

AN ORDINANCE 2020-01-30-0071

AUTHORIZING THE RELEASE OF EXTRATERRITORIAL JURISDICTION (ETJ) FROM THE CITY OF SAN ANTONIO TO THE CITY OF CONVERSE OF APPROXIMATELY 900.10 ACRES (1.41 SQUARE MILES) GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF EAST LOOP 1604 NORTH AND INTERSTATE HIGHWAY 10 EAST, IN EASTERN BEXAR COUNTY, TEXAS.

WHEREAS, the City of San Antonio and the City of Converse entered into an agreement entitled "City of San Antonio and City of Converse Interlocal Agreement" ("Original Agreement") pursuant to Ordinance No. 2017-03-09-0146, under which the Parties set forth their agreement regarding phased municipal boundary adjustments and phased Extraterritorial Jurisdiction ("ETJ") releases; and

WHEREAS, pursuant to Ordinance No. 2019-12-05-0997, the San Antonio City Council authorized an amendment to the Original Agreement to continue phased municipal boundary adjustments and phased ETJ releases; and

WHEREAS, San Antonio agrees to release the Phase 2 Area of approximately 900.10 acres of property within its ETJ to Converse as permitted by the Texas Local Government Code, Section 42.022; and

WHEREAS, Converse agrees to annex the Phase 2 Area within the released ETJ in accordance with the appropriate provisions of the Texas Local Government Code, Chapter 43; and

WHEREAS, the Planning Commission of the City of San Antonio considered the proposed release of the property from the San Antonio ETJ on January 22, 2020 and recommended approval; and

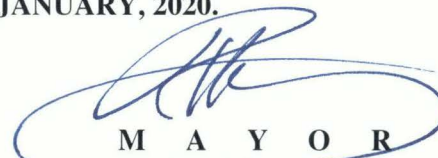
WHEREAS, the City Council has considered the effect of this boundary adjustment and finds that it is in the best interest of the City of San Antonio and its citizens; **NOW THEREFORE**,

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


SECTION 1. The property containing three tracts of land, totaling 900.10 acres, depicted on the map in **Exhibit A** and more particularly described by metes and bounds in **Exhibit B**, is hereby released by the City of San Antonio to the City of Converse.

SECTION 2. This Ordinance shall be effective immediately upon the passage of eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED ON THIS 30TH DAY OF JANUARY, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

January 30, 2020

Item: 35

File Number: 20-1081

Enactment Number:

2020-01-30-0071

Ordinance approving an extraterritorial jurisdiction release to the City of Converse totaling approximately 899.28 acres generally located within the ETJ of San Antonio in eastern Bexar County, Texas. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning].

passed

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

FILE ID NO. 20-1081

EXHIBIT A

**CONVERSE – PHASE 2
ETJ RELEASE MAP**

EXHIBIT A - Converse Phase 2 ETJ Release



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FILE ID NO. 20-1081

EXHIBIT B

**LEGAL DESCRIPTION
(METES & BOUNDS)**

EXHIBIT B

Being a 53.02 acre Tract of land to be Annexed by the City of San Antonio from the City of Converse:

Commencing at a iron Pin (found) in the Northern Right-of-Way of Weichold Road, and the Eastern Right-of-Way of FM 1516. Said Iron Pin also being the Southwest corner of the Notting Hills Subdivision, Unit #1 as recorded in Plat Book 9718, page 107 in Bexar County Texas. Thence leaving said Iron Pin, on a bearing of S 74° 16' 13" East for a distance of 2,329.21 feet to an Iron Pin (found) in the Northern Right-of-Way of Weichold Rd. Said Iron Pin also being the Southwest Corner of The Pedro Hernandez Subdivision, Lot #1, as recorded in Plat Book 9525, Page 131 in Bexar County Texas, and the **POINT OF BEGINNING**;

Thence South 74° 49' 41" East a distance of 208.89 ft to a point in the Northern Right-of-Way of Weichold Road, the Southern line of the afore mentioned Pedro Hernandez Subdivision, and with the Existing City Limits as described in a survey by KFW Surveying conducted in February 2017. Said point being the South Eastern most corner of Tact #5 of the afore mentioned Pedro Hernandez Subdivision and a point in the Western line of the Daniel and Guadalupe Bernal property as recorded in volume 4008, page 751 in Bexar County Texas;

Thence South 14° 59' 34" West for a distance of 5.00 ft with the western line of the Amilia Aguilar Garcia Property as recorded in volume 2647, page 56 in Bexar County Texas, to a point in the Northern Right-of-Way of Weichold Rd;

Thence South 74° 34' 45" East with a distance of 84.85 ft, leaving said point, and continuing with the Northern Right-of-Way of Weichold Road, the Existing City Limits as described in the afore mentioned KFW Survey, with the Amilia Aguilar Garcia Property as recorded in volume 2647, page 56 in Bexar County Texas, the Rachel G. Frausto Property as recorded in volume 15951, page 1516 in Bexar County Texas, the afore mentioned Bernal Property to a point in the Northern Right-of-Way of Weichold Road;

Thence North 64° 54' 13" East, a distance of 1,639.88 ft, leaving said point in the Right-of-Way, and with the Existing City Limits, and crossing a portion of the afore mentioned Amilia Aguilar Garcia Property, the Joan Hernandez Property as recorded in volume 17998, page 738, the Francisco and Mary Vela Property as recorded in volume 13916, page 13, the Francisco Vela JR property as recorded in volume 7127, page 871, the Patricia Hernandez Property as recorded in volume 3752, page 1960, the Ruben and San Juanita Vela property as recorded in volume 8517, page 879, the Gloria Aleman Property as recorded in volume 2667, page 1425, the Manuel and Evonne Salazar Property as recorded in volume 13626, page 1615, the Erasmo Hernandez JR Property as recorded in volume 16630, page 1830, and the Estabon Hernandez Property as recorded in volume 14113, page 1241, located in the Juan Hernandez Property as recorded in volume 6386, page 299 in Bexar County Texas, to a point;

Thence South 86° 54' 00" East , a distance of 906.30 ft, leaving said point, and continuing with the afore mentioned Existing City Limits and crossing the Erasmo Hernandez Property as recorded in volume 2361, page 1668 in Bexar County Texas, the Inocencio Hernandez Property as recorded in volume 3271, page 1777 in Bexar County Texas, to a point in the JPN LLC Property as recorded in volume 17903, page 1228 in Bexar County Texas, to the corner of the Existing City Limits;

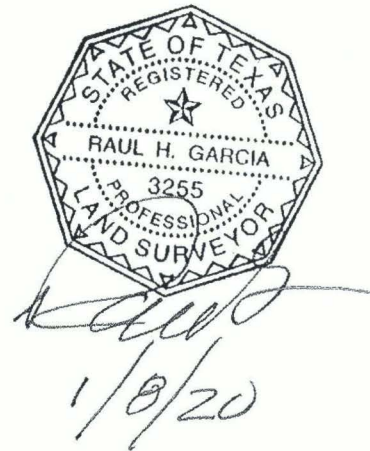
Thence South 13° 50' 32" East a distance of 1,508.56 ft, leaving said point on a new City Limits Line, and continuing through the afore mentioned JPN LLC property, and crossing the Gates of Heaven Memorial Property as recorded in Plat Book 4900, page 228 in Bexar County Texas, to a point in the southern Right-of-Way of Weichold Road. Said point also being a point in the Northern line of the MS410 Partners Property as recorded in volume 14361, page 1326 in Bexar County Texas;

Thence North 74° 29 '45" West, a distance of 1,918.92 ft , continuing with the Southern Right-of-Way of Weichold Road, the afore mentioned MS410 Partners Property, and continuing with the MS410 Partners LLC 24.98 Acre tract as recorded in volume 14361, page 1322, in Bexar County, Texas, to an Iron Pin (found). Said Iron Pin being the Northeastern most point of the East Commerce Estates Subdivision as recorded in Plat Book 3700, page 119, of Bexar County, Texas and the Northwest corner of the afore mentioned MS410 Partners LLC 24.98 acre tract;

Thence North $74^{\circ} 24' 30''$ West, a distance of 133.55 ft, leaving said iron pin, and continuing with the Northern most line of the afore mentioned East Commerce Estates Subdivision and the Southern Right-of-Way of Weichold Road, to an Iron Pin (found). Said pin also being the Northeast corner of Lot #12 of the East Commerce Estates Subdivision, New City Block 16535, Block 3, as recorded in Plat book 3700, page 119, in Bexar County, Texas;

Thence North $74^{\circ} 26' 26''$ West, a distance of 110.16 ft, leaving said Iron Pin, and continuing with the Northern Line of the afore mentioned East Commerce Estates Subdivision, and Weichold Road Right-of-Way, to a point in the Northwest corner of the Subdivision. Said point being the Northwestern most point of the afore mentions East Commerce Estates Subdivision and a point in the Existing City Limits as described in a 600 Acre Survey conducted by KFW Surveying in February of 2017, and the Northeastern most corner of the Parc at Escondido Subdivision, Unit #2 as recorded in Plat Book 9613, page 187, in Bexar County Texas;

Thence North $15^{\circ} 04' 22''$ East, , a distance of 54.92 ft, leaving the Weichold Road Southern Right-of-Way, to the **POINT OF BEGINNING** for this tract and containing 53.02 Acres of Land more or less



RAUL H. GARCIA
3255
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS
REGISTERED

Raul H. Garcia
1/8/20

LINE TABLE	
L1	S74° 49' 41"E 208.89'
L2	S14° 59' 34"W 5.00'
L3	S74° 34' 45"E 84.85'
L4	N74° 26' 26"W 110.16'
L5	N15° 04' 22"E 54.92'

PROPERTY OWNERS		
OWNERS NAME	VOLUME	PAGE
A AMILIA AGUILAR GARCIA	2847	56
B RACHEL G. FRAUSTO	15951	751
C JOAN HERNANDEZ	17998	738
D AMILIA AGUILAR GARCIA	2847	56
E FRANCISCO & MARY VELA	13916	13
F PHILLIP HERNANDEZ	11932	96
G PATRICIA HERNANDEZ	3752	1960
H RUBEN & SAN JUANITA VELA	8517	879

PHASE II
BEING A 53.02 ACRES ± TRACT OF LAND
LOCATED IN BEXAR COUNTY, TEXAS

GW GARCIA & WRIGHT
CONSULTING ENGINEERS, INC.
Engineering Firm Reg. No. F-1802

407 West Rhapsody
San Antonio, Texas 78216
Office : (210) 349-5253 Fax: (210) 349-0715
www.GarciaWright.com
Survey Firm Reg. No. 10021400

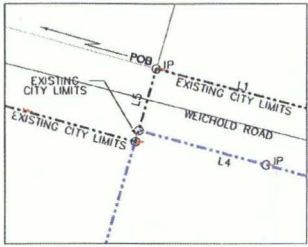
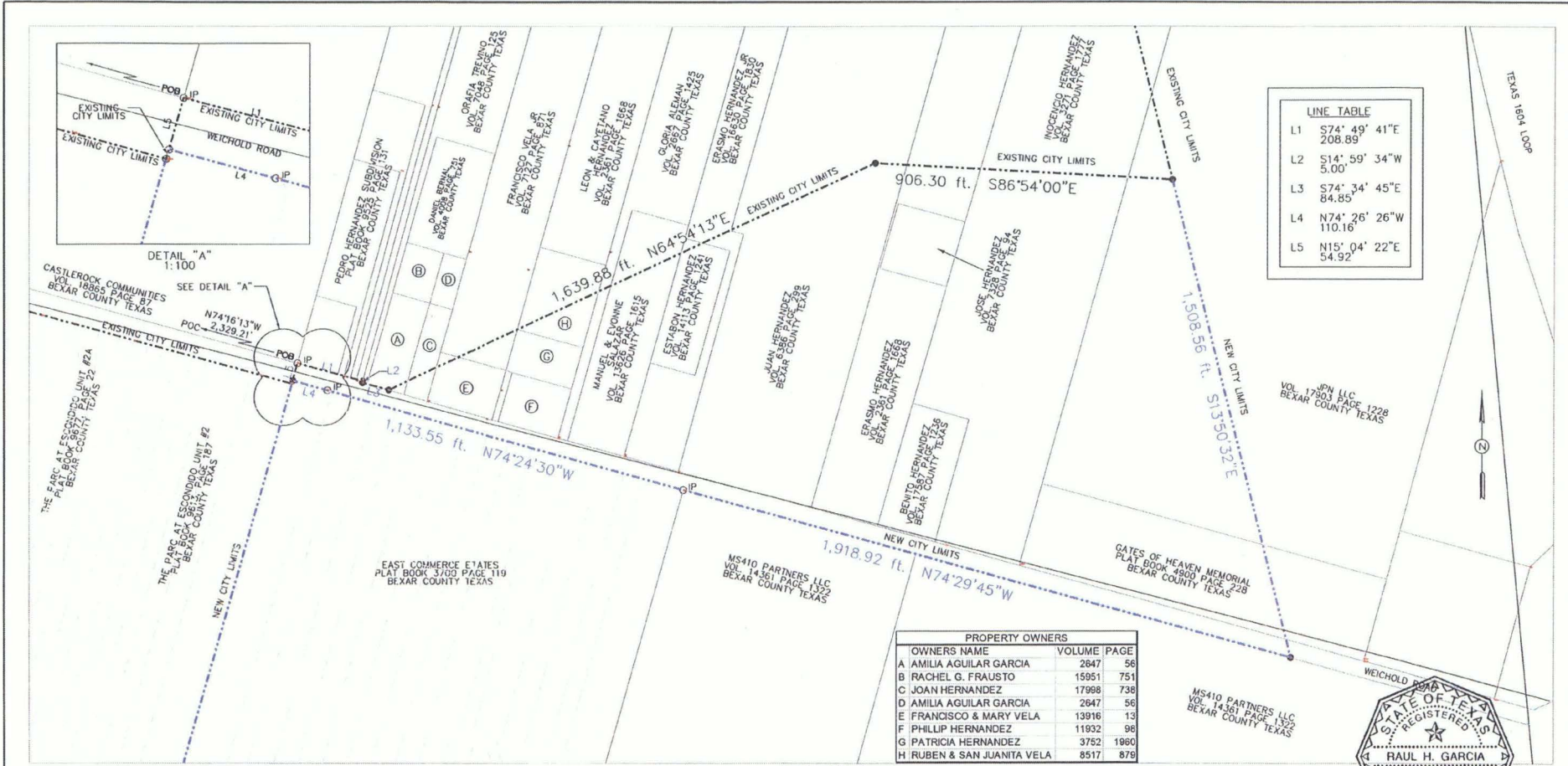
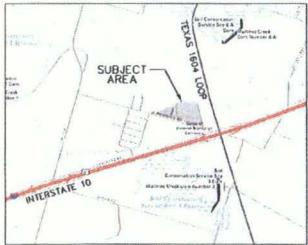
STATE OF TEXAS
COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE
 AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE
 ON THE GROUND UNDER MY SUPERVISION.
 THIS 8th DAY OF January 2020 A.D.
 RAUL H. GARCIA
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 3255



IRON PIN (FOUND) ○ IP
 POINT ●

75 150
 150 0 300

HORIZONTAL AND VERTICAL DATUM
 * BEARINGS ARE BASED ON NAD83 (CORS).
 TEXAS STATE PLANE COORDINATE SYSTEM,
 SOUTH CENTRAL ZONE (4204). COORDINATES
 AND DISTANCES ARE IN U.S. SURVEY FEET.
 DISPLAYED COORDINATE VALUES ARE SURFACE
 VALUES DERIVED BY MULTIPLYING GRID
 COORDINATES BY 1.00017. (SAF: 1.00017).
 * THE HORIZONTAL AND VERTICAL CONTROL
 COORDINATE VALUES WERE OBTAINED BY GPS
 OBSERVATIONS BASED ON LEICA NETWORK.



Being a 160.26 Acre tract of land to be annexed by the City of San Antonio from the City of Converse:

Commencing at a iron Pin (found) in the Western Right-of-Way of FM 1516 and the Existing Corner of the City Limits. Said Iron Pin being South 66° 42' 45" West, 193.95' from an Iron Pin (found) in the Northern Right-of-Way of Weichold Road, and the Eastern Right-of-Way of FM 1516, for the **POINT OF BEGINNING**. Said Iron Pin also being a Southwestern Corner of the Notting Hills Subdivision, Unit #1 as recorded in Plat Book 9718, page 108 in Bexar County Texas, also being the Southwest corner of the Notting Hills Subdivision, Unit #1 as recorded in Plat Book 9718, page 107 in Bexar County Texas;

Thence South 74° 54' 43" East a distance of 116.56 to a Cotton Spindle (found) in the Eastern Right-of-Way of FM 1516, the Southern Right-of-Way of Weichold Road, and being a Northwest corner of The Parc at Escondido Subdivision Unit # 3 as recorded in Plat Book 9659, page 105 in Bexar County Texas;

Thence North 60° 38' 23" East 70.89 feet to an Iron Pin (found) in the Southern Right-of-Way of Weichold Road and the Eastern Right-of-Way of FM 1516;

Thence South 74° 24' 39" East for a distance of 2,313.95 feet with the existing City Limits as noted in a survey conducted by KFW Surveying in February 2017, the Southern Right-of-Way of Weichold Road, and with the Northern Lines of The Parc at Escondido Subdivision Unit #3, as recorded in Plat Book 9659, page 105 in Bexar County Texas, The Parc at Escondido Subdivision Unit #3, as recorded in Plat Book 9659, page 106 in Bexar County Texas, The Parc at Escondido Subdivision Unit # 1, as recorded in Plat Book 9584, page 10 in Bexar County Texas, The Parc at Escondido Subdivision Unit # 2A as recorded in Plat Book 9677, page 22 in Bexar County Texas, and The Parc at Escondido Subdivision Unit #2 as recorded in Plat Book 9613, page 187 in Bexar County Texas, to a Magnetic Nail (found). Said Magnetic Nail also being a Northwestern corner of the East Commerce Estates Subdivision as recorded in Plat Book 3700, page 119 in Bexar County Texas, and an existing City Limits Corner as defined in said KFW Surveying description;

Thence South 15° 39' 00" West and a distance of 1,822.91 feet leaving said Magnetic Nail with the Eastern line of the afore mentioned Parc at Escondido Subdivision, Unit #2, and with the Eastern line of the Parc at Escondido Subdivision Unit #4 as recorded in Plat Book 9706, page 10 in Bexar County Texas, and the Western line of the afore mentioned East Commerce Estates Subdivision, to an Iron Pin (found) in the East line of the afore mentioned Parc at Escondido Subdivision, Unit #4, and the West line of the East Commerce Estates Subdivision;

Thence South 15° 50' 34" West for a distance of 511.58 feet , and continuing with the East line of the Parc at Escondido Subdivision, Unit #4, and the West Line of the East Commerce Estates Subdivision, to a point. Said point being the Southeast corner of the afore mentioned Parc at Escondido Subdivision, Unit #4, the Southwest corner of the East Commerce Estates Subdivision, and a point in the Northern line of the Taylor Made Property as recorded in volume 15360, page 2484 in Bexar County Texas;

Thence North 74° 29' 19" West a distance of 840.33 feet, continuing with the southern line of the Parc at Escondido Unit #4 property line, and the afore mentioned Taylor Made Property, with the Florencio Pulido and Roberto Pulido Property as recorded in volume 11327, page 1797 in Bexar County Texas, and the D & F Moody LTD Property as recorded in volume 7391, page 257 in Bexar County Texas to a point. Said point being the northern most point of the afore mentioned D & F Moody LTD Property and the Northeast corner of the Ernest Coleman Property as recorded in volume 10762, page 616 in Bexar County Texas;

Thence South 15° 28' 38" West 220.11 feet, leaving said point, and traveling with the afore mentioned East line of Ernest Coleman property, and the West line of the D & F Moody LTD property to an Iron Pin (found). Said Pin being the Western corner of the afore mentioned D & F Moody LTD Property, and a point in the eastern line of the Ernest Coleman property;

Thence South 73° 52' 20" West and a distance of 1,800.20 feet leaving said Iron Pin, and crossing the following properties: the afore mentioned Ernest Coleman Property, The DTR San Antonio Property as

recorded in volume 18506, page 1048 in Bexar County Texas, the Moody 10 Property as recorded in volume 15754, page 2265 in Bexar County Texas, the Cow Town Buckboards Property as recorded in volume 14001, page 23 in Bexar County Texas, the Adpoco LLC Property as recorded in volume 9464, page 1721 in Bexar County Texas, the Moody 10 Property as recorded in volume 15754, page 2265 in Bexar County Texas, the C-M Rigsby Holdings Property as recorded in volume 9464, page 30 in Bexar County Texas, to a point in the Eastern Right-of-Way of FM 1516 and the Western Property line of the afore mentioned C-M Rigsby Holdings Property;

Thence of South 73° 52' 20" West a distance of 125.87 feet, crossing over FM 1516, to a point in the Western Right-of-Way of FM 1516 and the Eastern Property line of the Utility Trailer Sales Property as recorded in volume 7942, page 1999 and Plat Book 9531, page 74 in Bexar County Texas;

Thence North 15° 32' 27" East for a distance of 880.94 feet, continuing with said Right-of-Way and the afore mentioned Utility Trailer Sales property, to an Iron Pin found. Said pin being the Southeast corner of lot #12 of the Key largo Subdivision as recorded in Plat Book 9573, page 13 in Bexar County Texas;

Thence North 15° 32' 27" East for a distance of 2,009.42 feet, leaving said Iron Pin and continuing with the FM 1516 Right-of-Way and the Eastern line of the afore mentioned Key Largo Subdivision, and with the Eastern line of the Key Largo Subdivision as recorded in Plat Book 9573, page 14 in Bexar County Texas, the Key Largo Subdivision as recorded in Plat Book 9573, page 15 in Bexar County Texas, and with the Utility Trailer Sales Storage Yard Property as recorded in volume 18649, page 1791 in Bexar County Texas, to an Iron Pin Found in the Western Right-of-Way of FM 1516;

Thence N 15° 58'50" East with a distance of 626.87 feet, leaving said Iron Pin, and continuing with the afore mentioned Utility Trailer Sales Storage Yard, and the FM 1516 Right-of-Way, and along the Muhammad Chaudary Property as recorded in volume 10546, page 807, in Bexar County Texas, and with the Mark Lindig Property as recorded in volume 8465, page 1755 in Bexar County Texas, to a point in the Western Right-of-Way of FM 1516 to the **POINT OF BEGINNING** for this tract and containing 160.26 acres.



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San Antonio, Texas 78216
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www.GarciaWright.com
Survey Firm Reg. No. 10021400

**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE
AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION.

THIS 07th DAY OF January, 2020 A.D.

Raul H. Garcia
RAUL H. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR No. 3255

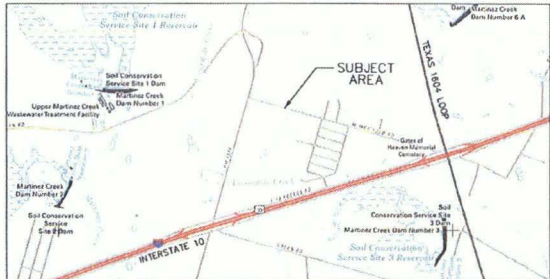
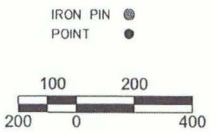


HORIZONTAL AND VERTICAL DATUM

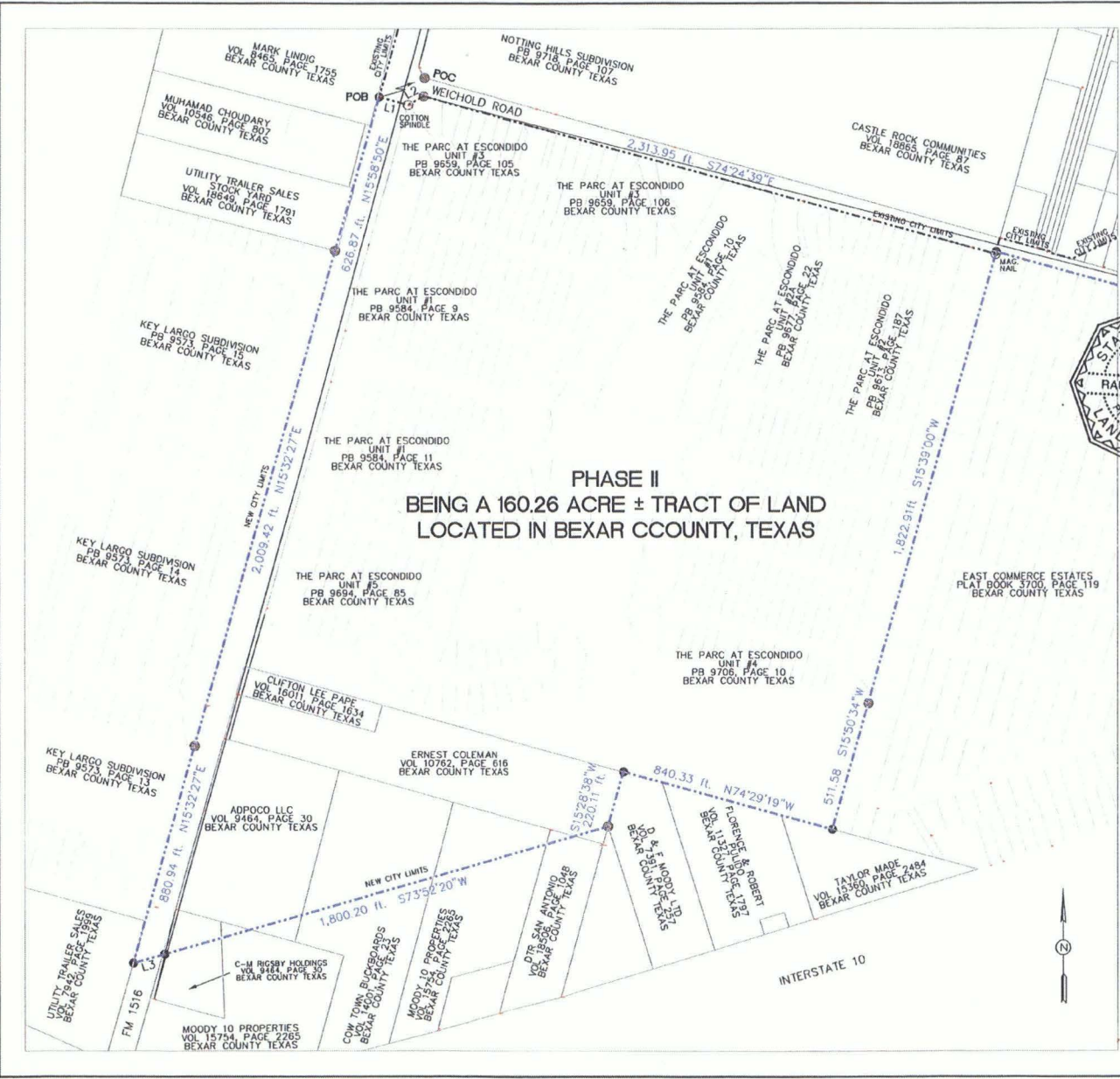
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SOUTH CENTRAL ZONE (4204). COORDINATES
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DISPLAYED COORDINATE VALUES ARE SURFACE
VALUES DERIVED BY MULTIPLYING GRID
COORDINATES BY 1.00017 (SAF: 1.00017).

* THE HORIZONTAL AND VERTICAL CONTROL
COORDINATE VALUES WERE OBTAINED BY GPS
OBSERVATIONS BASED ON LEICA NETWORK.

LINE TABLE	
L1	S 74° 54' 43" E 116.56'
L2	N 60° 38' 23" E 70.89'
L3	S 73° 52' 20" W 125.87'



VICINITY MAP
N.T.S.



Being a 686.82 +/- acre Tract of land to be Annexed to the City of San Antonio from the City of Converse:

Commencing at a Concrete Monument (found) in the Northern Right-of-Way of Seguin Road and the Western Right-of-Way of Walzem Road. Said Concrete Monument being located South $14^{\circ} 06' 27''$ West, 103.92 feet from a Concrete Monument in the Western Right-of-Way of Walzem road, and being an Eastern corner of the Randolph Brooks Credit Union Property as recorded in volume 7260, page 617 in Bexar County Texas, and the **POINT OF BEGINNING**;

Thence North $59^{\circ} 19' 49''$ East, 269.61 feet with the Northern Right-of-Way of Seguin Road and crossing over Walzem Road to a Concrete Monument. Said Concrete Monument being a Southern corner of the Whataburger Property as recorded in volume 8151, page 1346 in Bexar County Texas;

Thence North $59^{\circ} 14' 19''$ East, 66.37 feet continuing along the Northern Right-of-Way of Seguin Rd and the Southern line of the afore mentioned Whataburger property to an Iron Pin (found);

Thence North $59^{\circ} 04' 35''$ East for a distance of 503.71 feet along the southern property line of the Patel and Sons Investments as recorded in volume 7592, page 1980 in Bexar County Texas and the Northern Right-of-Way of Seguin Rd to an Iron Pin (found);

Thence North $59^{\circ} 06' 38''$ East 310.20 feet, continuing with the Seguin Rd Right-of-Way and with the Southern line of the Imprensa Park Subdivision as recorded in Plat Book 9540, page 48 in Bexar County Texas, to an Iron Pin (found) in the Western Right-of-Way of Beech Trail Drive;

Thence North $59^{\circ} 09' 11''$ East 1,302.82 feet along the Southern Lines of the Ventura Plaza Subdivision as recorded in Plat Book 9516, page 119 in Bexar County Texas, and the Ventura Subdivision Unit #5 as recorded in Plat Book 9507, page 20 in Bexar County Texas, to an Iron Pin (found) in the Northern Right-of-Way of Seguin Road. Said Iron Pin also being the Eastern corner of the afore mentioned Ventura Subdivision Unit #5 and the Western corner of the Kirby Church of Christ Property as recorded in volume 6734, page 419 in Bexar County Texas;

Thence along a curve to the right having a Radius of 5,789.65 feet, a Chord Bearing of North $61^{\circ} 48' 13''$ East and Distance of 486.20 feet to a point. Said point being in the Northern Right-of-Way of Seguin Road and the Southern line of the afore mentioned Kirby Church of Christ Property;

Thence North $64^{\circ} 13' 05''$ East a distance of 186.60 feet to an Iron Pin (found) in the Northern Right-of-Way of Seguin Road. Said Iron Pin also being the Eastern corner of the afore mentioned Kirby Church of Christ Property and the West corner of the ALA Subdivision as recorded in Plat Book 9534, page 4 in Bexar County Texas;

Thence North $64^{\circ} 16' 16''$ East 300.12 feet to an Iron Pin (found) in the Northern Right-of-Way of Seguin Road. Said Iron Pin being the Eastern corner of the afore mentioned ALA Subdivision and the Western corner of the Wal-Mart Real Estate Property as recorded in volume 12391, page 1342 in Bexar County Texas;

Thence South $31^{\circ} 23' 04''$ East 120.57 feet to a point in the Southern Right-of-Way of Seguin Road and the Northern Line of the FM 78 Ventura Subdivision as recorded in Plat Book 9560, page 73 in Bexar County Texas;

Thence South $19^{\circ} 04' 39''$ West a distance of 42.54 feet to a point in the Eastern Right-of-Way of Ventura Way and in the Western line of the afore mentioned FM 78 Ventura Subdivision;

Thence South $25^{\circ} 39' 42''$ East 252.12 feet to a Fence Corner. Said Fence Corner being the Southwestern corner of the afore mentioned FM 78 Ventura Subdivision and the Northwest corner of Lot #1 of the Ventura Heights Subdivision, Unit #2 as recorded in Plat Book 9557, page 195 in Bexar County Texas;

Thence North $64^{\circ} 07' 01''$ East 251.26 feet, along the Northern Line of the afore mentioned Ventura Heights Subdivision Unit 2, and the Southern Line of the FM 78 Ventura Subdivision, to an Iron Pin (found). Said Iron Pin being the Northeast corner of the afore mentioned Ventura Heights Subdivision, Unit #2, and a point in the Western Line of the John True Property as recorded in volume 18448, page 987 in Bexar County Texas;

Thence South $24^{\circ} 31' 52''$ East a distance of 677.35 feet to a point in the Eastern line of the afore mentioned Ventura Heights Subdivision, Unit #2, and the Western Line of the Ventura Subdivision, Unit #21 as recorded in Plat Book 9515, page 47 in Bexar County Texas;

Thence South $70^{\circ} 56' 43''$ East a distance of 21.42 feet to a point. Said Point being a Western Corner of the afore mentioned Ventura Subdivision, Unit #21;

Thence North $43^{\circ} 16' 35''$ East a distance of 931.73 feet along the Northern lines of the afore mentioned Ventura Subdivision, Unit 21, the Ventura Subdivision, Unit 16, as recorded in Plat Book 9515, page 119 in Bexar County Texas, and with the Southern Lines of the John True Property as recorded in volume 18448, page 987 in Bexar County Texas, and the TJ Elite Properties LLC as recorded in volume 14979, page 954 in Bexar County Texas;

Thence North $42^{\circ} 31' 11''$ East a distance of 11.69 feet along the Northern Lines of the Ventura Subdivision Unit 21, the Ventura Subdivision Unit #16, and the Southern Lines of the afore mentioned John True Property, and TJ Elite Properties LLC, to an Iron Pin (found);

Thence with the Laundromat Place Subdivision as recorded in Plat Book 9727, page 213 in Bexar County Texas, and in the Northern Line of the afore mentioned Ventura Subdivision Unit #21 for the next 2 calls;

North $29^{\circ} 49' 06''$ East 81.71 feet to an Iron Pin (found)

North $43^{\circ} 06' 22''$ East 176.79 feet to an Iron Pin (found) in the western line of the Whole Life Christian Center Property as recorded in volume 11820, page 1538 in Bexar County Texas;

Thence South $55^{\circ} 31' 43''$ East 446.22 feet along the west line of the Whole Life Christian Center Property, and the East line of the Ventura Subdivision Unit 16 to an Iron Pin (found) in the Southern Right-of-Way of Morning Grove;

Thence North $33^{\circ} 30' 17''$ East 111.36 feet to an Iron Pin (found). Said Iron Pin being located in the Northern Right-of-Way of Morning Grove and the Southern Property line of the afore mentioned Whole Life Christian Center Property;

Thence North $27^{\circ} 39' 05''$ East and a distance of 40.38 ft to a point in the Northern Right-of-Way of Morning Grove. Said point being the Southern line of afore mentioned Whole Life Christian Center Property, and the Northern Right-of-Way of Morning Grove;

Thence North $28^{\circ} 30' 20''$ East a distance of 138.87 feet to a point in the Western Right-of-Way of Crestway Drive and the Southern line of the afore mentioned Whole Life Christian Center Property;

Thence North $36^{\circ} 59' 01''$ East 109.30 feet to a point in the Eastern Right-of-Way of Crestway Drive. Said point also being a Southern Corner of Lot #111 of the Dover Subdivision Unit #9 as recorded in Plat Book 9571, page 128 in Bexar County Texas and in the Northern Right-of-Way of Morning Grove;

Thence along a Curve to the right having a Radius of 800 feet, a Chord Bearing of North $38^{\circ} 48' 19''$ East and a Distance of 102.82 feet to a point. Said Point being a Southeastern corner of the afore mentioned Lot #111;

Thence along a Curve to the Left having a Radius of 11 feet, and a Chord Bearing of North $06^{\circ} 01' 43''$ West and a distance of 19.70 feet to an Iron Pin (found). Said Iron Pin being a Southern corner of Lot #111 and lying in the Southern Right-of-Way of Sierra Springs;

Thence North 57° 25' 00" West a distance of 126.98 feet, along the Southern Right-of-Way of Sierra Springs, and the Northern Lines Of Lot # 111, Lot # 110, and Lot #109 of the afore mentioned Dover Subdivision Unit #9, to a point. Said Point being South 69° 49' 55" East and a distance of 14.48 feet from an Iron Pin (found). Said Iron Pin being the common corner between Lot #108 and Lot #109 in the Dover Subdivision Unit #9;

Thence North 31° 22' 01" East 50.57 feet to an Iron Pin (found) in the Northern Right-of-Way of Sierra Springs. Said Iron Pin also being the common corner of Lot #25 in the Dover Subdivision Unit #9 and Lot #1 in the Dover Subdivision Unit #1 as recorded in Plat Book 9542, page 46 in Bexar County Texas;

Thence North 59° 07' 47" East 639.56 feet with the Northern Line of the afore mentioned Dover Subdivision Unit #1 and the Southern Line of the afore mentioned Dover Subdivision Unit #9, to an Iron Pin (found). Said Iron Pin also being the Common Corner of Lot #12 of the Dover Subdivision Unit #1 and Lot #13 in the Dover Subdivision Unit # 9, and in the Southern Right-of-Way of Seneca Creek;

Thence South 46° 14' 05" East a distance of 12.88 feet with the Northeastern line of the afore mentioned Lot #12 and the Southern Right-of-Way line of Seneca Creek to a point;

Thence South 55° 04' 03" East 85.72 feet, continuing with said Seneca Creek Right-of-Way to a point;

Thence North 29° 26' 34" East 50.00 feet to a point in the Northern Right-of-Way of Seneca Creek and being a point in the Southern line of Lot #78 in the Dover Subdivision Unit #9;

Thence South 60° 33' 26" East 15.75 feet along the Northern Right-of-Way of Seneca Creek to a Iron Pin (found). Said Iron Pin being the Common Corner of the afore mentioned Lot #78 and Lot # 77 in the Dover Subdivision Unit #1;

Thence North 39° 44' 15" East a distance of 141.04 ft along the common line of afore mentioned lot #77 and Lot #78 to a point. Said point being the Northern Corner of afore mentioned Dover Subdivision Unit # 1 and the Southern Line of the afore mentioned Dover Subdivision Unit #1, and a point in the Bluff Estates LTD. property as recorded in volume 17187, page 1092 in Bexar County Texas;

Thence South 50° 15' 23" East 664.95 feet, continuing with the afore mentioned Bluff Estates LTD Property Southern Property Line and the Northern Line of the Dover Subdivision Unit #1, to an Iron Pin (found);

Thence South 51° 56' 58" East 1,570.79 feet, Crossing through the Melanie Marie Hennis Property as recorded in volume 18642, page 1528 in Bexar County Texas, to a point in the Northern line of the Melanie Marie Hennis Property as recorded in volume 7029, page 487 in Bexar County Texas;

Thence South 16° 13' 31" West 869.79 feet to an Iron Pin (found) in the Eastern Line of the Dover Subdivision Unit #5 as recorded in Plat Book 9552, page 178 in Bexar County Texas;

Thence South 74° 34' 29" East a distance of 329.86 feet to an Iron Pin (found) in the Western Right-of-Way of FM 1516. Said iron Pin also being an Eastern corner of the afore mentioned Dover Subdivision Unit #5;

Thence South 21° 50' 14" East 236.04 feet to an Iron Pin (found) in the Western FM 1516 Right-of-Way, the Eastern Line of the Dover Subdivision Unit #5, and a Northern Corner of the Dover Subdivision Unit # 5A as recorded in Plat Book 9554, page 84 in Bexar County Texas;

Thence South 21° 03' 26" East 64.87 feet to a point in the Western Right-of-Way of FM 1516 and the Eastern line of the afore mentioned Dover Subdivision Unit #5A;

Thence South 14° 20' 25" East 44.72 feet to an Iron Pin (found) point in the Western Right-of-Way of FM 1516 and the Eastern line of the afore mentioned Dover Subdivision Unit #5A;

Thence South 13° 30' 22" East a distance of 226.98 feet to an Iron Pin (found) point in the Western Right-of-Way of FM 1516, the Northern Right-of-Way of Crestway Drive, and the Eastern line of the afore mentioned Dover Subdivision Unit #5A;

Thence South 00° 57' 32" West 189.27 feet, crossing Crestway Drive to a Point In the Southern Right-of-Way of Crestway Dr and the Eastern Line of the Dover Subdivision Unit #6 as recorded in Plat Book 9555, page 123 in Bexar County Texas;

Thence with a curve to the Right having a Radius of 913.75 feet, a Chord Bearing of South 11° 53' 23" West, and a Chord Distance of 128.33 feet to a point in the Western Right-of-Way of FM 1516 and the Eastern Line of the afore mentioned Dover Subdivision Unit #6;

Thence South 15° 27' 54" West 1,203.39 feet with the Eastern Lines of the afore mentioned Dover Subdivision Unit #6, the Dover Subdivision Unit #7 as recorded in Plat Book 9557, page 196 in Bexar County Texas, and with the Dover Subdivision Unit #8 as recorded in Plat Book 9565, page 186 in Bexar County Texas, to an Iron Pin (found);

Thence South 15° 27' 54" West 21.40 feet to a point. Said Point being a Southern Corner of the afore mentioned Dover Subdivision Unit #8, and a northern corner of the Starlite Homes Texas LLC property as recorded in volume 18684, page 1831 in Bexar County Texas;

Thence South 14° 37' 30" West 964.46 feet along the Western Right-of-Way of FM 1516 and the Eastern line of the afore mentioned Starlite Homes Texas LLC Property to a Point;

Thence South 15° 22' 25" West for a distance of 1,985.22 feet, passing the Eastern Lines of the Beatrice Trimble Property as recorded in volume 9416, page 1345 in Bexar County Texas and the Larry and Melvina Schuster Property as recorded in volume 7624, page 149 in Bexar County Texas, to an Iron Pin (found). Said Iron Pin being a Southern corner of the BE Corner JV Property as recorded in volume 12320, page 2304 in Bexar County Texas;

Thence South 09° 46' 55" West 115.49 feet to an Iron Pin (found) in the Northern Right-of-Way of FM 1516, and the Southern line of the afore mentioned BE Corner JV Property;

Thence South 15° 38' 09" West a distance of 371.70 feet to an Iron Pin (found) in the Western Right-of-Way of FM 1516;

Thence South 38° 41' 23" West 513.76 feet, leaving said FM 1516 Right-of-Way, and along the Binz-Engleman Road Right-of-Way to an Iron Pin (found). Said Iron Pin being a Southern corner of the BE Corner JV Property as recorded in volume 12320, page 2304 in Bexar County Texas;

Thence North 55° 26' 41" West 93.84 feet, leaving the Binz-Engleman Right-of-Way and along the western line of the afore mentioned BB Corner JV property to an Iron Pin (found);

Thence North 48° 04' 04" West 127.45 feet to an Iron Pin (found) in the Northern line of the afore mentioned BE Corner JV property and a Southern corner of the BE Corner JV Property as recorded in volume 13512, page 42 in Bexar County Texas;

Thence North 00° 27' 51" West 601.00 feet to a point in the Southern line of the BE Corner JV Property;

Thence North 46° 23' 08" East 83.37 feet to a point in the Western Right-of-Way for the proposed Walzem Road Addition;

Thence North 43° 36' 35" West 3,481.67 feet along the proposed western line of the Walzem Road Right-of-Way and the Eastern line of the 304 Liberty JV Property as recorded in volume 18684, page 1831 in Bexar County Texas, to a point;

Thence on a curve to the left having a Radius of 1,940 feet, a Chord Bearing of North 56° 41' 15" West and a Chord Distance of 1,019.45 feet to a point along the Walzem Road Proposed Right-of-Way. Said Point also being a Southern corner of the Kendall Brook Subdivision Unit #1b as recorded in Plat Book 20001, page 954 in Bexar County Texas;

Thence on a Curve to the Left with a Radius of 1,940 feet, Chord Bearing of North 73° 58' 13" West and a Chord Distance of 126.62 feet to an Iron Pin (found). Said Iron Pin being in the Southern Right-of-Way of Walzem Road and the Northern line of the afore mentioned Kendall Brook Subdivision Unit #1B;

Thence North 77° 16' 05" West 126.77 feet along the Northern Line of the afore mentioned Kendall Brook Subdivision Unit 1B and the Southern Line of Walzem Road Right-of-Way to an Iron Pin (found). Said Iron Pin also being in the Eastern Right-of-Way of Kendall Cove;

Thence North 77° 46' 03" West 109.96 feet to an Iron Pin (found) in the Western Right-of-Way of Kendall Cove, the Southern Right-of-Way of Walzem Road, and the Northern Line of the afore mentioned Kendall Brook Subdivision Unit 1B;

Thence North 77° 48' 53" West 464.71 feet along the Northern line of said Kendall Brook Subdivision Unit 1B to an Iron Pin (found) in the Southern Right-of-Way of Walzem Road;

Thence North 77° 04' 31" West 171.58 feet to an Iron Pin (found). Said Iron Pin being a Western Corner of the Kendall Brook Subdivision 1B and the Walzem Rd Right-of-Way;

Thence on a Curve to the Right having a radius of 2,026 feet, a Chord Bearing of North 60° 18' 26" West and a Chord Distance of 1,438.05 feet, along the Southern Right-of-Way of Walzem Road, the Northern Lines of the Ventura Subdivision Unit #27 as recorded in Plat Book 9543, page 73 in Bexar County Texas, and the Ventura Subdivision Unit #27 as recorded in Plat Book 9536, page 201 in Bexar County Texas, to a point. Said point being a Northern corner of the afore mentioned Ventura Subdivision #25, and a Southern corner of the Albertson's Subdivision as recorded in Plat Book 9534, page 86 in Bexar County Texas;

Thence on a curve to the right having a Radius of 2,026 feet, a Chord Bearing of North 35° 16' 50" West and a Chord Distance of 329.90 feet along the Eastern line of the afore mentioned Albertson's Subdivision and the Western Right-of-Way of Walzem Road to a point;

Thence North 30° 41' 13" West 371.14 feet to an Iron Pin (found) in the Western Right-of-Way of Walzem Road, and a Northern Point in the afore mentioned Albertson's Subdivision, and a Southern Corner of the Lehigh Gas Wholesale Property as recorded in volume 19017, page 674 in Bexar County Texas;

Thence North 30° 44' 50" West 154.81 feet along the Eastern line of the afore mentioned Lehigh Gas Wholesale Property to an Iron Pin (found) in the Walzem Road Western Right-of-Way;

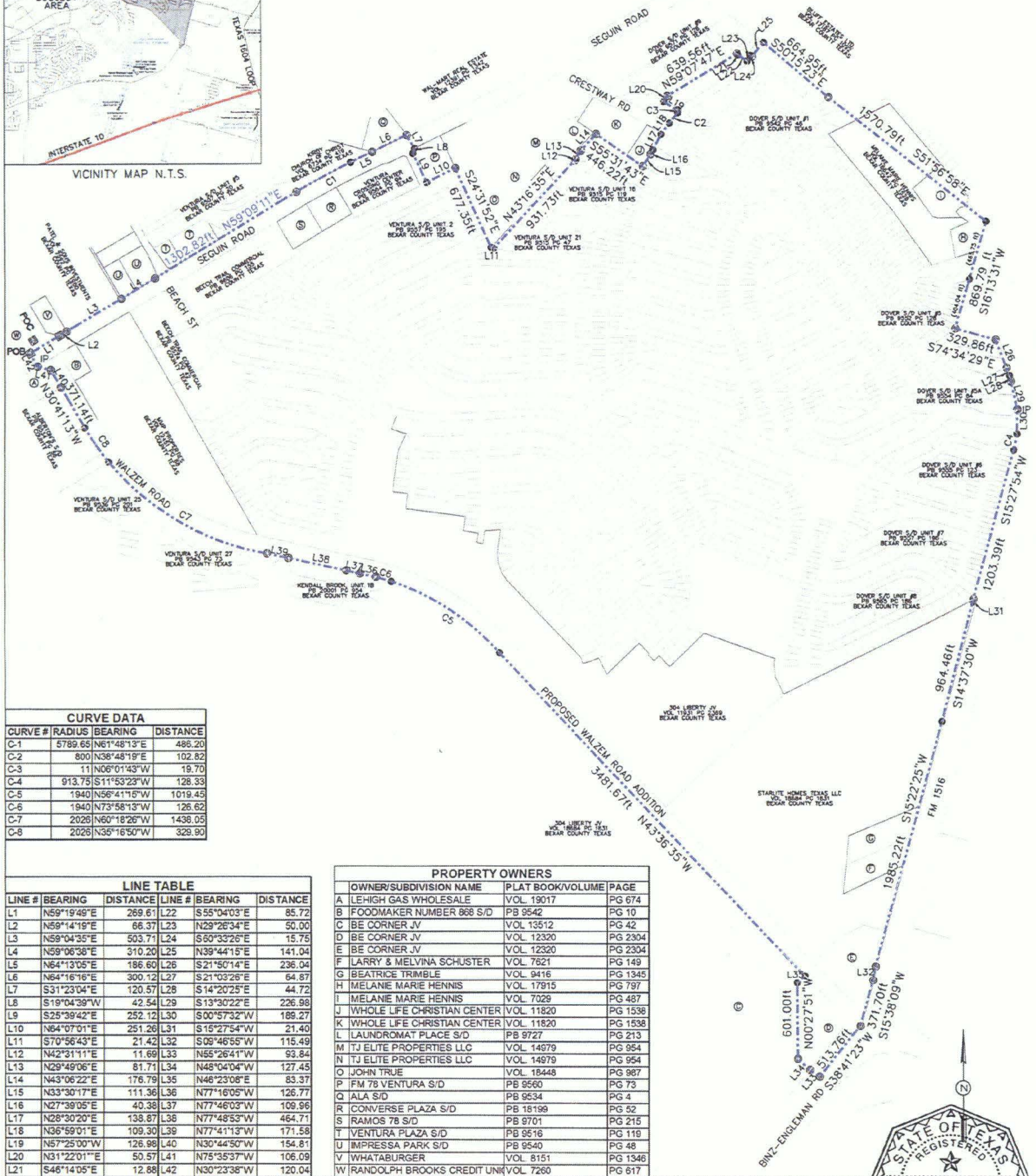
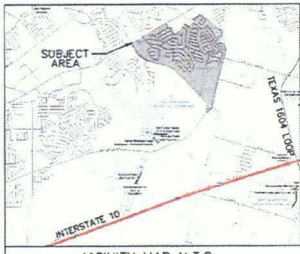
Thence North 75° 35' 37" West 106.09 feet to an Iron Pin (found) in the Southern Right-of-Way of Seguin Road and in the northern line of the afore mentioned Lehigh Gas Wholesale Property;

Thence North 30° 23' 38" West 120.04 feet, leaving the Seguin Road Southern Right-of-Way and the afore mentioned Lehigh Gas Wholesale Property, crossing Seguin Road, to the **POINT OF BEGINNING** for this tract and containing 686.82 +/- Acres of Land more or less



RHG
1/8/20

BEING A 686.82 ACRES ± TRACT OF LAND
LOCATED IN BEXAR COUNTY, TEXAS



CURVE DATA

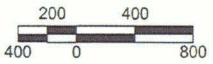
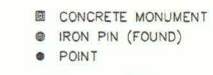
CURVE #	RADIUS	BEARING	DISTANCE
C-1	5789.65	N61°48'13"E	486.20
C-2	800	N36°48'19"E	102.82
C-3	11	N06°01'43"W	19.70
C-4	913.75	S11°53'23"W	128.33
C-5	1940	N56°41'15"W	1019.43
C-6	1940	N73°58'33"W	126.62
C-7	2028	N60°18'26"W	1438.05
C-8	2028	N35°16'50"W	328.90

LINE TABLE

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N59°19'49"E	269.61	L22	S55°04'03"E	85.72
L2	N59°14'19"E	66.37	L23	N29°26'34"E	50.00
L3	N59°04'35"E	503.71	L24	S60°33'26"E	15.75
L4	N59°06'38"E	310.20	L25	N39°44'15"E	141.04
L5	N64°13'05"E	186.60	L26	S21°50'14"E	236.04
L6	N64°16'16"E	300.12	L27	S21°03'26"E	64.87
L7	S31°23'04"E	120.57	L28	S14°20'25"E	44.72
L8	S19°04'39"W	42.54	L29	S13°30'22"E	226.98
L9	S28°38'42"E	252.12	L30	S00°57'32"W	189.27
L10	N64°07'01"E	251.26	L31	S18°27'54"W	21.40
L11	S70°58'43"E	21.42	L32	S09°46'55"W	116.49
L12	N42°31'11"E	11.69	L33	N55°26'41"W	93.84
L13	N29°49'06"E	81.71	L34	N48°04'04"W	127.45
L14	N43°06'22"E	176.79	L35	N46°23'08"E	83.37
L15	N33°30'17"E	111.36	L36	N77°16'05"W	126.77
L16	N27°39'05"E	40.38	L37	N77°46'03"W	109.96
L17	N28°30'20"E	138.87	L38	N77°48'53"W	464.71
L18	N36°59'01"E	109.30	L39	N77°41'13"W	171.58
L19	N57°29'00"W	126.98	L40	N30°44'50"W	154.81
L20	N31°22'01"E	50.57	L41	N75°35'37"W	106.09
L21	S46°14'05"E	12.88	L42	N30°23'36"W	120.04

PROPERTY OWNERS

OWNER/SUBDIVISION NAME	PLAT BOOK/VOLUME	PAGE
A LEHIGH GAS WHOLESALE	VOL. 19017	PG 674
B FOODMAKER NUMBER 868 S/D	PB 9542	PG 10
C BE CORNER JV	VOL. 13512	PG 42
D BE CORNER JV	VOL. 12320	PG 2304
E BE CORNER JV	VOL. 12320	PG 2304
F LARRY & MELVINA SCHUSTER	VOL. 7821	PG 149
G BEATRICE TRIMBLE	VOL. 3416	PG 1345
H MELANIE MARIE HENNIS	VOL. 17915	PG 197
I MELANIE MARIE HENNIS	VOL. 7029	PG 487
J WHOLE LIFE CHRISTIAN CENTER	VOL. 11820	PG 1538
K WHOLE LIFE CHRISTIAN CENTER	VOL. 11820	PG 1538
L LAUNDROMAT PLACE S/D	PB 9727	PG 213
M TJ ELITE PROPERTIES LLC	VOL. 14979	PG 954
N TJ ELITE PROPERTIES LLC	VOL. 14979	PG 954
O JOHN TRUE	VOL. 18448	PG 987
P FM 78 VENTURA S/D	PB 9500	PG 73
Q ALA S/D	PB 9534	PG 4
R CONVERSE PLAZA S/D	PB 18199	PG 52
S RAMOS 78 S/D	PB 9701	PG 215
T VENTURA PLAZA S/D	PB 9516	PG 116
U IMPRESSA PARK S/D	PB 9540	PG 48
V WHATABURGER	VOL. 8151	PG 1348
W RANDOLPH BROOKS CREDIT UNIV	VOL. 7260	PG 617



HORIZONTAL AND VERTICAL DATUM

* BEARINGS ARE BASED ON NAD83 (GCRS), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). COORDINATES AND DISTANCES ARE IN U.S. SURVEY FEET. DISPLAYED COORDINATE VALUES ARE SURFACE VALUES DERIVED BY MULTIPLYING GRID COORDINATES BY 1.00017 (GDA, 1.00017).

* THE HORIZONTAL AND VERTICAL CONTROL COORDINATE VALUES WERE OBTAINED BY GPS OBSERVATIONS BASED ON LEICA NETWORK.



**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 8th DAY OF January, 2020 A.D.

Raul H. Garcia

RAUL H. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR No. 3255

GW GARCIA & WRIGHT
CONSULTING ENGINEERS, INC.
Engineering Firm Reg. No. F-1802

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