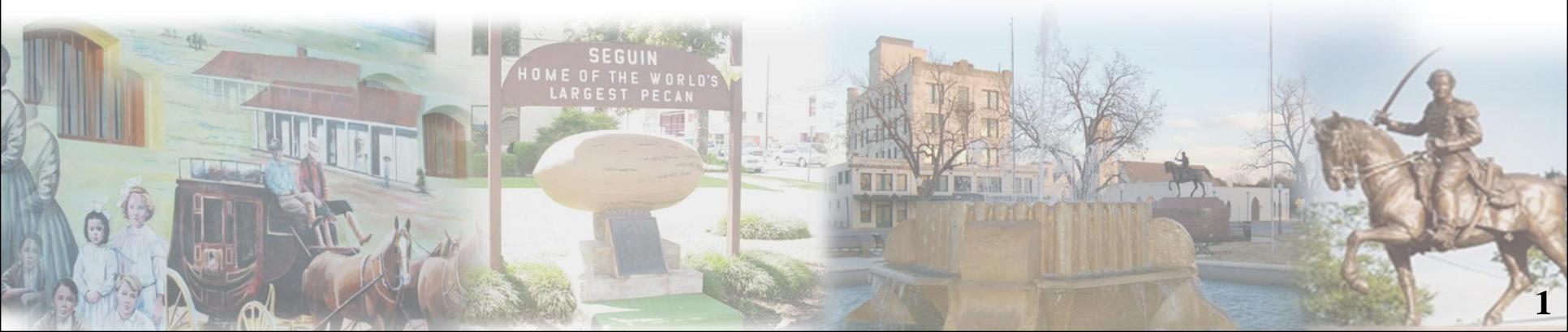
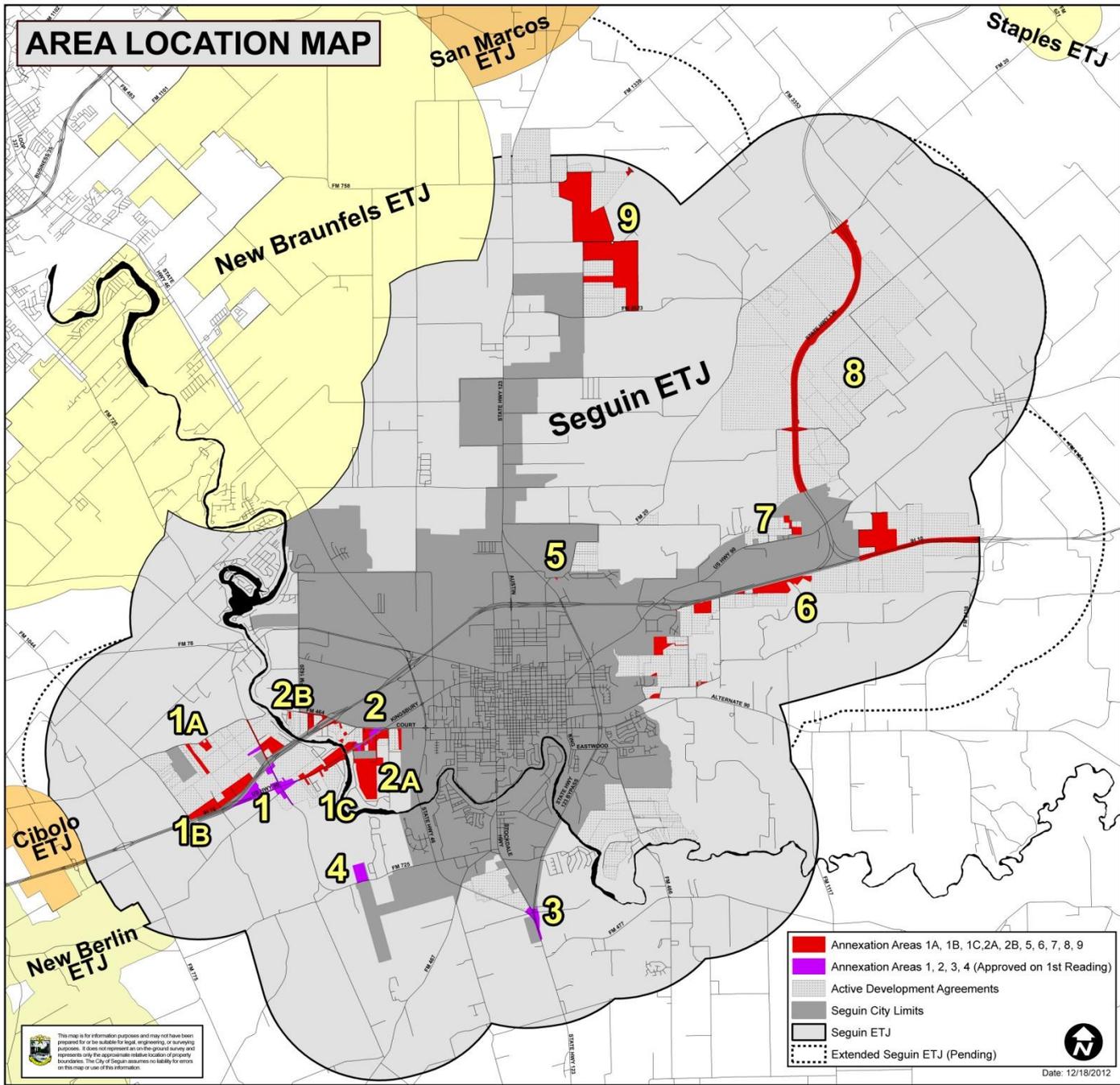




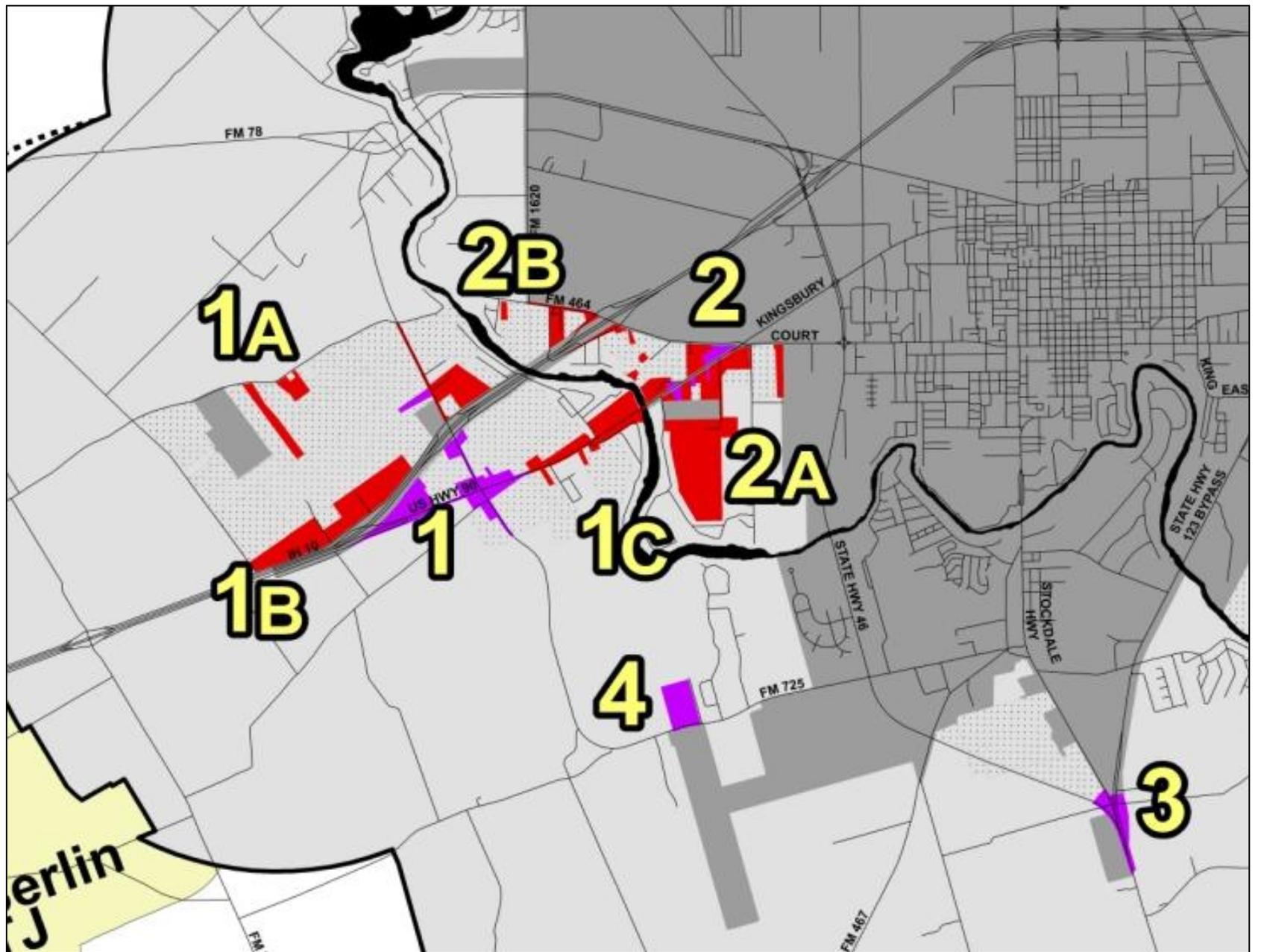
2012 Proposed Annexation

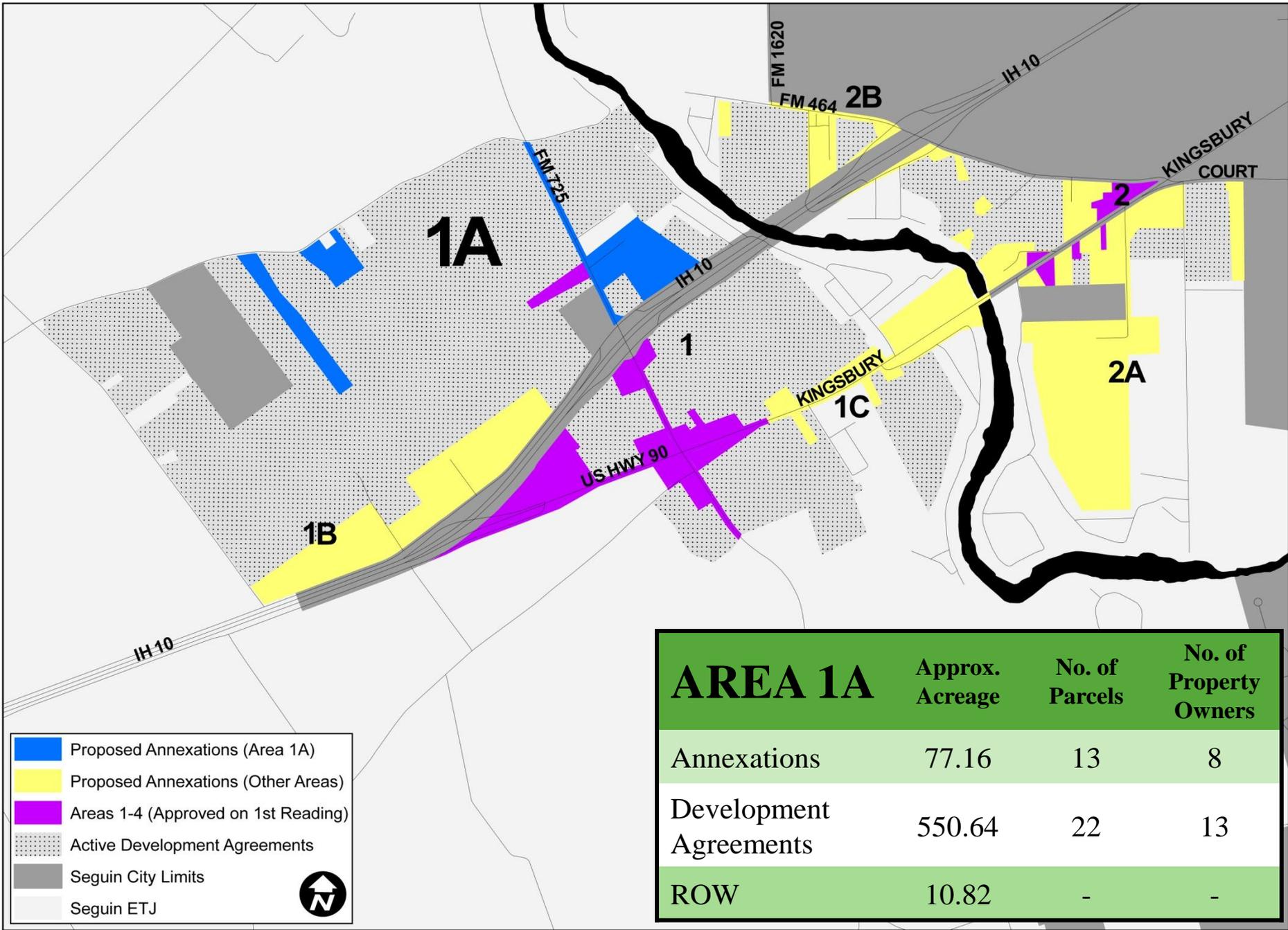


AREA LOCATION MAP



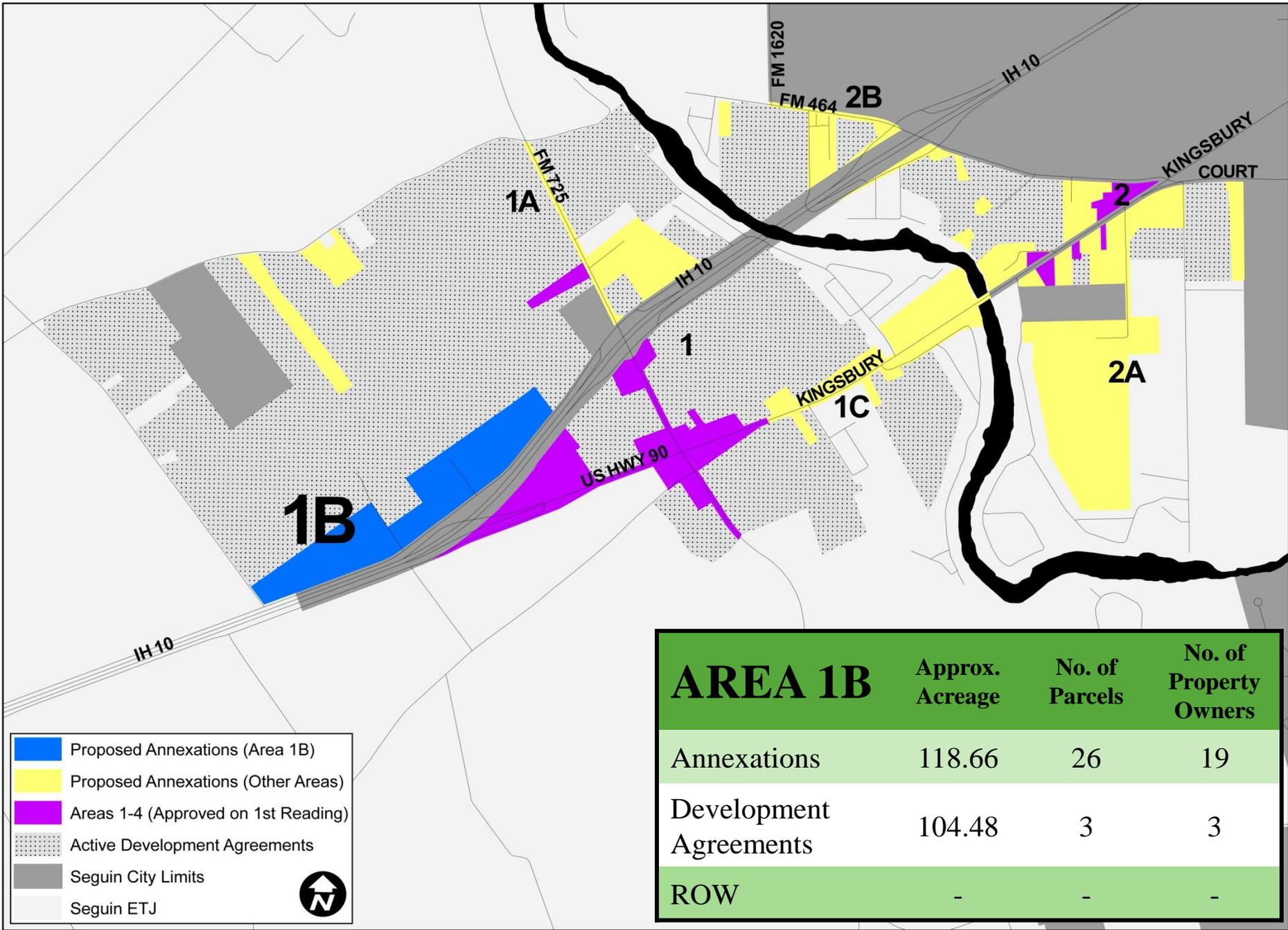
This map is for information purposes and may not have been prepared by or on behalf of legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.





- Proposed Annexations (Area 1A)
- Proposed Annexations (Other Areas)
- Areas 1-4 (Approved on 1st Reading)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ

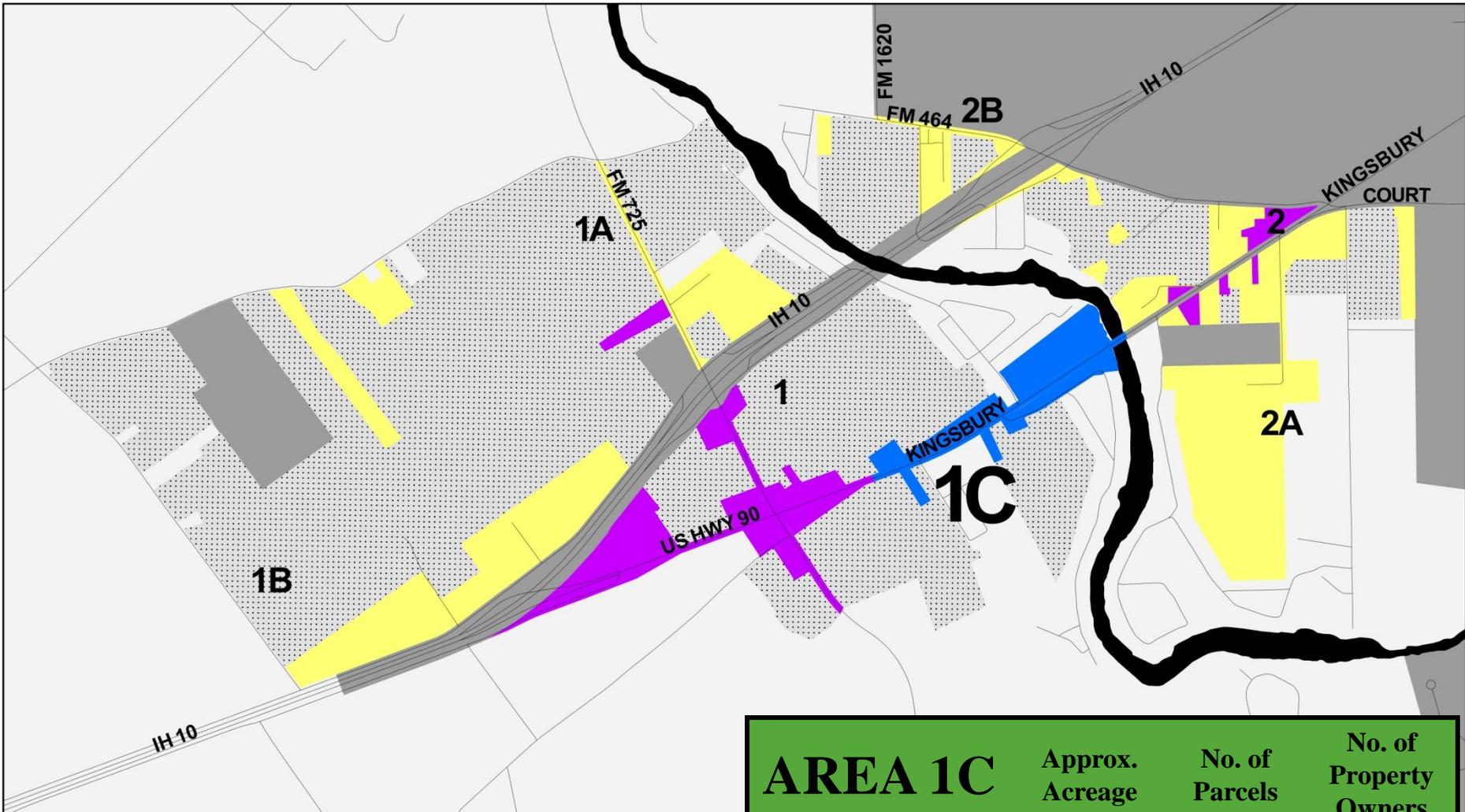
AREA 1A	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	77.16	13	8
Development Agreements	550.64	22	13
ROW	10.82	-	-



- Proposed Annexations (Area 1B)
- Proposed Annexations (Other Areas)
- Areas 1-4 (Approved on 1st Reading)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ



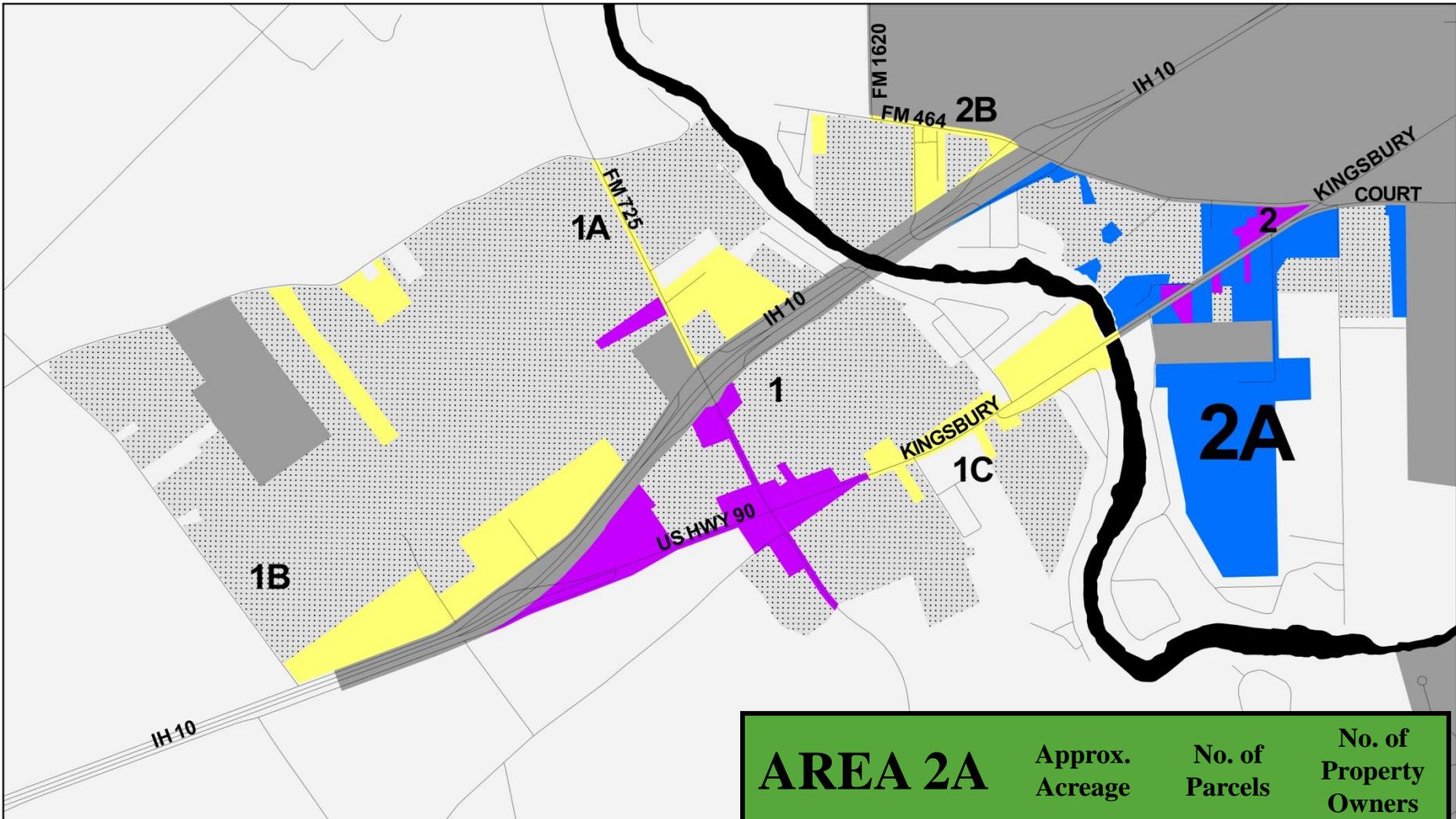
AREA 1B	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	118.66	26	19
Development Agreements	104.48	3	3
ROW	-	-	-



- Proposed Annexations (Area 1C)
- Proposed Annexations (Other Areas)
- Areas 1-4 (Approved on 1st Reading)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ



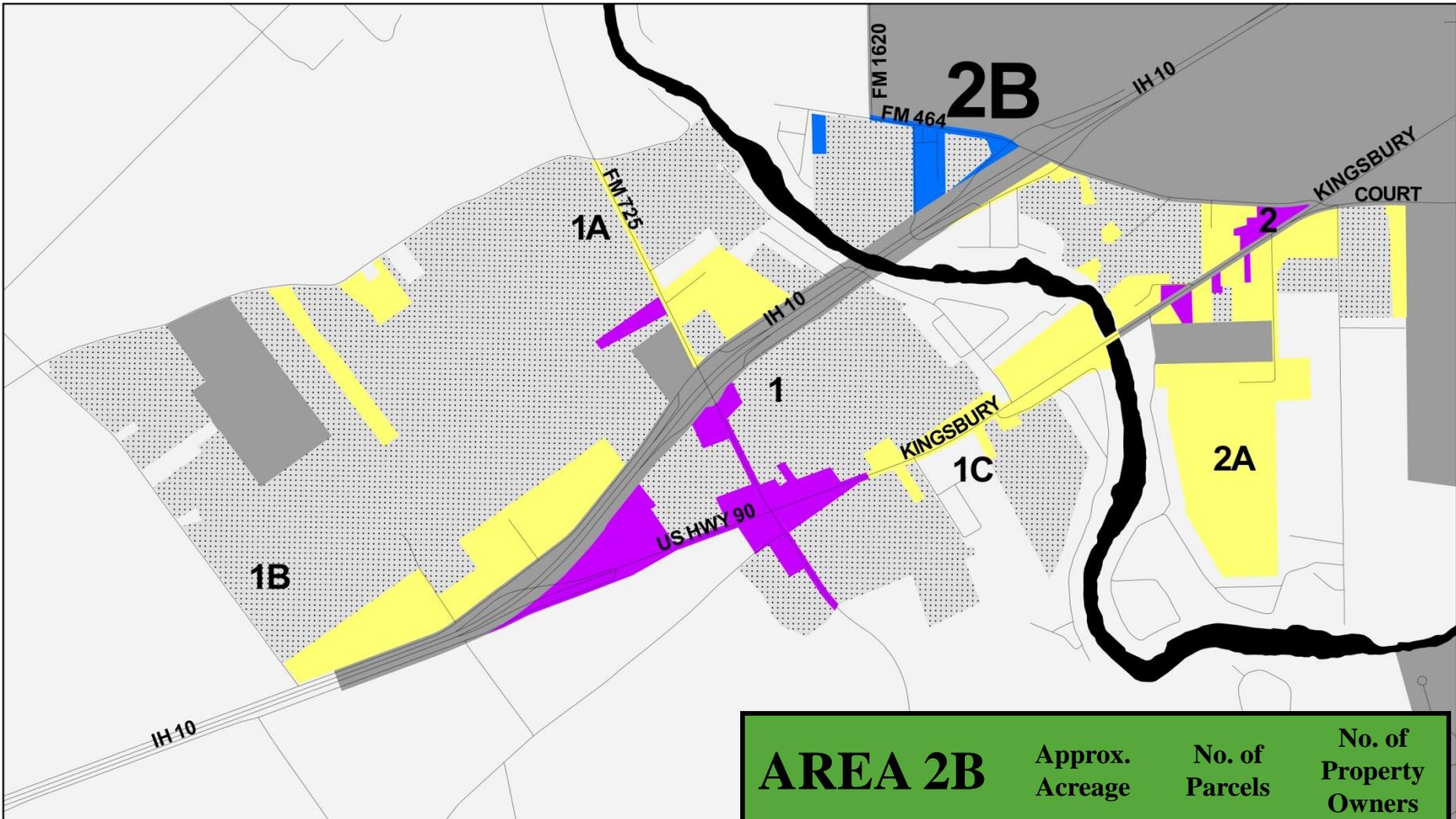
AREA 1C	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	58.98	33	28
Development Agreements	125.83	5	5
ROW	16.34	-	-



- Proposed Annexations (Area 2A)
- Proposed Annexations (Other Areas)
- Areas 1-4 (Approved on 1st Reading)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ



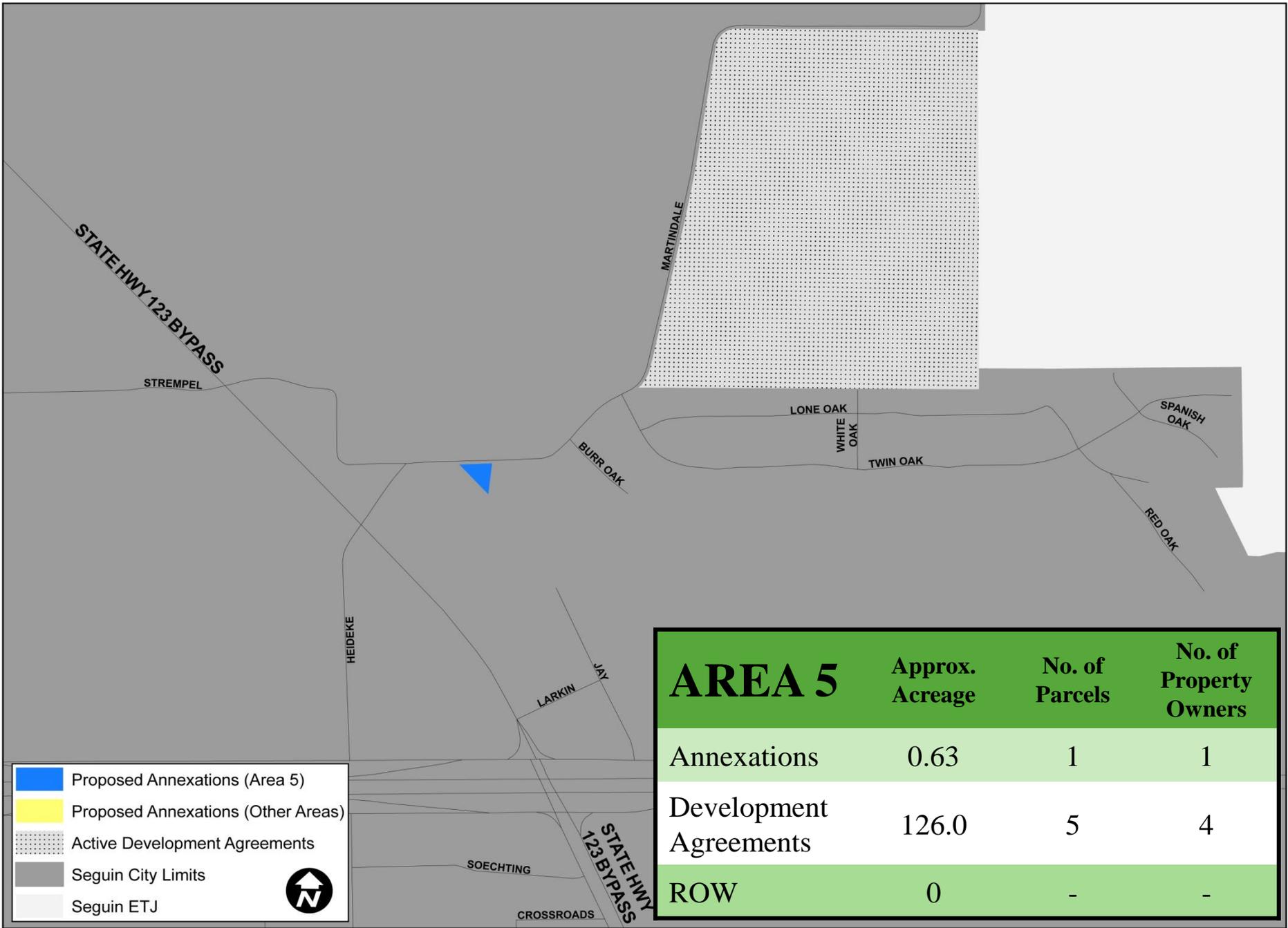
AREA 2A	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	236.15	51	42
Development Agreements	128.49	9	8
ROW	7.07	-	-



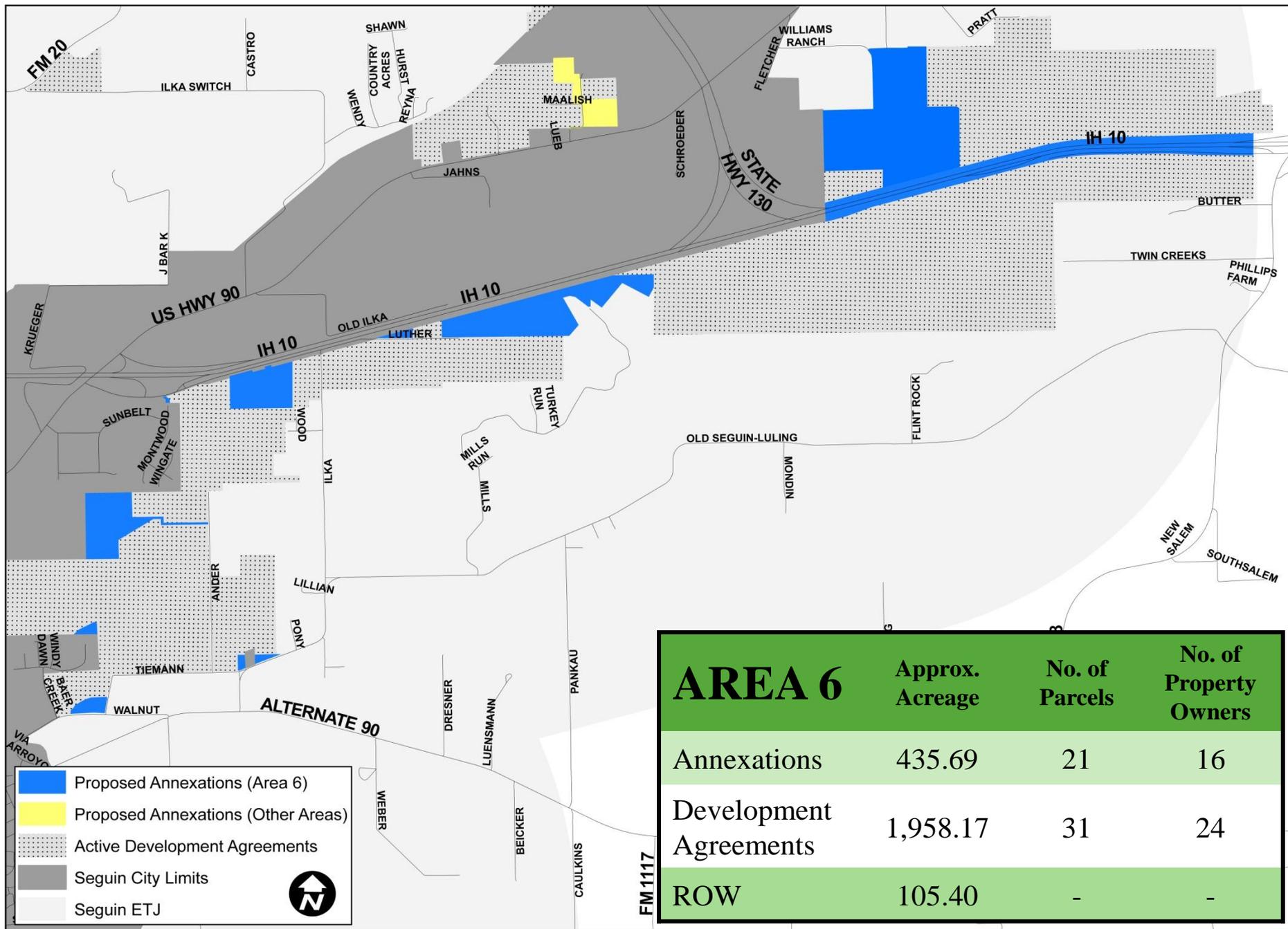
- Proposed Annexations (Area 2B)
- Proposed Annexations (Other Areas)
- Areas 1-4 (Approved on 1st Reading)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ

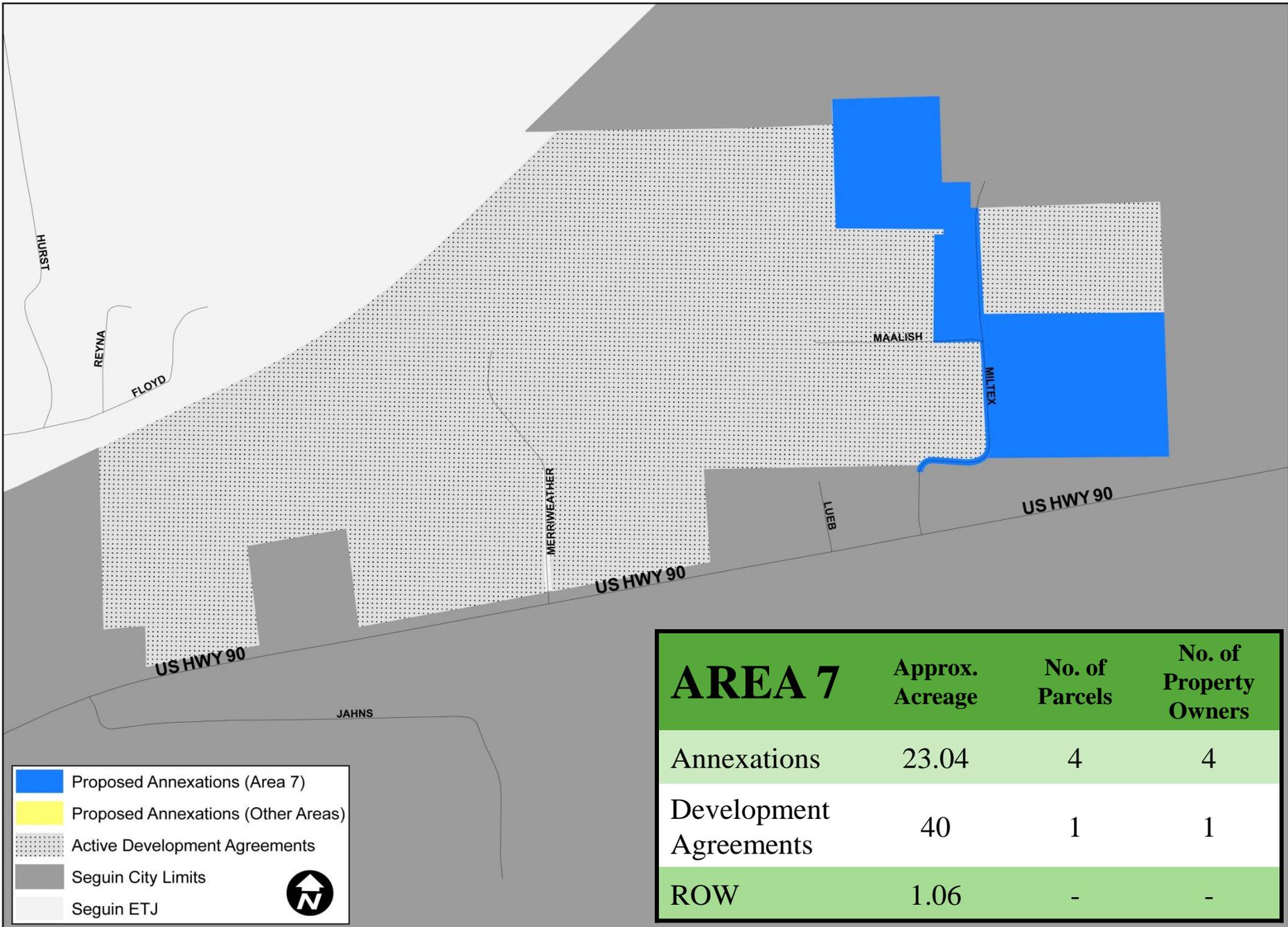


AREA 2B	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	17.65	8	8
Development Agreements	82.91	8	4
ROW	10.63	-	-



AREA 5	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	0.63	1	1
Development Agreements	126.0	5	4
ROW	0	-	-

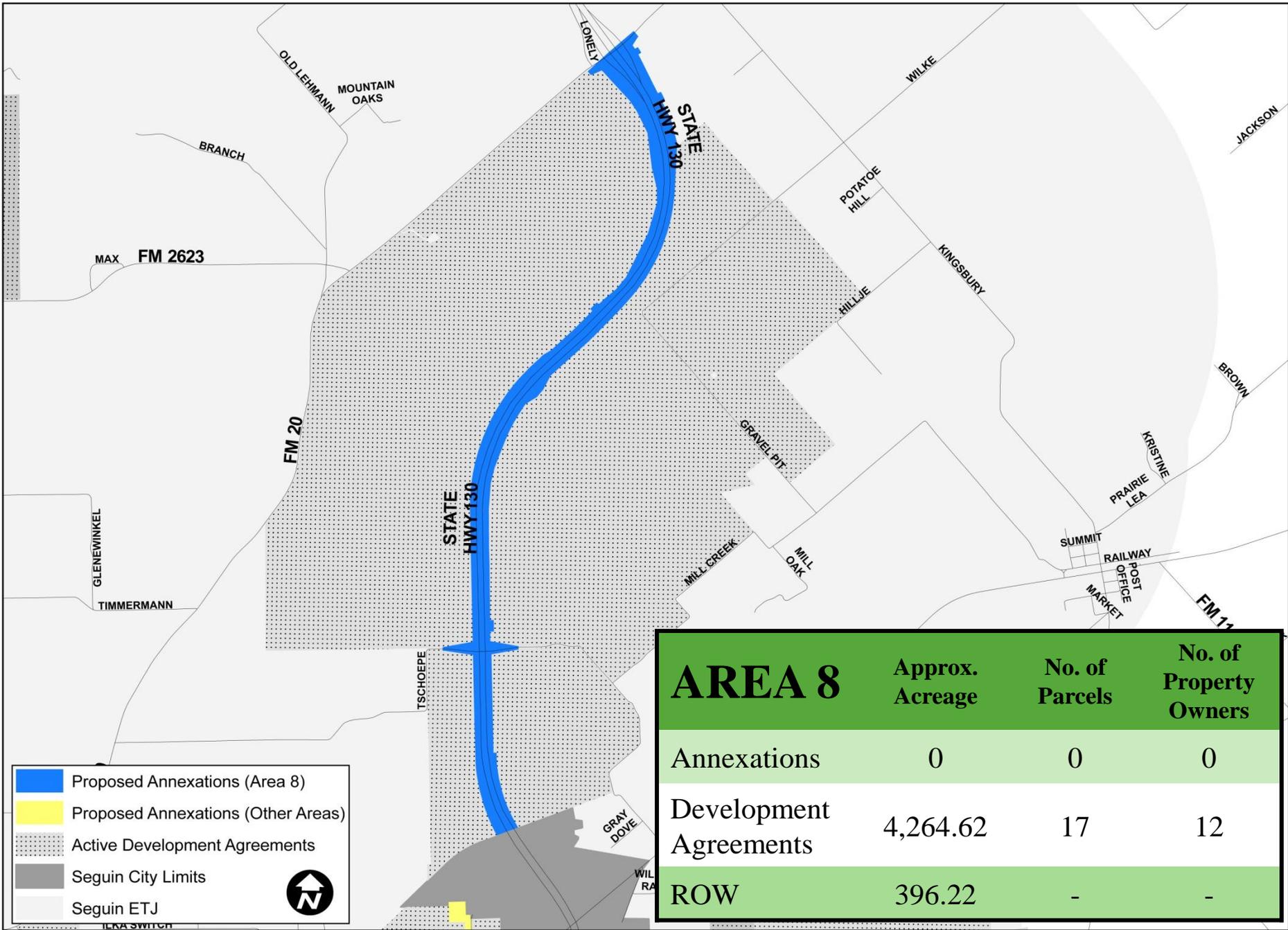




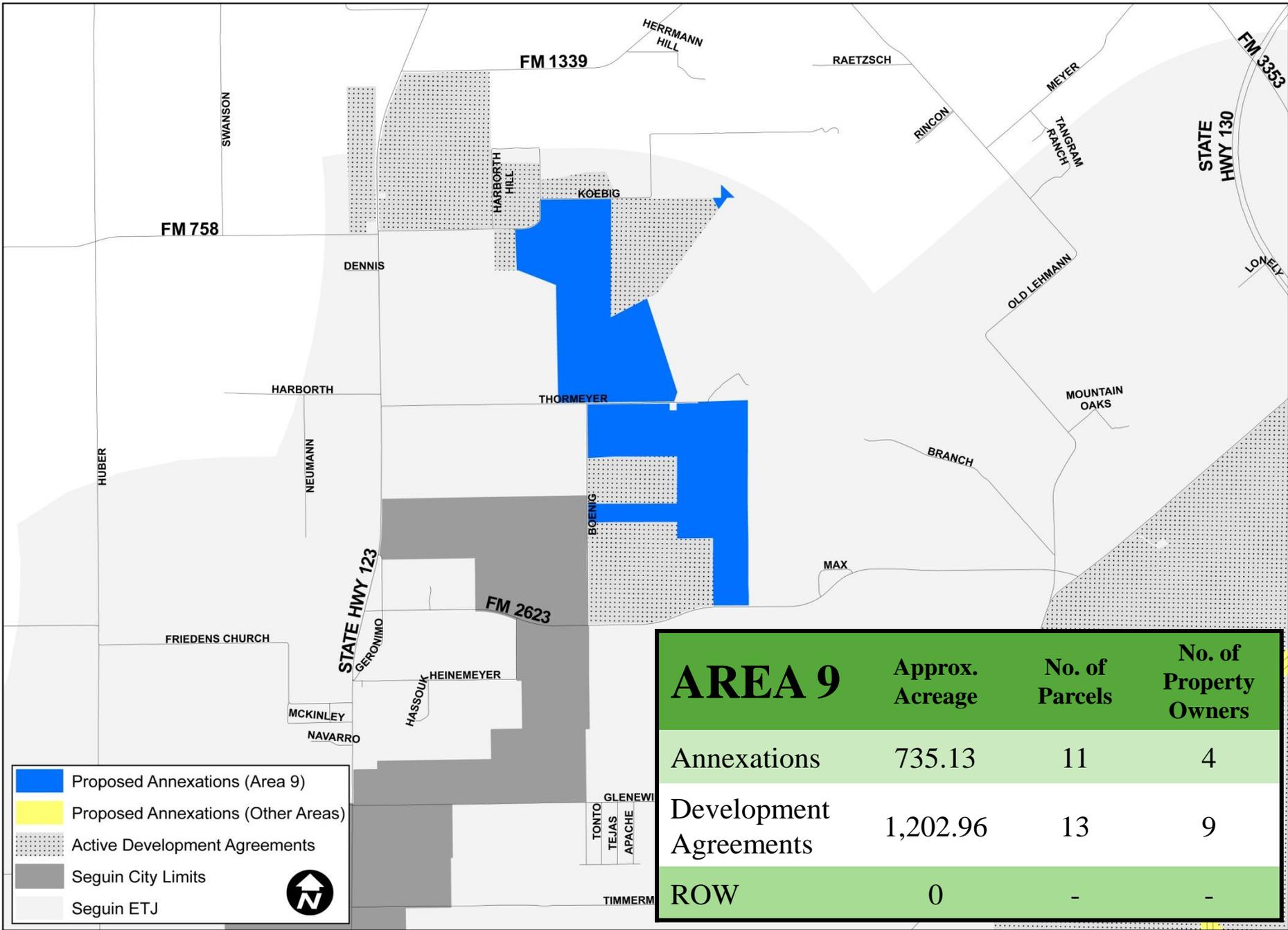
- Proposed Annexations (Area 7)
- Proposed Annexations (Other Areas)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ



AREA 7	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	23.04	4	4
Development Agreements	40	1	1
ROW	1.06	-	-



AREA 8	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	0	0	0
Development Agreements	4,264.62	17	12
ROW	396.22	-	-



- Proposed Annexations (Area 9)
- Proposed Annexations (Other Areas)
- Active Development Agreements
- Seguin City Limits
- Seguin ETJ



AREA 9	Approx. Acreage	No. of Parcels	No. of Property Owners
Annexations	735.13	11	4
Development Agreements	1,202.96	13	9
ROW	0	-	-

DEVELOPMENT AGREEMENTS

Section 43.035 (*Texas Local Government Code*)

A municipality may not annex an area appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber land use unless:

- (1) the municipality offers to make a development agreement with the landowner under Section 212.172 that would:
 - guarantee the continuation of the extraterritorial status of the area; and
 - authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and
- (2) the landowner declines the development agreement



RIGHT TO FARM ACT

- Sec. 251.005, Tex. Rev. Civ. Stat.
- Adopted 1981
- Prohibits municipalities from applying government requirements to agricultural operations subsequently annexed to the city unless the requirement is reasonably necessary to protect the general health, welfare, and safety of the residents in the immediate vicinity.
- Revision (1995)- City required to make a specific finding of necessity by its health department, combined with a Council Resolution supporting the finding, in order to apply government requirements *(only applies to agricultural operations and not merely residents or owners of raw or unproductive land.)*



CONTINUATION OF LAND USE

A municipality may not, after annexing an area, prohibit a person from continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time.



*This section does not prohibit a municipality from imposing:

- a regulation regarding the location of sexually oriented businesses
- a regulation or other requirement affecting colonias
- a regulation relating to preventing imminent destruction of property
- a regulation relating to preventing injury to persons
- a regulation relating to public nuisances, flood control, or the storage and use of hazardous substances
- a regulation relating to the sale and use of fireworks or the discharge of firearms or other weapons

UTILITY SERVICES

Area Proposed for Annexation	Water Provider	Wastewater Provider	Electric Provider
(Areas 1A, 1B, & 1C)	Green Valley S.U.D. Springs Hill W.S.C. Private wells	Private on-site sewage	G.V.E.C.
(Areas 2A & 2B)	Springs Hill W.S.C. Private wells	Private on-site sewage	G.V.E.C.
(Area 5)	City of Seguin	Private on-site sewage	City of Seguin
(Area 6)	Crystal Clear W.S.C. Springs Hill W.S.C. Private wells	Private on-site sewage	G.V.E.C.
(Areas 7, 8, & 9)	Crystal Clear W.S.C. Private wells	Private on-site sewage	G.V.E.C.

All areas within the City provided electric service by GVEC will receive street lights in accordance with the City's agreement with GVEC. Placement of street lights will be determined by staff and GVEC in accordance with standard City practices.

GENERAL FUND SERVICES

CURRENTLY PROVIDED...

- **Fire***
- **EMS**
- **Parks**
- **Library**
- **Subdivision Development**



* Some of the areas are also served by Volunteer Fire Departments

GENERAL FUND SERVICES (cont.)

WILL PROVIDE IMMEDIATELY...

- Fire (To Areas Currently served by Volunteer Fire Depts.)
- Police
- Street Maintenance
- Solid Waste*
- Animal Control
- Health Inspection
- Building Inspection
- Floodplain Management
- Code Enforcement

*Property owner may continue with private waste hauler contracts for up to two (2) years.

WILL BEGIN TO PROVIDE WITHIN 60 DAYS...

- Brush Pickup
- Zoning Administration



INFORMATION ON CITY SERVICES

GARBAGE PICK-UP (Residential)

Services provided by IESI-

\$13.69 per month with once per week pick-up
(\$23.27 per month for County residents using IESI)



BRUSH PICK-UP

- Collected once a month
- Each residence entitled to 15 minutes of collection free of charge
(collections requiring more than the 15-minute limit have the option of additional time for an additional fee)
- The following items cannot be collected:
 - Mixed piles (garbage or lumber)
 - Yard trimmings (leaves, grass, etc.)
 - Banana plants, palm leaves, cactus, or bamboo

INFORMATION ON CITY SERVICES

ANIMAL CONTROL

- Pick-up of stray and unwanted animals
- Investigation of animal bites
- Investigation of animal abuse
- Removal of unwanted wild animals
- Licensed Quarantine Facility for animals
- Dead animal removal (no livestock)
- Reduced Cost Rabies Vaccination & Licensing Clinic in the Spring



PUBLIC HEALTH SERVICES / CODE ENFORCEMENT

- Abatement of dangerous and dilapidated structures
- Weed control abatement
- Junk vehicle abatement

INFORMATION ON CITY SERVICES

BUILDING INSPECTIONS

Issues permits for:

- building, electrical, plumbing, gas, and mechanical
- signs
- garage/yard sales



ZONING

- Adopted in Seguin in 1989.
- Regulations administered by the Planning Department.
- Newly annexed territory shall assume an interim classification of Pre-Development (PD) pending determination of the property's initial permanent zoning.
- Public hearings will be scheduled for the initial permanent zoning designations of the newly annexed areas.

MUNICIPAL PROPERTY TAXES

- Assessment occurs on January 1st of every year.

- City of Seguin Tax Rate- .5073

Annual City taxes for a property appraised at.....

\$100,000 = \$507.30

\$150,000 = \$760.95

\$200,000 = \$1,114.60

- Tax statements are sent out in October and are due in January.

- Tax Freeze: Ordinance No. 04-78

-places a limitation on municipal taxes on homesteads of disabled and elderly residents.

