

ORDINANCE

2022-11-10-0883

PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF SAN ANTONIO BY THE FULL PURPOSE ANNEXATION, AS REQUESTED BY ELEPHANT HEART DEVELOPMENT CORP. AND ADRIAN COLLINS, THE LANDOWNERS OF APPROXIMATELY 3.795 ACRES, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF CULEBRA ROAD AND OLD STILLWATER ROAD, CONTIGUOUS TO THE CITY OF SAN ANTONIO'S LIMITS AND LOCATED WITHIN THE SAN ANTONIO EXTRATERRITORIAL JURISDICTION (ETJ), IN BEXAR COUNTY, APPROVING A SERVICE AGREEMENT FOR THE TERRITORY, AND ESTABLISHING AN EFFECTIVE DATE OF NOVEMBER 30, 2022.

WHEREAS, Chapter 43 of the Texas Local Government Code and the City Charter of San Antonio provide that a City may conduct annexation for full purposes of territory upon the request of the landowner; and

WHEREAS, Elephant Heart Development Corp. and Adrian Collins (Owners) are the landowners of approximately 3.795 acres out of County Block 4450, generally located northwest of the intersection of Culebra Road and Old Stillwater Road, in the San Antonio ETJ and contiguous to the city limits of San Antonio; and

WHEREAS, on October 9, 2022, proper notice of the public hearing was published in the San Antonio Express-News, being a newspaper of general circulation in the municipality and in the territory proposed for annexation and posted on the internet website maintained by the City of San Antonio in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on November 10, 2022, the San Antonio City Council held a public hearing on the proposed annexation of the 3.795 acres of land, generally located northwest of the intersection of Culebra Road and Old Stillwater Road,, and the public hearing gave all interested persons the right to appear and be heard on the proposed annexation; and

WHEREAS, the population of the City of San Antonio, Texas, is in excess of 1,451,853 inhabitants, and the territory to be annexed lies within the ETJ of the City of San Antonio, Texas, and lies adjacent to and adjoining the City of San Antonio, Texas; **NOW THEREFORE**,

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

SECTION 1. The petition requesting the annexation of the 3.795 acre territory, legally described as 3.795 acres out of County Block 4450, that was submitted by the landowners is hereby granted. The territory is more particularly depicted in **EXHIBIT "A"** and described in **EXHIBIT "B"** and attached hereto and incorporated herein for all purposes.

SECTION 2. The unincorporated territory lying outside of, but adjacent to and adjoining the City of San Antonio, depicted and more particularly described in **EXHIBITS "A" and "B,"** is hereby added and annexed to the City of San Antonio, Texas, and said territory shall hereafter be included within the municipal boundary of San Antonio, and the present corporate limits of San Antonio, at the various points contiguous to the territory described and depicted in **EXHIBITS "A" and "B,"** are altered and amended so as to include said newly annexed territory within the corporate limits of the City of San Antonio, Texas.

SECTION 3. The newly annexed territory so added shall bear its share of the taxes levied by the City of San Antonio, Texas. The owners and inhabitants thereof shall be entitled to all of the rights and the privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 4. A Service Agreement outlining the provisions of municipal service to the territory described and depicted in **EXHIBITS "A" and "B,"** and is hereby approved and the implementation of said Agreement is hereby authorized. Such Agreement is attached hereto and executed herein as if set out verbatim for all purposes as **EXHIBIT "C."**


SECTION 5. In accordance with Section 35-307(a) of the City of San Antonio Unified Development Code, this property shall be zoned by separate ordinance and the assigned zoning district will be effective upon annexation.

SECTION 6. The land and territory annexed by this ordinance shall be represented by and be a part of City Council District 6.

SECTION 7. The statements set forth in the recitals of this ordinance are true and correct and are incorporated as a part of this ordinance.

SECTION 8. This ordinance shall be effective on November 30, 2022.


PASSED AND APPROVED on this 10th day of November 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting November 10, 2022

21.

2022-11-10-0883

Ordinance providing for the extension of the City limits of San Antonio by the full purpose annexation as requested by Elephant Heart Development Corp. and Adrian Collins, the landowners of approximately 3.795 acres out of CB 4450, generally located northwest of the intersection of Culebra Road and Old Stillwater Road, which is contiguous to the City limits of San Antonio, within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in west Bexar County, and approving a Service Agreement with the Landowners. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage
Absent:	Sandoval, Perry

SG/ml
11/10/22
Item No. 21

EXHIBIT “A”

[illegible]

“EXHIBIT A”
“SURVEY AND FIELD NOTES”

Sinclair Land Surveying, Inc.

5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518
TBPELS Firm No. 10089000

March 14, 2022

3.417 acres out of the
M.M.Y. Musquiz Survey No. 80
Abstract 467
County Block 4450

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

3.417 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½” iron bar with a yellow cap marked “MBC” found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the north corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and the east corner of Lot 1, Block 95, County Block 4450 and New City Block 18296, Culebra Valley as shown by plat of record in Volume 9704 at page 68 of the Plat Records of Bexar County, Texas, for the north corner of this tract;

Thence S 50°43'17" E (called S 50°47'03" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 48.04 feet (called 47.73 feet) to an ½” iron bar with a damaged red cap found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

Thence S 59°49'02" E (called S 59°48'23" E) with the northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 508.84 feet (called 509.02 feet) to an ½” iron bar with a red cap marked “CEC” found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

“EXHIBIT A”
“SURVEY AND FIELD NOTES”

Thence S 64°43'47" E (called S 64°43'16" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 149.78 feet (called 149.86 feet) to an ½" iron bar found set in the ground in the arc of a curve having a radius of 389.94 feet, the east corner of said 4.803-acre tract, for the east corner of this tract;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of S 52°33'38" W – 224.06 feet, a distance of 227.26 feet to a calculated point for the south corner of this tract;

Thence N 66°03'40" W crossing said 4.803-acre tract a distance of 593.28 feet to a calculated point in the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1, for the west corner of this tract;

Thence N 23°39'50" E (called N 23°41'52" E) with the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1 a distance of 268.22 feet to the point of beginning.

Containing 3.417 acres (148,828 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.



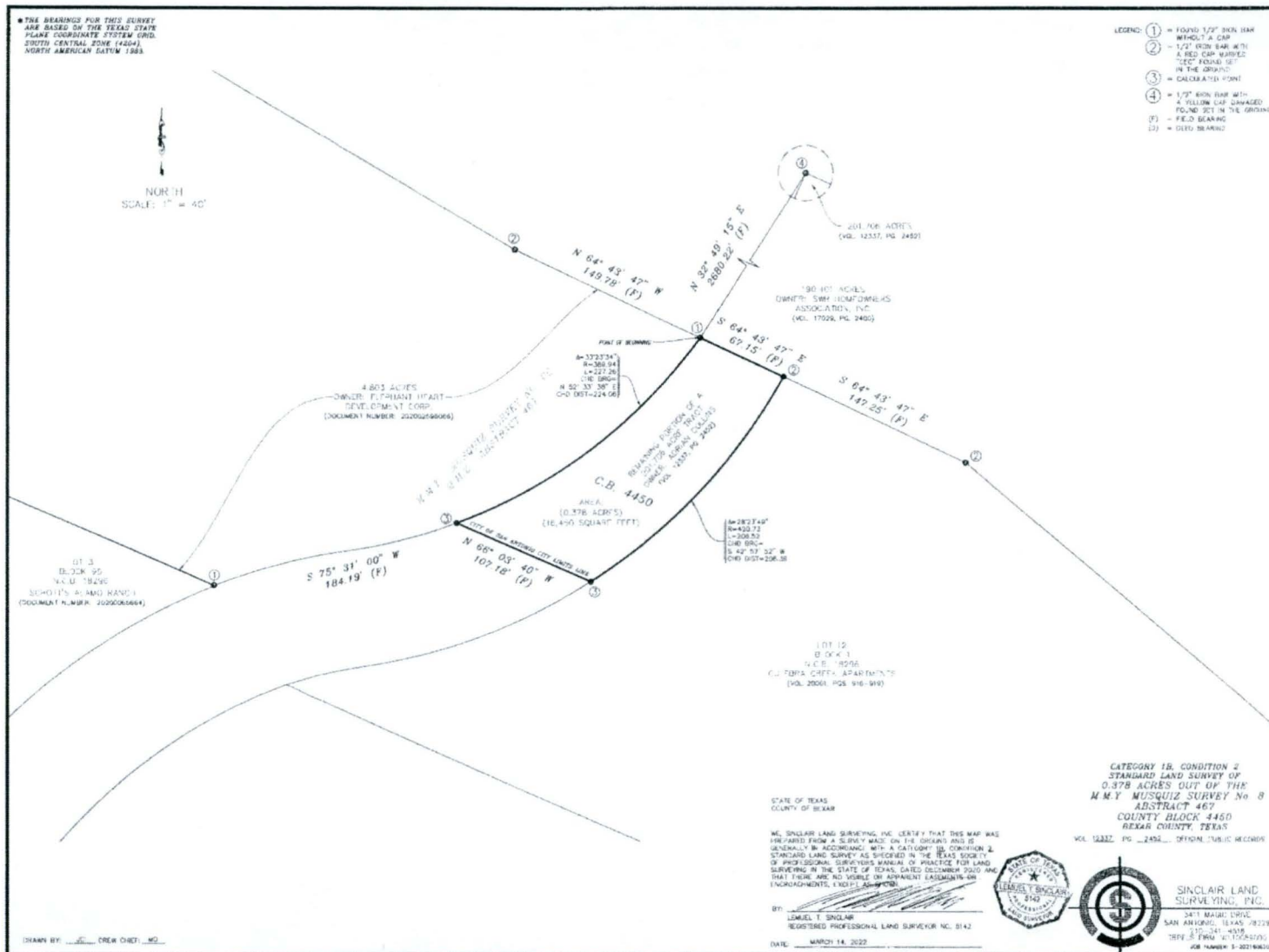
Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Its



EXHIBIT “B”

"EXHIBIT B" "SURVEY AND FIELD NOTES"



“EXHIBIT B”
“SURVEY AND FIELD NOTES”

Sinclair Land Surveying, Inc.

5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518
TBPELS Firm No. 10089000

March 14, 2022

0.378 acres out of the
M.M.Y. Musquiz Survey No. 80
Abstract 467
County Block 4450

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

0.378 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the east corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas, for the north corner of this tract, whence an ½" iron bar with a damaged yellow cap found set in the ground, the north corner of a 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas, bears N 32°49'15" E a distance of 2,680.22 feet and whence an ½" iron bar with a red cap marked "CEC" found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, bears N 64°43'47" W a distance of 149.78 feet;

Thence S 64°43'47" E crossing said 201.706-acre tract with a southwest boundary line of said 190.401-acre tract a distance of 67.15 feet to an ½" iron bar with a red cap marked "CEC" found set in the ground in the arc of a curve having a radius of 420.73 feet, the north corner of Lot 12, Block 1, New City Block 18296, Culebra Creek Apartments as shown by plat of record in Volume 20001 at pages 916-919 of the Plat Records of Bexar County, Texas, for the east corner of this tract, whence an ½" iron bar with a red cap marked "CEC" found set in the ground, a

“EXHIBIT B”
“SURVEY AND FIELD NOTES”

corner of said Lot 12 and a corner of said 190.401-acre tract, bears S 64°43'47" E a distance of 147.25 feet;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 420.73 feet with the northwest boundary line of said Lot 12, through a central angle of 28°23'49", a chord bearing and distance of S 42°57'52" W – 206.39 feet, a distance of 208.52 feet to a calculated point for the south corner of this tract;


Thence N 66°03'40" W a distance of 107.18 feet to a calculated point in the arc of a curve having a radius of 389.94 feet, the southeast boundary line of said 4.803-acre tract, for the west corner of this tract;

Thence curve left in a northeasterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of N 52°33'38" E – 224.06 feet, a distance of 227.26 feet to the point of beginning.

Containing 0.378 acres (16,450 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.


Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Its



SG/ml
11/10/22
Item No. 21

EXHIBIT “C”

“EXHIBIT C”

“SERVICE AGREEMENT”

CITY OF SAN ANTONIO

MUNICIPAL SERVICE AGREEMENT FOR

3.795 ACRES 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 two tracts of land, consisting of 3.417 acres, Tract 1, and 0.378 acres, Tract 2, totaling approximately 3.795 acres, "Annexation Area," generally located Northwest of the intersection of Culebra Road and Old Stillwater Road in the City's extraterritorial jurisdiction (ETJ), in West Bexar County, as more particularly described in Exhibit A, as requested by Elephant Heart Development Corp., and Adrian Collins, the Property Owners (the "Owners"). Currently, the proposed Annexation Area is currently vacant and is proposed for a multi-family development.

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 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." This area will be incorporated into West Patrol District 5350, in the West Patrol Substation at 7000 Culebra Road.

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 multi-family residential properties with limited accessibility such as Planned Unit Developments (PUDs), properties zoned as Infill Development Zone (IDZ), 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 are 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 as of Fiscal Year 2022. 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.

With commercial customers accounting for 5.6% of the customer base and 38.7% 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.

- 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 Utility 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 exiting 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

	No slab poured	Slab poured	Frame, no sheetrock	Sheetrocked
Building	100%	75%	50% Frame Inspection Required	25% Frame Inspection Required
Plumbing	100%	66% Rough-in required 100% gas permit	66% Rough-in required 100% gas permit	33% Plumbing final and 50% gas permit
Electrical	100%	100%	100% Rough-in required	50% Final Inspection
Mechanical	100%	100%	100% Rough-in required	Equipment only. Permit for air handler, cooling coil and condenser required
Plans	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. This includes tree, landscape, and buffer requirements as applicable. Demolition permit is required before partial or 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 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.

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.

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.

THEREFORE, IN WITNESS WHEREOF, the Parties have executed this Service Agreement this _____ day of September, 2022.

CITY OF SAN ANTONIO

By: _____
(Signature)
Name: Bridgett White, AICP
Title: Director, Planning Department
Date: _____

State of Texas
County of Bexar

This instrument was acknowledged before me on this _____ day of _____, 2022 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)

My Commission expires: _____.

THE OWNERS

ADRIAN COLLINS

By: _____
(Signature)
Name/Title: Adrian Collins (an individual)
Date: 09/16/2022

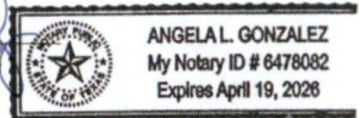
State of Texas
County of Bexar

This instrument was acknowledged before me on this 16th day of September, 2022 by Adrian Collins, the Property Owner.

Notary Public, State of Texas
(Personalized Seal)

Angela L. Gonzalez
(Name of Notary Public)

My Commission expires: April 19, 2026



THE OWNERS

ELEPHANT HEART DEVELOPMENT CORP.

By: _____
(Signature)
Name/Title: Adolfo Eduardo Gutierrez, Jr., Member
Date: 9/16/22

State of Texas
County of Webb

This instrument was acknowledged before me on this 16th day of September, 2022 by Adolfo Eduardo Gutierrez, Jr., Member of Elephant Heart Development Corp, the Property Owner.

Notary Public, State of Texas
(Personalized Seal)

Angela L. Gonzalez
(Name of Notary Public)

My Commission expires: April 19, 2026

