



COMPREHENSIVE PLAN

2021

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(Located in back of the Plan)

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PLAN PARTICIPATION

CITY COUNCIL

**MAYOR KIMBERLY McGEHEE ALDRICH
MAYOR PRO-TEM MIKE GRANT
COUNCIL MEMBER SYLVIA APODACA
COUNCIL MEMBER JANESHIA GRIDER
COUNCIL MEMBER MIKE MARTIN
COUNCIL MEMBER JOE SALAZAR
COUNCIL MEMBER SUSAN STREET**

CITY STAFF

**CITY MANAGER MONIQUE L. VERNON
CITY SECRETARY PATTY COX
FINANCE/HUMAN RESOURCES DIRECTOR TINA YNFANTE
PUBLIC WORKS DIRECTOR MICHAEL IVES
FIRE CHIEF WILLIAM HILBURN
INTERIM POLICE CHIEF ROXANNE CARDONA**

PLANNING AND ZONING COMMISSION

**CHAIRPERSON CLAY McBEE
VICE-CHAIRPERSON JULIE HINOJOSA
COMMISSIONER LORENZO BAKER
COMMISSIONER ALEXANDRA EBERT
COMMISSIONER STEPHEN PITMON**

PREAMBLE

Sound planning is that which puts land to its efficient and effective use. The basis of such planning is an understanding of past growth and knowledge of the existing physical structure of a community. The physical inventory of a city provides the foundation for decisions in respect to plans and actions that will affect its future.

Plans must be made for private as well as public land, at least in the broader classifications of the use of such land. In planning makes possible the timely and efficient location of public services, utilities, streets, schools, etc., and protecting of private property.

Therefore, the purpose of the Comprehensive plan is two-fold: (1) to identify the land use and development characteristics and trends in the different parts of the urban areas, and (2) to propose generalized future use projections. Successful plans for a growing urban community must consider more than physical structure. The plan must consider the unseen forces and the unseen activities that make, shape, and change its physical structure. Traditional growth patterns that have been observed should be analyzed to identify the past and present trends and project the future trends in Kirby. The Comprehensive Plan is not intended to be a rigid mold into which all public and private activities are cast. It is intended to be a reasonable guide for those who serve or contribute to community growth.

ONE YEAR GOALS

1. Encourage growth of new businesses with emphasis in the commercially zoned areas. The City Manager will make an annual report on the status of this goal to the Planning and Zoning Commission and the Economic Development Committee in a joint meeting.
2. Promote maintenance of City infrastructure by providing Planning & Zoning Commission a maintenance and repair schedule.
3. Improve and update parks and recreational facilities. Appoint a coordinating committee between the City of Kirby and recreational organizations, such as Little League officials to determine what improvements will be completed, who will bear the costs, etc.
4. Review the Zoning Ordinance annually. It should be reviewed once a year for possible changes or updates.
5. Embrace various methods of communication to include the City of Kirby website, official social media sites, electronic newsletter, newspaper of record, water bill, marquee signs and flyers. City Council, staff, boards, commissions and committees strive to have a constant flow of communication for the community.
6. Conduct traffic control study of main thoroughfares and commercial areas within the City limits.

FIVE YEAR GOALS

1. Reconstruct all of Ackerman Road within city limits to include curbs, sidewalks and bike lanes.
2. Promote a pedestrian friendly community by removing sidewalk obstructions such as mailboxes, connecting existing sidewalks to walkways and working with VIA to provide safe bus stop access.
3. Work with local community organizations to establish a Farmer's Market.
4. Develop a drainage assessment and maintenance plan for the entire City.
5. Install gateway monument signage at the remaining entry points to the City and repair, add lighting and landscaping to the existing signage.
6. Encourage investment in a community motif or theme to identify the City's cultural history and origin.

TEN YEAR GOALS

1. Determine location and develop a plan for design and funding for construction of a new City Hall and Police Station.
2. Remodel existing bathrooms at Friendship Park and construct new bathrooms at Hugo Lentz Park.

HISTORICAL DEVELOPMENT AND GENERAL CHARACTERISTICS

LOCAL HISTORY

Kirby is an independent Home-rule City located within the geographic limits of the City of San Antonio, both within Bexar County, Texas. Kirby originated in 1877 as a pick-up point for cotton and corn on the Southern Pacific Railroad and grew into a farm-to-market and residential center. By 1927 there were eleven families located in Kirby. The abundance of cotton and corn-initiated City growth which in turn introduced a meat market, cotton gin, corn cellar, feed lot, and a country school.

Although roads were primitive, travel to and through Kirby during these early years was extensive. Old Seguin Road, also known as FM 78, was the only route from the surrounding San Antonio area to Houston and the coast of Texas. In 1955, the City was incorporated and added the Kirby Volunteer Fire Department which was started in 1950. The population had steadily grown to 550 persons.

In 1960, Kirby Manor Subdivision continued the upswing in population for the City and construction of new homes continued heavily until 1984. The present population of Kirby is approximately 8,723. Kirby has maintained a pleasant residential atmosphere contributing to an increase in percentage of young families and school age children in the City, while remaining a desirable location for the elderly and newly retired.

Kirby still has a few vacant tracts of land within the incorporated areas which offer opportunity for further commercial development.

ECONOMIC DEVELOPMENT

A strong positive economic influence on Kirby's future development is the dynamic growth of the City of San Antonio which it adjoins. As San Antonio has grown, Kirby's attractiveness has brought an increased business growth as support service requirements for the community have increased. The per capita income of the City has steadily climbed from \$2,920 in 1969 to \$6,237 in 1979 to \$9,401 in 1985. The approximate per capita income in 2018 was \$44,063.

FAMILY COMPOSITION

For population estimating purposes the average figure of 2.8 persons per dwelling unit is used.

POPULATION GROWTH

The table below summarizes the Kirby population since 1955. The 1955, 1960, 1970, 1980, 2000 and 2010 figures are census year data.

KIRBY POPULATION
Incorporated Area

| <u>YEAR</u> | <u>POPULATION</u> | <u>INCREASE/DECREASE</u> |
|-------------|-------------------|--------------------------|
| 1955 | 550 | ---- |
| 1960 | 680 | 130 |
| 1970 | 2,558 | 1,878 |
| 1980 | 6,435 | 3,877 |
| 1988 | 7,832 | 1,397 |
| 2000 | 8279 | 447 |
| 2010 | 8,695 | 416 |
| 2012 | 8,633 | -62 |
| 2015 | 8,442 | -191 |
| 2016 | 8,550 | 108 |
| 2017 | 8,640 | 90 |
| 2018 | 8,705 | 65 |
| 2019 | 8723 | 18 |
| 2020 | 8751 | 28 |

FUTURE

The Kirby population projections are based on historic population changes and recent population increases. These projections are listed below:

KIRBY'S POPULATION PROJECTIONS

| <u>YEAR</u> | <u>PLANNING AREA</u> |
|-------------|----------------------|
| 1980 | 6,435 |
| 1987 | 8,000 |
| 1997 | 8,300 |
| 2010 | 8,600 |
| 2020 | 8,900 |
| 2030 | 9,200 |

The majority of new population will probably locate within the present incorporated area. Vacant areas of the City should be developed to utilize existing facilities such as streets and utilities. The average population density at present in Kirby is around 5.9 persons per acre, which is below average and causes no problems. As the City develops and utilizes vacant property within the City limits the density should increase to about 10.8 persons per acre by the end of 2021.

REGIONAL AND LOCAL ENVIRONMENTAL CHARACTERISTICS

Kirby does play a major role in the economy and function of the region. It further provides an excellent working force for the City of San Antonio and Bexar County.

CLIMATE

Kirby has mild winters and temperate summers. The annual median temperature of 75 degrees is influenced by the Gulf of Mexico, located 150 miles to the southeast. The prevailing winds are from the southeast for most of the year. During winter months winds vary, but are predominantly from the north. The normal monthly precipitation of Bexar County varies from a minimum of 1.46 in December to 3.71 inches in September.

PHYSIOGRAPHY

Kirby's elevation is approximately 700 feet above mean sea level. The City of Kirby is bordered by the City of San Antonio on all sides. The general florae are grasslands with the trees predominantly Mesquite, Hackberry, Ash, Elm, and Texas Persimmon.

TOPOGRAPHY

The surface topography in Kirby is basically flat, with surface drainage system for the community.

AIR AND WATER

There is very little air pollution in the Planning area. The City of Kirby's air is very clean and pure, and should be protected. Kirby and Bexar County are located over an excellent underground water supply. This supply is the Edwards Aquifer, which is managed by the Edwards Aquifer Authority. Good municipal water supplies in Bexar County have been found at depths from 700 to 1,200 feet. The water is of high quality and should be available in ample quantities with proper conservation during the Planning Period. An annual report from Texas Commission for Environmental Quality (TCEQ) for air and water quality is provided.

RECREATIONAL/PARKS

The City of Kirby has four parks. Hugo Lentz and Friendship Park are located on the east edge of the City along Rosillo Creek between Old Seguin Road and Binz Engleman Road. Pryor Smith Park is located at the intersection of Binz Engleman and Charles Conrad and John Sterling Building, also located at the intersection of Binz Engleman and Charles Conrad, includes a swimming pool and community building. Ignacio Ceja Park is located on Autumn Lane. These City Parks of approximately 87.9 acres accommodate the population of 2020; however, improvements should continue.

SOCIAL AND CULTURAL PATTERNS

The local population of Kirby is very similar in cultural and sociological characteristics to that of many South Texas Cities. The population of Kirby as of the 2010 census was composed of 22.97% Anglo, 40.96% Hispanic, 14.81% Black, and 21.25% other. Census 2020 data is anticipated to be released September 30, 2021.

ECONOMIC CHARACTERISTICS

The economy of the Planning Area is based on employment at Military installations, manufacturing, commercial and professional occupations.

EMPLOYMENT PATTERN

Private enterprises will continue to increase in importance as an employer. Although a large number of employers are located outside the City, the Business District has become an increasing employer for the labor force in Kirby. The labor force in Kirby is comprised of a broad range of trade and professional people.

POPULATION

The 1930 county population was 292,523 and the 2012 population was 1,714,744. The 2020 county population was estimated to be 2,009,324 and Kirby's population was estimated to be 8751.

AGE

There has been a slight increase in the median age level for Kirby from 25.9 in 1970 to 35.4 in 2019.

LAND USE

The following analysis and summary will review the area within the Kirby City limits.

RESIDENTIAL

The existing land use devoted to residential uses in Kirby is high. There are 100 per population per 17 acres. This is an asset to the community by providing more private open space.

COMMERCIAL

Kirby has a business/commercial area along two major thoroughfares with concentration on FM 78. Therefore, the existing commercial land use in Kirby is relatively small when compared to residential ratios. Developed commercial areas are also small in number and size, as well as being scattered throughout the City. Generating more commercial business has become the focus of the City.

PUBLIC

The public uses in Kirby include approximately 87.9 acres of developed park land and Little League baseball fields.

INDUSTRIAL

The City of Kirby has one industrial park area along Springfield Road. This was acquired through a boundary adjustment with the City of San Antonio in 2016.

STREETS AND ALLEYS

Only 15 percent of Kirby's developed area is devoted to streets and alleys.

VACANT: UNDEVELOPED-DEVELOPED

Kirby has very little vacant undeveloped land. There is about 3% of vacant developed land in Kirby.

FUTURE LAND USE

The future land use pattern of Kirby is directly affected by a number of elements. These elements are discussed below.

EXISTING LAND USE INFLUENCE

The existing land use patterns and characteristics will influence the future land use pattern. The amount of acreage per 100 populations will decrease slightly, as well as the

percentage of undeveloped areas. These characteristics, however, should not change a great deal.

TRANSPORTATION AND THOROUGHFARES

Kirby has VIA Metropolitan Transit and has access to IH-10, IH-35, Loop 410, and FM-78.

PHYSICAL FEATURE

Rosillo Creek is the major physical feature in Kirby. This feature is an important open space and recreational asset to the community. Friendship Park is located adjacent to the creek. In 2016, Bexar County completed a flood control capital improvement project that included multiple bridge and channel improvements along this area. Bexar County invested nearly \$10 million throughout the County for such improvements.

UTILITIES

Gas and electricity are furnished to the City of Kirby by CPS Energy of San Antonio, CPS Energy maintains their own easements and rights-of-ways. Water and sewage collection system services are furnished and owned by the City of Kirby, Texas. Sewage is processed by San Antonio Water System (SAWS). Telephone, Internet and Cellular services are supplied by multiple providers. Public utilities property designed and constructed are invaluable to the development of a community.

SCHOOLS AND RECREATION

Kirby's schools are consolidated area schools in the Judson Independent School District. Hopkins Elementary school is located on Ackerman Road and has grades Kindergarten through Fifth. Kirby Middle school is located on Old Seguin Road and has grades Sixth through Eighth. As a result of a Bond Proposal passed by voters, JISD made repairs to Hopkins Elementary and renovated and expanded Kirby Middle School.

SUMMARY

Increased emphasis is needed to encourage businesses to locate in Kirby.

THOROUGHFARES

This section provides current traffic data collected from major and secondary thoroughfares in Kirby.

TRAFFIC COUNTS

A traffic survey was conducted in August 2021 between the hours of 8:00 A.M. and 2:00 P.M. The traffic survey was conducted on the main thoroughfares of the City which would include FM 78, Binz Engleman Road, Old Seguin Road, and Ackerman Road. The vehicles were counted manually in 30-minute increments. Mathematics were applied to determine the number of vehicles traveling through the main thoroughfares in a 14-day period.

In the 4100 block of Ackerman Road traveling south bound, an estimated 34,944 vehicles were documented. In the north bound lanes, an estimated 34,272 vehicles. Each direction of travel documented 69,216 vehicles. The 2700 block of Ackerman showed a total of 57,120 vehicles in the south bound lanes and a total of 50,400 vehicles in the north bound lane were documented. In a 14-day period, an estimated 176,736 vehicles are expected to travel through Ackerman.

In the 5000 block of Binz Engleman traveling east bound, an estimated 36,288 vehicles were documented and in the west bound lanes 43,008 vehicles. Each direction documented a total of 79,296 vehicles. In the 5200 block (intersection near Crest) in the east bound lane estimated 34,944 vehicles, in the west bound lanes estimated 26,880. Each direction documented a total of 61,824 vehicles. In the 5700 block of Binz Engleman traveling east bound an estimated 50,400 vehicles were documented, in the west bound lanes 51,744 vehicles were documented. Each direction estimated 102,144 vehicles. In a 14-day period, an estimated 243,264 vehicles are expected to travel through Binz Engleman.

In the 4700 of FM 78 traveling east bound, an estimated 221,760 vehicles were documented. In the west bound lanes 321,888 vehicles were documented. In each direction a total of 543,648. At the 5400 block of FM 78 in the east bound lanes 272,832 vehicles were documented. Each direction documented a total 543,648. In the 5600 block of FM 78 traveling east bound a total of 329,952 vehicles were documented, in the west bound lanes 346, 080 were documented. Each direction estimated a total of 676,032 vehicles. In a 14-day period, an estimated 1,743,168 vehicles are expected to travel through FM 78.

In the 5700 block of Old Seguin in the east bound lanes 35,616 were documented, in the west bound lanes 26,880 vehicles were documented. Each direction documented 62,496 vehicles. In the 5400 block of Old Seguin in the east bound lanes 34,727, in the west bound lanes 32, 928. Each direction documented 67,655 vehicles. In the 5000 block of Old Seguin in the east bound lanes 58,464 were documented, in the west bound lanes 52,416 vehicles were documented. In each direction an estimated total of 110,880 vehicles are expected to travel through Old Seguin.

Each calculation can fluctuate depending on the time of day. FM 78 is a main thoroughfare between military installations and commutes to work. I-10 and 410 both intersect near the City of Kirby which does bring commuters into the City. In a 14-day period it was found that 2,404,199 vehicles enter the City of Kirby through our main roadways. In one month, a total of 4,808,398 and in a 12-month period an estimated 57,700,776 enter our city.

WATER SYSTEM

An adequate supply of water for drinking, household use, sanitation, fire protection, and other uses is basic to the maintenance of the public health and welfare. Growth and development of commerce and industry also depend on an adequate water supply.

STANDARD & CRITERIA

The criteria of the Texas Commission on Environmental Quality and the Texas State Board of Insurance were used to determine the adequacy of existing facilities and the future needs of the City. The standards are being met by the City of Kirby water system.

WATER DEMAND (CITY OF KIRBY UPDATE WATER DEMAND CHART)

The following table shows the projected water demand for water usage through 2030; Currently the amount of water produced is meeting the current demand. Projected demand would be based on the future development of the existing vacant properties. The size of the development will determine future demands.

PROJECTED WATER DEMAND

| Year | Population | Av. Demand | Peak Demand |
|------|------------|------------|-------------|
| 2030 | 9,200 | 2,300 GPM | 6,250 GPM |

GPM – gallons per minute

EXISTING WATER SYSTEM

Water Supply

The City of Kirby obtains water from two wells that are about 1,130 feet deep. At the present time the wells provide an adequate supply of water in accordance with the State Board of Insurance.

Water Treatment

Water from the two wells is slightly mineralized. Chlorine is injected into the water systems at the well heads as required by the Texas Commission on Environmental Quality (TCEQ).

Water Storage

The City operates two elevated storage tanks with a total capacity of 750,000 gallons and one ground storage tank with a capacity of 1,000,000 gallons.

The 500,000-gallon elevated storage tank located at well #3 was built in 1972. Its maximum capacity is 2,400 GPM. A backup generator was installed in December of 2017 at the well #3 location to provide continual water service for a period of 24 hours in the case of a power outage. The generator will turn on as needed and will run only as needed.

The 250,000-gallon elevated storage tank at well #2 was built in 1964. Its maximum capacity is approximately 1,200 GPM (well production). A backup generator is being installed in August of 2021.

The 1,000,000-gallon ground level storage tank was built in 1981.

Water Distribution System

Besides the water pressure from the elevated tank, well #3 has three distribution booster pumps. The pumps operate automatically and have a total capacity of 2,400 gallons per minute. The capacity of two pumps is adequate to meet the present needs of Kirby. A network of mains, lines, and service leads, that range in size from 1 ½ through 12-inches, supply water to residences, commercial establishments, and fire hydrants.

WATER PLAN

Treatment

The existing chlorinator facilities at the water well production sites have been upgraded with new chlorinator pumps, chlorine feeders, chlorine injectors, a new chlorine building at well #2, and meet TCEQ standards.

Elevated Storage

The existing 750,000-gallon elevated storage tank and 1,000,000-gallon ground level storage tank will adequately serve the City through the Planning Period. A thorough inspection of the tank is made once a year as required by TCEQ. The 500,000-gallon tank was repaired, cleaned and painted in 2016 and the 250,000-gallon tank was repaired, cleaned and painted in 2020.

Distribution

All fire hydrants should be connected to water mains with a minimum diameter of six inches. The City will continue to install additional fire hydrants in various locations to provide adequate fire protection to all parts of the City as needed.

WASTE WATER

GENERAL

A community sanitary sewer system has the function of collecting, transporting domestic, commercial, and industrial wastes. Ordinary domestic household sewage and some ground up garbage constitute the bulk of sewage and normally create no unique problems. Commercial and industrial wastes should be given proper considerations, but usually can be handled with domestic sewage. The transportation of waste-water away from homes, businesses, and industries, and the subsequent treatment of the waste-water are elemental to the general public health and welfare of the community.

CRITERIA & STANDARDS

The Texas Commission on Environmental Quality (TCEQ) establishes requirements for waste water collection and disposal.

EXISTING SEWAGE SYSTEM

Collection System

There are a few areas within the corporate limits of the City which are not presently being served. These areas will need sewer lines installed as the land is developed.

Existing Sewage Lift Station

Major improvements to the lift station were made in March 2010. A new wet well was installed with two new submersible pumps. Additionally, the force main was connected to the existing sewer main on Pageland, thereby expanding its capabilities. One submersible pump has been replaced and one has been rebuilt as of November 2018. In November 2020 we installed two new Flygt Model NP-3085.060 3" volute Submersible pumps. In September 2021 we will install a backup 15 KW Generator.

SEWAGE PLAN

Collection Systems

Sewage collection facilities should be constructed as land development creates a need for the facilities. Extension of the lines will have to be made as the development of the City increases.

Lift Station

The capacity of the lift station and force main is adequate to handle maximum flows. Improvements have been made to increase the capacity of the lift station and force main.

Sewage Treatment

Sewage treatment for the City of Kirby is provided by San Antonio Water System.

RECREATION & OPEN SPACE

Kirby has four city parks at the present time. The seven-acre Hugo Lentz, 87.9-acre Friendship Park, 3.75 Pryor Smith Park and a small quarter acre Ignacio Ceja Park on Autumn Lane. In addition to the foregoing City parks, the Little League complex is owned by the City and leased to the Greater Northeast Little League (GNELL).

EXISTING PARKS

Hugo Lentz Park, dedicated in May 1979, consists of a 40 X 60 picnic pavilion with four picnic tables, one small type barbeque pit, portable restroom and a large parking lot. Friendship Park, dedicated in May 1982, consists of a 60 X 100 picnic pavilion, stage, twenty picnic tables with five barbecue grills, playground equipment, two baseball fields, one softball field, one football field, one lighted tennis court, one basketball court, restrooms, and parking facilities. There is a concession stand located by the Little League fields.

H. Pryor Smith Park is adjacent to the John Sterling Building and Pool. It consists of new playground equipment and a shade structure installed in 2017.

Ignacio "Nacho" Ceja Park (formally Autumn Lane Park), was re-named in 2017 in honor of longtime resident and City employee. It is an odd sized lot in a residential area, consists of playground equipment, a swing set, picnic table and benches.

Friendship Park is an 87.9-acre location, which includes the Rosillo Creek and extends north and south along its path between Seguin Road and Binz Engleman Road, has great potential and area for development, this area is in the one-hundred year flood plain. Timothy J. Wilson Walking Trail was constructed in 2018 and is approximately 7900 linear feet or about 1.5 miles.

PUBLIC BUILDINGS

Various types of buildings are necessary for public services to be adequately and efficiently provided. Public service buildings considered in this section include City Hall, the Fire Station and Police Station.

CITY HALL (refer to ten year goals)

The existing City Hall located at 112 Bauman, built in 1993, is no longer adequate for the needs of the city government. Strong consideration should be given to establishing a new City Hall to better serve the community by an improved efficient operation and with

greater public visibility. The City Council should form a committee to establish criteria and planning for a new City Hall.

FIRE STATION

The relationship of the Fire Station located at 5560 Duffek Drive, built in 2011 to the area it serves is of primary importance. The location of the City's various land uses (both existing and projected), population distribution and density, topography, major thoroughfares, residential and commercial districts, and proximity to hospitals in the Metropolitan area must be considered when locating a Fire Station. The existing Fire Station is located at 5560 Duffek Drive. The Fire Station is currently large enough for the City's needs. The staffing consists of four personnel per 48-hour shift with a three-shift rotation A, B, C, and the Chief. Beginning October 1, 2021, the staffing will increase to five personnel per 48-hour shift and the Chief. The equipment includes (2) Class A pumpers, a large brush/attack truck, smaller brush truck, command vehicle, (2) Ambulances with MICU capabilities. In 2018, the Fire Station was named in honor of retired Fire Chief, Kevin L. Riedel for his devoted service of 30 years to the Fire Department and to the City of Kirby.

ESD 11 STATION

The City of Kirby Fire Department is contracted to ESD 11 to provide first responder and fire protection services via staffing to the un-incorporated areas of Bexar County that comprise said district. The ESD has provided a fire station at 4511 Texas Palm and related equipment consisting of a pumper, rescue vehicle as well as a brush truck. The City of Kirby provides twelve full-time Firefighter/EMT's (four per shift) to the ESD. The current ESD contract will expire September 30, 2021 and ESD 11 will become independently staffed. We will continue to assist each other through mutual aid.

DISPATCH

The dispatch operation functions are conducted at the Fire Station. This facility houses the dispatch offices and fire department. The dispatch office has modern technology to provide efficient data to both fire and police departments. It is named in honor of former employee Ronald Klug.

POLICE STATION

The Police Station located at 4130 Ackerman Road, built in 1996, is headquarters for a service performed away from the building site. Therefore, careful planning is necessary, if the Police Station is to function efficiently and economically. The police facility should meet these needs and is well placed in a high visibility location with good access to major cross roads which have access to the entire community.

JOHN STERLING BUILDING & POOL

The John Sterling located at 3211 Charles Conrad, acquired by the City in 1985, consists of a swimming pool, wading pool and permanent recreation building. The John Sterling Building is conveniently located near the geographic center of the City. The community/public meeting room is adequate for approximately 86 persons and can be used for governmental and community meetings and activities. The facility is available to rent for private use. Efforts should be made to further utilize and improve the John Sterling Building and adjacent parks and pool areas to offer even more possible uses for the citizens of Kirby.

ANIMAL SHELTER

The Kirby Animal Shelter is located at 5503 Duffek Drive and was acquired by the City in late 2011. The facility has sixteen indoor/outdoor dog kennels, a small cattery, a medical exam room, office, laundry room and a 13,000 sq ft outdoor dog exercise area. The primary purpose of the Kirby Animal Shelter is public health and safety. The department was created to help the constituents of the City with loose animals that cause a threat to health and human life. They are responsible for capturing and impounding dangerous or stray animals, investigating cases of animal cruelty, enforcing licensing laws, providing expert testimony in court cases, rescuing trapped animals, writing incident reports, and providing humane care to animals. Additionally, the department handles fosters, adoptions, and reuniting animals with their owners.

PUBLIC WORKS FACILITY

The Public Works Facility is currently located at 5503 Duffek Drive and was acquired by the City late 2011. It consists of a nearly 2-acre complex that includes an office/administration building, a large maintenance shop with equipment and materials storage and parking areas. There is also 6500 sq ft community garden next to the administrative office. In 2017 a covered parking area was added, and in 2019, the main parking area was redone with asphalt. The building houses the three divisions of the Public Works Department: Parks, Streets, and Water. Current staffing consists of 1 director, 1 foreman, and 8 other employees.

FUTURE DEVELOPMENT

In conjunction with the Commission to plan for a new City Hall, the projected needs of Animal Services, Fire, Police and Public Works Departments will also need to be evaluated to help establish a plan for best utilizing the municipal properties for various uses.

HOUSING

Residential growth in Kirby is limited at the present time. The only possibilities for future growth of single-family housing are lots on Pageland Drive and a few scattered lots in various locations in the City. The number of housing units is adequate to meet the needs of the community; the best use of land would be for commercial purposes.

Future consideration for mixed use development is being studied by Planning & Zoning Commission and Economic Development Committee.

ANNEXATION

Due to the fact that the metropolitan five-mile jurisdictional limit of San Antonio overlaps Kirby's existing city limits and the fact that Kirby gave up its extra territorial jurisdiction (ETJ) in 1965, Kirby at the current time does not have jurisdictional limits. It is recommended that the City Council appoint an annexation committee to pursue all avenues and possibilities that may exist to encourage San Antonio to release some of their ETJ to Kirby for future growth and to round off City boundaries for the betterment of the citizens in those areas.

In October 2016, Kirby negotiated a successful boundary adjustment from San Antonio. This agreement requires Kirby to pay San Antonio 50% of all property taxes, sales taxes and franchise fees received from the newly acquired boundary for fifteen years.

In 2020, the Kirby City Council approved the preparation of maps, metes and bounds of additional areas that could be acquired from the City of San Antonio in future boundary adjustments. Those negotiations were put on hold due to the COVID-19 pandemic.

CITY FINANCING

PURPOSE & SCOPE

A good financial program should be related to the means of the city to finance the cost, and be coordinated with goals and objectives. Such a program primarily deals with the available money for the development and maintenance of streets, drainage, utilities, park and public buildings.

METHODS OF FINANCING

There are five principal methods of financing permanent capital improvements for municipalities. There are (1) current revenues, (2) general obligation bonds, (3) revenue bonds, (4) special assessments and (5) grants.

CURRENT REVENUES

Revenues, which are received in the current fiscal year, other than from the sale of bonds of special assessments, are current revenues. It is considered desirable to finance smaller improvements, and particularly those with a shorter life, out of current revenues.

GENERAL OBLIGATION BONDS

This type of financing is the most common method of paying for capital improvements. Repayment of general obligation bonds is secured by pledging the taxing power of the municipality.

REVENUE BONDS

Revenue bond is a category of municipal bond supported by the revenue from a specific project.

SPECIAL ASSESSMENT

This is a form of financing wherein a part of the improvement is paid by those property owners who benefit directly from the particular improvement such as street pavement.

In 2015, the Kirby Crime Control and Prevention District was approved by voters creating a special purpose district. The District was re-authorized by voters in 2020. Kirby Crime Control and District has to be voted on for continuation by citizens every five years to keep this special purpose district. This special district collects ¼% local sales and use tax to be used towards Police equipment, training and community services.

GRANTS

These may be state funded, but are primarily federal grant-in-aid programs available to qualified communities. They represent a series of services and varying appropriations

designed to assist communities in their social, economic, and political development. Applications flow from the community through area, regional, state, and to federal agencies.

FINANCIAL ANALYSIS

The financial analysis is based on city income, annual budgets, operating costs, overlapping public debts, outstanding municipal bonds, capital leases and public improvements financing practice. The analysis will be the basis on which the municipality's ability to finance capital improvements is determined. Refer to City of Kirby annual audited financial report for detailed information.

GENERAL FUND

The total general fund revenues for the fiscal year ending September 30, 2020 were \$5,543,487. Ad Valorem taxes for maintenance & operations amount to \$2,103,984 in this same period. This amounts to 38% of total general fund revenue. Changes for services which include Fire and EMS totaled \$883,678 or 16% of total revenue. Franchise fees totaled \$375,514 or 7% of total revenues. Sales tax collected during fiscal year ending 2020 was \$493,294 or 9% of total revenue. Grant revenues totaled \$1,279,894 or 23% of total revenues. Court fines, fees and warrants totaled \$179,093 or 3% of total revenue. Licenses, fees & permits totaled \$182,549 or 3% of total revenue. Intergovernmental totaled \$9,150 or .003% of revenues. Other miscellaneous revenues totaled \$36,331 or .007% of total revenue.

A total of \$6,028,838 was expended on salaries, supplies, materials maintenance, insurance, utilities, equipment and capital expenditures for police, fire, court, animal services, parks & rec, streets & shop, and general operations.

Addition to the expenses that is paid by General Fund, City of Kirby has \$263,784 less amount representing interest (\$17,378) in Capital Leases. The Capital Leases will be paid off in 2024.

WATER, SEWER AND SOLID WASTE FUND

Revenue from the water, sewer, and solid waste fund for the fiscal year ending September 30, 2020 was \$2,381,776. The total expenditures for the water and sewer department amounted to \$1,642,852. Transfers out to other funds totaled \$480,000.

INTEREST & SINKING FUND

Bond retirement expenditures for fiscal year ending 2020 were \$489,475. The City of Kirby has \$6,465,000 in General Obligation Bonds to be paid off year 2038.

ZONING

There shall be a City Planning and Zoning Commission which shall consist of five (5) members serving two (2) year terms which the City Council shall establish by Ordinance.

The Commission shall have the power and be required to:

- (1) Be responsible to and act as an advisory body to the Council.
- (2) Recommend to the City Council for its action and official zoning map and recommend any changes to the map.
- (3) Study plats and plans of proposed subdivisions and ensure that all plats and plans conform to the City's subdivision and development Ordinance.
- (4) Annually prepare and or review the General Plan for the City and recommend to the Council any changes.
- (5) Perform such other functions as may be duly delegated to them from time to time by the City Council.

A current Zoning map is attached to the back of this Plan.

ENVIRONMENTAL

The environmental plan consists of not only the safeguards and hazardous conditions, but also a more positive planning and designing type of criteria for land use. Also, focusing attention on upgrading existing structures and facilities is a vital action of the Comprehensive Plan. Moreover, the plan is to provide an environment for optimal living conditions for the community. Control of exposure to adverse environmental influences such as: heavy movements of automobile traffic and other forms of transportation; the adverse effect of their noise, fumes, or smoke and operations of industrial establishments with uncontrolled atmospheric or stream pollutions must be controlled by technological measures and maintained on what is optimum and desirable than what is minimum or adequate in the interest of environmental health and safety for the City of Kirby.

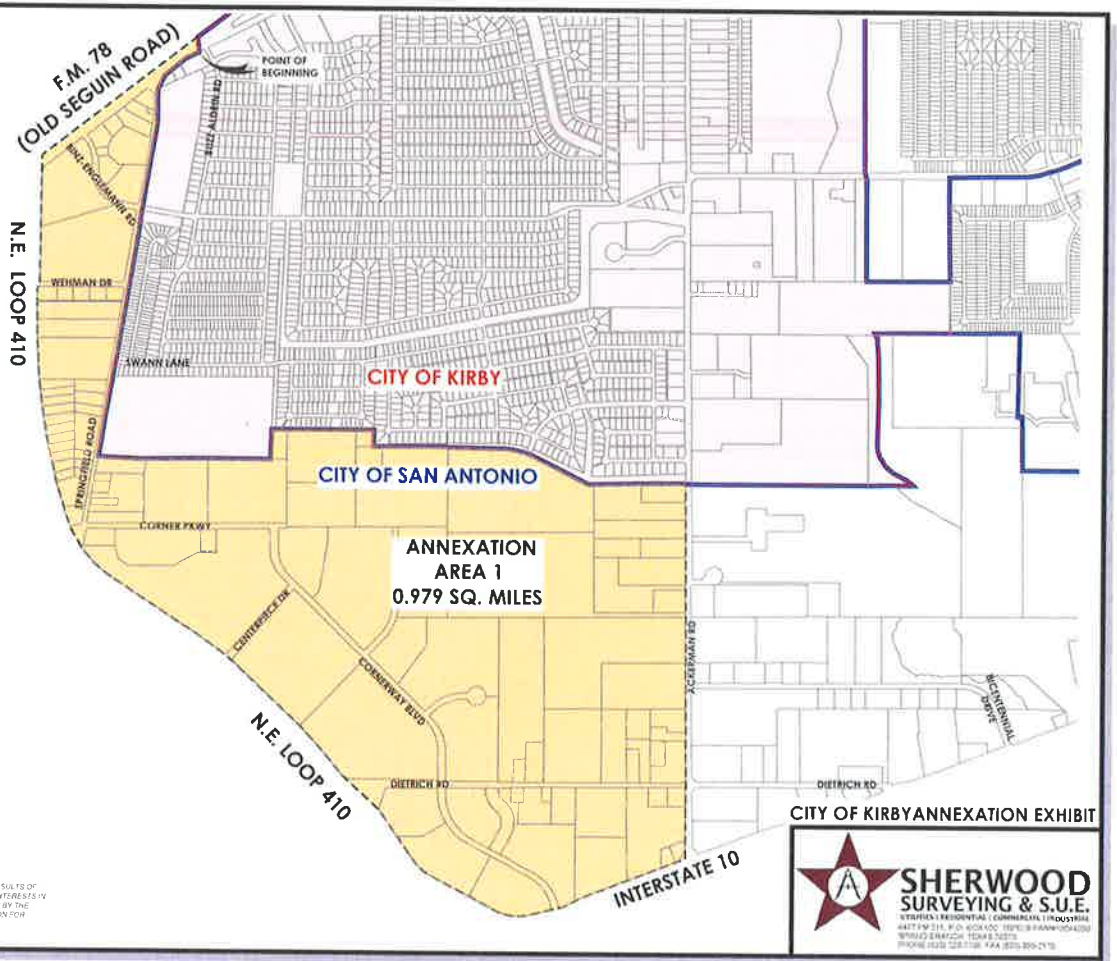


LOCATION MAP - N.T.S.



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1-20-2020



CITY OF KIRBY ANNEXATION EXHIBIT

SHERWOOD SURVEYING & S.U.E.
 SURVEYING | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 4417 FM 211, P.O. BOX 4000, PEBBLE PINEWOODS
 WINDYBROOK, TEXAS 78073
 PHONE: (817) 322-1100 FAX: (817) 322-2115

**CITY OF KIRBY ANNEXATION
AREA 1
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.979 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES**

BEING AN APPROXIMATELY 0.979 SQUARE MILE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, SAID 0.979 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EXISTING KIRBY CITY LIMIT LINE, AND THE SOUTHERLY LINE OF F.M. 78 (OLD SEGUIN ROAD), BEING IN THE NORTHERLY LINE OF A 1.231 ACRE TRACT CONVEYED TO MICHAEL CORRIGAN, SAID POINT ALSO BEING APPROXIMATELY 64 FEET FROM THE WEST LINE OF BUZZ ALDRIN RD;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND F.M. 78 (OLD SEGUIN ROAD), AN APPROXIMATE DISTANCE OF 619 FEET TO THE WESTERLY CORNER OF LOT 11, SPRINGFIELD COMMERCIAL SUBDIVISION, UNIT 1, AND BEING IN THE EASTERLY LINE OF SPRINGFIELD ROAD;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE, THE EASTERLY LINE OF SPRINGFIELD ROAD AND THE WESTERLY LINE OF SPRINGFIELD INDUSTRIAL PARK SUBDIVISION, AN APPROXIMATE DISTANCE OF 4,339 FEET, TO THE NORTHERLY CURVE RETURN OF BINZ-ENGLEMANN RD AND LOT 1, SPRINGFIELD INDUSTRIAL PARK SUBDIVISION;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE EASTERLY LINE OF SPRINGFIELD ROAD, CROSSING SAID BINZ-ENGLEMANN ROAD, AN APPROXIMATE DISTANCE OF 1,635 FEET, TO THE NORTHEASTERLY CURVE RETURN OF SWANN LANE;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE EASTERLY LINE OF SPRINGFIELD ROAD, CROSSING SWANN LANE, AN APPROXIMATE DISTANCE OF 1,080 FEET, TO A POINT BEING IN THE SOUTHWESTERLY CORNER OF SPRINGFIELD MOBILE HOME PARK SUBDIVISION;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE SOUTHERLY LINE OF SPRINGFIELD MOBILE HOME PARK, AN APPROXIMATE DISTANCE OF 1,888 FEET, TO A POINT BEING THE SOUTHEASTERLY CORNER OF SPRINGFIELD MOBILE HOME PARK;

THENCE, NORTHERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE, AND THE EASTERLY LINE OF SPRINGFIELD MOBILE HOME PARK, AN APPROXIMATE DISTANCE OF 320 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 50, SPRINGFIELD MANOR, UNIT 8;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE SOUTHERLY LINE OF SPRINGFIELD MANOR, UNIT 8, AN APPROXIMATE DISTANCE OF 1,088 FEET TO A POINT BEING SOUTHEASTERLY CORNER OF LOT 35, SAME BEING IN THE WESTERLY LINE OF LOT 29, KIRBY TERRACE SUBDIVISION;

THENCE, SOUTHERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE WESTERLY LINE OF KIRBY TERRACE SUBDIVISION, AN APPROXIMATE DISTANCE OF 192 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 30;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 168 FEET, TO A POINT BEING THE SOUTHEASTERLY CORNER OF LOT 31, SAME BEING THE SOUTHWESTERLY CORNER OF A VARIABLE WIDTH DRAINAGE EASEMENT;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE SOUTHERLY LINE OF KIRBY TERRACE SUBDIVISION AND THE SOUTHERLY LINE OF A VARIABLE WIDTH DRAINAGE EASEMENT, AN APPROXIMATE DISTANCE OF 3,330 FEET TO A POINT BEING IN THE WESTERLY LINE OF ACKERMANN ROAD, SAME BEING THE NORTHEASTERLY CORNER OF A 1.89 ACRE TRACT CONVEYED TO MICHELLE K. FRIESENHAHN;

THENCE, SOUTHERLY, DEPARTING WITH SAID EXISTING KIRBY CITY LIMIT LINE, AND CONTINUING ALONG THE WESTERLY LINE OF ACKERMANN ROAD, AN APPROXIMATE DISTANCE OF 3,219 FEET, TO A POINT IN THE NORTHEASTERLY CUTBACK OF DIETRICH ROAD, SAME BEING THE SOUTHEASTERLY CORNER OF A 4.15 ACRE TRACT CONVEYED TO MILK PRODUCTS LP;

THENCE, SOUTHERLY, CONTINUING INTO AND ACROSS SAID ACKERMANN ROAD, AN APPROXIMATE DISTANCE OF 115 FEET, TO A POINT IN THE SOUTHWESTERLY CUTBACK OF ACKERMANN ROAD, SAME BEING THE NORTHEASTERLY CORNER OF A 0.98 ACRE TRACT CONVEYED TO SOUTHWESTERN BELL TELEPHONE;

THENCE, SOUTHERLY, CONTINUING ALONG SAID WEST LINE OF ACKERMANN ROAD, AN APPROXIMATE DISTANCE OF 651 FEET TO THE SOUTHWESTERLY CUTBACK OF ACKERMANN ROAD AND INTERSTATE 10 ACCESS ROAD, SAME BEING IN THE EASTERLY LINE OF LOT 3, PAULA SUBDIVISION;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID CUTBACK AND NORTHERLY LINE OF INTERSTATE 10, AN APPROXIMATE DISTANCE OF 1,519 FEET TO THE SOUTHEASTERLY CURVE RETURN OF CORNERWAY BLVD, SAME

BEING THE SOUTHERLY CORNER OF LOT 7, TITAN CORNERSTONE PARK SUBDIVISION;

THENCE, SOUTHWESTERLY, INTO AND ACROSS SAID CORNERWAY BLVD, AN APPROXIMATE DISTANCE OF 143 FEET TO THE SOUTHWESTERLY CUTBACK OF CORNERWAY BLVD AND INTERSTATE 10 ACCESS ROAD, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 6, CORNERSTONE SUBDIVISION UNIT 6;

THENCE, NORTHWESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF LOT 6, AND THE EASTERLY LINE OF INTERSTATE 410 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 2,314 FEET TO THE SOUTHERLY CUTBACK RETURN OF N.E. LOOP 410 ACCESS ROAD AND DIETRICH ROAD, SAME BEING THE WESTERLY LINE OF LOT 2, CORNERSTONE SUBDIVISION, UNIT 5;

THENCE, NORTHWESTERLY, INTO AND ACROSS DIETRICH ROAD, AND APPROXIMATE DISTANCE OF 553 FEET, TO A POINT BEING IN THE NORTHERLY CUTBACK RETURN OF DIETRICH ROAD, SAME ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1, CORNERSTONE TRACT 5 SUBDIVISION;

THENCE, NORTHWESTERLY, CONTINUING ALONG THE EASTERLY LINE OF N.E. LOOP 410 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 1752 FEET, TO A POINT BEING IN THE SOUTHEASTERLY CURVE RETURN OF CENTERPIECE DRIVE;

THENCE, NORTHWESTERLY, INTO AND ACROSS CENTERPOINT DRIVE AND CONTINUING ALONG THE EASTERLY LINE OF N.E. LOOP 410 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 2057 FEET, TO A POINT BEING IN THE SOUTHEASTERLY CUTBACK RETURN OF CORNER PARKWAY, SAME BEING THE NORTHWESTERLY CORNER OF 2.98 ACRE TRACT CONVEYED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC;

THENCE, NORTHERLY, CONTINUING ALONG THE EASTERLY LINE OF N.E. LOOP 410 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 2988 FEET, TO A POINT BEING IN THE SOUTHERLY CURVE RETURN OF WEHMAN DRIVE, SAME BEING THE NORTHWESTERLY CORNER OF LOT 13, SPRINGFIELD COMMERCIAL UNIT 2 SUBDIVISION;

THENCE, NORTHERLY, INTO AND ACROSS WEHMAN DRIVE AND CONTINUING ALONG THE EASTERLY LINE OF N.E. LOOP 410 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 1434 FEET, TO A POINT BEING IN THE NORTHERLY LINE OF F.M. 78 (OLD SEGUIN ROAD);

THENCE, NORTHEASTERLY, CONTINUING ALONG THE NORTHERLY LINE OF F.M. 78 (OLD SEGUIN ROAD), AN APPROXIMATE DISTANCE OF 2140 FEET, TO A POINT BEING IN THE EXISTING KIRBY CITY LIMIT LINE;

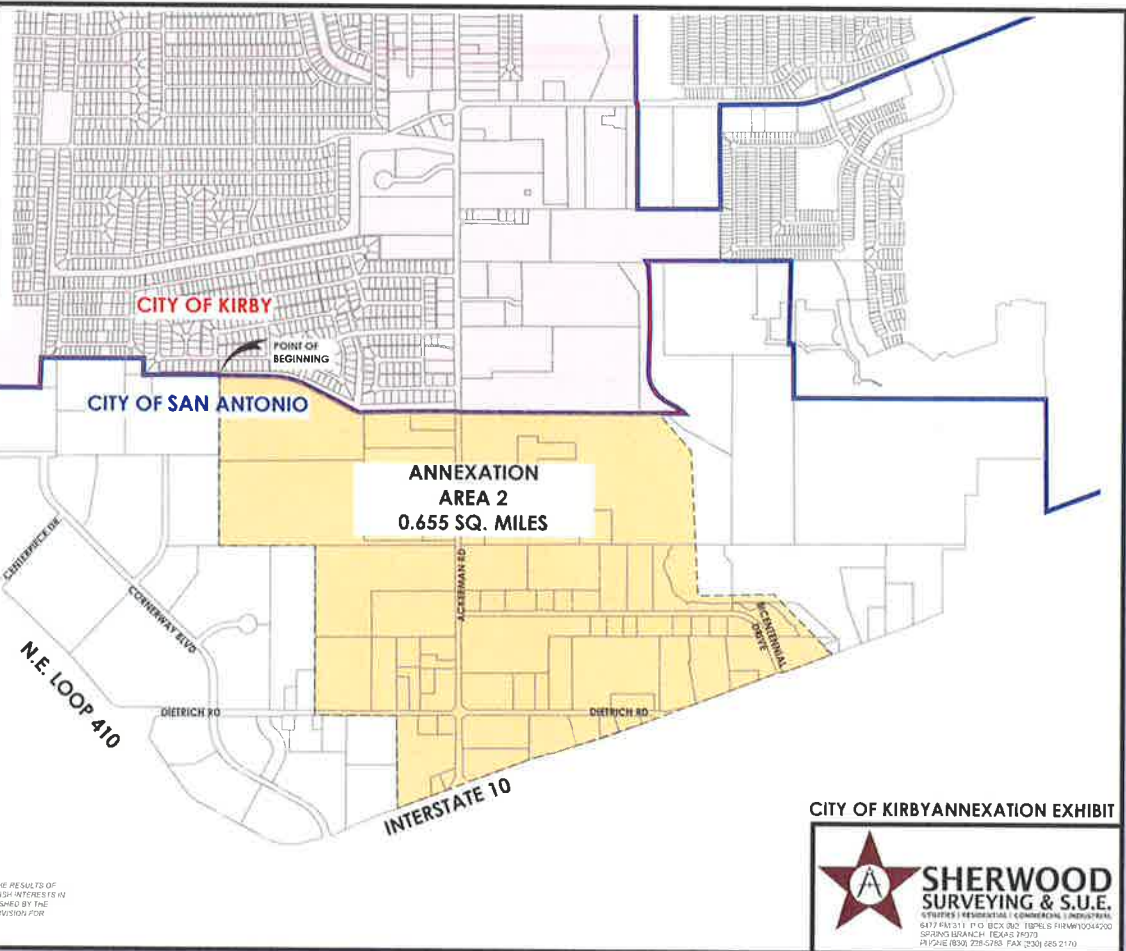
THENCE, SOUTHERLY, ALONG THE EXISTING KIRBY CITY LIMIT LINE, INTO AND ACROSS F.M. 78 (OLD SEGUIN ROAD) AN APPROXIMATE DISTANCE OF 163 FEET

TO THE POINT OF BEGINNING, CONTAINING AN AREA OF APPROXIMATELY 0.979 SQUARE MILES OF LAND, MORE OR LESS.

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LOCATION MAP - N.T.S.



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5-20-2020

CITY OF KIRBY ANNEXATION EXHIBIT

SHERWOOD SURVEYING & S.U.E.
 SURVEYERS | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 6477 FAY 011 P.O. BOX 392 TUBESVILLE MISSISSIPPI
 GROUND BRANCH (EAS-011037)
 PLYMOUTH (800) 235-6760 FAX (201) 685-2170

**CITY OF KIRBY ANNEXATION
AREA 2
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.655 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES**

BEING AN APPROXIMATELY 0.655 SQUARE MILE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, SAID 0.655 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EXISTING KIRBY CITY LIMIT LINE, AND THE SOUTHERLY LINE OF A DRAINAGE EASEMENT, SAME BEING THE SOUTHERLY LINE OF KIRBY TERRACE SUBDIVISION, SAID POINT ALSO BEING SITUATED EASTERLY AN APPROXIMATE DISTANCE OF 656 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 31;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE AND THE SOUTHERLY LINE OF KIRBY TERRACE SUBDIVISION AND THE SOUTHERLY LINE OF A VARIABLE WIDTH DRAINAGE EASEMENT, AN APPROXIMATE DISTANCE OF 2,670 FEET TO A POINT BEING SITUATED IN THE WESTERLY LINE OF ACKERMANN ROAD, SAME BEING THE NORTHEASTERLY CORNER OF A 1.89 ACRE TRACT CONVEYED TO MICHELLE K. FRISENHAHN;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE, INTO AND ACROSS ACKERMANN ROAD, AN APPROXIMATE DISTANCE OF 80 FEET, TO A POINT BEING SITUATED IN THE NORTHWESTERLY CORNER OF A 98.85 ACRE TRACT CONVEYED TO MANHEIM REMARKETING INC;

THENCE, EASTERLY, CONTINUING ALONG SAID EXISTING KIRBY CITY LIMIT LINE, AND THE NORTHERLY LINE OF SAID 98.85 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2,155 FEET TO A POINT;

THENCE, SOUTHEASTERLY, DEPARTING WITH SAID EXISTING KIRBY CITY LIMIT LINE, INTO AND ACROSS SAID 98.85 ACRES AN APPROXIMATE DISTANCE OF 550 FEET TO AN ANGLE POINT;

THENCE, SOUTHERLY, CONTINUING INTO AND ACROSS SAID 98.85 ACRES AN APPROXIMATE DISTANCE OF 1019 FEET, TO A POINT BEING SITUATED IN THE COMMON SOUTHERLY LINE OF SAID 98.85 ACRES AND THE NORTHERLY LINE OF A 9.48 ACRE TRACT CONVEYED TO HIME LIVING TRUST;

THENCE, SOUTHERLY, INTO AND ACROSS SAID 9.48 ACRES THE FOLLOWING COURSES:

SOUTHERLY, AN APPROXIMATE DISTANCE OF 559 FEET, TO POINT BEING AN INTERIOR ELL CORNER FOR THIS TRACT;

EASTERLY, AN APPROXIMATE DISTANCE OF 381 FEET, TO A POINTS BEING SITUATED IN THE COMMON EASTERLY LINE OF SAID 9.48 ACRES AND THE WESTERLY LINE OF A 24.7 ACRE TRACT CONVEYED TO OHM NAMAH INC;

THENCE, EASTERLY, INTO AND ACROSS SAID 24.7 ACRES THE FOLLOWING COURSES:

EASTERLY, AN APPROXIMATE DISTANCE OF 463 FEET TO AN ANGLE POINT;

SOUTHEASTERLY, AN APPROXIMATE DISTANCE OF 124 FEET TO A POINT BEING SITUATED IN THE COMMON SOUTHERLY LINE OF SAID 9.48 ACRES, AND THE NORTHERLY LINE OF A 3.27 ACRE TRACT CONVEYED TO JONATHAN K. HIME AND ANNIE S. HIME;

THENCE, SOUTHEASTERLY, INTO AND ACROSS SAID 3.27 ACRES, AN APPROXIMATE DISTANCE OF 521 FEET TO THE COMMON SOUTHERLY LINE OF SAID 3.27 ACRES AND THE NORTHERLY LINE OF A 4.147 ACRE TRACT CONVEYED TO HIME LIVING TRUST;

THENCE, SOUTHEASTERLY, INTO AND ACROSS SAID 4.147 ACRES, AN APPROXIMATE DISTANCE OF 523 FEET, TO A POINT BEING SITUATED IN THE COMMON SOUTHERLY LINE OF SAID 4.147 ACRES AND THE WESTERLY LINE OF A 0.31 ACRE TRACT CONVEYED TO BEXAR COUNTY;

THENCE, SOUTHEASTERLY, INTO AND ACROSS SAID 0.31 ACRE TRACT, AN APPROXIMATE DISTANCE OF 117 FEET TO A POINT BEING SITUATED THE COMMON SOUTHERLY LINE OF SAID 0.31 ACRES AND THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10 ACCESS ROAD ;

THENCE, SOUTHWESTERLY, FOLLOWING THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 548 FEET THE SOUTHEASTERLY CURVE RETURN BICENTENNIAL DRIVE, BEING SITUATED AT THE SOUTHWESTERLY CORNER OF SAID 4.147 ACRES;

THENCE, SOUTHWESTERLY, INTO AND ACROSS SAID BICENTENNIAL DRIVE, AND CONTINUING ALONG THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10 ACCESS ROAD , AN APPROXIMATE DISTANCE OF 1,280 FEET TO A POINT SITUATED EASTERLY CUTBACK RETURN OF DIETRICH ROAD AND THE SOUTHERLY LINE OF A 22.25 ACRE TRACT OF LAND CONVEYED TO COMMERCIAL CONTRACTING COMPANY OF SAN ANTONIO, INC.;

THENCE, SOUTHWESTERLY, INTO AND ACROSS SAID DIETRICH ROAD AND CONTINUING ALONG THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 2,454 FEET TO A POINT BEING SITUATED IN THE EASTERLY CUTBACK RETURN OF ACKERMAN ROAD AND THE SOUTHERLY LINE OF LOT 2, ACKERTEN SUBDIVISION;

THENCE, SOUTHWESTERLY, INTO AND ACROSS SAID ACKERMAN ROAD AND CONTINUING ALONG THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10 ACCESS ROAD, AN APPROXIMATE DISTANCE OF 851 FEET TO A POINT BEING SITUATED IN THE COMMON WESTERLY LINE OF LOT 2, ALETA LOWE SUBDIVISION, AND THE EASTERLY LINE OF LOT 6, TITAN CORNERSTONE PARK SUBDIVISION;

THENCE, NORTHERLY, CONTINUING ALONG THE EASTERLY LINE OF TITAN CORNERSTONE PARK SUBDIVISION, AN APPROXIMATE DISTANCE OF 1,012 FEET TO A POINT BEING SITUATED IN THE COMMON NORTHERLY LINE OF LOT 5, TITAN CORNERSTONE PARK SUBDIVISION AND THE SOUTHERLY LINE OF DIETRICH ROAD;

THENCE, WESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF DIETRICH ROAD, AN APPROXIMATE DISTANCE OF 905 FEET, TO A POINT BEING SITUATED IN THE NORTHERLY LINE OF A 0.374 ACRE TRACT CONVEYED TO TOMAS MENDEZ AND CHRISTABEL MEYBI AVILES;

THENCE, NORTHERLY, INTO AND ACROSS DIETRICH ROAD, AND CONTINUING ALONG THE EASTERLY LINE OF CORNERSTONE EAST SUBDIVISION, AN APPROXIMATE DISTANCE OF 1,849 FEET TO A POINT BEING SITUATED IN THE COMMON NORTHEASTERLY CORNER OF LOT 3, CORNERSTONE EAST SUBDIVISION, THE NORTHWESTERLY CORNER LOT 4, MANHEIM SUBDIVISION, AND BEING IN THE SOUTHERLY LINE OF A 35.133 ACRE TRACT OF LAND CONVEYED TO NEW TEXAS AUTO AUCTION SERVICES, L.P.;









THENCE, WESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 35.133 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1,053 FEET TO A POINT BEING SITUATED IN THE COMMON SOUTHWESTERLY CORNER OF SAID 35.133 ACRES AND THE SOUTHEASTERLY CORNER OF A 13.329 ACRE TRACT CONVEYED TO CORNERSTONE INDUSTRIAL INVESTMENTS, LLC;

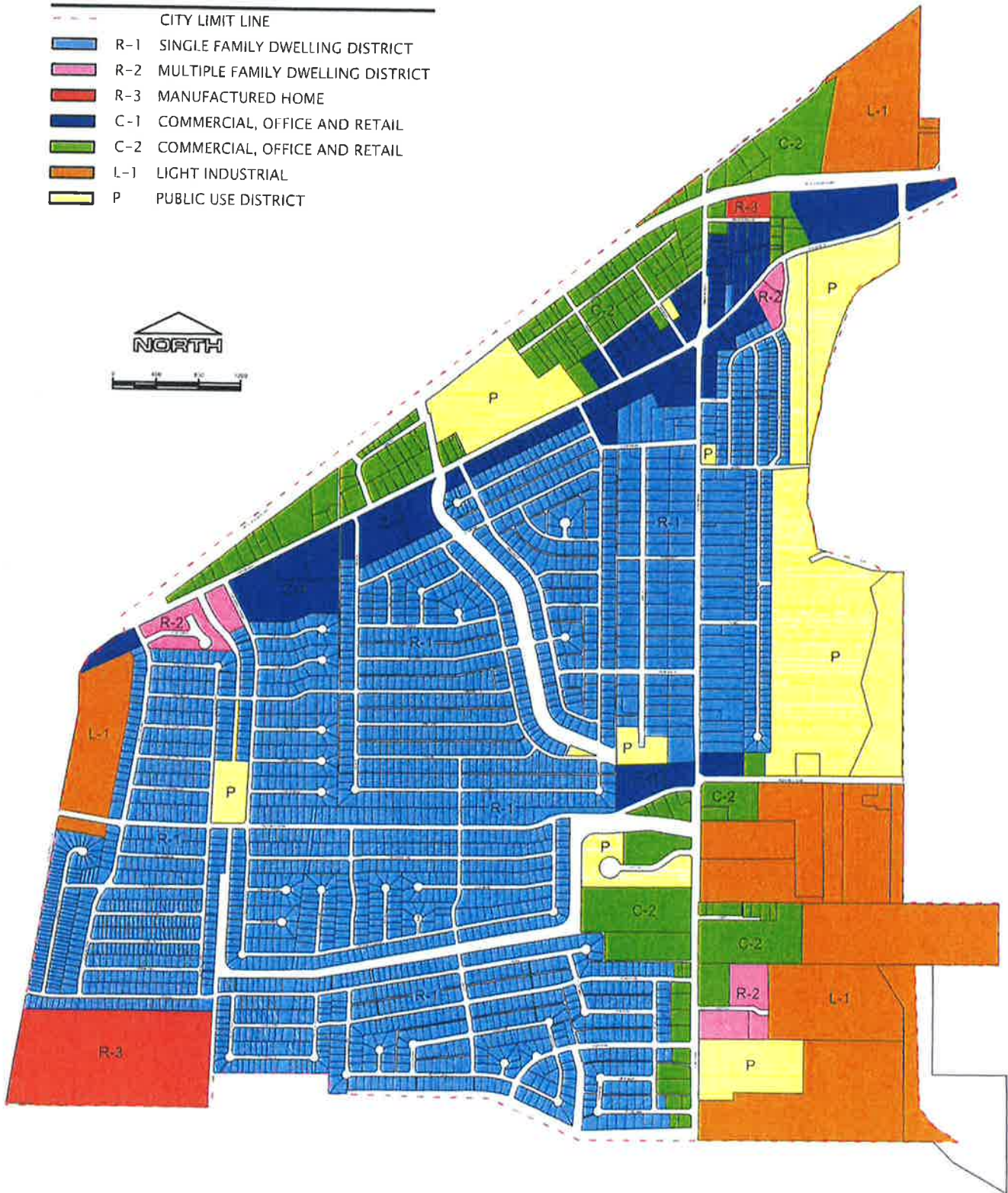
THENCE, NORTHERLY, ALONG THE COMMON EASTERLY LINE OF SAID 13.329 ACRES AND THE WESTERLY LINE OF SAID 35.133 ACRES, AN APPROXIMATE DISTANCE OF 923 FEET TO A POINT BEING SITUATED IN THE COMMON NORTHWESTERLY CORNER OF SAID 35.133 ACRES AND THE SOUTHWESTERLY CORNER OF LOT 4, CORNERSTONE, UNIT 8A SUBDIVISION;

THENCE, NORTHERLY, INTO AND ACROSS SAID LOT 4, AN APPROXIMATE DISTANCE OF 930 FEET, TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.655 SQUARE MILES OF LAND, MORE OR LESS.

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LEGEND

-  CITY LIMIT LINE
-  R-1 SINGLE FAMILY DWELLING DISTRICT
-  R-2 MULTIPLE FAMILY DWELLING DISTRICT
-  R-3 MANUFACTURED HOME
-  C-1 COMMERCIAL, OFFICE AND RETAIL
-  C-2 COMMERCIAL, OFFICE AND RETAIL
-  L-1 LIGHT INDUSTRIAL
-  P PUBLIC USE DISTRICT



M&S ENGINEERING
 CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM # 1248

ZONING MAP
 CITY OF KIRBY, TEXAS

DATE: OCTOBER 2019