

# FLORESVILLE



## ORDINANCE NO. 2019-005

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, pursuant to Chapter 43, Section 43.003 of the Texas Local Government Code, a home rule municipalities may extend the boundaries of the municipality and annex area adjacent to the municipality, subject to the laws of this state; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and the Charter of the City of Floresville, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

*Area to be annexed is approximately 1,130.6 acres and is more particularly described in the attached map (Area E1, Area E2, Area N1, Area No, Area N3, Area W1, Area W3 attached and incorporated herein as Exhibit A.*

*Furthermore, the area to be annexed is more fully described in Resolution No. 2019-012 attached hereto as Exhibit B.*

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

1. That the heretofore described property is hereby annexed to the City of Floresville, Wilson County, Texas, and that the boundary limits of the City of Floresville be and the same are hereby extended to include the above described territory within the city limits of the City of Floresville, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Floresville and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan for the area is hereby adopted and attached as exhibit C.

# FLORESVILLE

The City Secretary is hereby directed to file with the County Clerk of Floresville, Texas, a certified copy of this ordinance.

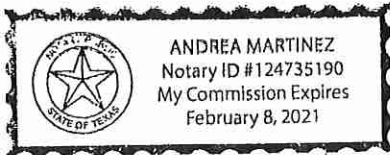
PASSED by an affirmative vote of all members of the City Council, this the 29<sup>th</sup> day of Aug., 2019.



APPROVED:

Cecelia Gonzalez-Dippel  
Cecelia Gonzalez-Dippel  
City of Floresville Mayor

ATTEST:  
Monica Veliz  
Monica Veliz  
City Secretary



Andrea Martinez

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**CERTIFICATION OF COUNCIL ACTION BY THE CITY SECRETARY FOR THE CITY OF FLORESVILLE, TEXAS, CONCERNING THE SPECIAL MEETING OF THE CITY COUNCIL CALLED FOR 6:00 P.M., AUGUST 29, 2019 AND REFLECTING ACTION TAKEN CONCERNING AGENDA ITEM 1b.**

**EXCERPT**

**AGENDA ITEM 1b**

*C&A to complete the 2019 Municipal Annexation Plan, setting an effective date, and directing Staff to issue final notices of effect to property owners, Wilson County, Wilson County Appraisal District, Floresville ISD, the Texas Secretary of State, the Comptroller of Public Accounts, and other entities.*

Upon motion duly made to approve Agenda Item **1b** by Councilwoman **Ximenez**, seconded by Councilman **Jimenez**, Agenda Item **1b** was approved by a vote of **4** in favor, **0** abstaining, and **1** absent.

I, **MONICA VELIZ**, do hereby certify that I am the City Secretary for the City of Floresville, Texas, that this certificate of Council action is executed to memorialize the action of the Council concerning the foregoing Agenda Item **1b** that was duly approved by the City Council at its special meeting of **August 29, 2019**, and that the meeting was held in accordance with the City's procedures and applicable law. A true and correct copy of the posted Agenda is attached hereto and included here by reference.

To certify which, witness my hand and seal of said City of Floresville the **29<sup>th</sup>** day of **August**, 2019.



  
\_\_\_\_\_  
Monica Veliz  
City Secretary  
City of Floresville

Attachment: Copy of posted Agenda for the August 29, 2019 Special Council Meeting.

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AGENDA  
FLORESVILLE CITY COUNCIL  
SPECIAL MEETING AUGUST 29, 2019 6:00PM  
FLORESVILLE CITY HALL COUNCIL CHAMBERS  
1120 D STREET, FLORESVILLE, TEXAS 78114

Call meeting to order  
Invocation  
Recite U.S. Pledge of Allegiance & Texas Pledge  
Establish Quorum  
Citizen Comments:

1. NEW BUSINESS

a. C&A to approve Resolution #2019-018 – A Resolution of the City Council of the City of Floresville authorizing and providing for the incurrence of indebtedness for the purpose of providing a portion of the cost of acquiring, constructing, enlarging, improving, and/or extending its water facility to serve an area lawfully within its jurisdiction to serve.

Citizen Comment: City Manager

b. C&A to complete the 2019 Municipal Annexation Plan, setting an effective date, and directing Staff to issue final notices of effect to property owners, Wilson County, Wilson County Appraisal District, Floresville ISD, the Texas Secretary of State, the Comptroller of Public Accounts, and other entities.

Citizen Comment: City Manager

c. C&A to approve Ordinance #2019-002 *Amending Chapter 51 Solid Waste collection, Section 41, Schedule of monthly charges, City of Floresville, Texas relating to Title V – Public Works Code of Ordinances; Providing for a savings clause and repealing conflicting Ordinances and Resolutions.*

Citizen Comment: City Manager

d. C&A to approve Ordinance #2019-003 - 2019 Property Tax Rate

Citizen Comment: City Manager

e. C&A to approve Ordinance #2019-004 - Operating Budget for Fiscal Year 2019/2020

Citizen Comment: City Manager

2. ADJOURN

The City Council of the City of Floresville reserves the right to convene in closed session in accordance to Chapter 551 of the Government Code of Texas on any of the above items. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 830-393-3105 or fax 830-542-3131 for further information.

I certify that the above notice of meeting was posted on the bulletin board at City Hall, 1120 D Street, Floresville, Texas on the 26<sup>th</sup> day of August 2019 by 6:00p.m.

  
\_\_\_\_\_  
Monica Veliz – City Secretary

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RESOLUTION NO. 2019-012

A RESOLUTION OF THE CITY OF FLORESVILLE, TEXAS, DECLARING ITS INTENT TO ANNEX CERTAIN PROPERTY WITHIN ITS EXTRATERRITORIAL JURISDICTION AND DIRECTING THE CITY MANAGER TO PREPARE A FINAL SERVICE PLAN FOR THE AREA FOLLOWING THE COMPLETION OF PUBLIC HEARINGS FOR CITIZEN COMMENT RELATED TO THE ANNEXATION OF SAME PROPERTY, WITH THE REQUIRED NOTICE FOR THE HEARING SET WAS PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN WILSON COUNTY, WITH SAID PUBLIC HEARINGS, CITY COUNCIL MEETINGS, AND WORKSHOPS, WHERE DISCUSSIONS AND PRESENTATIONS WERE MADE ON THE ANNEXATION AREAS, ALL OF WHICH HAVE BEEN ONGOING SINCE MARCH 24, 2016, AND AS MORE FULLY OUTLINED HEREIN BELOW DIRECTING STAFF TO CARRY OUT ALL ADMINISTRATIVE REQUIREMENTS PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §43.062, AND ESTABLISHING A DATE FOR THE ANNEXATION PROCEEDINGS AND CONCLUDE ANNEXATION REQUIREMENTS WITHIN 30 DAYS OF THE 3 YEAR ANNIVERSARY SEPTEMBER 24, 2019

**WHEREAS**, the City of Floresville, Texas is a home-rule city authorized under Chapter 43 of the Texas Local Government Code to annex property within its extraterritorial jurisdiction; and

**WHEREAS**, the City of Floresville, Texas current corporate limits encompasses approximately 3,801.8 acres; and

**WHEREAS**, the City Council of the City of Floresville found it to be within the best interest of the citizens to annex certain adjacent properties in order to provide equitable and efficient services to its residents; and

**WHEREAS**, the area the annexation is approximately 1,130.6 acres and is more particularly described in the attached map (Area E1, Area E2, Area N1, Area N2, Area N3, Area W1, Area W3) Exhibit 'A-1' thru 'A-7'; and,

**WHEREAS**, the area of annexation is located within the extraterritorial jurisdiction of the city and is contiguous to the corporate limits; and,

**WHEREAS**, the properties within the area of annexation is currently receiving the full benefit of certain city services, which partially includes police, fire, and EMS protection, water and sewer service; and,

**WHEREAS**, the area of annexation is approximately 135 linear feet in width at its narrowest; and

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# FLORESVILLE

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**WHEREAS**, the city has not annexed any land to its corporate limits within the past three years, therefore the city may annex up to approximately 1,140.5 acres: and

**WHEREAS**, the City of Floresville, Texas desires the input of the public to consider annexation of the property described in Exhibit 'A-1' thru 'A-7' hereto, and specifically at the public hearings and city council meetings and workshops, where discussions and presentations were made on the annexation areas on the following dates:

Regular City Council meeting held on March 24,2016 (Exhibit B-1)

- Presentation and Discussion of Annexation Plan 2019

Regular City Council meeting held on April 28,2016 (Exhibit B-2)

- Presentation and Discussion of 3 Year Annexation Plan

Regular City Council meeting held on August 25,2016 (Exhibit B-3)

- C&A to Approve 3 Year Annexation Plan 2019

Regular City Council meeting held on May 11, 2017 (Exhibit B-4)

- Presentation and Discussion of Annexation Plan 2019
- C&A to Approve Service Agreement with Moody Engineering for the purpose of Annexation Planning Services

Regular City Council meeting held on July 13,2017 (Exhibit B-5)

- Presentation and Discussion of Non – Development Annexation Agreement Time line.

Special City Council meeting held on August 22,2017 (Exhibit B-6)

- C&A to Amend the City of Floresville 2019 Municipal Annexation Plan

Regular City Council meeting held on October 26,2017 (Exhibit B-7)

- Presentation and Discussion of the Annexation Proposed Plan

Regular City Council meeting held on January 11,2018 (Exhibit B-8)

- Presentation and Discussion of Annexation Workshop dates

Regular City Council meeting held on January 25, 2018 (Exhibit B-9)

- Presentation and Discussion of Annexation Workshop dates

City Council Workshop held on February 15, 2018 (Exhibit B-10)

- Presentation and Discussion on 2019 Annexation

Regular City Council meeting held on February 22,2018 (Exhibit B-11)

- Presentation and Discussion of Annexation Plan

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# FLORESVILLE

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Regular City Council meeting held on March 8, 2018 (Exhibit B-12)

- Presentation and Discussion of Annexation Plan 2019

Regular City Council meeting held on July 26, 2018 (Exhibit B-13)

- Presentation and Discussion on Annexation
- C&A to Amend 2019 Annexation Plan

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FLORESVILLE, TEXAS THAT:**

In accordance with §43.062 of the Texas Local Government Code:

**Part One.** A first public hearing was held on June 8, 2017 at the Lauro G. DeLeon Floresville Event Center, at 6:00 PM (Exhibit C-1), at which the required inventory of services and facilities under LGC §43.053 was available for public review (Exhibits A-1 through A-7).

**Part Two.** A required notice for the hearing set in Part One above was published in a newspaper of general circulation within Wilson County. (Exhibit C-2)

**Part Three.** A second public hearing was held on June 22, 2017 at the Lauro G. DeLeon Floresville Event Center, at 6:00 PM (Exhibit C-3), at which the required inventory of services and facilities under LGC §43.053 was available for public review (Exhibits A-1 through A-7)

**Part Four.** A required notice for the hearing set in Part One above was published in a newspaper of general circulation within Wilson County. (Exhibit C-4)

**Part Five.** Property owners in the proposed areas who have claimed agricultural or wildlife management exemptions and were offered a Development Agreement as provided in §212.172 and §43.035 of the Texas Local Government Code.

**Part Six.** City Staff and or designee mailed the required notices to each property owner and public entity in the annexation area and notified same of the public hearings described in Parts One and Three above.

**Part Seven.** Directs City Staff and or designee to prepare a final annexation service plan in accordance with §43.065. (Exhibit D-1)

**Part Eight.** The annexation proceedings shall conclude within 30 days of the 3 years Anniversary Date, September 24, 2019.

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# FLORESVILLE

PASSED, APPROVED, AND ADOPTED, on this 11<sup>th</sup> day of July 2019 at a regular meeting of the City Council of the City of Floresville, Texas, such meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code*, Chapter 551-001 et.seq. at which meeting a quorum was present and voting.

*Cecelia Gonzalez-Dippel*  
Cecelia Gonzalez-Dippel - Mayor

ATTEST:

*Monica Veliz*  
Monica Veliz - City Secretary



APPROVED AS TO FORM:

*Sam Rodriguez*  
City Attorney

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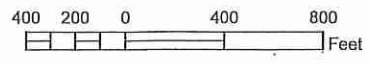
<b>Area E2</b>	
Total Area	171.50 ac
Total Parcels	28
Ag Exempt Parcels (NDA Offered)	10
Total ROW	2.2 ac
<b>Water Service Capital Improvement Required</b>	
	\$365,625
<b>Sewer Service Capital Improvement Required</b>	
	\$337,500
<b>Street Capital Improvement Required</b>	
	\$0
<b>2017 Population (excluding NDA Properties)</b>	
	40 est.
<b>2017 Property Valuation (excluding NDA Properties)</b>	
	\$2,159,790
<b>Target Developed Commercial (% per Future Land Use Plan)</b>	
	20 %
<b>Target Developed Residential (% per Future Land Use Plan)</b>	
	80 %
<b>Non-developable area (ac, per Future Land Use Plan)</b>	
	52 ac
<b>Net Present Value for this Area</b>	
	(\$777,353)

**Notes:**  
 2019 ad valorem tax rate assumed at adopted FY2017 rate (\$0.363/\$100) and is assumed to not increase.  
 Property valuations expected to grow at 3% per year.  
 Sales tax assumed \$4,000/developed commercial acre per year (2015 receipts + commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac)  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$190/ac/yr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 7,637 is assumed.  
 The citywide 2016 acreage of 4,551.25 ac is assumed.  
 Population project density (3 units/ac)  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 6%



**Legend**

- Streets
- Annexation Parcels (2017 WCAD)
- Ag Exempt?
- NO
- YES
- Annexation Areas
- 2016 City Limit
- Floresville Water System



**Area E2**  
 2019 Municipal Annexation Plan  
 City of Floresville



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<b>Area W1</b>	
Total Area	258.87 ac
Total Parcels	18
Avg Exempt Parcels (NDA Offered)	8
Total ROW	9.8 ac
<b>Water Service Capital Improvement Required</b>	
	\$84,375
<b>Sewer Service Capital Improvement Required</b>	
	\$0
<b>Street Capital Improvement Required</b>	
	\$103,075
<b>2017 Population (excluding NDA Properties)</b>	
	25 est.
<b>2017 Property Valuation (excluding NDA Properties)</b>	
	\$946,660
<b>Target Developed Commercial (% per Future Land Use Plan)</b>	
	0 %
<b>Target Developed Residential (% per Future Land Use Plan)</b>	
	100 %
<b>Non-developable area (ac, per Future Land Use Plan)</b>	
	0 ac
<b>Net Present Value for this Area</b>	
	(\$981,269)

Notes:  
 2019 ad valorem tax rate assumed at adopted FY2017 rate (\$0.3625/\$100) and is assumed to not increase.  
 Property valuations expected to grow at 3% per year.  
 Sales tax is assumed \$4,000/developed commercial acre per year (2015 receipts + commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac)  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$190/ac/yr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 7,637 is assumed.  
 The citywide 2016 acreage of 4,551.25 ac is assumed.  
 Population projected by density (8 units/ac)  
 Administrative expense, expected to grow at 2% per year.  
 Discount rate is 6%

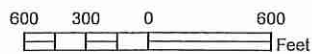
Incorporated County Road	CL Footage
Westcrest	900
Gollad	2,100



Map, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community;  
 Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Streets
- Annexation Areas (2017 WCAD)
- Exemption?
  - NO
  - YES
- 2016 City Limit
- Floresville Water System



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Area W1  
 2019 Municipal Annexation Plan  
 City of Floresville



<b>Area W3</b>		
Total Area	16.43	ac
Total Parcels	11	
Avg Exempt Parcels (NDA Offered)	0	
Total ROW	3.2	ac
<b>Water Service Capital Improvement Required</b>		
Water Service Capital Improvement Required	\$0	
<b>Sewer Service Capital Improvement Required</b>		
Sewer Service Capital Improvement Required	\$0	
<b>Street Capital Improvement Required</b>		
Street Capital Improvement Required	\$0	
<b>2017 Population (excluding NDA Properties)</b>		
2017 Population (excluding NDA Properties)	25	est.
<b>2017 Property Valuation (excluding NDA Properties)</b>		
2017 Property Valuation (excluding NDA Properties)	\$1,208,890	
<b>Target Developed Commercial (% per Future Land Use Plan)</b>		
Target Developed Commercial (% per Future Land Use Plan)	0	%
<b>Target Developed Residential (% per Future Land Use Plan)</b>		
Target Developed Residential (% per Future Land Use Plan)	100	%
<b>Non-developable area (ac, per Future Land Use Plan)</b>		
Non-developable area (ac, per Future Land Use Plan)	0	ac
<b>Net Present Value for this Area</b>		
Net Present Value for this Area	(\$13,766)	

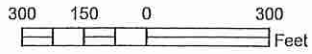
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Notes:  
 2019 bid valorem tax rate assumed at adopted FY2017 rate of 0.00452100, and is assumed to not increase.  
 Property valuations expected to grow at 1% per year.  
 Sale tax is assumed \$4,000/developed commercial acre per year (2015 receipts to commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/sq).  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$390/sq/yr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 7,637 is assumed.  
 The citywide 2016 acreage of 4,551.25 ac is assumed.  
 Population project by density (3 units/ac)  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 6%



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- Legend
- Streets
  - Annexation Parcels (2017 WCAD)
    - NO
    - YES
  - Annexation Areas
  - 2016 City Limit
  - Floresville Water System



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Area W3  
 2019 Municipal Annexation Plan  
 City of Floresville

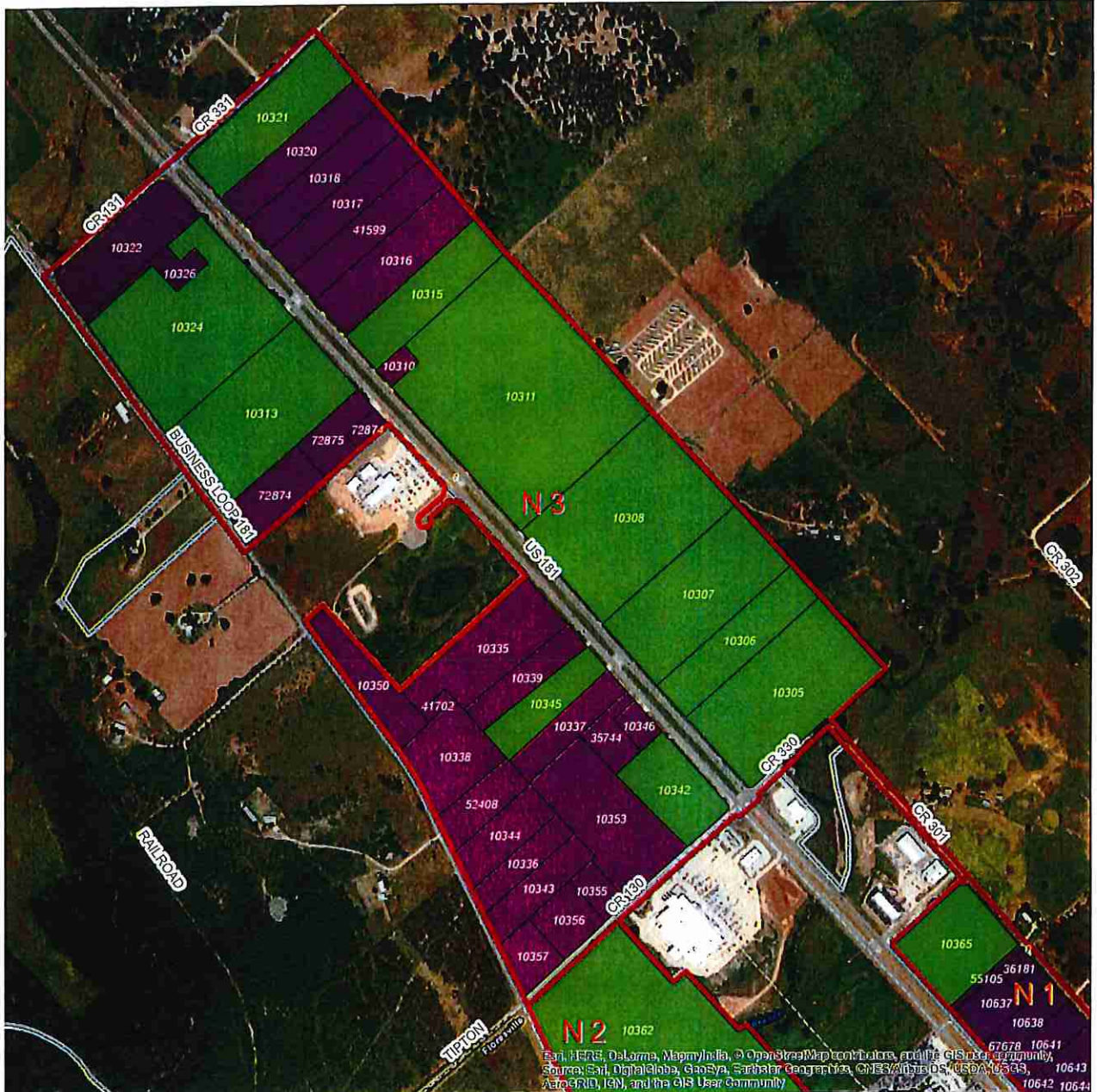


Area N3		
Total Area	409.25	ac
Total Parcels	38	
Ag Exempt Parcels (NDA Offered)	11	
Total ROW	43.3	ac
Water Service Capital Improvement Required	0	
Sewer Service Capital Improvement Required	0	
Street Capital Improvement Required	\$130,000	
2017 Population (excluding NDA Properties)	122	est.
2017 Property Valuation (excluding NDA Properties)	\$3,827,720	
Target Developed Commercial (% per Future Land Use Plan)	50	%
Target Developed Residential (% per Future Land Use Plan)	50	%
Non-developable area (ac, per Future Land Use Plan)	3	ac
Net Present Value for this Area	\$3,033,494	

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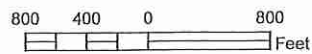
Notes:  
 2019 bid valorem tax rate assumed at adopted FY2017 rate (\$0.3625/\$100) and is assumed to not increase.  
 Property valuations expected to grow at 1% per year.  
 Sales tax is assumed \$4,000/developed commercial acre per year (2015 receipts + commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac).  
 Public safety expense includes police, fire, EMS contract.  
 Public safety expense assumed at \$390/acre (per 2016-17 Budget).  
 Public safety expense assumed to grow at 2% per year.  
 The 2016 population of 7,637 is assumed.  
 The 2016 acreage of 4,651.25 ac is assumed.  
 Population project by density (3 units/acre).  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 8%.

Incorporated County Road	CL Footage
CR 301	1,550
CR 330	750
CR 130	2,100
CR 131	1,100
CR 331	1,300



Legend

- Streets
- Annexation Parcels (2017 WCAD)
- Ag Exemption?
  - NO
  - YES
- Annexation Areas
- 2016 City Limit
- Floresville Water System



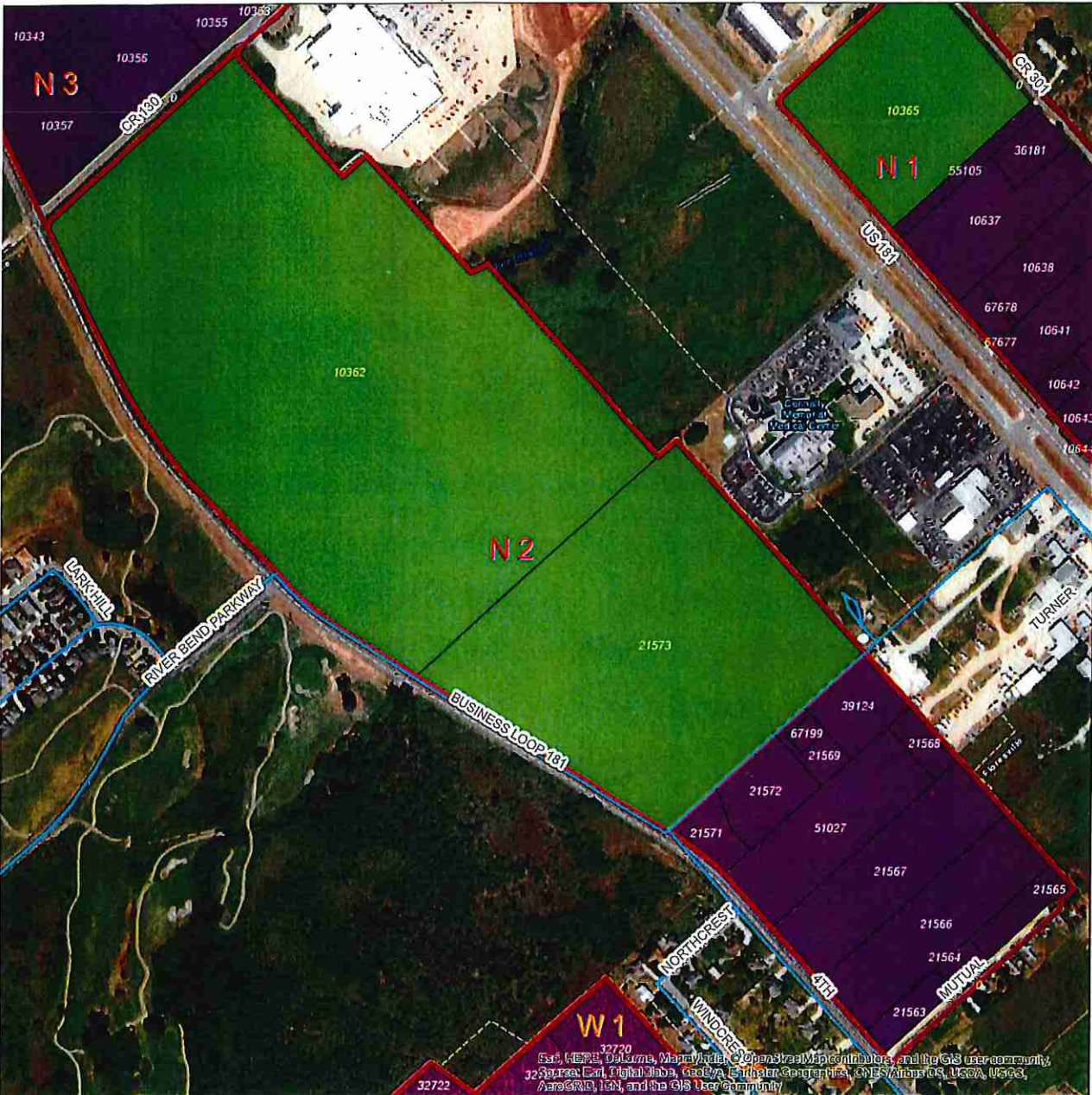
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Area N3  
 2019 Municipal Annexation Plan  
 City of Floresville

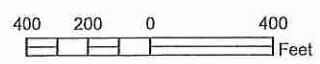


<b>Area N2</b>	
Total Area	115.54 ac
Total Parcels	14
Ag Exempt Parcels (NDA Offered)	2
Total ROW	0.8 ac
<b>Water Service Capital Improvement Required</b>	
	0
<b>Sewer Service Capital Improvement Required</b>	
	0
<b>Street Capital Improvement Required</b>	
	0
<b>2017 Population (excluding NDA Properties)</b>	
	13 est.
<b>2017 Property Valuation (excluding NDA Properties)</b>	
	\$561,174
<b>Target Developed Commercial (% per Future Land Use Plan)</b>	
	15 %
<b>Target Developed Residential (% per Future Land Use Plan)</b>	
	70 %
<b>Non-developable area (ac, per Future Land Use Plan)</b>	
	26 ac
<b>Net Present Value for this Area</b>	
	(\$101,550)

Notes:  
 2017 \$d valorem tax rate assumed at adopted FY2017 rate (\$0.3628/\$100) and is assumed to not increase.  
 Property valuations expected to grow at 1% per year.  
 Sales tax is assumed \$4,000/developed commercial acre per year (2015 receipts of commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac)  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$350/ac/yr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 7,637 is assumed.  
 The citywide 2016 acreage of 4,551.25 acs assumed.  
 Population project by density (3 units/ac)  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 6%



- Legend
- Streets
  - Annexation Parcels (2017 WCAD)
  - Ag Exemption?
    - NO
    - YES
  - Annexation Areas
  - 2016 City Limit
  - Floresville Water System



Area N2  
 2019 Municipal Annexation Plan  
 City of Floresville



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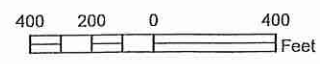
<b>Area E1</b>		
Total Area	114.75	ac
Total Parcels	22	
Ag Exempt Parcels (NDA Offered)	1	
Total ROW	5.4	ac
<b>Water Service Capital Improvement Required</b>		
	0	
<b>Sewer Service Capital Improvement Required</b>		
	\$247,500	
<b>Street Capital Improvement Required</b>		
	\$15,000	
<b>2017 Population (excluding NDA Properties)</b>		
	35	est.
<b>2017 Property Valuation (excluding NDA Properties)</b>		
	\$1,265,310	
<b>Target Developed Commercial (% per Future Land Use Plan)</b>		
	0	%
<b>Target Developed Residential (% per Future Land Use Plan)</b>		
	100	%
<b>Non-developable area (ac per Future Land Use Plan)</b>		
	12.7	ac
<b>Net Present Value for this Area</b>		
	(\$753,848)	

Notes:  
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 Property valuations expected to grow at 1% per year.  
 Sales tax is assumed \$4,000/developed commercial acre per year (2015 receipts + commercial properties acreage total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac)  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$300/acyr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 2,637 is assumed.  
 The citywide 2016 acreage of 4,551.25 ac is assumed.  
 Population project by density (3 units/ac)  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 6%

Incorporated County Road	CL Footage
CR 302	870
CR 329	2850



- Legend
- Streets
  - Annexation Parcels (2017 WCAD)
  - Ag Exemption?
    - NO
    - YES
  - Annexation Areas
  - 2016 City Limit
  - Floresville Water System



Area E1  
 2019 Municipal Annexation Plan  
 City of Floresville

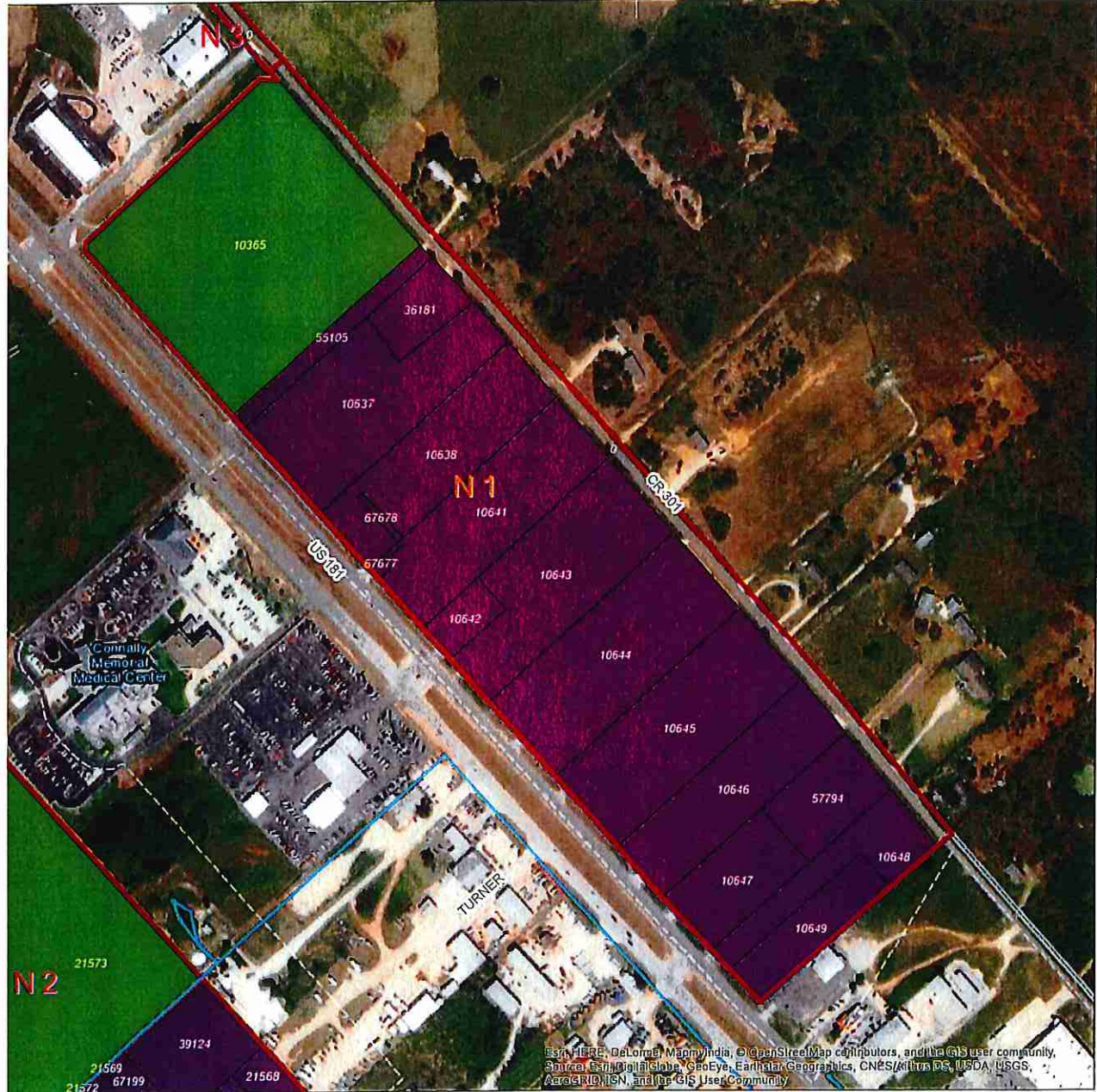


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<b>Area N1</b>	
Total Area	49.56 ac
Total Parcels *	17
Ag Exempt Parcels (NDA Offered)	1
Total ROW	3.29 ac
<b>Water Service Capital Improvement Required</b>	
	Oak Hills WSC
<b>Sewer Service Capital Improvement Required</b>	
	0
<b>Street Capital Improvement Required</b>	
	\$25,000
<b>2017 Population (excluding NDA Properties)</b>	
	13 est.
<b>2017 Property Valuation (excluding NDA Properties)</b>	
	\$2,197,210
<b>Target Developed Commercial (% per Future Land Use Plan)</b>	
	100 %
<b>Target Developed Residential (% per Future Land Use Plan)</b>	
	0 %
<b>Net Present Value for this Area</b>	
	\$1,385,554

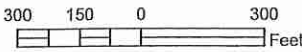
Notes:  
 2019 ad valorem tax rate assumed at adopted FY2017 rate (\$0.3625/\$100) and is assumed to not increase.  
 Property valuations expected to grow at 1% per year.  
 Sales tax is assumed \$4,000/developed commercial acre per year (2015 receipts + commercial properties average total).  
 Model does not assume any franchise revenues, fines, fees, grants.  
 Administrative expense includes city administration, development, code enf. (per 2016-17 Budget, expressed \$/ac)  
 Public safety expense includes police, fire, EMS contract  
 Public safety expense assumed at \$150/ac/yr (per 2016-17 Budget)  
 Public safety expense assumed to grow at 2% per year.  
 The citywide 2016 population of 7,837 is assumed.  
 The citywide 2016 acreage of 4,551.25 ac is assumed.  
 Population project by density (3 unit/ac)  
 Administrative expense expected to grow at 2% per year.  
 Discount rate is 6%

Incorporated County Road	CL Footage
CR 301	2875



Legend

- Streets
- Annexation Parcels (2017 WCAD)
  - NO
  - YES
- Annexation Areas
- 2016 City Limit
- Floresville Water System



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Area N1  
 2019 Municipal Annexation Plan  
 City of Floresville



PK

Return to

H. Turner  
City Manager

1120 D. STREET  
Floresville, Texas 78114

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Aug 30, 2019 at 11:06A  
As a Recording

Document Number: 00086511  
Total Fees : 86.00

Receipt Number - 235949  
By,  
Krystle Hidalgo,

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF WILSON

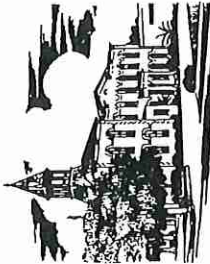
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 2108 and Page: 122 of the named records of: Wilson County as stamped hereon by me.

Aug 30, 2019



*Eva Martinez*  
COUNTY CLERK  
WILSON COUNTY, TEXAS





**EVA S. MARTINEZ**  
COUNTY CLERK

P.O. BOX 27  
FLORESVILLE, TEXAS 78114  
830-393-7308

COUNTY OF WILSON

86511

**H. TURNER**  
CITY MANAGER  
1120 D STREET  
Floresville, TX 78114



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