



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
June 14, 2022**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

TUESDAY, JUNE 14, 2022 at 6:00 p.m.

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, June 14, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Councilmember Brown)**

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)
- Announcements and recognitions by the City Manager (M. Browne)
- Announcements and recognitions by the Mayor (R. Gutierrez)

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Discussion by the Council of any item not on the agenda shall be limited to statements of specific

factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of regular meeting of June 7, 2022. (B. Dennis)
2. **Ordinance No. 22-S-24** Consider and act upon a request to close and abandon to the abutting property owners a portion of Aviation Avenue Right-of-Way, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street; establish an effective date hereof. ***Final Reading*** (B. James/ L. Wood/ M. Harrison)
3. **Appointments and Reappointments to various Boards, Commissions and Committees** - Consideration and/or action approving the Reappointments and Appointments to the Board of Adjustments, Library Advisory Board and the Planning & Zoning Commission. (B. Dennis/Mayor-Council)
4. **Resolution No. 22-R-59**– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Subdivision Improvement Agreement with Comal Independent School District. (B. James/L. Wood/E. Delgado)
5. **Resolution No. 22-R-52**– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to enter into an agreement with Unintech Consulting Engineers, Inc., for design, bid, and construction phase engineering services for the Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road looped waterline project and other matters in connection therewith. (B. James/K. Woodlee/E. Schulze)

Workshop

6. **City Boards, Commissions & Committees** - Discussion regarding City Council Liaison positions on the various City Boards, Commission and Committees and setting joint meetings. (Item requested by Councilmember Heyward) (M. Browne/B. Dennis/A. Heyward)

Roll Call Vote Confirmation

Closed Session

7. City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code to discuss the vacancy of the Fire Chief.

Reconvene into Regular Session

8. Take any action based on discussions held in Closed Session under Agenda Item 7.

Roll Call Vote Confirmation

Information available in City Council Packets - NO DISCUSSION TO OCCUR

9. **Monthly Update on Major Projects in progress/CIP. (B. James/K. Woodlee)**

Requests and Announcements

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers for updates or information from staff.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.
- Announcements by Mayor and Councilmembers
 - City and community events attended and to be attended
 - City Council Committee and Liaison Assignments (see assignments below)
 - Continuing education events attended and to be attended
 - Recognition of actions by City employees
 - Recognition of actions by community volunteers

Adjournment

CERTIFICATION

I, BRENDA DENNIS, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 10th DAY OF JUNE 2022 AT 1:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

BRENDA DENNIS

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2022. TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Audit Committee Investment Advisory Committee Main Street Committee	Councilmember Scagliola – Place 5 Animal Advisory Commission - Alternate Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate Schertz-Seguin Local Government Corporation
Councilmember Davis– Place 1 Interview Committee for Boards and Commissions Main Street Committee - Chair Schertz Housing Authority Board TIRZ II Board	Councilmember – Place 2 (VACANT)
Councilmember Whittaker – Place 3 Audit Committee Interview Committee for Boards and Commissions TIRZ II Board	Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions TIRZ II Board
Councilmember Heyward – Place 6 Animal Advisory Commission Audit Committee Investment Advisory Committee Main Street Committee	Councilmember Brown – Place 7 Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the meeting of regular meeting of June 7, 2022. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on June 7, 2022.

RECOMMENDATION

Recommend Approval.

Attachments

06-07-2022 Draft minutes

DRAFT

MINUTES REGULAR MEETING June 7, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 7, 2022, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem David Scagliola; Councilmember Mark Davis; City Council Place 2 - Vacant; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember Allison Heyward

Absent: Councilmember Tim Brown

City City Manager Dr. Mark Browne; Assistant City Manager Brian James; City Attorney
Staff: Daniel Santee; City Secretary Brenda Dennis; Assistant to the City Manager Sarah
 Gonzalez; Deputy City Secretary Sheila Edmondson

Call to Order

Mayor Gutierrez called the meeting to order at 6:00 pm.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Heyward)

Mayor Gutierrez recognized Councilmember Allison Heyward who provided the opening prayer followed by the Pledges of Allegiance to the Flags of the United States and the State of Texas.

1. **Resolution 22-R-49** - Presentation and consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the 2022 Recipient of the Hal Baldwin Scholarship. (M. Browne/S. Gonzalez) *Presentation to follow approval.*

Mayor Gutierrez recognized Assistant to the City Manager Sarah Gonzalez who presented Resolution 22-R-49 which is approving the 2022 Recipient of the Hal Baldwin Scholarship.

Mayor Gutierrez asked for a motion to approve Resolution 22-R-49.

Moved by Councilmember Mark Davis, seconded by Councilmember Michael Dahle

AYE: Mayor Pro-Tem David Scagliola, Councilmember Mark Davis,
Councilmember Jill Whittaker, Councilmember Michael Dahle,
Councilmember Allison Heyward

Passed

Presentations

Mayor Gutierrez who recognized Assistant to the City Manager Sarah Gonzalez who introduced Ms. Emily Layton as the 2022 Hal Baldwin Scholarship. Ms. Layton is a senior at Samuel Clemens High School and will attend the University of Texas in the fall. She plans to study for her bachelor's degree in Biology and upon graduation, attend medical school with the hopes of becoming a medical examiner for the county.

Ms. Susan Beck congratulated Ms. Layton for being the 2022 Hal Baldwin Scholarship recipient.

Presentations

- Presentation and update regarding the recent Love Where You Live Event. (Eric Wilbur, Chair LWYL)

Mayor Gutierrez recognized Mr. Eric Wilbur who provided a presentation on the April 2022 LWYL event. There were 160 volunteers who participated, and they were able to provide various types of service to 35 homeowners in the Village and Heritage Neighborhoods. Mr. Wilbur thanked the City of Schertz and City Council for their support and various sponsors who donated to this event.

- Presentation regarding the 4th of July Jubilee Activities. (B. James/L. Shrum)

Mayor Gutierrez recognized Parks Director Lauren Shrum who provided an update on the upcoming July 4th Jubilee. It is the 46th Annual Celebration of this event. July 4th Jubilee Events include: the Freedom 5k Run, Parade, Family Fun Activities, Live Music, Carnival, Food Trucks and Fireworks. Ms. Shrum stated that the event will be advertised on the City website, Social Media, Schertz Magazine and email blasts. Letters went out to all businesses and residents in the Aviation Heights area. Additional information packets will be available for City Council at the June 28th City Council Meeting.

Employee Recognition

Department Heads introduced their new employees to the City Council.

- Planning & Community Development : William Willingham - Planning Intern
- Police Department: Emily Daniel - Communication Officer; Renee Sifuentes; Derrick Balderas - Police Officer

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)

Mayor Gutierrez recognized Assistant to the City Manager Sarah Gonzalez who provided the following information.

Monday-Friday, June 6-June 10

Junior High Fire Academy and High School Fire Academy

8:00 AM – 12:00 PM

Fire Station #1

There will be a graduation ceremony at 12:00 PM on Friday, June 10 for the cadets and family members with certificates being handed out and pizza and cake being served.

City Council is invited to come out on any of the days or times to watch the cadets participate in the many training activities planned.

Thursday, June 9

Northeast Partnership Monthly Meeting

11:30 AM – 1:00 PM

Olympia Hills Golf Course & Conference Center

RSVP to City Secretary's Office

Saturday, June 11

Nature Discovery Series – Discover the Forest

10:00-11:00 AM

Crescent Bend Nature Park

Music & Movies in the Park

7:00-10:30 PM

Heritage Oaks Park, 11700 Long Leaf Parkway

“Harry Potter and the Sorcerer's Stone”

Tuesday, June 14

Next regular scheduled Council meeting

6:00 PM

Council Chambers

- Announcements and recognitions by the City Manager (M. Browne)

Mayor Gutierrez recognized City Manager Dr. Mark Browne who announced that Assistant City Manager Brian James will be speaking at the Texas City Manager's Association Conference this week. Dr. Browne also wanted City Council to know that City Manager's Office Staff will be attending this conference. Dr. Browne also thanked the Facilities Maintenance Crew and Public Works for completing the Civic Center air conditioning project. He also thanked Sarah Gonzalez and the Public Affairs team for being flexible during this project. Dr. Browne also wanted to thank the Police Department who sent Officers, Dispatchers, EMS crew and the AMBUS to assist the City of Uvalde following the shooting event last week.

- Announcements and recognitions by the Mayor (R. Gutierrez)

Mayor Gutierrez wanted to thank the Staff who went and supported the City of Uvalde during this crisis.

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Mayor Pro-Tem David Scagliola recognized the following residents:

- Mr. Daniel Jameson, 1048 Richmond Drive-Mr. Jameson wanted to thank Public Works for the repair near his street. He had additional concerns he sent to the City Manager's Office. Mr. Jameson also stated he likes the fact that we are taking the electric wires and are planning to put them underground in the Main Street project.
- Mr. Tony Perales, 403 Brooks-Mr. Perales was concerned about the security of schools in our area. He is retired law enforcement and a retired combat marine who is willing to volunteer his time and stand outside any school to help provide security.
- Ms. Michele Terletsky, 705 Marilyn Drive-Ms. Terletsky wanted to say thank you to Jeremy Quast from Public Works who came over and helped her with her neighbor's water leak. She also wanted to thank Animal Services who came over and helped her other neighbor with a dying raccoon in her backyard. In the Schertz Magazine she had some questions about the Looking Back columns in the monthly magazine.
- Ms. Maggie Titterington, 1730 Schertz Parkway- Ms. Titterington provided the following Chamber Updates:

June 17th we have a ribbon cutting on Main street from 4-5pm for M and M Photobooth.

June 21st is The Chamber's monthly luncheon, but we are also celebrating our 17th anniversary of being a Chamber of Commerce. Our guest speaker is Jason Meza Regional Director for the Better Business Bureau. His topic is Word of Mouth is now Virtual. RSVP deadline is June 14th.

June 22nd is our next EPIC Business Education class, with our facilitator Liane Garrett of Madwomen Marketing presenting the topic of Are you taking care of your business. The class is from 8-11am and breakfast is being provided by Dunkin in Cibolo. Register at thechamber.info under Event Calendar.

June 24th begins our Summer Smoothie Celebration at Tropical Smoothie from 7:30am - 9am. This takes the place of our Coffee with The Chamber. It will run through August, and then we will resume our Coffee at the Chamber.

Thank you to Dr. Browne, Brian James, Adrian Perez and other Schertz staff who have been helping her to work with two businesses that are coming into Schertz. There have been communication and building issues, but she is so grateful that so many people came to the table and were willing to help move the process along. We should have an announcement soon of a groundbreaking.

- Mr. Jehmon Brown, 9778 Mulhouse Drive - Mr. Brown had a request for the City to replace four soccer nets at the Rhine Valley Park.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

Mayor Gutierrez and Mayor Pro-Tem Scagliola read the following items into record:

2. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of May 24, 2022 regular meeting. (B. Dennis)
3. **Ordinance No. 22-D-22** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas, providing that the Code of Ordinances of the City be amended by revising Chapter 86, Article IV, Section 86-118 Maximum Limits in School Zones to add a segment of Fairlawn Avenue; and providing an effective date. (*Final Reading*) (B. James/K. Woodlee)
4. **Ordinance No. 22-D-23** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas, providing that the Code of Ordinances of the City be amended by revising Chapter 86, Article V, Section 86-149 Parking Prohibited to add segments of Fairlawn Avenue; and providing an effective date. (*Final Reading*) (B. James/K. Woodlee)
5. **Resolution No. 22-R-56** - Consideration and or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing expenditures in excess of \$50,000 with BB Inspections for building inspection services during the remainder of the 2021-2022 Fiscal Year and other matters in connection therewith. (B. James/L. Wood)
6. **Ordinance No. 22-M-20** - Consideration and/or action adopting and amending an Ordinance by the City Council of the City of Schertz, Texas setting dates for the end of terms of volunteer members on City Boards, Commissions, and Committees, and requiring new applicants wishing to serve or fill a vacancy be interviewed by the Interview Committee. Repealing all ordinances or resolutions or parts of an ordinances or resolutions in conflict with this ordinance; and providing an effective date. (*Final Reading*) (Interview Committee/S. Edmondson/B. Dennis)

7. **Resolution 22-R-57** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing city staff and consultants to issue General Obligation Bonds Series 2022 for Fire Station 4 and improvements on FM 1518 as previously approved by the voters. (M. Browne/J. Walters)
8. **Resignations and Appointments to Boards/Commissions/Committees** - Consideration and/or action regarding the resignations and appointments to various Boards/Commissions/Committees (Council/B. Dennis)
 - Resignation of Mr. Jimmy Odom from the Planning & Zoning Commission
9. **Resignation** - Consideration and/or action regarding the acceptance of the resignation of Mr. Floyd Akers, City of Schertz, Prosecutor. (M. Browne)
10. **Resolution No. 22-R-55** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing and approving the Investment Policy and Investment Brokers and other matters in connection therewith. (M. Browne/J. Walters/B. Martin)

Mayor Gutierrez asked Council if there were any items they wished removed for separate action, as there were none; Mayor Gutierrez asked for a motion to approve Consent Agenda Items 2-10.

Moved by Councilmember Mark Davis, seconded by Councilmember Michael Dahle

AYE: Mayor Pro-Tem David Scagliola, Councilmember Mark Davis,
Councilmember Jill Whittaker, Councilmember Michael Dahle,
Councilmember Allison Heyward

Passed

Discussion and Action Items

11. **Resolution 22-R-54** - Consideration and approval of a Resolution by the City Council of the City of Schertz, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation, complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date. (M. Browne/J. Walters)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-54

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF
SCHERTZ, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF**

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; AND PROVIDING AN EFFECTIVE DATE

Mayor Gutierrez recognized Finance Director James Walters who introduced this item stating the Resolution only alerts the Citizens that the proposed projects will be considered and Certificates of Obligation (the “Certificates”) will be approved on August 2, 2022. The City intends to issue the Certificates in an amount not to exceed \$19,855,000 for the purpose of making street and drainage repairs and improvements to the City’s utility system including water projects. The authorization of the Resolution will not have a fiscal impact. When the CO’s are approved, along with the GO Bond, it is estimated that there will be no impact on the I&S tax rate or require a utility rate increase relative to the portion of Certificates sold for making utility system improvements.

Projects included are:

FM1518 Road Improvements: \$5,605,000

Main Street Improvements: \$3,250,000

Northcliffe AC Pipe Replacement: \$2,000,000

Live Oak Water Transmission Main: \$4,000,000

FM1518 Utility Relocation: \$5,000,000

Total: \$19,855,000

This notice allows the Citizens 45 days after the publication to put together a petition with 5% of registered voters to stop the sale of these bonds. If the petition succeeds, the bonds can be moved to the next ballot to be voted on.

Staff recommends approving the Resolution, publishing the Notice of Intention, and to authorize the consultants to move forward with the issuance of the Certificates (along with the Bonds) scheduled to sell on August 2nd with funds delivered on August 24, 2022.

Mr. Walters introduced Mr. Andrew Friedman with Samco who explained the timeline of the sale which was handed out to the Council. The timeline explains when the City is planning on issuing a notice of intention to issue certificates of obligation.

Mayor Gutierrez recognized Mayor Pro-Tem Scagliola who provided his reasoning on why this should be taken to the voters for approval. Mr. Walters provided an overview on information of what had already been taken to the voters for approval, 5 million for FM 1518, TxDOT came back and indicated that our match would need to be 10 million, this also includes right-of-way acquisitions, he provided information that has been discussed at previous council meetings specifically the main street improvements, which these were not on our previous issuance - the 3 million is new. He stated that the remaining 11 million is in the water and sewer fund. This was on our plan to issue for the water and sewer fund with the rate study we did last year. Those do not go to the voters as they are part of the water sewer, they are not going to

be supported by taxes, they are reported by their own revenue sources. The Northcliffe AC Pipe Replacement has not been approved by Council yet, but it has been on our plan. We are committed to the Live Oak Water Transmission Main and the FM1518 Utility Relocation funding to move forward with that project with the road improvements on FM 1518.

Mayor Pro-Tem Scagliola's concern is that it is estimated that there will be no impact on the INS tax rate, but to claim that there's not going to be a change is his concern. He stated that a few years ago, the City was going to make an effort of start balancing our funding of operations and maintenance vs. INS. There needs to be a lot of discipline to maintain fiscal responsibility and this isn't doing it. Mayor Pro-Tem Scagliola does not like this idea without voter approval and wants considerable input from the residents. He asked City Manager Dr. Browne if we are going to have public hearings addressing this item. Mr. Walters stated it is not required to go fo a vote on the C of O's. It will be published in the paper and the citizens if they oppose it can form a petition which would push these to a ballot. Mr Walters explained when the votes approved the expansion of FM 1518, he would argue that there is a voice from the citizens to move forward with this project. We can hold public hearings and talk about it in additional council meetings, but we have heard many residents come out and say there are issues on FM 1518 that these funds will address.

Mr Friedman with Samco, stated that this is not subject to a public hearing, but is subject to a petition. With the approval of this resolution, the city would post a notice of intention in the paper for two consecutive weeks and on the city website from now until the scheduled sale which is August 2nd, 2022. The next time this will come before City Council is when bids are received on August 2nd, 2022.

Mayor Pro-Tem Scagliola wanted to make sure the city is transparent with this funding and had concerns on why Main Street Improvements were added to these C of O's.

Assistant City Manager Brian James explained that the residents expect the city to take care of basic city services. Police, Fire protection, streets, waterlines, sewer lines and basic maintenance of parks. The Main Street project is addressing basic infrastructure that is very much needed in these older parts of town. He agrees with making sure the city is transparent, but also that the city deals with the basics of maintenance and repair. Councilmember Mark Davis agrees with ACM James and stated this is very needed in this area with pipes that are over 50 years old.

Councilmember Whittaker made a motion to approve Resolution 22-R-57.
Councilmember Davis seconded the motion.

Mayor Gutierrez stated that the motion Councilmember Whittaker made was, " I move that the City Council adopt a Notice of Intention Resolution", and Councilmember Davis seconded the vote.

Moved by Councilmember Jill Whittaker, seconded by Councilmember Mark Davis

AYE: Councilmember Mark Davis, Councilmember Jill Whittaker,
Councilmember Michael Dahle
NAY: Mayor Pro-Tem David Scagliola
Passed

Public Hearings

12. **Resolution No. 22-R-53** - Conduct a public hearing, consideration and/or action approving a Resolution accepting a petition for voluntary annexation of approximately 287 acres of land generally located approximately 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, and 310121, Bexar County, Texas. (B. James/L. Wood/M. Harrison)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-53

A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS ACCEPTING A PETITION FOR VOLUNTARY ANNEXATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SCHERTZ

Mayor Gutierrez recognized Senior Planner Megan Harrison who introduced this item stating the property owners are requesting voluntary annexation into the City of Schertz due to wanting the subject properties to be located within the City of Schertz City limits in order to develop the land as a Planned Development District (PDD).

Annexation of land into the City's corporate limits may be voluntary or involuntary. Each type has Texas Local Government (LGC) requirements that identify the necessary process based on the annexation type. The City's Unified Development Code (UDC) Section 21.4.8 includes provisions that apply to requests for voluntary annexation as well as the criteria for approval that the City Council should consider. This section of the City's UDC includes provisions for processing voluntary annexation requests.

Upon City Council accepting the petition for the voluntary annexation of the approximately 287 acres of land, the property owners would be able to initiate the annexation and zone change processes for the subject property. The adoption of this resolution does not annex the subject properties into the City, but instead allows the City Council to annex the property by ordinance in the future. A subsequent ordinance for annexation must be approved by City Council in order to annex the property into the City of Schertz, which is tentatively scheduled to be heard on the July 5th, 2022, City Council meeting. Staff are recommends approval.

Mayor Gutierrez stated that this was a public hearing and opened the public hearing for those wishing to speak. As no one spoke; Mayor Gutierrez closed the public

hearing for Council comments and questions. As there were none; Mayor Gutierrez called for a motion to approve Resolution No. 22-R-53.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michael Dahle to approve Resoluton No. 22-R-53.

AYE: Mayor Pro-Tem David Scagliola, Councilmember Mark Davis,
Councilmember Jill Whittaker, Councilmember Michael Dahle,
Councilmember Allison Heyward

Passed

- 13. Ordinance No. 22-S-24** Conduct a public hearing and consider and act upon a request to close and abandon to the abutting property owners a portion of Aviation Avenue Right-of-Way, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street; establish an effective date hereof. ***First Reading*** (B. James/ L. Wood/ M. Harrison)

Mayor Gutierrez read the following into record:

ORDINANCE NO. 22-R-24

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, CLOSING AND ABANDONING TO THE ABUTTING PROPERTY OWNERS A PORTION OF AVIATION AVENUE RIGHT-OF-WAY APPROXIMATELY 918 FEET EAST FROM FARM TO MARKET ROAD (FM) 1518 TO OAK STREET, A PORTION OF MITCHELL AVENUE RIGHT-OF-WAY APPROXIMATELY 857 FEET EAST FROM FM 1518 TO OAK STREET, AND APPROXIMATELY 806 FEET OF POPLAR STREET RIGHT-OF-WAY NORTH OF AERO AVENUE EXTENDING 161 FEET NORTH OF THE INTERSECTION OF AVIATION AVENUE AND POPLAR STREET; ESTABLISH AN EFFECTIVE DATE HEREOF.***First Reading***

Mayor Gutierrez recognized Senior Planner Megan Harrison who introduced this item stating the Parks and Recreation Department is proposing to add parking at Thulemeyer Park. As part of that effort, they are proposing to replat the park as a single lot. To do that, they need to first have City Council abandon the existing right-of-way within the park. Thulemeyer Park is located within a portion of the larger Aviation Heights Subdivision which was platted in 1928.

The sections of right-of-way that is proposed for abandonment is a portion of Aviation Avenue Right-Of-Way approximately 918 feet east from Farm to Market Road (FM) FM 1518 to Oak Street a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak, and approximately 806 feet of Poplar Street Right-Of-Way north of Aero Avenue extending 161 feet north of the

intersection of Aviation Avenue and Poplar Street.

The request is to abandon the right-of-way in order to continue the use of the public park but also to construct a new parking area for the baseball fields. The right-of-way that is being requested to be abandoned is not currently developed / constructed as roadways. Additionally, the City of Schertz owns the adjacent land to the requested right-of-way to be abandoned. This means that the abandoned right-of-way would remain under the City of Schertz ownership as the City is the "abutting property owner".

A public hearing notice was published in the "San Antonio Express" newspaper on May 18th, 2022 in preparation for the City Council meeting. Additionally, 39 public hearing notices were mailed out to the property owners within 200-feet on June 1, 2022. Staff recommends approval.

Mayor Gutierrez opened the public hearing and recognized the following who spoke:

- Ms. Barbara Mansfield Gonzalez, 1012 Antler Drive, who stated her and her husband own the old batting cages spoke on concerns regarding the development of the park area. She stated that she received notice of this on Saturday. She would like to know how high the improvements are going to be because it is going to put water onto their, they have already suffered from the buildup between them, Pecan and Highway 35 with the runoff from new construction. She also spoke regarding concerns of what is the long range plan for the park. She stated that they received some answers to their questions from Megan but still have more.
- Rodney Hill, 1209 FM1518, who stated he lives right across from the park and supports this 100% because this was platted in 1928 and if we are looking to do anything with it, we are going to have to get all cleared up to make it better parkland.
- Craig Montgomery, 124 Pecan, spoke on effects on his property running on Ira Street, he would like a better explanation of what this plan of abandoning the abutting property, and what ownership does the property belong to as he thought the City of Schertz owns the property.

As no one else spoke; Mayor Gutierrez closed the public hearing. Mayor Gutierrez recognized Ms. Harrison to address citizen questions. Ms. Harrison stated that the City of Schertz is the property owner. On an overhead Ms. Harrison showed the area in question with the right-of-ways which the City of Schertz is the property owner. Before we can do anything improvements to this property we will follow our own rules and abandon the right of ways. Ms. Shrum, Parks Director stated that this is still going to be a park, they are going to improve the parking lot that is on 1518 and then connect parking around to the back side of Oak Street parking. Accessibility and sidewalks are also going to be planned in the area. We are following our process and abandoning the right-of-ways that exists and platting it as one lot. Jennifer Shortness, Engineering stated that to address the drainage concerns we do understand that there are two low water crossings Pecan and Oak Street. Part of the proposal of future plans is to look at the drainage in the area.

Mayor Pro-Tem Scagliola thanked staff for explaining the process needed to move forward. Councilmember Davis stated that this makes perfect sense, it's an old plat, Thulemeyer is six or seven properties on paper-making it a single property makes perfect sense. His question was does the city have similar problems to other parcels, Mr. James answered yes, and we are currently working on areas of un-platted land. Councilmember Dahle stated that it is a good idea to make it one piece.

Mayor Gutierrez called for a motion to approve.

Moved by Councilmember Allison Heyward, seconded by Mayor Pro-Tem David Scagliola to approve Ordinance No. 22-S-24 on first reading.

AYE: Mayor Ralph Gutierrez, Mayor Pro-Tem David Scagliola,
Councilmember Mark Davis, Councilmember Jill Whittaker,
Councilmember Michael Dahle, Councilmember Allison Heyward

Passed

Roll Call Vote Confirmation

Closed Session

Mayor Gutierrez read the following into record:

14. City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code to discuss the vacancy of the City Prosecutor.

Mayor Gutierrez recessed the Regular Meeting at 7:33 p.m. into closed session.

Reconvene into Regular Session

Mayor Gutierrez reconvened into Regular Session at 7:54 p.m.

15. Take any action based on discussions held in Closed Session under Agenda Item 14.

Mayor Gutierrez made a motion seconded by Councilmember Whittaker to have our Legal Law Firm-Attorneys of Denton, Navarro, Rocha, Bernal & Zech represent the City of Schertz in the interim as our City's Prosecutor.

AYE: Mayor Pro-Tem Scagliola, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember Allison Heyward

Passed

Roll Call Vote Confirmation

City Secretary Brenda Dennis provided the roll call vote confirmation for Agenda Item 14.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

Mayor Gutierrez stated that Agenda Item 16 is an Informational item and can be found in the Council packets as well as can be found online.

16. Update on Printing Contract for *Schertz Magazine*.

Requests and Announcements

- Announcements by the City Manager.

No further announcements.

- Requests by Mayor and Councilmembers for updates or information from staff.

Councilmember Heyward requested GIS prepare a simple map showing how to get citizens from the Utility Building office to the Public Works office and have it available for the Utility Billings staff to hand out.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.

No items were requested.

- Announcements by Mayor and Councilmembers

Mayor Pro-Tem Scagliola stated he attended the Employee Cookout and the joint Cibolo/Schertz Memorial Day Services.

Councilmember Davis stated he attended the joint Cibolo/Schertz Memorial Day Services.

Councilmember Whittaker stated she attended the joint Cibolo/Schertz Memorial Day Services, Interview Committee meeting, she joined the Jr. Fire Academy for breakfast on Monday, today Ribbon Cutting ceremony for Counseling Consulting and Life Coaching in Northern Schertz. Lastly, she would like to recognize and thank the Police Department for putting together a presentation about our active shooter policy and providing that to her and the Mayor to review, and was glad to see our policy was where it needs to be.

Councilmember Dahle stated he attended the joint Cibolo/Schertz Memorial Day Services.

Councilmember Heyward stated she attended the Employee Appreciation Cook out and participated in the Corn Hole Tournament, attended the joint Cibolo/Schertz Memorial

Day Services, Ribbon cutting today at Counseling Consulting and Life Coaching in Northern Schertz. One last item, she has been appointed as a Delegate to the Municipal Policy Summit this summer, this is on the legislative side for TML for which they will be discussing legislative priorities that TML will take before the State. If there are priorities our City needs to provide to them, please let her know.

Adjournment

Mayor Gutierrez adjourned the meeting at 8:01 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: Planning & Community Development
Subject: Ordinance No. 22-S-24 Consider and act upon a request to close and abandon to the abutting property owners a portion of Aviation Avenue Right-of-Way, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street; establish an effective date hereof. *Final Reading* (B. James/ L. Wood/ M. Harrison)

BACKGROUND

The Parks and Recreation Department is proposing to add parking at Thulemeyer Park. As part of that effort, they are proposing to replat the park as a single lot. To do that, they need to first have City Council abandon the existing right-of-way within the park. Thulemeyer Park is located within a portion of the larger Aviation Heights Subdivision which was platted in 1928.

The sections of right-of-way that is proposed for abandonment is a portion of Aviation Avenue Right-Of-Way approximately 918 feet east from Farm to Market Road (FM) FM 1518 to Oak Street a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak, and approximately 806 feet of Poplar Street Right-Of-Way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street.

The request is to abandon the right-of-way in order to continue the use of the public park but also to construct a new parking area for the baseball fields. The right-of-way that is being requested to be abandoned is not currently developed / constructed as roadways. Additionally, the City of Schertz owns the adjacent land to the requested right-of-way to be abandoned. This means that the abandoned right-of-way would remain under the City of Schertz ownership as the City is the "abutting property owner".

A public hearing notice was published in the "San Antonio Express" newspaper on May 18th, 2022 in preparation for the City Council meeting. Additionally, 39 public hearing notices were mailed out to the property owners within 200-feet on June 1, 2022.

GOAL

Request that the unconstructed right-of-way, already being utilized as part of the Thulemeyer Park and the baseball fields, be abandoned in order to continue the current use but to also allow the potential development of a parking lot expansion. The City has the goal to increase the benefits that the park and baseball fields currently yield to the residents of Schertz but also working to provide for the future.

COMMUNITY BENEFIT

The abandonment and release of the right-of-way would allow the City to develop the area for additional parking spaces to meet the needs of residents that visit the park and attend games for their children at the baseball fields.

SUMMARY OF RECOMMENDED ACTION

The primary reason for the abandonment and release of the right-of-way is in order to continue providing the residents of Schertz the ability to play and enjoy the park and baseball fields. In addition, the right-of-way abandonment would also allow the City the opportunity to provide ample parking spaces to meet the needs of the residents that come to enjoy the park and attend the baseball games.

If the right-of-way abandonment were to be granted by the City Council, the next step would be to go through the replat process in order to bring all of the City owned property (Thulemeyer Park/ the baseball fields) into one lot. In completing this replat process, it would then allow the proposed parking lot expansion to occur including being able to obtain all necessary building permits.

FISCAL IMPACT

Due to the requested right-of-way being owned by the City of Schertz and the abutting property also being owned by the City of Schertz the abandonment would have no fiscal impact. However, the purpose of the abandonment is to then complete a proposed parking lot expansion which would have a fiscal impact.

RECOMMENDATION

Staff is recommending approval of Ordinance No. 22-S-24, to close and abandon to the abutting property owners a portion of Aviation Avenue Right-of-Way, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street.

The City Council held a public hearing on June 7th where they made a recommendation for approval with a vote of 5-0.

Attachments

Ord. 22-S-24

Aerial Map

Right-of-Way Abandonment Area

Public Hearing Notice Map

Engineering Department Letter of Recommendation

ORDINANCE NO. 22-R-24

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, CLOSING AND ABANDONING TO THE ABUTTING PROPERTY OWNERS A PORTION OF AVIATION AVENUE RIGHT-OF-WAY APPROXIMATELY 918 FEET EAST FROM FARM TO MARKET ROAD (FM) 1518 TO OAK STREET, A PORTION OF MITCHELL AVENUE RIGHT-OF-WAY APPROXIMATELY 857 FEET EAST FROM FM 1518 TO OAK STREET, AND APPROXIMATELY 806 FEET OF POPLAR STREET RIGHT-OF-WAY NORTH OF AERO AVENUE EXTENDING 161 FEET NORTH OF THE INTERSECTION OF AVIATION AVENUE AND POPLAR STREET; ESTABLISH AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of Schertz, Texas, a home rule municipality, has established a public right-of-way, Aviation Avenue, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street; described in the Exhibit A attached herein (herein after, the “Subject Area”); and

WHEREAS, The Subject Area is located entirely within the Aviation Heights Subdivision; and

WHEREAS, the Subject Area is abutted to the north by platted property as part of the Gesche Subdivision and the Barvarian Village and to the south by platted right of way, more specifically Aero Avenue; and

WHEREAS, pursuant to Section 311.007 of the Texas Transportation Code, a home-rule municipality may vacate, abandon, or close a street or alley; and

WHEREAS, no detriment or hazard to the City of Schertz or its citizens has been found; and

WHEREAS, on June 7, 2022, a Public Hearing was held to allow members of the public to give testimony, and comment, on the merits of the Subject Area abandonment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

Section 1. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgement and findings of the Council.

Section 2. That the City Council finds that such closure and abandonment as requested will cause no harm or injury to the City of Schertz or its citizens, said portion of right of way is not needed for public purpose and it is in the public interest to abandon said portion of right of way.

Section 3. That the Subject Area as depicted on Exhibit “A”, is hereby closed, abandoned and vacated insofar as the right, title or easement of the public is concerned and shall only extend

to the public right, title and easement that the City may legally and lawfully abandon, subject to the conditions of Section 4.

Section 4. That the Subject Area is abandoned to the abutting owners, as authorized by Section 311.007 of the Texas Transportation Code and Section 272.001 (b)(2) of the Texas Local Government Code condition upon the Subject Area being replatted into the property of the abutting property owners within 12 months. The replat must not create any non-conforming lots.

Section 5. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 9. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 10. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 7th day of June, 2022.

PASSED, APPROVED AND ADOPTED on final reading the 14th day of June, 2022.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

(SEAL OF THE CITY)

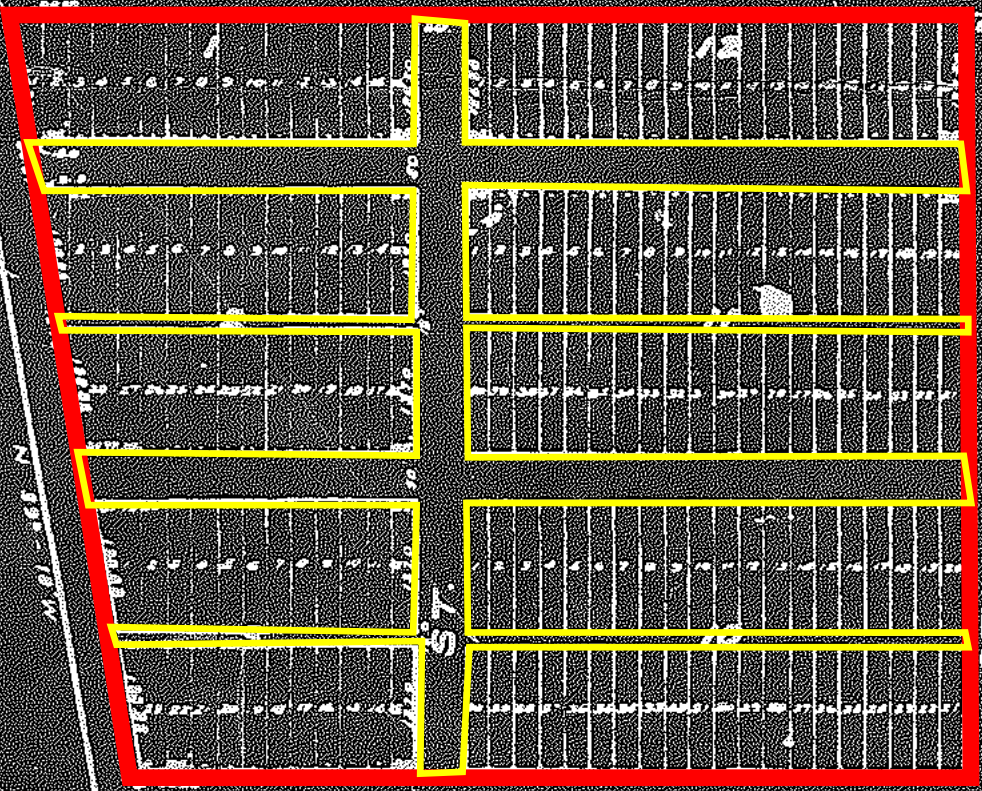
Exhibit "A"
Subject Property



LEGEND:

Thulemeyer Park Area

Rights-of-way to be Abandoned



— PLAT SHOWING —
AVIATION HEIGHTS
 AN ADDITION TO THE
CITY OF SCHERTZ
 GUADALUPE COUNTY, TEXAS
 SCALE 1"=200' —O— OCT. 25, 1928



STATE OF TEXAS
 COUNTY OF GUADALUPE
 Know all men by these presents, that we, Walter J. Schertz, C. W. Koch and H. P. Thulemeyer do hereby and by the presents approve and confirm the accompanying map of the lands owned by us, being a portion of the G. M. Molpus Survey No. 67, Guadalupe Co. Texas and hereby dedicate and designate for the use of the Public and present as well as future property owners in said lands the roads or drives shown thereon specially and specifically however reserving and retaining to ourselves, our heirs, executors, administrators and assigns, the exclusive right and privilege of the use of all roads or streets as shown and designated on this plat or map and such parts or portions thereof as may be desired or deemed necessary for the purpose of constructing, installing, operating and maintaining any and all public utilities of every kind whatsoever
 Witness our hands at Schertz, Texas this ... day of ... A.D. 1928.
Walter J. Schertz
C. W. Koch
H. P. Thulemeyer

STATE OF TEXAS
 COUNTY OF GUADALUPE
 Before me the undersigned authority, on this day appeared Walter J. Schertz, C. W. Koch and H. P. Thulemeyer known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they had executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this ... day of ... A.D. 1928.
 Notary Public in and for Guadalupe Co. Texas

STATE OF TEXAS
 COUNTY OF BEXAR
 I, A. Marbach Surveyor do hereby certify that this plat correctly shows the Aviation Addition to the City of Schertz as surveyed by me on the ground.
A. Marbach
 Surveyor
 Sworn and subscribed to before me, the undersigned authority on the 31st day of Oct. A.D. 1928
Andrew Cary Jr.
 Notary Public in and for Bexar Co. Texas



Memo

To: Emily Delgado, Senior Planner
From: Jennifer Shortess, P.E., Engineer
Date: June 2, 2022
Re: Recommendation for Abandonment of portions of Poplar Street, Aviation Avenue, Mitchell Avenue and Aviation Heights Subdivision for Thulemeyer Park

The Aviation Heights Subdivision was platted in 1928, with the housing development project starting in the 1950s and ending in the early 1960s (Schertz, Texas The Story of Great Ancestry, Legacy and Development 2008). Aviation Heights was the first impactful housing development within the City of Schertz. Portions of the Aviation Heights subdivision were granted to the City for two public parks, Thulemeyer Park and Pickrell Park.

Although no official dedication documents exist in the creation of these parks, the area has been utilized as a park for over 50 years. The City's Parks and Recreation Department have been working to develop a park master plan for Thulemeyer Park, which will include additional parking, improvements to bleacher seating, sidewalks, and drainage improvements.

Prior to pursuing construction of these improvements, the Parks and Recreation Department propose abandonment of the following rights-of-way:

- Poplar Street north of Aero Avenue
- Aviation Avenue west of Oak Street
- Mitchell Avenue west of Oak Street

City staff supports the abandonment of portions of Aviation Heights rights-of-way in order to pursue park improvements to Thulemeyer Park, which will help the Parks and Recreation Department promote the quality of life to meet the future needs of Schertz's residents.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: City Secretary
Subject: Appointments and Reappointments to various Boards, Commissions and Committees - Consideration and/or action approving the Reappointments and Appointments to the Board of Adjustments, Library Advisory Board and the Planning & Zoning Commission. (B. Dennis/Mayor-Council)

BACKGROUND

On June 2, 2022 the Interview Committee along with the Chairs of the Board of Adjustments, Library Advisory Board and Planning & Zoning Commission met to conduct interviews to fill vacancies and to consider reappointments for members whose terms expire June 30, 2022.

The Interview Committee recommends Council approve the following:

Board of Adjustments: Reappoint Richard Dziewit, Earl Hartzog and Yvonne Griffin. Appoint Ferrando Heyward to fill the vacant Alternate Position.

Library Advisory Board: Reappoint Dawn Figueras, Letticia Sever, Joanne Ward, Beverly Clark. Appoint Amy Bearce as a Regular Member; appoint Linda DuVall and Lee Murphy as Alternate Members filling current vacancies.

Planning & Zoning Commission: Reappoint Glen Outlaw, Judy Goldick, and Ernest Evans Jr. Appoint Tamara Brown as a Regular Member filling the current vacancy.

Staff recommends approval.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: Planning & Community Development
Subject: Resolution No. 22-R-59– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Subdivision Improvement Agreement with Comal Independent School District. (B. James/L. Wood/E. Delgado)

BACKGROUND

Comal ISD submitted a site plan for the proposed elementary school site at Hubertus Road and FM 482 on April 26, 2022. "Comal ISD Elementary School 20" is proposed to be 96,115 square feet and 2 stories in height. The school will include a playground, playfield and 202 parking spaces.

Comal ISD has scheduled the school, Comal ISD Elementary School 20, to open in the fall of 2023. In order to open the school then, construction of the building must begin immediately. Comal ISD obtained a clearing and grading permit in March 2022, and site grading in addition to utility work has begun. They have also submitted building construction plans which have been reviewed by Building Inspections, the Fire Department, and the Neighborhood Services Division, comments have been sent to the District's architect, and the plans have been resubmitted for staff's next review. The replat, specifically titled "Replat of the Harral Subdivision Lot 2 Block 1 to create the Harral Subdivision Lot 1 and 2 Block 5" was approved by the Planning and Zoning Commission on March 23, 2022. Comal ISD will be responsible for constructing public improvements per the City's codes. These public improvements include sanitary sewer, water line extension and roadway improvements more particularly shown on the constructions plans which were approved by the City of Schertz Engineering Department on May 3, 2022. The associated site plan for Comal ISD Elementary School 20 was approved by staff on May 6, 2022.

The City's Unified Development Code (UDC) requires a property to be platted in order to issue a building permit. In order to approve a replat, civil drawings associated with the required public improvements must be approved and those public improvements must be constructed and accepted in order to file the plat. In this case Comal ISD is requesting a Subdivision Improvement Agreement to allow the replat to be filed before construction and acceptance of the required public improvement. This is similar to what was done for Comal ISD Middle School 6 in 2016, located directly across Hubertus Road from the proposed Elementary School 20.

The City's UDC requires public improvements to be constructed and accepted prior to filing a plat in order to ensure that adequate infrastructure exists to serve the project and surrounding areas. It also ensures that the developer fully understands the exact requirements before beginning construction. Normally some form or surety is required (cash escrow, letter of credit, performance bond, etc.) as part of a subdivision improvement agreement. Given that the request is being made by a public school district and they are aware of UDC requirements, staff is not opposed to not requiring some form of surety.

Per the draft subdivision improvement agreement, Comal ISD as the property owner, is agreeing to

have all public infrastructure improvements completed prior to August 23, 2023. Additionally, Comal ISD acknowledges that prior to issuance of a Certificate of Occupancy all other public improvements, including but not limited to traffic signalization at FM 482 and Hubertus Road and the right-turn/decel lane on Hubertus Road will be completed.

GOAL

Ensure cooperation among the City of Schertz and Comal ISD to better serve both communities while ensuring the City's development requirements are met.

COMMUNITY BENEFIT

Comal ISD will be able to continue to work on constructing Elementary School 20 in order to be continue to work towards opening it in the fall of 2023.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of Resolution No 22-R-59.

FISCAL IMPACT

There is no fiscal impact to the City of Schertz.

RECOMMENDATION

Approval of Resolution No 22-R-59 allowing the City to enter into the Subdivision Improvement Agreement subject to changes approved by the City Attorney and City Manager

Attachments

Resolution 22-R-59

Draft Subdivision Improvement Agreement

Approved Site Plan

Approved Replat

RESOLUTION NO. 22-R-59

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE APPROVAL OF A SUBDIVISION IMPROVEMENT AGREEMENT WITH COMAL INDEPENDENT SCHOOL DISTRICT TO ALLOW THE FILING OF THE REPLAT OF THE HARRAL SUBDIVISION TO CREATE LOT 1 AND 2 BLOCK 5 PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS, AND OTHER MATTERS IN CONECTION THEREWITH

WHEREAS, the City staff of the City of Schertz (the “City”) has been approached by COMAL INDEPENDENT SCHOOL DISTRICT (Comal ISD) to enter into a Subdivision Improvement Agreement to allow the filing of the replat of the Harral Subdivision Lot 2 Block 1 to create the Harral Subdivision Lot 1 and 2 Block 5, prior to acceptance of the public improvements; and

WHEREAS, City staff has determined that it is in the interest of the community to allow Comal ISD to proceed with the construction of Comal ISD Elementary School 20 in a timely manner in order to be able to open in the fall of 2023 to serve growing number of student in the community; and

WHEREAS, pursuant to Section 21.4.15 Public Infrastructure Improvement Construction Plans and Community Facility Agreements allows for property owners to enter into a subdivision improvement agreement to defer the construction of public improvements; and

WHEREAS, the City Council has determined that no surety is required of Comal ISD, a political subdivision of the State of Texas, to secure the obligations to construct public improvements; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

The City Council hereby authorizes the City Manager to execute and deliver a Subdivision Improvement Agreement with Comal ISD generally per the attached Exhibit A, subject to changes approved by the City Manger and City Attorney.

The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 14th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

NOW THEREFORE, in consideration of the agreements set forth herein and for other reciprocal good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and stipulated by the Parties, the Owner and the City agree as follows:

1. Ownership of the Property. The Owner hereby represents and warrants that, as of the Effective Date, it has not conveyed, assigned, or transferred all or any portion of its interest in the Property to any other person or entity (any such person or entity referred to herein as “Purchaser”), nor is it a party to any contract or other understanding to do so that is not subject to this Agreement.

2. Construction of Improvements; Covenants. The Owner and the City covenant and agree to the following:

- a) The Owner is obligated by Section 21.12.13 of the City’s Unified Development Code to construct, or cause to be constructed, sanitary sewer, water line extension, and roadway improvements more particularly shown on the “Construction Plans” approved May 3, 2022 and that are included as part of the application for replat approval for the subdivision titled **Harral Subdivision Lot 1 and Lot 2 Block 5** (such improvements shall be referred to herein as the “Improvements”).
- b) The Improvements shall be built and completed in accordance with City design standards on or before August 23, 2023, after the Replat Recordation.
- c) The cost of the Improvements for **Harral Subdivision Lot 1 and Lot 2 Block 5** is estimated to be **One Million Fourteen Thousand Seven Hundred Ninety-Six and 16/100 (\$1,014,796.16)** (the “Cost Estimate”), as more particularly shown on **Exhibit “B”** attached hereto and made a part hereof for all purposes. The Owner and the City agree that the amount of the Cost Estimate set forth herein is a commercially reasonable estimate of the cost of the Improvements.
- d) Owner agrees from the Replat Recordation to August 23, 2023, to complete the construction of the Improvements in accordance with the Construction Plans and in full compliance with City of Schertz Unified Development Code Section 21.4.15, which is incorporated by reference herein as though fully set forth in this Section of this Agreement. For the purpose of clarification, and in no way limiting Owner’s obligations under Section 21.4.15, the Parties agree that full completion of construction of the Improvements shall not occur until the City accepts the Improvements in the manner prescribed in Section 21.4.15. D., and Owner provides a maintenance bond (to expire twenty-four (24) months following such acceptance) which shall be exactly twenty percent (20%) of the Cost Estimate.

- e) Owner acknowledges this agreement is made solely in respect to the Improvements required by Section 21.12.13 of the City's Unified Development Code and that prior to issuance of a Certificate of Occupancy all other public improvements, including but not limited to traffic signalization at FM 482 and Hubertus Road and the right-turn/decel lane on Hubertus Road as required by Section 21.9.12 of the City's Unified Development Code must be constructed in accordance with all applicable City and State regulations.

3. Approval of Agreement. The City has approved the execution and delivery of this Agreement pursuant to Section 21.4.15(C.)(2.) of the City's Unified Development Code, and the Owner represents and warrants that it has taken all necessary action to authorize its execution and delivery of this Agreement.

4. Governmental Immunity. The parties do not waive or relinquish any immunity or defense on behalf of themselves, their officers, employees, Councilmembers, and agents as a result of the execution of this Agreement and the performance of the covenants and actions contained herein.

5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, representatives, successors, and assigns, and the terms hereof shall run with the Property.

6. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same Agreement.

7. Integration. This Agreement is the complete agreement between the parties as to the subject matter hereof and cannot be varied except by the written agreement of the Owner and the City. The Owner and the City each agrees that there are no oral agreements, understandings, representations or warranties which are not expressly set forth herein.

8. Notices. Any notice or communication required or permitted hereunder shall be deemed to be delivered three (3) days after such notice is deposited in the United States mail, postage fully prepaid, registered or certified mail return receipt requested, and addressed to the intended recipient at the address shown herein. Any address for notice may be changed by written notice delivered as provided herein. All notices hereunder shall be in writing and served as follows:

If to the Owner:

Comal Independent School District
Attn: Jeffrey Smith
1404 IH 35 North
New Braunfels, TX 78130

If to the City:

CITY OF SCHERTZ
1400 Schertz Parkway
Schertz, Texas 78154
Attention: City Manager

With copy to:

Denton Navarro Rocha Bernal & Zech, P.C.
2517 N. Main Avenue
San Antonio, Texas 78212
Attention: T. Daniel Santee

9. Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, such unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of this Agreement. Whenever the context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

10. Recitals; Exhibits. Any recitals in this Agreement are represented by the parties hereto to be accurate, constitute a part of the parties' substantive agreement, and are fully incorporated herein as matters of contract and not mere recitals. Further, any exhibits to this Agreement are incorporated herein as matters of contract and not mere exhibits.

11. No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the parties.

12. Choice of Law. This Agreement will be construed under the laws of the State of Texas without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of Guadalupe County, Texas with respect to any lawsuit arising out of or construing the terms and provisions of this Agreement. No provision of this Agreement shall constitute consent by suit by any party.

[Signatures and acknowledgments on the following pages]

Signature Page to
Improvement Agreement

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

Owner:

Comal Independent School District
Attn: Jeffrey Smith

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2022 by _____, the _____ of Comal Independent School District, on behalf of said limited liability company.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

Signature Page to
Improvement Agreement

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Dr. Mark Browne, its City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2022 by Dr. Mark Browne, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

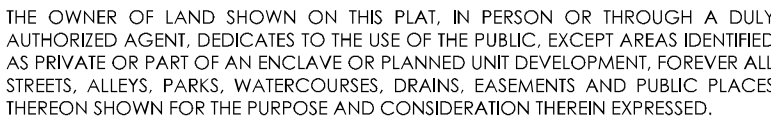
My Commission Expires:_____

EXHIBIT “A”

The Property

Final version of Replat Exhibit
and
Legal Metes and Bounds

[See attached]



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20_____.

BY: _____, DEPUTY

NEW BRAUNFELS UTILITIES

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY [C.C.M.A.] FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

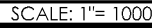
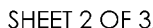
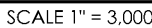
CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER, SCHERTZ, TEXAS

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.000 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

DATE OF PRINT: April 14, 2022



SCALE: 1"= 400'

THE 3.934 ACRES THAT WAS PREVIOUSLY PLATTED AS LOT 2 BLOCK 1 AND A 30' DRAINAGE EASEMENT ALL OF THE HARRAL SUBDIVISION . ALL RECORDED IN VOLUME 15, PAGE 374 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NA83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, THE GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NA83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

GENERAL NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. LOCATION: TO FLOOD INSURANCE RATE MAP, PANEL 4819C0210F, DATED 11/2/2007, IS LOCATED TO ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THE PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
5. THERE ARE TWO (2) BUILDABLE LOTS.

FLOODPLAIN VERIFICATION:

ACCORDING TO FLOOD INSURANCE RATE MAP MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S34°20'21"W	10.77'
L2	N34°20'21"E	11.55'
L3	S41°09'36"E	53.51'
L4	S41°09'36"W	7.04'
L5	S29°20'21"W	370.06'
L6	N29°20'21"E	352.25'
L8	N18°58'39"W	26.78'
L9	S60°39'39"E	20.00'
L10	N18°58'39"E	26.78'
L11	N29°20'21"E	388.81'
L12	N87°43'30"E	23.49'
L13	S29°20'21"W	418.93'
L14	S53°48'52"W	264.69'

LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L15	N38°11'08"W	20.00'
L16	S18°54'24"E	20.95'
L17	N59°40'21"E	12.00'
L18	S59°40'21"W	12.00'
L19	N30°19'01"W	36.15'
L20	S87°43'30"W	67.89'
L21	S29°20'21"W	30.57'
L22	N60°39'39"W	20.00'
L23	N29°20'21"E	41.75'
L24	S30°22'08"E	48.02'
L25	S59°37'52"W	20.28'
L26	S25°30'00"E	48.24'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1106.30'	5°36'02"	S27°52'35"E	108.10'	108.14'
C2	1086.30'	5°56'56"	N27°50'36"W	112.74'	112.79'

TXDOT NOTES:

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

B) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY/OUTFALLS FOR EXISTING OR FUTURE DETENTION DETENTION TREATING INTERVENUE COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.

C) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED BY THE RESIDENTIAL DEVELOPER. THE DEVELOPER SHALL ESTIMATE THE OWNERSHIP'S, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.

D) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

E) ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CENTERPOINT ENERGY NOTE:

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, REPLACING, AND SAFELY REMOVING GAS DISTRIBUTION INFRASTRUCTURE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

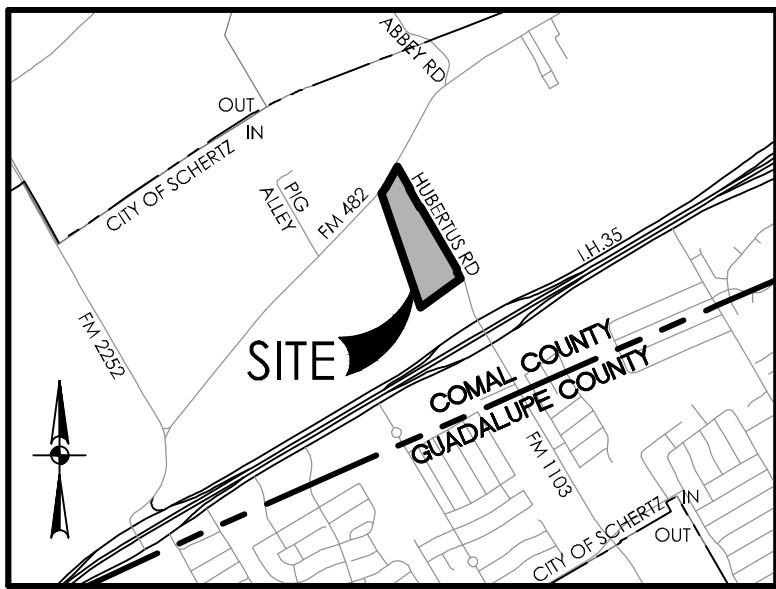
1	3.934 ACRES HARRAL SUBDIVISION LOT 2 BLOCK 1 (VOL 15, PG 374, MPR)
2	4.00 ACRES BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT DOC. NO. 201006020818 O.P.R.
3	78.60 ACRES BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT DOC. NO. 201006024478 O.P.R.
2	30' DRAINAGE EASEMENT VOL. 15, PG. 374 M.P.R.

LOT 1,
BLOCK 5,
(6.623 AC)

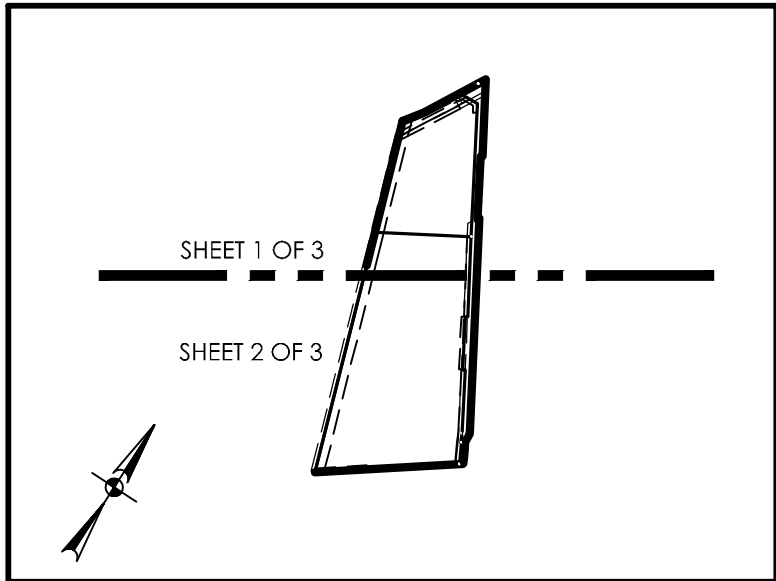
LOT 2,
BLOCK 5,
(17.440 AC)

MATCHLINE - SEE SHEET 2 OF 3

SHEET 1 OF 3



LOCATION MAP
SCALE: 1" = 3,000'



INDEX MAP
SCALE: 1" = 1,000'

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

CENTERPOINT ENERGY NOTE:

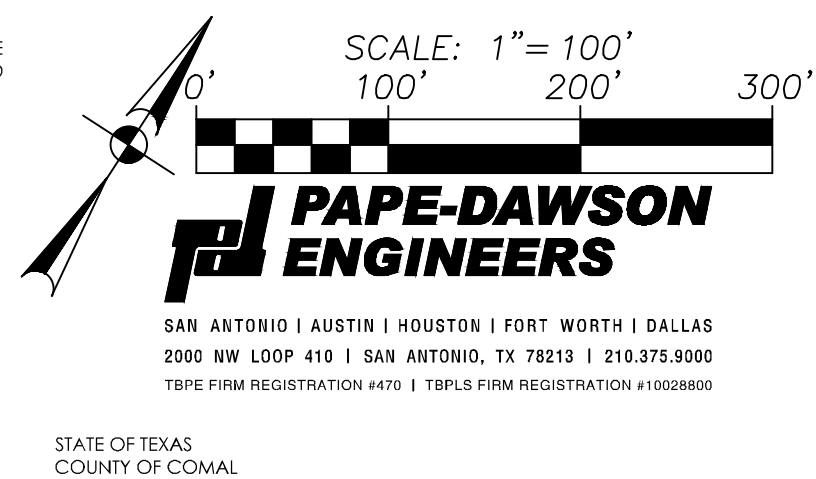
CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

GENERAL NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
5. THERE ARE TWO (2) BUILDABLE LOTS.

TXDOT NOTES:

- A) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- B) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PRO JECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- C) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- D) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- E) ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: _____, DEPUTY

THIS PLAT OF THE HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY [C.C.M.A.] FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS, ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF _____ HARRAL SUBDIVISION REPLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____, CHAIRPERSON

BY: _____, SECRETARY

CERTIFICATION BY CITY ENGINEER
I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIRMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

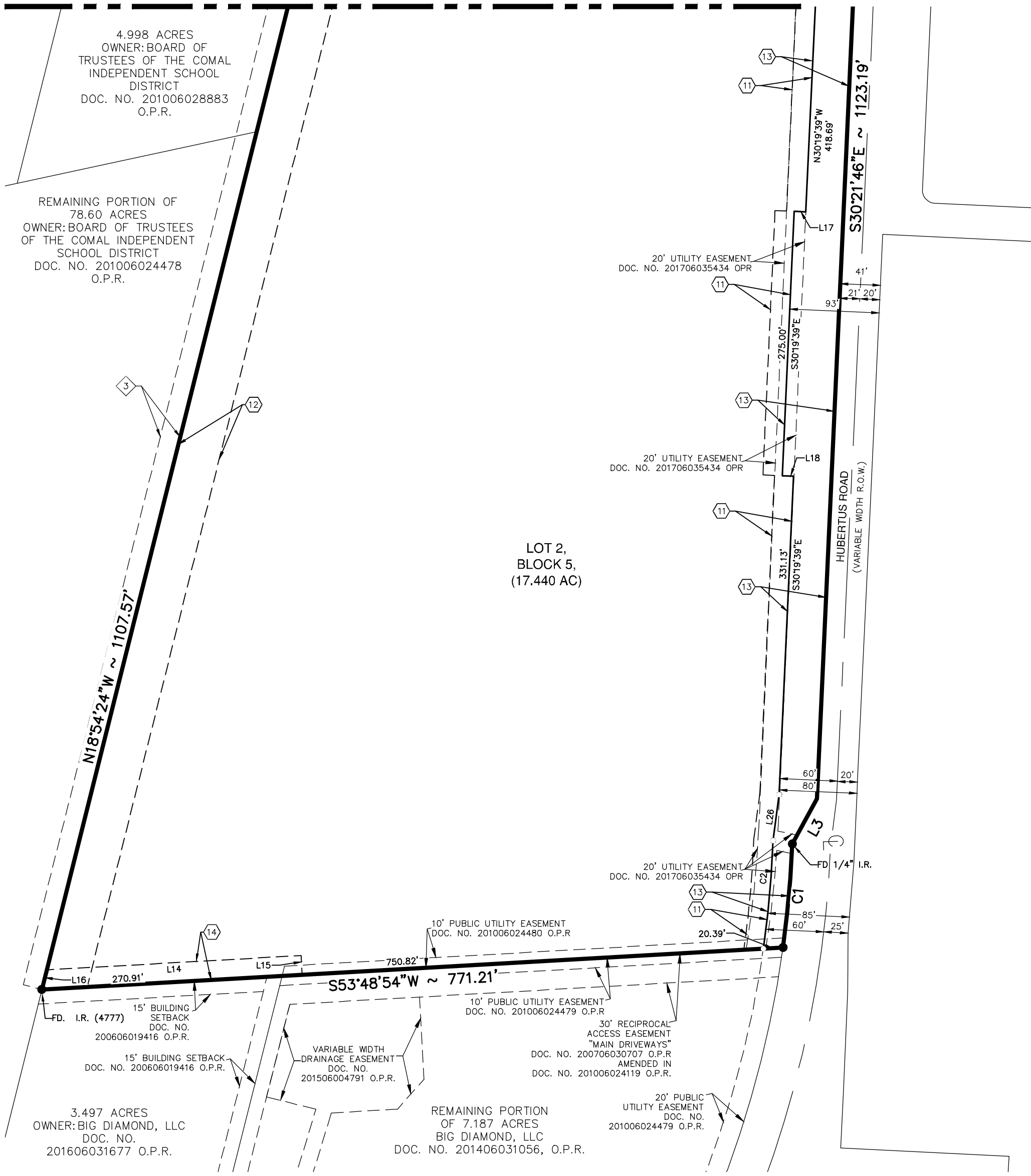
REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 5

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.00 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

DATE OF PRINT: April 14, 2022

SEE SHEET 3 OF 3 FOR LEGEND

MATCHLINE - SEE SHEET 1 OF 3



SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

METES AND BOUNDS DESCRIPTION
FOR
LOT 1 AND LOT 2, BLOCK 5, PROPOSED HARRAL SUBDIVISION REPLAT

A 24.138 acre, more or less, tract of land being a portion of Lot 2, Block 1, Harral Subdivision recorded in Volume 15, Page 374, of the Map and Plat Records of Comal County, Texas, a portion of a 78.60 acre tract recorded in Document No. 201006024478, a portion of a 4.000 acre tract recorded in Document No. 201006020818, all conveyed to the Board of Trustees of Comal Independent School District and all recorded in the Official Public Records of Comal County, Texas. Said 24.138 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ¼" iron rod on the southeast right-of-way line of F.M. 482, a variable width right-of-way, the north corner of a 4.998 acre tract recorded in Document No. 201006028883 of the Official Public Records of Bexar County, Texas and the northwest corner of said 4.00 acre tract;

THENCE: S 18°58'39" E, departing the southeast right-of-way line of said F.M. 482, along and with the east line of said 4.998 acre tract, the west line of said 4.00 acre tract, a distance of 12.81 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for the POINT OF BEGINNING;

THENCE: Over and across said 4.00 acre tract the following bearings and distances:

N 41°09'36" E, a distance of 7.04 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 34°20'21" E, a distance of 120.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 29°20'21" E, a distance of 220.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 87°43'30" E, a distance of 91.34 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 30°22'08" E, at a distance of 391.24 feet, passing the south line of said 4.00 acre tract, the north line of said Lot 2, at a distance of 323.53 feet passing, the south line of said Lot 2, the north line of said 78.60 acre tract and continuing

for a total distance of 692.24 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Over and across said 78.60 acre tract the following bearings and distances:

S 30°19'39" E, a distance of 1024.82 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 25°30'00" E, a distance of 48.24 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1086.30 feet, a central angle of 05°56'56", a chord bearing and distance of S 27°50'36" E, 112.74 feet, for an arc length of 112.79 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" on a south line of said 78.60 acre tract;

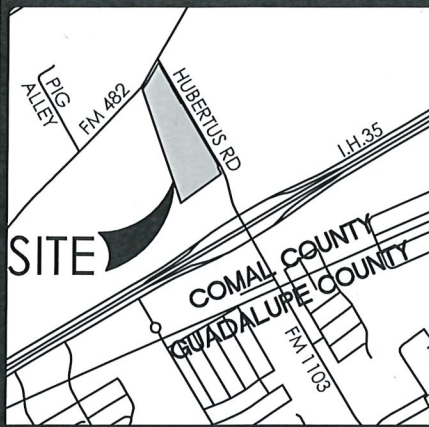
THENCE: S 53°48'54" W, along and with a south line of said 78.60 acre tract, a distance of 750.82 feet to a found ½" iron rod with cap stamped "4777";

THENCE: N 18°54'24" W, over and across said 78.60 acre tract, a distance of 1107.57 feet to a found ½" iron rod for a northwest corner of said 78.60 acre tract, the southwest corner of said Lot 2;

THENCE: N 18°58'39" W, along and with the west line of said Lot 2, at a distance of 364.76 feet, passing the northwest corner of said Lot 2, the southwest corner of said 4.00 acre tract and continuing for a total distance of 761.65 feet to the POINT OF BEGINNING and containing 24.138 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8100-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 30, 2020
JOB NO. 8100-21
DOC. ID. N:\CIVIL\8100-21\Word\8100-21 FN-24.138 AC.docx





LOCATION MAP

NOT-TO-SCALE

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 8100-21 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

LEGEND:

DR DEED RECORDS OF COMAL COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 MPR MAP AND PLAT RECORDS OF COMAL, TEXAS
 FIR FOUND 1/2" IRON ROD



1 inch = 300'

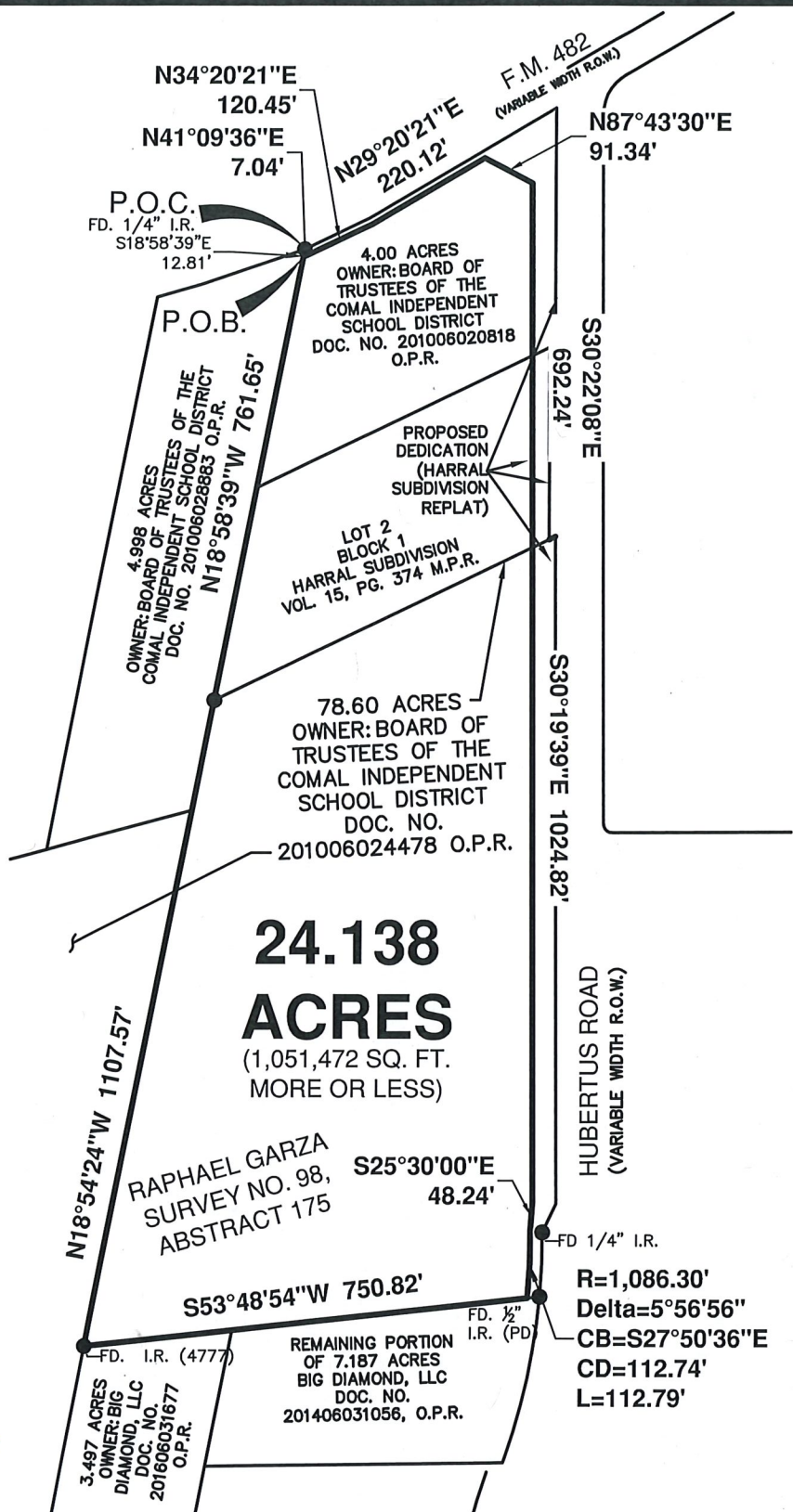


EXHIBIT FOR
 LOT 1 AND LOT 2, BLOCK 5, PROPOSED
 HARRAL SUBDIVISION REPLAT



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

OCTOBER 30, 2020

SHEET 1 OF 1
 JOB No.: 8100-21

EXHIBIT “B”

The Cost Estimate

[See attached]

Comal ES #20 - Public Works Improvements

Sitework and Asphalt

10" Flexbase	\$ 66,850.00
3" HMAC Public	\$ 138,492.00
2" Mill & Overlay *incl. asphalt removal	\$ 119,269.00
Striping	\$ 28,578.00
Signage	\$ 3,375.00
Temporary Traffic control	\$ 5,250.00

Offsite Sewer Improvements

Offsite Sanitary Sewer Main	\$ 188,118.00
New Public Sewer Manhole	\$ 104,374.89
Trench Protection - Sanitary Sewer	\$ 6,451.20
Testing - Sanitary Sewer	\$ 6,728.40

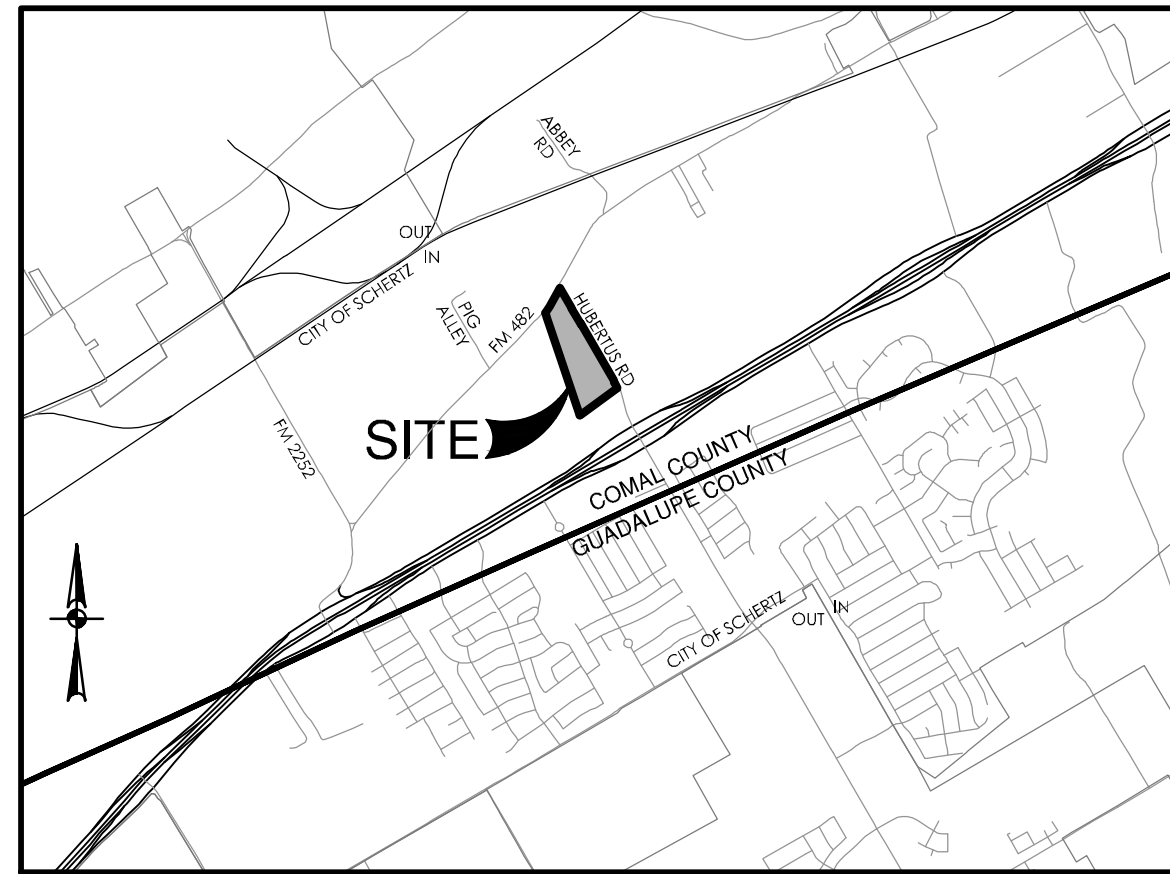
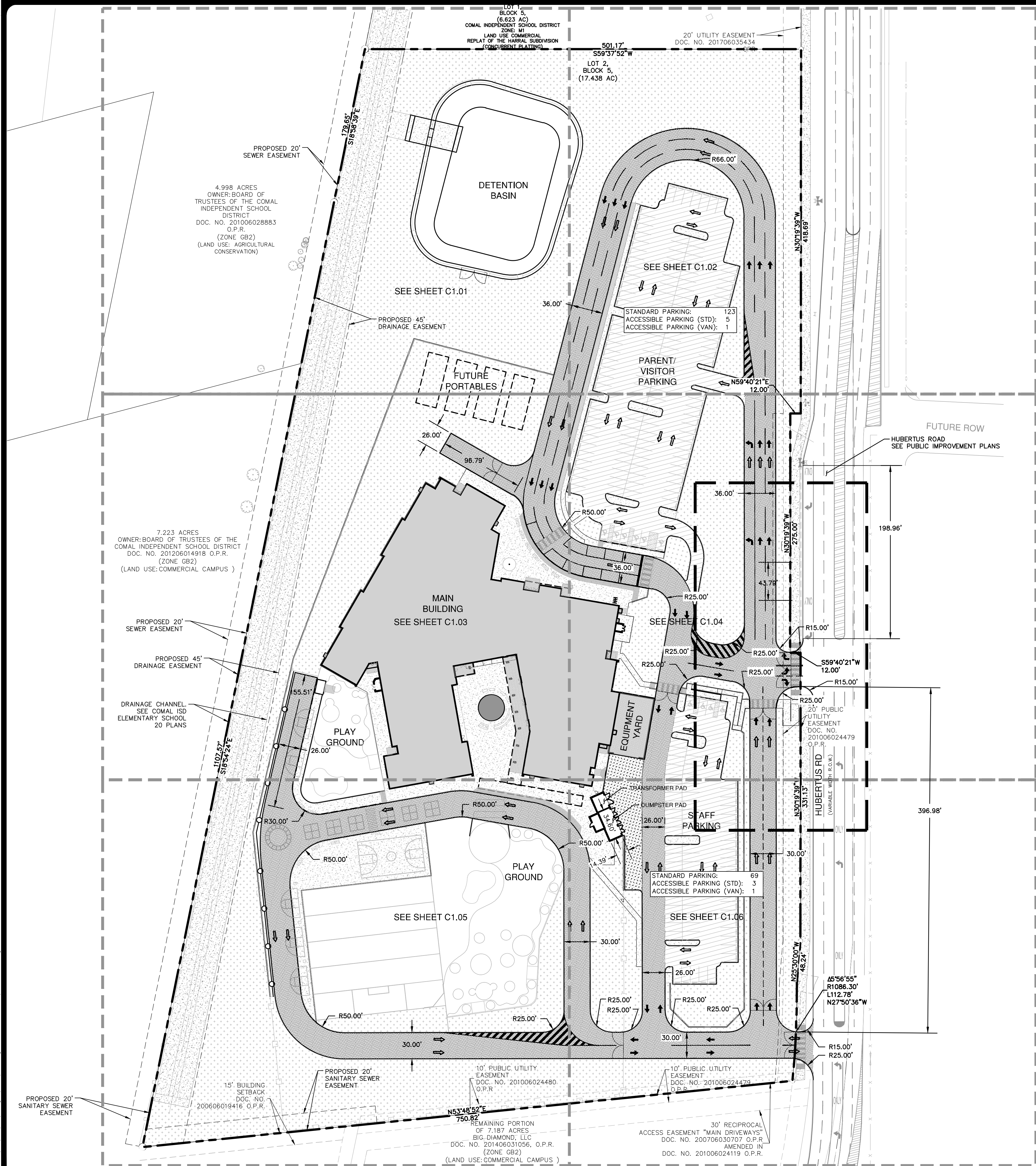
Offsite Public Water Improvements

12" PVC Pipe (DR 14)	\$ 149,016.90
12" Gate Valve, MJ w/ 6" Valve Box	\$ 9,926.94
Standard Fire Hydrant Assembly	\$ 34,910.40
Ductile Iron Fittings	\$ 16,202.94
Trench Excavation Protection	\$ 919.68
Testing - Water Services	\$ 4,497.81

Traffic Signal Preliminary Cost Contingency	\$ 131,835.00
---	---------------

\$ 1,014,796.16

Date: Feb 17, 2023, 10:25am User: ID: EPOrty
File: P:\8\1\00121\Overall School Building - Format Exhibits SPS10021.dwg



LOCATION MAP
NOT-TO-SCALE

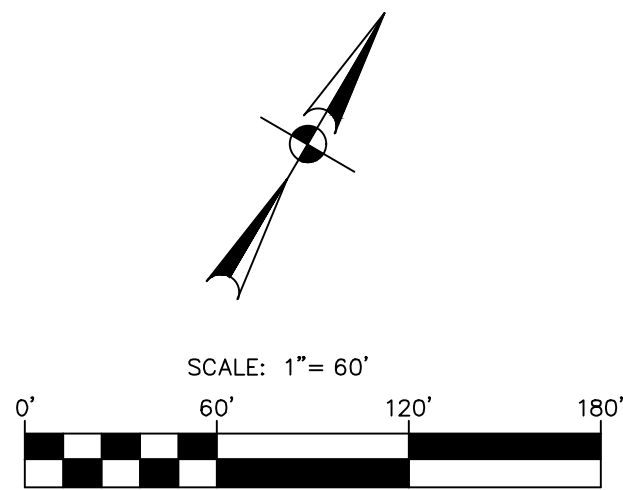
LEGEND

LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT /FIRELANE	
CONCRETE FLATWORK/SIDEWALK	
6" CONCRETE RIP-RAP	
STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)	
LANDSCAPE AREA	
CONCRETE CURB	
SAWTOOTH CURB	
HEADER CURB	
6" CURB WITH 1" WEEP HOLES	
STRAIGHT STACK WALLS	
LOT LINE	
PROPOSED FENCE AND GATE	
VEHICULAR GUARDRAIL	
GATE	
TRAFFIC FLOW DIRECTION ARROW	

NOTES

- FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 25 FEET WITH A MINIMUM INSIDE TURNING RADIUS OF 25 FEET UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE DESIGNATED WITH SIGNAGE OR STRIPING IN ACCORDANCE WITH THE LATEST INTERNATIONAL FIRE CODE AND PER REQUIREMENTS OF COMAL COUNTY FIRE MARSHALL.
- ALL VEHICULAR GATES SHALL INCLUDE KNOX BOX LOCK.
- ALL MAN GATES FOR FIRE ACCESS SHALL INCLUDE KNOX BOX LOCKS.

FLOODPLAIN VERIFICATION:
ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.



LEGAL DESCRIPTION

LOT 2
BLOCK 5

SITE ADDRESS
233 HUBERTUS RD
SCHERTZ, TEXAS 78154

APPLICANT/OWNER:
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH35 NORTH
NEW BRAUNFELS, TEXAS 78213
(803)221-2000
ENGINEER:
PAPE-DAWSON ENGINEERS INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210)375-9000

SITE DATA SUMMARY

PROPOSED USE	ELEMENTARY SCHOOL WITH SURFACE PARKING
ZONING DISTRICT	GB, GB-2, M-1
LOT AREA	17,438 AC (759,599.28 SF)
IMPERVIOUS COVER	404,100.50 SF (53%)
BUILDING AREA	96,115 SF
BUILDING HEIGHT	35' (2 STORIES)
FLOOR AREA RATIO	14.4%

TOTAL PARKING COUNT

	REQUIRED	PROVIDED
STANDARD PARKING	153	192
ACCESSIBLE PARKING (STD)	5	8
ACCESSIBLE PARKING (VAN)	1	2
TOTAL PARKING	159	202

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:42:50 AM

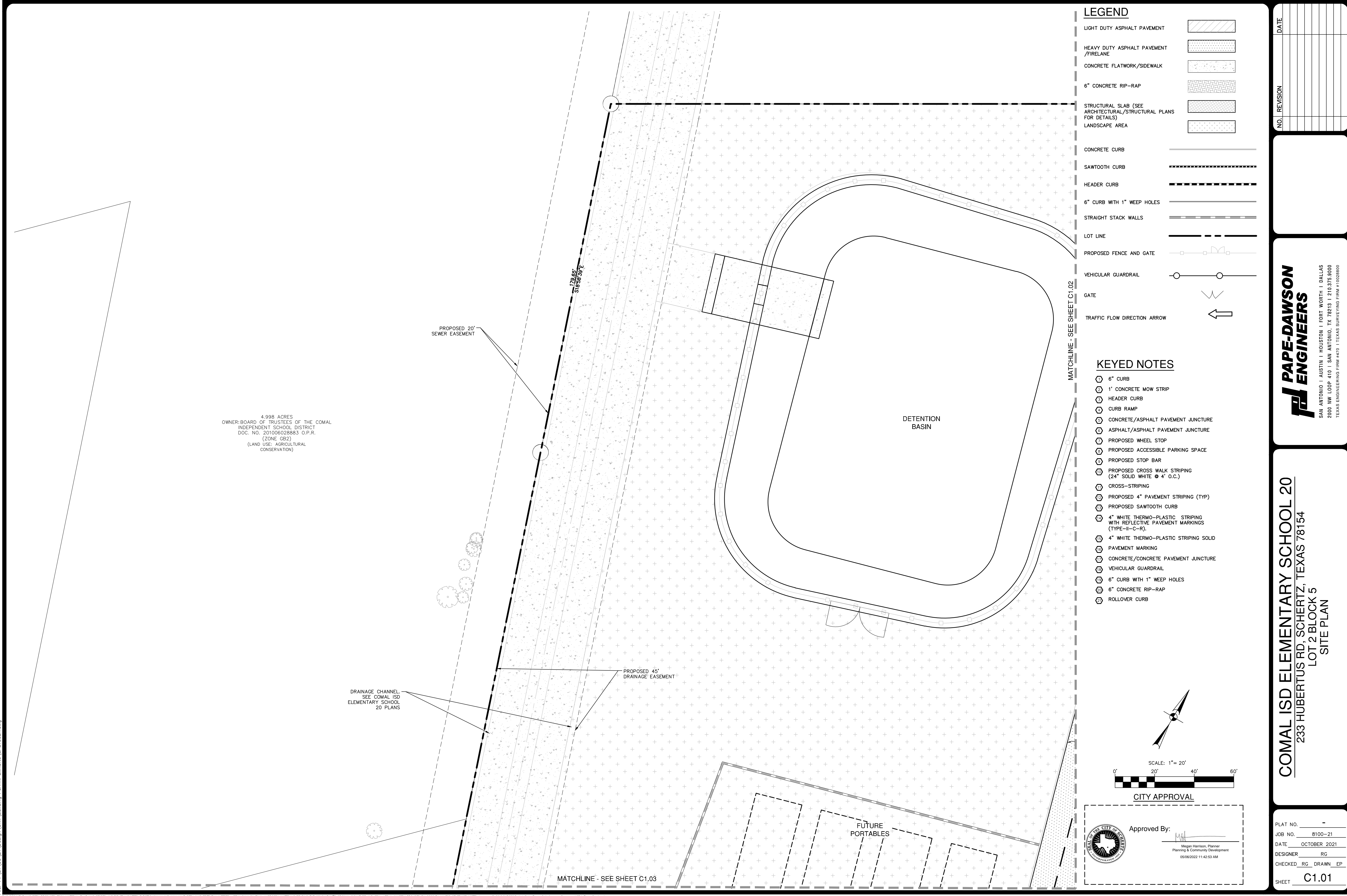
DATE	NO.	REVISION

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028860

COMAL ISD ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
OVERALL SITE PLAN

PLAT NO.	-
JOB NO.	8100-21
DATE	OCTOBER 2021
DESIGNER	RG
CHECKED	RG
DRAWN	EP
SHEET	C1.00

Date: Feb 17, 2023 10:25am User: JFoley
File: P:\8\1\00121\Comal ISD Building Permit Exhibit\SPB10021.dwg



NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028860

COMAL ISD ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO.	-
JOB NO.	8100-21
DATE	OCTOBER 2021
DESIGNER	RG
CHECKED	RG
DRAWN	EP
SHEET	C1.01



PLAT NO. _____
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EL
SHEET C1.02

7.223 ACRES
OWNER: BOARD OF TRUSTEES OF THE
COMAL INDEPENDENT SCHOOL DISTRICT
DOC. NO. 201206014918 O.P.R.
(ZONE GB2)
(LAND USE: COMMERCIAL CAMPUS)

PROPOSED
20' SANITARY SEWER
EASEMENT

PROPOSED 45
GE EASEMENT

DRAINAGE CHANNEL.
SEE COMAL ISD ELEMENTARY SCHOOL 20 PLANS

1107.57'
S18°54'24"E

MATCHLINE - SEE SHEET C1.01

MATCHLINE - SEE SHEET C1.05

FUTURE
PORTABLES

MAIN
BUILDING

PLAY
GROUND

LEGEND

LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT
/FIRELANE

CONCRETE FLATWORK/SIDEWALK

6" CONCRETE RIP-RAP

STRUCTURAL SLAB (SEE
ARCHITECTURAL/STRUCTURAL PLANS
FOR DETAILS)

LANDSCAPE AREA

CONCRETE CURB

SAWTOOTH CURB

HEADER CURB

6" CURB WITH 1" WEEP HOLES

STRAIGHT STACK WALLS

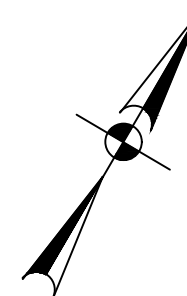
LOT LINE

PROPOSED FENCE AND GATE

VEHICULAR CLUE

KEYED NOTES

- ① 6" CURB
- ② 1" CONCRETE MOW STRIP
- ③ HEADER CURB
- ④ CURB RAMP
- ⑤ CONCRETE/ASPHALT PAVEMENT JUNCTURE
- ⑥ ASPHALT/ASPHALT PAVEMENT JUNCTURE
- ⑦ PROPOSED WHEEL STOP
- ⑧ PROPOSED ACCESSIBLE PARKING SPACE
- ⑨ PROPOSED STOP BAR
- ⑩ PROPOSED CROSS WALK STRIPING
(24" SOLID WHITE ☉ 4' O.C.)
- ⑪ CROSS-STRIPING
- ⑫ PROPOSED 4" PAVEMENT STRIPING (TYP)
- ⑬ PROPOSED SAWTOOTH CURB
- ⑭ 4" WHITE THERMO-PLASTIC STRIPING
WITH REFLECTIVE PAVEMENT MARKINGS
(TYPE—II-C-R).
- ⑮ 4" WHITE THERMO-PLASTIC STRIPING SOLID
- ⑯ PAVEMENT MARKING
- ⑰ CONCRETE/CONCRETE PAVEMENT JUNCTURE
- ⑱ VEHICULAR GUARDRAIL
- ⑲ 6" CURB WITH 1" WEEP HOLES
- ⑳ 6" CONCRETE RIP-RAP
- ㉑ ROLLOVER CURB



SCALE: 1" = 20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 20', 40', and 60' at the top. The bar is divided into four equal segments, each representing 20 feet.

CITY APPROVAL



Approved By

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:00 AM

DATE _____

NO.	REVISION
-----	----------



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20
233 HIBERTUS RD SCHERTZ TEXAS 78154

LOT 2 BLOCK 5

SITE PLAN

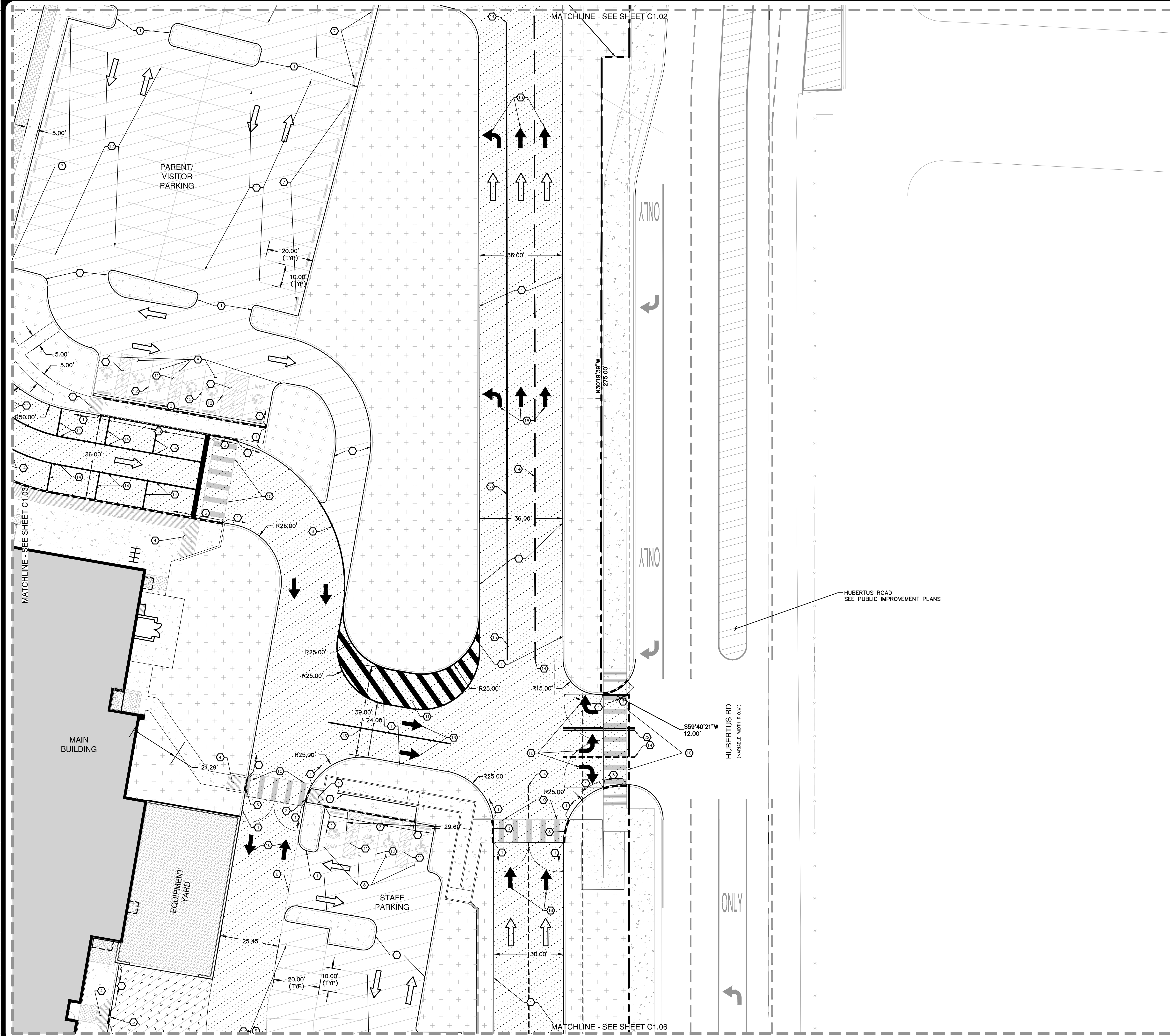
PLAT NO. _____ - _____
JOB NO. _____ 8100-21
DATE _____ OCTOBER 2021
DESIGNER _____ RG
CHECKED _____ RG DRAWN _____ EP
SHEET _____ C1.03

Date: Feb 17, 2022, 10:25am User ID: EPosey
File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas OrthoImagery Program, USDA Farm Service Agency.

Date: Feb 17, 2023, 10:25am User: EProcy
File: P:\81\001\21\Unapproved\Building Permit Exhibits\SP810021.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016, CARCO/Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.

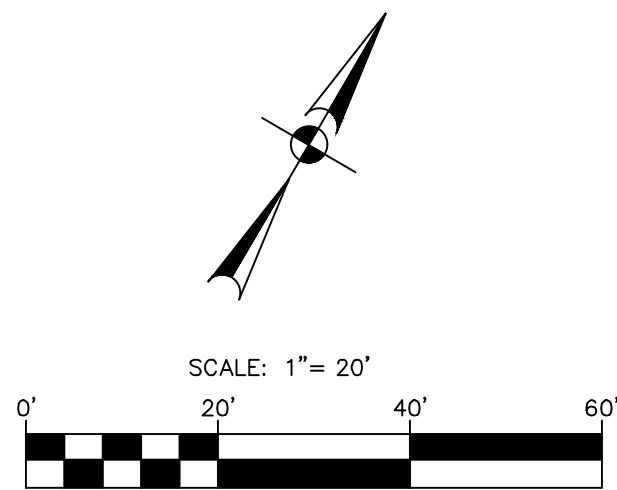


LEGEND

LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT /FIRELANE	
CONCRETE FLATWORK/SIDEWALK	
6" CONCRETE RIP-RAP	
STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)	
LANDSCAPE AREA	
CONCRETE CURB	
SAWTOOTH CURB	
HEADER CURB	
6" CURB WITH 1" WEEP HOLES	
STRAIGHT STACK WALLS	
LOT LINE	
PROPOSED FENCE AND GATE	
VEHICULAR GUARDRAIL	
GATE	
TRAFFIC FLOW DIRECTION ARROW	

KEYED NOTES

- 6" CURB
- 1" CONCRETE MOW STRIP
- HEADER CURB
- CURB RAMP
- CONCRETE/ASPHALT PAVEMENT JUNCTURE
- ASPHALT/ASPHALT PAVEMENT JUNCTURE
- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED STOP BAR
- PROPOSED CROSS WALK STRIPING (24" SOLID WHITE @ 4' O.C.)
- CROSS-STRIPING
- PROPOSED 4" PAVEMENT STRIPING (TYP)
- PROPOSED SAWTOOTH CURB
- 4" WHITE THERMO-PLASTIC STRIPING WITH REFLECTIVE PAVEMENT MARKINGS (TYPE-II-C-R)
- 4" WHITE THERMO-PLASTIC STRIPING SOLID PAVEMENT MARKING
- CONCRETE/CONCRETE PAVEMENT JUNCTURE
- VEHICULAR GUARDRAIL
- 6" CURB WITH 1" WEEP HOLES
- 6" CONCRETE RIP-RAP
- ROLLOVER CURB



CITY APPROVAL



Approved By: _____

Meghan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:03 AM

COMAL ISD ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

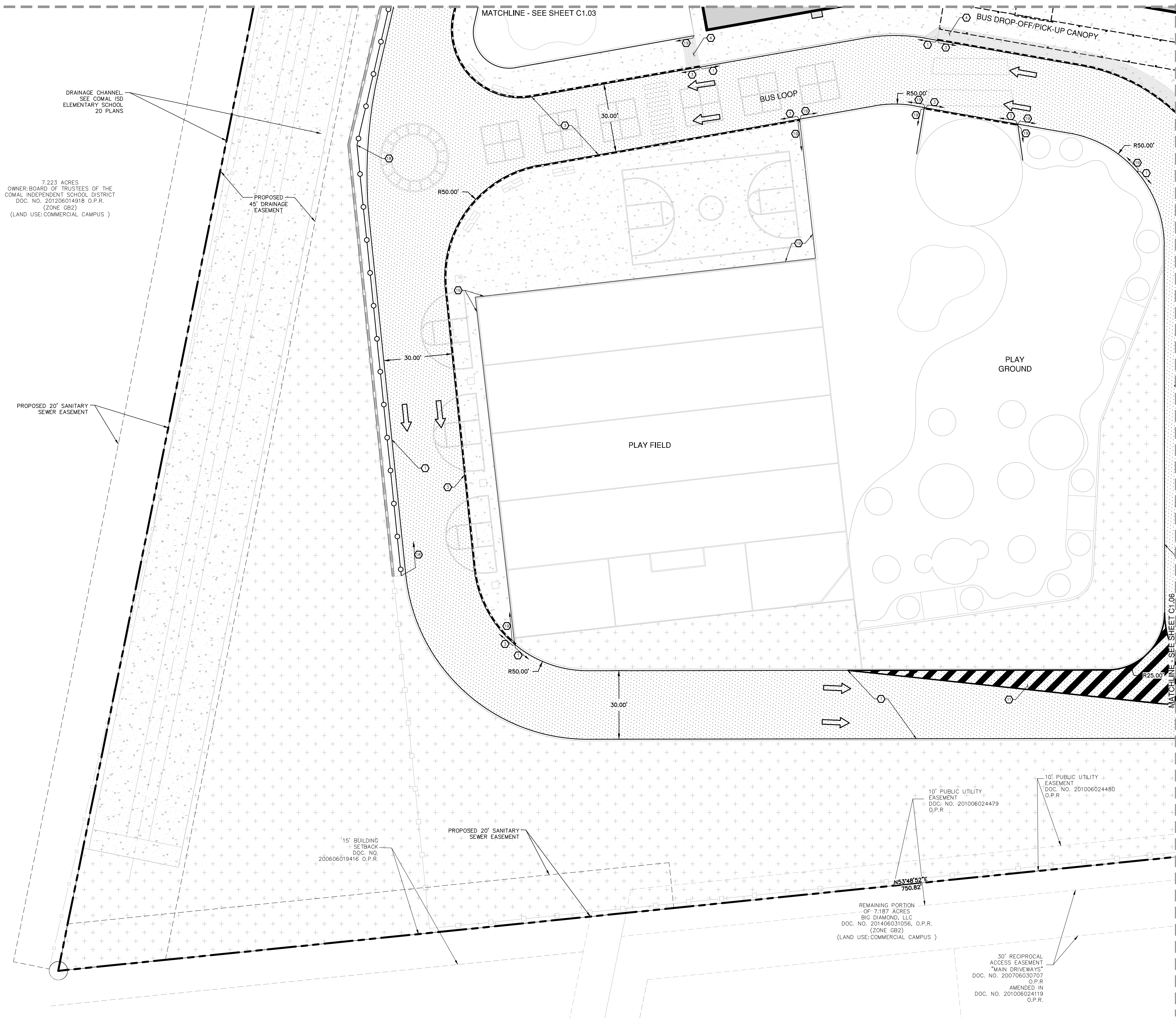
PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.04

PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10028800

NO.	REVISION	DATE

Date: Feb 17, 2023, 10:25am User: ID: EProsy
File: P:\8\1\00\21\Design\Comal ISD Building Permit Exhibit\SP810021.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.

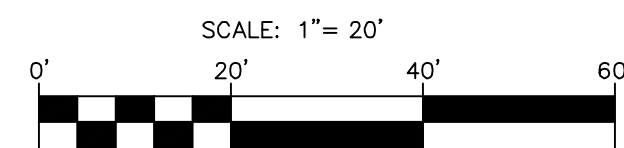
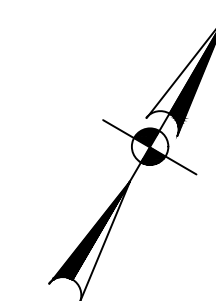


LEGEND

LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT / FIRELANE	
CONCRETE FLATWORK/SIDEWALK	
6" CONCRETE RIP-RAP	
STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)	
LANDSCAPE AREA	
CONCRETE CURB	
SAWTOOTH CURB	
HEADER CURB	
6" CURB WITH 1" WEEP HOLES	
STRAIGHT STACK WALLS	
LOT LINE	
PROPOSED FENCE AND GATE	
VEHICULAR GUARDRAIL	
GATE	
TRAFFIC FLOW DIRECTION ARROW	

KEYED NOTES

- ① 6" CURB
- ② 1" CONCRETE MOW STRIP
- ③ HEADER CURB
- ④ CURB RAMP
- ⑤ CONCRETE/ASPHALT PAVEMENT JUNCTURE
- ⑥ ASPHALT/ASPHALT PAVEMENT JUNCTURE
- ⑦ PROPOSED WHEEL STOP
- ⑧ PROPOSED ACCESSIBLE PARKING SPACE
- ⑨ PROPOSED STOP BAR
- ⑩ PROPOSED CROSS WALK STRIPING (24" SOLID WHITE @ 4' O.C.)
- ⑪ CROSS-STRIPING
- ⑫ PROPOSED 4" PAVEMENT STRIPING (TYP)
- ⑬ PROPOSED SAWTOOTH CURB
- ⑭ 4" WHITE THERMO-PLASTIC STRIPING WITH REFLECTIVE PAVEMENT MARKINGS (TYPE-II-C-R).
- ⑮ 4" WHITE THERMO-PLASTIC STRIPING SOLID
- ⑯ PAVEMENT MARKING
- ⑰ CONCRETE/CONCRETE PAVEMENT JUNCTURE
- ⑱ VEHICULAR GUARDRAIL
- ⑲ 6" CURB WITH 1" WEEP HOLES
- ⑳ 6" CONCRETE RIP-RAP
- ㉑ ROLLOVER CURB



CITY APPROVAL

	Approved By: _____
	Meggin Harrison, Planner
	Planning & Community Development
	05/06/2022 11:43:07 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

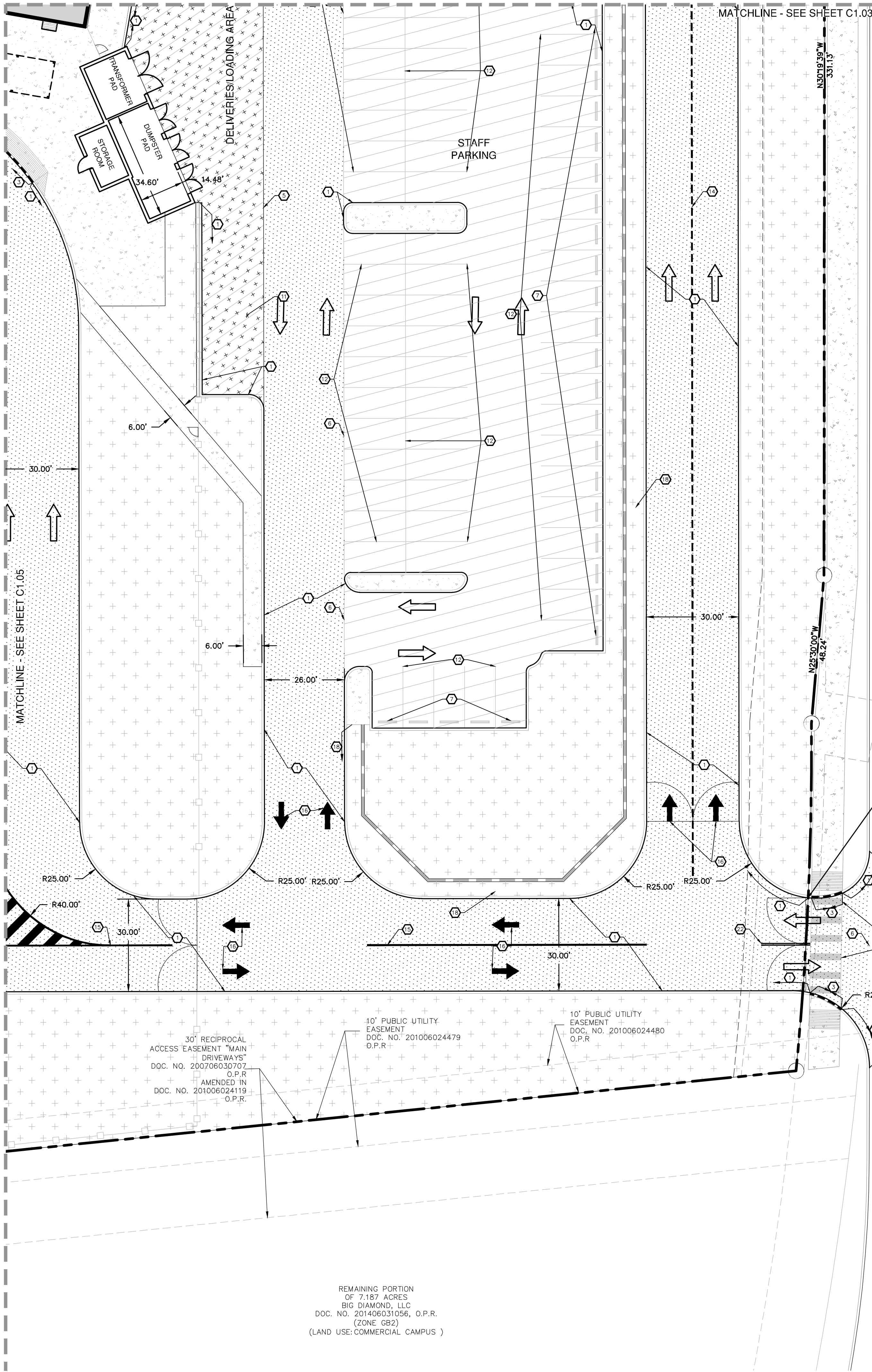
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO.	-
JOB NO.	8100-21
DATE	OCTOBER 2021
DESIGNER	RG
CHECKED	RG
DRAWN	EP
SHEET	C1.05

Date: Feb 17, 2023, 10:25am User: ID: EProsy
File: P:\81\001\21\Design\Comal\Building_Permit_Exhibits\SP810021.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.



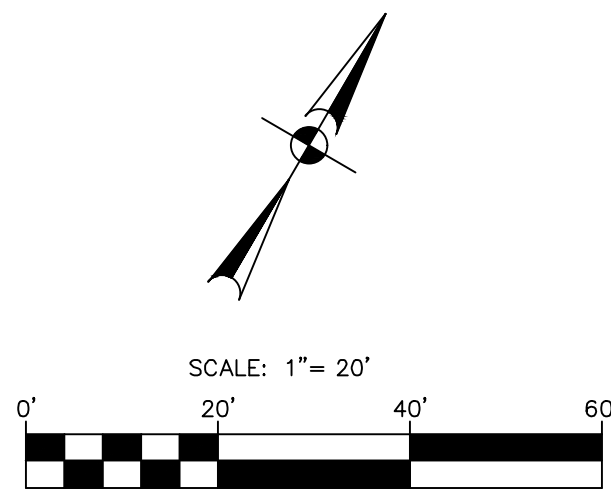
LEGEND

LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT / FIRELANE	
CONCRETE FLATWORK/SIDEWALK	
6" CONCRETE RIP-RAP	
STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)	
LANDSCAPE AREA	

CONCRETE CURB	
SAWTOOTH CURB	
HEADER CURB	
6" CURB WITH 1" WEEP HOLES	
STRAIGHT STACK WALLS	
LOT LINE	
PROPOSED FENCE AND GATE	
VEHICULAR GUARDRAIL	
GATE	
TRAFFIC FLOW DIRECTION ARROW	

KEYED NOTES

- 6" CURB
- 1" CONCRETE MOW STRIP
- HEADER CURB
- CURB RAMP
- CONCRETE/ASPHALT PAVEMENT JUNCTURE
- ASPHALT/ASPHALT PAVEMENT JUNCTURE
- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED STOP BAR
- PROPOSED CROSS WALK STRIPING (24" SOLID WHITE @ 4" O.C.)
- CROSS-STRIPING
- PROPOSED 4" PAVEMENT STRIPING (TYP)
- PROPOSED SAWTOOTH CURB
- 4" WHITE THERMO-PLASTIC STRIPING WITH REFLECTIVE PAVEMENT MARKINGS (TYPE-II-C-R).
- 4" WHITE THERMO-PLASTIC STRIPING SOLID
- PAVEMENT MARKING
- CONCRETE/CONCRETE PAVEMENT JUNCTURE
- VEHICULAR GUARDRAIL
- 6" CURB WITH 1" WEEP HOLES
- 6" CONCRETE RIP-RAP
- ROLLOVER CURB



CITY APPROVAL

	Approved By: _____
	Megan Harrison, Planner
	Planning & Community Development
	05/06/2022 11:43:10 AM

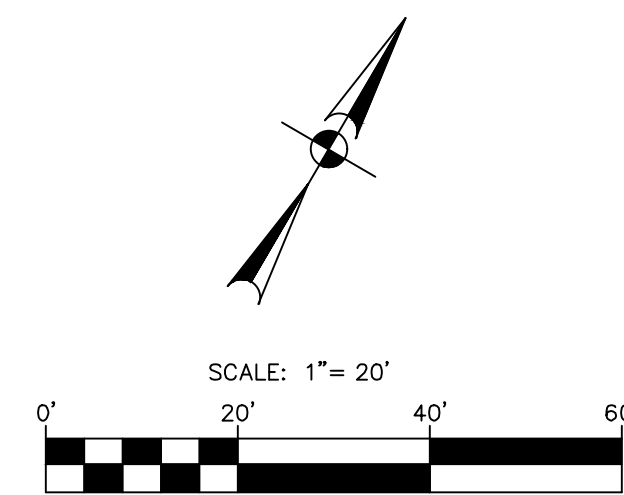
PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. _____
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.06



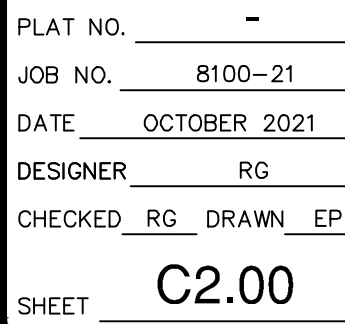
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



PLAT NO. _____
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.07



CHK 512

[illegible]

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4470 | TEXAS SURVEYING FIRM #10028800



LEGEND

[illegible]

**PAPE-DAWSON
ENGINEERS**

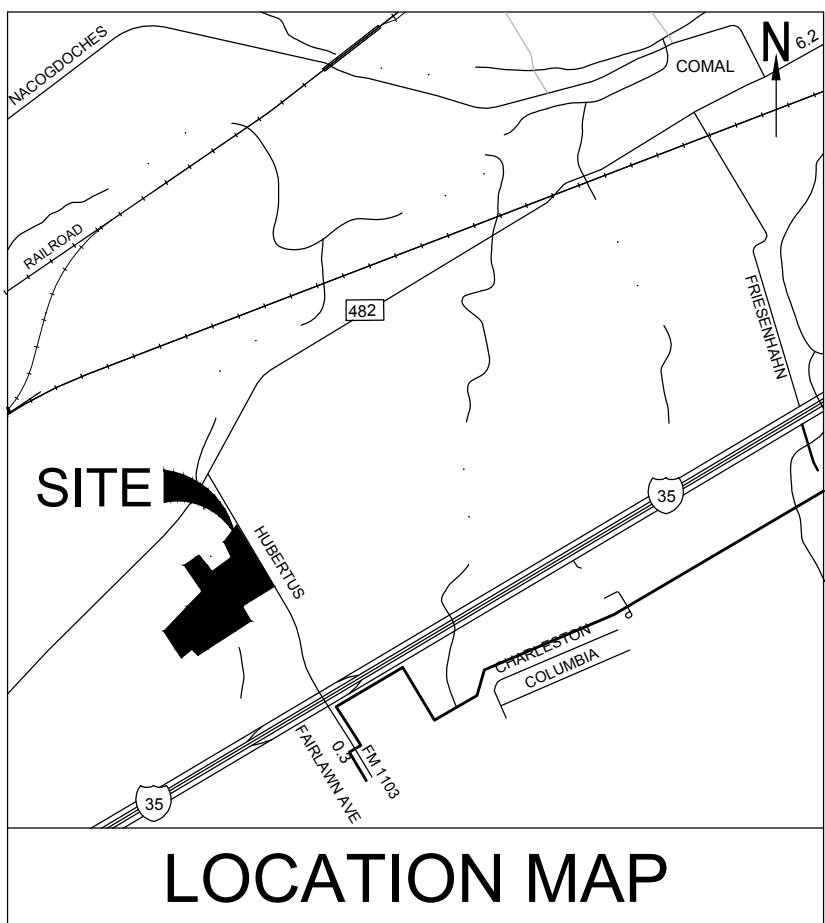
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

COMAL ISD ELEMENTARY SCHOOL 20

 233 HUBERTUS RD, SCHERTZ, TEXAS 78154
 LOT 2 BLOCK 5
 DRAINAGE PLAN

PLAT NO. _____
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C3.00

FLOODPLAIN VERIFICATION:
 ACCORDING TO FLOOD INSURANCE RATE MAP MAP PANEL: 48091C0440F,
 EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE
 DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED
 WITHIN THE 100 YEAR FLOODPLAIN.



EROSION CONTROL APPLICATIONS

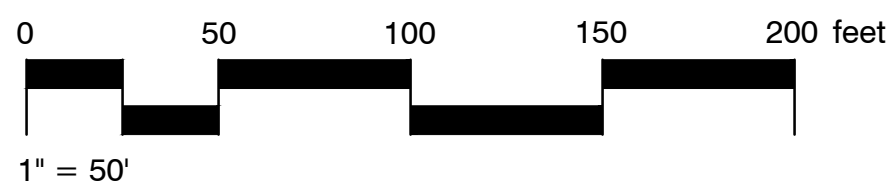
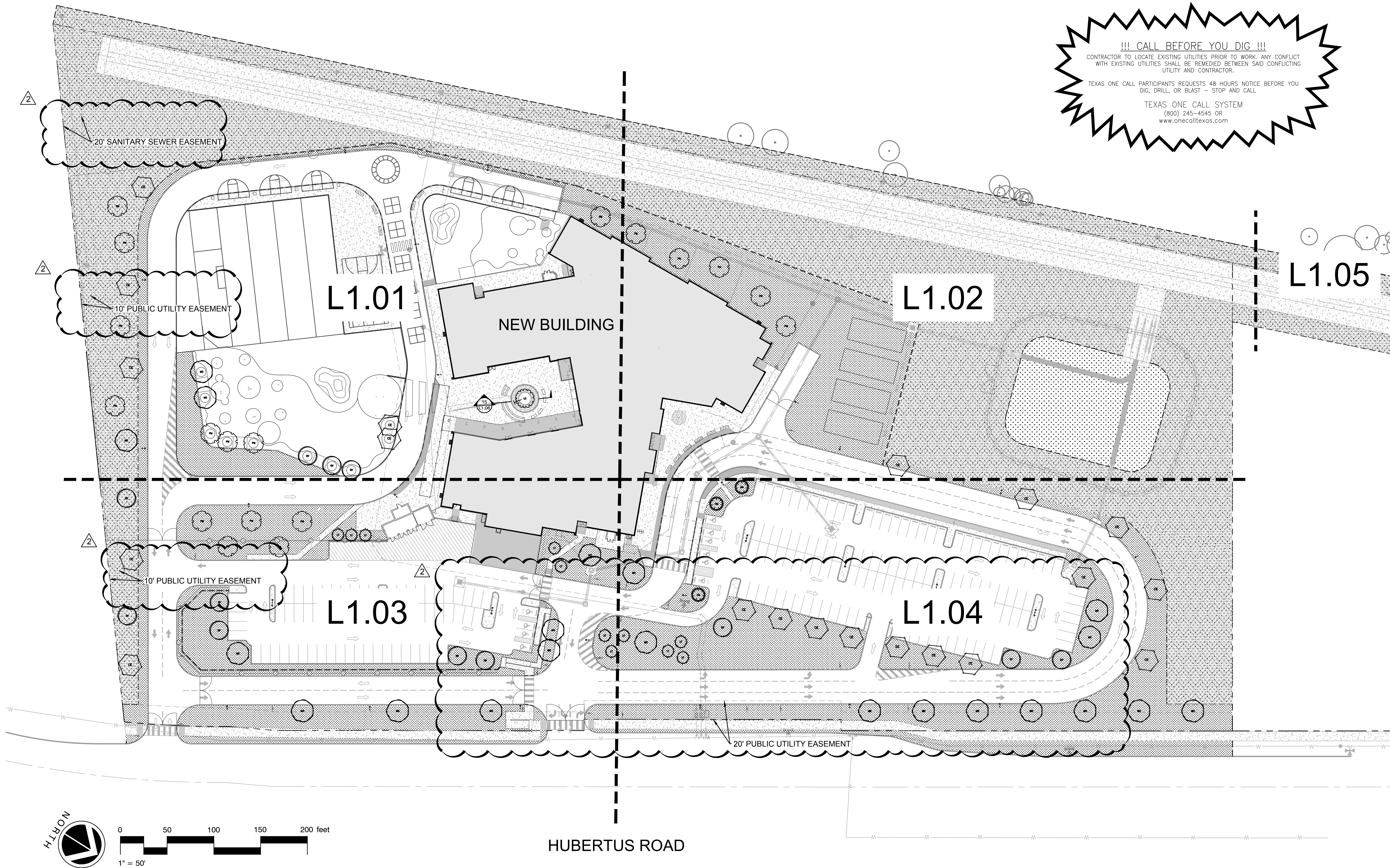
1. **ECB:** CONTRACTOR TO INSTALL EROSION CONTROL BLANKET (ECB) CLASS 1, TYPE A PER TXDOT ITEM 169 "SOIL RETENTION BLANKETS" AND COSA ITEM 554 "EROSION CONTROL MATTING". THE EROSION CONTROL BLANKET SHALL BE AN APPROVED PRODUCT LISTED BY TXDOT EFFECTIVE NOVEMBER 2019.

NOTES:


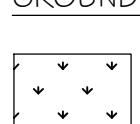
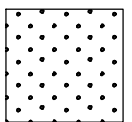
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND DETAILS.

GENERAL LANDSCAPE NOTES

- SCOPE OF WORK - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND INSTALLING ALL ITEMS SHOWN ON THE PLANS.
- EXISTING UTILITIES - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATION SERVICE TO IDENTIFY ANY UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF POTENTIAL DISCREPANCIES OR OBSTACLES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES. CALL 1-800-DIG-TESS FOR UNDERGROUND UTILITY LOCATION TWO DAYS (2) PRIOR TO EXCAVATION.
- REFER TO SPECIFICATION SECTION 329300 FOR ADDITIONAL LANDSCAPING REQUIREMENTS.
- MULCH ALL PLANTING BEDS AND TREES WITH 4" MINIMUM DEPTH OF MULCH UNLESS NOTED OTHERWISE. ALLOW FOR 25% TO 30% COMPACTION. INSTALL MULCH FLUSH WITH TOP OF CURB, OR SIDEWALK.
- GUARANTEE** - GUARANTEE ALL LABOR, MATERIAL, NEW TREES, AND SHRUBS FOR ONE YEAR AND OTHER PLANT MATERIAL FOR 90 DAYS UPON COMPLETION AND FINAL ACCEPTANCE OF ALL WORK BY OWNER. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS THAT HAVE PARTIALLY DIED WHERE SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE, HAIL, WIND, LIGHTNING, FIRE, FREEZE, DROUGHT, INSECT, DISEASE DAMAGE, THEFT, FLOOD, OR VANDALISM.
- REFER TO SPECIFICATION SECTION 329113 FOR SOIL DEPTH AND PREPARATION REQUIREMENTS.
- NO PLANTING SHALL OCCUR WHEN TEMPERATURES EXCEED 100 DEGREES OR WHEN TEMPERATURE FALLS BELOW 34 DEGREES WITHIN 24 HOURS OF PLANTING. DO NOT STORE PLANT MATERIAL ON PAVED SURFACES WHEN TEMPERATURES EXCEED 90 DEGREES.
- ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR AND CLEAN OF MUD AND DEBRIS AT ALL TIMES. AT COMPLETION OF WORK REMOVE ALL TRASH, WASTE, AND EQUIPMENT. LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND ALL PLANTING AREAS ARE TO BE KEPT FREE OF WEEDS.
- QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF THIS BID.
- ALL PLANT MATERIAL SHALL BE SOURCED FROM TNLA CERTIFIED GROWER LOCATED WITHIN A 200 MILE RADIUS OF THE PROJECT SITE.
- CONTRACTOR SHALL REPAIR AND REVEGETATE EXISTING LANDSCAPE AREAS DAMAGED DURING CONSTRUCTION (E.G. GRADING, STAGING, LAYDOWN, ACCESS, UTILITIES, ETC).



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	CE	20	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	4" CAL	14'-16" H, 7'-9" S
	PM	18	MEXICAN SYCAMORE / PLATANUS MEXICANA MATCHING, STRAIGHT TRUNK	CONT.	4" CAL	14'-16" H, 7'-9" S
	MO	21	MONTEREY OAK / QUERCUS POLYMORPHA "MONTEREY" MATCHING SPECIMENS	CONT.	4" CAL	14'-16" H, 7'-9" S
	LT	11	RED CRAPE MYRTLE / LAGERSTROEMIA X "TUSCARORA" MULTI TRUNK	45 GAL	2" CAL	8'-10" H, 4'-5" S
	QV	12	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA MATCHING SPECIMENS	CONT.	4" CAL	14'-16" H, 7'-9" S
	LO	1	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA SPECIMEN QUALITY	CONT.	8" CAL	16" H, 10" S
	CM	3	WHITE CRAPE MYRTLE / LAGERSTROEMIA INDICA "NACHEZ" MULTI TRUNK	45 GAL	2" CAL	8'-10" H, 2" S
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	SEED	239,712 SF	BERMUDA GRASS / CYNODON DACTYLON "BLACKJACK" 3LBS PER 1,000 SF, WEED FREE STAND OF TURF	SEED		
	SOD	140,986 SF	BERMUDA GRASS / CYNODON DACTYLON "CELEBRATION" TIGHT SAND ROLLED JOINTS, FINISHED SOD TO BE WEED FREE.	SOD		

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
MUL	MUL	HARDWOOD MULCH DOUBLE SHREDDED	4" DEPTH
ECB	ECB	EROSION CONTROL BLANKET CLASS 1, TYPE A	SECURELY INSTALL EROSION BLANKET INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
DG	DG	DECOMPOSED GRANITE TEXAS PINK GRANITE	3" DEPTH COMPACTED, 1/4 MINUS DIA. ON FILTER FABRIC, MIX W/ 80LBS QUICK-CRETE PER TON REFERENCE DETAIL 1/2 SHT. L1.06

* INSTALL FLUSH WITH TOP OF CURB/SIDEWALK. SLOPE TO DRAIN.

NOTE:

- EACH NEW TREE IS TO BE GROWN IN A NURSERY (NOT FIELD DUG).
- QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATION. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF THIS BID.
- ALL TREES TO HAVE SINGLE, STRAIGHT, UNCUT LEADER.



CITY OF SCHERTZ LANDSCAPE ORDINANCE ZONING "GENERAL BUSINESS"

- LANDSCAPE AREA**
TOTAL LOT AREA = 763,070 SF
LANDSCAPE AREA REQUIRED (20%) = 152,614 SF
LANDSCAPE AREA PROVIDED (60%) = 467,286 SF
FRONT YARD LANDSCAPE REQUIRED (40%) = 61,046 SF
FRONT YARD LANDSCAPE PROVIDED (95%) = 154,201 SF
- SHADE TREES**
GROSS LOT AREA = 763,070 SF
= 763,070 / 43,560
= 17.5 x 4 = 70 SHADE TREES REQUIRED
72 CANOPY TREES PROVIDED
- BUFFERS**
NOT APPLICABLE
- IRRIGATION**
ALL GREEN SPACE AND LANDSCAPING WILL BE MAINTAINED BY A PERMANENT UNDERGROUND AUTOMATIC WATERING SYSTEM OR A TEMPORARY SYSTEM PER UDC.

CONTRACTOR	DESIGNER	DATE
COOPER LOCHTE	COOPER LOCHTE	11/08/2021

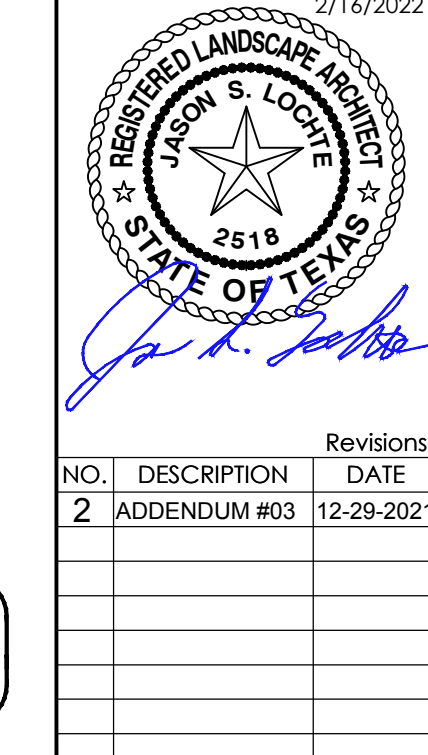
NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021



Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:28 AM

COOPER LOCHTE
—LANDSCAPE ARCHITECTURE LLC—
12770 CHAMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210) 891-6570
CLLA JOB #20-013



Revisions:
NO. DESCRIPTION DATE

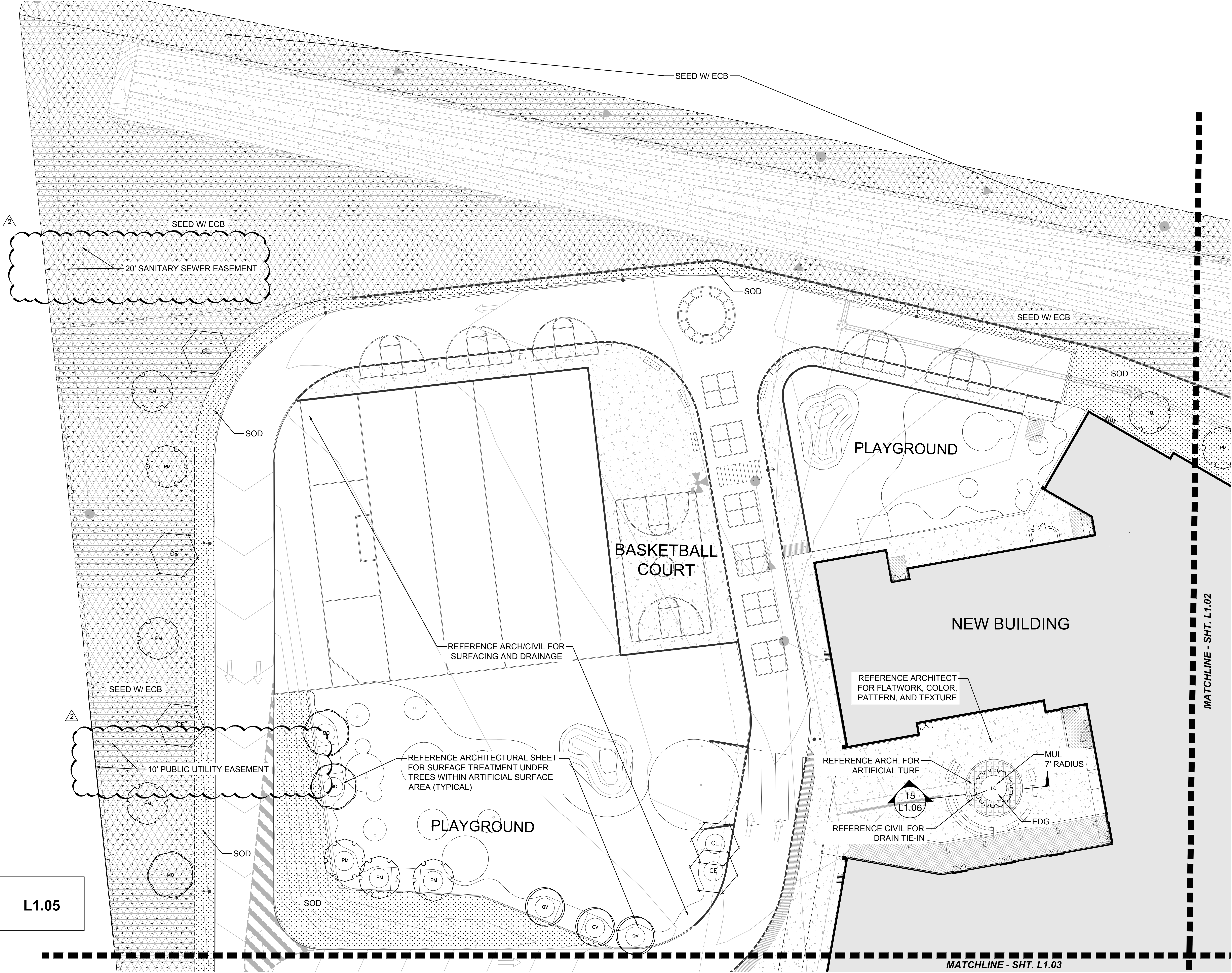
11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

OVERALL
LANDSCAPE PLAN

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

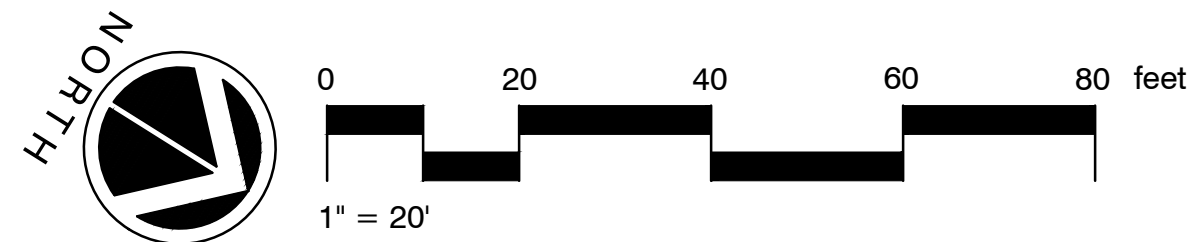
NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.



LEGEND

● EXISTING TREE TO REMAIN

--- PROPERTY LINE



Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:31 AM

OWNER: COMAL ISD
CONTACT: JASON S. LOOMIS, JR.
233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
PHONE: (214) 221-2000

DESIGNER: O'CONNELL ROBERTSON, INC.
CONTACT: JASON S. LOOMIS, JR.
233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
PHONE: (214) 221-2000

PREPARED BY: JASON S. LOOMIS, JR.
DATE: 05/06/2022

PROPOSED SUBDIVISION REPEAT OF THE MARIAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE MARIAL SUBDIVISION LOT 2 BLOCK 1.5.

THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED AND APPROVED THIS SUBDIVISION REPEAT OF THE MARIAL SUBDIVISION LOT 2 BLOCK 1.5. THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED AND APPROVED THIS SUBDIVISION REPEAT OF THE MARIAL SUBDIVISION LOT 2 BLOCK 1.5. THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED AND APPROVED THIS SUBDIVISION REPEAT OF THE MARIAL SUBDIVISION LOT 2 BLOCK 1.5.

O'CONNELL ROBERTSON

Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 P: 512.473.7266 F: 512.473.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78207 P: 210.224.4022 F: 210.224.4640

COMAL ISD
ELEMENTARY SCHOOL 20
233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

J. S. Loomis, Jr.
Professional Engineer

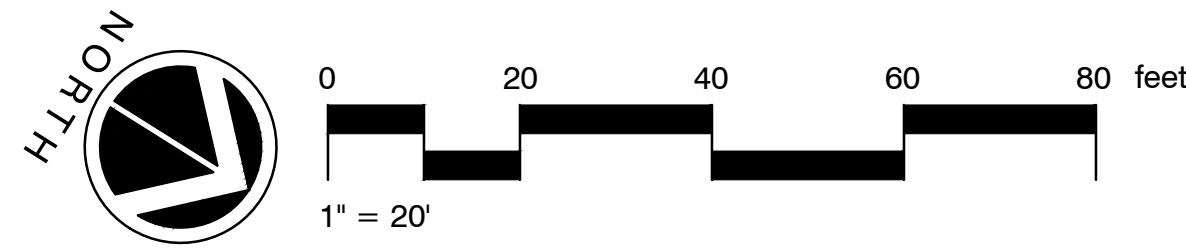
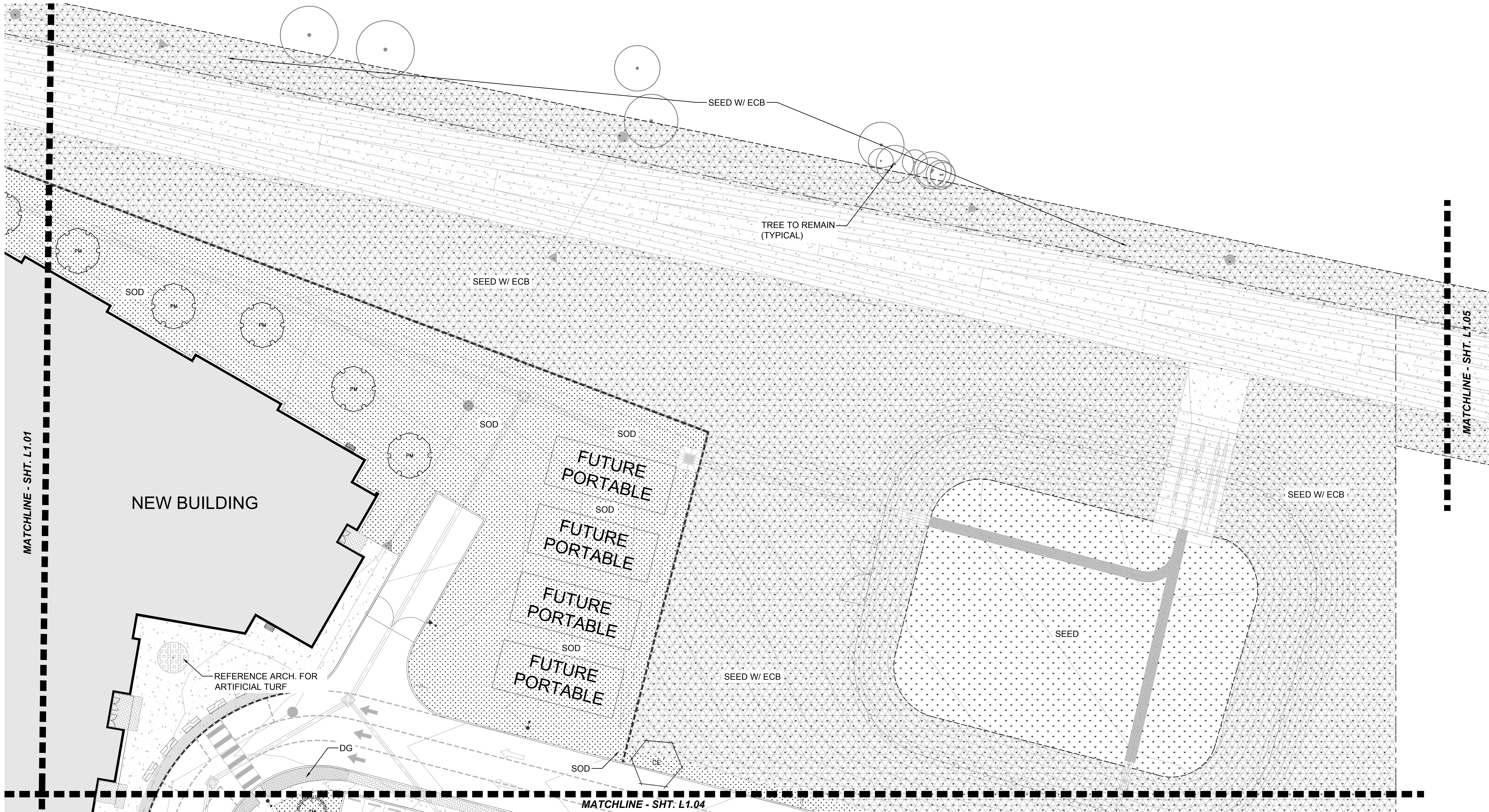
NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

Revisions:

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN

L1.01



L1.01	L1.02	L1.05
L1.03	L1.04	

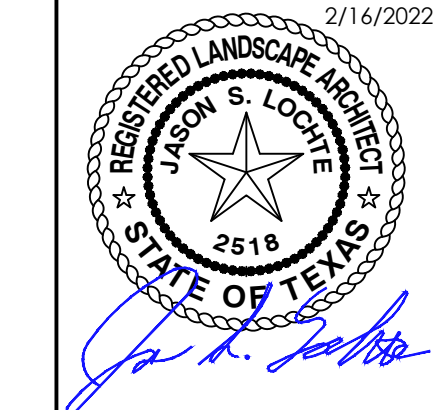
SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.



NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

COOPER LOCHTE
—LANDSCAPE ARCHITECTURE LLC—
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210) 891-6570
CLLA JOB #20-013



NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

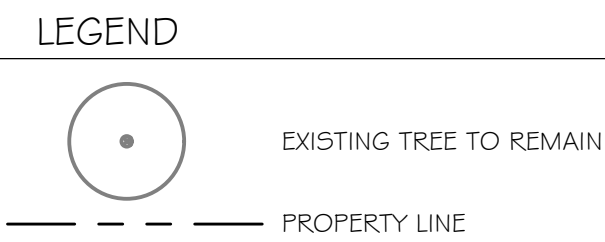
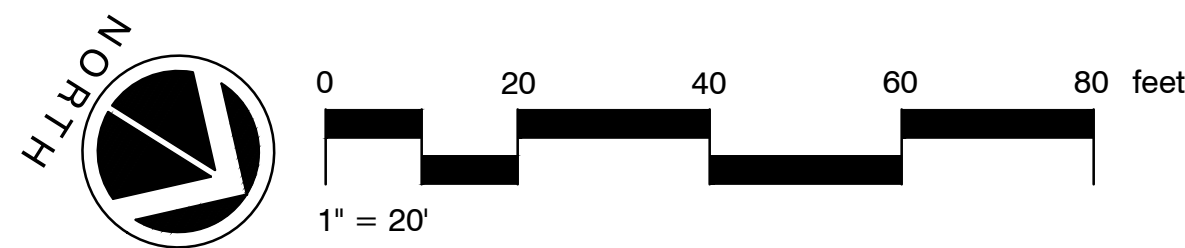
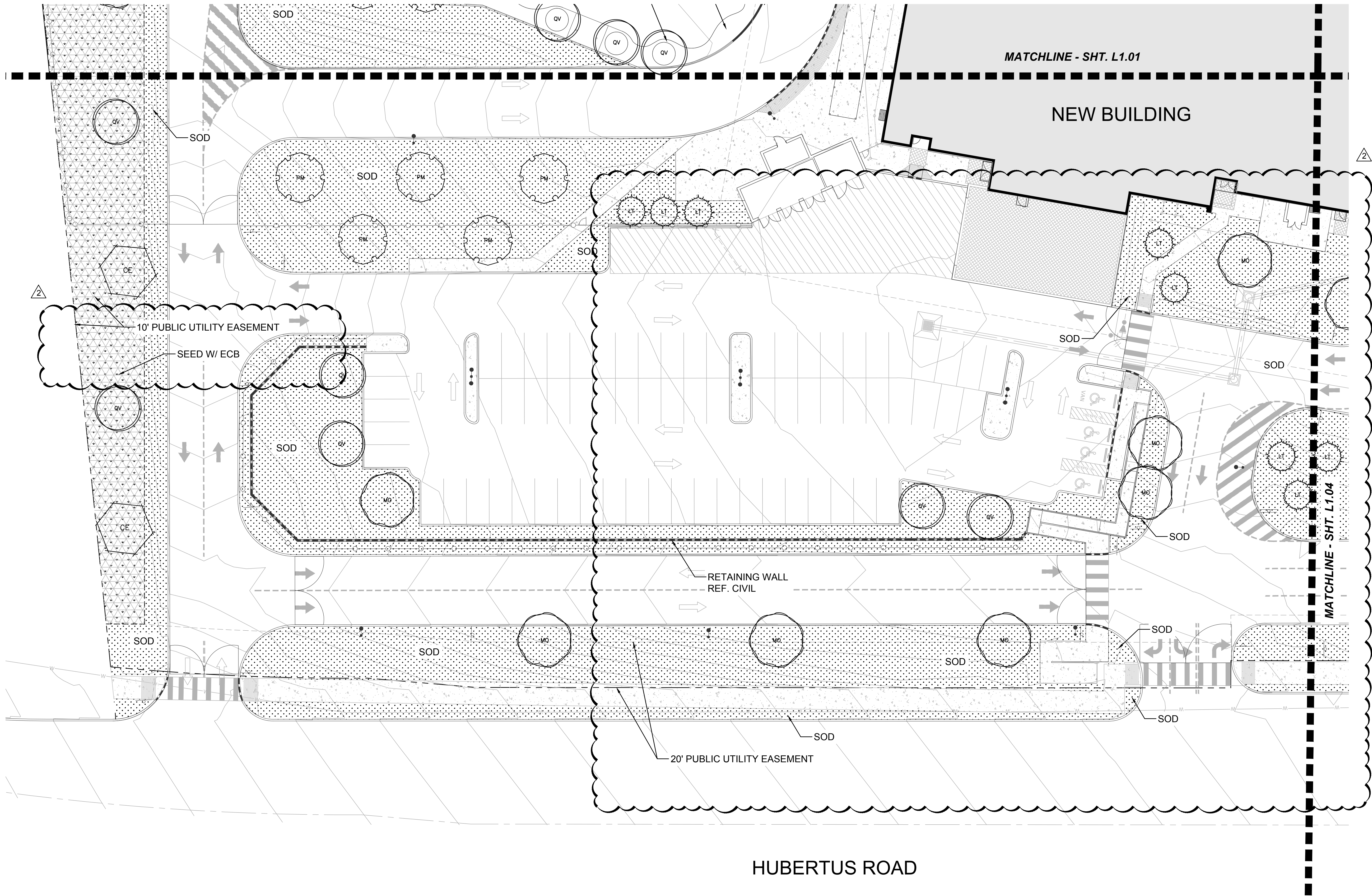
11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.



COOPER LOCHTE
—LANDSCAPE ARCHITECTURE LLC—
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL: (210) 891-6570
CLLA JOB #20-013

CONTRACT INFORMATION
OWNER: COMAL ISD
CONTACT PERSON: JEFF SMITH
MAILING ADDRESS: 100 N. NORTH
SAN ANTONIO, TX 78201
PHONE: (210) 271-2000

DESIGN INFORMATION
CONTRACT: JASON S. LOCHTE
3000 HWY 160P #100
SAN ANTONIO, TX 78232
PHONE: (210) 375-8000
PREPARED DATE: 6/1/2020

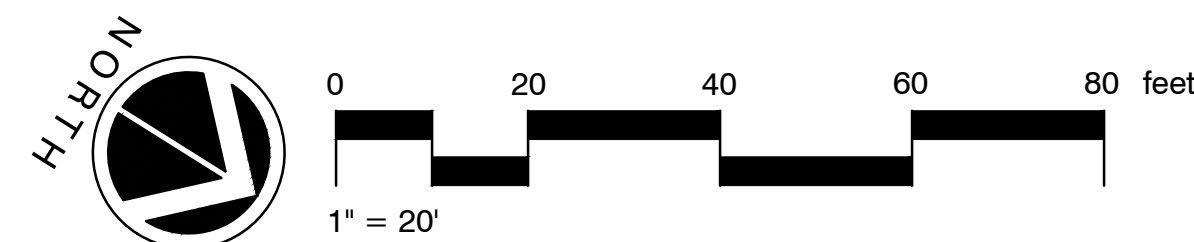
DESIGNER'S CERTIFICATE
I, JASON S. LOCHTE, A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF TEXAS, CERTIFY THAT I AM THE DESIGNER OF THE LANDSCAPE ARCHITECTURE SHOWN ON THIS PLAN.
DATE: 05/06/2022



NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN





SHEET KEY

LEGEND

 EXISTING TREE TO REMAIN

 PROPERTY LINE

 Approved By:  _____

Megan Harrison, Planner
Planning & Community Development
(05/06/2022 11:43:43 AM)

[illegible]

COOPER  LOCHT
—LANDSCAPE ARCHITECTURE LLC—
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210) 821-6571
CLIA JOB #20-013

		Revisions
NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-202

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

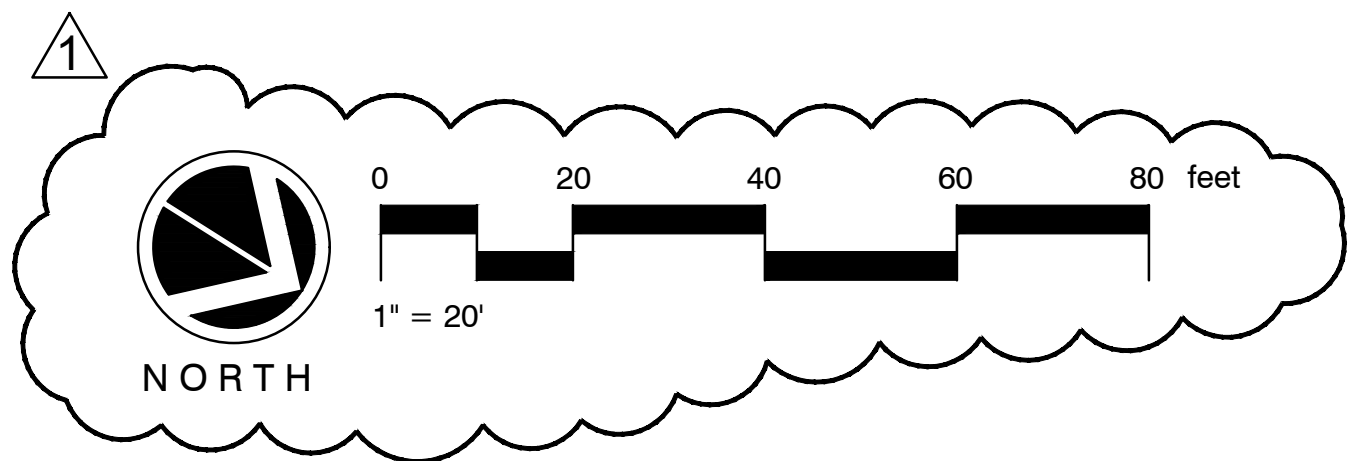
ENLARGED
LANDSCAPE PLAN

L1.04



L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

[illegible]

COOPER  LOCHTE
—LANDSCAPE ARCHITECTURE LLC—
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL. (210)821-6570
CLLA JOB #20-013

COMAL ISD
ELEMENTARY SCHOOL 20
233 HUBERTUS ROAD, SCHERTZ, TX 78132

233 HUBERTUS ROAD, SCHERTZ, TX 78132

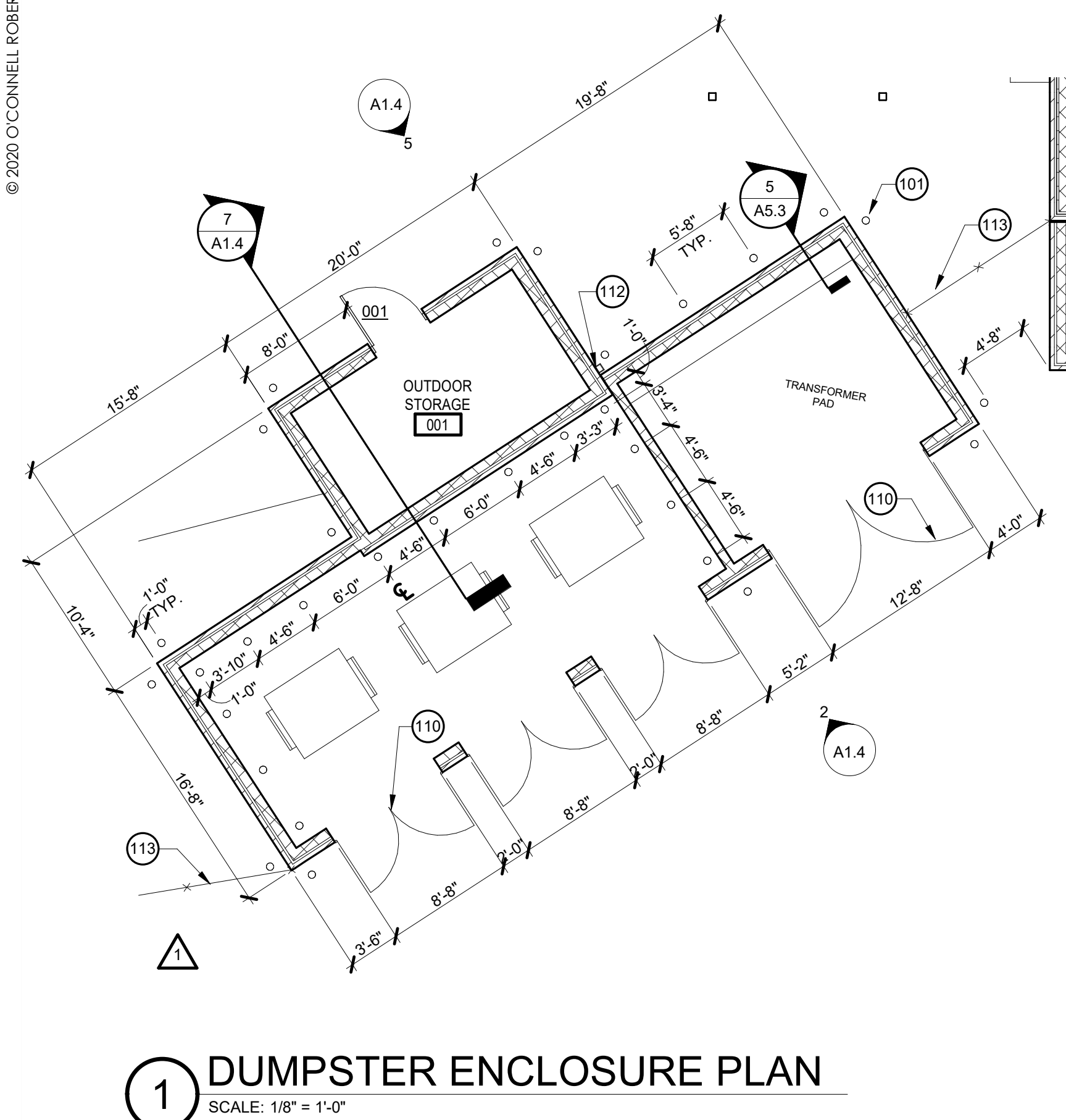


		Revisions:
NO.	DESCRIPTION	DATE
1	ADDENDUM 01	12/6/2021
2	ADDENDUM #03	12-29-2021

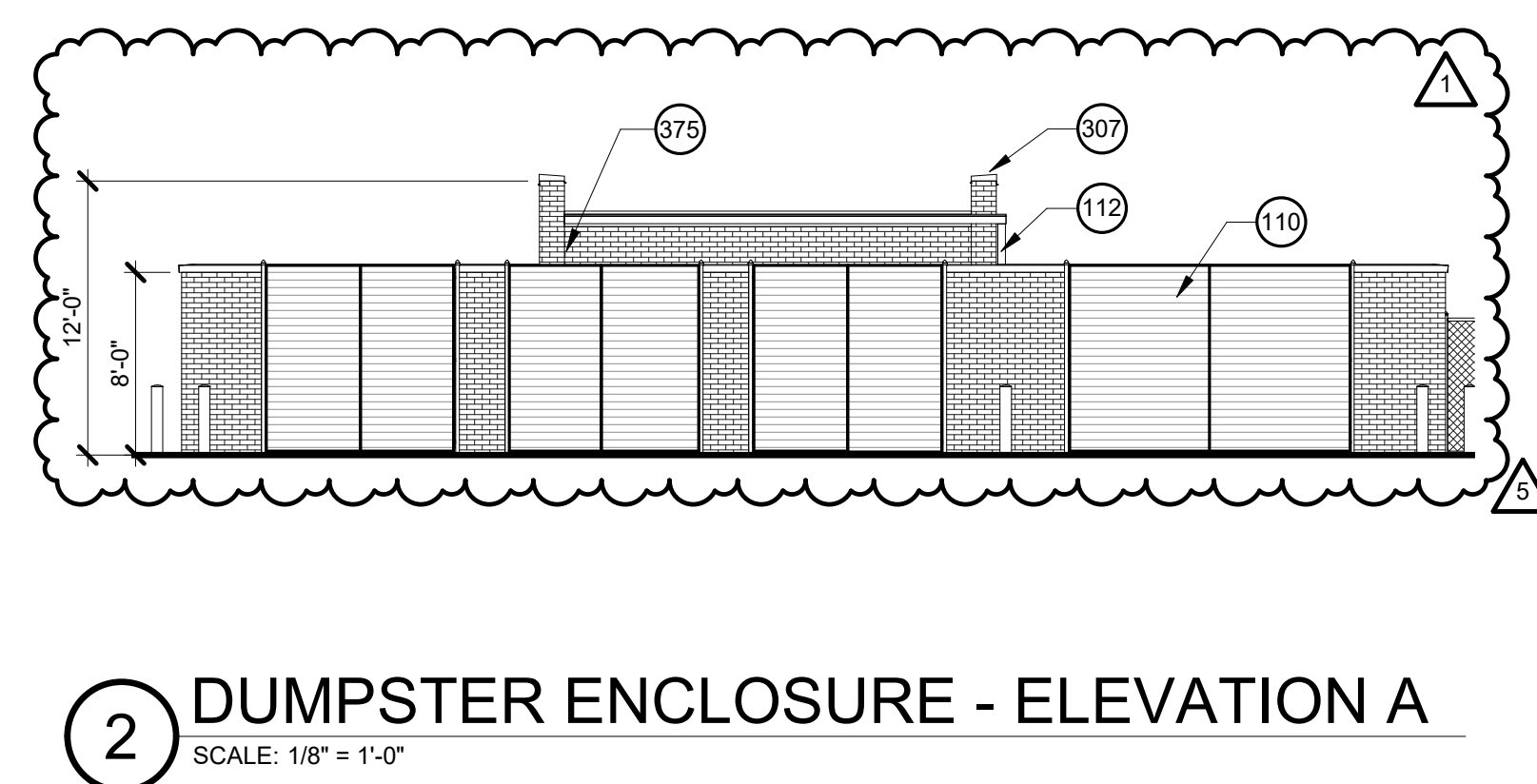
11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN

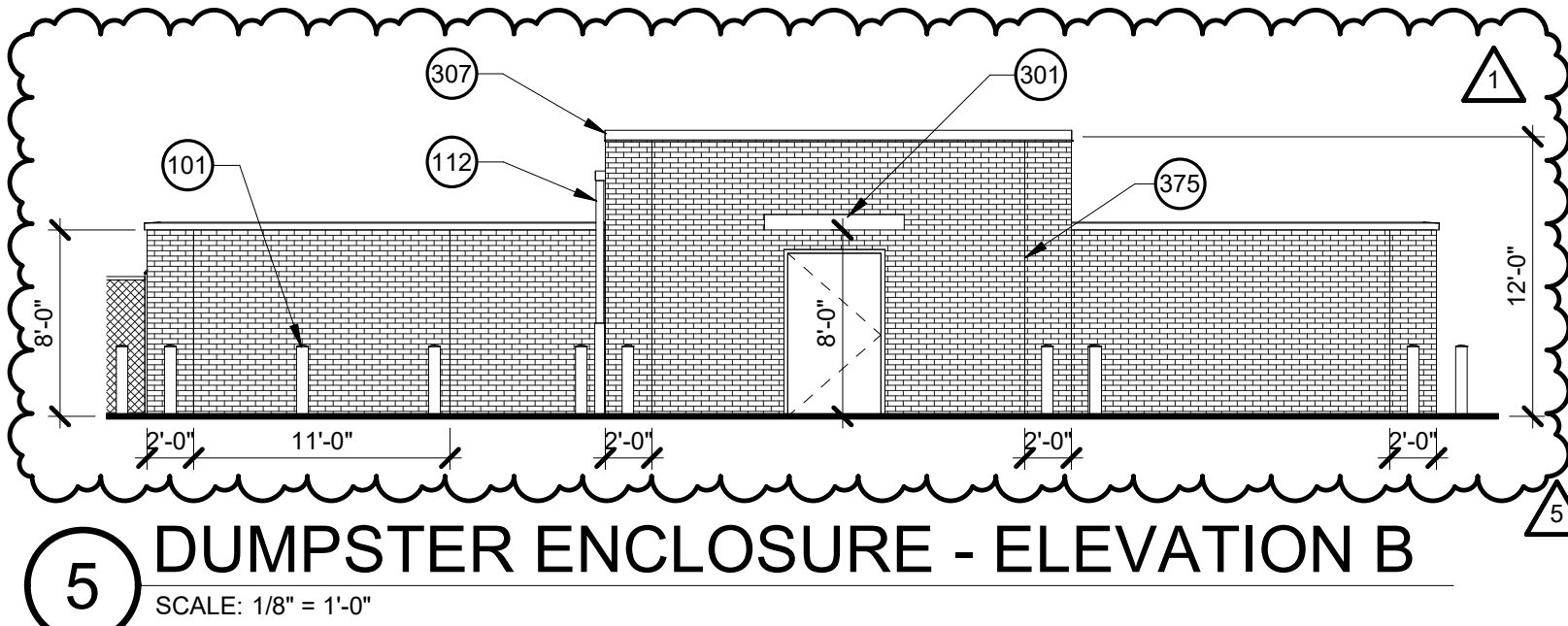
L1.05



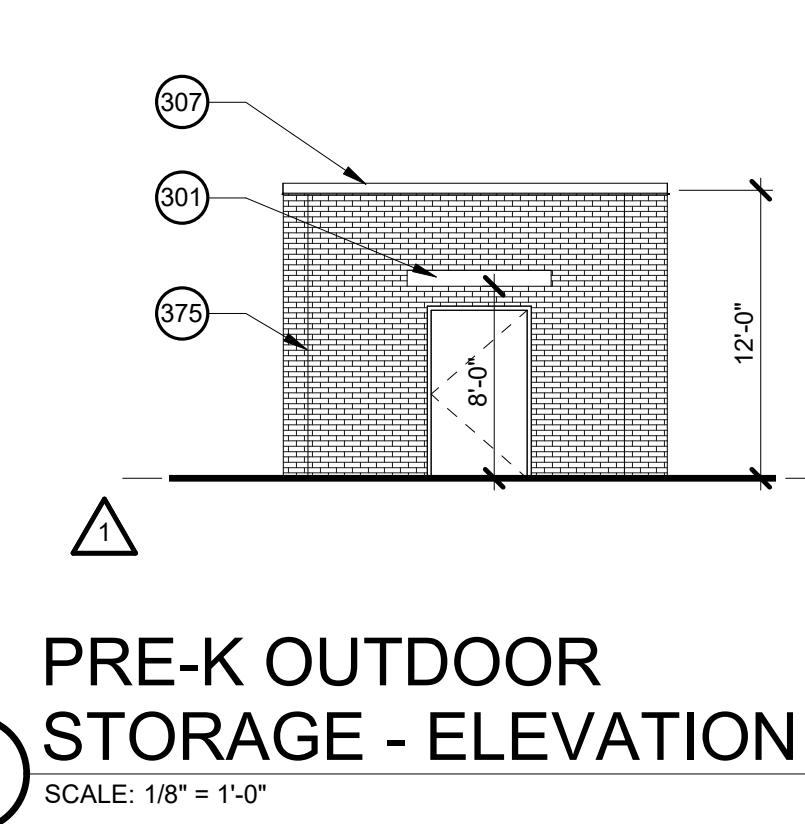
1 DUMPSTER ENCLOSURE PLAN



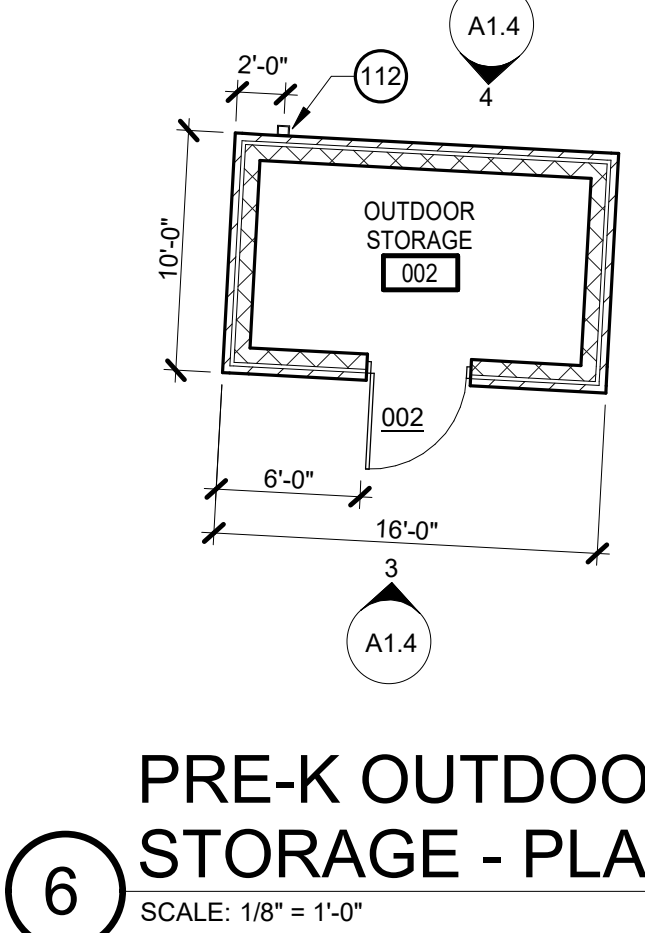
2 DUMPSTER ENCLOSURE - ELEVATION A
SCALE: 1/8" = 1'-0"



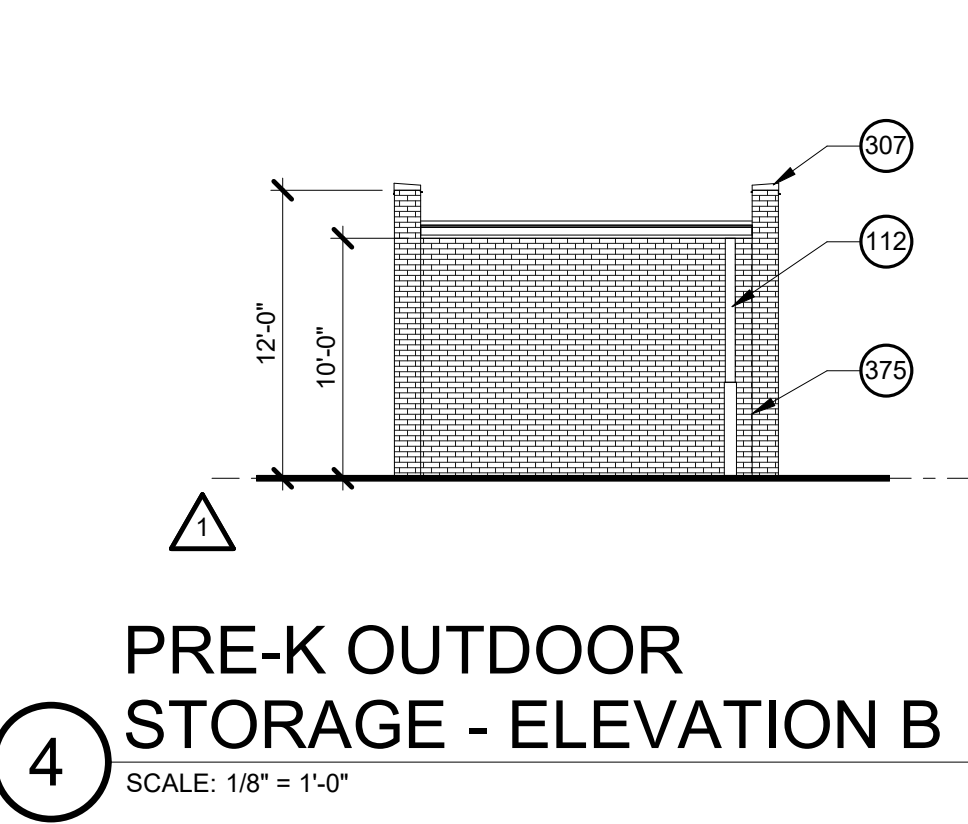
5 DUMPSTER ENCLOSURE - ELEVATION B
SCALE: 1/8" = 1'-0"



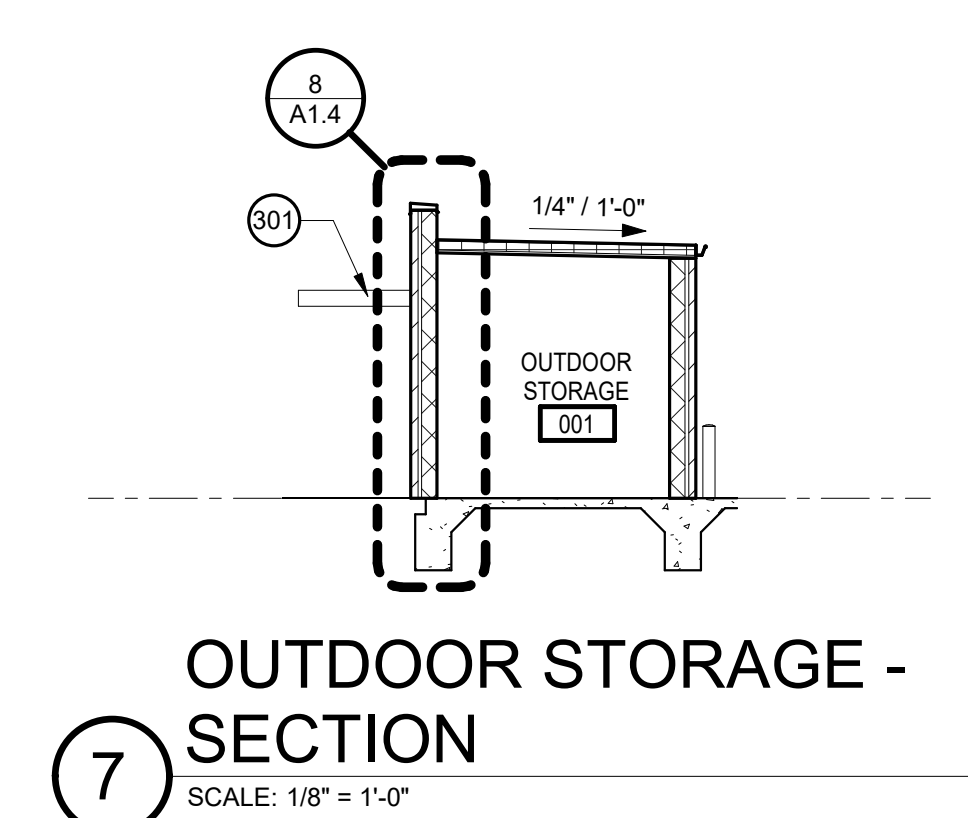
PRE-K OUTDOOR
STORAGE - ELEVATION A



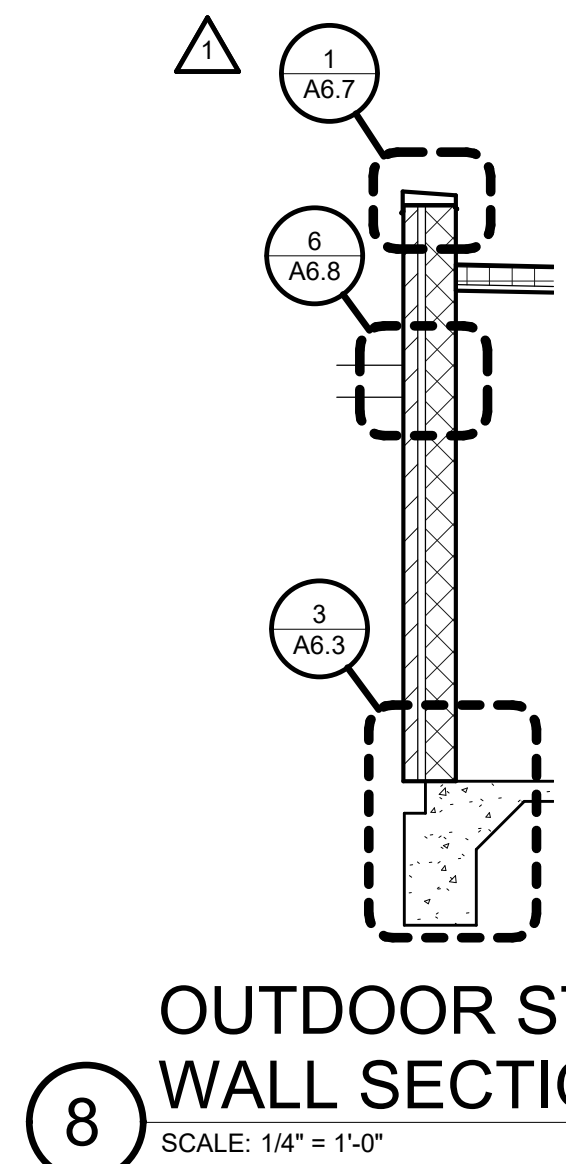
PRE-K OUTDOOR
STORAGE - PLAN



4 PRE-K OUTDOOR
STORAGE - ELEVATION B
SCALE: 1/8" = 1'-0"



7 OUTDOOR STORAGE -
SECTION
SCALE: 1/8" = 1'-0"

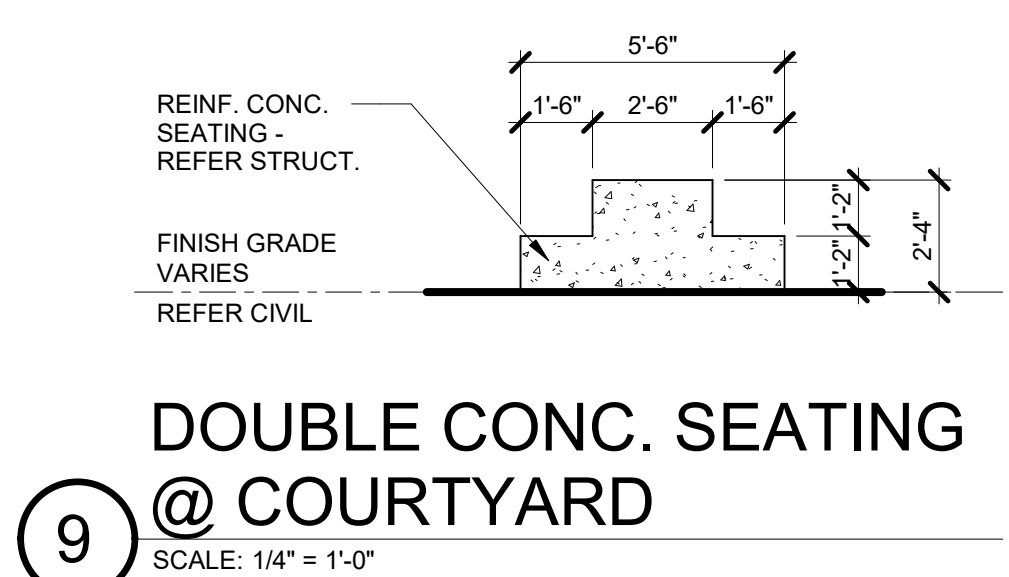


8 OUTDOOR STORAGE - WALL SECTION

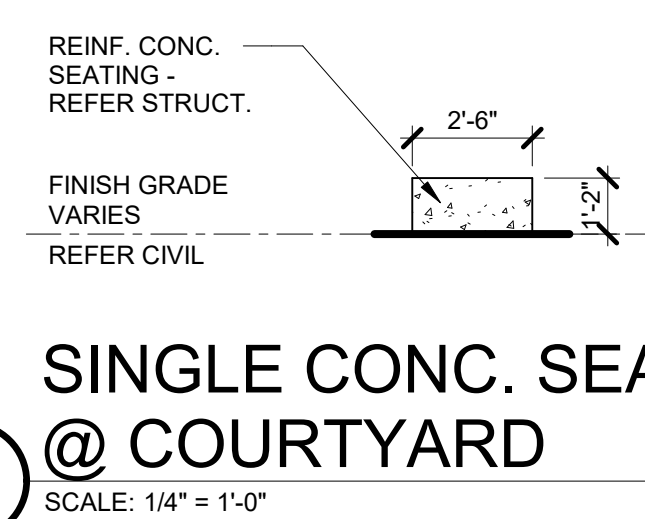
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

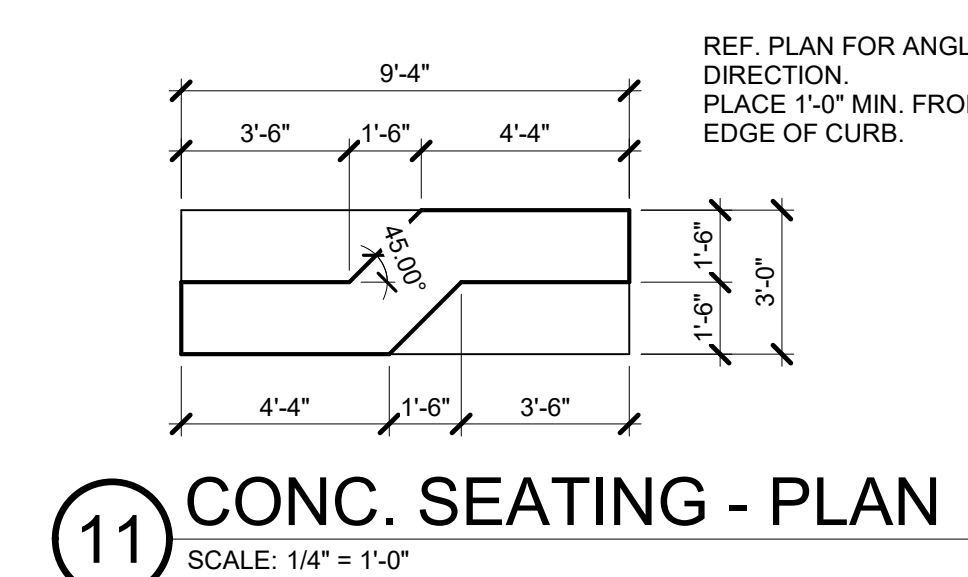
- 101 6" DIAMETER BOLLARD, TYP.
- 104 FLAGPOLE
- 105 PRE-ENGINEERED WALKWAY COVERING
- 106 REINFORCED CONCRETE SEATING, REF. STRUCT.
- 110 STEEL GATE WITH HORIZONTAL METAL WALL PANEL
- 112 PRE-FINISHED METAL GUTTER AND DOWNSPOUT WITH METAL COVER
- 113 FENCING AND GATE, REF. CIVIL
- 126 PAINTED PAVEMENT MARKINGS
- 301 WALKWAY COVERING
- 307 PRE-FINISHED METAL COPING
- 375 MASONRY EXPANSION JOINT TYP.



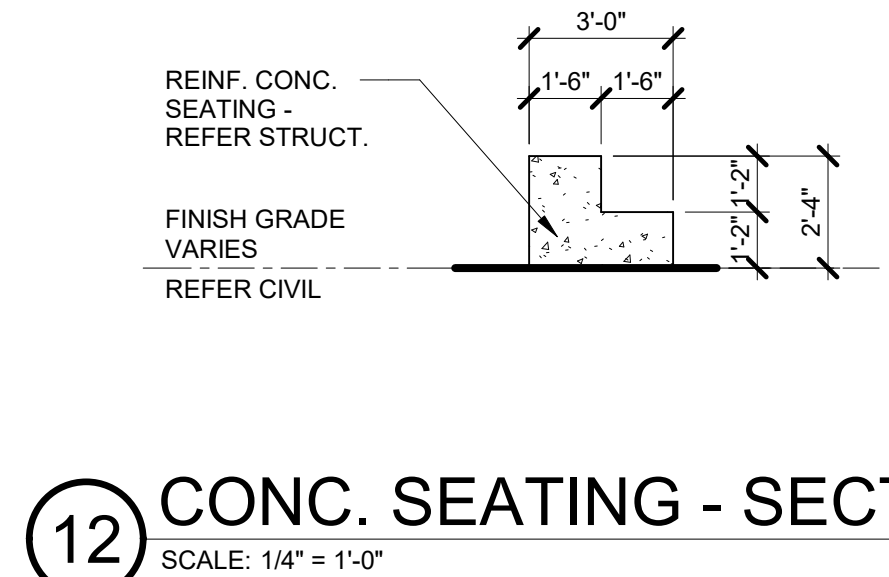
DOUBLE CONC. SEATING
⑨ @ COURTYARD
SCALE: 1/4" = 1'-0"



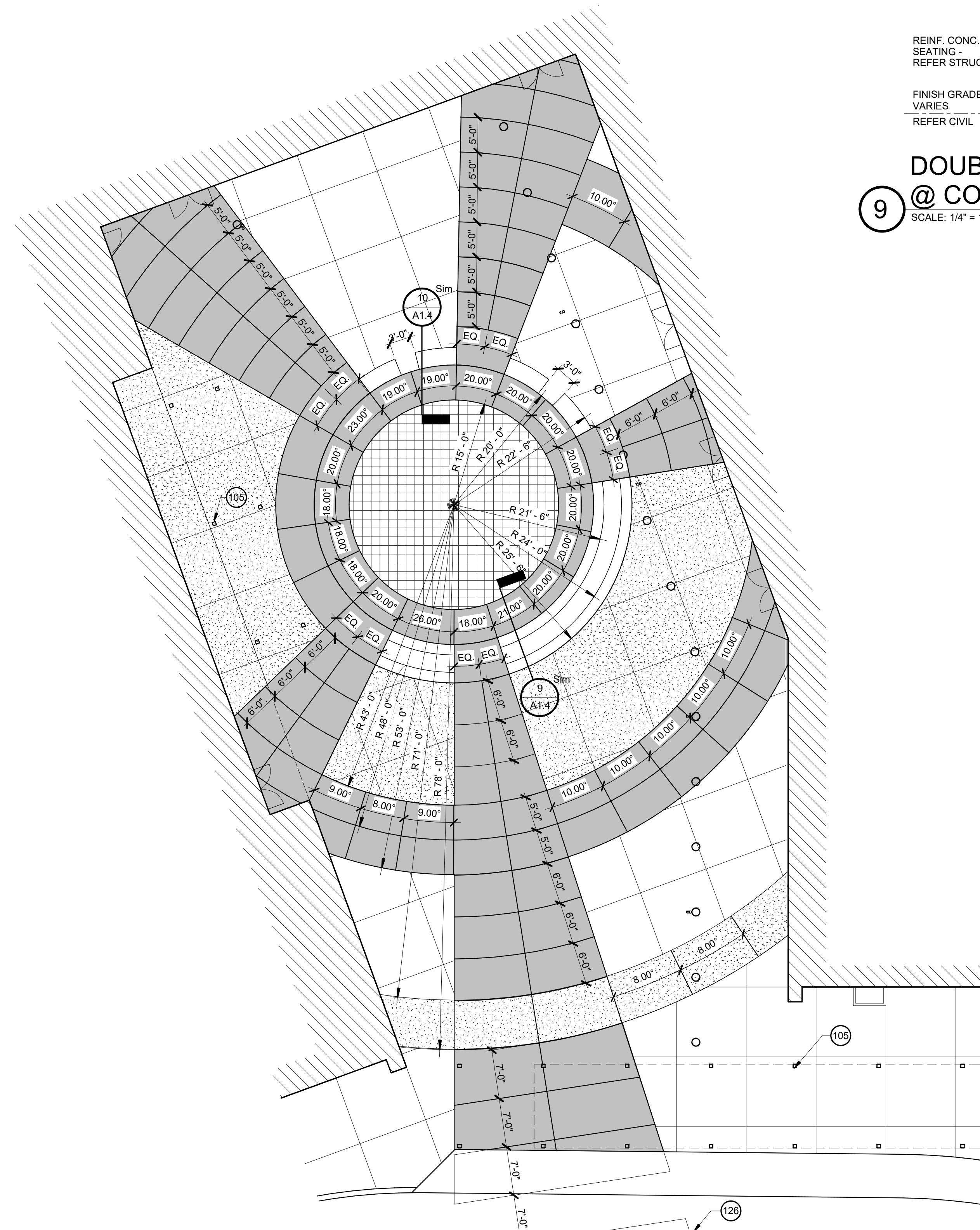
SINGLE CONC. SEATING
@ COURTYARD
SCALE: 1/4" = 1'-0"



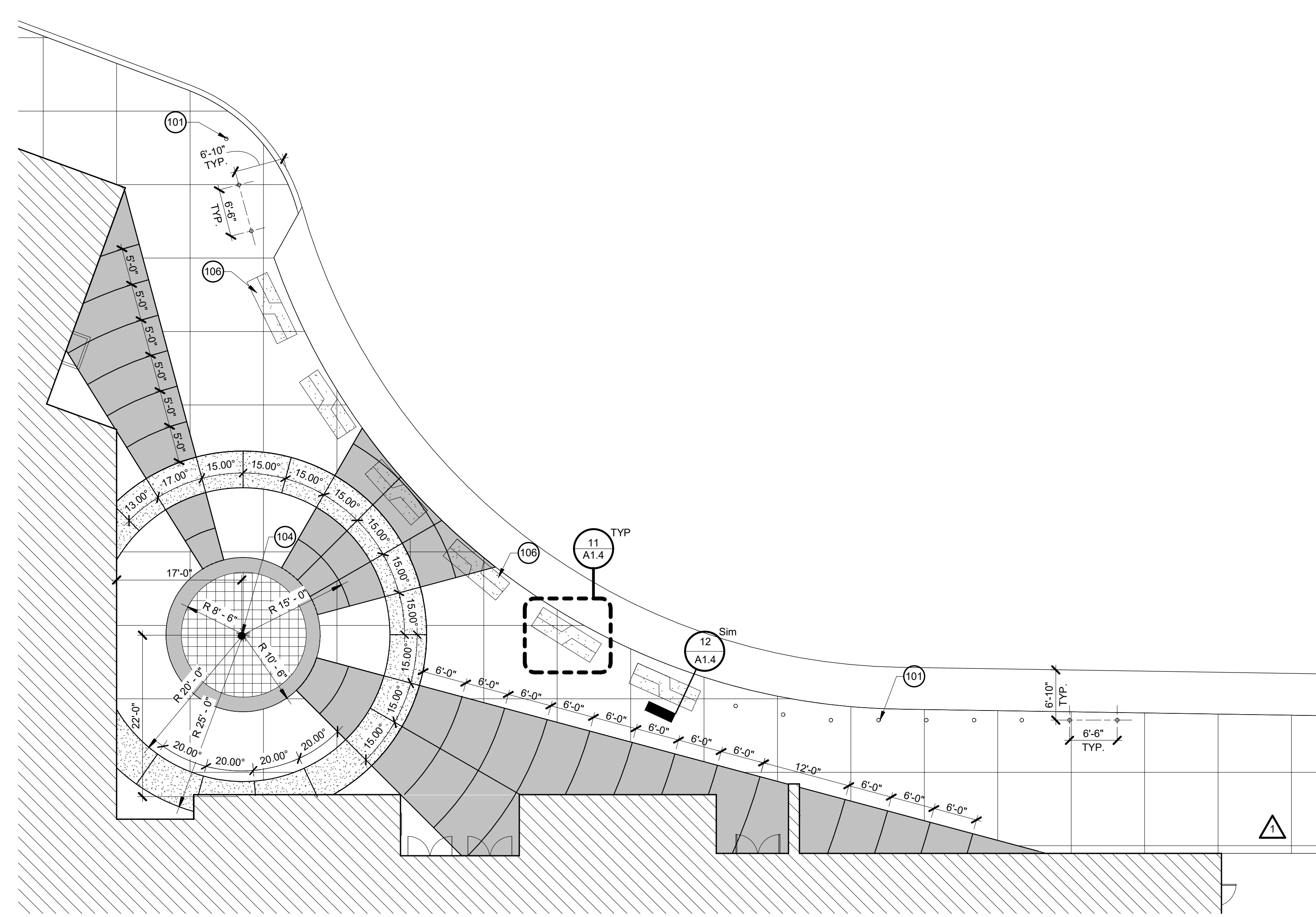
11 **CONC. SEATING - PLAN**
SCALE: 1/4" = 1'-0"



12 CONC. SEATING - SECTION
SCALE: 1/4" = 1'-0"









13 COURTYARD PAVING PLAN
SCALE: 3/32" = 1'-0"



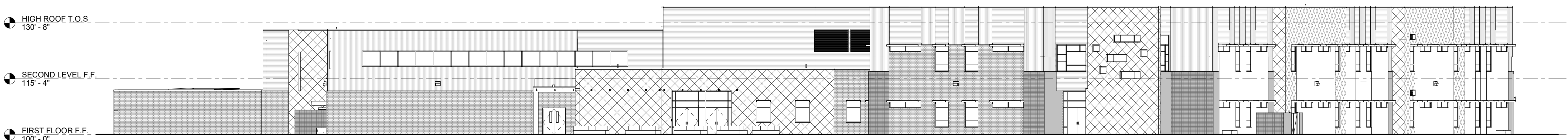
14 MAIN ENTRY PAVING PLAN

PAVING FINISH LEGEND

-  CONCRETE STANDARD PAVING - REF. CIVIL
 -  CONCRETE ROCK SALT FINISH
 -  CONCRETE STANDARD PAVING RE: CIVIL
 -  SPECIALTY CONTROL JOINT
 -  10' X 10' CONTROL JOINT PATTERN - REF. PAVING PLANS FOR SPECIFIC LOCATIONS
 -  SYNTHETIC GRASS, TYPE 1



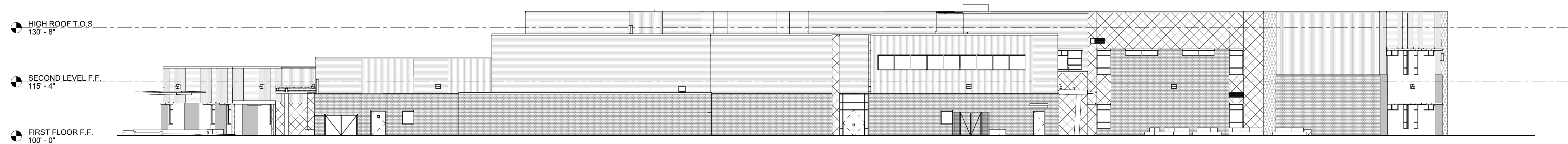
**FOR PLANNING DEPARTMENT
SITE PLAN CERTIFICATION
REVIEW ONLY.**



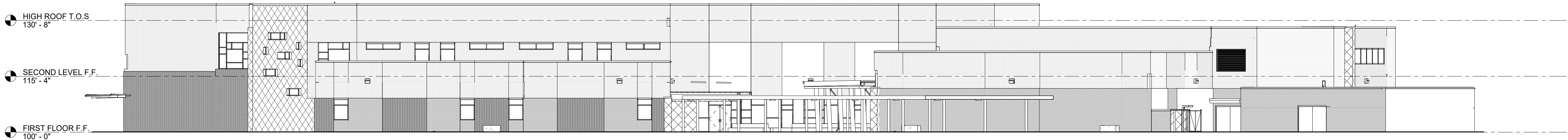
1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

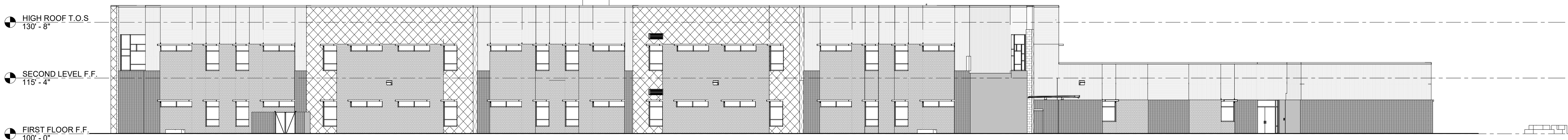
	BRICK TYPE 1, 4X12 RUNNING BOND		METAL PANEL TYPE 1, HORIZONTAL
	BRICK TYPE 1, 4X12 STACKED BOND		METAL PANEL TYPE 1, VERTICAL
	BRICK TYPE 2, 4X8 STACKED BOND		METAL PANEL TYPE 2, 3-COLOR BLEND
	BRICK TYPE 3, 4X12 RUNNING BOND		METAL PANEL TYPE 3, HORIZONTAL



2 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

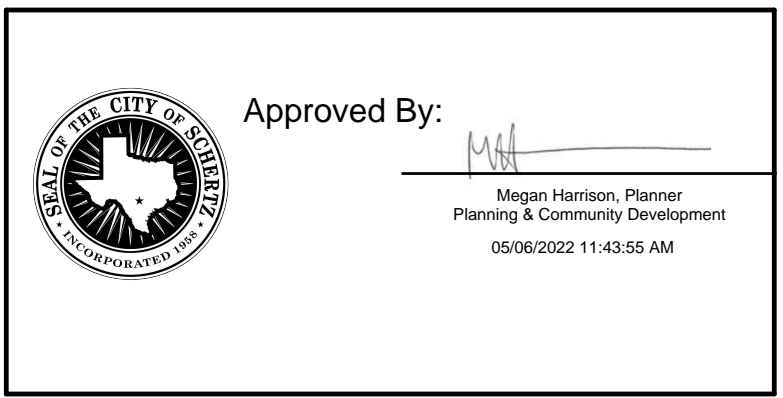


3 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

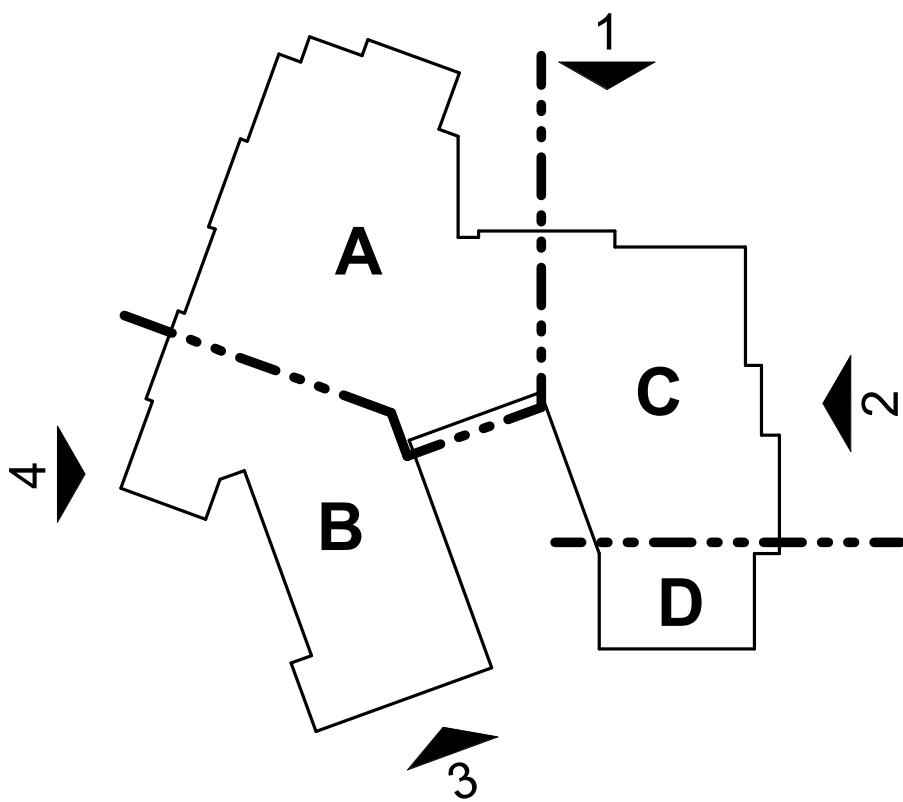


4 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: THIS SHEET TO BE USED FOR
REFERENCE ONLY. SOME ELEMENTS ARE
HIDDEN FOR CLARITY.



FOR PLANNING DEPARTMENT
SITE PLAN CERTIFICATION
REVIEW ONLY.



KEY PLAN



FOR INTERIM REVIEW
NOT TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
RESPONSIBLE ARCHITECT:
MISELA GONZALES-VANDEWALLE
28007

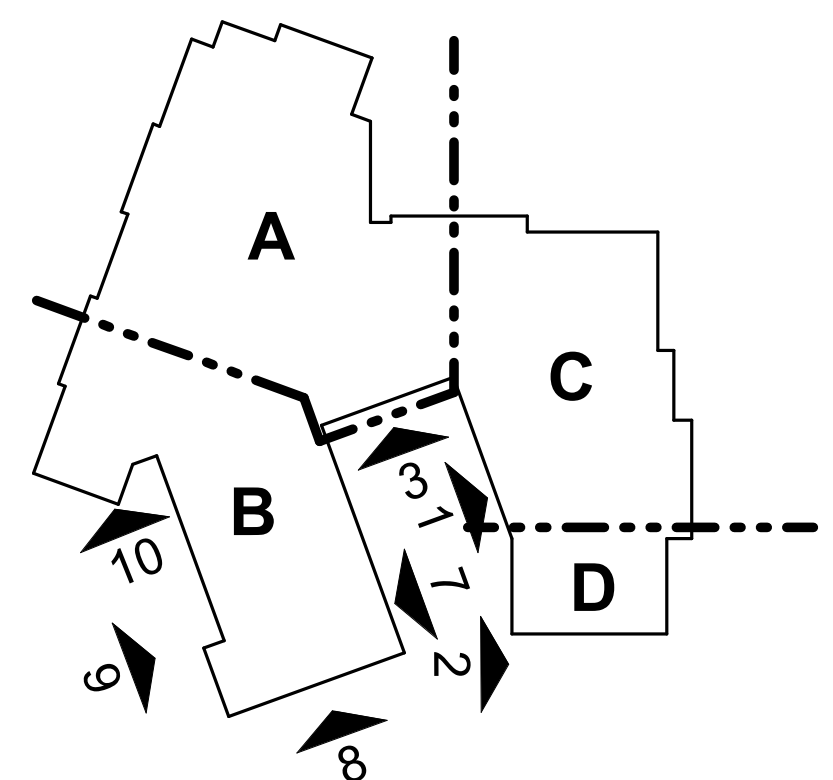
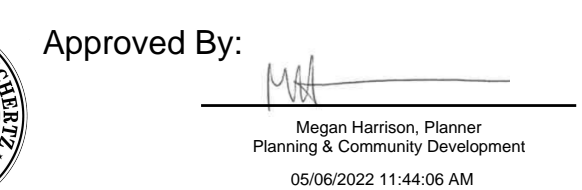
Revisions:	
NO.	DESCRIPTION DATE
1	ADDENDUM #1 12/17/21

Project No. 1743.02
CONTRACT DOCUMENTS

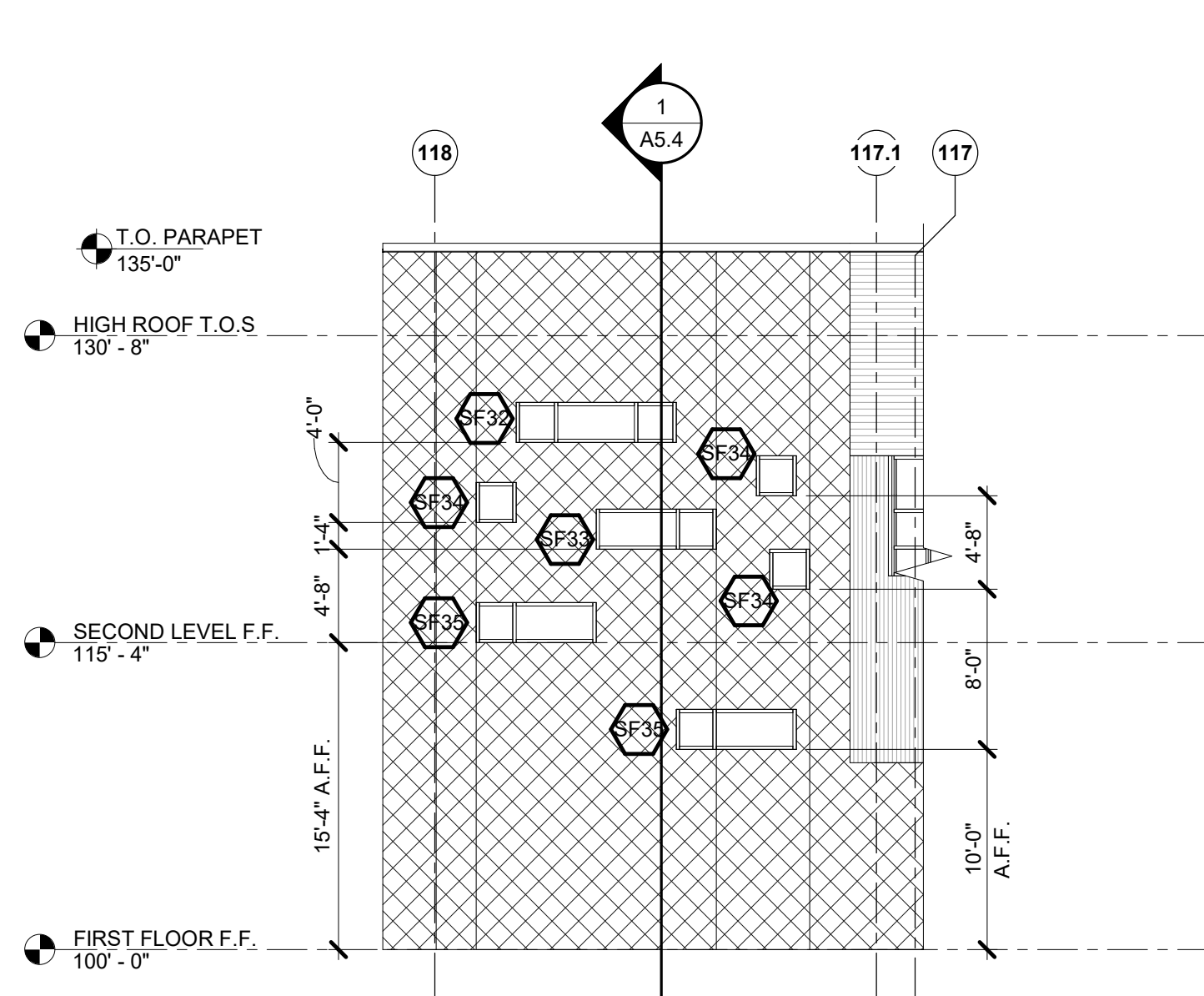
OVERALL EXTERIOR
ELEVATIONS



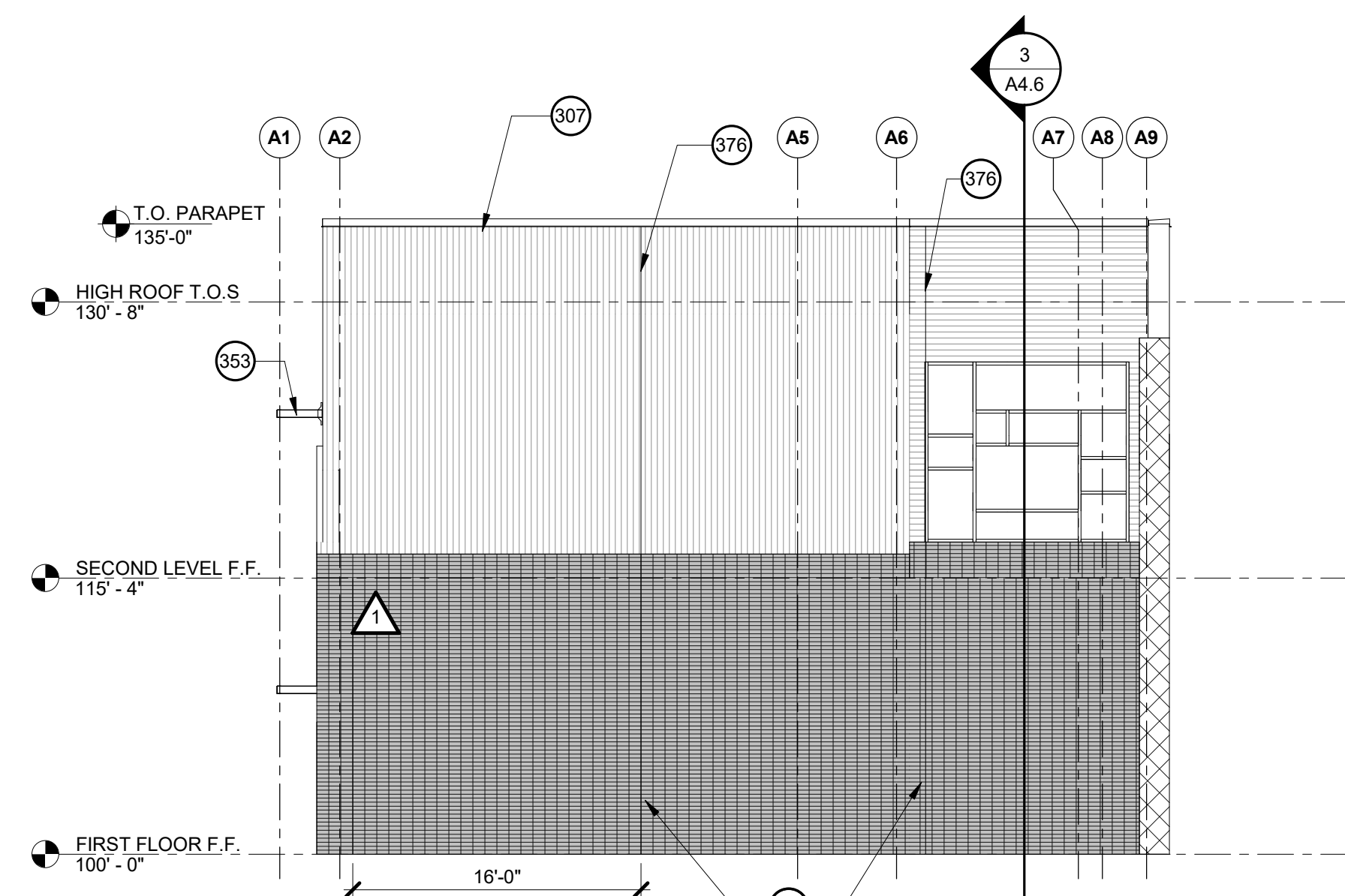
**FOR PLANNING DEPARTMENT
SITE PLAN CERTIFICATION
REVIEW ONLY.**



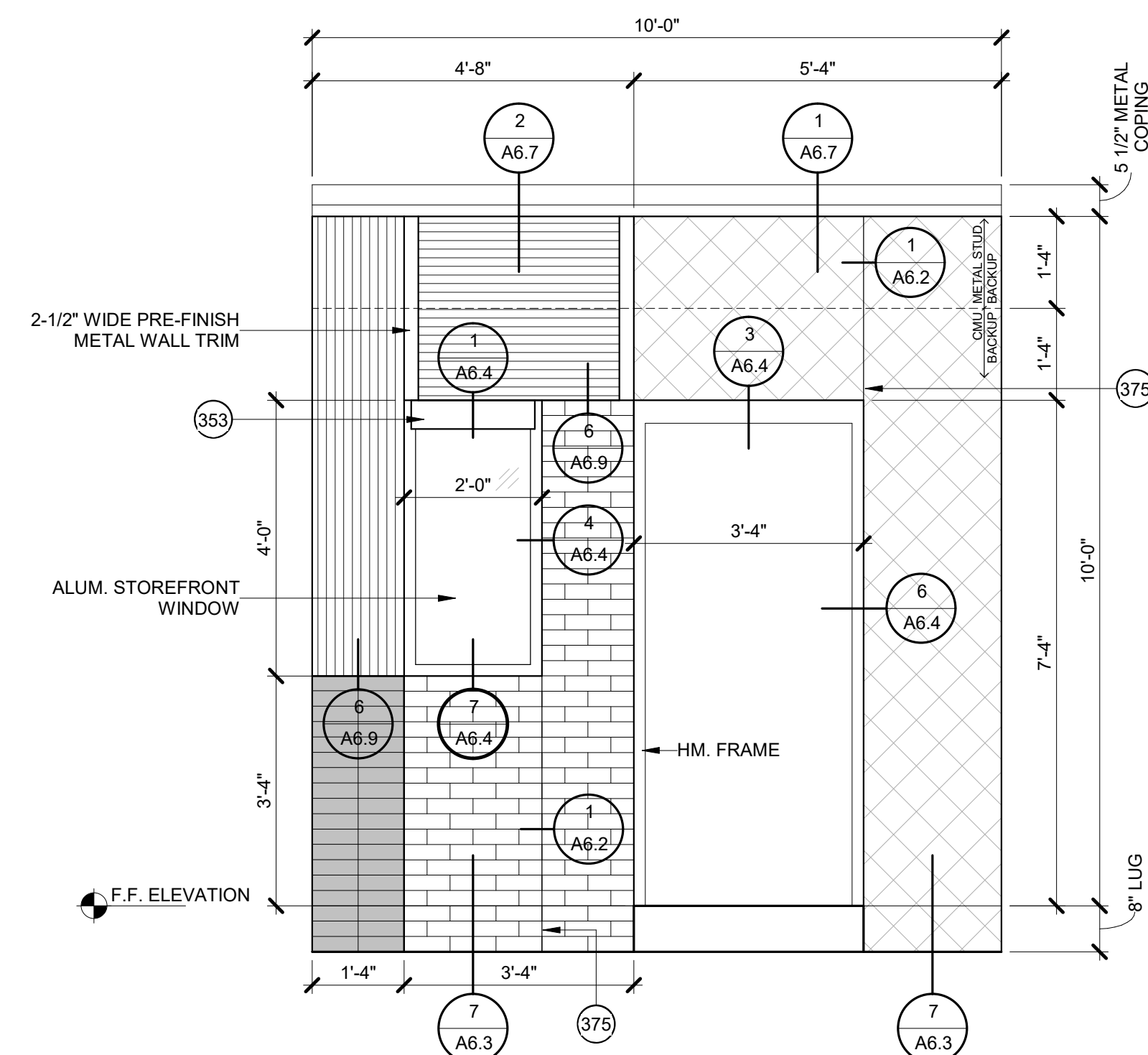
KEY PLAN



1 SOUTH STAIR ELEVATION
SCALE: 1/8" = 1'-0"


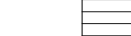

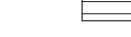






2 SOUTH CLASSROOM WALL



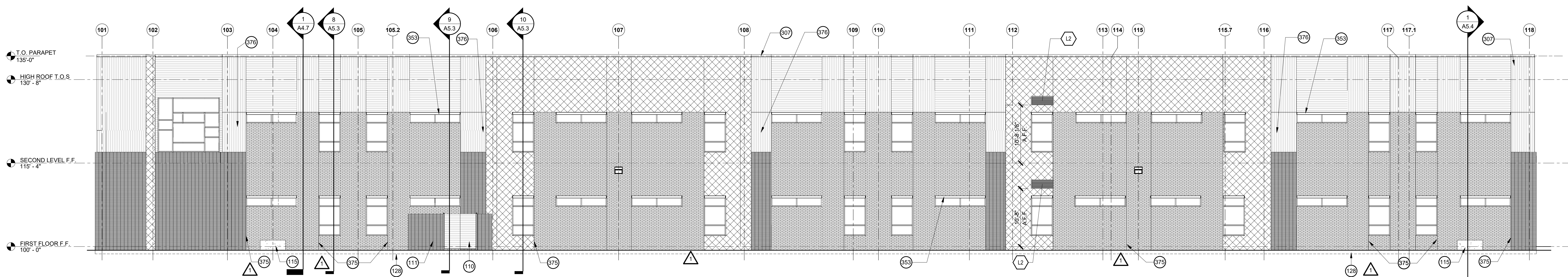
MOCK UP WALL

EXTERIOR MATERIALS LEGEND

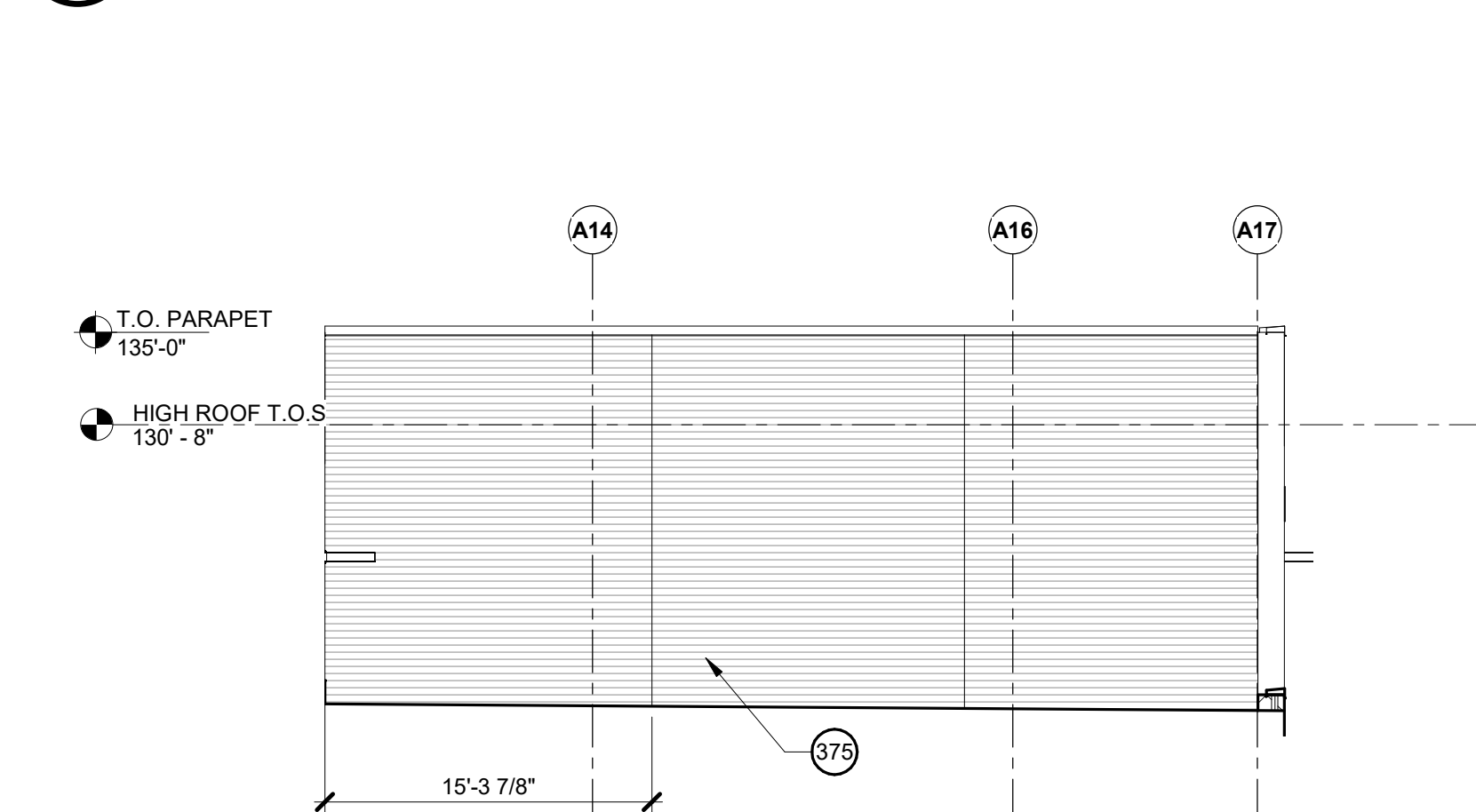
	BRICK TYPE 1, 4X12 RUNNING BOND		METAL PANEL TYPE 1, HORIZONTAL
	BRICK TYPE 1, 4X12 STACKED BOND		METAL PANEL TYPE 1, VERTICAL
	BRICK TYPE 2, 4X8 STACKED BOND		METAL PANEL TYPE 2, 3-COLOR BLEND
	BRICK TYPE 3, 4X12 RUNNING BOND		METAL PANEL TYPE 3, HORIZONTAL

KEYNOTE LEGEND

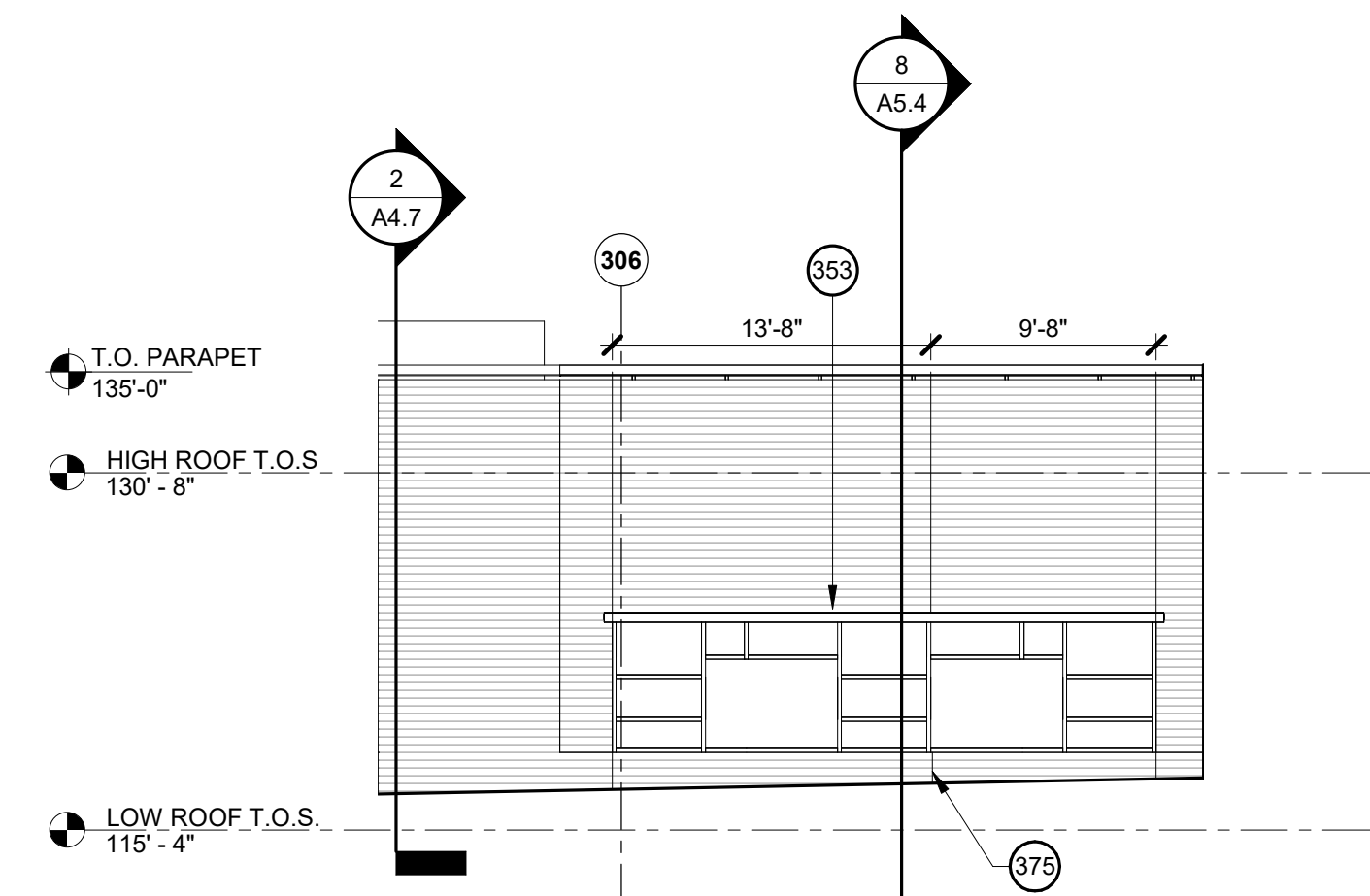
- 110 STEEL GATE WITH HORIZONTAL METAL WALL PANEL
- 111 BRICK TYPE 2 AT EQUIPMENT ENCLOSURE
- 115 ABOVE GRADE AREAWAY
- 128 DASHED LINE INDICATES LUG, RE: EXTERIOR DETAILS AND
STRUCTURAL.
- 301 WALKWAY COVERING
- 307 PRE-FINISHED METAL COPING
- 353 EXTERIOR SUN CONTROL DEVICE
- 375 MASONRY EXPANSION JOINT TYP.
- 376 METAL PANEL JOINT.



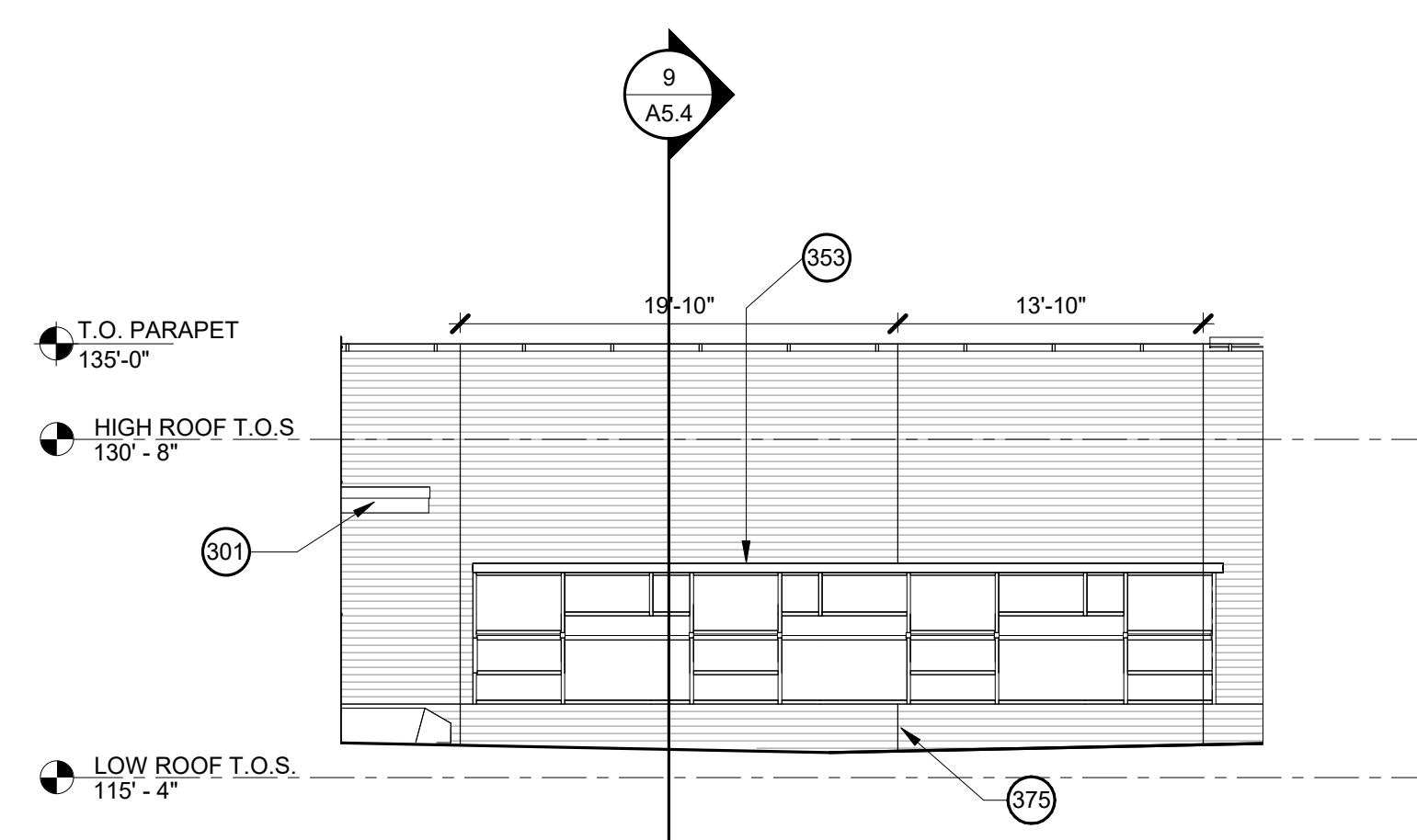
3 WEST ELEVATION - CLASSROOMS



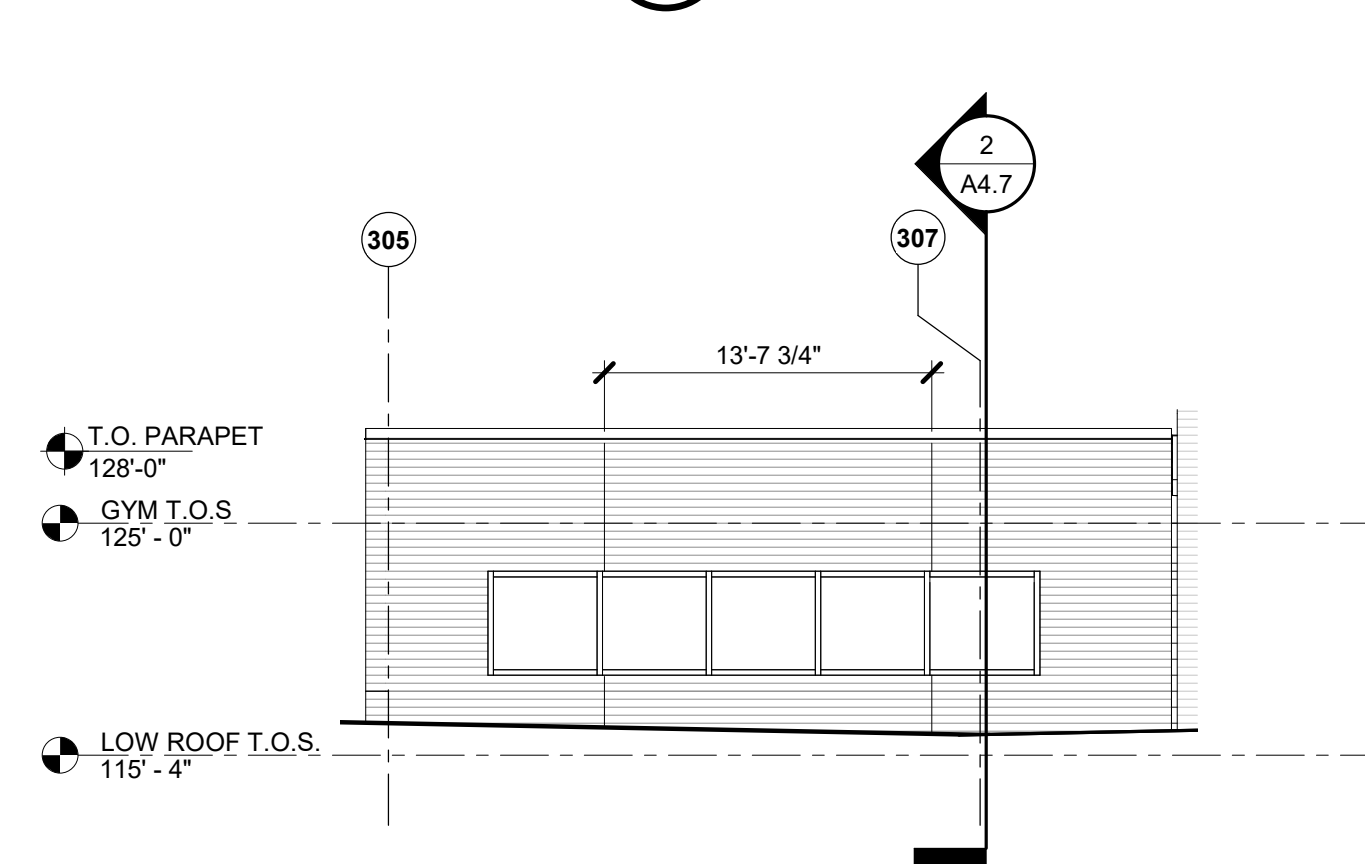
4 SECOND FLOOR ELEVATION



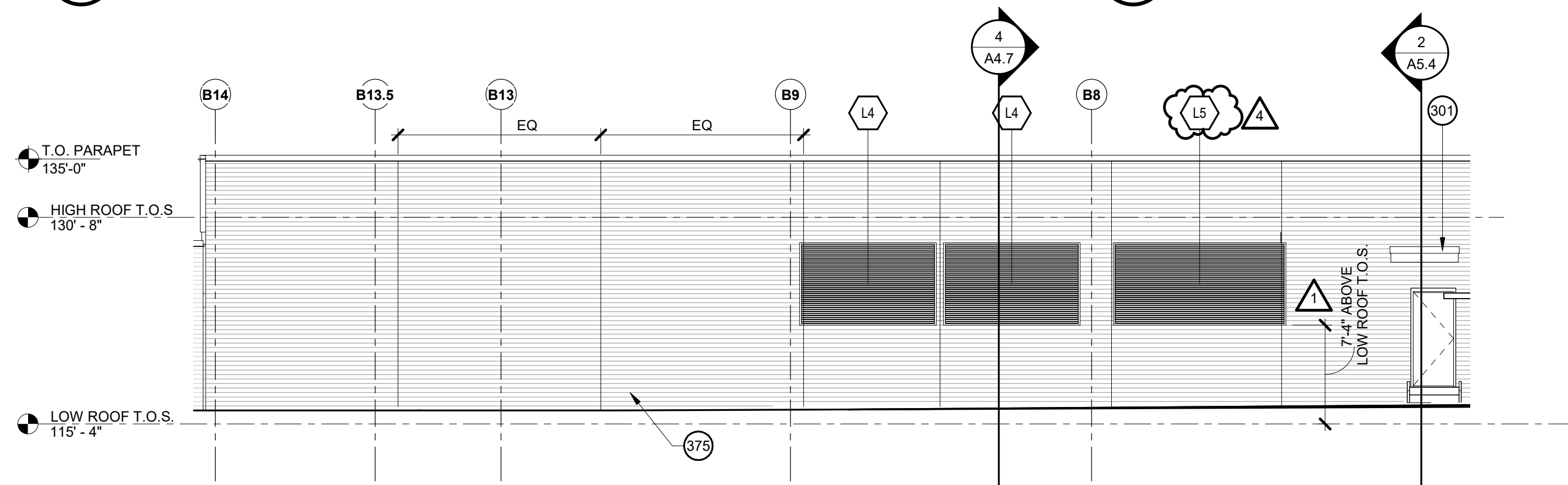
5 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



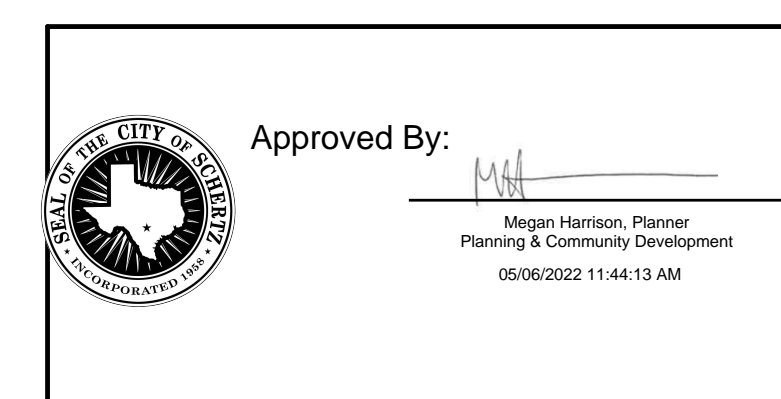
6 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



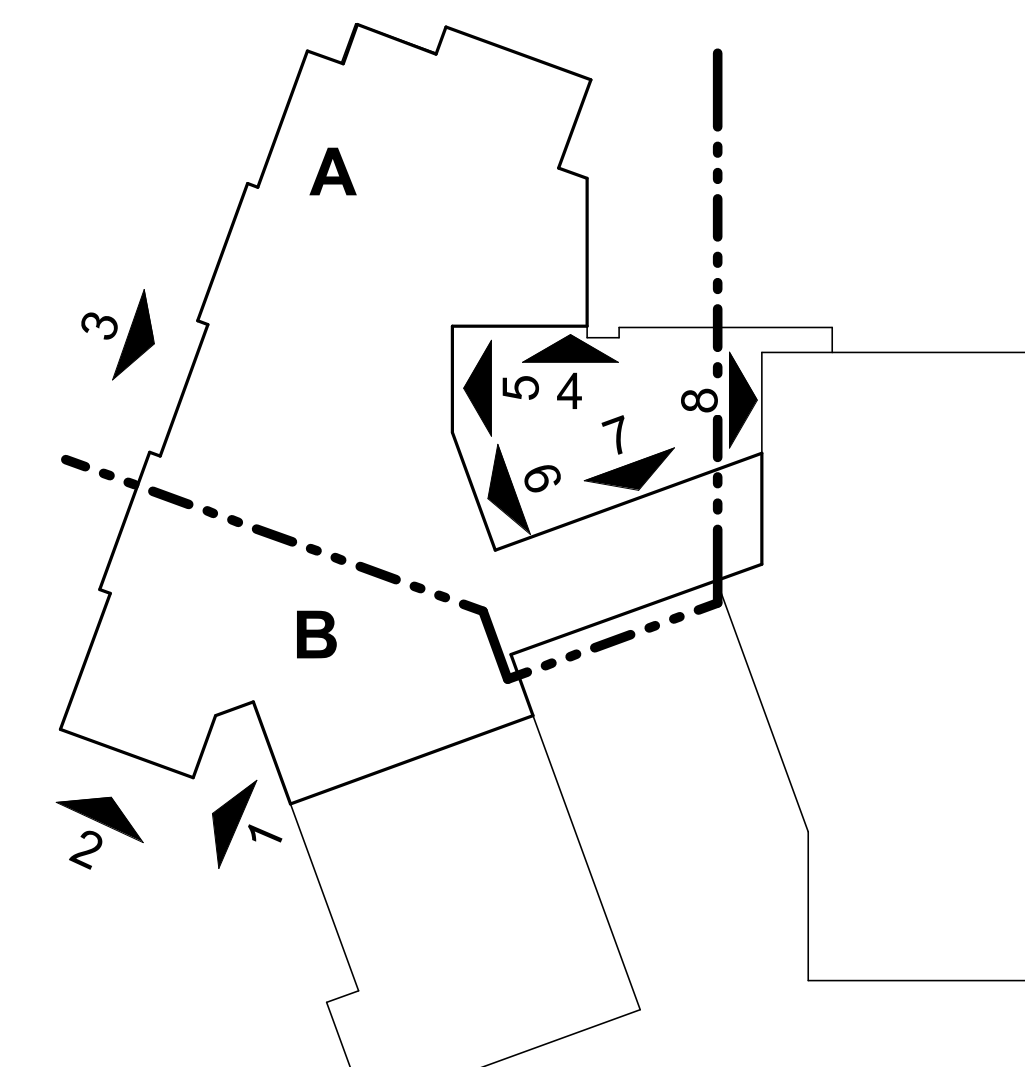
8 SECOND FLOOR ELEVATION AT GYM
SCALE: 1/8" = 1'-0"



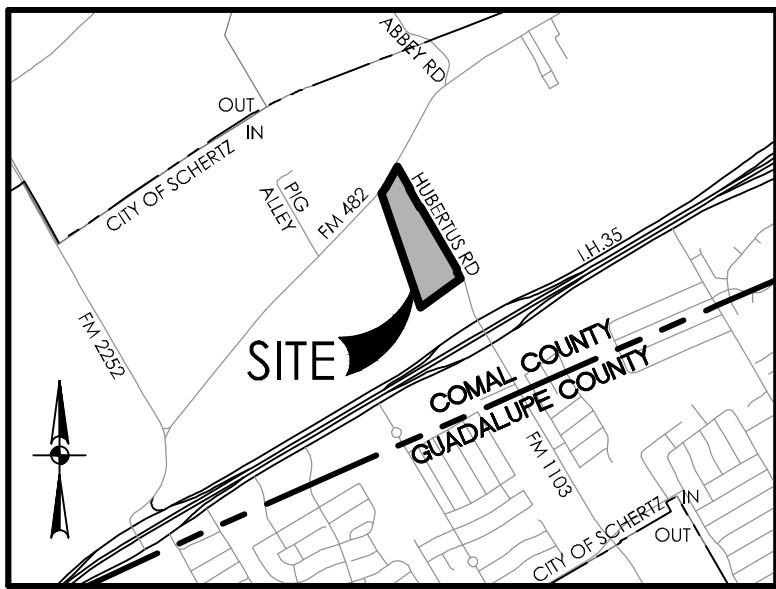
7 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



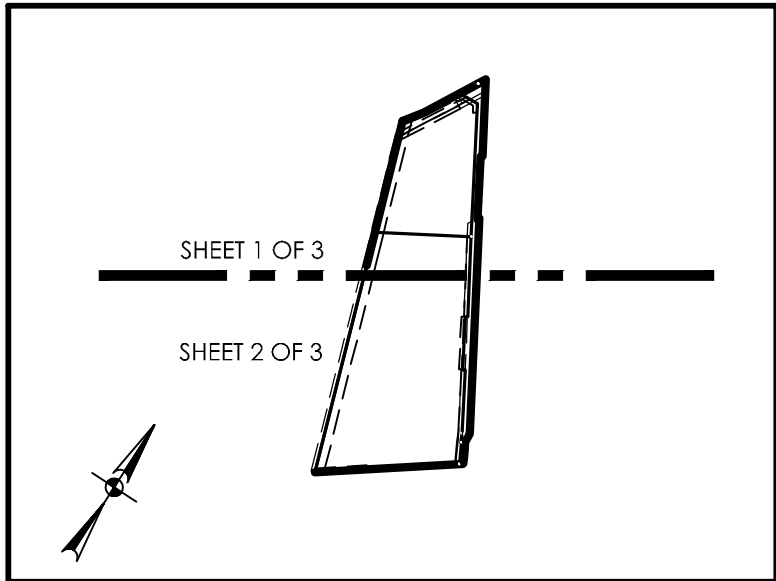
**FOR PLANNING DEPARTMENT
SITE PLAN CERTIFICATION
REVIEW ONLY.**



KEY PLAN



LOCATION MAP
SCALE: 1" = 3,000'



INDEX MAP
SCALE: 1" = 1,000'

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

CENTERPOINT ENERGY NOTE:

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

GENERAL NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
5. THERE ARE TWO (2) BUILDABLE LOTS.

TXDOT NOTES:

- A) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- B) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PRO JECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- C) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- D) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- E) ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SCALE: 1" = 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY [C.C.M.A.] FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS, ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF _____ HARRAL SUBDIVISION REPLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____, CHAIRPERSON

BY: _____, SECRETARY

CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIRMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

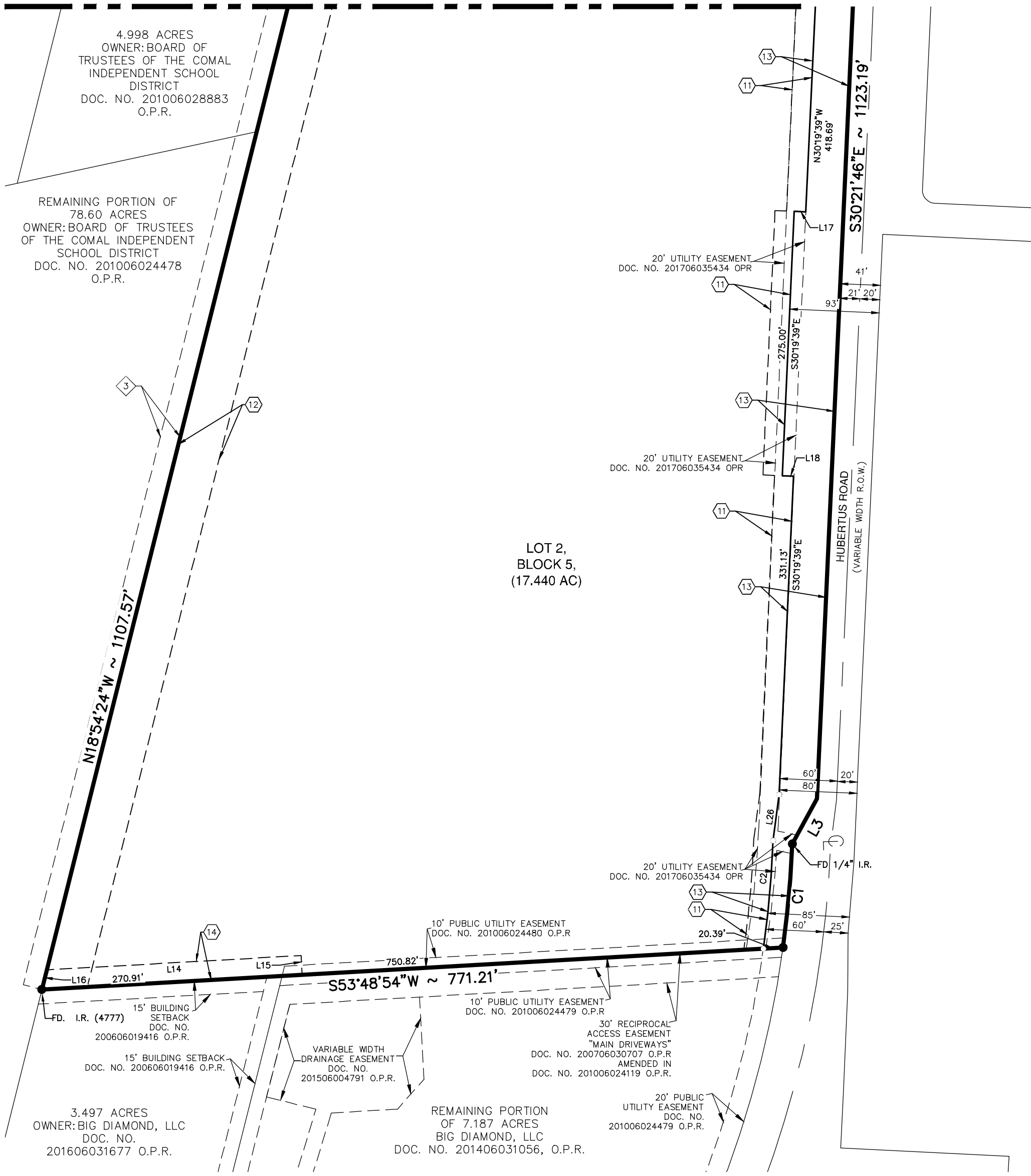
REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 5

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.00 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

DATE OF PRINT: April 14, 2022

SEE SHEET 3 OF 3 FOR LEGEND

MATCHLINE - SEE SHEET 1 OF 3



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:

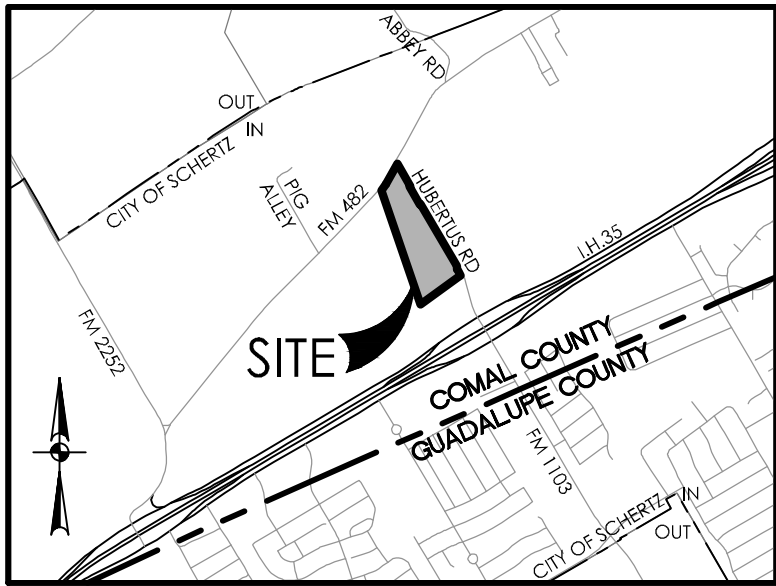
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

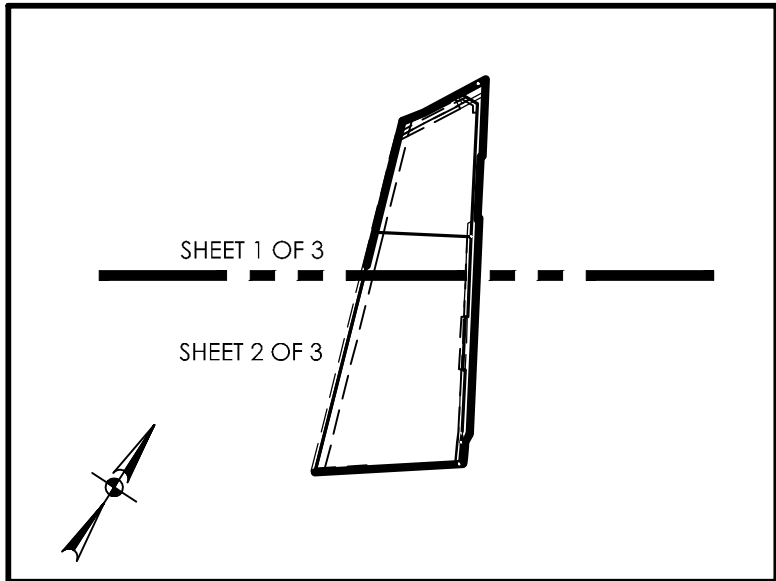
DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SHEET 2 OF 3



LOCATION MAP

SCALE 1" = 3,000'



INDEX MAP

SCALE: 1" = 1000'

VOL	VOLUME	OPR	OFFICIAL PUBLIC RECORDS
PG	PAGE(S)		(OFFICIAL PUBLIC RECORDS)
MPR	MAP AND PLAT RECORDS OF		OF REAL PROPERTY) OF
	COMAL COUNTY, TEXAS		COMAL COUNTY, TEXAS
DR	DEED RECORDS OF		COMAL COUNTY, TEXAS
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
11	20' UTILITY EASEMENT	1	3.934 ACRES
12	45' DRAINAGE EASEMENT		HARRAL SUBDIVISION
13	VARIABLE WIDTH RIGHT OF		LOT 2 BLOCK 1
	WAY DEDICATION (1.929 AC)		(VOL 15, PG 374, MPR)
14	20' SANITARY SEWER	2	4.00 ACRES
15	20' WATERLINE EASEMENT		BOARD OF TRUSTEES OF THE
			COMAL INDEPENDENT
			SCHOOL DISTRICT
			DOC. NO. 201006020818 O.P.R.
		3	78.60 ACRES
			BOARD OF TRUSTEES OF THE
			COMAL INDEPENDENT SCHOOL
			DISTRICT
			DOC. NO. 201006024478 O.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

NBU UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

CENTERPOINT ENERGY NOTE:

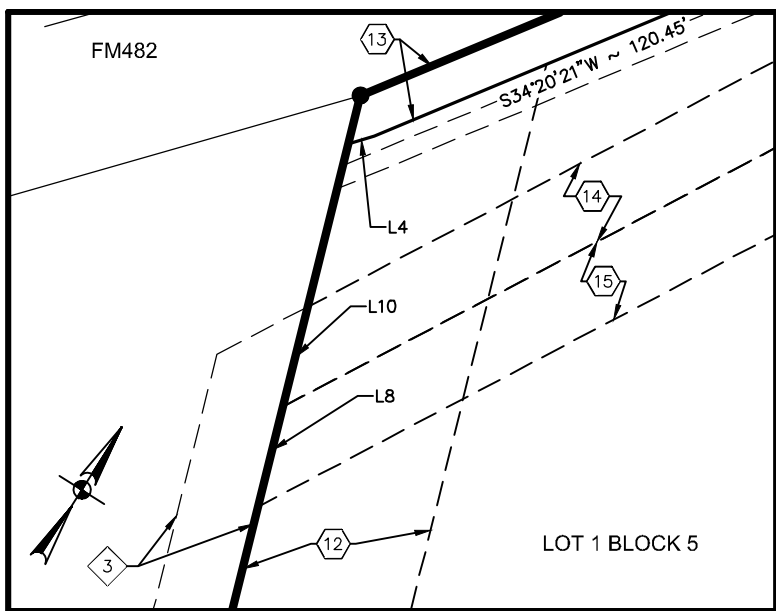
CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

GENERAL NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND ORASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THERE ARE TWO (2) BUILDABLE LOTS.

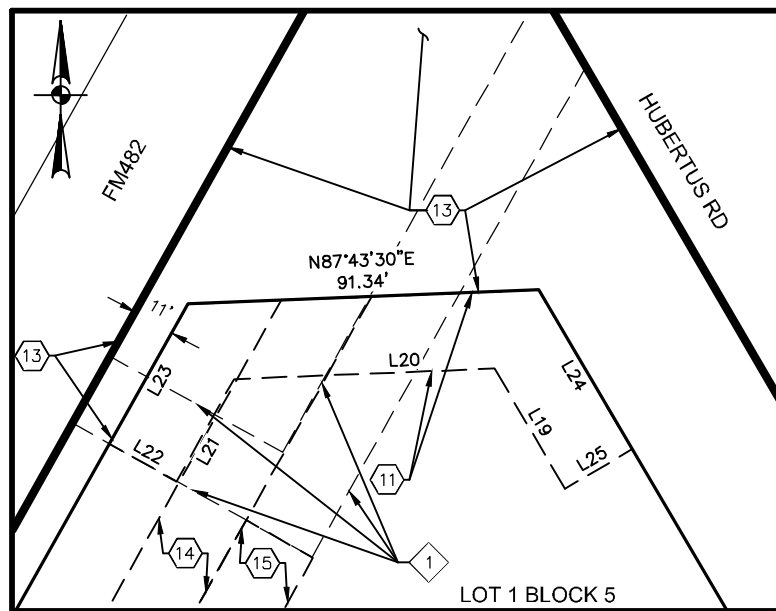
TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



DETAIL "A"

SCALE 1" = 50'



CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022

Department: Engineering

Subject: Resolution No. 22-R-52– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to enter into an agreement with Unintech Consulting Engineers, Inc., for design, bid, and construction phase engineering services for the Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road looped waterline project and other matters in connection therewith. (B. James/K. Woodlee/E. Schulze)

BACKGROUND

Per the City's Public Works Design Guide, water supply mains in the water distribution system shall be looped. Currently, the water system has dead end lines along Ware Seguin, Lower Seguin, Pfeil, and N. Graytown Road. To remedy this, the City intends to engage Unintech Consulting Engineers, Inc., one of the City's on call Engineers, to provide design, bid, and construction phase engineering services to construct looped water lines. Unintech Consulting Engineers is familiar with the location of these proposed loop lines and is qualified to providing these services.

GOAL

The goal of Resolution 22-R-52 is to authorize an agreement with Unintech Consulting Engineers to complete the required engineering services to provide a two looped water lines along Ware Seguin, Lower Seguin, Pfeil, and N. Graytown Roads.

COMMUNITY BENEFIT

A looped distribution system serves multiple purposes, including that it prevents water from becoming stagnant within the system, reduces and/or eliminates the need to flush dead end lines to maintain chlorine residuals, as well as allows operators to limit the number of water outages during maintenance or repairs. Construction of these water main segments will also make water service available to currently undeveloped areas and portions of parcels to which there is no direct access to a public water system.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that the City Council approve Resolution 22-R-52, authorizing a project agreement with Unintech Consulting Engineers, Inc., for design, bid, and construction phase engineering services.

FISCAL IMPACT

Funding for the design work with the base amount of \$186,973 and a not to exceed amount of \$200,000 has been allocated from the City's Water and Sewer Construction Reserves. Funding for the easement acquisition and construction of the utility relocations will be handled separately and is currently estimated to be \$1.8 million.

RECOMMENDATION

Staff recommends that the City Council approve Resolution 22-R-52, authorizing a project agreement with Unintech Consulting Engineers, Inc., for design, bid, and construction phase engineering services for the Ware Seguin to Lower Seguin and Pfeil Road to N. Graytown Road looped waterline project.

Attachments

Schertz Ware Seguin Loop and Pfeil Rd Waterlines Proposal 2022-03-15
Schertz Ware Seguin Loop and Pfeil Rd Waterline EJCDC Work Order
Resolution 22-R-52



UNITECH CONSULTING ENGINEERS, INC.

STRUCTURAL • CIVIL • SURVEYING

March 15, 2022
City of Schertz
Engineering
10 Commercial Place, Bld 2
Schertz, TX 78154

Attn: Jennifer R. Shortess, PE

Re: City of Schertz – On-Call Civil Engineering Services Agreement
Proposal – Ware Seguin to Lower Seguin Watermain Loop
Proposal – IH 10 Watermain Pfeil RD to N Graytown Rd

Unitech Consulting Engineers, Inc. is pleased to provide this proposal for professional engineering services to the City of Schertz for the design of the watermain loop connection between Ware Seguin Road and Lower Seguin Road, per the attached exhibit; and the design of the watermain along IH-10 between Pfeil Road and Graytown Road, per the attached exhibit.

Our understanding of the scope of work is generally as follows: The City Schertz desires to construct a 12-inch water main through private property connecting existing 8-inch water mains on Ware Seguin Road and on Lower Seguin Road.

The City of Schertz desires to construct a 12-inch water main through private property, following the IH-10 right of way, connecting the existing 8-inch water mains on Pfeil Road and Graytown Road.

Scope **Survey**

For the limits described above, per phase, Unitech Consulting Engineers, Inc will provide the topographical survey of the proposed project limits to determine locations of existing utilities and pertinent topographic features; at 25-foot sections, approximately 40- feet wide.

The City will secure rights of entry for survey from property owners.

UNITECH will provide boundary survey and exhibits/metes and bounds descriptions for permanent utility easements and temporary construction easement descriptions.

It is assumed that there will be three (3) permanent easements and three (3) temporary construction easements for the Ware Seguin to Lower Seguin Road segment.

It is assumed that there will be nine (9) permanent easements and three (3) temporary construction easements for the IH-10 – Pfeil Road to Graytown Road segment.

Geotechnical

Arias and Associates will obtain geotechnical samples and report for project with one sample at each end of each project in public right of way.

Water Main Design

For the limits described above, per phase, Ford Engineering will prepare ONE set of construction plans, specifications, and quantity estimate, for review, approval, and construction with associated details per the standards indicated in Statement of Work. Plans and specifications will



be in conformance with City of Schertz standards of construction and materials. Plans will include the pipeline layout and details for construction for both areas of proposed watermain; Ware Seguin to Lower Seguin Watermain Loop, and IH 10 Watermain Pfeil Road to N Graytown Rd.

It is assumed that the Ware Seguin to Lower Seguin Watermain Loop will be traversing private property.

It is assumed that the IH 10 Watermain Pfeil Road to N Graytown Road Segment will be running parallel to the IH-10 right of way but inside private property.

Permitting

Because utility easements are being obtained and capital improvements funds are used, we recommend an Environmental Constraints Analysis and a Texas Antiquities Code review. Our subconsultant, Adams Environmental will provide the reports and associated submittals.

There is a potential for a **Nationwide Permit** under CWA 404 being required because the preliminary alignment for the and IH 10 Watermain Pfeil Road to N Graytown Rd segment crosses two drainage lows, and one of those crossings is in the FEMA special flood hazard area for the 100-year event. Should the constraints analysis determine that a Nationwide Permit be required it will be considered additional services, and the additional fee for the effort to obtain the permit will be negotiated at that time.

UNINTECH will prepare a **flood development permit** for one (1) anticipated crossing of the floodplain for the IH 10 Watermain Pfeil Road to N Graytown Rd segment.

There is at least one oil pipeline the proposed Ware Seguin to Lower Seguin Watermain Loop main will cross. UNINTECH will coordinate with the pipeline operator to obtain a letter of no objection.

Access off of IH-10 will be required for the IH 10 watermain from Pfeil Road to N Graytown. UNINTECH will prepare exhibit for the acquisition of easement.

Design Phases

Preliminary Design

Both segments are anticipated to be included in one set of plans.

Preliminary Construction Plans as PDFs of all deliverables to include the following:

Cover page, overall project layout, estimated quantities, water plan, standard City details, and a preliminary estimate of probable cost.

Geotechnical report and Environmental constraints report.

Final Design

100% Plans, Bid Documents, Estimates.

(CAD files and hard copy bound sets, upon request)

Bid Phase

For the limits described above, per phase, UNINTECH will provide Bid Documents, Bid Tabulations and recommendation for awards, attend a Pre-Bid meeting and respond to contractor questions.

Construction Phase



UNINTECH CONSULTING ENGINEERS, INC.

STRUCTURAL • CIVIL • SURVEYING

For the limits described above, per phase, UNINTECH will attend a pre-construction meeting with the City and selected contractor. UNINTECH survey will verify benchmarks. UNINTECH will provide review of contractor pay applications, submittals, and RFI. A UNINTECH representative will make two (2) site visits per month for up to six (6) months during the construction to observe overall conformance to the plans.

Engineering Fee

Compensation for these services will be in the amount of **\$186,973.00**, which will cover all costs associated with the scope described above, as further detailed in the attached Project Work Plan and Fee Proposal Breakdowns.

Additional services and significant changes will be compensated for as provided by Schedule of Fees in the agreement for Engineering Services between the City of Schertz and Ford Engineering, Inc. dated October 9, 2019, modified in January 2021 for the acquisition of Ford Engineering, Inc. by Unintech Consulting Engineers, Inc.

Fees payable to permitting agencies will be the responsibility of the City.

Should there be any questions or if further information is needed, please do not hesitate to call us at 210-641-6003.

Sincerely,

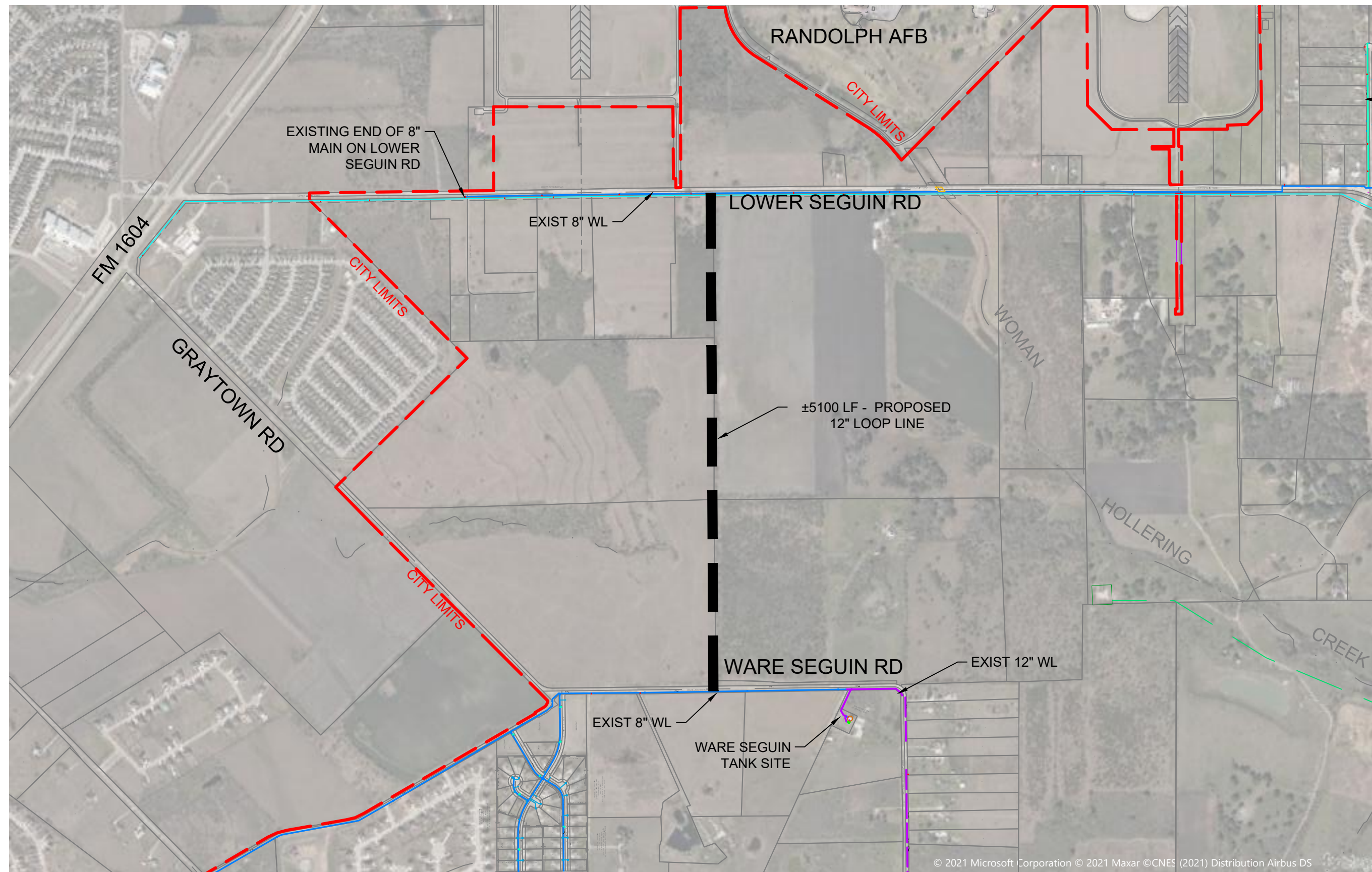
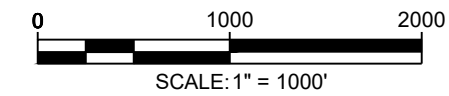
A handwritten signature in black ink that reads "Mark B Hill".

Mark B Hill, P.E.

UNINTECH CONSULTING ENGINEERS, INC.

Encl: Project Work Plan and Fee Proposal Breakdown

H:\ACTV PROJ\1121404.00 On Call Engineering\2020\Drawings\WareSeguinLoop.dwg Lower Seguin Ware Seguin Loop.dwg 4/6/2021 5:32:22 PM 1:1



WARE SEGUIN TO LOWER SEGUIN LOOP

PROJECT WORK PLAN AND FEE PROPOSAL BREAKDOWN

Project: **Ware Seguin to Lower Seguin Watermain Loop**
 Prime Consultant: **Unintech Consulting Engineers, Inc**
 Proposal Date: **3/15/2022**
 Prepared By: **Mark B Hill**

	Principal \$200.00	Sr. Project Manager \$165.00	EIT \$100.00	Admin/C lerical \$65.00	RPLS \$165.00	Survey Tech \$85.00	Survey Crew - 2 man \$145.00		
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
Preliminary Design	10	44	160	2	23	80	68	350	\$45,845.00
01. Project Management and General Items									
01.010. Project Mgmt	2			2				4	\$530.00
02. Right-of-Way Surveying and Mapping									
02.010. Acquire Ownership Information						4		4	\$340.00
02.060. Easements and Field Notes (3 permanent and 3 temporary)					16	48		64	\$6,720.00
02.070. Flag or Set New Corners							16	16	\$2,320.00
03. Topographic Surveying / Base Mapping									
03.010. Establish Primary Project Control					1	2	8	11	\$1,495.00
03.040. Survey Topographic Features					4	16	40	60	\$7,820.00
03.060. Secure Utility Maps						2		2	\$170.00
03.070. Survey Quality Level C Locates					1	2	4	7	\$915.00
03.120. Develop Existing Conditions Model		8	24		1	6		39	\$4,395.00
07. Utility Plans									
07.010. Water Relocation Plans	8	24	80					112	\$13,560.00
07.020. Utility Coordination (Gas, Outside Water)		4						4	\$660.00
08. Traffic Control Plan									
08.030. Conceptual Construction Phasing Layouts		1	8					9	\$965.00
09. Other Plans									
09.010. General Sheets and Details		2	16					18	\$1,930.00
								-	-
10. Environmental and Regulatory Coordination								-	-
10.020. SWPPP		1	8					9	\$965.00

								Principal \$200.00	Sr. Project Manager \$165.00
								EIT \$100.00	Admin/Clerical \$65.00
								RPLS \$165.00	Survey Tech \$85.00
								Survey Crew - 2 man \$145.00	
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
11. Cost Estimating		4	24					28	\$3,060.00
11.010. Prepare Cost Estimate								-	-
Final Design	14	45	116	2	0	0	0	131	\$21,955.00
01. Project Management and General Items									
01.010. Project Mgmt	2			2				4	\$530.00
01.030. General Sheets - Index, Summaries / Quantities, Notes		4	16					20	\$2,260.00
01.040. Design Review Meeting		4						4	\$660.00
01.060. Project Schedule (Includes Construction)		1	4					5	\$565.00
01.070. QA/QC Review of Plan Set	8							8	\$1,600.00
07. Utility Plans									
07.010. Water Relocation Plans		12	40					52	\$5,980.00
08. Traffic Control Plan		1	4						\$565.00
09. Other Plans									
09.010. General Sheets and Details		4	16					20	\$2,260.00
								-	-
10. Environmental and Regulatory Coordination								-	
10.010. General Environmental Coordination		1	4					5	\$565.00
11. Cost Estimating		2	8					10	\$1,130.00
11.010. Prepare Cost Estimate								-	-
								-	-
15. Specifications									
15.030. Preliminary Specification and bid docs	4	16	24					44	\$5,840.00
								-	-
Bid Phase	0	13	10	1	0	0	0	24	\$3,210.00
12. Bid Phase									
12.010. Submit 100% Plans		1	4					5	\$565.00
12.020. Final Project Bid Documents		4	4					8	\$1,060.00
12.030. Finalize Constructability Review		1	2					3	\$365.00
12.040. Review Utility Conflict Report and Address Pending Items		1						1	\$165.00
12.050. Attend 100% Review Meeting/Precon walkthrough		2						2	\$330.00
12.080. Attend Pre-Bid Meeting		1						1	\$165.00
12.090. Respond to Contractor Questions		1						1	\$165.00

	Principal \$200.00	Sr. Project Manager \$165.00	EIT \$100.00	Admin/C lerical \$65.00	RPLS \$165.00	Survey Tech \$85.00	Survey Crew - 2 man \$145.00		
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
12.100. Prepare and Distribute Necessary Addenda		1						1	\$165.00
12.110. Prepare Bid Tabulation and Letter of Recommendation		1		1				2	\$230.00
Construction Phase	0	16	38	0	1	1	8	64	\$7,850.00
13. Construction Management									
13.010. Reestablish Project Control					1	1	8	10	\$1,410.00
13.020. Review Contractor Pay Estimates		4	16					20	\$2,260.00
13.040. Review Shop Drawings		1	2					3	\$365.00
13.050. Respond to RFI's		1						1	\$165.00
13.060. Project Site Visits & Reports (1 visits per month - 6 months)		4	20					24	\$2,660.00
13.080. Final Walkthrough and Punchlist Review		4						4	\$660.00
13.100. Pre Construction Meeting		2						2	\$330.00
Project Closeout	0	1	4	0	0	0	0	5	\$565.00
								-	-
14. Project Closeout									
14.010. Prepare Record Drawings		1	4					5	\$565.00
14.020. Final Warranty Inspection								-	-
Additional Services									
Environmental constraints analysis - Adams Envrionmental									\$4,124.00
Geotechnical - Arias & Associates									\$2,670.00
TOTAL BASE FEE WITH HOUR BREAKDOWN	10	74	212	3	24	81	76	443	\$86,219.00

PROJECT WORK PLAN AND FEE PROPOSAL BREAKDOWN

Project: **IH 10 Waterline: Pfeil Road to Graytown Road**
 Prime Consultant: **Unintech Consulting Engineers, Inc**
 Proposal Date: **3/15/2022**
 Prepared By: **Mark B Hill**

	Principal \$200.00	Sr. Project Manager \$165.00	EIT \$100.00	Admin/C lerical \$65.00	RPLS \$165.00	Survey Tech \$85.00	Survey Crew - 2 man \$145.00		
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
Preliminary Design	10	43	136	2	31	140	112	458	\$59,140.00
01. Project Management and General Items									
01.010. Project Mgmt	2			2				4	\$530.00
02. Right-of-Way Surveying and Mapping									
02.010. Acquire Ownership Information						8		8	\$680.00
02.060. Easements and Field Notes (9 permanent and 3 temporary)					24	96		120	\$12,120.00
02.070. Flag or Set New Corners						8	48	56	\$7,640.00
03. Topographic Surveying / Base Mapping									
03.010. Establish Primary Project Control					1	2	8	11	\$1,495.00
03.040. Survey Topographic Features					4	16	48	68	\$8,980.00
03.060. Secure Utility Maps						2		2	\$170.00
03.070. Survey Quality Level C Locates					1	2	8	11	\$1,495.00
03.120. Develop Existing Conditions Model		8	24		1	6		39	\$4,395.00
07. Utility Plans									
07.010. Water Relocation Plans	8	24	80					112	\$13,560.00
08. Traffic Control Plan		1	8					9	\$965.00
09. Other Plans									
09.010. General Sheets and Details		2	16					18	\$1,930.00
								-	-
10. Environmental and Regulatory Coordination								-	-
10.010. General Environmental Coordination		4						4	\$660.00
10.020. SWPPP		2	4					6	\$730.00
10.030. TXDOT Permits		2	4					6	\$730.00

	Principal \$200.00	Sr. Project Manager \$165.00	EIT \$100.00	Admin/C lerical \$65.00	RPLS \$165.00	Survey Tech \$85.00	Survey Crew - 2 man \$145.00		
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
11. Cost Estimating								-	-
11.010. Prepare Cost Estimate		4	24					28	\$3,060.00
Final Design	12	41	124	2	0	0	0	138	\$21,695.00
01. Project Management and General Items									
01.010. Project Mgmt	2			2				4	\$530.00
01.020. Complete Streets Assessment								-	-
01.030. General Sheets - Index, Summaries / Quantities, Notes		4	16					20	\$2,260.00
01.040. Design Review Meeting		4						4	\$660.00
01.060. Project Schedule (Includes Construction)		1	4					5	\$565.00
01.070. QA/QC Review of Plan Set	8							8	\$1,600.00
07. Utility Plans									
07.010. Water Relocation Plans		12	40					52	\$5,980.00
09. Other Plans									
09.010. General Sheets and Details		4	16					20	\$2,260.00
10. Environmental and Regulatory Coordination								-	-
10.010. General Environmental Coordination		2	4					6	\$730.00
10.030. TXDOT Permits		2	4					6	\$730.00
10.040. Floodplain Permit		2	8					10	\$1,130.00
11. Cost Estimating		2	8					10	\$1,130.00
11.010. Prepare Cost Estimate								-	-
15. Specifications								-	-
15.030. Preliminary Specifications and bid docs	2	8	24					34	\$4,120.00
Bid Phase	0	13	10	1	0	0	0	24	\$3,210.00
12. Bid Phase									
12.010. Submit 100% Plans		1	4					5	\$565.00
12.020. Final Project Bid Documents		4	4					8	\$1,060.00
12.030. Finalize Constructability Review		1	2					3	\$365.00
12.040. Review Utility Conflict Report and Address Pending Items		1						1	\$165.00
12.050. Attend 100% Review Meeting/Precon walkthrough		2						2	\$330.00
12.080. Attend Pre-Bid Meeting		1						1	\$165.00

	Principal \$200.00	Sr. Project Manager \$165.00	EIT \$100.00	Admin/C lerical \$65.00	RPLS \$165.00	Survey Tech \$85.00	Survey Crew - 2 man \$145.00		
TASK CODE AND DESCRIPTION	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	TASK HOURS	TASK / PHASE FEE
12.090. Respond to Contractor Questions		1						1	\$165.00
12.100. Prepare and Distribute Necessary Addenda		1						1	\$165.00
12.110. Prepare Bid Tabulation and Letter of Recommendation		1		1				2	\$230.00
Construction Phase	0	16	38	0	1	1	8	64	\$7,850.00
13. Construction Management									
13.010. Reestablish Project Control					1	1	8	10	\$1,410.00
13.020. Review Contractor Pay Estimates		4	16					20	\$2,260.00
13.040. Review Shop Drawings		1	2					3	\$365.00
13.050. Respond to RFI's		1						1	\$165.00
13.060. Project Site Visits & Reports (1 visits per month - 6 months)		4	20					24	\$2,660.00
13.080. Final Walkthrough and Punchlist Review		4						4	\$660.00
13.100. Pre Construction Meeting		2						2	\$330.00
Project Closeout	0	1	4	0	0	0	0	5	\$565.00
								-	-
14. Project Closeout									
14.010. Prepare Record Drawings		1	4					5	\$565.00
14.020. Final Warranty Inspection								-	-
Additional Services									
Environmental constraints analysis - Adams Envriomental									\$4,124.00
Geotechnical - Arias & Associates									\$4,860.00
TOTAL BASE FEE WITH HOUR BREAKDOWN	10	73	188	3	32	141	120	551	\$101,444.00

Task Order

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated 10-9-2019 ("Agreement"), Owner and Engineer agree as follows:

1. Background Data

- a. Effective Date of Task Order:
- b. Owner: City of Schertz
- c. Engineer: Unintech Consulting Engineers, Inc
- d. Specific Project (title): Ware Seguin to Lower Seguin Watermain Loop and IH10 – Pfeil Road to Graytown
- e. Specific Project (description): New 12-inch watermain to connect existing 8-inch watermain on Ware Seguin and Lower Seguin Road.
A new 12-inch water main to connect Pfeil Road and Graytown Road along IH-10.

2. Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are:
as follows:

Scope of services as set out in the attached letter of proposal.

- B. Resident Project Representative (RPR) Services

Does not apply.

- C. Designing to a Construction Cost Limit

Does not apply

- D. Other Services

Engineer shall also provide the following services:

None

- E. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order.

3. Additional Services

A. Additional Services that may be authorized or necessary under this Task Order are:

those services (and related terms and conditions) set forth in Paragraph A2.01 of Exhibit A, as attached to the Agreement referred to above, such paragraph being hereby incorporated by reference.

4. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit B, subject to the following:

N/A.

5. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule:

<u>Party</u>	<u>Action</u>	<u>Schedule</u>
Engineer	Furnish 1 digital review copy of the Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables to Owner.	Within 60 days of Owner's authorization to proceed with Preliminary Design Phase services.
Owner	Submit comments regarding Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables to Engineer.	Within 7 days of the receipt of Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables from Engineer.
Engineer	Furnish 1 digital copy of the revised Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables to Owner.	Within 10 days of the receipt of Owner's comments regarding the Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables.
Engineer	Furnish 1 digital copy of the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables, to Owner.	Within 30 days of Owner's authorization to proceed with Final Design Phase services.
Owner	Submit comments and instructions regarding the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related	Within 7 days of the receipt of the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related

	documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables, to Engineer.	documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables from Engineer.
Engineer	Furnish 1 digital copy of the revised final Drawings and Specifications, assembled Construction Contract Documents, bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables, to Owner.	Within 10 days of the receipt of Owner's comments and instructions regarding the final Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables

6. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Basic Services (Part 1 of Exhibit A)		
a. Preliminary – (A1.02, A1.03)		Lump Sum
Ware Seguin to Lower Seguin Watermain Loop	\$45,845.00	
IH10 – Pfeil Road to Graytown	\$58,450.00	
b. Final Design – (A1.02, A1.03)		
Ware Seguin to Lower Seguin Watermain Loop	\$21,955.00	
IH10 – Pfeil Road to Graytown	\$21,695.00	
c. Bidding or Negotiating - (A1.04)	\$6,420.00	
d. Construction Phase 5 (A1.05)*	\$16,830.00	
e. Environmental Constraints Analysis	\$8,248.00	
f. Geotechnical	\$7,530.00	
TOTAL COMPENSATION (lines 1.a-f)	\$186,973.00	
2. Additional Services (Part 2 of Exhibit A)	(N/A)	Hourly rates

*Based on a 6-month continuous construction period, each segment.

Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Consultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

7. Consultants retained as of the Effective Date of the Task Order:

8. Other Modifications to Agreement and Exhibits:

9. Attachments:

a. Letter of Proposal date 3-15-2022

10. Other Documents Incorporated by Reference:

11. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is [].

OWNER:

By: _____

Print Name: _____

Title: _____

ENGINEER:

By: Mark B Hill

Print Name: Mark B Hill, PE
Unintech Consulting Engineers, Inc.

Title: Civil Division Director

Engineer License or Firm's
Certificate No. (if required): 94904
State of: Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: _____

Title: _____

Address: _____

E-Mail
Address: _____

Phone: _____

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Mark B Hill, PE

Title: Civil Division Director

Address: 2431 E Evans Road
San Antonio, Texas 78259

E-Mail
Address: mhill@unintech.com

Phone: 210-641-6003

Task Order Form

EJCDC® E-505, Agreement Between Owner and Engineer for Professional Services – Task Order Edition.
Copyright © 2014 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

RESOLUTION NO. 22-R-52

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH UNINTECH CONSULTING ENGINEERS, INC. FOR DESIGN, BID, AND CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE WARE SEGUIN TO LOWER SEGUIN AND PFEIL ROAD TO N GRAYTOWN ROAD LOOPED WATERLINE PROJECT

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City enter into an agreement for design, bid, and construction phase engineering services for the Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road looped waterline project; and

WHEREAS, the City Council has determined that it is in the best interest of the City to contract with Unintech Consulting Engineers, Inc., for the design, bid, and construction phase services as described in the Project Agreement attached hereto. (the “Agreement”).

WHEREAS, the City Council authorizes expenditures with Unintech Consulting Engineers, Inc., for the Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road looped waterline project for a base amount of \$186,973 and a not to exceed amount of \$200,000.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute and deliver the Agreement with Unintech Consulting Engineers, Inc., in substantially the form set forth on Attachment 1.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City

Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 14th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

(CITY SEAL)

ATTACHMENT 1
PROJECT AGREEMENT

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: City Secretary
Subject: City Boards, Commissions & Committees - Discussion regarding City Council Liaison positions on the various City Boards, Commission and Committees and setting joint meetings. (Item requested by Councilmember Heyward) (M. Browne/B. Dennis/A. Heyward)

BACKGROUND

Councilmember Heyward requested the following items be placed on the agenda for discussion:

- Discuss if City Council wants to appoint Councilmembers to serve as a Liaison to the various City Boards, Commissions and Committees.
- Discuss setting up joint meetings with each City Boards, Commissions and Committees.

City Council to discuss and provide their thoughts and guidance.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: Engineering
Subject: Monthly Update on Major Projects in progress/CIP. (B. James/K. Woodlee)

BACKGROUND

City staff has provided the attached update.

Attachments

June 2022 Major Project Update

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 2022
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:

1. Animal Adoption Center HVAC Replacement Project

- Project Status: Closeout Phase
- Construction Start: October 2021
- Estimated Completion: February 2022
- Cost of Construction: \$700,000
- Project Update: City Staff has been operating inside the facility since February. Team Mechanical is working to resolve punch items throughout the facility.

2. Civic Center HVAC Replacement Project

- Project Status: Closeout Phase
- Consultant: M&S Engineering
- Contractor Sullivan Contracting Services
- Project Substantial Completion: June 2, 2022
- Design Cost: \$93,500 (NTE)
- Construction Cost: \$1,150,000 (NTE)
- Project Update: Sullivan Contracting substantially completed the project on schedule on June 2nd and the Civic Center was back open on June 3rd to host events. The project is currently in the punch/closeout phase as City Staff works with Sullivan to resolve punch items.

Schertz Civic Center HVAC System Replacement



Photo Taken May 3, 2022



Photo Taken June 3, 2022

3. Borgfeld Facility Renovation Project

- Project Status: Scope Development Phase/ Demo of existing drywall, insulation, HVAC system and water heater.
- Projected Completion: Fall 2022
- Project Update: Project will consist of renovating approximately 1600 SF of office space. This will be primarily done in house by the Facilities Team.

4. Animal Adoption Center Fence Project

- Project Status: Complete
- Project Completion: February 2022
- Estimated Cost: \$40,000
- Project Update: Fence installation is complete. Gate has been installed and power has been run to the gate motor. Access controls and safety loops have been installed.

5. Community Center HVAC Replacement

- Project Status: Complete
- Projected Completion: June 2022
- Estimated Cost: \$42,620
- Project Update: New units were installed and are working properly.

6. North Center HVAC Replacement

- Project Status: Complete
- Projected Completion: May 2022
- Estimated Cost: \$15,500
- Project Update: New units were installed and are working properly.

Drainage Projects:

1. Savannah Square Detention Basin, Sycamore Creek at Westchester Drive, and Dietz Creek at Arroyo Verde (2020 Silt Removal Projects)

- Project Status: Construction Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Construction Start: July 26, 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)
- Project Update: Myers Concrete Construction has completed all work except minor cleanup at Westchester Channel, which was discussed with the Contractor at an onsite meeting with City staff on June 6, 2022. The final acceptance letter was provided on March 11, 2022. C-3 Environmental has provided a quote for additional concrete work that was discovered as needed outside of Myers construction documents.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: Entire route of main has been cleared and temporary construction fence installed. Five of nine total borings (eight crossing Woman Hollering Creek and one crossing FM 1518) with 48-inch steel casing pipe have been completed. Contractor material submittals continue being submitted and reviewed.

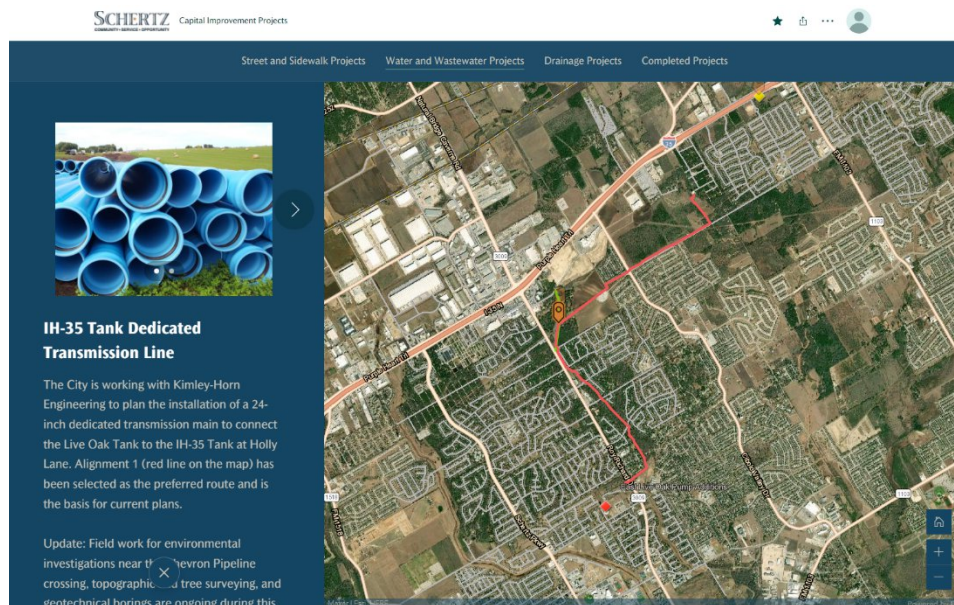


Photo:
Welding 48-inch steel casing pipe being installed by boring beneath Woman Hollering Creek just north of Trainer Hale Road.

2. 24" Dedicated Transmission Main Design Phase II

Overall project intent is the construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 (route study, land acquisition coordination) was completed in March 2021.

- Project Status: Design Phase
- Consultant: Kimley-Horn & Associates
- Design Project Start Date: June 1, 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): \$1,508,875.50



- Project Update: Final site utility engineering investigations are being conducted. The revised route of the Dedicated Transmission Main is provided on the CIP Map. Draft easements are anticipated to be under review in May. 100% design is ongoing. The IH-35 Tank will require a test shut-down for this project and Public Works will monitor pressures throughout the system during the test shut-down.

3. Riata Lift Station Relocation (Design Phase)

Overall project intent is to relocate the Riata Lift Station ahead of TxDOT's IH-35 NEX Project to remove it from conflict with the proposed improvements. The design phase will identify a new site for the lift station, design the new lift station, and design the abandonment of the existing lift station.

- Project Status: Design Phase
- Consultant: Utility Engineering Group, PLLC (UEG)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: Summer 2022
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Project Update: UEG is proceeding with the site acquisition phase of the project. They are currently working to complete the necessary TXDOT agreement to ensure reimbursement of the funds to complete the project.

4. Aviation Heights Water Main Construction – Phases 5, 6, and 7 (Construction Phase)

Overall project intent is the construction of an 8” water main within the Aviation Heights area along Aero Avenue, Brooks Avenue, Winburn Avenue, Mitchell Avenue, and Aviation Avenue.

- Project Status: Construction Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Project Start Date: October 18, 2021
- Expected Project Completion Date: January 24, 2023
- Total Project Cost: \$1,785,484.25
- Project Update: Work continues by MC Fonseca to place the 8” water main along Mitchell Avenue including temporary backfill and cold-mix asphalt. The water main for all segments of this project has been installed, tested, and is in service. The Contractor is working on obtaining rights-of-entry and temporary construction easements on private property where the new water meter will connect to water services near each home, as required. Paving is ongoing on Mitchell Avenue and Aero Avenue. Winburn Avenue road construction will commence mid-June in order to schedule around school traffic demands. Residents continue to reach out to City staff to answer questions about the status of the project, disturbance on private property, and water main shut-downs. Of 216 affected property owners, 68 residents are operating from new mains.

5. Crest Oak Wastewater Upsize

Overall project intent is to upsize the existing 10” sewer main which extends approximately 2,600 linear feet north of Crest Oak.

- Project Status: Contract Phase
- Consultant: None
- Project Start Date: Spring 2022
- Project Completion Date: Summer 2022
- Total Project Cost: \$1,269,119.78 (NTE)
- Project Update: Fuquay mobilized to the Crest Oak line on June 1st. Pipe bursting will commence on June 7, 2022. The construction schedule is for 90 days.

6. FM 1518 Utility Relocations

Overall project intent is to relocate the water and sewer utilities to avoid conflicts as part of the TXDOT FM 1518 Project. The current contract is for the design services of the project.

- Project Status: Design Phase
- Consultant: Halff Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: September 2022
- Total Project Cost (Design Only): \$548,370 (NTE \$600,000)
- Project Update: Halff is continuing to work to secure easements for the 16” water line proposed across Aztec Lane to avoid conflicts. The joint bid design for the majority of the relocation efforts along FM 15118 is nearly complete and pending final review by TXDOT. The latest update from TXDOT is that they are planning for a September 2023 letting date.

7. Corbett Ground Storage Tank

Overall project intent is the construction of a 3.0 Million Gallon ground storage tank for filling the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, plus additional storage.

- Project Status: Bidding Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Design Project Start Date: June 7, 2021
- Expected Project Completion Date: May 2022
- Total Project Cost: Design \$466,265.00 Construction Estimate \$4,500,000
- Project Update: Bids were received on June 2, 2022 and are currently under review. The lowest bid with alternate was \$7,028,017. The highest bid with alternate was \$8,009,000. The lowest bid is higher than the proposed budget and, therefore, Public Works and Engineering will review budgeting constraints prior to recommendation of approval for a construction contract.

Street Projects:

2. 2018 Street Preservation and Maintenance Resurfacing Project

- Project Status: Under Construction
- Construction Start: March 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$791,174.34
- Project Update: The chip seal repairs planned for the week of June 20th. The fog seal application is expected about mid-July (possibly the week of July 11th). The fog seal application is expected to take five days to complete. Residents in the affected areas will receive notices before the repair work and the fog seal application are done.

3. Elbel Road Storm Drain and Paving

- Project Status: Design
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Project Start Date: October 4, 2021
- Project Completion Date: Spring 2022
- Total Project Cost: \$1,964,000
- Project Update: Most punch list items are fully complete. The contractor is still awaiting delivery of the final traffic signal items so the new signal at Westchester can be completed. The latest word from the supplier is that these items will be delivered early this month. The traffic signal should be fully complete and operational by the end of the month.

4. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Under Construction
- Consultant: Kimley-Horn & Associates
- Project Start Date: November 15, 2021
- Project Completion Date: Spring 2022
- Estimated Cost of Construction: \$2,153,000
- Project Update: The asphalt repairs are expected to resume this week. Once the repairs have been completed, the streets will be crack sealed and then the slurry seal applied. The contractor expects to apply the slurry seal towards the end of this month.

5. Tri-County Parkway Reconstruction Project

- Project Status: Construction
- Consultant: Halff Associates
- Construction Start: Spring 2022
- Estimated Cost of Construction: \$4,900,000
- Project Update: Construction on the project has suffered a few setbacks. First, some of the rain events caused a few sinkholes to appear in the excavated area. The sinkholes needed to be addressed before the soil stabilization process can begin. The sinkholes have been repaired and the contractor is getting ready to start the soil stabilization process. The second major issue is a shortage of cement. The cement shortage is expected to continue throughout the summer. This means there isn't available to use for soil stabilization. As a result, we have had to switch to lime stabilization. This has required the Geotechnical Engineer to do some additional soil sampling and testing. The sampling and testing have been completed and the information has been forwarded to the contractor so they know what they need to do to properly stabilize the soil in the project. At the start of the new sewer line installation, groundwater was encountered causing the sides of the excavation to slough. This delayed the installation of the first new sewer manhole. The first manhole has been installed successfully and the new pipe installation is progressing.



Sinkhole Appearing



First New Manhole



Sinkhole Repaired



Starting Pipe Installation

6. Pedestrian Routes and Bike Lanes Project

- Project Status: Complete
- Construction Start: Spring 2021
- Construction Management: AG|CM/City Staff
- Estimated Cost of Construction: \$1.3 million
- Project Update: The punch list items for the project have been completed. Staff is working on the final pay application request and the final TXDOT reimbursement request for the project.

7. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Based on the direction Council provided during the Main Street Workshop, the consultant is continuing to refine the project details and costs. The consultant is also working on scope and fee amendments to add in the utility replacements. Staff anticipates bring a contract fee amendment to Council later this month for consideration. Our consultant continues to coordinate with the private utility companies on what facilities may need to be relocated as part of the project effort.

8. Eckhardt Road Maintenance Project

The City partnered with Guadalupe County to have some heavy maintenance performed on the section of Eckhardt Road from the entrance to the Parklands Subdivision past the intersection with Green Valley Road. The City purchased materials and Guadalupe County is provided labor and equipment to perform a more complete maintenance effort than continuing to address individual potholes as they appear. The work is now complete and the road now has a 2-Course Surface Treatment.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** The FM 1103 project remains delayed due to some ongoing utility work and a proposed change in a retaining wall design. TxDOT is currently expecting ground breaking in fall 2022. The start date continues to be subject to change.
2. **FM 1518 Improvement Project:** No change from previous update. TxDOT is in the Plans, Specs, and Estimates (PS&E) stage of the project. At this time, the design consultant for TxDOT has prepared 90% construction plans and is working toward 95% completion. The project was scheduled to be let for construction in September 2022 but that date has shifted and is now planned for September 2023. The delay allows additional time for utility relocations as well as incorporation into the full project schedule of the segment of right of way adjacent to JBSA Randolph. It was previously expected that that segment would lag behind the rest of the project, but will not allow the entire length from FM 78 to IH 10 to be completed at once.
3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** Work continues on project elements outside the travel lanes and on the VIA Park & Ride facilities. Mainlane paving with porous friction course (PFC) asphalt has resumed and alternate overnight closures are occurring. Final completion of the project is expected by the end of summer 2022.

4. **I-35 NEX (I-410 South to FM 1103):** A groundbreaking ceremony was held in May. A design-build contract for the central segment of the I-35 Northeast Expansion project has been awarded to Alamo NEX Construction. The central section runs from 410 N to FM 3009 is fully funded. Significant construction is expected to begin in summer 2022.
5. **IH-10 Graytown Road to Guadalupe County Line:** Grading for the widening of the main lanes has also begun and utility relocations are underway. (No City of Schertz utilities need to be relocated for this project.) Ramp and lane closures take place as necessary and occasionally include full closure of the main lanes for work such as bridge demolitions. The westbound frontage road bridge over Cibolo Creek has been reopened. Construction of the Trainer Hale Road overpass is progressing. Work is progressing on the expansion of the FM 1518 bridge over IH 10.

Studies and Plans:

1. Water and Wastewater Master Plan Update and Impact Fee Study

- Project Status: Study
- Consultant: Lockwood, Andrews, and Newnam, Inc.
- Project Start Date: December 2019
- Project Completion Date: TBD 2022
- Total Project Cost: \$467,280 (NTE \$500,000)
- Project Update: No change from previous update. Staff is working with LAN to fine tune land use assumptions in advance of Comprehensive Land Use Plan update to ensure that projections are appropriate. LAN continues to work on completion of utility models and have identified issues that require further investigation to confirm validity of assumptions. Once land use assumptions are approved and issues with the models are resolved, future conditions will be input to the models for development of the Capital Improvement Plan for the Impact Fee update.

2. Stormwater Control Inventory and City Operations Assessment

The work of this project is an action included in the City's Stormwater Management Plan (Plan). The Plan is the blueprint of activities needed to comply with the City's Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) General Permit required by virtue of the City's classification as Municipal Separate Storm Sewer System (MS4).

This project specifically consists of development of an inventory of City facility stormwater controls and an assessment of city operations as related to stormwater control and quality.

- Project Status: Study
- Consultant: Utility Engineering Group, PLLC
- Project Start Date: July 2020
- Project Completion Date: Summer 2022
- Total Project Cost: \$35,000
- Project Update: No change from last project update. Consultant and City staff have visited City sites for information collection. Consultant has submitted a final draft from the compiled information and Inventory Assessment is under review by staff.

3. PCI Data Collection Study

- Project Status: Study Underway
- Consultant: Fugro, Inc.
- Project Update: Fugro has driven all the streets and collected the data. They are now doing the data verification and QA/QC on the information. The final reports are expected to be delivered to the City later this month. With the final reports, we will have new PCI scores for all of the city streets.

Planning and Community Development Projects:

1. CityView Permitting and Development Software

The CityView software went live to the public on May 16, 2022. City Staff has continued to meet with the CityView project management team weekly to refine the software. The City IT and project team will attend advanced training on reporting and configuration of the software in July 2022. The City of Schertz is projected to do a final acceptance of the software in July/August 2022.

- a.i. Total Project Cost: \$523,766.00
- a.ii. Project Start Date: June 2018
- a.iii. Project Completion Date: July/August 2022

2. Comprehensive Land Use Plan Update

The Request for Qualifications (RFQ) was posted and closed on March 30. Staff has met with the consultant that is proposed for the project and is awaiting a detailed scope of work. Staff anticipates bringing the contract to Council in early July.