

SERVICE PLAN CITY OF BULVERDE, TEXAS

SERVICE PLAN FOR THE ANNEXATION OF APPROXIMATELY 0.48 SQUARE MILES OF LAND GENERALLY LOCATED WEST OF US HWY 281 AND NORTH OF CURRENT CITY LIMITS

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

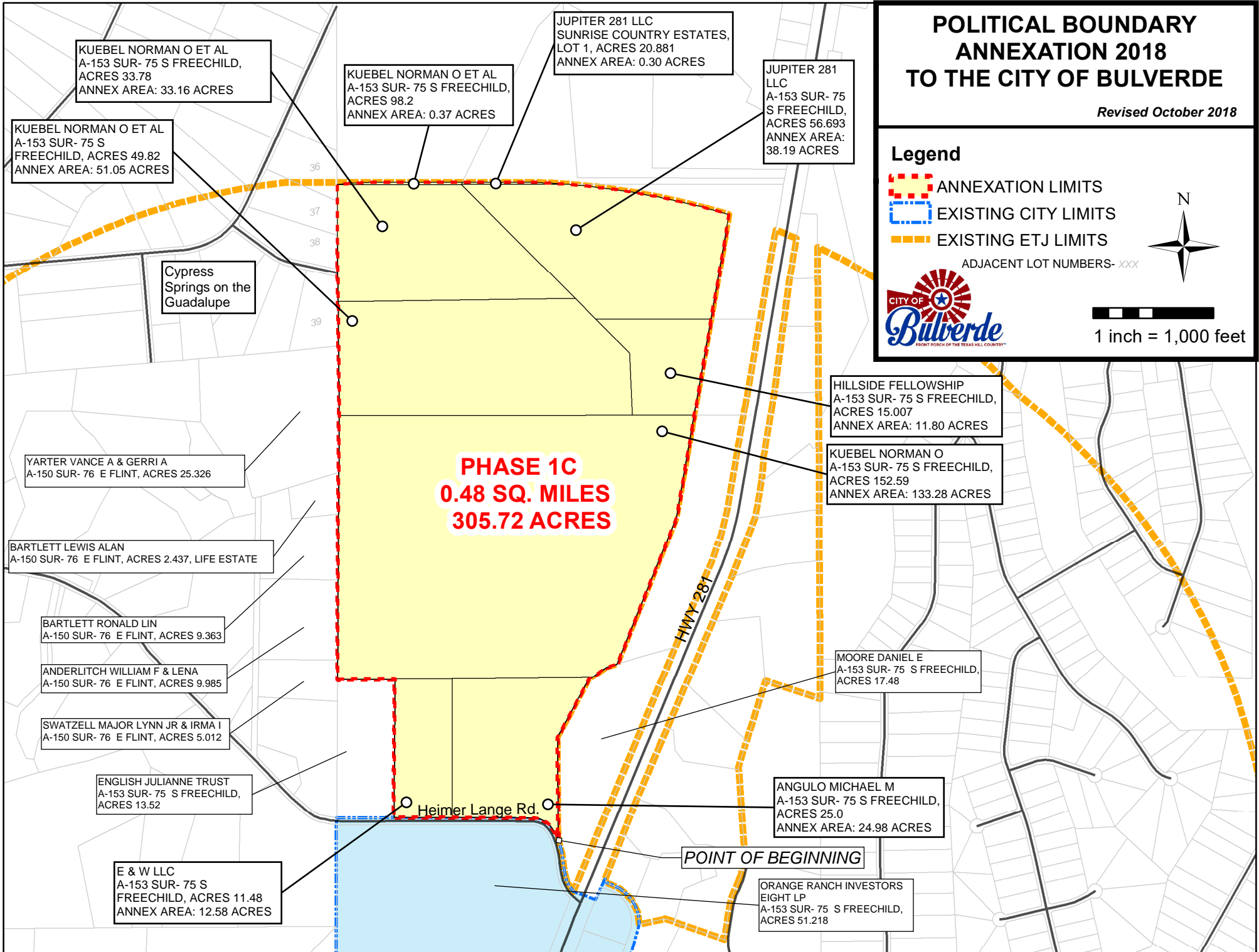
- ANNEXATION LIMITS
- EXISTING CITY LIMITS
- EXISTING ETJ LIMITS



ADJACENT LOT NUMBERS- XXXX



1 inch = 1,000 feet



KUEBEL NORMAN O ET AL
A-153 SUR- 75 S FREECHILD,
ACRES 33.78
ANNEX AREA: 33.16 ACRES

KUEBEL NORMAN O ET AL
A-153 SUR- 75 S
FREECHILD, ACRES 49.82
ANNEX AREA: 51.05 ACRES

KUEBEL NORMAN O ET AL
A-153 SUR- 75 S FREECHILD,
ACRES 98.2
ANNEX AREA: 0.37 ACRES

JUPITER 281 LLC
SUNRISE COUNTRY ESTATES,
LOT 1, ACRES 20.881
ANNEX AREA: 0.30 ACRES

JUPITER 281
LLC
A-153 SUR- 75
S FREECHILD,
ACRES 56.693
ANNEX AREA:
38.19 ACRES

Cypress
Springs on the
Guadalupe

YARTER VANCE A & GERRI A
A-150 SUR- 76 E FLINT, ACRES 25.326

PHASE 1C
0.48 SQ. MILES
305.72 ACRES

HILLSIDE FELLOWSHIP
A-153 SUR- 75 S FREECHILD,
ACRES 15.007
ANNEX AREA: 11.80 ACRES

KUEBEL NORMAN O
A-153 SUR- 75 S FREECHILD,
ACRES 152.59
ANNEX AREA: 133.28 ACRES

BARTLETT LEWIS ALAN
A-150 SUR- 76 E FLINT, ACRES 2.437, LIFE ESTATE

BARTLETT RONALD LIN
A-150 SUR- 76 E FLINT, ACRES 9.363

ANDERLITCH WILLIAM F & LENA
A-150 SUR- 76 E FLINT, ACRES 9.985

SWATZELL MAJOR LYNN JR & IRMA I
A-150 SUR- 76 E FLINT, ACRES 5.012

ENGLISH JULIANNE TRUST
A-153 SUR- 75 S FREECHILD,
ACRES 13.52

E & W LLC
A-153 SUR- 75 S
FREECHILD, ACRES 11.48
ANNEX AREA: 12.58 ACRES

MOORE DANIEL E
A-153 SUR- 75 S FREECHILD,
ACRES 17.48

ANGULO MICHAEL M
A-153 SUR- 75 S FREECHILD,
ACRES 25.0
ANNEX AREA: 24.98 ACRES

ORANGE RANCH INVESTORS
EIGHT LP
A-153 SUR- 75 S FREECHILD,
ACRES 51.218

FIELD NOTES DESCRIPTION
ANNEXATION 2018
PHASE 1C
OF APPROXIMATELY 0.48 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATE 0.48 SQUARE MILE TRACT OF LAND SITUATED IN COMAL. SAID 0.48 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF CYPRESS SPRINGS ON THE GUADALUPE SUBDIVISION, FOR THE SOUTHWEST CORNER OF A CALLED 98.2 ACRES TRACT CONVEYED TO KUEBEL, NORMAN O., ET AL, SAME BEING THE NORTHWEST CORNER OF A CALLED 33.78 ACRES TRACT TO KUEBEL, NORMAN O., ET AL;

THENCE CROSSING SAID 98.2 ACRES TRACT IN AN APPROXIMATE EASTERLY DIRECTION AN APPROXIMATE DISTANCE OF 1,034 FEET, TO A POINT IN THE EAST LINE OF SAID 98.2 ACRES TRACT, SAME BEING THE WEST LINE OF LOT 1, SUNRISE COUNTRY ESTATES SUBDIVISION;

THENCE CROSSING LOT 1, SAID SUNRISE COUNTRY ESTATES SUBDIVISION IN AN APPROXIMATE EASTERLY DIRECTION AN APPROXIMATE DISTANCE OF 878 FEET, TO A POINT IN THE SOUTH LINE OF LOT 1, SAID SUNRISE COUNTRY ESTATES SUBDIVISION, SAME BEING THE NORTH LINE OF A CALLED 56.693 ACRES TRACT CONVEYED TO JUPITER 281, LLC;

THENCE LEAVING SAID SOUTH LINE OF THE 20.881 ACRES TRACT AND SAID NORTH LINE OF THE 56.693 ACRES TRACT, CROSSING SAID 56.693 ACRES TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. AN APPROXIMATE EASTERLY DIRECTION AN APPROXIMATE DISTANCE OF 1,359 FEET, AND
2. AN APPROXIMATE SOUTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 885 FEET, TO A POINT IN THE SOUTH LINE OF SAID 56.693 ACRES TRACT, SAME BEING THE NORTH LINE OF A CALLED 15.007 ACRES TRACT CONVEYED TO HILLSIDE FELLOWSHIP;

THENCE CROSSING SAID 15.007 ACRES TRACT IN AN APPROXIMATE SOUTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 809 FEET TO A POINT IN THE SOUTH LINE OF SAID 15.007 ACRES TRACT, SAME BEING THE NORTH LINE OF A CALLED 152.59 ACRES TRACT CONVEYED TO KUEBEL, NORMAN O.;

THENCE CROSSING SAID 152.59 ACRES TRACT IN AN APPROXIMATE SOUTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 2,173 FEET TO A POINT IN THE SOUTH LINE OF SAID 152.59 ACRES TRACT, SAME BEING THE NORTH LINE OF A CALLED 17.48 ACRES TRACT CONVEYED TO MOORE, DANIEL E.;

THENCE WITH SAID SOUTH LINE OF THE 152.29 AND SAID NORTH LINE OF THE 17.48 TRACT IN AN APPROXIMATE SOUTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 242 FEET TO AN ANGLE POINT IN SAID SOUTH LINE OF THE 152.59 ACRES TRACT, SAME BEING AN ANGLE POINT IN SAID NORTH LINE OF THE 17.48 ACRES TRACT, FOR THE NORTHEAST CORNER OF A CALLED 25.0 ACRES TRACT CONVEYED TO ANGULO, MICHAEL M.;

THENCE LEAVING SAID SOUTH LINE OF THE 152.29 ACRES TRACT AND THE NORTH LINE OF SAID 17.48 ACRES TRACT CROSSING SAID 25.0 ACRES TRACT IN AN APPROXIMATE SOUTHERLY DIRECTION AN

APPROXIMATE DISTANCE OF 1,660 FEET, TO A POINT IN THE SOUTH LINE OF SAID 25.0 ACRES TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF HEIMER LANGE RD.;

THENCE WITH SAID SOUTH LINE OF THE 25.0 ACRES TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF HEIMER LANGE RD. IN AN APPROXIMATE WESTERLY DIRECTION AN APPROXIMATE DISTANCE OF 955 FEET, TO A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF HEIMER RD., FOR THE SOUTHWEST CORNER OF SAID 25.0 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 12.58 ACRES TRACT CONVEYED TO E&W, LLC;

CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE OF HEIMER RD., SAME BEING THE SOUTH LINE OF SAID 11.48 ACRES TRACT IN AN APPROXIMATE WESTERLY DIRECTION AN APPROXIMATE DISTANCE OF 485 FEET, TO A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF HEIMER RD., FOR THE SOUTHWEST CORNER OF SAID 12.58 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 13.52 ACRES TRACT CONVEYED TO ENGLISH, JULIANNE TRUST;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF HEIMER RD., WITH THE WEST LINE OF THE 11.48 ACRES TRACT, SAME BEING THE EAST LINE OF SAID 13.52 ACRES TRACT IN AN APPROXIMATE NORTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 1,150 FEET, TO A POINT IN SAID SOUTH LINE OF THE 152.59 ACRES TRACT, FOR THE NORTHWEST CORNER OF SAID 12.58 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 13.52 ACRES TRACT;

THENCE WITH SAID NORTH LINE OF THE 13.52 ACRES TRACT AND SAID SOUTH LINE OF THE 152.59 ACRES TRACT IN AN APPROXIMATE WESTERLY DIRECTION AN APPROXIMATE DISTANCE OF 480 FEET, TO A POINT IN THE WEST LINE OF A CALLED 5.012 ACRES TRACT CONVEYED TO SWATZELL, MAJOR LYNN JR. AND IRMA I., FOR THE SOUTHWEST CORNER OF SAID 152.59 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 13.52 ACRES TRACT;

THENCE WITH THE EAST LINES OF SAID 5.012 ACRES TRACT, A CALLED 9.985 ACRES TRACT CONVEYED TO ANDERLITCH, WILLIAM .F & LENA, A CALLED 9.363 ACRES TRACT TO BARTLETT, RONALD LIN, A CALLED 2.437 ACRES TRACT CONVEYED TO BARTLETT, LEWIS ALAN, A CALLED 25.326 ACRES TRACT TO YARTER, VANCE A. & GERRI A., AND SAID CYPRESS SPRINGS ON THE GUADALUPE SUBDIVISION, SAME BEING THE WEST LINES OF SAID 152.29 ACRES TRACT, A CALLED 51.05 ACRES TRACT CONVEYED TO KUEBEL, NORMAN O, ET AL, AND SAID 33.78 ACRES TRACT IN AN APPROXIMATE NORTHERLY DIRECTION AN APPROXIMATE DISTANCE OF 4,112 FEET TO SAID POINT OF BEGINNING AND CONTAINING 303.38ACRES 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.