

SERVICE PLAN CITY OF BULVERDE, TEXAS

SERVICE PLAN FOR THE ANNEXATION OF APPROXIMATELY 0.15 SQUARE MILES OF LAND GENERALLY LOCATED NORTH OF TEXAS HWY 46 AND EAST OF LIMESTONE LEDGE

October 2018

This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific land, all of which is lying within the City's Extraterritorial Jurisdiction (ETJ); legal description of said property described by metes and bounds attached as Exhibit A and all property incorporated herein by reference, is hereby added and annexed to the City of Bulverde, 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 by metes and bounds in Exhibit "A". Renewal of the service plan shall be solely at the discretion of the City of Bulverde.

This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Chapter 43 of the Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the change conditions or subsequent occurrences. An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Chapter 43 of the Texas Local Government Code.

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

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

As used in this plan, the term "services provided" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City with like topography, land use and population density as those found within the newly annexed areas, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances.

1. Police Protection

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

2. Fire Protection and Emergency Medical Services

The City of Bulverde does not have a municipal fire department. Fire Protection services are currently provided within the City by the Comal County Emergency Services Districts #4 and #5. The Comal County Emergency Services Districts #4 and #5 will continue to provide fire protection to newly annexed areas at the same or similar level of service currently being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

The City of Bulverde does not have a municipal Emergency Medical Service (EMS). EMS services are currently provided within the City by the Comal County Emergency Services District #1. The Comal County Emergency Services District #1 will provide EMS services to newly annexed areas at the same or similar level of service currently being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

3. Maintenance of Water and Wastewater Facilities

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

4. Solid Waste Collection

Solid waste collection services are provided within the City of Bulverde by a solid waste management service provider who holds an exclusive franchise agreement with the City. Solid waste management services will be provided to citizens in the newly annexed areas at the same or similar level of service currently being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. After the second anniversary of the annexation date, the City will prohibit the collection of solid waste in the area by any solid waste management service provider other than the solid waste management provider holding a franchise agreement with the City.

5. Maintenance of Roads, Streets and Control Devices

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the private entities which own them and as such will be maintained by said entities. The City will assume the expenses for operation and maintenance of publicly owned streetlights at intersections, dead ends and other locations that conform to the City's policy for placing streetlights. Publicly owned streetlights, traffic control devices and street signs will be maintained by the City.

6. Maintenance of Parks, Playgrounds, and Swimming Pools

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

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

The City of Bulverde, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation that the City would be required acquire due to annexation of such facility. In the event any such publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such

areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. Other Services

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

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

1. Police and Fire Protection and Solid Waste Collection

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

2. Water and Wastewater Facilities

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

3. Roads and Streets

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

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

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

SPECIFIC FINDINGS

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

TERMS

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

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.




AMENDMENTS

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

POLITICAL BOUNDARY ANNEXATION 2018 TO THE CITY OF BULVERDE

Revised October 2018

Legend

-  ANNEXATION LIMITS
-  EXISTING ETJ LIMITS
-  EXISTING CITY LIMITS



1 inch = 1,000 feet

PHASE 1B
0.15 SQ. MILES
93.68 ACRES

CLARK MILLICENT MARIE TRUST
A-157 SUR-413 S FISK, ACRES 70.46
ANNEX AREA: 33.58 ACRES

SEE PHASE 1B-2 EXHIBITS

JOHNSON RUTH FAMILY PRTRNSHP LTD
A-157 SUR-413 S FISK, ACRES 8.19
ANNEX AREA: 5.14 ACRES

NON-ANNEXATION AGREEMENT

LYTLE RUTH F
A-157 SUR-413 S FISK, ACRES 89.317, LIFE ESTATE
ANNEX AREA: 36.22 ACRES

TURNER INDIAN CREEK FARM LTD
A-157 SUR-413 S FISK, ACRES 8.721
ANNEX AREA: 0.69 ACRES

TIMBERLAKE JANICE M
A-157 SUR-413 S FISK, ACRES 4.885
ANNEX AREA: 3.11 ACRES

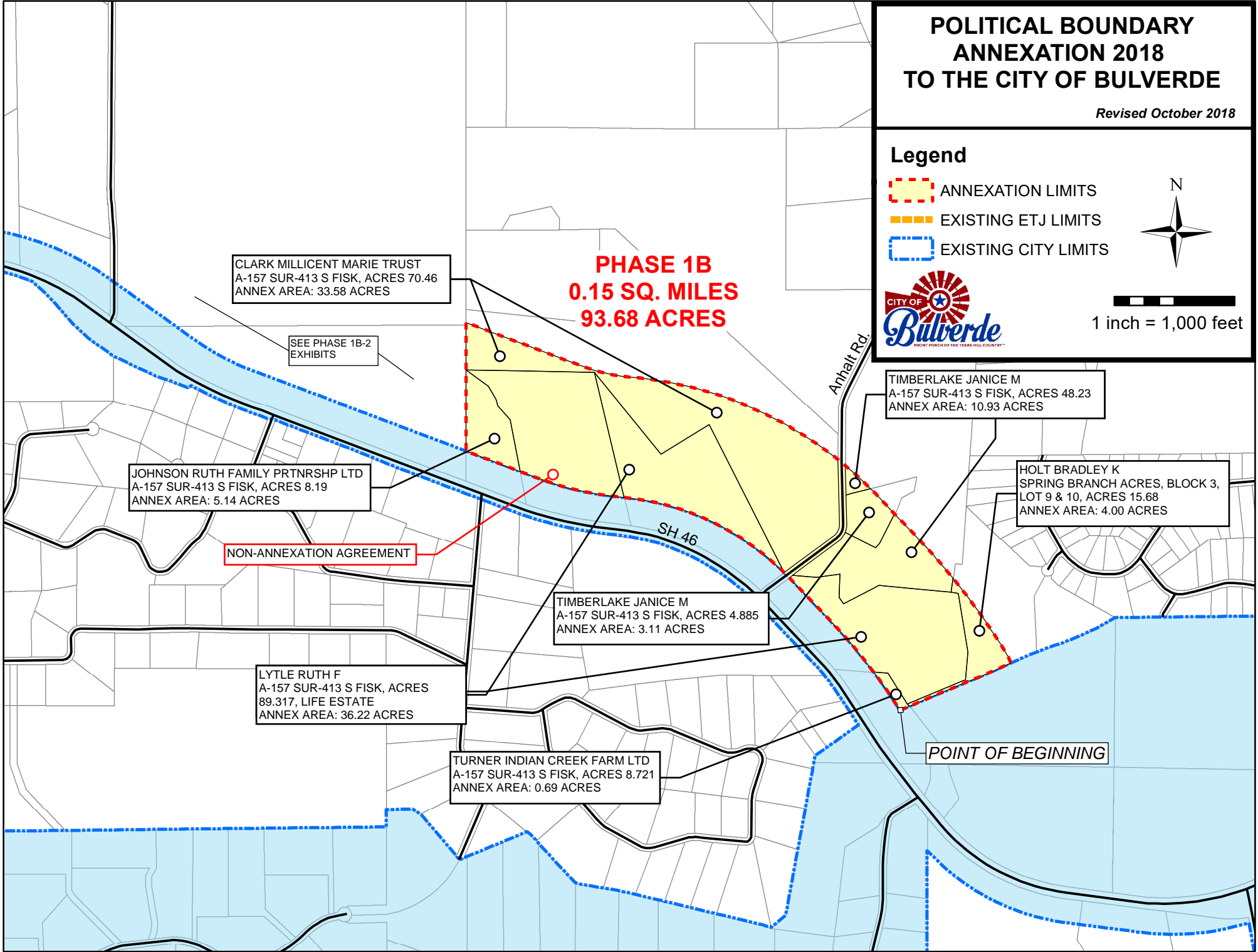
TIMBERLAKE JANICE M
A-157 SUR-413 S FISK, ACRES 48.23
ANNEX AREA: 10.93 ACRES

HOLT BRADLEY K
SPRING BRANCH ACRES, BLOCK 3,
LOT 9 & 10, ACRES 15.68
ANNEX AREA: 4.00 ACRES

POINT OF BEGINNING

Anhalt Rd.

SH 46



FIELD NOTES DESCRIPTION
ANNEXATION 2018
PHASE 1B
OF APPROXIMATELY 0.15 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATE 0.15 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS. SAID 0.15 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWESTERLY, CORNER OF THAT CERTAIN CALLED 8.19 ACRE TRACT OF LAND CONVEY TO JOHNSON RUTH FAMILY AND BEING IN THE NORTHERLY RIGHT OF WAY LINE OF SH 46, FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTHERLY, AN APPROXIMATE DISTANCE OF 1070 FEET TO THE WESTERLY LINE OF THAT CERTAIN 70.46 ACRE TRACT OF LAND CONVEYED TO CLARK MILLICENT MARIE, FOR THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHEASTERLY, ACROSS SAID 70.46 ACRE TRACT, AT AN APPROXIMATE DISTANCE OF 3500 FEET CROSSING ANHALT ROAD AND CONTINUING FOR AN APPROXIMATE TOTAL DISTANCE OF 5800 FEET, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF THAT CERTAIN 15.68 ACRE TRACT CONVEYED TO HOLT BRADLEY K, THAT CERTAIN 89.317 ACRE TRACT CONVEYED TO LYTLE RUTH F AND THAT CERTAIN 8.721 ACRE TRACT CONVEYED TO TURNER INDIAN CREEK FARM LTD, AN APPROXIMATE DISTANCE OF 1000 FEET TO THE NORTHERLY RIGHT OF WAY OF SH 46, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTHERLYWESTERLY, ALONG SH 46 AN APPROXIMATE DISTANCE OF 4400 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF APPROXIMATELY 0.15 SQUARE MILES OF LAND, MORE OR LESS.

THIS DOCUMENT 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 INTERERST IN EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.