

**RESOLUTION NO.**

**RECOMMENDING THE EXTENSION OF THE CITY LIMITS BY THE FULL PURPOSE ANNEXATION, AS REQUESTED BY THE LANDOWNERS, HIDDEN VALLEY MH COMMUNITY, LLC AND JACK WOODS COLEMAN SHELTER TRUST & HIDDEN VALLEY RV PARK, LLC OF APPROXIMATELY 246.94 ACRES OF CB 4300, GENERALLY LOCATED SOUTH OF FISCHER ROAD, BETWEEN IH 35 S AND SOMERSET ROAD, CONTIGUOUS TO THE CITY OF SAN ANTONIO LIMITS, IN THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ) AND SOUTHWEST BEXAR COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE ASSOCIATED SERVICE AGREEMENT.**

**WHEREAS**, Chapter 43 of the Texas Local Government Code provides that a city may conduct annexation for full purposes upon the request of the landowner; and

**WHEREAS**, Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC (Owners) are the landowners of approximately 246.94 acres of CB 4300, consisting of two tracts land, generally located South of Fischer Road, between IH 35 S and Somerset Road in southwest Bexar County, and

**WHEREAS**, the Owners have submitted a request to the City of San Antonio (City) for the annexation of approximately 246.94 acres of CB 4300 (Annexation Area), in anticipation of future development, pursuant to Section 43.016 of the Texas Local Government Code; and

**WHEREAS**, the proposed annexation will bring the entire parcels into the City limits, which is consistent with the City of San Antonio Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery boundaries; and

**WHEREAS**, the annexation area is contiguous to the City limits, within San Antonio's Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, Section 123A of the Charter of the City of San Antonio requires the Planning Commission to make a recommendation to City Council on the proposed annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 26, 2022, and considered the full purpose annexation of approximately 246.94 acres of CB 4300, generally located South of Fischer Road, between IH 35 S and Somerset Road; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE**

**CITY OF SAN ANTONIO:**

**SECTION 1:** The San Antonio Planning Commission recommends the **approval** of the full purpose annexation, as requested by Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC (Owners) of approximately 246.94 acres of CB 4300, generally located South of Fischer Road, between IH 35 S and Somerset Road, as depicted in “**Attachment A,**” and legally described in “**Exhibit A**” of “**Attachment B,**” contiguous to the City of San Antonio limits, in the City of San Antonio’s ETJ and Bexar County, pursuant to the provisions of Chapter 43 of the Texas Local Government Code.

**SECTION 2:** The San Antonio Planning Commission recommends the **approval** of the Service Agreement for the proposed Annexation Area, between the City of San Antonio and the Landowners, Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC attached as “**Attachment B**” for the purposes of considering the full purpose annexation in accordance with applicable law.

**PASSED AND APPROVED ON THIS 26<sup>th</sup> DAY OF OCTOBER 2022.**

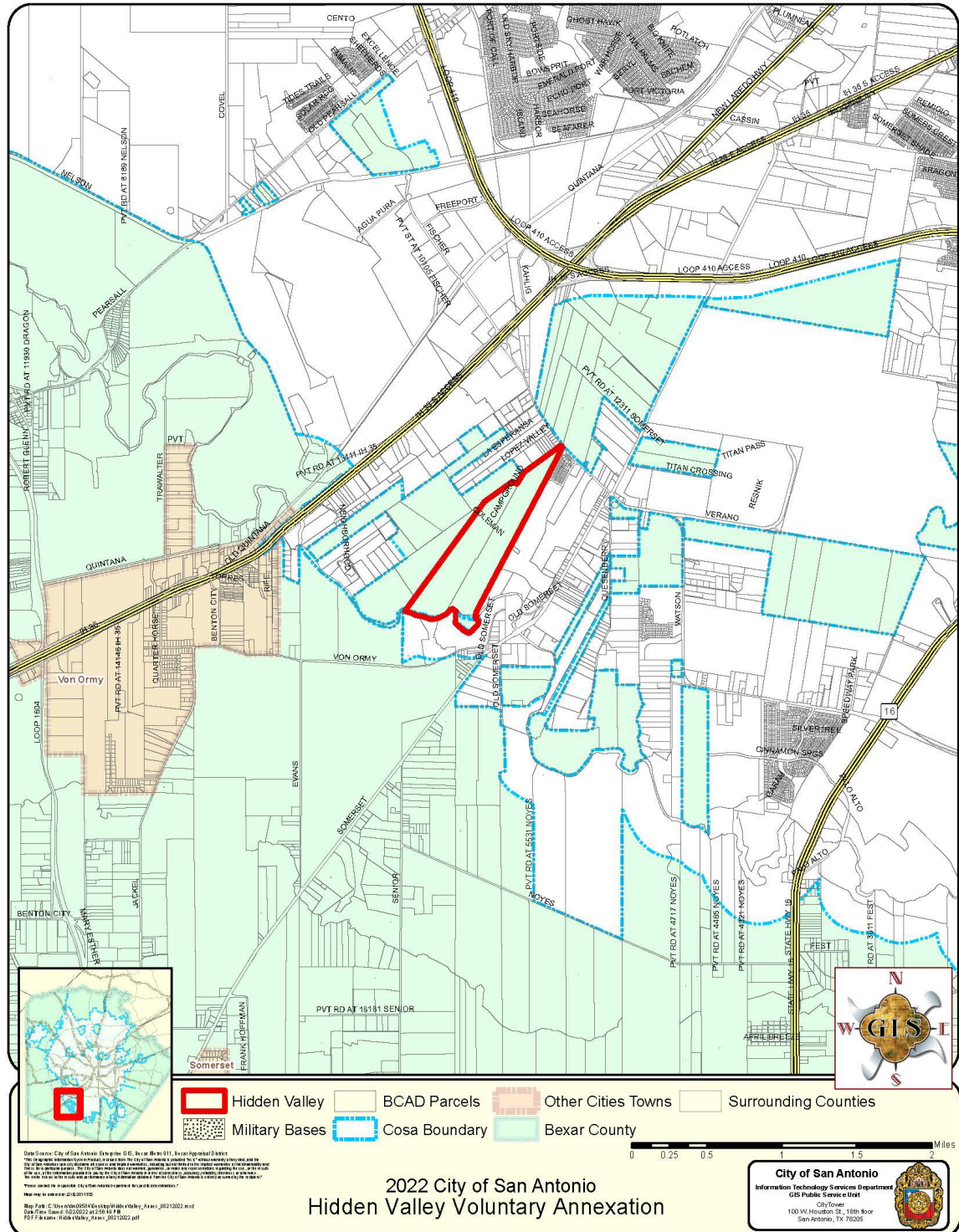
Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Matthew Proffitt, Chair  
San Antonio Planning Commission

# “ATTACHMENT A” “MAP”



**“ATTACHMENT B”**  
**“SERVICE AGREEMENT”**

**City of San Antonio  
Municipal Service Agreement for Hidden Valley Property**

**Introduction**

The City ("City") of San Antonio, Texas, is making this Service Agreement ("Agreement") available pursuant to Chapter 43 of the Texas Local Government Code. This Agreement relates to the annexation by the City of one tract of land (two parcels), totaling approximately 246.94 acres, "Annexation Area," generally located South of Fischer Road in between IH 35 South and Somerset Road in the City's extraterritorial jurisdiction (ETJ), in Southwest Bexar County, more particularly described in Exhibit A, as requested by Hidden Valley MH Community, LLC, and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, the Landowners (the "Owners"). Currently, the proposed Annexation Area has an RV Park on one parcel, which will be expanded, and additional camping/lodging/amenities will be added.

**ARTICLE 1. INTENT**

It is the intent of the City that services under this Agreement 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 Agreement 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 Agreement unworkable or obsolete or unlawful.

**ARTICLE 2. GENERAL SERVICES**

In general, this Agreement includes three service components: *(1) Annexation Service Requirements, (2) Additional Services and (3) a Capital Improvement Program*. As used in this Agreement, 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 City of San Antonio Municipal Code, as may be amended.

**1. Annexation Services** – The following services 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 newly annexed 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 South Substation, located at 711 West Mayfield Road, San Antonio, TX 78211. The City currently has six Police Substations which are under the command of Police Captains. Each Substation is responsible for a Patrol "Service Area," which are divided into Patrol Sections. Police Sergeants have supervisory responsibilities over the Patrol Sections, which are subdivided into "Patrol Districts."

Patrol districts are staffed with at least one officer, 24 hours a day, seven (7) days a week. Generally, there is no specific number of officers that can be assigned to a patrol district. Many times, multiple officers are assigned to single districts. The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The factors mentioned above will also determine the need for hiring additional patrol officers, ensure all patrol districts are adequately and continually staffed, and maintain an average response time comparable to other areas of the city.

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. SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

**B. Fire Protection and Emergency Medical Service (EMS)** – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS to the Annexation Area consistent with the provision of services in like areas of San Antonio. Service will be provided using fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers and Chief Officers.

**C. Solid Waste Collection and Environmental Service Fees** – The City's Solid Waste Management Department will provide solid waste collection services to single-family residences accessible from a public road at a level equivalent to those Property Owners within the current City limits beginning two years after the date of annexation. Non-traditional residential property or subdivisions with limited accessibility such as PUDs, IDZs, gated communities, etc. with five (5) units or more may be eligible for service by exception in accordance with Chapter 14 of the City Municipal Code. Services are provided and fees are assessed in accordance with Chapter 14 of the City Municipal Code, as may be amended.

Fees for services are assessed monthly on CPS Energy Utility bills.

Monthly Fees are set annually by City Council and subject to change:

- Environmental Services Fees – Upon annexation, all residential and non-residential properties shall be assessed a monthly Environmental Service Fee of \$3.24 per unit. The Environmental Fee is comprised of a \$1.74 Solid Waste Environmental Fee and a \$1.50 Parks Environmental Fee. These fees are 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.
- Solid Waste Fee – Beginning two (2) years after annexation, a monthly solid waste fee will be assessed to single-family residences receiving City solid waste collection services. Garbage containers are provided in three sizes. The monthly fee is in accordance with the size of garbage container selected by the resident. Recycling, organics, brush, and bulky trash collection are also provided.

**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 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. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate.

*SAWS Water Conservation Programs & Rebates* – SAWS water conservation education programs and rebates are available to SAWS residential and commercial customers. Educational resources regarding drought-tolerant plants are available at: [www.GardenStyleSA.com](http://www.GardenStyleSA.com).

With commercial customers accounting for 5.7% of the customer base and 35.3% of SAWS' annual water sales in gallons, 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 Public Works Department (PWD) is responsible for the maintenance and repair of the City streets,

bridges, and/or alley infrastructure within its 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. Service requests or community concerns for PWD's response, such as potholes, street base and pavement repairs are initiated by contacting the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services
- Emergency Street Closure Services
- Street Re-striping Marking Services

*Infrastructure Management Program (IMP)* is a five-year rolling program which focuses on the maintenance of City 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 City program schedule, the potential for additional multiple year contract awards, and improved utility coordination. During the City's annual budget process, 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.

*Transportation Systems Management & Operations* will provide regulatory signage services in the Annexation Area. Traffic signal stops and all other regulatory 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. Requests for signage should be done through the City's 311 call center or online services.

*Storm Water Engineering and Operations* is housed within the PWD. The Storm Water team 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. More information about the storm water rate plan is available at the City's PWD website at: <https://www.sanantonio.gov/PW/Projects/Storm-Water-Fee>.

The storm water utility fee is billed by SAWS on behalf of the City. 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. The fee will be assessed for the Annexation Area as the storm water will drain into the existing City facilities.



*Street lighting* – The planning of public streetlights is coordinated by the City’s Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with the City's policies. The City assumes the cost of electricity for public streetlights.

**F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools** – Maintenance responsibilities for municipally owned parks in the Annexation Area 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 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 DSD enforces City codes and regulations to protect the health, safety, and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (San Antonio City Code Chapter 35, 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 enforced by DSD are subject to changes by the City Council

**B. Zoning** – City Staff has initiated the zoning process for a permanent zoning classification. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed zoning. The City Council will consider the proposed zoning district concurrently with the annexation of the area at a public hearing. Zoning will be effective upon the effective date of annexation.

**C. Building Permits** – Incomplete construction may require building permits and/or inspections from the DSD in accordance with City codes and the tables below:

Vacant Lot Only; Construction not yet begun	Complete set of plans required
Foundation Only, up to 25%	Complete set of plans required;

	Engineer's letter required on foundation
Foundation and Partial Framing over 25% but not over 50% complete	Complete set of plans required minus foundation plans; Engineer's letter required on foundation
Foundation and Partial Framing over 50% complete	No plans required; fill out application only and declare percentage completed
Foundation, framing, sheetrock, mechanical, electric, plumbing, etc. Approximately 75% to 99% completed. Needs textone, flatwork, fence, finals only, etc.	No plans required; fill out application only for meter and CPS release

	<b>No slab poured</b>	<b>Slab poured</b>	<b>Frame, no sheetrock</b>	<b>Sheetrocked</b>
<b>Building</b>	100%	75%	50% Frame Inspection Required	25% Frame Inspection Required
<b>Plumbing</b>	100%	66% Rough-in required 100% gas permit	66% Rough-in required 100% gas permit	33% Plumbing final and 50% gas permit
<b>Electrical</b>	100%	100%	100% Rough-in required	50% Final Inspection
<b>Mechanical</b>	100%	100%	100% Rough-in required	Equipment only. Permit for air handler, cooling coil and condenser required
<b>Plans</b>	Yes 100%	Yes 100%	No (0%) (Steel frame – engineer's sealed plans on site)	No (0%) (Steel frame – engineer's sealed plans on site)

For new construction initiated after annexation of the area, permits, plan reviews, and inspections for all applicable codes shall be obtained and successfully passed. A demolition permit is required before partial or complete demolition of a structure is performed. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project.

Permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, the applicant will be required to adhere to the City's Tree and Landscape requirements. The One-stop Development Services counter has been created to assist the public with any development questions that relate to building, plan review, street and sidewalk construction and storm water related issues.

**D. Certificate of Occupancy** – The Owners acknowledges that any new construction on the property completed after the effective date of annexation will require a Certificate of Occupancy from the City. In accordance with the adopted 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. Library Services** – The nearest library to the Annexation Area is the Cortez Library, 2803 Hunter Boulevard, San Antonio, TX 78224. 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 website, databases and other computer programs, is available seven days a week through the San Antonio Public Library web address: [www.mysapl.org/digital](http://www.mysapl.org/digital).

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).

**F. Health Department Services** – Metro Health currently provides certain public health services to include communicable disease control, emergency preparedness and response, and health education to individuals residing in the Annexation Area 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;
- Access to community health clinics; and
- Referrals to medical assistance program benefits

For more information, visit the Metro Health website at: <https://www.sanantonio.gov/health>

**G. Animal Care Services** – The newly annexed area will receive the same level of service as within 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.

**H. Other Services** – City Departments with jurisdiction in the Annexation 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 schedule for the construction of capital projects that may be necessary for the delivery of municipal services will be agreed upon by the City and the Owners in accordance with Subchapter C-3 of Chapter 43, Local Government Code.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. If 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 currently to provide police services.
- B. Fire Protection** – No capital improvements are necessary to provide fire services.
- C. Emergency Medical Service (EMS)** – No capital improvements are necessary currently to provide EMS services.
- D. Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.
- E. 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.
- F. Parks, Playgrounds and Swimming Pools** – No capital improvements are necessary at this time to provide parks and recreation services.
- G. Library Services** – No capital improvements are necessary at this time.
- H. 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 six-year Capital Budget that represents the City's long-range physical infrastructure development and improvement 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 community plans, existing neighborhood plans, community associations, neighborhood requests and other community processes.

**ARTICLE 3. AMENDMENT: GOVERNING LAW**

This Agreement 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 Agreement, and the City reserves the right to make such changes. This Agreement 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.

#### **ARTICLE 4. FORCE MAJEURE**

In case of an emergency, such as Force Majeure as that term is defined in this Agreement, 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 Agreement 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 Agreement.

#### **ARTICLE 5. SUMMARY OF THE WATER AND WASTEWATER UTILITY SERVICE REGULATIONS**

The following information is a summary of the SAWS Utility Service Regulations, adopted in 2016, for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code.

Water and wastewater 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 wastewater 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 Property Owners (Owners) may make an application for an extension of service to SAWS Director of Development Engineering 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 Owners 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.

For property(ies) served by a septic system, the Property Owners remains responsible for the operation and maintenance of the septic system. If the septic system fails, the Owners must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the City Health Department and/or applicable regulatory agency for septic tanks may require the Owners to connect to SAWS public wastewater facilities.

#### **ARTICLE 6. EFFECTIVE DATE**

This Agreement shall be in effect and commence on the effective date of the annexation, unless otherwise stated. The Agreement will not have a term limit, as Annexation into the City of San Antonio provides for municipal services beginning on the effective date with no finality.

**THEREFORE, IN WITNESS WHEREOF, the Parties have executed this Service Agreement this 10<sup>th</sup> day of Oct, 2022.**

CITY OF SAN ANTONIO

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Bridgett White AICP, Director  
Planning Department

The Owner(s)

By: \_\_\_\_\_

(signature)

Print Name: Sam Hales

Title: Managing Partner

Date: 10/10/2022

State of Texas  
County of Bexar

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, by Bridgett White, Director, Planning Department with the City of San Antonio, a Texas municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of  
Texas (Personalized Seal)

\_\_\_\_\_  
(Print Name of Notary Public here)

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Tennessee  
State of Texas  
County of Knox

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2022, by Sam Hales, the Property Owner.

Robert Charles Butler  
\_\_\_\_\_  
Notary Public, State of  
Texas (Personalized Seal)

Robert Charles Butler  
\_\_\_\_\_  
(Print Name of Notary Public here)

My commission expires the 1<sup>st</sup> day of August, 2026.





**“EXHIBIT A”**  
**“FIELD NOTES AND SURVEY”**



**DESCRIPTION FOR  
A 246.94 ACRE TRACT**

A **246.94 acre** tract of land situated in the Francisco Ruiz Survey No. 47, Abstract 614, Bexar County, Texas, and being the remainder of that called 110.50 acre tract of land (Parcel #1) and being all of that called 127.361 acre tract of land (Parcel #3), both as conveyed to Hidden Valley RV Park, LLC and recorded November April 15, 2019 in Document Number 20190067788 in the Official Public Records of Bexar County, Texas (O.P.R.), said 127.361 acre tract also as described in Volume 8193, Page 648 in the O.P.R., said 246.94 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod in the southwesterly right-of-way line of Fischer Road (a public variable width right-of-way), for the northerly corner of that called 100.00 acre tract of land as conveyed to HK Fischer Road, LLC and recorded on September 9, 2019 in Document Number 20190180034 in the O.P.R., and for the northeasterly corner of said 127.361 acre tract and the tract described herein;

**THENCE:** along the common line of said 100.00 acre tract and said 127.361 acre tract, the following six (6) courses:

1. **S 27°12'48" W**, a distance of **1809.70 feet** to a found ½" iron rod with a cap stamped RKB 5409;
2. **S 27°49'29" W**, a distance of **2143.47 feet** to a found ½" iron rod with a cap stamped RKB 5409 for the most northerly northwest corner of that called 0.913 of an acre tract of land as conveyed to CTI Consolidated Holding Corp. and recorded on May 18, 2009 in Volume 13986, Page 468 in the O.P.R.;
3. **S 27°44'53" W**, along and with the northwesterly line of said 0.913 of an acre tract, a distance of **34.25 feet** to a found ½" iron rod with a cap stamped RKB 5409 for the southwesterly corner of said 0.913 of an acre tract;
4. **S 27°49'21" W**, continuing along and with the common line of said 100.00 acre tract and said 127.361 acre tract, a distance of **2545.11 feet** to a found ½" iron rod with a cap stamped RKB 5409;
5. **S 14°58'59" W**, a distance of **122.20 feet** to a calculated point for the most westerly southwest corner of said 100.00 acre tract;
6. **S 68°08'10" E**, a distance of **49.51 feet** to a calculated point on the north bank of the Medina River for the most southerly southwest corner of said 100.00 acre tract, for the southeast corner of the tract described herein;

**THENCE:** **S 38°12'45" W**, along and with the north bank of the Medina River as field located on March 7<sup>th</sup>, 2022, a distance of **43.20 feet** to a calculated point in the southerly line of said 127.361 acre tract;

**THENCE:** along and with the north bank of the Medina River and the southerly record line of said 127.361 acre tract, the following two (2) courses:

1. **S 27°33'46" W**, a distance of **51.66 feet** to a calculated point;
2. **S 43°45'34" E**, crossing the present bed of the Medina River, a distance of **61.77 feet** to a calculated point on the south bank of the Medina River, and being in the northerly record line of that called 26.400 acre tract of land (Tract I) as conveyed to Douglas A Herrera Estate Revocable Trust Dated December 4, 2020 and recorded May 19, 2021 in Document Number 20210136070 in the O.P.R.;

**THENCE:** into and across said 26.400 acre tract and along and with the record line of said 127.361 acre tract, the following sixteen (16) courses:

1. **S 43°45'34" E**, a distance of **75.15 feet** to a calculated point;
2. **S 31°32'34" E**, a distance of **43.74 feet** to a calculated point;
3. **S 07°16'04" E**, a distance of **27.44 feet** to a calculated point;
4. **S 16°17'46" W**, a distance of **29.30 feet** to a calculated point;
5. **S 22°53' 46" W**, a distance of **70.89 feet** to a calculated point;
6. **S 51°28'21" W**, a distance of **76.11 feet** to a calculated point;
7. **S 44°12'46" W**, a distance of **140.52 feet** to a calculated point;
8. **S 28°19'16" W**, a distance of **39.40 feet** to a calculated point;
9. **S 41°00'06" W**, a distance of **44.10 feet** to a calculated point;
10. **S 49°28'36" W**, a distance of **103.16 feet** to a calculated point;
11. **S 82°29'26" W**, a distance of **62.18 feet** to a calculated point;
12. **N 60°12'34" W**, a distance of **185.76 feet** to a calculated point;
13. **N 46°15'34" W**, a distance of **389.92 feet** to a calculated point;
14. **N 02°57'26" E**, a distance of **162.11 feet** to a calculated point;
15. **N 01°31'06" E**, a distance of **76.99 feet** to a calculated point;
16. **N 00°09'14" W**, a distance of **105.00 feet** to a calculated point on the south bank of the Medina River, being in the northerly record line of said 26.400 acre tract;

**THENCE:** **N 17°43'16" E**, crossing the present bed of the Medina River, a distance of **53.48 feet** to a calculated point on the north bank of the Medina River;

**THENCE:** continuing along the southerly line of said 127.361 acre tract, being the southerly line of the tract described herein, and along and with the north bank of the Medina River as field located on March 7<sup>th</sup>, 2022, the following twelve (12) courses:

1. **N 50°05'26" W**, a distance of **155.18 feet** to a calculated point;
2. **S 70°54'22" W**, a distance of **92.60 feet** to a calculated point;
3. **S 42°22'30" W**, a distance of **202.14 feet** to a calculated point;
4. **S 58°32'27" W**, a distance of **128.46 feet** to a calculated point;

5. **S 65°42'23" W**, a distance of **208.06 feet** to a calculated point;
6. **S 78°28'22" W**, a distance of **142.25 feet** to a calculated point;
7. **S 87°23'50" W**, a distance of **138.36 feet** to a calculated point;
8. **N 70°16'30" W**, a distance of **303.19 feet** to a calculated point;
9. **N 80°27'25" W**, a distance of **199.65 feet** to a calculated point;
10. **N 65°56'09" W**, a distance of **223.22 feet** to a calculated point;
11. **N 77°04'27" W**, a distance of **164.87 feet** to a calculated point;
12. **N 54°07'19" W**, a distance of **42.40 feet** to a calculated point for the southwest corner of said 110.50 acre tract and for the southwest corner of the tract described herein;

**THENCE: N 36°00'02" E**, along and with the northwesterly line of said 110.50 acre tract, passing at a distance of 33.07 feet a calculated point for the southerly corner of that called 59.42 acre tract of land (Exhibit A) as conveyed to C&C Timms Real Estate, LLC and recorded on July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., passing at a distance of 60.00 feet a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set for reference, thence continuing the same course along and with the southeasterly line of said 59.42 acre tract for a total distance of **4772.91 feet** to a found ½" iron rod for the northeasterly corner of said 59.42 acre tract, and in the southeasterly line of that called 11.329 acre tract of land (Tract No. 6) as conveyed to C&C Timms Real Estate, LLC and recorded on July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., for the northwesterly corner of said 110.50 acre tract and for the northwesterly corner of the tract described herein;

**THENCE: N 54°18'31" E**, along and with southeasterly lines of that called 11.329 acre "Tract No. 6", also that called 11.328 acre "Tract No. 5", and also that called 11.912 acre "Tract No. 4", all as conveyed to C&C Timms Real Estate, LLC and recorded July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., a distance of **1198.22 feet** to a SET KFW;

**THENCE: S 63°08'41" E**, along and with the southwesterly line of said 11.912 acre tract, a distance of **183.31 feet** to SET KFW for an exterior angle point of said 11.912 acre tract;

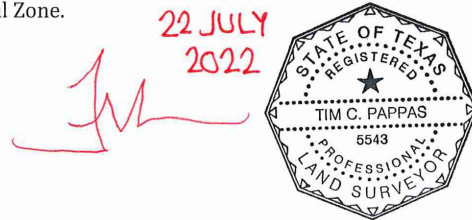
**THENCE: N 31°27'10" E**, along and with the southeasterly line of said 11.912 acre tract, a distance of **432.46 feet** to a SET KFW in the southerly line of that called 7.195 acre tract of land as conveyed to Walter M. Greer and recorded on July 7, 1994 in Volume 6126, Page 390 in the O.P.R.;

**THENCE: N 30°57'44" E**, along the southeasterly line of said Greer tract, a distance of **59.10 feet** to a SET KFW;

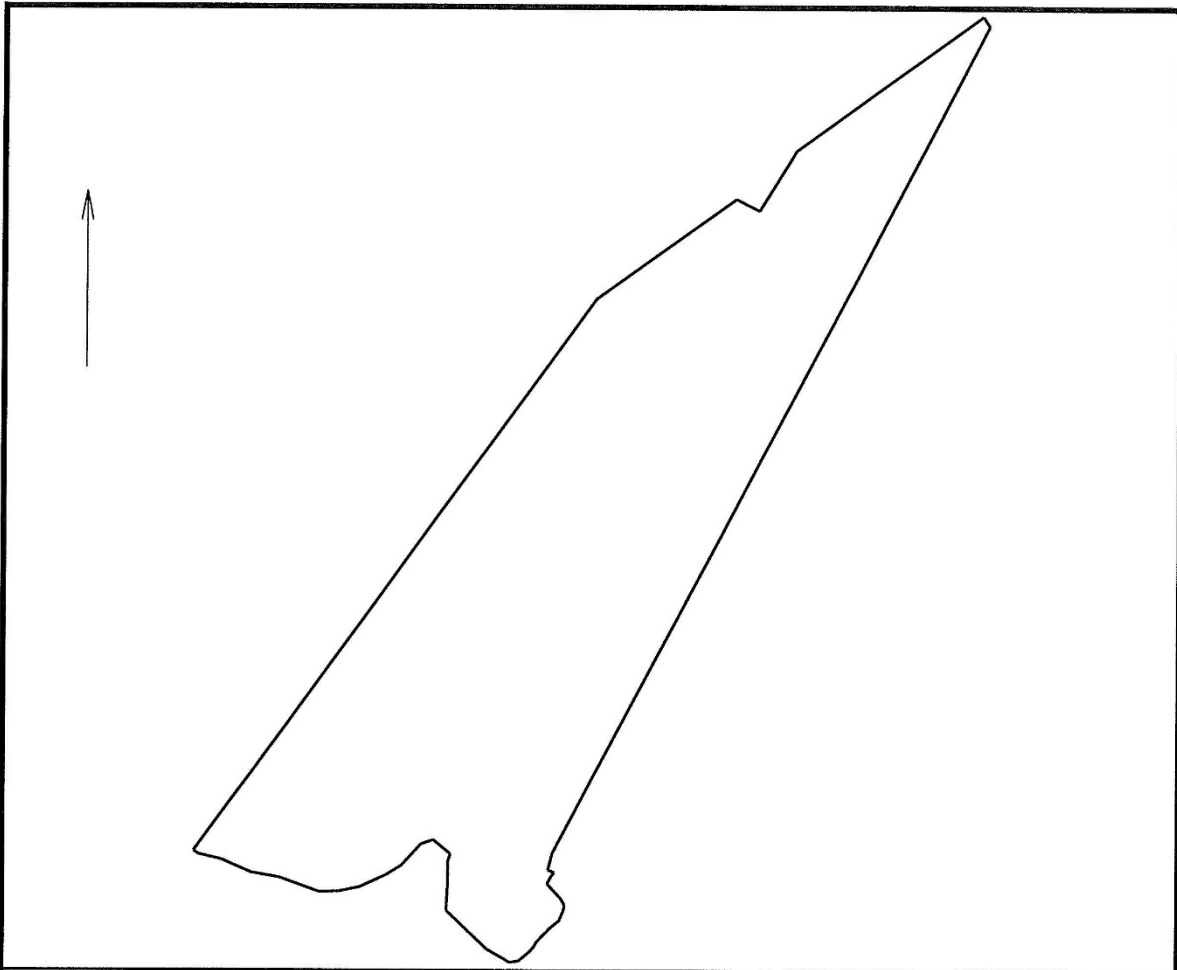
**THENCE: N 54°00'45" E**, continuing along and with the southeasterly line of said Greer tract, passing at a distance of 411.67 feet a calculated point for the southeasterly corner of said Greer tract and for the southwesterly corner of that called 7.195 acre tract of land as conveyed to Martha Aguinaga and recorded August 24, 2020 in Document Number 20200193352 in the O.P.R., passing at a distance of 904.26 feet a ½" iron rod found for the most easterly corner of said Aguinaga tract and for the most southerly corner of that called 1.459 acre tract of land as conveyed to Simon O. Benavides and Sylvia Benavides and recorded February 1, 2010 in Volume 14347, Page 565 in the O.P.R., passing at a distance of 1004.26 feet a found ½" iron rod for the southeasterly corner of said Benevides tract and for the most southerly corner of that called 1.46 acre tract of land as conveyed to Erica Carmona and

recorded August 5, 2021 in Document Number 20210215108 in the O.P.R., passing at a distance of 1104.26 feet a calculated point for the most easterly corner of said Carmona tract and for the most southerly corner of that called 1.459 acre tract of land as conveyed to Jorge Serna and recorded May 23, 2016 in Volume 17866, Page 2353 in the O.P.R., passing at a distance of 1204.26 feet a calculated point for the most easterly corner of said Serna 1.459 acre tract and for the most southerly corner of that called 1.458 acre tract of land as conveyed to Laura De Leon Barron and recorded May 19, 2016 in Volume 17863, Page 1487 in the O.P.R., passing at a distance of 1304.26 feet a calculated point for the most easterly corner of said Barron tract and for the most southerly corner of that called 1.359 acre tract of land as conveyed to Richard R. De Leon and recorded March 22, 1994 in Volume 6005, Page 1691 in the O.P.R., passing at a distance of 1397.51 feet a ½' iron rod found for the most easterly corner of said 1.359 acre De Leon tract and for the most southerly corner of that called 0.509 of an acre tract of land as conveyed to Richard R. De Leon and recorded May 9, 2006 in Volume 12108, Page 806 in the O.P.R., thence continuing the same course for a total distance of **1607.51 feet** to a SET KFW for the easterly corner of said 0.509 of an acre tract, and in the southwesterly right-of-way line of said Fischer Road, for the most northerly corner of said 127.361 acre tract and the tract described herein;

**THENCE: S 34°04'31" E**, along and with the southwesterly right-of-line of said Fischer Road, a distance of **82.96 feet** to the **POINT OF BEGINNING**, and containing **246.94 acres** of land, more or less, and including 6.62 acres of apparent deed conflict with said 26.400 acre tract, in Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.



Job No.: 22-024  
Prepared by: KFW Surveying  
Date: July 22, 2022  
File: S:\Draw 2022\22-024 Hidden Valley RV Park\DOCS 22-024 246.94 AC DESC SG 072222.doc



7/22/2022

Scale: 1 inch= 1027 feet      File: 246.94 ac.ndp

Tract 1: 246.9375 Acres, Closure: n70.1659w 0.02 ft. (1/859279), Perimeter=18883 ft.

01 s27.1248w 1809.70	26 n17.4316e 53.48
02 s27.4929w 2143.47	27 n50.0526w 155.18
03 s27.4453w 34.25	28 s70.5422w 92.60
04 s27.4921w 2545.11	29 s42.2230w 202.14
05 s14.5859w 122.20	30 s58.3227w 128.46
06 s68.0810e 49.51	31 s65.4223w 208.06
07 s38.1245w 43.20	32 s78.2822w 142.25
08 s27.3346w 51.66	33 s87.2350w 138.36
09 s43.4534e 61.77	34 n70.1630w 303.19
10 s43.4534e 75.15	35 n80.2725w 199.65
11 s31.3234e 43.74	36 n65.5609w 223.22
12 s07.1604e 27.44	37 n77.0427w 164.87
13 s16.1716w 29.30	38 n54.0719w 42.40
14 s22.5346w 70.89	39 n36.0002e 4772.91
15 s51.2821w 76.11	40 n54.1831e 1198.22
16 s44.1246w 140.52	41 s63.0841e 183.31
17 s28.1916w 39.40	42 n31.2710e 432.46
18 s41.0006w 44.10	43 n30.5744e 59.10
19 s49.2836w 103.16	44 n54.0045e 1607.51
20 s82.2926w 62.18	45 s34.0431e 82.96
21 n60.1234w 185.76	
22 n46.1534w 389.92	
23 n02.5736e 162.11	
24 n01.3106e 76.99	
25 n00.0914w 105.00	