  
Suite 103  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.

VARIABLE WIDTH  
TEMPORARY CONSTRUCTION  
EASEMENT EXHIBIT

MUSTANG OAKS, LLC

SCHERTZ  
GUADALUPE COUNTY  
TEXAS

REV	DATE	DESCRIPTION

SCALE: 1" = 30'	DRAWN BY: CRN
FIELDED BY: XXX	REVIEWED BY: RV
DATE ISSUED: 04/22/2026	PROJECT NUMBER: 23001191A
SHEET NAME:	

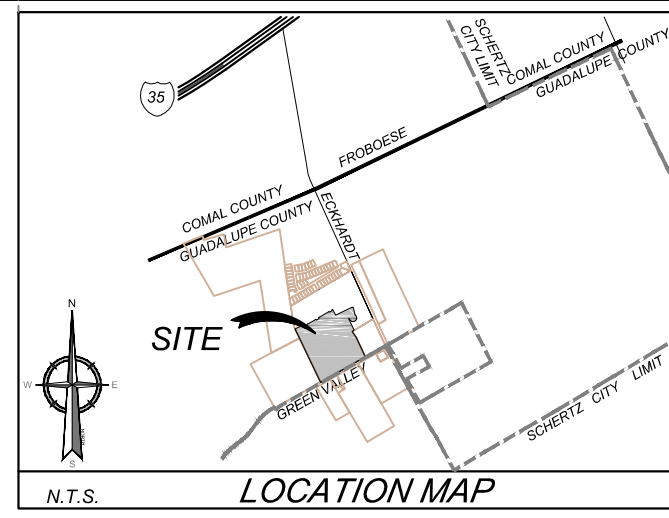
VARIABLE WIDTH TEMPORARY  
CONSTRUCTION EASEMENT

DRAWING NUMBER:  
04 of 04

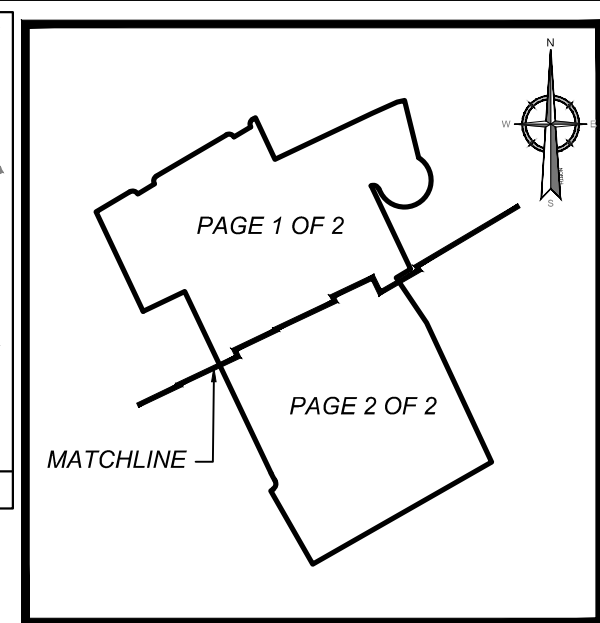
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

**EXHIBIT "F"**  
**Preliminary Plat for Unit II**

DRAFT



SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES



INDEX MAP NOT TO SCALE

**SURVEYOR NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THIS SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR 0.9984364551.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

**KEY NOTES**

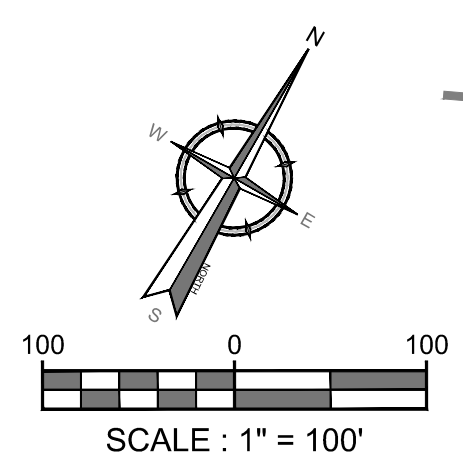
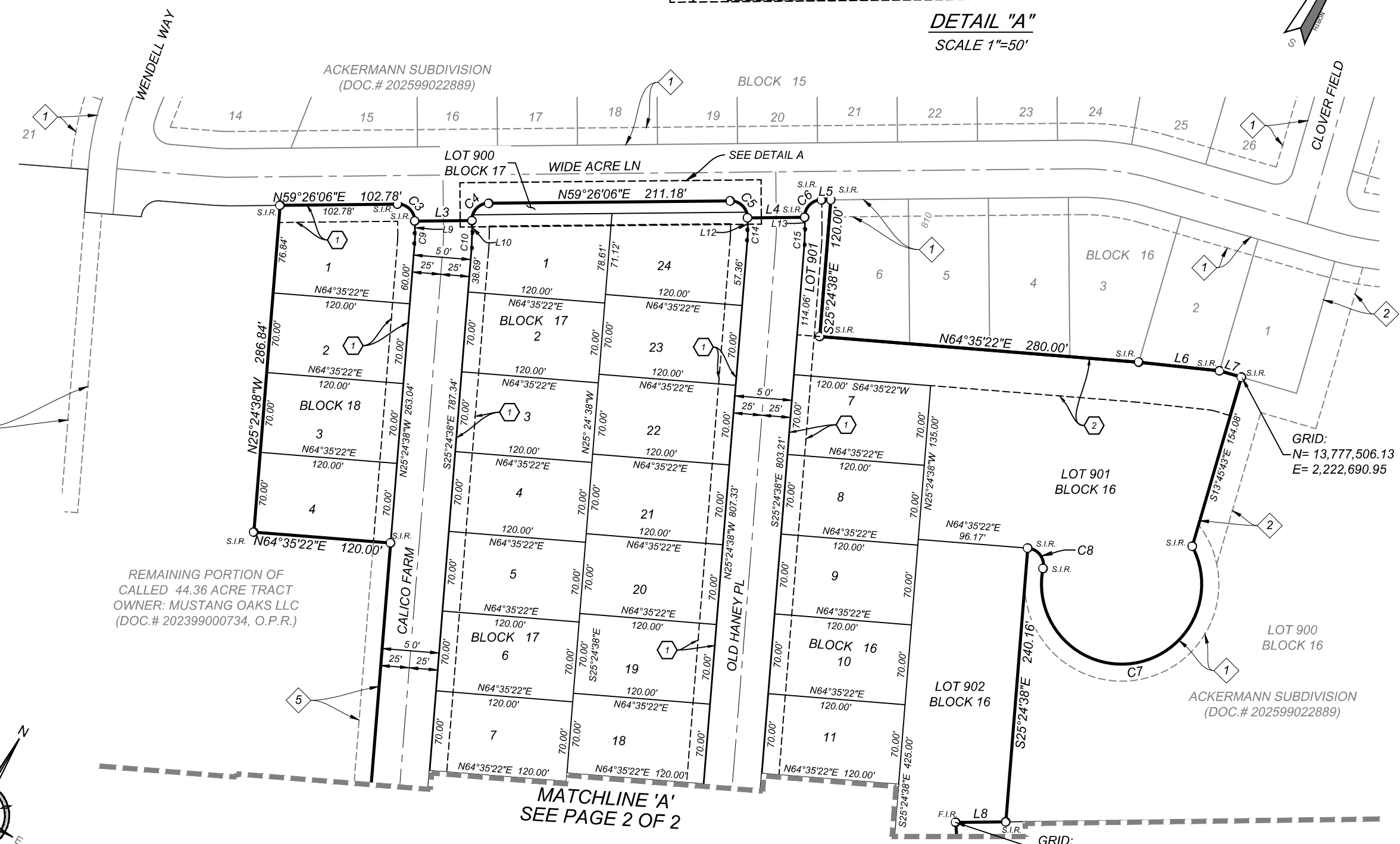
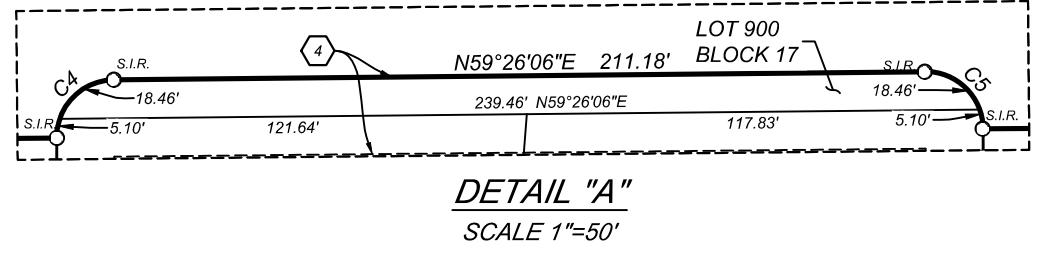
- 15' PUBLIC UTILITY EASEMENT
- 35' PUBLIC UTILITY EASEMENT
- 15' WATER EASEMENT
- 20' PUBLIC UTILITY EASEMENT
- 15' PUBLIC UTILITY EASEMENT ACKERMANN SUBDIVISION (DOC.# O.P.R.)
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT ACKERMANN SUBDIVISION (DOC.# O.P.R.)
- 15' WATER EASEMENT (DOC. #20259901934 O.P.R.)
- 15' X 50' WATER & SEWER EASEMENT (DOC.# )
- 15' PUBLIC UTILITY EASEMENT (DOC.# )

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- SCHERTZ CITY LIMITS
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- AC. = ACRE
- EASEMENT CREATED BY THIS PLAT
- EXISTING EASEMENT

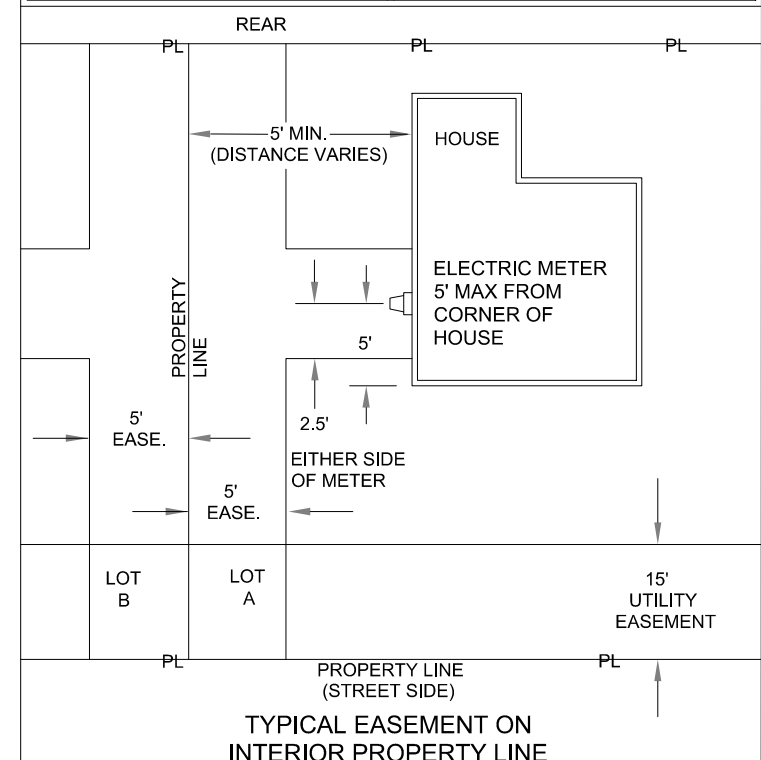
**NOTES:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGIN IS APPROVED BY THE CITY.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 44 BUILDABLE LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- LOT 900 BLOCK 17, LOT 901 BLOCK 16 IS DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
- LOT 902 BLOCK 16 IS DESIGNATED AS A DRAINAGE EASEMENT.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- GREEN VALLEY SPECIAL UTILITY DISTRICT (CCN #20973) HAS AGREED TO TRANSFER THE SEWER CCN RIGHTS OF THIS TRACT TO THE CITY OF SCHERTZ (CCN #20271). THIS TRANSFER HAS BEEN FILED WITH THE PUBLIC UTILITY COMMISSION OF TEXAS ON 10/03/2023, CONTROL #55647.
- PUBLIC PEDESTRIAN, ACCESS, AND MAINTENANCE EASEMENT WILL BE MAINTAINED BY THE HOA AND NO FENCES WILL BE ALLOWED WITHIN THIS EASEMENT.



NOTE: GVEC WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



**GVEC NOTES:**

- TYPICAL FOR METER LOCATIONS (Typical for plat can be obtained by emailing [plats@gvec.org](mailto:plats@gvec.org)).
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADE, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRICAL FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN II SUBDIVISION SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS  
COUNTY OF BEKAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN II SUBDIVISION, OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MUSTANG OAKS, LLC  
18602 CASTELLANI  
SAN ANTONIO, TEXAS 78258  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. .

NOTARY PUBLIC \_\_\_\_\_ BEKAR COUNTY TEXAS

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER \_\_\_\_\_

THIS PLAT OF THE ACKERMANN II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_

CITY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

A. NICHOLAS REYNOLDS  
LICENSED PROFESSIONAL ENGINEER NO. 111666  
COLLIERS ENGINEERING & DESIGN  
640 NORTH WALNUT AVE., SUITE 1101  
NEW BRAUNFELS, TX 78130  
PHONE: 830-220-6642  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

COREY CAMPBELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
COLLIERS ENGINEERING & DESIGN  
3421 PAESONS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

**Colliers**  
Engineering & Design

NEW BRAUNFELS  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBP# Firm# 1-14909 TBP# S Firm# 10194550

[www.colliersengineering.com](http://www.colliersengineering.com)

**FINAL SUBDIVISION PLAT ESTABLISHING  
ACKERMANN II SUBDIVISION  
LOTS 7-22 & 901-902, BLOCK 16; LOTS  
1-24, BLOCK 17; LOTS 1-4, BLOCK 18**

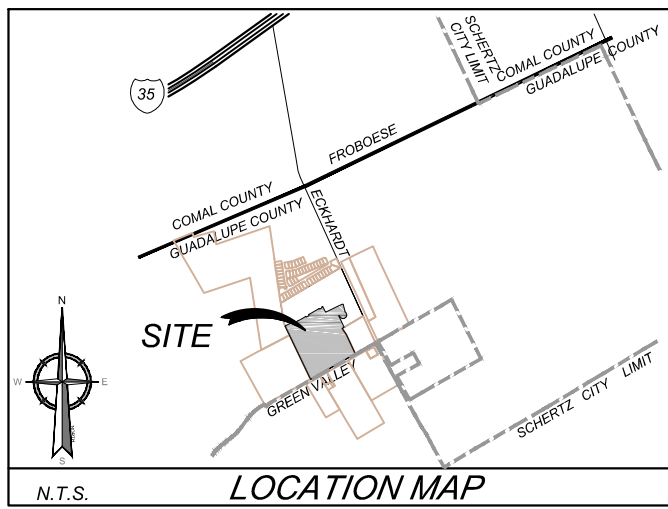
BEING A 14.65 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROL M. GAHAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO MUSTANG OAKS, LLC IN DOCUMENT NO. 20239900734 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

PREPARATION DATE: FEBRUARY, 2026

PAGE 1 OF 2

DRAWN BY: RW

Date: Feb 19, 2026, 4:41pm User ID: mglemm  
File: U:\Projects\7720503\Design\Civil\PLAT\7720503\_FINAL.dwg



- KEY NOTES**
- 1 15' PUBLIC UTILITY EASEMENT
  - 2 35' PUBLIC UTILITY EASEMENT
  - 3 15' WATER EASEMENT
  - 4 15' PUBLIC UTILITY EASEMENT ACKERMANN SUBDIVISION (DOC. # O.P.R.)
  - 5 VARIABLE WIDTH PUBLIC UTILITY EASEMENT ACKERMANN SUBDIVISION (DOC. # O.P.R.)
  - 6 15' WATER EASEMENT (DOC. #202599011934 O.P.R.)
  - 7 15' X 50' WATER & SEWER EASEMENT (DOC. #)
  - 8 15' PUBLIC UTILITY EASEMENT (DOC. #)

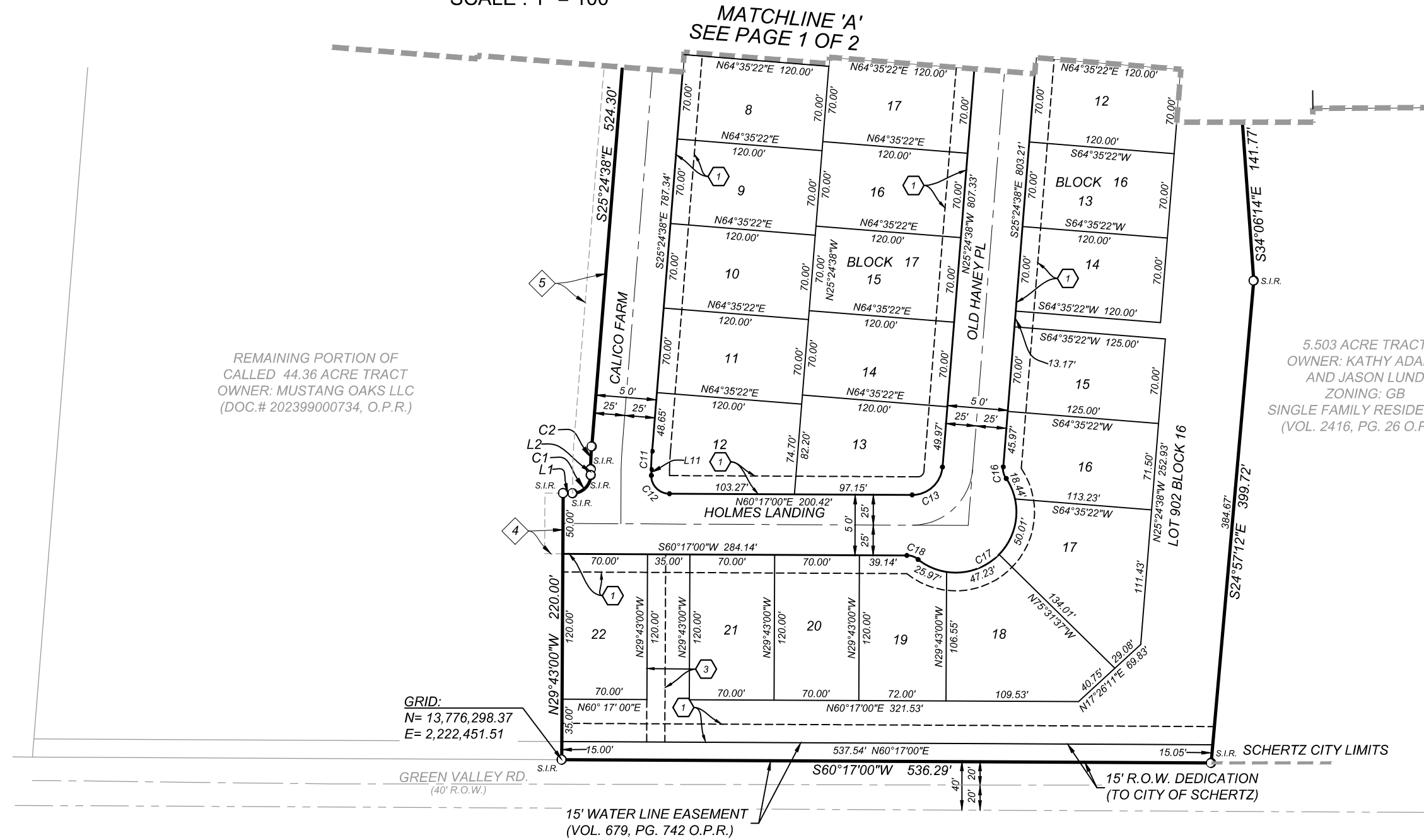
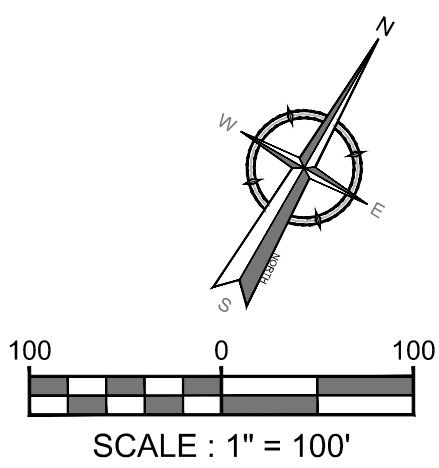
- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
  - = SCHERTZ CITY LIMITS
  - DOC. NO. = DOCUMENT NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - AC. = ACRE
  - = EASEMENT CREATED BY THIS PLAT
  - ◇ = EXISTING EASEMENT

- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
  - THIS PLAT CONSISTS OF 44 BUILDABLE LOTS.
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
  - LOT 900 BLOCK 17, LOT 901 BLOCK 16 IS DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
  - LOT 902 BLOCK 16 IS DESIGNATED AS A DRAINAGE EASEMENT.
  - PROPERTY BEING PLATTED IS ZONED R-2.
  - ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
  - GREEN VALLEY SPECIAL UTILITY DISTRICT (CCN #20973) HAS AGREED TO TRANSFER THE SEWER CCN RIGHTS OF THIS TRACT TO THE CITY OF SCHERTZ (CCN #20271). THIS TRANSFER HAS BEEN FILED WITH THE PUBLIC UTILITY COMMISSION OF TEXAS ON 10/05/2023, CONTROL #55647.
  - PUBLIC PEDESTRIAN, ACCESS, AND MAINTENANCE EASEMENT WILL BE MAINTAINED BY THE HOA AND NO FENCES WILL BE ALLOWED WITHIN THIS EASEMENT.

CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG	CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG
C1	23.56'	15.00'	90°00'00"	21.21'	N15°17'00"E	C16	10.03'	15.00'	38°19'06"	9.85'	S44°34'11"E
C2	18.79'	250.00'	4°18'22"	18.78'	N27°33'49"W	C17	141.66'	50.00'	162°19'50"	98.81'	S17°26'11"W
C3	23.56'	15.00'	90°00'00"	21.21'	S75°33'54"E	C18	10.03'	15.00'	38°19'06"	9.85'	S79°26'32"W
C4	23.56'	15.00'	90°00'00"	21.21'	N14°26'06"E						
C5	23.56'	15.00'	90°00'00"	21.21'	S75°33'54"E						
C6	23.56'	15.00'	90°00'00"	21.21'	N14°26'06"E						
C7	267.94'	70.00'	219°18'42"	131.84'	N51°28'41"E						
C8	25.28'	15.00'	96°32'40"	22.39'	N67°08'18"W						
C9	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W						
C10	13.49'	150.00'	5°09'16"	13.49'	S27°59'16"E						
C11	15.03'	200.00'	4°18'22"	15.03'	S27°33'49"E						
C12	23.56'	15.00'	90°00'00"	21.21'	S74°43'00"E						
C13	37.39'	25.00'	85°41'38"	34.00'	N17°26'11"E						
C14	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W						
C15	13.49'	150.00'	5°09'16"	13.49'	S27°59'16"E						

**LINE TABLE**

LINE	LENGTH	BEARING
L1	7.85'	N60°17'00"E
L2	4.98'	N29°43'00"W
L3	50.00'	N59°26'06"E
L4	50.00'	N59°26'06"E
L5	7.99'	N59°26'06"E
L6	71.11'	N66°06'05"E
L7	19.91'	N76°14'17"E
L8	43.86'	S59°25'28"W
L9	10.50'	N30°33'54"W
L10	10.50'	S30°33'54"E
L11	4.98'	S29°43'00"E
L12	10.50'	N30°33'54"W
L13	10.50'	S30°33'54"E



STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN II SUBDIVISION, OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

OWNER: MUSTANG OAKS, LLC  
19602 CASTELLANI  
SAN ANTONIO, TEXAS 78258  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. .

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY TEXAS

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY: \_\_\_\_\_

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER \_\_\_\_\_

THIS PLAT OF THE ACKERMANN II SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

CITY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

A. NICHOLAS REYNOLDS  
LICENSED PROFESSIONAL ENGINEER NO. 111666  
COLLIERS ENGINEERING & DESIGN  
640 NORTH WALNUT AVE., SUITE 1101  
NEW BRAUNFELS, TX 78130  
PHONE: 830-220-6642  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

COREY CAMPBELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

- GVEC NOTES:**
- TYPICAL FOR METER LOCATIONS (Typical for plat can be obtained by emailing [plats@gvec.org](mailto:plats@gvec.org)).
  - WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
  - GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
  - ANY EASEMENT DESIGNATED AS A 6X20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
  - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
  - ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5X30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
  - ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
  - ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
  - THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN II SUBDIVISION, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

- SURVEYOR NOTES:**
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THIS SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
  - BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204 NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR 0.99984364551.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

**Colliers**  
Engineering & Design  
www.colliersengineering.com

**NEW BRAUNFELS**  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBPE Firm# F-14939 TBPLS Firm# 10194550

**FINAL SUBDIVISION PLAT ESTABLISHING  
ACKERMANN II SUBDIVISION  
LOTS 7-22 & 901-902, BLOCK 16; LOTS  
1-24, BLOCK 17; LOTS 1-4, BLOCK 18**  
BEING A 14.65 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO MUSTANG OAKS, LLC IN DOCUMENT NO. 20239900734 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

PREPARATION DATE: FEBRUARY, 2026

PAGE 2 OF 2

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Executive Team  
**Subject:** Resolution 26-R-060 - Approval and Presentation of the 2026 Recipient of the Hal Baldwin Scholarship (S.Williams/S.Gonzalez) *Presentation to follow approval*

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**BACKGROUND**

By Resolution No. 09-R-03 in 2009, the City Council established the Hal Baldwin Scholarship. The Hal Baldwin Scholarship Committee, a committee that assists the City Council with the scholarship process, reviewed the applications and recommends the following students as recipients of the 2026 Scholarship:

Jordann Neskora - \$5,000  
Christopher Aikman - \$5,000  
Carli Moy - \$2,500  
Kaelyn Williams - \$2,500

**GOAL**

To award the Hal Baldwin Scholarship to a graduating high school senior living in the City of Schertz who desires to pursue a career in public service.

**COMMUNITY BENEFIT**

The Hal Baldwin Scholarship was created in February 2009 to honor the late Mayor Hal Baldwin for his many years of public service to the City of Schertz.

**SUMMARY OF RECOMMENDED ACTION**

Adoption of Resolution 26-R-060

**FISCAL IMPACT**

\$15,000 to come from Hal Baldwin Scholarship Fund. The current balance of the fund is \$248,778.25

**RECOMMENDATION**

Adoption of Resolution 26-R-060

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**Attachments**

Resolution 26-R-060

**RESOLUTION NO. 26-R-060**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING THE 2026 RECIPIENTS OF THE HAL BALDWIN SCHOLARSHIP.**

**WHEREAS**, on February 10, 2009, the City Council of the City of Schertz, Texas created the Hal Baldwin Scholarship to honor Mayor Hal Baldwin for his many years of public service to the City of Schertz; and

**WHEREAS**, this scholarship is awarded to graduating high school seniors who live in the City of Schertz who desire to pursue a career in public service; and

**WHEREAS**, students desiring to be considered for the Scholarship must attend in person or virtually at least one Schertz City Council meetings, prior to submitting their application; and

**WHEREAS**, students must submit a statement that describes what the meaning of public service is to them and a statement regarding their educational goals and career intentions that reflects his or her interest in public service; and

**WHEREAS**, there is a Hal Baldwin Scholarship Committee to assist the City Council with the scholarship process by recommending potential scholarship winners to the City Council; and

**WHEREAS**, the Scholarship Committee has recommended that Jordann Neskora, Christopher Aikman, Carli Moy, and Kaelyn Williams receive the Hal Baldwin Scholarship for 2026; and

**WHEREAS**, the City Council hereby finds that awarding Jordann Neskora, Christopher Aikman, Carli Moy, and Kaelyn Williams the 2026 Hal Baldwin Scholarship serves a public purpose by encouraging and assisting Schertz graduating high school seniors pursue their interest in public service at the collegiate level.

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

Section 1. The City Council hereby awards the 2026 Hal Baldwin Scholarship in the amount of \$5,000 to Jordann Neskora, \$5,000 to Christopher Aikman, \$2,500 to Carli Moy, and \$2,500 to Kaelyn Williams.

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:

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Sheila Edmondson, City Secretary

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Executive Team  
**Subject:** Resolution 26-R-065 - Authorizing the fourth amendment to the southern plant wastewater services and funding agreement (S.Williams/B.James)

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**BACKGROUND**

The City of Schertz entered into the Southern Plant Wastewater Services and Funding Agreement with the City of Cibolo and Cibolo Creek Municipal Authority ("CCMA") on August 26th, 2014 ("Effective Date") pursuant to Resolution 14-R-71. This agreement provided that CCMA would build a sewer treatment plant with at least 500,000 gallons per day of capacity. Additionally, the agreement included a requirement for the City of Cibolo, on or before the 9th anniversary of the effective date, to provide notice if they were going to opt into the plant. If they did opt into the plant, they would have rights to 50% of the sewer capacity and begin paying debt service contributions for half of the cost of the plant.

On February 20, 2024, after granting extensions at Cibolo's request, Schertz authorized a Memorandum of Understanding with the City of Cibolo and the Cibolo Creek Municipal Authority regarding the Southern Plant Wastewater Services and Funding Agreement per Resolution 24-R-13 acknowledging that Cibolo was to the southern wastewater treatment plant and begin debt service contributions.

It is believed the southern wastewater plant actually has 600,000 gallons per day of capacity, subject to TCEQ approval as part of the final permit.

Schertz has requested rights to the additional capacity above the 500,000 gallons per day. Cibolo and CCMA are agreeable to allowing Schertz to have rights to that additional capacity. As written in the fourth amended agreement, Schertz would have rights to 350,000 gallons per day and Cibolo would have rights to 250,000 gallons per day. The payments for the plant would change from 50/50 to Schertz paying 58.3% and Cibolo paying 41.7%. The agreement also provides that if the additional capacity is different than anticipated, Schertz will get the capacity beyond the 500,000 gallons per day and pay a proportional amount.

**GOAL**

Obtain additional needed sewer capacity in a cost effective manner.

**COMMUNITY BENEFIT**

Develop and maintain water, wastewater and drainage infrastructure.

**SUMMARY OF RECOMMENDED ACTION**

Approval of Resolution 26-R-065 authorizing the fourth amendment to the southern plant wastewater funding agreement that will provide Schertz with an additional 100,000 gallons per day of wastewater capacity.

**FISCAL IMPACT**

The cost of the additional estimated 100,000 gallons per day of wastewater treatment capacity is \$507,748 that would be paid over the next ten years.

**RECOMMENDATION**

Approval of Resolution 26-R-065

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**Attachments**

Resolution 26-R-065 w attachment

## **RESOLUTION 26-R-065**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING FOURTH AMENDMENT TO SOUTHERN PLANT WASTEWATER SERVICES AND FUNDING AGREEMENT BY AND AMONG CIBOLO CREEK MUNICIPAL AUTHORITY, THE CITY OF SCHERTZ, AND THE CITY OF CIBOLO AND RELATED MATTERS IN CONNECTION THEREWITH.**

**WHEREAS**, the Cibolo Creek Municipal Authority (the Authority), Schertz, and Cibolo previously authorized and executed the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo for an original 0.5 Million Gallons per Day (MGD) wastewater treatment plant with an effective date of August 26, 2014 (the "2014 Funding Agreement"); and

**WHEREAS**, the Southern Plant Wastewater Services and Funding Agreement contemplates that Schertz and Cibolo will have equal capacity in the Phase I treatment capacity with Schertz having 0.25 MGD and Cibolo having 0.25 MGD and that the Debt Model for the Southern Wastewater Treatment Plant Project, Phase I, would be roughly split between the two municipalities over the 30 year payment schedule with Schertz paying \$9,903,675 and Cibolo paying \$10,104,300, if payments are made according to schedule.

**WHEREAS**, the Authority, Schertz, and Cibolo previously authorized and executed the First Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of October 23, 2018 (the "First Amendment"), to recognize the issuance of the 2018 Bonds and to amend Section 4(b) to reflect the payment obligations of Schertz and Cibolo concerning the 2018 Bonds, as further documented in Section 4(b) and Exhibit C to the 2014 Funding Agreement; and

**WHEREAS**, the Authority, Schertz, and Cibolo previously authorized and executed the Second Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of August 11, 2023 (the "Second Amendment"), to provide Cibolo with additional time to deliver written notice of its intent to meet its obligations under the Agreement, extending the deadline for such notice to November 27, 2023, and amending Section 4(g) of the Funding Agreement accordingly (the 2014 Funding Agreement as amended by the First Amendment and the Second Amendment being referred to herein as the "Funding Agreement"); and

**WHEREAS**, the Authority, Schertz, and Cibolo previously authorized and executed the Third Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of August 11, 2023, to provide and define the obligations between Schertz and Cibolo concerning the repayment of the Southern Plant Bonds, the costs of issuance, the annual maintenance and operations costs at the Southern Plant, documenting and allocating the annual use of the capacity from the Southern Plant, the establishment of the framework for the possible expansion of the Southern Plant, and the ability to add prospective customers to benefit from the Southern Plant; and

**WHEREAS**, the Authority is currently in the process of obtaining a rerated capacity for the Southern Plant (as defined in the Funding Agreement) (the "Rerate") based on a revised peaking factor, which is anticipated to increase the Southern Plant's rated treatment capacity from 500,000 gallons per day ("GPD") to up to 600,000 GPD, subject to approval by the Texas Commission on Environmental Quality ("TCEQ"); and

**WHEREAS**, the Rerate is separate and distinct from the previously contemplated expansion of the Southern Plant to 3,000,000 GPD (the "3 MGD Expansion"), and the Rerate does not require the construction of new or additional plant infrastructure; and

**WHEREAS**, Schertz desires access to the full increase in rated capacity resulting from the Rerate (from 500,000 GPD to 600,000 GPD) until the 3 MGD Expansion is completed and, in consideration therefor, has agreed to pay a proportionately greater share of the annual debt service on the 2014 Bonds and the 2018 Bonds, as a component of the Southern Plant Payments, during the Interim Period (as defined herein); and

**WHEREAS**, the parties have agreed that, during the Interim Period, Schertz shall be responsible for approximately 58.3% and Cibolo shall be responsible for approximately 41.7% of the applicable annual debt service on the 2014 Bonds and 2018 Bonds, as set forth in the revised payment schedules attached hereto as Exhibit A (the "Revised Debt Service Schedules"); and

**WHEREAS**, the actual percentages applicable during the Interim Period may be adjusted from those set forth above in the event TCEQ approves a rerated capacity that results in an increase of less than 100,000 GPD above the current rated capacity of 500,000 GPD, and the parties agree to execute a written acknowledgment confirming the final percentages upon receipt of TCEQ's approval; and

**WHEREAS**, upon completion and commissioning of the 3 MGD Expansion, the payment obligations of Schertz and Cibolo shall revert to those set forth in the Funding Agreement as in effect immediately prior to this Third Amendment; and

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

Section 1. The City Council hereby authorizes the City Manager enter into the fourth amended southern plant wastewater services and funding agreement generally per the attached Exhibit "A."

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

Exhibit "A"

Fourth Amended Southern Plant Funding Agreement

**FOURTH AMENDMENT TO SOUTHERN PLANT WASTEWATER SERVICES AND FUNDING AGREEMENT BY AND AMONG CIBOLO CREEK MUNICIPAL AUTHORITY, THE CITY OF SCHERTZ, AND THE CITY OF CIBOLO**

WHEREAS, this Fourth Amendment (the “Third Amendment”) to the Southern Plant Wastewater Services and Funding Agreement by and among Cibolo Creek Municipal Authority (the “Authority”), the City of Schertz, Texas (“Schertz”), and the City of Cibolo, Texas (“Cibolo”) has an effective date of \_\_\_\_\_, 2026; and

WHEREAS, the Authority, Schertz, and Cibolo previously authorized and executed the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo for an original 0.5 Million Gallons per Day (MGD) wastewater treatment plant with an effective date of August 26, 2014 (the “2014 Funding Agreement”); and

WHEREAS, the Southern Plant Wastewater Services and Funding Agreement contemplates that Schertz and Cibolo will have equal capacity in the Phase I treatment capacity with Schertz having 0.25 MGD and Cibolo having 0.25 MGD and that the Debt Model for the Southern Wastewater Treatment Plant Project, Phase I, would be roughly split between the two municipalities over the 30 year payment schedule with Schertz paying \$9,903,675 and Cibolo paying \$10,104,300, if payments are made according to schedule.

WHEREAS, the Authority, Schertz, and Cibolo previously authorized and executed the First Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of October 23, 2018 (the “First Amendment”), to recognize the issuance of the 2018 Bonds and to amend Section 4(b) to reflect the payment obligations of Schertz and Cibolo concerning the 2018 Bonds, as further documented in Section 4(b) and Exhibit C to the 2014 Funding Agreement; and

WHEREAS, the Authority, Schertz, and Cibolo previously authorized and executed the Second Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of August 11, 2023 (the "Second Amendment"), to provide Cibolo with additional time to deliver written notice of its intent to meet its obligations under the Agreement, extending the deadline for such notice to November 27, 2023, and amending Section 4(g) of the Funding Agreement accordingly (the 2014 Funding Agreement as amended by the First Amendment and the Second Amendment being referred to herein as the "Funding Agreement"); and

WHEREAS, the Authority, Schertz, and Cibolo previously authorized and executed the Third Amendment to the Southern Plant Wastewater Services and Funding Agreement by and among the Authority, Schertz, and Cibolo with an effective date of August 11, 2023, to provide and define the obligations between Schertz and Cibolo concerning the repayment of the Southern Plant Bonds, the costs of issuance, the annual maintenance and operations costs at the Southern Plant, documenting and allocating the annual use of the capacity from the Southern Plant, the

establishment of the framework for the possible expansion of the Southern Plant, and the ability to add prospective customers to benefit from the Southern Plant; and

WHEREAS, the Authority is currently in the process of obtaining a rerated capacity for the Southern Plant (as defined in the Funding Agreement) (the "Rerate") based on a revised peaking factor, which is anticipated to increase the Southern Plant's rated treatment capacity from 500,000 gallons per day ("GPD") to up to 600,000 GPD, subject to approval by the Texas Commission on Environmental Quality ("TCEQ"); and

WHEREAS, the Rerate is separate and distinct from the previously contemplated expansion of the Southern Plant to 3,000,000 GPD (the "3 MGD Expansion"), and the Rerate does not require the construction of new or additional plant infrastructure; and

WHEREAS, Schertz desires access to the full increase in rated capacity resulting from the Rerate (from 500,000 GPD to 600,000 GPD) until the 3 MGD Expansion is completed and, in consideration therefor, has agreed to pay a proportionately greater share of the annual debt service on the 2014 Bonds and the 2018 Bonds, as a component of the Southern Plant Payments, during the Interim Period (as defined herein); and

WHEREAS, the parties have agreed that, during the Interim Period, Schertz shall be responsible for approximately 58.3% and Cibolo shall be responsible for approximately 41.7% of the applicable annual debt service on the 2014 Bonds and 2018 Bonds, as set forth in the revised payment schedules attached hereto as Exhibit A (the "Revised Debt Service Schedules"); and

WHEREAS, the actual percentages applicable during the Interim Period may be adjusted from those set forth above in the event TCEQ approves a rerated capacity that results in an increase of less than 100,000 GPD above the current rated capacity of 500,000 GPD, and the parties agree to execute a written acknowledgment confirming the final percentages upon receipt of TCEQ's approval; and

WHEREAS, upon completion and commissioning of the 3 MGD Expansion, the payment obligations of Schertz and Cibolo shall revert to those set forth in the Funding Agreement as in effect immediately prior to this Third Amendment; and

WHEREAS, the governing bodies of each of the Authority, Schertz, and Cibolo have each authorized the execution of this Third Amendment; NOW, THEREFORE,

Section 1. Defined Terms. Capitalized terms used but not defined in this Third Amendment shall have the meanings assigned to them in the Funding Agreement.

Section 2. Amendment of Debt Service Payment Obligations – Interim Period.

(a) Commencing with the first full month following TCEQ's approval of the Rerate, and continuing through the first full month after the 3 MGD Expansion is completed and placed into service (the "Interim Period"), the monthly installments of the respective Southern Plant Payment pertaining to the annual debt service payment obligations of Schertz and Cibolo with respect to the 2014 Bonds and the 2018 Bonds shall be based on the Revised Debt Service

Schedules attached hereto as Exhibit A and incorporated herein by reference, reflecting allocations of approximately 58.3% to Schertz and approximately 41.7% to Cibolo.

(b) The Revised Debt Service Schedules are based on the assumption that the Rerate results in an increase in rated capacity of 100,000 GPD (i.e., from 500,000 GPD to 600,000 GPD). In the event TCEQ approves a Rerate resulting in an increase of less than 100,000 GPD, the payment percentages applicable during the Interim Period shall be adjusted on a pro rata basis to reflect the actual increase in rated capacity approved, and the parties shall execute a written acknowledgment confirming the adjusted annual payment amounts as soon as practicable following receipt of TCEQ's final approval. For example, if TCEQ approves only 50,000 GPD of additional capacity (50% of the assumed 100,000 GPD), Schertz's incremental share would increase proportionally by half of the differential between 50% and 58.3% for the Interim Period.

(c) Notwithstanding the payment schedule set forth in Section 4(b) of the Funding Agreement and the payment schedule attached as Exhibit C thereto, during the Interim Period, the allocation of the payments between Schertz and Cibolo with respect to the 2014 Bonds and the 2018 Bonds, as a component of the Southern Plant Payments, shall be as set forth in Exhibit A to this Third Amendment.

(d) Notwithstanding Sections 3(a) and 4(b) of the Funding Agreement, Cibolo's right to subordinated use of the Southern Plant during the Interim Period shall correspond to its actual payment share of the 2014 Bonds and the 2018 Bonds, as reflected in Exhibit A hereto.

(e) The Participants agree that, regardless of the payment obligations of each Participant reflected in Section 4(b) of the Funding Agreement and Exhibit A hereto, the Participants shall each be jointly and severally obligated to pay the Southern Plant Payments, including the payment obligations with respect to the 2014 Bonds and the 2018 Bonds as a component of the Southern Plant Payments during the Interim Period, as reflected in Exhibit A hereto, in the event any Participant fails to make such payments. If a Participant fails to make the Participant's share of a Southern Plant Payment, including the payment obligations with respect to the 2014 Bonds and the 2018 Bonds as a component of the Southern Plant Payments as reflected in Exhibit A hereto, and the other Participant is required to pay the defaulting Participant's share of a Southern Plant Payment, then the Participant making the payment shall be entitled to recover the amount of the payment, as reflected in Exhibit A hereto with respect to the 2014 Bonds and the 2018 Bonds as a component of the Southern Plant Payments, plus interest from the defaulting Participant as provided in Section 14(b) of the Funding Agreement.

(f) For the avoidance of doubt, the Participants agree that, during the Interim Period, the payment obligations of each Participant reflected in Sections 3(b)(2) and (3), with respect to Schertz, and Sections 4(e)(2) and (3), with respect to Cibolo, shall not be modified by this Third Amendment.

(g) Except as modified by this Section 2 during the Interim Period, all other terms and conditions of the Funding Agreement regarding the payment of the Southern Plant Payments, including the payment of debt service on the 2014 Bonds and the 2018 Bonds, shall remain in full force and effect.

Section 3. Reversion to Original Payment Terms upon Completion of 3 MGD Expansion.

(a) Upon the completion and commissioning of the 3 MGD Expansion, [pursuant to a written determination provided by the engineer of the Authority,] and effective as of the first day of the next succeeding full month, the payment obligations of Schertz and Cibolo shall automatically revert to the applicable term and year for the payment of the Southern Plant Bonds as set forth in Section 4(b) of the Funding Agreement and in the First Amendment, as in effect immediately prior to this Third Amendment, without the need for further action by the parties; provided, however, that the parties agree to execute a written acknowledgment confirming the date of reversion within fifteen (15) calendar days following such completion.

(b) For the avoidance of doubt, the reversion described in Section 3(a) shall not affect any payment obligations that accrued during the Interim Period.

Section 4. Ratification. Except as expressly modified by this Third Amendment, each of the Authority, Schertz, and Cibolo hereby authorizes, readopts, reconfirms, and ratifies the Funding Agreement in all respects.

Section 5. Authority to Execute. Each person signing on behalf of the parties hereby confirms that they have the authority to execute this Third Amendment on behalf of the party indicated by their signature.

Section 6. Counterparts. The parties hereto acting under authority of their respective governing bodies have caused this Third Amendment to be duly executed in several counterparts, each of which shall constitute an original, all as of the day and year first above written, which is the effective date of this Third Amendment.

*[The remainder of this page intentionally left blank.]*

CIBOLO CREEK MUNICIPAL AUTHORITY

\_\_\_\_\_  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

STATE OF TEXAS                   §  
  §  
COUNTY OF GUADALUPE       §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons whose names are subscribed to the foregoing instrument and who executed this document in my presence.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
By: City Manager

ATTEST:

\_\_\_\_\_  
City Secretary

STATE OF TEXAS                   §  
  §  
COUNTY OF GUADALUPE       §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons whose names are subscribed to the foregoing instrument and who executed this document in my presence.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

CITY OF CIBOLO, TEXAS

\_\_\_\_\_  
By: City Manager

ATTEST:

\_\_\_\_\_  
City Secretary

STATE OF TEXAS                   §  
  §  
COUNTY OF GUADALUPE       §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons whose names are subscribed to the foregoing instrument and who executed this document in my presence.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A

Revised Debt Service Schedules (Interim Period)

(a) City of Schertz — Payments @ 58.3% (Interim Period)

Fiscal Year Ending 9/30	Series 2014 Bonds	Series 2018 Bonds	Total Debt Service
2026	\$239,176	\$300,600	\$539,776
2027	\$240,692	\$304,350	\$545,042
2028	\$239,059	\$176,416	\$415,475
2029	\$240,225	\$175,250	\$415,475
2030	\$241,158	\$176,853	\$418,011
2031	\$238,943	\$175,250	\$414,193
2032	\$239,526	\$176,416	\$415,942
2033	\$239,875	\$177,290	\$417,165
2034	\$239,992	\$174,958	\$414,950
2035	\$0	\$175,396	\$175,396

*Note: The fiscal years to which the Interim Period applies will be confirmed upon receipt of TCEQ approval of the Rerate and completion of the 3 MGD Expansion. The above schedule reflects the pro-rated 58.3% allocation for the applicable years based on the currently projected Rerate.*

(b) City of Cibolo — Payments @ 41.7% (Interim Period)

Fiscal Year Ending 9/30	Series 2014 Bonds	Series 2018 Bonds	Total Debt Service
2026	\$171,074	\$0	\$171,074
2027	\$172,158	\$0	\$172,158
2028	\$170,991	\$126,184	\$297,175
2029	\$171,825	\$125,350	\$297,175
2030	\$172,492	\$126,497	\$298,989
2031	\$170,907	\$125,350	\$296,257
2032	\$171,324	\$126,184	\$297,508
2033	\$171,575	\$126,810	\$298,385
2034	\$171,658	\$125,142	\$296,800
2035	\$411,450	\$125,454	\$536,904

*Note: The fiscal years to which the Interim Period applies will be confirmed upon receipt of TCEQ approval of the Rerate and completion of the 3 MGD Expansion. The above schedule reflects the pro-rated 41.7% allocation for the applicable years based on the currently projected Rerate.*

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Engineering  
**Subject:** Workshop Regarding Sidewalk Gaps on Hubertus Road  
(B.James/K.Woodlee)

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**BACKGROUND**

It has been identified that gaps exist along the multiuse path and sidewalks on Hubertus Road between IH 35 and FM 482. There are two schools (elementary and middle) on Hubertus Road and it is important to provide a safe route on connected sidewalks for students and other pedestrians to access those schools and other facilities along the road. This workshop is an opportunity for options to complete the route(s) to be presented and discussed by City Council.

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**Attachments**

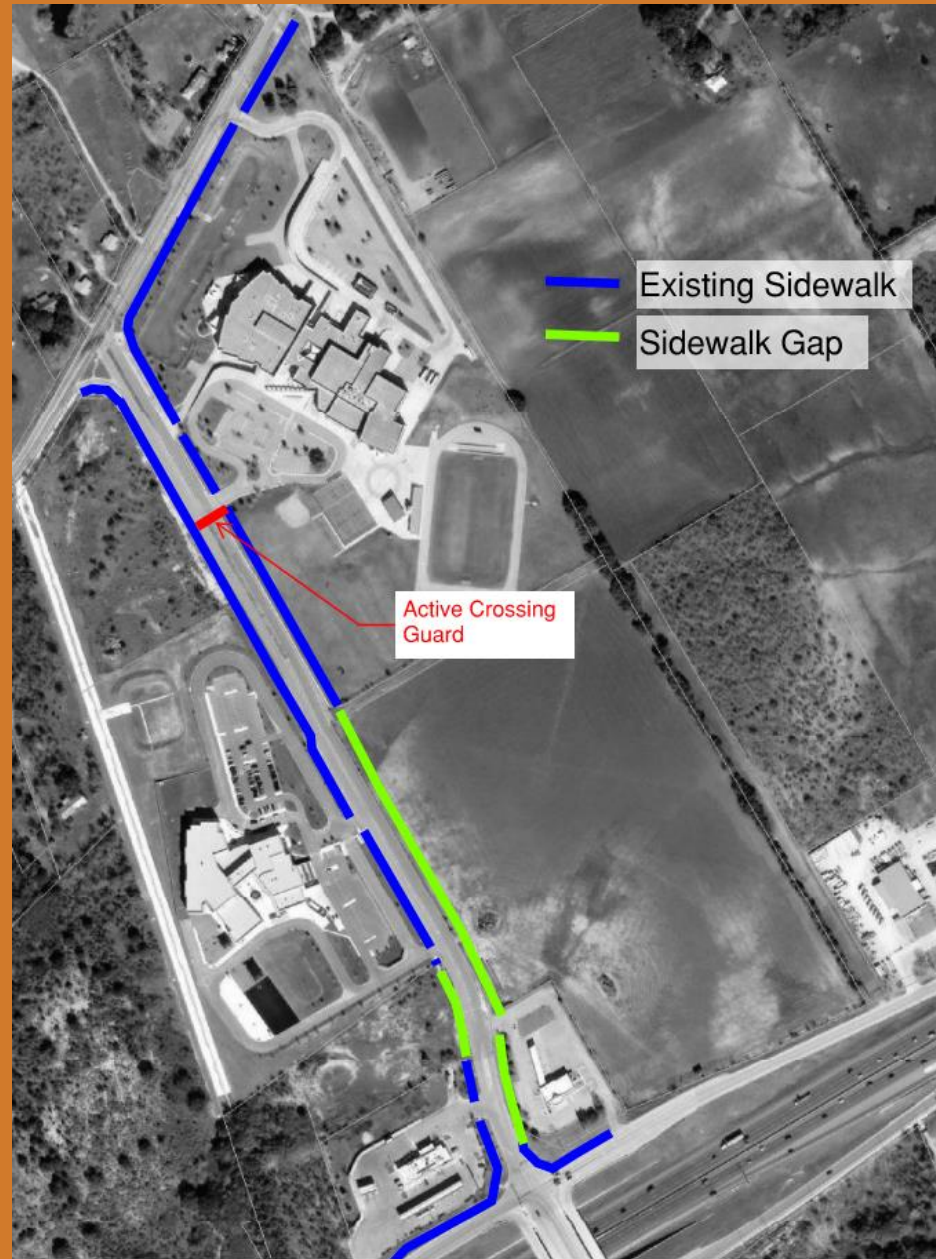
Presentation Hubertus Sidewalk Gaps

# Hubertus Road Sidewalk

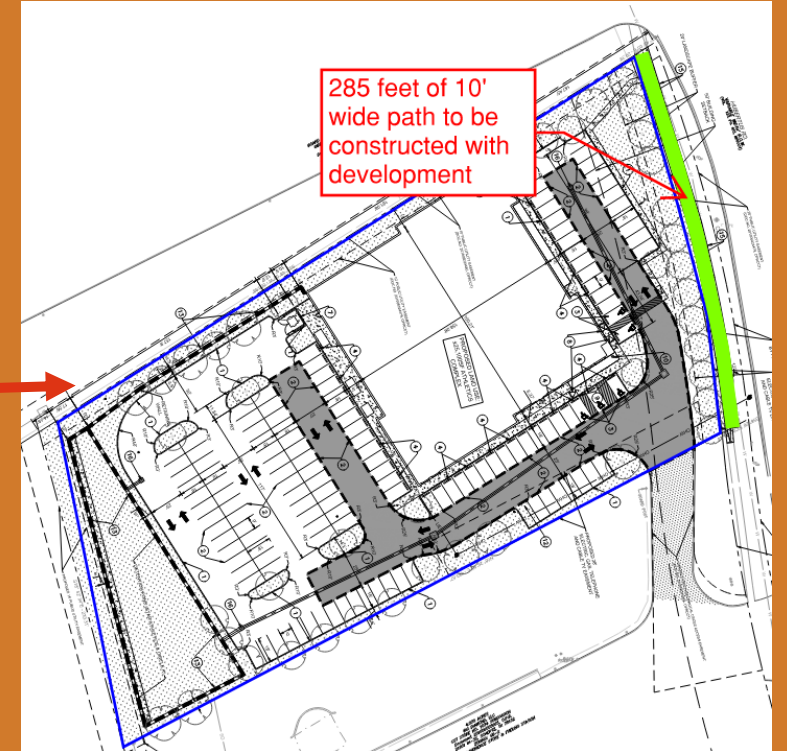
City Council Workshop, May 12, 2026

Kathryn Woodlee | City Engineer

# Existing Conditions



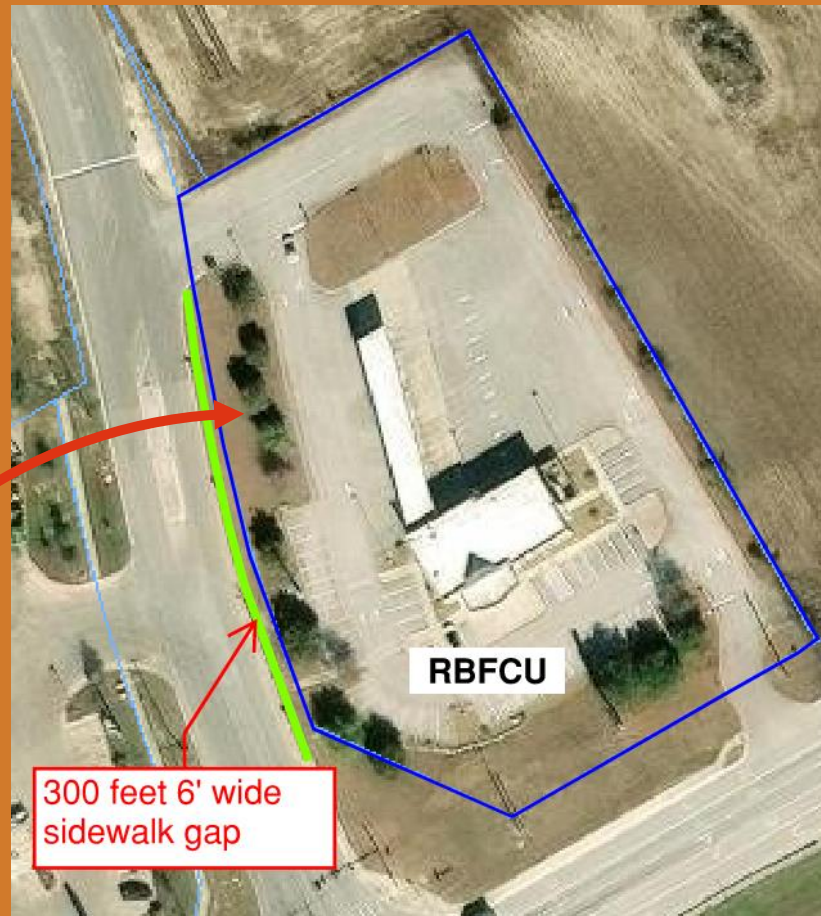
# 10-FOOT-WIDE PATH ON WEST SIDE OF HUBERTUS



Estimated Cost  
= \$19,000

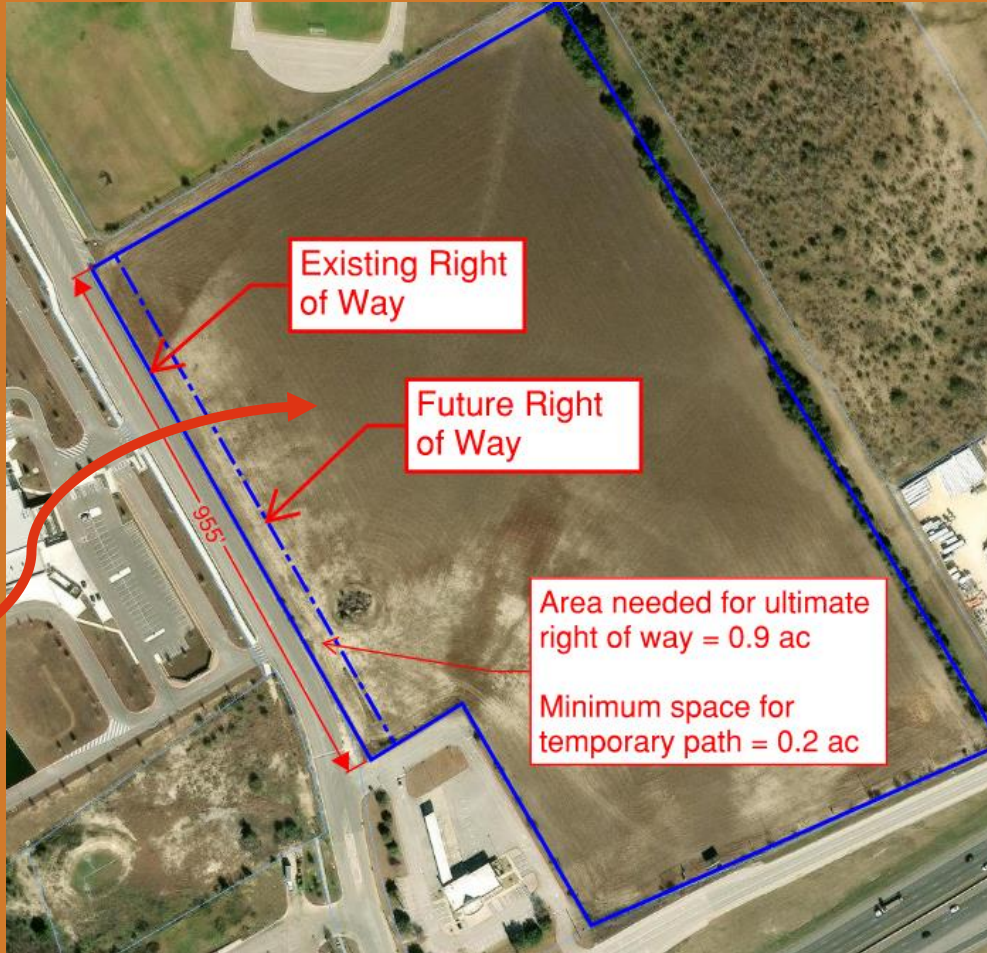
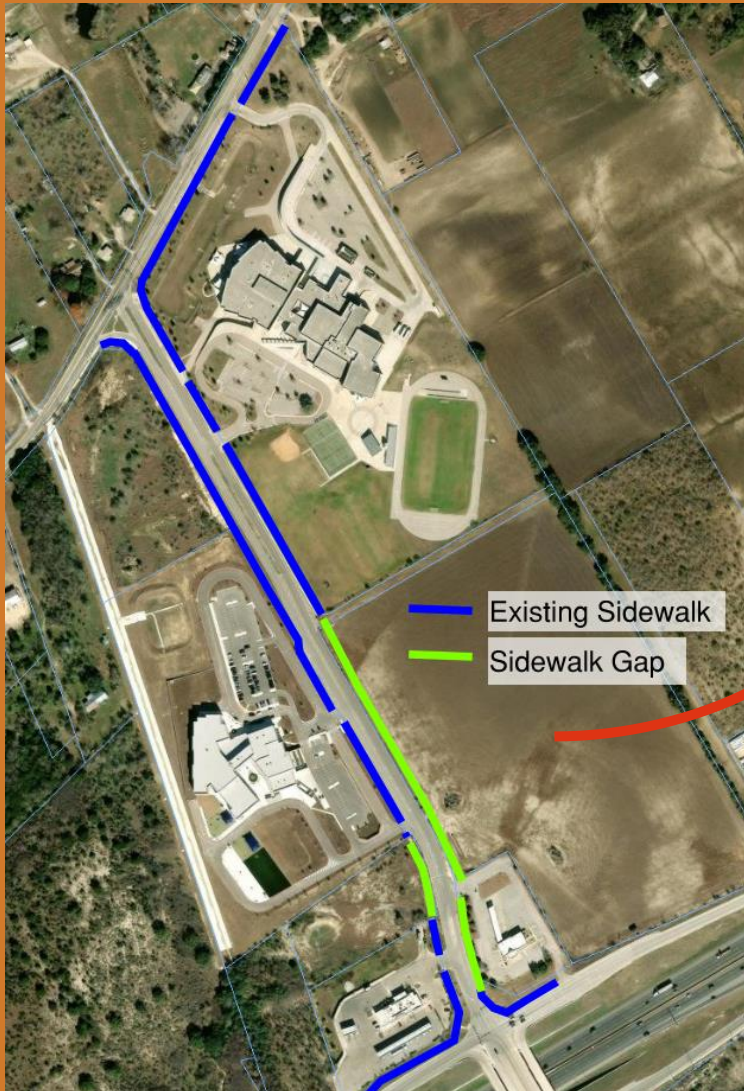
No Cost to City

# 6-FOOT-WIDE SIDEWALK ON EAST SIDE OF HUBERTUS



Estimated Cost  
= \$12,000

# 5-FOOT-WIDE SIDEWALK ON EAST SIDE OF HUBERTUS



## Estimated Property Cost

10' Pedestrian Easement  
= \$18k to \$86k

40' Right of Way  
= \$85k to \$392k

Note: may involve eminent domain

# 5-FOOT-WIDE SIDEWALK ON EAST SIDE OF HUBERTUS



Estimated  
Construction  
Cost

5' Asphalt Path  
= \$12,000

5' Concrete Sidewalk  
= \$32,000

# RECOMMENDED SIDEWALKS ON HUBERTUS ROAD

West Side:

385' 10-foot concrete path

Recommend that path be constructed with proposed development (within year)



East Side:

Vacant Parcel

955' 5-foot sidewalk (may be demolished, may be temporary asphalt or concrete)

\$30,000 to \$422,000

Recommend pursuit of pedestrian easement and construct temporary asphalt path (right-of-way dedicated and permanent concrete sidewalk to be constructed by developer at time of road widening and development) \$30,000 to \$100,000

RBFCU

300' 6-foot sidewalk (at back of curb, concrete)

\$12,000

Recommend that sidewalk be constructed by City

# SUMMARY OF RECOMMENDATION



## West Side:

Recommend that path be constructed with proposed development (within year)

-No cost unless development does not proceed

## East Side:

Construct 6' concrete sidewalk across RBFCU

-Cost \$12,000

Pursue acquisition of pedestrian easement and construct temporary 5' asphalt path

-Cost \$30,000 to \$100,000

# COMMENTS AND QUESTIONS

SCHERTZ  
COMMUNITY • SERVICE • OPPORTUNITY

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** May 12, 2026  
**Department:** Finance  
**Subject:** Check Report - April 2026 (S.Gonzalez/J.Walters)

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**BACKGROUND**

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

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**Attachments**

April 2026 Check Report



City of Schertz, TX

# Monthly Council Check Report

By Check Number

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: NAP-Schertz Bank Pooled Cash</b>						
019082	Citibank, N.A.	04/01/2026	EFT	0.00	41,253.39	101720
12639	Stryker Sales, LLC	04/01/2026	EFT	0.00	92,939.22	101725
012400	SHI GOVERNMENT SOLUTIONS	04/01/2026	EFT	0.00	34,962.81	101728
14274	TIP Strategies, Inc.	04/02/2026	EFT	0.00	29,248.46	101747
0111764	DAC, Inc	04/07/2026	EFT	0.00	31,407.00	101753
0112126	Unintech Consulting Engineers, Inc	04/14/2026	EFT	0.00	85,364.25	101793
015507	Tyler Technologies, Inc	04/22/2026	EFT	0.00	29,856.00	101813
0110617	KIMLEY-HORN AND ASSOCIATES INC	04/23/2026	EFT	0.00	55,920.50	101817
016859	YMCA of Greater San Antonio	04/23/2026	EFT	0.00	34,618.58	101829
010381	Bound Tree Medical LLC	04/29/2026	EFT	0.00	59,000.94	101831
13278	Cavender Grande Ford	04/02/2026	Regular	0.00	52,175.00	723052
13206	Sames Bastrop Ford, Inc	04/09/2026	Regular	0.00	46,355.00	723174
0111995	GVEC	04/13/2026	Regular	0.00	50,251.43	723188
0111632	WEX BANK	04/13/2026	Regular	0.00	68,602.35	723190
019465	CVLGC	04/14/2026	Regular	0.00	100,000.00	723195
014164	PESADO CONSTRUCTION CO.	04/14/2026	Regular	0.00	25,458.17	723205
019912	CIBOLO CREEK MUNICIPAL AUTHORITY	04/30/2026	Regular	0.00	93,666.00	723407
011097	Schertz Seguin Local Government Corporation	04/30/2026	Regular	0.00	27,600.28	723429

**Bank Code NAP Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	8	0.00	464,108.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	25	10	0.00	494,571.15
	<b>37</b>	<b>18</b>	<b>0.00</b>	<b>958,679.38</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	8	0.00	464,108.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	25	10	0.00	494,571.15
	<b>37</b>	<b>18</b>	<b>0.00</b>	<b>958,679.38</b>

### Fund Summary

Fund	Name	Period	Amount
999	OPERATING POOLED CASH	4/2026	958,679.38
			<b>958,679.38</b>