

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION  
ADOPTED BY CITY COUNCIL

**AN ORDINANCE**

**PROVIDING FOR THE EXTENSION OF THE CITY OF SAN ANTONIO LIMITS BY THE ANNEXATION OF APPROXIMATELY 1.9 SQUARE MILES, WITHIN SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BEXAR COUNTY AND IN COMAL COUNTY BEING A VARIABLE WIDTH OF UP TO 4,000 FEET ALONG THE U.S. 281 NORTH RIGHT-OF-WAY, BEGINNING AT THE CITY LIMITS OF SAN ANTONIO SOUTH OF MARSHALL ROAD AND NORTHWIND BOULEVARD IN BEXAR COUNTY AND CONTINUING NORTH ALONG U.S. 281 NORTH TO APPROXIMATELY 1,830 FEET SOUTH OF ANCESTRAL TRAIL IN COMAL COUNTY; WAIVING CHAPTER 11 OF THE CITY CODE REGARDING SALE OF FIREWORKS, ARTICLES III AND IV REFERENCING FIREWORKS FOR THE PERIOD OF DECEMBER 31, 2016 UNTIL JANUARY 2, 2017; ESTABLISHING AN EFFECTIVE DATE OF DECEMBER 31, 2016, AND ADOPTING A SERVICE PLAN FOR SUCH AREA.**

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**WHEREAS**, the City Council of the City of San Antonio at its meeting on September 8, 2016, directed the Department of Planning and Community Development to prepare a Service Plan for the U.S. 281 NORTH CORRIDOR ANNEXATION AREA, prior to the publication of the notice of the first required public hearing, in accordance with Chapter 43 of the Texas Local Government Code; and

**WHEREAS**, on the 2nd day of November 2016 and the 9th day of November 2016, the City Council of the City of San Antonio held public hearings on the proposed annexation of the U.S. 281 NORTH CORRIDOR, and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

**WHEREAS**, on October 20, 2016, notice of the above-mentioned public hearings was published in the San Antonio Express-News, a newspaper having general circulation in the City of San Antonio, Texas and within the territory to be annexed and posted on the internet web site maintained by the City of San Antonio in accordance with laws; and

**WHEREAS**, the above-mentioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

**WHEREAS**, the population of the City of San Antonio, Texas, is in excess of 1,469,845 inhabitants, and the areas to be annexed lie within the extraterritorial jurisdiction of the City of San Antonio, Texas, and lie adjacent to and adjoin the City of San Antonio, Texas; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The land and territory lying outside of, but adjacent to and adjoining the City of San Antonio, known as the U.S. 281 NORTH CORRIDOR ANNEXATION AREA, more generally described in the map in **EXHIBIT “A,”** attached hereto and incorporated herein verbatim for all purposes, is hereby added and annexed to the City of San Antonio, Texas, and said territory as described shall hereafter be included within the boundary limits of said city, and the present boundary limits of said city, at the various points contiguous to the area described in **EXHIBIT “B,”** are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

**SECTION 2.** The land and territory, known as the U.S. 281 NORTH CORRIDOR ANNEXATION AREA, save and except those properties that are the subject of a development agreement between the City of San Antonio and property owners incorporated herein for all purposes described in **EXHIBIT “D,”** which is annexed hereby for full purposes, shall be a part of the City of San Antonio, Texas and the property, the residents and landowners thereof shall be subject to and enjoy the rights conferred by Chapter 43 of the Texas Local Government Code and the provisions of this ordinance.

**SECTION 3.** A service plan applicable to the property described in **EXHIBIT “A,”** is hereby adopted and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein verbatim for all purposes as **EXHIBIT “C”**.

**SECTION 4.** In accordance with Section 35-307(a) of the City of San Antonio Unified Development Code, the subject property shall be zoned by separate ordinance and the assigned zoning district will become effective upon annexation. The City Council hereby waives for a period of 90 days from the effective date of this ordinance, the fees and costs authorized in the San Antonio City Code, Chapter 35, Appendix C, Section 35-C-102 for the registration of legal nonconforming rights for properties within the newly annexed area listed and depicted in **EXHIBIT “A”**.

**SECTION 5.** The enforcement of Chapter 11, Article IV, Section 11-56 of the City Code and Chapter 11, Article III, Amendments to 2015 International Fire Code, Section 1601.1.3.1 referencing fireworks within the corporate limits of the City are hereby waived from December 31, 2016 until January 2, 2017.

**SECTION 6.** This Ordinance shall be effective December 31, 2016.

**PASSED AND APPROVED on this 1st day of December, 2016.**

**M A Y O R**  
**Ivy R. Taylor**

**ATTEST:**

**APPROVED AS TO FORM:**

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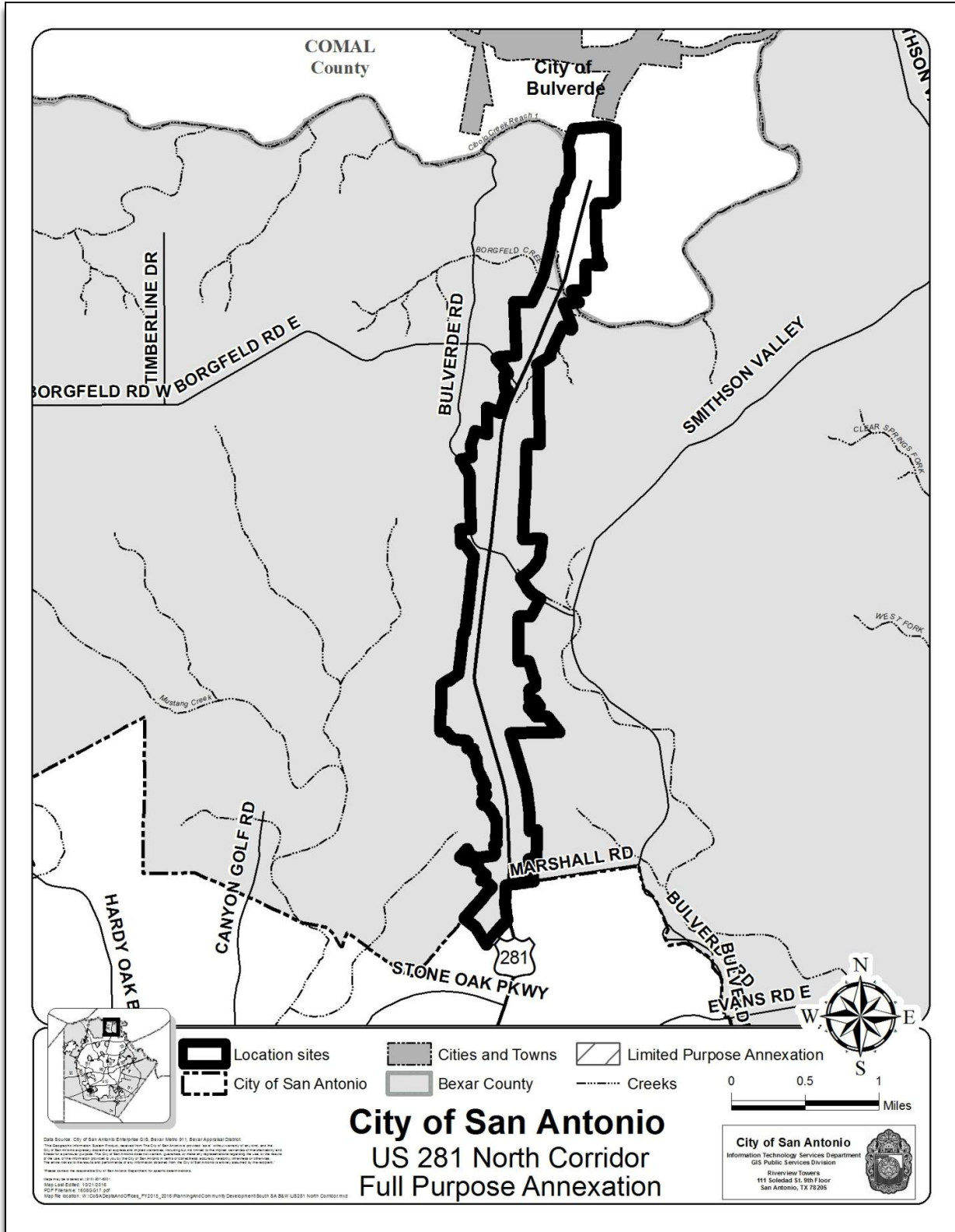
Leticia M. Vacek, City Clerk

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City Attorney

DRAFT

# Exhibit A Map



## Exhibit B Metes and Bounds



### FORD ENGINEERING, INC

#### Exhibit "B"

#### BOUNDARY DESCRIPTION FOR A 1,224 ACRE AREA KNOWN AS HIGHWAY 281 NORTH ALTERNATIVE ANNEXATION AREA

A boundary description for a limited purpose annexation area containing 1,224 Acres, more or less, and being a portion situated in Bexar County, Texas, and a portion situated in Comal County, Texas; being more particularly described as follows:

**BEGINNING:** at a point on the Western line of U.S. Highway 281 for the Southeastern corner of North Northwind Drive, the Easternmost Southeastern corner of Northwind Estates in Volume 5629, Page 387, a corner of the current City of San Antonio City Limits;

**THENCE:** in a southerly direction following the current city limits line of the City of San Antonio, the Western line of U.S. Highway 281, a distance of approximately 1233 feet to a point for the southeastern corner of a 19.20 acre tract in Volume 15875, Page 81, official records of Bexar County, Texas, a corner of the current City of San Antonio City limits;

**THENCE:** in a southwesterly direction, a distance of approximately 1176 feet following the southeastern line of the 19.20 acre tract, a line of the current City of San Antonio City limits to a point for the Southern corner of the 19.20 acre tract, a corner of the current City of San Antonio City Limits;

**THENCE:** in a northwesterly direction following the current City of San Antonio City limits, a distance of approximately 1217 feet to a point for the westernmost corner of a 19.982 acre tract in Volume 16046, Page 1834, official records, Bexar County, Texas on the Southeastern line of Northwind Estates, a corner of the current City of San Antonio City limits;

**THENCE:** in a northeasterly direction following the southeastern line of Northwind Estates, a distance of approximately 1472 feet to a point for a corner of Northwind Estates, a corner of North Northwind Drive;

**THENCE:** in a northwesterly direction following the southwestern line of North Northwind Drive, a distance of approximately 485 feet to a point on the Northwestern line of South Breeze Street;

**THENCE:** in a northeasterly direction following the northwestern line of South Breeze Street, a distance of approximately 222 feet to a point on the northeastern line of Lot 1, the southwestern line of Lot 84 of the Northwind Estates;



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THENCE: in a northwesterly direction following the common line of Lot 1 and Lot 84, a distance of approximately 393 feet to a point on the southeastern line of St Croix Private Street;

THENCE: in a northeasterly direction following the southern line of St. Croix street, a distance of approximately 83 feet to a point on the southwestern line of MTM Life Insurance Subdivision in volume 9553, page 138, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction following the southwestern line of MTM Life Insurance Subdivision, a distance of approximately 798 feet to a point on the southeastern line of The Oaklands subdivision in volume 9530, pages 151-155, deed and plat records, Bexar County, Texas, the westernmost northwestern corner of the MTM Life Insurance Subdivision;

THENCE: in a northeasterly direction following the southeastern line of The Oaklands subdivision, a northwestern line of the MTM Life Insurance Subdivision, a distance of approximately 391 feet to a point for a corner of The Oaklands subdivision, a corner of the MTM Life Insurance Subdivision;

THENCE: in a southeasterly direction following a northern line of the MTM Life Insurance subdivision, a distance of approximately 462 feet to a point for a corner of the MTM Life Insurance Subdivision;

THENCE: in an easterly direction following a northern line of the MTM Life Insurance subdivision, a distance of approximately 620 feet to a point for a corner of the MTM Life Insurance Subdivision;

THENCE: in a northerly direction following a line of the MTM Life Insurance Subdivision, a distance of approximately 371 feet to a point for a corner of the MTM Life Insurance Subdivision on the southern line of The Oaklands Subdivision in volume 9530, pages 151-155, deed and plat records, Bexar County, Texas, the southern line of Oakland Bend;

THENCE: in a northeasterly direction across Oakland Bend, a distance of approximately 135 feet to a point on the northern line of Oakland Bend for the common corner of Lots 1 and 2 of The Oaklands Subdivision;

THENCE: in a northerly direction following the common line of Lots 1 and 2, The Oaklands Subdivision, a distance of approximately 241 feet to a point on the Southern line of Mountain Lodge, Unit 9 in volume 9568, pages 28-29, deed and plat records, Bexar County, Texas, a common corner of Lot 1 and 2, The Oaklands Subdivision;





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THENCE: in an easterly direction following the southern line of Mountain Lodge, Unit 9, the northern line of The Oaklands Subdivision, a distance of approximately 52 feet to a point for the southeastern corner of Mountain Lodge Unit 9;

THENCE: in a northerly direction following the eastern line of Mountain Lodge Unit 9, a distance of approximately 570 feet to a point on the southern line of Mountain Lodge Road;

THENCE: in a northwesterly direction following the southwestern line of Mountain Lodge Road, a distance of approximately 836 feet to a point;

THENCE: in a northwesterly direction across Mountain Lodge Road, a distance of approximately 94 feet to a point for the southeastern corner of Lot 28, the southwestern corner of Lot 27, Tuscany Heights, Unit 1 in volume 9574, pages 133-135, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 342 feet to a point for the northeastern corner of Lot 25, Tuscany Height, Unit 1;

THENCE: in a northwesterly direction following the northern line of Lot 25, Tuscany Height, Unit 1, a distance of approximately 119 feet to a point on the eastern line of Cortona Mist Street;

THENCE: in a northerly direction following the eastern line of Cortona Mist Street, a distance of approximately 202 feet to a point for the southwestern corner of Lot 24, Tuscany Heights, Unit 1;

THENCE: in a northeasterly direction following the southern line of Lot 24, Tuscany Heights, Unit 1, a distance of approximately 130 feet to a point for the southeastern corner of Lot 24, Tuscany Heights, Unit 1;

THENCE: in a northerly direction, a distance of approximately 1225 feet to a point for the southeastern corner of Lot 901, Block 25, Tuscany Heights Wilderness Oak Subdivision, in volume 9610, pages 90-92, deed and plat records, Bexar County, Texas;

THENCE: in a northerly direction following the eastern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 40 feet;

THENCE: in a northwesterly direction following a northern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 53 feet;

THENCE: in a northerly direction following the eastern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 137 feet;



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THENCE: in a northwesterly direction following the northern line of Lot 901, Tuscan Heights Wilderness Oak Subdivision, a distance of approximately 110 feet to a point on the eastern line of Wilderness Oak Street;

THENCE: in a southwesterly direction across Wilderness Oak Street, a distance of approximately 102 feet to a point the western line of Wilderness Oak Street, the eastern line of Tuscan Heights Elementary School subdivision in Volume 9602, Pages 199-201, deed and plat records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of Wilderness Oak Street, the eastern line of Tuscan Heights Elementary School subdivision, a distance of approximately 280 feet to a point on the southern line of Summerglenn Way;

THENCE: in a westerly direction following the southern line of Summerglenn Way, a distance of approximately 509 feet to a point for the northwestern corner of Tuscan Heights Elementary School subdivision;

THENCE: in a northwesterly direction, crossing Summerglenn Way, a distance of approximately 380 feet to a corner of Summerglenn, Unit 2B in volume 9543, pages 165-167, deed and plat records, Bexar County, Texas, the westernmost corner of a 5.930 acre tract in volume 15566, page 1841, official records, Bexar County, Texas on the southern line of a 26.395 acre tract in volume 15566, page 1804, official records, Bexar County, Texas;

THENCE: in a westerly direction following a line of Summerglenn Unit 2B, a distance of approximately 196 feet to a corner of Summerglenn Unit 2B, the southwestern corner of the 26.395 acre tract;

THENCE: in a northerly direction, a distance of approximately 1673 feet to a corner of The Estates of Lookout Canyon in volume 9569, pages 78-79, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction, crossing Overlook Parkway, a distance of approximately 726 feet to a point for a corner of Oliver Ranch 281 Commercial in volume 9632, pages 212-213 and volume 9633, page 1, deed and plat records, Bexar County, Texas, the southeastern corner of the Crossbridge Community Church 23.34 acre tract in volume 11374, page 294, official records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of Oliver Ranch 281 Commercial, a distance of approximately 1504 feet to a point on a southern line of Oliver Ranch Unit 6A, Phase II in volume 9561, pages 167-169, deed and plat records, Bexar County, Texas, a corner of Oliver Ranch 281 Commercial;

THENCE: in an easterly direction, a distance of approximately 59 feet to a point for the southeastern corner of Oliver Ranch Unit 6A, Phase II;





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THENCE: in a northerly direction, a distance of approximately 2718 feet to a point for the southern corner of The Eastco Subdivision in volume 9539, page 3, a corner of The Estates at Stonegate Subdivision in Volume 9506, Pages 53-55, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction, a distance of approximately 577 feet to a point for the northwestern corner of The Eastco Subdivision, a corner of The Estates at Stonegate Subdivision,

THENCE: in a westerly direction, a distance of approximately 138 feet following the northern line of The Estate at Stonegate Subdivision;

THENCE: in a northerly direction, a distance of approximately 507 feet to a point for the northeastern corner of Lot 66, Block 2, County Block 4865, Royal Oak Estates, Unit 1 in volume 9684, pages 8-10, deed and plat records, Bexar County, Texas;

THENCE: in an easterly direction, a distance of approximately 409 feet to a point on the eastern line of Bulverde Road;

THENCE: in a northerly direction following the eastern line of Bulverde Road, a distance of approximately 2172 feet to a point for the northwestern corner of North Central Business Park Subdivision in volume 9543, page 172, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction, a distance of approximately 54 feet to a point on the western line of Bulverde Road;

THENCE: in a northerly direction, following the western line of Bulverde Road, a distance of approximately 454 feet;

THENCE: in a northeasterly direction, a distance of approximately 422 feet to a point for the southeastern corner of a 1.915 acre tract in volume 8908, page 1928, a corner of a 36.17 acre tract in volume 12220, page 2205, official records, Bexar County, Texas;

THENCE: in a northerly direction, a distance of approximately 947 feet to a point for the northwestern corner of the 36.17 acre tract;

THENCE: in a southeasterly direction, following the northern line of the 36.17 acre tract, a distance of approximately 448 feet to a point for the southwestern corner of a 8.59 acre tract in volume 17394, page 1582, official records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of the 8.59 acre tract, a distance of approximately 938 feet to a point for the northwestern corner of 8.59 acre tract, the southwestern corner of a 12.66 acre tract in volume 17331, page 765, official records, Bexar County, Texas;



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THENCE: in a southeasterly direction following the northern line of the 8.59 acre tract, the southern line of the 12.66 acre tract, a distance of approximately 524 feet to a point for the southeastern corner of the 12.66 acre tract, southwestern corner of the State of Texas 3.535 acre tract in volume 12969, page 2248, official records, Bexar County, Texas;

THENCE: in a northeasterly direction, following the eastern line of the 12.66 acre tract, the western line of the State of Texas 3.535 acre tract, a distance of approximately 873 feet to a point for the northeastern corner of the 12.66 acre tract, the northwestern corner of the State of Texas 3.535 acre tract, the southwestern corner of the State of Texas 1.722 acre tract in volume 13729, page 1243, official Records, Bexar County, Texas, on southern line of Ram Store No. 24 Subdivision in volume 9536, page 107, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly and northeasterly direction following the western line of the Ram Store No. 24 subdivision, a distance of approximately 700 feet to a point on the southwestern line of Borgfeld Road;

THENCE: in a northwesterly direction following the southwestern line of Borgfeld road, a distance of approximately 545 feet;

THENCE: in an easterly direction crossing Borgfeld road, a distance of approximately 693 feet to a point for the southwestern corner of the remainder of a 39.928 acre tract in volume 17797, page 852, official records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of the 39.928 acre tract, a distance of approximately 1869 feet to a point for the northwestern corner of the 39.928 acre tract;

THENCE: in an easterly direction, following the northern line of the 39.28 acre tract, a distance of approximately 596 feet;

THENCE: in a northeasterly direction, a distance of approximately 2524 feet to a point in the approximate centerline of Cibolo Creek, the approximate line of Bexar and Comal Counties on the western line of a 13.660 acre tract in document number 9806015969, official records, Comal County, Texas;

THENCE: in a northerly direction following the approximate centerline of Cibolo Creek and Indian creek, a distance of approximately 4039 feet to a point on the northern line of the city of San Antonio ETJ line and the southern line of Bulverde ETJ line on the western line of Tract 1 – 22.201 acres in document number 9506480525, official records, Comal County, Texas;





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THENCE: in an easterly direction, a distance of approximately 1114 feet to a point on the eastern line of U.S. Highway 281, the northwestern corner of Cibolo One Subdivision in volume 10, page 169, map and plat records, Comal County, Texas;

THENCE: in a southeasterly direction following the northern line of Cibolo One Subdivision, a distance of approximately 357 feet to a point for the northeastern corner of Cibolo One Subdivision;

THENCE: in a southerly direction, a distance of approximately 2500 feet to a point for the easternmost southeastern corner of the remainder of a 16.679 acre tract in document number 200506043125, official records, Comal County, Texas;

THENCE: in a southwesterly direction, a distance of approximately 237 feet to a point for the southernmost southeastern corner of the remainder of the 16.679 acre tract;

THENCE: in a westerly direction, a distance of approximately 482 feet to a point for a corner of the remainder of a 16.679 acre tract, a corner of a 1.002 acre tract in document number 201206012466, official records, Comal County, Texas;

THENCE: in a southerly direction, a distance of approximately 2271 feet to a point for the northeastern corner of a 25.548 acre tract in document number 201306032854, official records, Comal County, Texas;

THENCE: in a westerly direction, following the north line of the 25.548 acre tract, a distance of approximately 594 feet to a point for corner;

THENCE: in a southerly direction, a distance of approximately 899 feet to a point on the southern line of the 25.548 acre tract;

THENCE: in a westerly direction, a distance of approximately 517 feet to a point for a corner of the 25.548 acre tract;

THENCE: in a southeasterly direction, a distance of approximately 553 feet to a point for the southernmost southeastern corner of the 25.548 acre tract;

THENCE: in an easterly direction, a distance of approximately 25 feet to a point for corner;

THENCE: in a southeasterly direction, a distance of approximately 2 feet to a point for the northernmost northeastern corner of Lot 40 of the Country Place, Unit 1, Phase 1, in volume 8200, pages 113-114, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction crossing the approximate line of Bexar and Comal Counties, following the northern line of Country Place, Unit 1, Phase 1, a distance of approximately 547 feet to a point for the northwestern corner of lot 40, the northeastern corner of lot 41, Country Place, Unit 1, Phase 1;



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THENCE: in a southerly direction following the common line of lot 40 and 41, Country Place, Unit 1, Phase 1, a distance of approximately 904 feet to a point on the western line of Elm Grove Road;

THENCE: in a southwesterly direction following the western line of Elm Grove Road, a distance of approximately 102 feet to a point for the southeastern corner of lot 41, the northeastern corner of lot 41, Country Place, Unit 1, Phase 1;

THENCE: in a northwesterly direction following the common line of Lots 41 and 42, Country Place, Unit 1, Phase 1, a distance of approximately 326 feet to a point for the southwestern corner of Lot 41, the Northwestern corner of Lot 42 on the western line of Country Place, Unit 1, Phase 1;

THENCE: in a southwesterly and southerly direction following the western line of Country Place, Unit 1, Phase 1, a distance of approximately 4612 feet to a point for the southwestern corner of Country Place, Unit 1, Phase 1 on the northern line of Trinity Oaks, Unit 9 in volume 9572, page 65, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction, a distance of approximately 485 feet to a point for the northwestern corner of Trinity Oaks, Unit 9;

THENCE: in a southerly direction, following the western line of Trinity Oaks, Unit 9, the western line of Trinity Oaks, Unit 7A, the western line of Trinity Oaks, Unit 2, the western line of Trinity Oaks Unit 1, a distance of approximately 3404 feet to a point for the southwestern corner of Trinity Oaks, Unit 4A in volume 9565, page 42, deed and plat records, Bexar County, Texas;

THENCE: in an easterly direction following the southern line of Trinity Oaks, Unit 4A, the southern line of Trinity Oaks Unit 4B in volume 9571, page 145, deed and plat records, Bexar County, Texas, a distance of approximately 662 feet to a point on the eastern line of Trinity Park

THENCE: in an southerly and southwesterly direction following the eastern and southeastern line of Trinity Park, a distance of approximately 1711 feet to a point on the northeastern line of Bulverde Road, the southwestern corner of Tuscan Oaks, Unit 1 in volume 9570, pages 43-44, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction crossing Bulverde Road, a distance of approximately 79 feet to a point on the southwestern line of Bulverde Road, for the southeastern corner of W.R. Larson Road;

THENCE: in a southerly direction, a distance of approximately 402 feet to a point for corner;





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THENCE: in an easterly direction, a distance of approximately 224 feet to a point on the southwestern line of Bulverde Road;

THENCE: in a southeasterly direction, following the southwestern line of Bulverde road, a distance of approximately 645 feet to a point for the northwestern corner of Belterra Unit 2 in volume 9577, page 12, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction following the northwestern line of Belterra, Unit 2, a distance of approximately 625 feet to a point for the southwestern corner of Belterra, Unit 2, a corner of Belterra, Unit 1 in volume 9569, pages 76-77, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction following a northern line of Belterra, Unit 1, a distance of approximately 417 feet to a point for the northwestern corner of Belterra, Unit 1;

THENCE: in a southerly direction, following the western line of Belterra, Unit 1, the western line of Belterra, Unit 3 in volume 9618, pages 26-30, deed and plat records, Bexar County, Texas, a distance of approximately 1603 feet to a point for the southwestern corner of Belterra, Unit 3 on the northern line of a 20.479 acre tract in volume 15858, page 715, official records, Bexar County, Texas;

THENCE: in an easterly direction following the southern line of Belterra, Unit 3, the northern line of a 20.479 acre tract, a distance of approximately 348 feet to a point for the northeastern corner of the 20.479 acre tract;

THENCE: in a southerly direction, following the eastern line of the 20.479 acre tract, a distance of approximately 750 feet to a point for the southeastern corner of the 20.479 acre tract, the northeastern corner of a 24.204 acre tract in volume 15596, page 2012, official records, Bexar County, Texas;

THENCE: in a southerly direction following the eastern line of the 24.204 acre tract, a distance of approximately 237 feet to a point for the northeastern corner of a 2.00 acre tract in volume 17342, page 2154, official records, Bexar County, Texas, the northwestern corner of Sendero Ranch, Unit 4 in volume 9538, page 146, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction following the northern line of a 2.00 acre tract, a distance of approximately 249 feet to a point for the northwestern corner of the 2.00 acre tract;

THENCE: in a southerly direction following the western line of the 2.00 acre tract, a distance of approximately 386 feet to a point for the southwestern corner of the 2.00 acre tract on northern line of a 13.848 acre tract in volume 14315, page 690, official records, Bexar County, Texas;



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THENCE: in an easterly direction, following the south line of a 2.00 acre tract, a distance of approximately 189 feet to a point for the northeastern corner of 13.848 acre tract, a corner of Sendero Ranch, Unit 4;

THENCE: in a southeasterly direction, following a southwestern line of Sendero Ranch, Unit 4, a distance of approximately 288 feet to a point for the northeastern corner of a 3.243 acre tract in volume 9795, page 2288, official records, Bexar County, Texas;

THENCE: in a westerly direction following the northern line of the 3.243 acre tract, a distance of approximately 394 feet to a point for the northwestern corner of the 3.243 acre tract;

THENCE: in a southeasterly direction following the western line of the 3.243 acre tract, a distance of approximately 445 feet to a point for the southwestern corner of the 3.243 acre tract;

THENCE: in an easterly direction following the south line of the 3.243 acre tract, a distance of approximately 393 feet to a point for southeastern corner of the 3.243 acre tract on the southwestern line of Sendero Ranch, Unit 4;

THENCE: in a southeasterly direction following a southwestern line of Sendero Ranch, Unit 4, a distance of approximately 692 feet to a point for the southwestern corner of Sendero Ranch, Unit 4 on the northern line of Sendero Ranch, Unit 3 in volume 9531, pages 203-204, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction, a distance of approximately 1756 feet to a point for the northwestern corner of Sendero Ranch, Unit 3A in volume 9535, page 26, deed and plat records, Bexar County, Texas;

THENCE: in a southerly direction, a distance of approximately 3606 feet to the southwestern corner of Sendero Ranch, Unit 1 in volume 9530, pages 39-41, deed and plat records, the southeastern corner of Mumme's Subdivision in volume 9542, page 189, deed and plat records on the northern line of Dolan Place, II in volume 9540, page 22, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction following the northern line of Dolan Place II, a distance of approximately 260 feet to a point for the northeastern corner of Dolan Place II;

THENCE: in a southerly direction following the eastern line of Dolan Place II, a distance of approximately 1001 feet to a point for the southeastern corner of Dolan Place II on the northern line of Eagles Nest One Subdivision in volume 9570, pages 37-42, deed and plat records, Bexar County, Texas;

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THENCE: in a southwesterly direction following the southern line of Dolan Place II, a distance of approximately 275 feet to a point for the northeastern corner of 1.220 acre tract in volume 16680, page 437, official records, Bexar County, Texas;

THENCE: in a southerly direction following the eastern line of a 1.220 acre tract, a distance of approximately 618 feet to a point for a corner of the 1.220 acre tract;

THENCE: in a northeasterly direction following a line of the 1.220 acre tract, a distance of approximately 65 feet to a point for a corner of the 1.220 acre tract;

THENCE: in a southerly direction, a distance of approximately 180 feet to a point on the southern line of Marshall Road, a line of the City of San Antonio City limits;

THENCE: in a southwesterly direction following the current City of San Antonio city limits line, the southern line of Marshall road and crossing U.S. Highway 281, a distance of approximately 1013 feet to the POINT OF BEGINNING of this annexation area and containing 1,224 acres, more or less.

**This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**



Rex L. Hackett  
Registered Professional Land Surveyor  
License Number 5573



## Exhibit C

# CITY OF SAN ANTONIO

# SERVICE PLAN FOR U.S. 281 NORTH CORRIDOR

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### **Introduction**

The City ("City") of San Antonio, Texas, is making this Service Plan ("Plan") available pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of a tract of land ("Annexation Area") known as the U.S. 281 North Corridor.

The U.S. 281 North Corridor consists of 1.9 square miles within San Antonio's extraterritorial jurisdiction (ETJ) in Bexar and Comal Counties and being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. The Annexation Area's primary existing land use is commercial, vacant and agricultural use. The area contains 221 parcels, of which only 18 are single family residential.

### **Effective Term**

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time. Residents of the Annexation Area may request extension of the service plan, and the Plan may be extended upon the mutual agreement of the City and the residents.

### **Intent**

It is the intent of the City that services under this Plan shall provide full municipal services as required and defined by the Texas Local Government Code. The City reserves the right guaranteed to it by the Texas Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

### **Service Components**

In general this Plan includes three service components: **(1) Annexation Service Requirements, (2) Additional Services, and (3) a Capital Improvement Program.**

As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may



also include separate agreements with associations or similar entities. Services are provided and fees are assessed in accordance with San Antonio Municipal Code, as may be amended.

## **1. ANNEXATION SERVICE REQUIREMENTS**

The following will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

### **A. Police Protection**

The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the Annexation Area upon the effective date of annexation. These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The Annexation Area will be served by the North Patrol Substation, located at 13030 Jones Maltsberger Rd. Each Substation is responsible for a Patrol "Service Area." This Substation is staffed with Patrol Officers, Property Crimes Detectives, Robbery Detectives and San Antonio Fear Free Environment Unit (SAFFE) Officers assigned to the Service Area. The Annexation Area will become part of a new or existing patrol district. Patrol districts are staffed 24 hours a day, 7 days a week and to maintain an average response time comparable to other areas of the city. SAFFE officers will be available to meet with residents as requested to discuss police issues in the neighborhoods.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers.

### **B. Fire Protection and Emergency Medical Service (EMS)**

The San Antonio Fire Department (SAFD) will provide fire protection and EMS services to the Annexation Area consistent with the provision of services in like areas of San Antonio. SAFD services will be provided through the use of 53 Engines, 20 ladder trucks, 34 full-time and up to eight peak period EMS ambulances, four Medic Officers, nine Chief Officers, and other contractual assistance. These resources result in a minimum of 382 on duty personnel 24 hours a day throughout the City.

### **C. Solid Waste Collection Services**

The San Antonio Solid Waste Management Department will provide residential solid waste collection services in this area. Collection services will be provided by City personnel or by

solid waste service providers under contract with the City. Services provided will be at a level equivalent to those provided to residents in the current City limits. Services are provided in accordance with Chapter 14 of the City Municipal Code, as may be amended. Fees for services will be assessed monthly on the CPS Energy (CPS) bill.

Upon annexation, residents may choose to either retain their existing private service provider or use City-provided service. If residents elect to retain private service, City solid waste service fees will not be assessed. Two years after the effective date of annexation, all residents, except those living on a private street as outlined below, must use and will be assessed for City-provided service.

Residents living within gated communities or on private streets without public road access may elect to either contract with private service providers or use City-provided services. If private collection service is used, the City solid waste fees will not be assessed to these areas. If City-provided collection services are desired, the private street community or property must consent to an indemnity agreement allowing the City or its contractor entry onto private streets and exempting the City from liability. In addition, the pavement condition of privately owned street, road or driveway must safely support the collection trucks.

*Residential Solid Waste Services* – Garbage, recycling and organics collection is provided once per week using an automated collection system. All materials must be inside the City-issued containers for collection. The City retains ownership of the containers. Customers are required to safeguard the containers and to maintain them in a sanitary condition. For an additional monthly fee, additional garbage containers can be requested.

*Garbage Collection* – Each residence is provided one (brown) garbage container. Monthly fees will be assessed in accordance with the garbage container size. Residents will have the option to select a small, medium or large size container for garbage. [See Table I for the “Pay-as-You-Throw” fees.]

*Recycling Collection* - Each residence is provided with one (blue) container in which to place items designated as recyclable materials by the City including newspaper; mixed office paper; magazines; corrugated cardboard; paper bag; aluminum and tin cans; steel aerosol cans; plastic bottles, tops and containers; glass bottles and jars; and single-use plastic bags bundled (soccer ball-size).

*Organics Collection*– Each residence is provided one (green) organics collection container to place items designated as organic materials by the City including leaves, tree trimmings (no longer than height of cart), yard trimmings, small branches, food scraps, food-soiled paper and cardboard. Other organic materials may be added to the program by the City.

*Bagged Leaf Collection* – Residential customers may request up to two free special collections of grass clippings, leaves, and weeds, per fiscal year. Each collection request should not exceed eight cubic yards and fifty paper bags /cardboard boxes per request. Additionally, bags and boxes should not exceed 0.16 cubic yards. Each bag or box must not weigh more than forty (40) pounds. Paper bags must be composed of two-ply kraft paper

capable of containing the contents when handled. Cardboard boxes must be made of brown bio-degradable cardboard that contains no deleterious substances.

*Brush and Bulky Item Collection* is provided in accordance to an annual schedule. Residents receive a notice prior to each collection. For an additional fee, residents may request special collections. *Drop-off Sites* are available for brush recycling, bulky trash and household hazardous waste. Special collection events, such as Free Disposal Days and Dial-A-Trailer neighborhood cleanups are available to all Solid Waste ratepayers.

*Dead Animal Collection* within the City's right-of-way (ROW) is available upon request.

*Commercial Solid Waste Services*– Commercial collection for garbage is available for qualifying businesses in a manner similar to residential services. Bulky item, brush and bagged leaf collections are not provided to businesses. If City-provided commercial service is not desired, businesses may utilize private service providers.

*Monthly Solid Waste Fees* are set annually by City Council and therefore subject to change. The solid waste fees are assessed are as described below:

*Environmental Services Fee* – All properties, residential and non-residential shall be assessed a monthly environmental service fee of \$3.24 per unit. The environmental fee is comprised of a \$2.24 Solid Waste environmental fee and a \$1.00 Parks environmental fee. This fee is intended to defray municipal expenses necessary to cleaning up illegally dumped waste, collecting and disposing of dead animals, performing regulatory maintenance on closed landfills, providing environmental services to the City's park system, and equitably sharing costs for neighborhood clean-ups benefiting residents and businesses that do not pay a monthly solid waste processing fee.

*Pay-as-You-Throw Solid Waste Fees* – Residents (*single-or multi-family residential units*) will be assessed monthly Pay-as-You-Throw fees. Pay-as-You-Throw is a volume based fee program that allows residents to choose what size brown garbage cart based on the amount of garbage they throw away. Non-Residential/Commercial Solid Waste Service Fees are the same as the residential monthly fees for the collection of garbage and recycling only. (See Table 1 for Pay- as-You-Throw fees.) Miscellaneous one-time fees may be assessed for damaged containers, exchanges for larger size garbage containers, special collections and contamination of recycling. The current monthly fees are:

**Table1: Pay-as-You-Throw Solid Waste Fees**

<b>The Pay as You Throw Containers</b>	<b>Fees per Month</b> <i>(without Environmental Fee)</i>
Small (48 gallon) garbage container	\$18.19
Medium (64 gallon) garbage container	\$18.69
Large (96 gallon) garbage container	\$19.94

#### **D. Operation and Maintenance of Water and Wastewater Facilities**

San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certified service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities.

*SAWS Monthly Rates* – The average residential customer's bill for water, wastewater, and water supply fee is \$58.91 (Inside City Limits) and \$69.73 (Outside City Limits) (based on a winter average consumption of 7,092 gallons of water per month, and 5,668 gallons of sewer use per month). The SAWS rate structure is designed to provide balance between residential and business rates and to encourage conservation with rates that increase at higher levels of consumption. The current rates were approved by City Council to be effective as of the beginning of January 2016. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate. For the average residential customer, this will amount a cost reduction in combined monthly water/sewer charges of 15.5%. The rates are set by City Council and can be amended in the future.

*SAWS Water Conservation Programs & Rebates* –SAWS water conservation education programs and rebates are available to SAWS residential and commercial customers. SAWS residential customers can access other water saving programs including WaterSaver landscape coupons to replace lawn-dominated landscape areas with attractive. Educational resources regarding drought-tolerant plant are available at [www.GardenStyleSA.com](http://www.GardenStyleSA.com). With commercial customers accounting for 6.1% of the customer base and 37.4% of SAWS' annual water sales, there is great potential for water savings through commercial conservation programs. Commercial customers also have access to water conservation education and incentives. There are programs to make irrigation systems more efficient and customer rebates for big projects that address operational efficiencies. Detailed information on these and other programs can be found on the SAWS website at [www.saws.org](http://www.saws.org).

#### **E. Operation and Maintenance of Roads and Streets, including Street Lighting**

The Transportation and Capital Improvements Department (TCI) will maintain and repair public streets, bridge and alley infrastructure, which the City has jurisdiction. Curbs, sidewalks, driveways approaches, curb ramps and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. TCI's response to community concerns, such as pothole and base and pavement repairs, are initiated by contacting the City's 311 call center or online services. These services include:

*Emergency Pavement Repair* – Potholes are collapsed areas within the roadway that do not exceed 3 feet by 3 feet. The City's goal is to repair reported potholes within 48 hours or two business days.



*Street Base and Pavement Repair* – Areas of collapsed pavement that exceed 3 feet by 3 feet are in need of a base and pavement repair, which require different maintenance equipment and has a 90-day service window.

*Preventative Street Maintenance* activities are conducted upon approval and identification of funding by City Council to include crack seal, chip seal coat, slurry seal, asphalt overlay and other structural treatments.

*Guard Post and Guard Rail Maintenance* – The goal is to repair damaged guard posts and guard rails within 60 days of being reported to TCI. The Adopted Goal for FY 2015/2016 is 99% of flex beam service requests will be repaired within 45 days.

*De-icing and Snow Removal Services* – TCI also monitors ice and snow on public right-of-ways (ROW) including bridge infrastructures, major thoroughfares, public facilities, and downtown sidewalks.

*Neighborhood Access and Mobility Program (NAMP)* – Street projects are selected and funded by the City Council on a citywide basis upon availability of funding and scheduled based on workforce capacity under NAMP as approved by City Council. Current base funding for NAMP is \$200,000 per Council District in FY 2015-2016. NAMP was designed to help neighborhoods control traffic speed and provide mobility for pedestrians. NAMP Projects include the following: sidewalks for pedestrian traffic, speed humps for vehicular traffic, traffic improvements and school flashers.

*Emergency Street Closure Services* – TCI performs barricading service for emergency situations, twenty-four (24) hours a day, and 365 days a year. Vehicular and pedestrian hazards are barricaded immediately. Requests for service and/or necessary action is reported and monitored through the 311 call center system.

*Street Re-striping and Marking Services* – For major arterials and collectors, the repainting of street markings is on an 11 year frequency. All improved intersections and roadways are striped in conformance with the Texas Manual on Uniform Traffic Control Devices. All roadways are re-striped and remarked as needed.

*Infrastructure Management Program (IMP)* is a five-year rolling program which focuses on the maintenance of San Antonio's infrastructure. Services needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking and Advance Transportation District (ATD) projects.

The IMP provides a structured program schedule, potential for additional multiple year contract awards and improved utility coordination. During the budget process of fiscal year, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

*Traffic Management* is responsible for the development and monitoring of the City's traffic signal system. This includes responding to community concerns for various signal maintenance needs. If necessary, TCI will provide regulatory signage services in the Annexation Area. Traffic signal, stop and all other regulatory signage studies are conducted

in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. The current goal is for critical regulatory signs to be repaired within 72 hours of being reported to TCI. Requests for signage should be called into 311 call center. On average, regulatory signs are replaced within 48 hours.

*Storm Water Utility* – The Storm Water Utility is housed within TCI and is responsible for drainage services as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio. The Storm Water Utility Fee is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. On September 10, 2015, the San Antonio City Council approved revisions to the Storm Water Fee structure using an impervious cover approach and adopted a five-year rate plan. For fiscal year 2016, Storm Water Fee rates were effective January 1, 2016. After 2016, the annual rates shall be effective on the October 1 date occurring prior to the start of the succeeding calendar year (e.g. October 1, 2016 for FY 2017 rates, October 1, 2017 for FY 2018 rates, etc.). The storm water utility fee is billed by SAWS on behalf of the City. More information about the storm water rate plan is available at [http://www.saws.org/service/rates/stormwater\\_fee.cfm](http://www.saws.org/service/rates/stormwater_fee.cfm).

Storm Water Utility services are currently provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. Examples of Storm Water Utility services include but are not limited to the following:

- Street sweeping of residential streets two times per year and arterial and collector streets four times per year;
- Channel Mowing/Restoration consists of inspection and maintenance of rivers, creekways and improved drainage channels and mowing improved channels in public ROW six (6) times per fiscal year;
- Drainage Infrastructure Maintenance includes replacing and cleaning underground drainage pipes, repairing and cleaning storm drainage inlets and maintaining and operating high water detection system and flood control structures; and
- Natural Creekway Debris Removal consists of de-silting and re-grading of improved channels, natural waterways and creeks and removal of debris from drainage ways and low water crossings.

*Street lighting* – The planning of public street lights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with Sec. 43.056 (b) (6) of the Texas Local Government Code and the City's policies. The City assumes the cost of electricity for public street lights.

**F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools**

Maintenance responsibilities for municipally owned parks in annexed areas are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the property owner(s).

**G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service**

Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the Annexation Area, an appropriate City department will provide maintenance services for them.

**2. ADDITIONAL SERVICES**

Certain services, in addition to the above services, will be provided within the Annexation Area. They are as follows:

**A. Code Compliance**

The Code Compliance Division of the Development Services Department (DSD) enforces City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided for the following violations and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (Unified Development Code),
- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits.

The Code and ordinances are subject to changes by the City Council.

**B. Zoning**

The Annexation Area will be zoned in accordance with the adopted future land use plan in the City's North Sector Plan. The current zoning districts shall be effective upon the effective date of annexation.

**C. Building Permits**

Incomplete construction must obtain building permits from the DSD in accordance with City codes. Incomplete construction implies that final inspections have not been conducted and approved. For new residential construction, incomplete construction indicates approved final inspections for building, mechanical, plumbing, and electric field inspections have not been obtained. For new commercial construction, incomplete construction indicates, approved

final inspections for building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation, tree, and landscape field inspections have not been obtained. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project. In addition, as part of the permitting process, applicant(s) will be required to adhere to the City's Tree and Landscape requirements. Building permits may be applied for at Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX.

#### **D. Certificate of Occupancy**

New and existing businesses must obtain a Certificate of Occupancy and related licenses required by City code from the DSD, San Antonio Metro Health Department, and/or City Tax Office. In accordance with the 2015 International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center.

#### **E. Nonconforming Rights**

To establish nonconforming rights for zoning, property owners with existing land uses are encourage registering within one year of the annexation date with the DSD. Uses that existed legally prior to annexation, generally become nonconforming after annexation because of the new zoning classification placed on the land.

Registration of legal nonconforming uses allows property owners to apply for a Certificate of Occupancy. Upon the issuance of the Certificate of Occupancy, property owners may continue the legal nonconforming uses that existed prior to annexation. A Certificate of Occupancy will be issued certifying only those uses required by applicable City and State codes.

#### **F. Library Services**

- Residents in the annexations areas may choose to go to any library branch. The nearest libraries to the Annexation Area are:
- Encino Branch Library, 2515 E Evans Road, San Antonio, TX
- Parman Branch Library, 20735 Wilderness Oak, San Antonio, TX.

The San Antonio public library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the Internet, databases and other computer programs.

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: [www.mysapl.org](http://www.mysapl.org).

### **G. Health Department Services**

The San Antonio Metro Health District (SAMHD) currently provides certain public health services, including dental screening and treatment, communicable disease control, emergency preparedness and response, and health education to person residing in the Annexation Areas through an interlocal agreement with Bexar County/University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Investigation of reported elevated Blood Lead Levels (BLL) in children;
- Access to community health clinics; and
- Medical Assistance Program benefits.

SAMHD would provide additional services for oversight of day care centers, semi-public swimming pools, air quality permits and livestock issues.

### **H. Animal Care Services**

Newly annexed areas will receive the same level of service as the current San Antonio city limits. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources as microchips and spay/neuter services, and community cat program services.

### **I. Other Services**

All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

## **3. CAPITAL IMPROVEMENTS PROGRAM**

The City will initiate the construction of capital improvements as may be necessary for providing municipal services to the Annexation Area. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, Local Government Code.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

**A. Police Protection** – No capital improvements are necessary at this time to provide Police services.

- B. Fire Protection and EMS Services** – No capital improvements are necessary at this time to provide fire protection and EMS services.
- C. Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.
- D. Roads and Streets**–No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.
- E. Parks, Playgrounds and Swimming Pools** – No capital improvements are necessary at this time to provide parks and recreational services.
- F. Library Services** – No capital improvements are necessary at this time to provide library services.
- G. Capital Improvements Planning** – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the 6-Year Capital Budget that represents the City's long-range physical infrastructure development and improve plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from neighborhood plans, community association, neighborhood requests and other community processes.

#### **AMENDMENT: GOVERNING LAW**

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

#### **FORCE MAJEURE**

In case of an emergency, such as Force Majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the Annexation Area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the Annexation Area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.



### **Summary of the Water and Waste Water Utility Service Regulations 2016**

The following information is a summary of the SAWS Utility Service Regulations for the extension of water and/or waste water facilities as incorporated by reference in the latest version of the UDC, in conformance with the Texas Local Government Code requirement that the Plan have a summary of the service extension policy.

Water and waste water service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or waste water facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer. If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the owner may make an application for an extension of service to SAWS Director of Infrastructure Development Department for review. If the Director determines that adequate capacity is available, or will be and if the project does not include SAWS cost participation or reimbursement, and if the proposed facilities are a logical extension of SAWS water and/or wastewater system and the requested extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer.

Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC.

For lots that have water or wastewater lines in the street fronting the lot, the owner may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

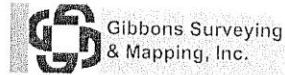
Should a property is served by a septic system: The property owner remains responsible for the operation and maintenance of the septic system. If the septic system fails, the property owner must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the SAMHD and/or applicable regulatory agency for septic tanks may require the property owner to connect to SAWS public waste water facilities.

This policy is set by the City Council and can be amended in the future by ordinance.

**Exhibit D**  
**List of Properties – Development Agreements**  
**US 281 North Corridor**

	<b>Owner Name</b>	<b>Property Address</b>	<b>County</b>	<b>Property ID</b>	<b>Legal Description</b>
1	TLC JOINT VENTURE LLP % Clark Wirth, Lisa Wirth Brown and Ferdinand Leo Wirth III	N HWY 281	COMAL	75864	A-206 SUR-192 G HERRERA, ACRES 14.698, (PART OF 17.568 TRACT)
2	TLC JOINT VENTURE LLP % Clark Wirth, Lisa Wirth Brown and Ferdinand Leo Wirth III	N HWY 281	COMAL	75220	A-174 SUR-194 A GAYTON, ACRES 0.5, (PART OF 11.661 AC TRACT)
3	TLC JOINT VENTURE LLP % Clark Wirth, Lisa Wirth Brown and Ferdinand Leo Wirth III	N HWY 281	COMAL	73372	A-27 SUR-195 L BULVERDA, ACRES 11.161
4	TLC JOINT VENTURE LLP % Clark Wirth, Lisa Wirth Brown and Ferdinand Leo Wirth III	N HWY 281	COMAL	75219	A-174 SUR-194 A GAYTON, ACRES 2.87
5	HERLINDA CANTU FAMILY LP % David G. Cantu	23211 N US HWY 281	BEXAR	268849	15.99 acres out of 19.20 acres CB 4900 P-12B, P-12E, P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633 described by metes and bounds in Attachment 1
6	2LG PROPERTIES LTD	27685 N US HWY 281	BEXAR	266744	CB 4864 P-1D (2.1903 AC) & P-1E (6.3997 AC) ABS 266

Attachment 1



FIELD NOTES FOR 15.999 ACRES

OUT OF A 19.20 ACRE TRACT IN THE NAME OF HERLINDA CANTU FAMILY, LP AND RECORDED IN PAGE 15875, PAGE 81 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NUMBER 54, COUNTY BLOCK 4900, AND THE EUGENE DE LA ROCHE SURVEY NUMBER 95, ABSTRACT NUMBER 633, COUNTY BLOCK 4924, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING: At a set ½" iron rod stamped "GIBBONS" on the southeast line of the aforementioned 19.20 acre tract having Texas State Plane Grid Coordinates of N=13,786,876.83 and E=2,143,010.16, said point being the southwest corner of a proposed 2.1967 acre TxDOT right of way dedication known as Parcel 8, being South 40°07'06" West (bearings are based on GPS observations, datum is NAD '83) 123.43' from a found ½" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), marking the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, and the southeast corner of the aforementioned 19.20 acre tract and of this tract;
- THENCE: South 40°07'06" West 108.00' to a found ½" iron rod, the north corner of a 49.78 acre tract in the name of Crosswinds I Partnership, Ltd. as recorded in Volume 13268, Page 1612 of the Real Property Records of Bexar County, Texas;
- THENCE: With the north line of the 49.783 acre tract, the southeast line of the 19.20 acre tract, the following:
- South 40°31'08" West 214.39' to a found ½" iron rod, an angle point;
- South 41°18'29" West 266.40' to a set ½" iron rod stamped "GIBBONS", an angle point;
- South 40°44'03" West 283.54' to a found ½" iron rod, an angle point;
- South 40°53'21" West 180.00' to a found ½" iron rod, the south corner of the 19.20 acre tract and of this tract;
- THENCE: With the northeast line of the 49.78 acre tract and the southwest line of the 19.20 acre tract North 32°09'16" West 717.03' to a found ½" iron rod, the south corner of a 19.98 acre tract in the name of C-5 Holdings, LLC as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the west corner of the 19.20 acre tract and of this tract;
- THENCE: North 40°52'16" East 1283.41' with the east line of the 19.98 acre tract and the northwest line of the 19.20 acre tract to a found ½" iron rod, an angle point;
- THENCE: North 79°54'13" East 13.18' with the east line of the 19.98 acre tract to a set ½" iron rod stamped "GIBBONS", the northwest corner of a 3.2008 acre tract surveyed this day, the north corner hereof;
- THENCE: Crossing the 19.20 acre tract with the west line of the 3.2008 acre tract, the following:
- South 08°39'08" West 636.17' to a set ½" iron rod stamped "GIBBONS", the northwest corner of a proposed TxDOT Drain Easement;

15.999 ACRE TRACT  
PAGE 2 OF 3

South 01°24'57" West 60.00' to a set ½" iron rod stamped "GIBBONS", the southwest corner of the TxDOT Easement;

South 88°35'03" East 100.00' to a set ½" iron rod stamped "GIBBONS", the southeast corner of the TxDOT Easement, being on the west line of the aforementioned 2.1967 acre TxDOT right of way dedication;

THENCE: South 13°35'33" East 94.51' with the dedication line to the POINT OF BEGINNING of this tract SAVE AND EXCEPT a 1.230 Acre Tract recorded in Volume 11323, Page 238 and a 0.593 Acre Tract recorded in Volume 5237, Page 490 of the Real Property Records of Bexar County, Texas and containing 15.999 acres (696,906 square feet)

The SAVE AND EXCEPT tract being more particularly described by metes and bounds as follows:

COMMENCING: At a found ½" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the southeast corner of the aforementioned 19.20 acre tract, said iron rod having Texas State Plane Grid Coordinates of N=13,786,971.22 and E=2,143,089.70; thence South 66°21'50" West 563.10' to a found ½" iron rod marking the southeast corner and POINT OF BEGINNING of the 1.230 acre tract;

THENCE: South 78°33'27" West 178.54' to a found ½" iron rod, an angle point;

THENCE: North 48°41'31" West 276.59' to a found ½" iron rod, the west corner of the 1.230 acre tract;

THENCE: North 41°18'29" East 115.54' to a found ½" iron rod, the north corner of the 1.230 acre tract;

THENCE: South 48°41'31" East 151.78' to a found ½" iron rod, an angle point;

THENCE: North 78°33'27" East 162.11' to a found ½" iron rod on the west line of the aforementioned 0.593 acre tract, the north corner of the 1.230 acre tract, a re-entry corner hereof;

THENCE: North 11°26'33" West 9.34' to a found ½" iron rod, the northwest corner of the 0.593 acre tract;

THENCE: North 59°47'47" East 24.16' to a found ½" iron rod, an angle point;

THENCE: North 83°22'32" East 30.29' to a found ½" iron rod, an angle point;

THENCE: South 79°20'04" East 13.29' to a found ½" iron rod, an angle point;

THENCE: South 68°28'15" East 34.60' to a found ½" iron rod, an angle point;

THENCE: South 52°52'15" East 58.10' to a found ½" iron rod, an angle point;

THENCE: South 32°23'40" East 59.53' to a found ½" iron rod, the beginning of a curve to the right;

THENCE: With the curve to the right, having a radius of 27.95', a delta of 71°10'23", an arc length of 34.72' and a chord bearing South 03°11'44" West to a found ½" iron rod;

THENCE: South 38°47'09" West 55.64' to a found ½" iron rod, an angle point;

THENCE: South 50°36'18" West 42.91' to a found ½" iron rod, an angle point;

15.999 ACRE TRACT  
PAGE 3 OF 3

THENCE: South 74°42'59" West 65.38' to a found ½" iron rod, the southwest corner of the  
aforementioned 0.593 acre tract;

THENCE: North 11°26'33" West 30.64' to the POINT OF BEGINNING of the SAVE AND EXCEPT  
parcel;

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE  
GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND  
DIRECTION.

*Gary A. Gibbons*

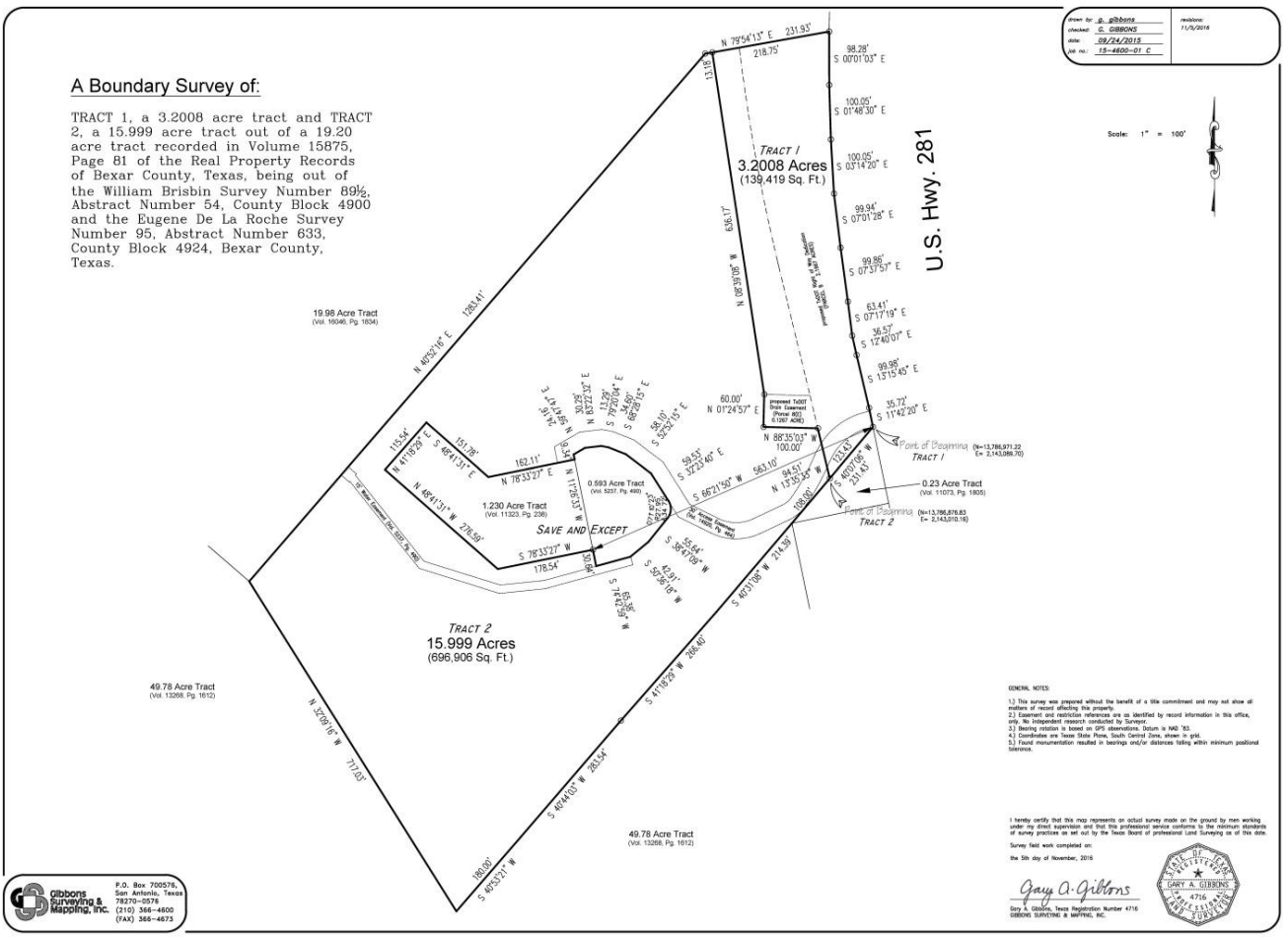
Gary A. Gibbons, R.P.L.S. #4716  
Date: September 24, 2015, revised November 5, 2016  
Job No.: 14-4600  
Doc I.D.: 16 acres Hwy 281  
GAG/ps





**A Boundary Survey of:**

TRACT 1, a 3.2008 acre tract and TRACT 2, a 15.999 acre tract out of a 19.20 acre tract recorded in Volume 15875, Page 81 of the Real Property Records of Bexar County, Texas, being out of the William Brisbin Survey Number 89½, Abstract Number 54, County Block 4900 and the Eugene De La Roche Survey Number 95, Abstract Number 633, County Block 4924, Bexar County, Texas.



Gibbons Surveying & Mapping, Inc.  
P.O. Box 700576  
San Antonio, Texas  
78270-0576  
(210) 356-4600  
(FAX) 366-4673

**GENERAL NOTES:**

- This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting the property.
- Boundaries and vertical elevations are as indicated by record information in this office, only. No independent research was conducted by Surveyor.
- Surveying practice is based on GPS observations, datum is NAD 83.
- Coordinates are Texas State Plane, South Central Zone, where applicable.
- Point representation includes in bearings and/or distances within minimum positional tolerance.

I hereby certify that this map represents an actual survey made on the ground by me working under the direct supervision and that the professional service conforms to the minimum standards of survey practice as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on:  
the 5th day of November, 2015

Gary A. Gibbons  
Gary A. Gibbons, Texas Registration Number 4716  
GIBBONS SURVEYING & MAPPING, INC.



# Map of Development Agreements US 281 North Corridor

