

AN ORDINANCE **86866**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 6,974 ACRES OF LAND KNOWN AS THE STONE OAK AREA PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

* * * * *

WHEREAS, on the 18th day of September, 1997, and the 25th day of September, 1997, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 6,974 acres of land known as the STONE OAK AREA property situated immediately adjacent to the current corporate limits and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above referenced public hearings were published in the San Antonio Commercial Recorder on September 5, 1997, a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of San Antonio, Texas is in excess of 935,000 inhabitants, and the area to be annexed lies within the extraterritorial jurisdiction of the City of San Antonio, Texas, and lies adjacent to and adjoins the City of San Antonio, Texas, **NOW THEREFORE:**

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

SECTION 1. The land and territory lying adjacent to and adjoining the City of San Antonio known as the STONE OAK AREA property, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference, is hereby added and annexed to the City of San Antonio, Texas, and said territory as described shall hereafter be included within the boundary limits of said city, and the present boundary limits of said city, at the various points contiguous to the area described in **Exhibit "A"** are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The land and territory known as the STONE OAK AREA property so described and so annexed shall be part of the City of San Antonio, Texas and the property so added shall bear its share of the taxes levied by the City of San Antonio, Texas and the inhabitants thereof shall be entitled to all of the rights and the privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 3. A service plan outlining the provisions of necessary municipal service to the property described in **Exhibit "A"** is hereby approved and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as **Exhibit "B"**.

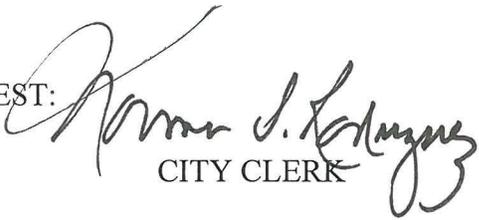
SECTION 4. In accordance with Section 35-3011 of the City of San Antonio Unified Development Code, this property shall be zoned as Temporary R-1, Single Family Residence District, for land use purpose. As soon as practicable after the passage hereof, the City will institute proceedings to permanently zone this property.

SECTION 5. This ordinance shall be effective from and after December 31, 1997.

PASSED AND APPROVED this 23rd day of October, 1997.
(First Reading)



M A Y O R
Howard W. Peak

ATTEST: 
CITY CLERK

PASSED AND APPROVED this 11th day of December, 1997.
(Second Reading)



M A Y O R
Howard W. Peak

ATTEST: 
ASSISTANT CITY CLERK

APPROVED AS TO FORM: 
City Attorney

97-49
97-44

MEETING OF THE CITY COUNCIL

2ND & FINAL READING:
ANNEXATION OF STONE OAK AREA PROPERTY

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES
1 SANDRA (CERTIFIED COPY) - FOR DISTRIBUTION PER LIST -

AGENDA ITEM NUMBER: 37-C
 DATE: DEC 11 1997
 MOTION: Bannwolf Webster
 ORDINANCE NUMBER: 86866
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: _____
 TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1	✓	✓	
MARIO SALAS District 2	✓		X
DEBRA GUERRERO District 3		✓	
RAUL PRADO District 4		-	X
RICK VASQUEZ District 5			X
JOSE MENENDEZ District 6		✓	
ED GARZA District 7			X
ROBERT MARBUT District 8		✓	
TIM BANNWOLF District 9	✓	✓	
JEFF S. WEBSTER District 10		✓	
HOWARD W. PEAK Mayor		✓	

MEETING OF THE CITY COUNCIL

FIRST READING - ANNEXATION
(STONE OAK AREA PROPERTY)

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
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CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
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MUNICIPAL CODE CORPORATION
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MARKET SQUARE
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LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER: _____

47-c

DATE: _____

OCT 23 1997

MOTION: Bannumy

Inerris

ORDINANCE NUMBER: _____

86866

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		/	
MARIO SALAS District 2		/	
DEBRA GUERRERO District 3		/	
RAUL PRADO District 4		/	
RICK VASQUEZ District 5		/	
JOSE MENENDEZ District 6		/	
ED GARZA District 7		/	
ROBERT MARBUT District 8		/	
TIM BANNWOLF District 9		/	
JEFF S. WEBSTER District 10		/	
HOWARD W. PEAK Mayor		/	

MEETING OF THE CITY COUNCIL

Shatun

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
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RISK MANAGEMENT
CITY MANAGER
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HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
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PARKS AND RECREATION
MARKET SQUARE
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CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER: _____

DATE: _____

MOTION: _____

ORDINANCE NUMBER: _____

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

10-23-97
Vasquez

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1			X
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3			X
RAUL PRADO District 4		✓	
RICK VASQUEZ District 5		✓	
JOSE MENENDEZ District 6			X
ED GARZA District 7		✓	
ROBERT MARBUT District 8			X
TIM BANNWOLF District 9			X
JEFF S. WEBSTER District 10			X
HOWARD W. PEAK Mayor			X

Postpone for 1 year
Delay Annexation Parkway
I have the \$940,000 +
required to street maintenance

97-44

**A BOUNDARY DESCRIPTION FOR A 6,974 ACRE TRACT
KNOWN AS THE STONE OAK AREA**

A boundary description for an annexation area containing approximately 6,974 acres, and being adjacent to the city limits of the City of San Antonio and being more particularly described as follows:

- BEGINNING:** At a point located along the east ROW line of Blanco Road and the city limits of the City of San Antonio, said point being approximately 513 feet north of the intersection with the north ROW line of N Loop 1604 W, for the point of beginning for this tract;
- THENCE:** in a northwesterly direction following the boundary of the east ROW line of Blanco Road, and the city limit line of the City of San Antonio, a distance of approximately 7,122 feet to an angle point, said point being the most northeastern limit of the city limit line along the eastside of Blanco Road;
- THENCE:** in a westerly direction crossing Blanco Road and continuing along the city limit line of the City of San Antonio, a distance of approximately 139 feet to an angle point on the west ROW line of Blanco Road, said point also being the southeast corner of Parcel 1, CB 4941;
- THENCE:** in a northerly direction following along the course of the west ROW line of Blanco Road with the east property line of Parcel 1, CB 4941, leaving the City limit line of the City of San Antonio, crossing Wilderness Road and continuing along the east property line of Parcel 1, CB 4832, and the west ROW line of Blanco Road, a distance of approximately 11,030 feet to an angle point on a curve to the right with said point also being the extension of the north property line of Parcel 4, CB 4833 to the east ROW line of Blanco Road;
- THENCE:** in a easterly direction crossing Blanco Road along the north property line of Parcel 4, CB 4833 and Parcel 2D, CB 4932, a distance of approximately 1,579 feet to an angle point;
- THENCE:** in a northeasterly direction along the northwest property line of Parcel 2D, CB 4932 and Parcel 2, CB 4934, a distance of approximately 4,870 feet to an angle point;
- THENCE:** in a northwesterly direction along the southwest property line of Parcel 2, CB 4934 and Parcel 1A, CB 4934, Parcel 2E, Parcel 4A and Parcel 3, CB 4930, a distance of approximately 3,241 feet to an angle point, said point being along rear property line of the Timber Oaks North Estates Subdivision;
- THENCE:** in a northeasterly direction along the rear property line of the Timber Oaks North Estates Subdivision and the Oak Moss North Subdivision, said line also being the northwest property line of Parcel 3, CB 4930, a distance of approximately 6,063 feet to an angle point;
- THENCE:** in a southerly direction along the west property line of Parcel 5, CB 4930, a distance of approximately 5,479 feet to an angle point;

- THENCE:** in a easterly direction along the north property line of Parcel 4, CB 4934 and Parcel 2, CB 4935, a distance of approximately 1,873 feet to an angle point;
- THENCE:** in a southeasterly direction along the northeast property line of Parcel 2, CB 4935 and the northeast property line of the Champions Subdivision, crossing MUD Creek, a distance of approximately 4,262 feet to an angle point;
- THENCE:** continuing in a southeasterly direction along the south property line of Parcel 1, CB 4925A, a distance of approximately 1,718 feet to an angle point;
- THENCE:** in a northeasterly direction with the southeast property line of Parcel 1, CB 4925A, a distance of approximately 526 feet to an angle point;
- THENCE:** in a southeasterly direction with the southwest property lines of Parcel 1, Parcel 2, Parcel 3B and Parcel 3A, CB 4925A and the southwest property line of the Northwind Estates Subdivision, a distance of approximately 2,871 feet to an angle point;
- THENCE:** in a northeasterly direction along the southeast property line of the Northwind Estates Subdivision and the northwest property line of Parcel 5, CB 4924, a distance of approximately 2,726 feet to an angle point;
- THENCE:** in a southeasterly direction with the northeast property line of Parcel 5 and the southwest property line of Parcel 1A, CB 4924, a distance of approximately 504 feet to an angle point;
- THENCE:** continuing in a southeasterly direction with the northeast property line of Parcel 5 and the southwest property line of Parcel 1C, CB 4925A, a distance of approximately 703 feet to an angle point;
- THENCE:** in a northeasterly direction with the northwest property line of Parcel 17, CB 4924, a distance of approximately 1,108 feet to a curve along the west ROW line of US Highway 281 North and the City limit line of the City of San Antonio for an angle point;
- THENCE:** following said curve in a southerly direction along the west ROW line of Highway US 281 and the City limit line of the City of San Antonio and with the east property line of Parcel 17, CB 4924 and crossing a tributary of West Elm Creek, Stone Oak Parkway and crossing MUD Creek, a distance of approximately 9,991 feet to an angle point being the northeast corner of Parcel 2, CB 4937;
- THENCE:** in a northwesterly direction along a common boundary line between Parcel 2, and Parcel 2C, CB 4937 leaving Highway US 281 and the City limit line of the City of San Antonio, a distance of approximately 2,122 feet to an angle point;
- THENCE:** southwest along the southeast property line of Parcel 2C, CB 4937, with the northwest boundary line of Parcel 2, out of CB 4937, a distance of approximately 427 feet to an angle point;

- THENCE:** in a southwesterly direction along the south boundary line of Parcel 1C (0.177 acres) and Parcel 1B, CB 4938, with the northwest boundary line of Parcel 2, CB 4937, a distance of approximately 2,055 feet to the centerline of MUD Creek;
- THENCE:** in a general southerly direction, along the meanders of the centerline of MUD Creek, through Parcel 1, and Parcel 3, CB 4938, a distance of approximately 5,235 to a point on the north ROW line of a gravel road (private road) and the city limit line of the City of San Antonio, for the most southeastern corner of this tract;
- THENCE:** in a west, southwesterly direction with the city limit line of the City of San Antonio and the north ROW line of a gravel road (private road), a distance of approximately 2,766 feet to an angle point;
- THENCE:** in a southerly direction with the city limit line of the City of San Antonio and the east property line of Parcel 4, CB 4948, a distance of approximately 658 feet to an angle point;
- THENCE:** in a westerly direction with the north property line of Parcel 1C, NCB 15669, and the south property line of Parcel 2, CB4938, and the north property line of Parcel 12 and Parcel 20, NCB 15669 and with the city limit line of the City of San Antonio, a distance of approximately 4,741 feet to an angle point;
- THENCE:** in a southeasterly direction with the southwest property line of Parcel 20 and Parcel 7, NCB 15669 and with the city limit line of the City of San Antonio, a distance of approximately 2,053 feet to an angle point;
- THENCE:** in a southwesterly direction with the northwest property line of Parcel 23, NCB 15669 and with the city limit line of the City of San Antonio to the east ROW line of Stone Oak Parkway, a distance of approximately 682 feet to an angle point;
- THENCE:** in a northwesterly direction along the east ROW line of Stone Oak Parkway and with the city limit line of the City of San Antonio, a distance of approximately 1,291 feet to an angle point;
- THENCE:** in a southwesterly direction crossing Stone Oak Parkway and with the city limit line of the City of San Antonio, a distance of approximately 536 feet to an angle point;
- THENCE:** in a southerly direction with the west property line of Lot 3, Blk.1, NCB 16331 Oriental Subdivision and with the city limit line of the City of San Antonio, a distance of approximately 150 feet to an angle point;
- THENCE:** in a westerly direction with the north property line of Lot 3, Blk.1, NCB 16331 Oriental Subdivision and with the city limit line of the City of San Antonio, a distance of approximately 781 feet to an angle point;
- THENCE:** in a southwesterly direction with the northwest property line of Lot 3, Blk.1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 232 feet to an angle point;

- THENCE:** in a northwesterly direction with the northeast property line of Lot 3, Blk.1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 150 feet to an angle point;
- THENCE:** in a southwesterly direction with the northwest property line of Lot-3, Blk.1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 962 feet to an angle point;
- THENCE:** in a westerly direction with the north property line of Parcel 19B, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 79 feet to an angle point at MUD Creek;
- THENCE:** in a southwesterly direction with the city limit line of the City of San Antonio and MUD Creek, a distance of approximately 1,340 feet to an angle point;
- THENCE:** in a westerly direction crossing MUD Creek with the city limit line of the City of San Antonio, a distance of approximately 357 feet to the northwest property line of Parcel 47, NCB 16331 to an angle point;
- THENCE:** in a southwesterly direction with the city limit line of the City of San Antonio, and the northwest property line of Parcel 47, NCB 16331, a distance of approximately 350 feet to an angle point;
- THENCE:** in a northwesterly direction with the city limit line of the City of San Antonio, and the northeast property line of Parcel 47, NCB 16331, a distance of approximately 167 feet to an angle point;
- THENCE:** in a northeasterly direction with the city limit line of the City of San Antonio, and the southeast property line of Parcel 47, NCB 16331, a distance of approximately 249 feet to an angle point;
- THENCE:** in a northeasterly direction following the city limit line of the City of San Antonio, a distance of approximately 40 feet to an angle point;
- THENCE:** in a northwesterly direction with the city limit line of the City of San Antonio, a distance of approximately 39 feet to an angle point;
- THENCE:** in a westerly direction with the north property line of Parcel 18 and Parcel 3, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 841 feet to the east ROW line of Blanco Road, also being the point of beginning for this tract containing approximately 6,974 acres of land, more or less;

PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY PREPARED BY A LICENSED SURVEYOR ON THE GROUND.

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 6,974 acre tract.

**CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN
FOR
STONE OAK AREA**

1. This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific property. Renewal of the service plan shall be solely at the discretion of the City of San Antonio.
2. This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Section 43.056, Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the changed conditions or subsequent occurrences.

An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.052, Texas Local Government Code.

SIXTY DAY ANNEXATION SERVICE PLAN FOR THE STONE OAK AREA

SERVICE

SERVICES TO BE EXTENDED UPON ANNEXATION

Police protection

Effective midnight, December 31, 1997, the newly annexed areas of Stone Oak shall become a new police patrol district of the North Service Area. The newly created police district will be designated as a priority district and will be staffed as a first priority on each shift (three shifts for 24 hours) for the first year, 1998. The patrol district will be re-evaluated after one year of data has been accumulated. The City shall reserve the right to make appropriate changes to the patrol district. Regarding call load and manpower requirements, on some days, there will be two patrol vehicles assigned to the area.

A San Antonio Fear Free Environment (SAFFE) Officer will be assigned the task of coordinating activities within the Stone Oak area. The use of the Northside Police Substation will be available to homeowner associations for public meetings. All services of the San Antonio Police Department (SAPD) will be available to the Stone Oak residents.

Fire protection

The San Antonio Fire Department will be providing a temporary facility within the Stone Oak area on Evans Road, between U.S. Highway 281 North and Stone Oak Parkway. The facility will house a pumper company effective midnight, December 31, 1997. The pumper company will provide fire and first responder medical service to the Stone Oak area with permanently assigned personnel and equipment. The company will respond to calls for assistance, fire emergencies and provide other services as needed. A permanent facility is proposed to be built 12 to 18 months after the effective date of annexation and be operational no later than two years of the effective date of annexation.

Solid waste collection & fees

The City shall provide for the collection of solid waste to residences twice weekly and recycling collection once a week. A fee of \$10.60 per month will be assessed on residential electric bills for this service. This fee may be adjusted from time to time by the City Council. The City shall contract out collection services and recycling at the same frequency, efficiency, cleanliness and rate as in existence in the City of San Antonio.

Solid waste brush collection

Brush pick-up is provided in accordance with a City-wide schedule. Dead animal pick-up is available upon request.

Solid waste commercial

Commercial garbage collection shall be available through the purchase of bags and stickers at designated locations. If service is not desired, private service is permissible.

Maintenance of water facilities

Where applicable, public water facilities shall be maintained and operated by the Bexar Metropolitan Water Company (BMWC) or the San Antonio Water System within their certificated areas. Water service shall be provided and extended in accordance with the BMWC or SAWS policies and established fees to those customers within BMWC or SAWS certificated service area.

Public wastewater facilities

Public wastewater facilities shall be maintained and operated by SAWS if not already owned by another wastewater utility. Wastewater service shall be provided and extended in accordance with SAWS policies and established fees.

Storm water monitoring

Storm water monitoring and treatment activities will be provided by the City, SAWS and the Texas Department of Transportation (TxDOT), in accordance with the EPA permit.

Streets & drainage

The Department of Public Works will maintain street and drainage improvements which have been properly platted, duly dedicated, and accepted by the City of San Antonio and Bexar County.

Provision for and maintenance of streets, traffic control devices

Traffic control devices and street name signs will be maintained by the Public Works Department. Initial and future needs for new traffic control devices will be studied in accordance with criteria of the Manual of Uniform Traffic Control Devices. Traffic control devices shall be provided by the Public Works Department, based upon finding of need.

Signalization of thoroughfares

The City will study the traffic conditions in the Stone Oak area and traffic signalization based upon traffic engineering analysis and finding of needs in accordance with State and local laws. Needed traffic signals will be installed as approved by the City Council. Consideration will be given to the installation of signalization at locations where traffic associated with the new Ronald Reagan High School dictates need.

Street lighting

The City of San Antonio will do a survey of the area to determine the number of street lights that are necessary for the Stone Oak area and will initiate a contract with City Public Service (CPS) for the installation of street lights. If Homeowner Associations are contracting with CPS for street lights, the City will be responsible for payment to CPS (for public streets only). Street lights within private property will continue to be the responsibility of the property owner(s); the City will not contract for street lights on private property. In accordance with city policy, street lights will be placed at all public street intersections, cul-de-sacs, dead end streets, and areas that the City may deem necessary for public safety reasons. Street lights may be placed at mid-blocks if the street is 600 feet or longer. The City will assume the expenses for the operation and

maintenance of public street lights. Maintenance and installation of street lights shall be performed by CPS.

Time line for the installation of street lights

CPS will conduct an on-site survey of the area to determine the materials necessary to install the street lights. Upon completion of the survey, CPS will order the proper materials for installation. Additional street lights may be requested by calling 207-8075. The installation of new street lights will be completed within 12 to 18 months of annexation. Installation of street lights powered by underground service will be completed within two years of annexation.

Parks & recreational services

City-wide, the Parks and Recreation Department offers a variety of programs and recreational activities in the community at over 163 separate facilities on over 7000 acres of park land.

The Parks & Recreation Department will meet with the representatives of the Stone Oak area, at their request, to discuss the future development of Panther Springs Park, other recreational and park needs of the community, and the study of a pedestrian trail system between Stone Oak Parkway and Evans Road. Stone Oak will be included in the Department's Parks & Recreation System Plan which identifies specific needs City-wide. Capital improvement projects for park development are typically funded by General Obligation Bonds and/or Grants from the State or Federal Government.

Building permits

The Department of Building Inspections will administer and enforce the 1994 Uniform Fire, Mechanical, Plumbing and Building Codes and the 1996 National Electric Code on the effective date of annexation. Other codes/ordinances administered and enforced include the Landscape, Tree, and Sign ordinances. This enforcement is in conjunction with the request for plan review, permits, or certificates of occupancy.

Property owners with incomplete construction must obtain building permits and existing businesses must obtain a certificate of occupancy from the Building Inspections Department in accordance with the Unified Development Code (UDC). Nonconforming uses must be registered within one year of annexation.

Zoning

Considering that more than two thirds of the Stone Oak area is master planned, the Planning Department will recommend new zoning classifications to the City Council within 30 to 60 days of annexation. This schedule is dependent on the response of property owners to the proposed zoning classifications. Based on the information provided by the Stone Oak Master Plan, information provided by the property owners within the annexation area, and accepted planning principles, a zoning

**Zoning
continued**

plan for the Stone Oak area will be prepared by the Planning Department.

Subject to State and Municipal Codes, the 1st public hearing for zoning is planned to be held after the 1st reading of the annexation ordinances. The 2nd public hearing for the zoning of the annexed area is planned to be held within 60 days of the effective date of annexation. During the interim period between the effective annexation date and the second zoning public hearing, all property will be zoned Temporary "R-1".

The City shall also begin the development of an "Urban Corridor" sign control district(s) applicable to all arterials within the Stone Oak annexation area as adopted in the City's Major Thoroughfare Plan. Said district(s) shall incorporate sign criteria as to the type, size, number and location of signs, and shall be developed with the input and participation of property owners within the Stone Oak annexation area. Adoption of "Urban Corridor" sign control district(s) will be subject to a public hearing and City Council approval.

**Registration with
the Planning
Department**

Homeowner Associations in the Stone Oak area may register with the Planning Department to be placed on a mailing list for notification of public hearings pertaining to platting and zoning applications. All unplatted areas will be required to be platted prior to the issuance of building permits.

**Nonconforming
rights**

Newly annexed areas that have been developed under a master plan may be entitled to nonconforming rights upon favorable consideration by the Zoning Commission. The master plan indicates proposed and existing uses of all land areas thereon and the appropriate zoning designation which would be required. All applications for nonconforming rights must be filed with the Department of Planning within sixty days of the effective date of annexation, in accordance with the Unified Development Code.

**Code
enforcement**

The Code Compliance Department enforces a variety of City codes and regulations to protect the health and general welfare of the community. The code and ordinances enforced by this department pertain to such issues as vacant premises and structures, junked vehicles, weeded vacant lots, zoning (Unified Development Code), noise, illegal dumping, minimum housing, including unsanitary premises, front yard parking, water and sewer line breaks on private properties, livestock, alley and right-of-way violations, and water leaks or discharges of wastewater on private or public property. In addition, monthly city-wide inspections of numerous salvage/junk yards and monitoring and enforcement of code requirements of certain materials received at salvage/junk yards are undertaken.

Library

The Library Department is working with the North East Independent School District to develop an After School Library Pilot program. The proposed pilot program would consist of library staff using the Stone Oak elementary school computer labs to train students and adults on how to access library information on-line such as encyclopedias, magazines and newspapers. Additionally, to provide access to the City Library collection, the bookmobile will be taken to the school during these classes. The service should become available beginning in January, 1998. In addition, the City shall study the possibility of possible cooperative endeavors with the North East Independent School District to expand the availability of library resources in the Stone Oak area beyond that given above.

Health services

The San Antonio Health District is the primary public health authority for the City of San Antonio and Bexar County and will continue to provide the service to the Stone Oak area.

Public buildings, thoroughfares, landscaping, parkways & medians

Other City Owned Public Buildings and Facilities. The City will maintain city buildings that are constructed in the Stone Oak area in the future. The Stone Oak Property Owners Association will continue to maintain the grass and landscaping areas in the parkways and medians along major arterials. Other than rough mowing on an annual basis, the City does not currently have a landscaping program for maintaining such areas. The City will work with the Property Owner Associations with respect to granting license agreements for such maintenance activities and landscaping programs.

Elections

Provision of elections, polling sites for the City of San Antonio elections, is made by the Office of the City Clerk. Residents will be eligible to vote in City elections effective January 1, 1998.

Gas & electric

Gas/electric service shall be provided in accordance with City Public Service (CPS) policies for gas and electric line extensions and service connections.

Customers requiring gas/electric line extensions for their property will be assessed a fee as per the fee tables established by CPS. The fees are collected prior to construction. Certain CPS fees are refundable as per CPS policies.

FOUR AND ONE-HALF YEAR SERVICE PLAN FOR THE STONE OAK AREA

Water service

Water service shall be provided and extended to the certified areas in accordance with the policies of the Bexar Metropolitan Water District or the San Antonio Water District (SAWS) as applicable.

If water wells are either drilled or plugged within the city limits, they shall be inspected by SAWS.

Wastewater service

Wastewater service shall be provided and extended in accordance with the San Antonio Water System's (SAWS) policies and regulations and in accordance with Chapter 35 of the City of San Antonio Unified Development Code (UDC). These regulations may be modified from time to time. Any approved regulations shall prevail if a conflict exists with the wastewater service extension policy described below.

Currently, customers pay for on-site sewer collection and pretreatment facilities. SAWS regulations do not allow for septic systems within 200 feet of the existing collection system or when connection costs are not prohibitive. If the customer meets the required regulations and SAWS has funds to extend service, then upon acceptance of appropriate fees, SAWS becomes obligated to extend wastewater service.

Other service improvements

The Public Works Department will consider capital improvement needs that are identified and submit them for consideration by the next available capital improvements funding program.

STONE OAK



NORTH
SCALE: 1" = 3600'

-  CITY OF SAN ANTONIO
-  INCORPORATED CITIES
-  INCORPORATED CITIES E.T.J.
-  MILITARY BASES

 1997 ANNEXATION

**SECOND READING OF
ORDINANCES
FOR THE
1997 ANNEXATION AREAS**

December 11, 1997

37a-f

Annexation Goals & Policies

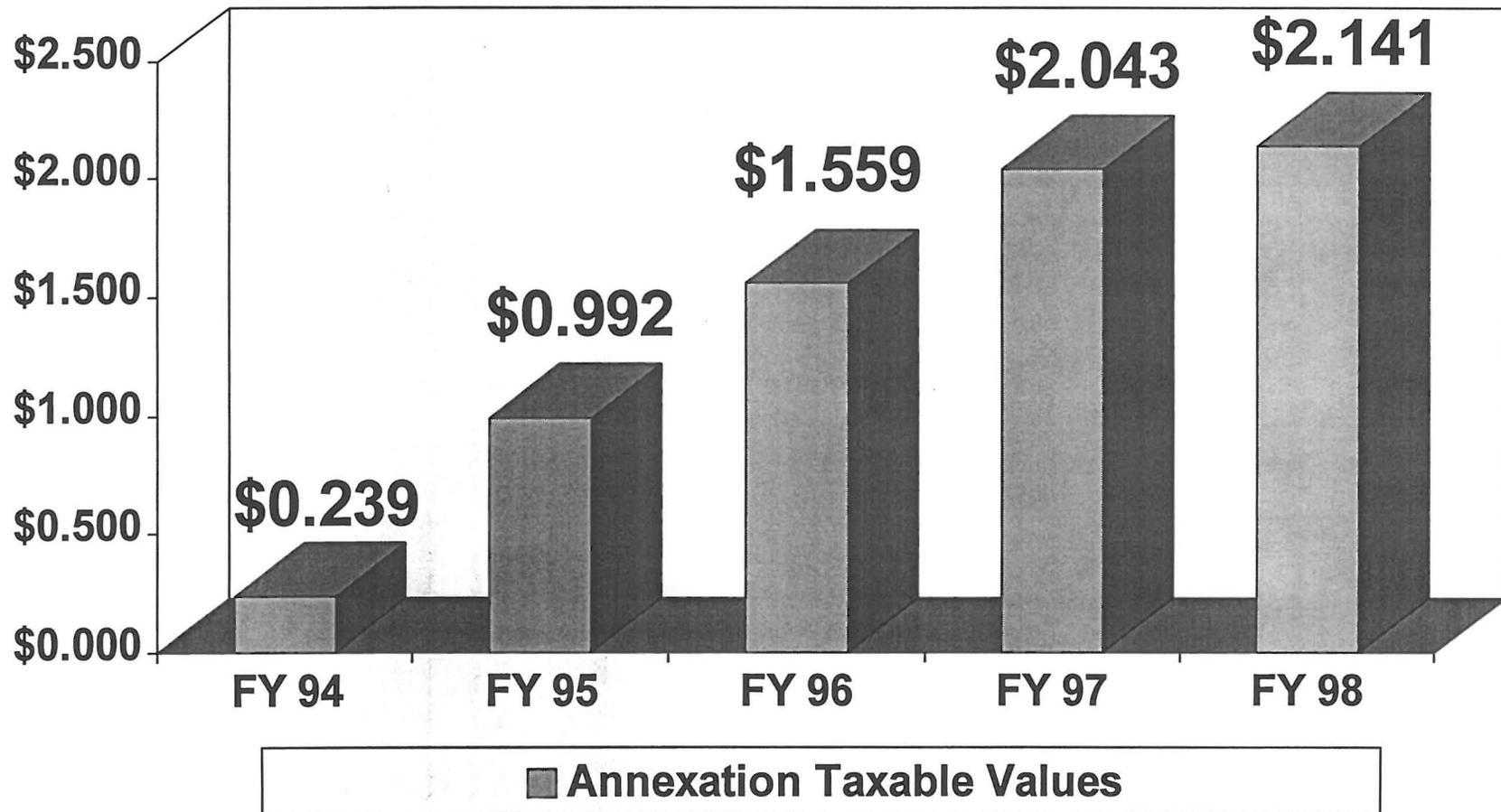
Purpose & History

- **Annexation Goals & Policies were adopted by the City Council on August 31, 1978, and amended in 1991 and 1993.**

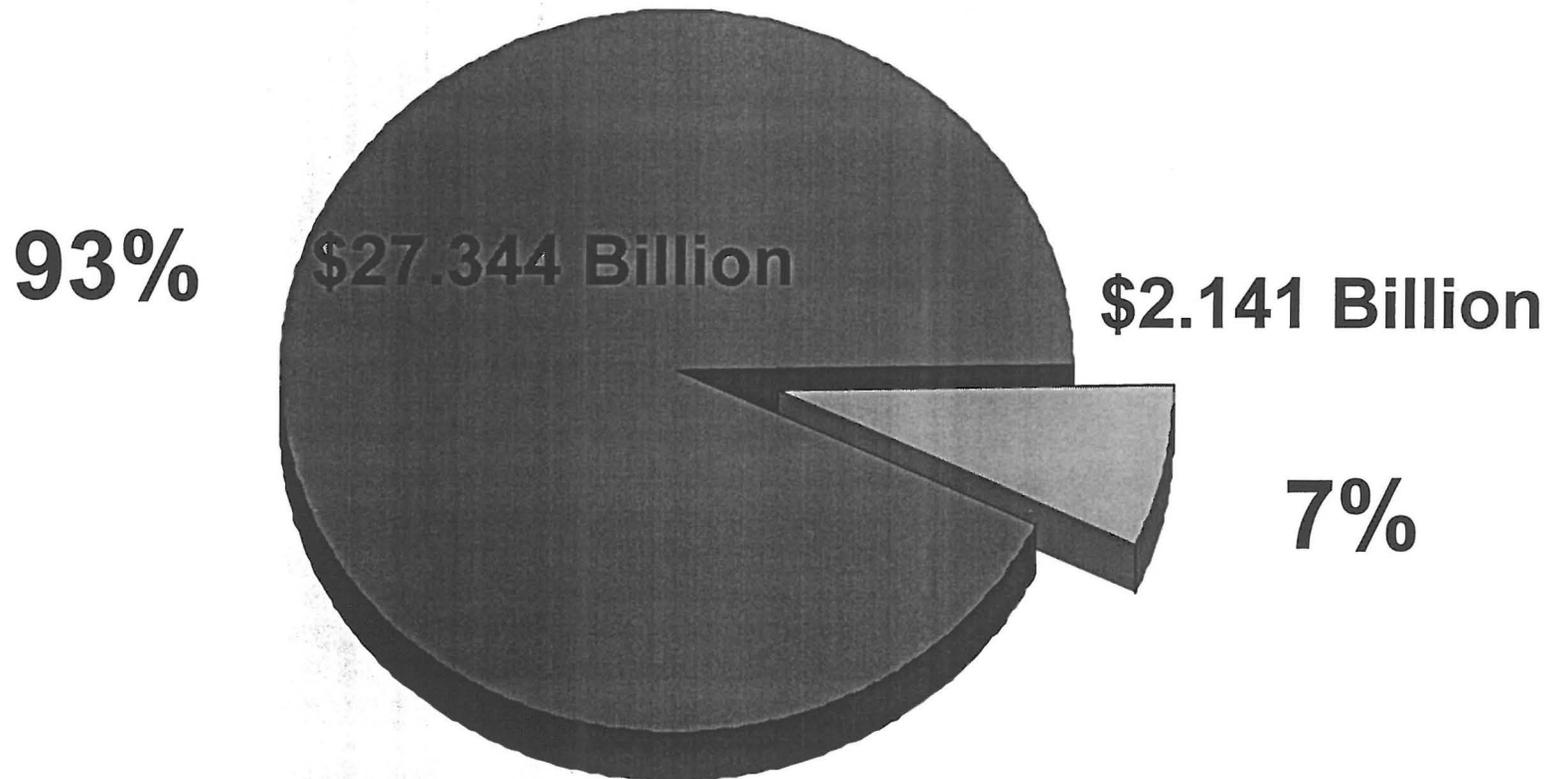
GOALS

- **Preserve the City's range of annexation options.**
- **Promote orderly growth and provision of Municipal Services.**
- **Enhance the City's fiscal position.**
- **Preserve the integrity of the City and its ETJ.**
- **Maintain a systematic annexation process.**

Taxable Values of Annexations from 1992-1996 (in billions)



FY 98 Current City Taxable Values \$29.485 Billion

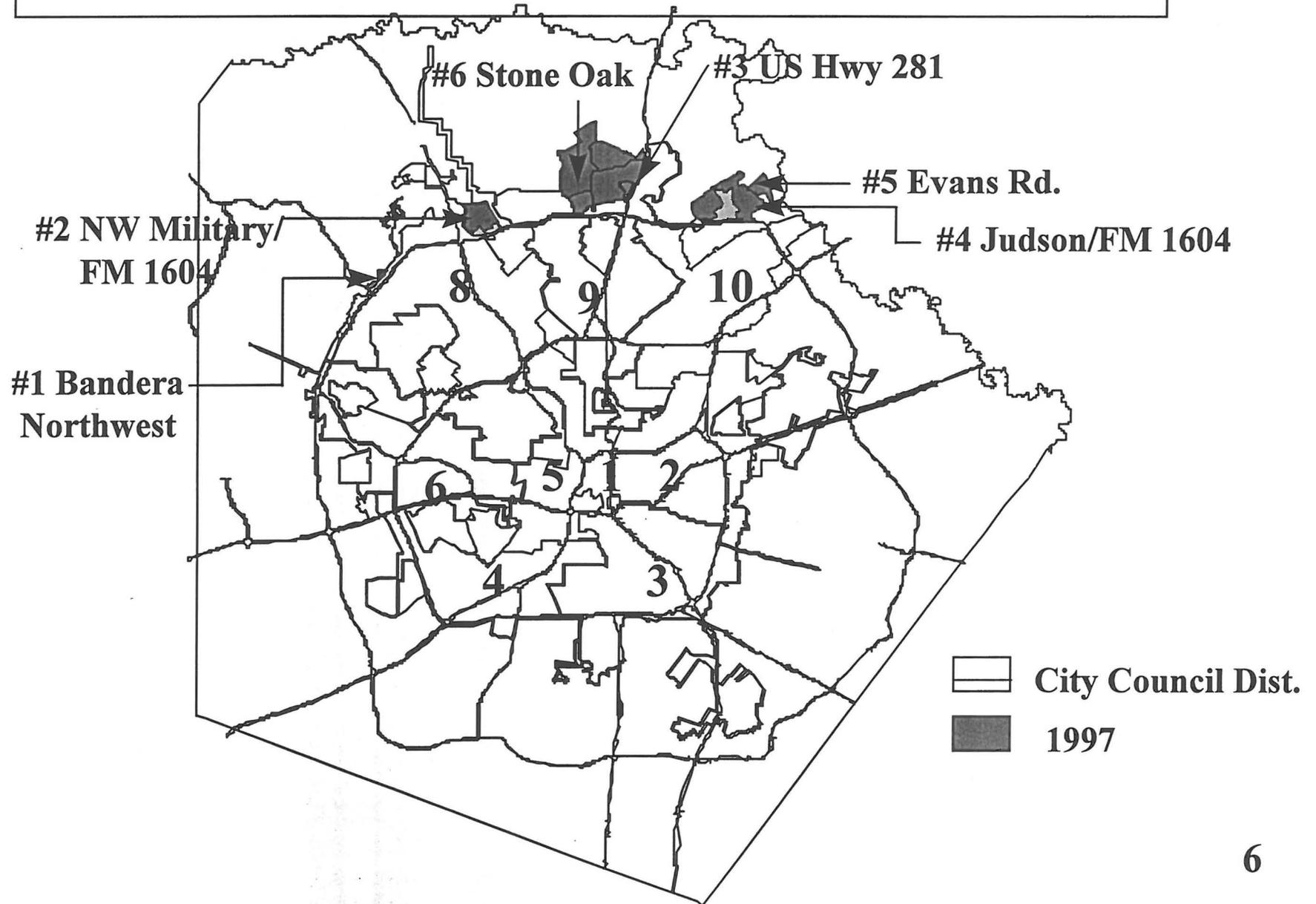


■ City's Taxable Value ■ Annexation Taxable Value

1997 Annexation Schedule

- 1995-97 Annexation Plan adopted
by City Council May 25, 1995
- 1996-98 Annexation Plan adopted
by City Council May 23, 1996
- 1997-99 Annexation Plan adopted
by City Council May 29, 1997
- 1st Public hearing - 7:00 p.m.. Sept. 18, 1997
- 2nd Public hearing - 3:00 p.m.. Sept. 25, 1997
- 1st Reading of ordinances Oct. 23, 1997
- ➔ -2nd Reading of ordinances Dec. 11, 1997
- Annexation effective date Dec. 31, 1997

1997 Annexation Areas



1997 Annexation Areas

Estimated Dwelling Units & Population

Area	ACRES	DWELLING UNITS	POPULATION	COUNCIL DISTRICTS
#1 Bandera NW	150	2	10	8
#2 NW Military/ Fm 1604	1,200	0	0	8
#3 US 281 North	220	0	0	9
#4 Judson/FM 1604	2,551	0	0	10
#5 Evans Road	352	0	0	10
#6 Stone Oak	6,974	2,240	5,970	9
TOTALS	11,497	2,242	5,980	

Service Delivery Plan Approach

- A *rolling* three-year plan updated annually.
- Evaluation by service departments.
- Comprehensive ten-year model:
 - each revenue source
 - service delivery requirements
- Service delivery models based upon current City-wide or County-wide service levels.
- Service delivery improvements are planned in the five-year financial forecast and included in the annual budget.
- Today's action is only on 1997 Areas

Service Delivery Plan

Participating Departments & Agencies

Fire

Police

Public Works

City Clerk's Office

Code Compliance

San Antonio Water System

City Public Service

Health District

Building Inspections

Library

Parks & Recreation

Planning - Zoning

Bexar Metro Water District

Service Delivery Plan

Revenue Gains

Property Tax

Health - Environ.

SWB Franchise

Paragon Franchise

Sales Tax

Paragon Sales Tax

Health - Animal Lic.

Building Inspections

Development Revenue

Revenue Losses

County Contracts

Animal Service

Library Service

Other

San Antonio Water Systems

Health Service

EMS

Mandates, Improvements, & Capital Projects included in FY 98 Budget

Mandates

BUILDING INSPECTIONS DEPARTMENT -

1 Building Inspector & vehicle \$47,385

FIRE DEPARTMENT -

Promotional Costs - Pumper Company \$19,000

1 Pumper Truck \$314,537

POLICE DEPARTMENT-

7 Uniform Personnel, 2 patrol vehicles, & 1 admin vehicle \$376,688

PUBLIC WORKS DEPARTMENT-

3 Street Maint. Personnel & 1 pothole patch truck \$181,701

Traffic signs, signals, & markings \$9,867

Total Mandates \$949,178

Improvements

LIBRARY - After School Pilot Program \$8,300

PUBLIC WORKS - Street Lighting \$55,890

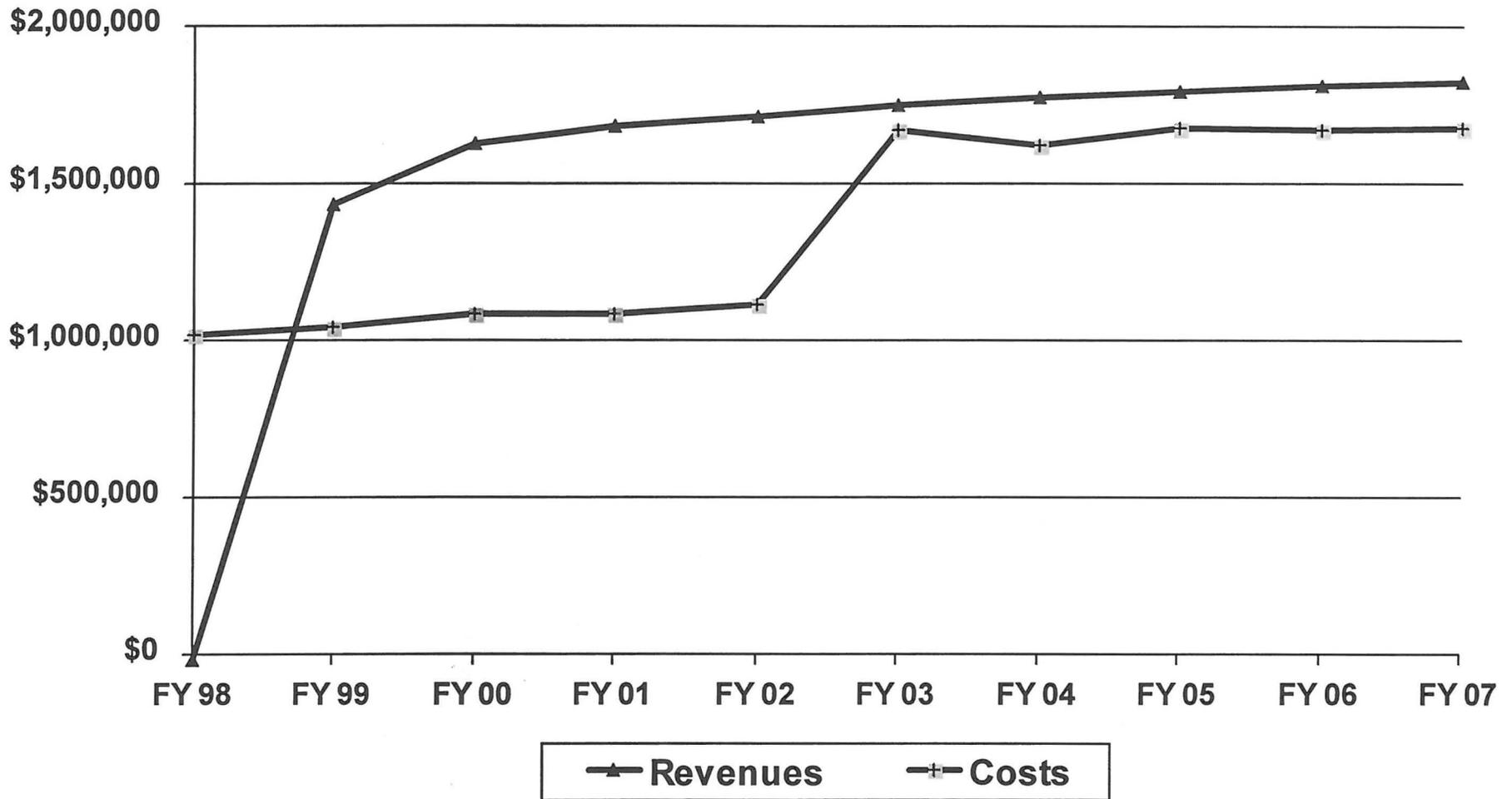
Total Improvements \$64,190

Capital Projects

Temp. Fire Station, land, & Construction of new Fire Station \$1,628,000

1997 Areas with WorldCom

Annual Recurring Revenues and Costs by Year



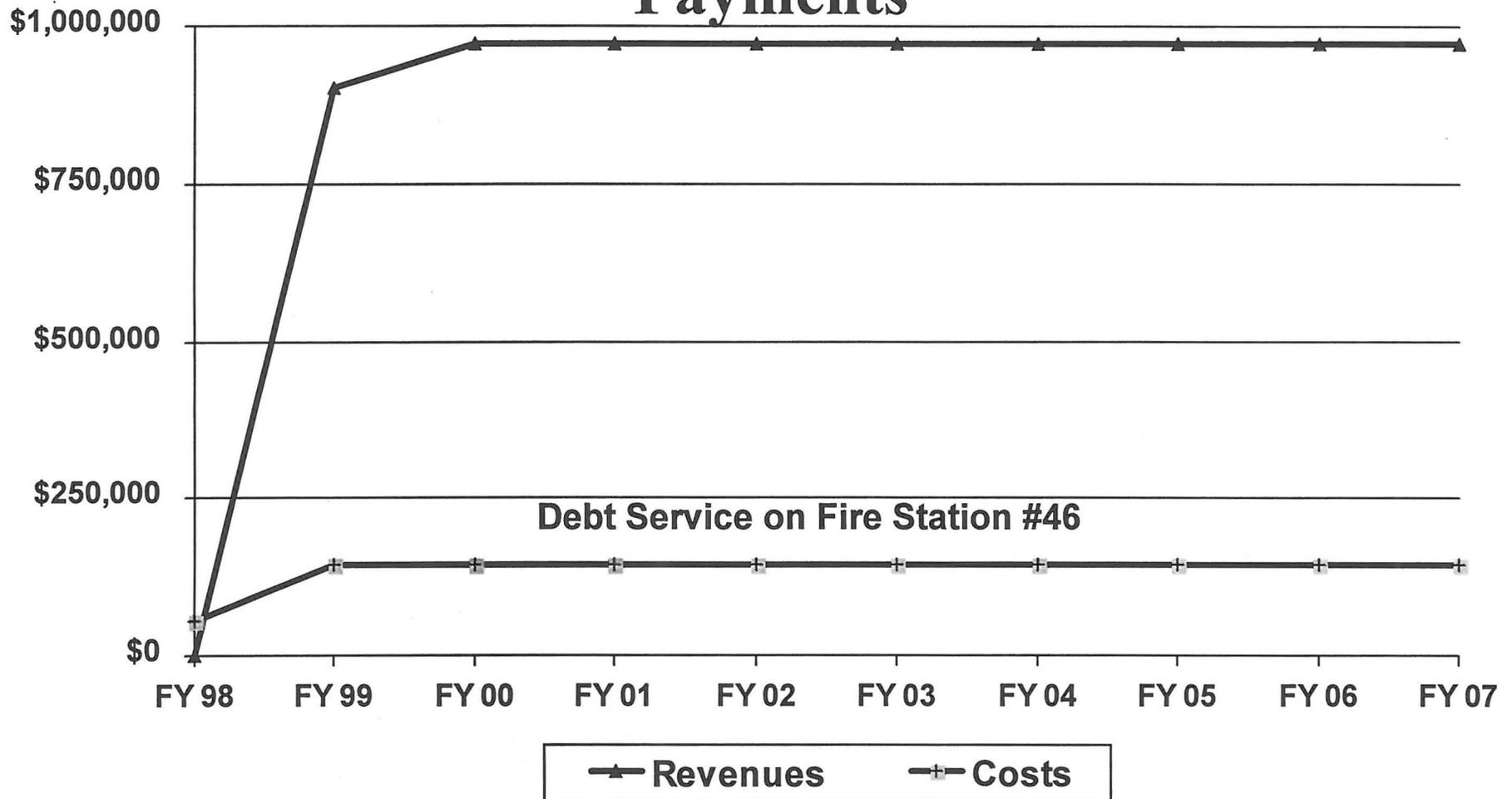
10 Year Revenues: \$15,396,931

10 Year Costs: \$13,642,442

10 Year Net Revenue: \$1,754,489

1997 Areas with WorldCom

Annual Debt Service Revenue and Debt Service Payments



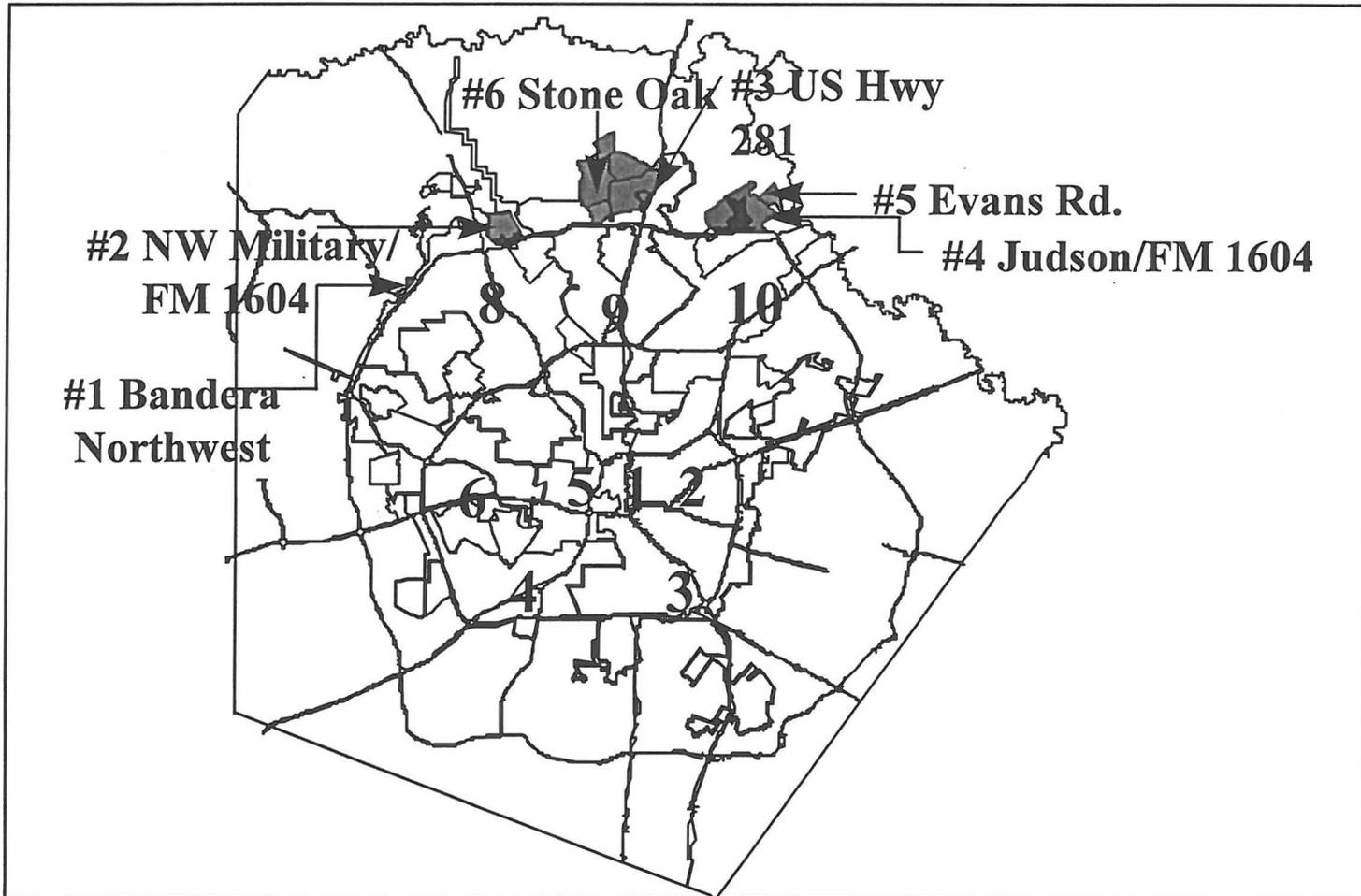
10 Year Revenues: \$8,680,749

10 Year Costs: \$1,333,464

10 Year Net Revenue: \$7,347,285

1997 Annexation

- Staff recommends approval.



Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

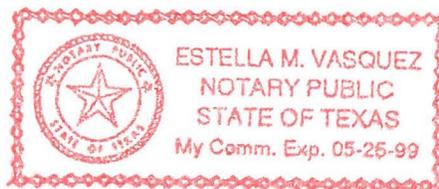
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice - An Ordinance #86866 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 10, 1997.

Helen I. Lutz

Sworn to and subscribed before me this 10th day of November, 1997.

Estella M. Vasquez

Notary Public in and for Bexar County, Texas



PUBLIC NOTICE

AN ORDINANCE NO. 86866

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 6,974 ACRES OF LAND KNOWN AS THE STONE OAK AREA PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

WHEREAS, on the 18th day of September, 1997, and the 25th day of September, 1997, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 6,974 acres of land known as the STONE OAK AREA property situated immediately adjacent to the current corporate limits and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above referenced public hearings were published in the San Antonio Commercial Recorder on September 5, 1997, a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of San Antonio, Texas is in excess of 935,000 inhabitants, and the area to be annexed lies within the extraterritorial jurisdiction of the City of San Antonio, Texas, and lies adjacent to and adjoins the City of San Antonio, Texas,

NOW THEREFORE:

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

SECTION 1. The land and territory lying adjacent to and adjoining the City of San Antonio known as the STONE OAK AREA property, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby added and annexed to the City of San Antonio, Texas, and said territory as described shall hereafter be included within the boundary limits of said city, and the present boundary limits of said city, at the various points contiguous to the area described in Exhibit "A" are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The land and territory known as the STONE OAK AREA property so described and so annexed shall be part of the City of San Antonio, Texas and the property so added shall bear its share of the taxes levied by the City of San Antonio, Texas and the inhabitants thereof shall be entitled to all of the rights and the privileges as citizens and shall be bound by the acts,

ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 3. A service plan outlining the provisions of necessary municipal service to the property described in Exhibit "A" is hereby approved and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as Exhibit "B".

SECTION 4. In accordance with Section 35-3011 of the City of San Antonio Unified Development Code this property shall be zoned as Temporary R-1, Single Family Residence District, for land use purpose. As soon as practicable after the passage hereof, the City will institute proceedings to permanently zone this property.

SECTION 5. This ordinance shall be effective from and after December 31, 1997.

PASSED AND APPROVED this 23rd day of October, 1997.

(First Reading)

/s/HOWARD W. PEAK
Mayor

ATTEST:

/s/ NORMA S. RODRIGUEZ
City Clerk

A BOUNDARY DESCRIPTION FOR A 6,974 ACRE TRACT KNOWN AS THE STONE OAK AREA

A boundary description for an annexation area containing approximately 6,974 acres, and being adjacent to the city limits of the City of San Antonio and being more particularly described as follows:

BEGINNING: At a point located along the east ROW line of Blanco Road and the city limits of the City of San Antonio, said point being approximately 513 feet north of the intersection with the north ROW line of N Loop 1604 W, for the point of beginning for this tract;

THENCE: in a northwesterly direction following the boundary of the east ROW line of Blanco Road, and the city limit line of the City of San Antonio, a distance of approximately 7,122 feet to an angle point, said point being the most northeastern limit of the city limit line along the eastside of Blanco Road;

THENCE: in a westerly direction crossing Blanco Road and continuing along the city limit line of the City of San Antonio, a distance of approximately 139 feet to an angle point on the west ROW line of Blanco Road, said point also being the southeast corner of Parcel 1, CB 4941;

THENCE: in a northerly direction following along the course of the west ROW line of Blanco Road with the east property line of Parcel 1, CB 4941, Leaving the City limit line of the City of San Antonio, crossing Wilderness Road and continuing along the east property line of Parcel 1, CB 4832, and the west ROW line of Blanco Road, a distance of approximately 11,030 feet to an angle point on a curve to the right with said point also being the extension of the north property line of Parcel 4, CB 4833 to the east ROW line of Blanco Road;

THENCE: in a easterly direction crossing Blanco Road along the north property line of Parcel 4, CB 4833 and Parcel 2D, CB 4932, a distance of approximately 1,579 feet to an angle point;

THENCE: in a northeasterly direction along the northwest property line of Parcel 2D, CB 4932 and Parcel 2, CB 4934, a distance of approximately 4,870 feet to an angle point;

THENCE: in a northwesterly direction along the southwest property line of Parcel 2, CB 4934 and Parcel 1A, CB 4934, Parcel 2E, Parcel 4A and Parcel 3, CB 4930, a distance of approximately 3,241 feet to an angle point, said point being along rear property line of the Timber Oaks North Estates Subdivision;

THENCE: in a northeasterly direction along the rear property line of the Timber Oaks North Estates Subdivision and the Oak Moss North Subdivision, said line also being the northwest property line of Parcel 3, CB 4930, a distance of approximately 6,063 feet to an angle point;

THENCE: in a southerly direction along the west property line of Parcel 5, CB 4930, a distance of approximately 5,479 feet to an angle point;

THENCE: in a easterly direction along the north property line of Parcel 4, CB 4934 and Parcel 2, CB 4935, a distance of approximately 1,873 feet to an angle point;

THENCE: in a southeasterly direction along the northeast property line of Parcel 2, CB 4935 and the northeast property line of the Champions Subdivision, crossing MUD Creek, a distance of approximately 4,262 feet to an angle point;

THENCE: continuing in a southeasterly direction along the south property line of Parcel 1, CB 4925A, a distance of approximately 1,718 feet to an angle point;

THENCE: in a northeasterly direction with the southeast property line of Parcel 1, CB 4925A, a distance of approximately 526 feet to an angle point;

THENCE: in a southeasterly direction with the southwest property lines of Parcel 1, Parcel 2, Parcel 3B and Parcel 3A, CB 4925A and the southwest property line of the Northwind Estates Subdivision, a distance of approximately 2,871 feet to an angle point;

THENCE: in a northeasterly direction along the southeast property line of the Northwind Estates Subdivision and the northwest property line of Parcel 5, CB 4924, a distance of approximately 2,726 feet to an angle point;

THENCE: in a southeasterly direction with the northeast property line of Parcel 5 and the southwest property line of Parcel 1A, CB 4924, a distance of approximately 504 feet to an angle point;

THENCE: continuing in a southeasterly direction with the northeast property line of Parcel 5 and the southwest property line of Parcel 1C, CB 4925A, a distance of approximately 703 feet to an angle point;

THENCE: in a northeasterly direction with the northwest property line of Parcel 17, CB 4924, a distance of approximately 1,108 feet to a curve along the west ROW line of US Highway 281 North and the City limit line of the City of San Antonio for an angle point;

THENCE: following said curve in a southerly direction along the west ROW line of Highway US 281 and the City limit line of the City of San Antonio and with the east property line of Parcel 17, CB 4924 and crossing a tributary of West Elm Creek, Stone Oak Parkway and crossing MUD Creek, a distance of approximately 9,991 feet to an angle point being the northeast corner of Parcel 2, CB 4937;

THENCE: in a northwesterly direction along a common boundary line between Parcel 2, and Parcel 2C, CB 4937 leaving Highway US 281 and the City limit line of the City of San Antonio, a distance of approximately 2,122 feet to an angle point;

THENCE: southwest along the southeast property line of Parcel 2C, CB 4937, with the northwest boundary line of Parcel 2, out of CB 4937, a distance of approximately 427 feet to an angle point;

THENCE: in a southwesterly direction along the south boundary line of Parcel 1C (0.177 acres) and Parcel 1B, CB 4938, with the northwest boundary line of Parcel 2, CB 4937, a distance of approximately 2,055 feet to the centerline of MUD Creek;

THENCE: in a general southerly direction, along the meanders of the centerline of MUD Creek, through Parcel 1, and Parcel 3, CB 4938, a distance of approximately 5,235

to a point on the north ROW line of a gravel road (private road) and the city limit line of the City of San Antonio, for the most southeastern corner of this tract;

THENCE: in a west, southwesterly direction with the city limit line of the City of San Antonio and the north ROW line of a gravel road (private road), a distance of approximately 2,766 feet to an angle point;

THENCE: in a southerly direction with the city limit line of the City of San Antonio and the east property line of Parcel 4, CB 4948, a distance of approximately 658 feet to an angle point;

THENCE: in a westerly direction with the north property line of Parcel 1C, NCB 15669, and the south property line of Parcel 2, CB 4938, and the north property line of Parcel 12 and Parcel 20, NCB 15669 and with the city limit line of the City of San Antonio, a distance of approximately 4,741 feet to an angle point;

THENCE: in a southeasterly direction with the southwest property line of Parcel 20 and Parcel 7, NCB 15669 and with the city limit line of the City of San Antonio, a distance of approximately 2,053 feet to an angle point;

THENCE: in a southwesterly direction with the northwest property line of Parcel 23, NCB 15669 and with the city limit line of the City of San Antonio to the east ROW line of Stone Oak Parkway, a distance of approximately 682 feet to an angle point;

THENCE: in a northwesterly direction along the east ROW line of Stone Oak Parkway and with the city limit line of the City of San Antonio, a distance of approximately 1,291 feet to an angle point;

THENCE: in a southwesterly direction crossing Stone Oak Parkway and with the city limit line of the City of San Antonio, a distance of approximately 536 feet to an angle point;

THENCE: in a southerly direction with the west property line of Lot 3, Blk. 11, NCB 16331 Oriental Subdivision and with the city limit line of the City of San Antonio, a distance of approximately 150 feet to an angle point;

THENCE: in a westerly direction with the north property line of Lot 3, Blk. 1, NCB 16331 Oriental Subdivision and with the city limit line of the City of San Antonio, a distance of approximately 781 feet to an angle point;

THENCE: in a southwesterly direction with the northwest property line of Lot 3, Blk. 1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 232 feet to an angle point;

THENCE: in a northwesterly direction with the northeast property line of Lot 3, Blk. 1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 150 feet to an angle point;

THENCE: in a southwesterly direction with the northwest property line of Lot-3, Blk. 1, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 962 feet to an angle point;

THENCE: in a westerly direction with the north property line of Parcel 19B, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 79 feet to an angle point at MUD Creek;

THENCE: in a southwesterly direction with the city limit line of the City of San Antonio and MUD Creek, a distance of approximately 1,340 feet to an angle point;

THENCE: in a westerly direction crossing MUD Creek with the city limit line of the City of San Antonio, a distance of approximately 357 feet to the northwest property line of Parcel 47, NCB 16331 to an angle point;

THENCE: in a southwesterly direction with the city limit line of the City of San Antonio, and the northwest property line of

Parcel 47, NCB 16331, a distance of approximately 350 feet to an angle point;

THENCE: in a northwesterly direction with the city limit line of the City of San Antonio, and the northeast property line of Parcel 47, NCB 16331, a distance of approximately 167 feet to an angle point;

THENCE: in a northeasterly direction with the city limit line of the City of San Antonio, and the southeast property line of Parcel 47, NCB 16331, a distance of approximately 249 feet to an angle point;

THENCE: in a northeasterly direction following the city limit line of the City of San Antonio, a distance of approximately 40 feet to an angle point;

THENCE: in a northwesterly direction with the city limit line of the City of San Antonio, a distance of approximately 39 feet to an angle point;

THENCE: in a westerly direction with the north property line of Parcel 18 and Parcel 3, NCB 16331 and with the city limit line of the City of San Antonio, a distance of approximately 841 feet to the east ROW line of Blanco Road, also being the point of beginning for this tract containing approximately 6,974 acres of land, more or less;

PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY PREPARED BY A LICENSED SURVEYOR ON THE GROUND.

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 6,974 acre tract.

**CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN
FOR STONE OAK AREA**

1. This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific property. Renewal of the service plan shall be solely at the discretion of the City of San Antonio.

2. This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Section 43.056, Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the changed conditions or subsequent occurrences.

An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.052, Texas Local Government Code.

**SIXTY DAY ANNEXATION
SERVICE PLAN FOR THE
STONE OAK AREA
SERVICE SERVICES
TO BE EXTENDED UPON
ANNEXATION**

Police protection: Effective midnight, December 31, 1997, the newly annexed areas of Stone Oak shall become a new police patrol district of the North Service Area. The newly created police district will be designated as a priority district and will be staffed as a first priority on each shift (three shifts for 24 hours) for the first year, 1998. The patrol district will be re-evaluated after one year of data has been accumulated. The City shall reserve the right to make appropriate changes to the patrol district. Regarding call load and manpower requirements, on some days, there will be two patrol vehicles assigned to the area.

A San Antonio Fear Free Environment (SAFFE) Officer will be assigned the task of coordinating activities within the Stone Oak area. The use of the Northside Police Substation will be available to homeowner associations for public meet-

ings. All services of the San Antonio Police Department (SAPD) will be available to the Stone Oak residents.

Fire protection: The San Antonio Fire Department will be providing a temporary facility within the Stone Oak area on Evans Road, between U.S. Highway 281 North and Stone Oak Parkway. The facility will house a pumper company effective midnight, December 31, 1997. The pumper company will provide fire and first responder medical service to the Stone Oak area with permanently assigned personnel and equipment. The company will respond to calls for assistance, fire emergencies and provide other services as needed. A permanent facility is proposed to be built 12 to 18 months after the effective date of annexation and be operational no later than two years of the effective date of annexation.

Solid waste collection & fees: The City shall provide for the collection of solid waste to residences twice weekly and recycling collection once a week. A fee of \$10.60 per month will be assessed on residential electric bills for this service. This fee may be adjusted from time to time by the City Council. The City shall contract out collection services and recycling at the same frequency, efficiency, cleanliness and rate as in existence in the City of San Antonio.

Solid waste brush collection: Brush pick-up is provided in accordance with a City-wide schedule. Dead animal pick-up is available upon request.

Solid waste commercial: Commercial garbage collection shall be available through the purchase of bags and stickers at designated locations, if service is not desired, private service is permissible.

Maintenance of water facilities: Where applicable, public water facilities shall be maintained and operated by the Bexar Metropolitan Water Company (BMWC) or the San Antonio Water System within their certificated areas. Water service shall be provided and extended in accordance with the BMWC or SAWS policies and established fees to those customers within BMWC or SAWS certificated service area.

Public wastewater facilities: Public wastewater facilities shall be maintained and operated by SAWS if not already owned by another wastewater utility. Wastewater service shall be provided and extended in accordance with SAWS policies and established fees.

Storm water monitoring: Storm water monitoring and treatment activities will be provided by the City, SAWS and the Texas Department of Transportation (TxDOT), in accordance with the EPA permit.

Streets & drainage: The Department of Public Works will maintain street and drainage improvements which have been properly platted, duly dedicated, and accepted by the City of San Antonio and Bexar County.

Provision for and maintenance of streets, traffic control devices: Traffic control devices and street name signs will be maintained by the Public Works Department. Initial and future needs for new traffic control devices will be studied in accordance with criteria of the Manual of Uniform Traffic Control Devices. Traffic control devices shall be provided by the Public Works Department, based upon finding of need.

Signalization of thoroughfares: The City will study the traffic conditions in the Stone Oak area and traffic signalization based upon traffic engineering analysis and finding of needs in accordance with State and local laws. Needed traffic signals will be installed as approved by the City Council. Consideration will be given to the installation of signalization at locations where traffic associated with the new Ronald Reagan High School

dictates need.

Street lighting: The City of San Antonio will do a survey of the area to determine the number of street lights that are necessary for the Stone Oak area and will initiate a contract with City Public Service (CPS) for the installation of street lights. If Homeowner Associations are contracting with CPS for street lights, the City will be responsible for payment to CPS (for public streets only). Street lights within private property will continue to be the responsibility of the property owner(s); the City will not contract for street lights on private property. In accordance with city policy, street lights will be placed at all public street intersections, cul-de-sacs, dead end streets, and areas that the City may deem necessary for public safety reasons. Street lights may be placed at mid-blocks if the street is 600 feet or longer. The City will assume the expenses for the operation and maintenance of public street lights. Maintenance and installation of street lights shall be performed by CPS.

Time line for the installation of street lights: CPS will conduct an on-site survey of the area to determine the materials necessary to install the street lights. Upon completion of the survey, CPS will order the proper materials for installation. Additional street lights may be requested by calling 207-8075. The installation of new street lights will be completed within 12 to 18 months of annexation. Installation of street lights powered by underground service will be completed within two years of annexation.

Parks & recreational services: City-wide, the Parks and Recreation Department offers a variety of programs and recreational activities in the community at over 163 separate facilities on over 7000 acres of park land.

The Parks & Recreation Department will meet with the representatives of the Stone Oak area, at their request, to discuss the future development of Panther Springs Park, other recreational and park needs of the community, and the study of a pedestrian trail system between Stone Oak Parkway and Evans Road. Stone Oak will be included in the Department's Parks Recreation System Plan which identifies specific needs City-wide. Capital improvement projects for park development are typically funded by General Obligation Bonds and/or Grants from the State or Federal Government.

Building permits: The Department of Building Inspections will administer and enforce the 1994 Uniform Fire, Mechanical, Plumbing and Building Codes and the 1996 National Electric Code on the effective date of annexation. Other codes/ordinances administered and enforced include the Landscape, Tree, and Sign ordinances. This enforcement is in conjunction with the request for plan review, permits, or certificates of occupancy.

Property owners with incomplete construction must obtain building permits and existing businesses must obtain a certificate of occupancy from the Building Inspections Department in accordance with the Unified Development Code (UDC). Nonconforming uses must be registered within one year of annexation.

Zoning: Considering that more than two thirds of the Stone Oak area is master planned, the Planning Department will recommend new zoning classifications to the City Council within 30 to 60 days of annexation. This schedule is dependent on the response of property owners to the proposed zoning classifications. Based on the information provided by the Stone Oak Master Plan, information provided by the property owners within the annexation area, and accepted planning principles, a zoning plan for the Stone Oak area will be prepared by the Planning

Department.

Subject to State and Municipal Codes, the 1st public hearing for zoning is planned to be held after the 1st reading of the annexation ordinances.

The 2nd public hearing for the zoning of the annexed area is planned to be held within 60 days of the effective date of annexation. During the interim period between the effective annexation date and the second zoning public hearing, all property will be zoned Temporary "R-1".

The City shall also begin the development of an "Urban Corridor" sign control district(s) applicable to all arterials within the Stone Oak annexation area as adopted in the City's Major Thoroughfare Plan. Said district(s) shall incorporate sign criteria as to the type, size, number and location of signs, and shall be developed with the input and participation of property owners within the Stone Oak annexation area. Adoption of "Urban Corridor" sign control district(s) will be subject to a public hearing and City Council approval.

Registration with the Planning Department: Homeowner Associations in the Stone Oak area may register with the Planning Department to be placed on a mailing list for notification of public hearings pertaining to platting and zoning applications. All unplatted areas will be required to be platted prior to the issuance of building permits.

Nonconforming rights: Newly annexed areas that have been developed under a master plan may be entitled to nonconforming rights upon favorable consideration by the Zoning Commission. The master plan indicates proposed and existing uses of all land areas thereon and the appropriate zoning designation which would be required. All applications for nonconforming rights must be filed with the Department of Planning within sixty days of the effective date of annexation, in accordance with the Unified Development Code.

Code enforcement: The Code Compliance Department enforces a variety of City codes and regulations to protect the health and general welfare of the community. The code and ordinances enforced by this department pertain to such issues as vacant premises and structures, junked vehicles, weeded vacant lots, zoning (Unified Development Code),

noise, illegal dumping, minimum housing, including unsanitary premises, front yard parking, water and sewer line breaks on private properties, livestock, alley and right-of-way violations, and water leaks or discharges of wastewater on private or public property. In addition, monthly city-wide inspections of numerous salvage/junk yards and monitoring and enforcement of code requirements of certain materials received at salvage/junk yards are undertaken.

Library: The Library Department is working with the North East Independent School District to develop an After School Library Pilot program. The proposed pilot program would consist of library staff using the Stone Oak elementary school computer labs to train students and adults on how to access library information on-line such as encyclopedias, magazines and newspapers. Additionally, to provide access to the City Library collection, the bookmobile will be taken to the school during these classes. The service should become available beginning in January, 1998. In addition, the City shall study the possibility of possible cooperative endeavors with the North East Independent School District to expand the availability of library resources in the Stone Oak area beyond that given above.

Health services: The San Antonio Health District is the primary public health authority for the City of San Antonio and Bexar County and will continue to provide the service to the Stone Oak area.

Public buildings, thoroughfares, landscaping, parkways & medians: Other City Owned Public Buildings and Facilities. The City will maintain city buildings that are constructed in the Stone Oak area in the future. The Stone Oak Property Owners Association will continue to maintain the grass and landscaping areas in the parkways and medians along major arterials. Other than rough mowing on an

annual basis, the City does not currently have a landscaping program for maintaining such areas. The City will work with the Property Owner Associations with respect to granting license agreements for such maintenance activities and landscaping programs.

Elections: Provision of elections, polling sites for the City of San Antonio elections, is made by the Office of the City Clerk. Residents will be eligible to vote in City elections effective January 1, 1998.

Gas & electric: Gas/electric service shall be provided in accordance with City Public Service (CPS) policies for gas and electric line extensions and service connections.

Customers requiring gas/electric line extensions for their property will be assessed a fee as per the fee tables established by CPS. The fees are collected prior to construction. Certain CPS fees are refundable as per CPS policies.

FOUR AND ONE-HALF YEAR SERVICE PLAN FOR THE STONE OAK AREA

Water service: Water service shall be provided and extended to the certified areas in accordance with the policies of the Bexar Metropolitan Water District or the San Antonio Water District (SAWS) as applicable.

If water wells are either drilled or plugged within the city limits, they shall be inspected by SAWS.

Wastewater service.

Wastewater service shall be provided and extended in accordance with the San Antonio Water System's (SAWS) policies and regulations and in accordance with Chapter 35 of the City of San Antonio Unified Development Code (UDC). These regulations may be modified from time to time. Any approved regulations shall prevail if a conflict exists with the waste-water service extension policy described below.

Currently, customers pay for on-site sewer collection and pretreatment facilities. SAWS regulations do not allow for septic systems within 200 feet of the existing collection system or when connection costs are not prohibitive. If the customer meets the required regulations and SAWS has funds to extend service, then upon acceptance of appropriate fees, SAWS becomes obligated to extend wastewater service.

Other service improvements: The Public Works Department will consider capital improvement needs that are identified and submit them for consideration by the next available capital improvements funding program.