

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES B. GRIFFIN
JAMES MCKNIGHT
NINA PRADO

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
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2015 MAY - 1 PM 2:02

CITY OF SAN ANTONIO
CITY CLERK

May 1, 2015

City of San Antonio
Office of the City Clerk
City Hall, 2nd Floor
100 Military Plaza
San Antonio, Texas 78205

VIA Hand Delivery

Nina Nixon-Mendez
Planning Administrator
Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78204

VIA Hand Delivery

RE: Request for Voluntary Annexation in accordance with the City Charter of the City of San Antonio ("City") and Chapter 43 of the Texas Local Government Code, Particularly Section 43.028, for Property Located at 5710 E. Evans Road (approximately 36.123 acres), in the City of San Antonio, Bexar County, Texas ("Subject Property"); *Our File No. 9583.003.*

To Whom It May Concern:

On behalf of the owner, Fair Oaks Mosaic TBY, LLC ("Owner"), we are respectfully submitting a voluntary annexation petition to the City for the full purpose annexation of the Subject Property¹ in accordance with all local and state regulations. Please find enclosed the City-required materials for voluntary annexation which include (and labeled with its corresponding number):

1. A petition signed by the Owner of the Subject Property requesting voluntary annexation and reciting and affirming all required statements;
2. Exhibit "A" and Exhibit "B" as described in the petition;
3. Documentation of signatory authorization;

¹ Please note that the Subject Property is now approximately 36.123 acres, as indicated on the metes and bounds description attached hereto. The Bexar County appraisal information has not yet been updated to reflect the recent conveyance of 1.205 acres. The property deeds attached included both the deed for the Subject Property and the conveyance deed for the 1.205 acres.

4. Two copies of a current signed and sealed boundary description in the form of metes and bounds of the total voluntary annexation area prepared by a licensed engineer or surveyor;
5. Two copies of a current signed and sealed 8 ½ x 11 Exhibit/Survey Map;
6. Current Bexar County Appraisal District property information; and
7. Property deed information

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this annexation request.

Thank you,

BROWN & ORTIZ, P.C.

A handwritten signature in black ink, appearing to be 'D. Ortiz', written over a horizontal line.

BY: _____
Daniel Ortiz

Enclosures: As Stated

PETITION FOR VOLUNTARY ANNEXATION

TO THE CITY OF SAN ANTONIO

PURSUANT TO SECTION 43.028 OF THE TEXAS LOCAL GOVERNMENT CODE

The undersigned, being the owner (hereinafter, the "Owner") in fee simple of approximately 36.123 acres of property described in Exhibit "A" by metes and bounds and further illustrated by a survey map, attached hereto and incorporated herein for all purposes (hereinafter, the "Property"), does, by its signature below, hereby petition the City of San Antonio ("City") for the full purpose annexation of the Property into the corporate city limits of the City of San Antonio, in accordance with the provisions of the City Charter of the City of San Antonio and Chapter 43 of the Texas Local Government Code.

Specifically, Owner requests the full purpose annexation of the Property pursuant to Section 43.028 of the Texas Local Government Code, whereby the City has the authority to annex a sparsely occupied area on petition of area landowners. Furthermore, the Property meets the statutory pre-requisites for full purpose annexation by the City as it (1) is within the City's extraterritorial jurisdiction; (2) is adjacent and contiguous to the City's corporate limits; (3) is one-half mile or less in width; and (4) is vacant and without residents or on which fewer than three qualified voters reside. If the Property is determined to qualify for agricultural or wildlife management use or timber land, pursuant to Section 43.035 of the Texas Local Government Code, the Owner waives the requirement of the City to offer a development agreement or, otherwise, declines to make an agreement with the City in accordance with Section 43.035, but only in conjunction with the City's effective (voluntary) annexation of the Property. In compliance with City requirements, the Owner, by its signature below, also agrees to waive the time limit described in Section 43.028(d) of the Texas Local Government Code. Finally, this Petition, as required under Section 43.028(c) of the Code, is acknowledged below in the manner required for deeds by each person having an interest in the Property.

Currently, the Property is primarily undeveloped. The Owner would like to develop the Property with an adjacent tract (located within the City's corporate limits) for residential uses (*see Exhibit "B"*). The overall planned unit development will consist of a gated community of approximately 185 single-family units with a density of approximately four (4) units per acre. The approximate value of each unit will be \$350,000.00. The development may also include, by may not be limited to, an amenity center, open space areas, greenbelt views, and a water quality pond on site. The streets and drainage system will be maintained by the Homeowner's Association for this development. Additionally, the proposed utility purveyors are San Antonio Water System and CPS Energy. The anticipated start date for the development is July 2015, with occupancy beginning in October 2016. Therefore, in order for the overall development to be cohesive and provide the same City services and benefits to its future residents, the Owner is requesting the full purpose annexation of the Property into the City's corporate limits. The Owner also requests (but such request is not meant in any way to make this petition for annexation in any way contingent or conditional, such petition being unconditional and absolute) that, upon annexation (and concurrently therewith), the City provides zoning for the Property consistent with its intended land use: "R-6 PUD AHOD ERZD" (Residential Single-Family, Planned Unit Development, Airport Hazard Overlay District, Edwards Aquifer Recharge Zone).

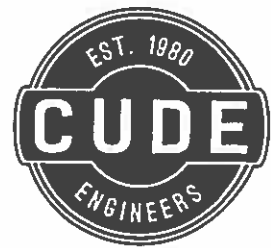
Owner requests that City confirm its receipt of this Petition by its acknowledgment below and that any correspondence regarding this Petition be forwarded to Owner at the addresses noted below:



EXHIBIT A

**Property Description
(metes and bounds and survey maps)**





**PROPERTY DESCRIPTION
OF**

A 36.123 acre tract of land out of the James Hamilton Survey No. 90, Abstract No. 344, County Block 4915 and the S.A. & M.G.R.R. CO. Survey No. 97, Abstract No. 720, County Block 4917, Bexar County, Texas, and being out of that same 37.508 acre tract described in a Warranty Deed dated September 23, 2014 to Fair Oaks Mosaic TBY, LLC, recorded in Volume 16887, Page 2038, Official Public Records of Real Property of Bexar County, Texas; said 36.123 acre tract being more particularly described as follows:

COMMENCING for reference: At a ½" iron rod found on the west right-of-way line of Evans Road, a 90-foot wide right-of-way, being the northeast corner of said 37.508 acre tract, the northeast corner of a 0.227 of an acre Easement Agreement dated November 24, 2010 to American Tower Management, LLC, recorded in Volume 14808, Page 544, Official Public Records of Real Property of Bexar County, Texas, and the southeast corner of a 2 acre tract described in a Warranty Deed with Vendor's Lien dated February 26, 1979 to Carl J. Kotara and wife, Joan B. Kotara, recorded in Volume 1462, Page 743, Official Public Records of Real Property of Bexar County, Texas;

Thence: S21°41'17"E, with the west right-of-way line of Evans Road and the east line of said 37.508 acre tract, a distance of 237.79 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

Thence: S21°41'17"E, continuing with the west right-of-way line of Evans Road and the east line of said 37.508 acre tract, a distance of 992.84 feet to a ½" iron rod found, being the northeast corner of a 0.363 of an acre tract described in a Quitclaim Deed dated March 10, 2014 to Don Koble Kyser, recorded in Volume 16581, Page 2409, Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from said point, a ½" iron rod found, being the southeast corner of said 0.363 of an acre tract and the northeast corner of a 43.639 acre tract described in an Executor's Deed dated August 9, 2001 to Don K. Kyser, recorded in Volume 9015, Page 1460, Official Public Records of Real Property of Bexar County, Texas, bears S21°58'08"E, 97.14 feet;

Thence: S66°53'05"W, with the north line of said 0.363 acre tract, a distance of 327.85 feet to a ½" iron rod found, being the west corner of said 0.363 of an acre tract and a corner of said 43.639 acre tract, for an interior corner of the herein described tract;

Thence: With the west and north lines of said 43.639 acre tract, the following six (6) courses:

S20°26'53"E, a distance of 58.30 feet to a ½" iron rod found for a corner of the herein described tract;

S58°24'41"W, a distance of 78.60 feet to a ½" iron rod found for an interior corner of the herein described tract;

S35°46'17"E, a distance of 75.72 feet to a ½" iron rod found for an angle point;

S32°35'21"E, a distance of 146.19 feet to a ½" iron rod found for an angle point;

S14°50'38"E, a distance of 35.07 feet to a ½" iron rod found for a corner of the herein described tract;

S67°37'45"W, a distance of 702.26 feet to a MAG nail found, being the most westerly northwest corner of said 43.639 acre tract and a corner of a 495.392 acre tract described in a Quitclaim Deed dated April 11, 2008 to Electron Acquisitions, LLC, recorded in Volume 13447, Page 927, Official Public Records of Real Property of Bexar County, Texas, for the south corner of the herein described tract;

Thence: With the east line of said 495.392 acre tract, the following four (4) courses:

N55°11'01"W, a distance of 893.26 feet to a ½" iron rod found for an angle point;

N11°26'48"W, a distance of 541.75 feet to a ½" iron rod with orange plastic cap stamped "RPLS 4020" found, being an interior corner of said 495.392 acre tract, for the most westerly northwest corner of the herein described tract;

N81°35'56"E, a distance of 1074.45 feet to a 2" steel fence corner post found, being a corner of said 495.392 acre tract, for an interior corner of the herein described tract;

N21°04'03"W, a distance of 376.55 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set for the most northerly northwest corner of the herein described tract, from said point, a ½" iron rod found, being the most northerly northwest corner of said 37.508 acre tract and the southwest corner of said 2 acre tract, bears N21°04'03"W, 100.79 feet;

Thence: Easterly, across said 37.508 acre tract, the following seven (7) courses:

16.32 feet along the arc of a curve concave to the northwest having a radius of 260.00 feet, a central angle of 03°35'50", and a chord bearing and distance of N61°30'43"E, 16.32 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

N59°42'48"E, a distance of 72.57 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

82.59 feet along the arc of a curve concave to the south having a radius of 140.00 feet, a central angle of 33°48'03", and a chord bearing and distance of N76°36'50"E, 81.40 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

S86°29'09"E, a distance of 60.68 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

114.04 feet along the arc of a curve concave to the north having a radius of 260.00 feet, a central angle of 25°07'54", and a chord bearing and distance of N80°56'54"E, 113.13 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

N68°22'57"E, a distance of 54.86 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

39.24 feet along the arc of a curve concave to the south having a radius of 25.00 feet, a central angle of 89°55'46", and a chord bearing and distance of S66°39'10"E, 35.33 feet to the POINT OF BEGINNING, and containing 36.123 acres of land.

Note: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Job No. 02902.000
Date: April 30, 2015
GL



Gregorio Lopez, Jr. 4/30/15



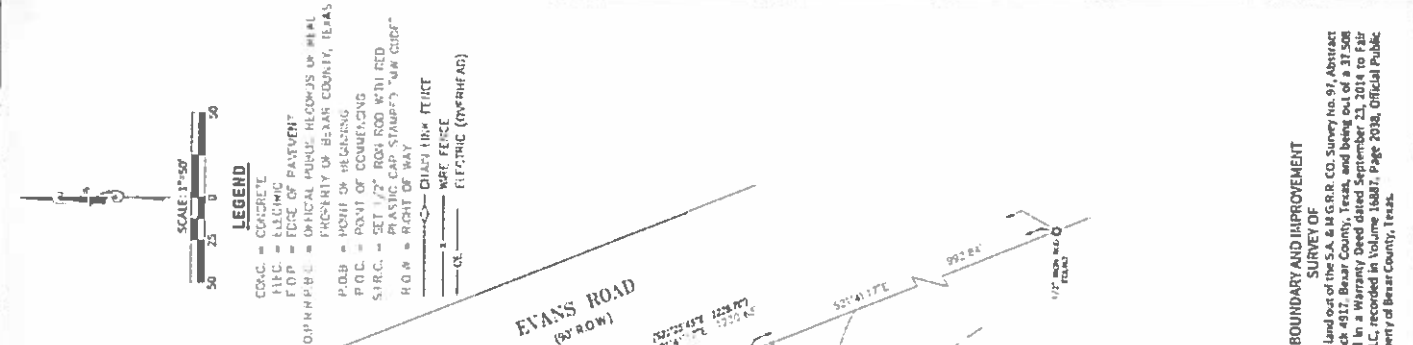
4323 Pined Hill Road, Suite 101
San Antonio, Texas 78233
P: 210-641-7961 F: 210-593-7172

BOUNDARY AND IMPROVEMENT SURVEY OF 1.205 ACRES OF LAND BEAR COUNTY, TEXAS

DATE: APRIL 1, 2015
PROJECT NO.: 02902.000
DRAWN BY: J.G.R.
CHECKED BY: G.L.

CUDE ENGINEERS
TYPE NO. 433

OF



SCALE: 1"=50'

- LEGEND**
- CONC. = CONCRETE
 - HTC = ELECTRIC
 - FOP = EDGE OF PAVEMENT
 - OPN.P.P.B.C. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - S.I.R.C. = SET 1/2" RED ROUND IRON ROD
 - R.O.W. = RIGHT OF WAY
 - = DUAL IRON PILE (TIE)
 - = IRON PILE (TYPHEAD)

"Save & Except" Tract
MELVIN W. SCHWAB
TRACT TWO (301.276 ACRES)
VOL.14526, PG.1451, O.P.R.P.B.C.

SURVEY NO. 97
CARL J. KOTARA AND WIFE,
JOAN B. KOTARA
17 ACRES
VOL.1462, PG.143, O.P.R.P.B.C.

SURVEY NO. 720
ABSTRACT NO. 4917

COUNTY BLOCK A917

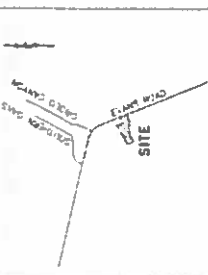
1.205 ACRES
VACANT
(BY BEARING)

EVANS ROAD (BY ROW)

FAIR OAKS HOUSAC TRV, LLC
REMAINING PORTION
(17.508 ACRES)
VOL.18887, PG.208, O.P.R.P.B.C.

ELECTRON ACQUISITIONS, LLC
(495.392 ACRES)
VOL.13447, PG.927, O.P.R.P.B.C.

CJ	DELTA	INDUS	LENDI	MARIG	ORND
C1	8755'4"	25'00"	31'24"	48'19'10"	15'11"
C2	28'77'24"	2'3'10"	14'0"	58'6'25'34"	13'12"
C3	13'14'8'23"	1'3'39"	82'30"	8'9'25'50"	8'19"
C4	6'24'2'20"	1'40'16"	16'17"	54'120'41'6"	16'12"



LOCATION MAP
NOT TO SCALE

NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4254), NAD 83 (9).
2. SETBACKS PER ZONING MAY VARY.
3. THE SURVEYOR HAS RELIED ON THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. NCS-72082-SHANT, EFFECTIVE DATE OF APRIL 6, 2015, AND HAS NOT BEEN ADVISED OF ANY OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY.

EXCEPTIONS:

AS LISTED PER SCHEDULE B OF THE ABOVE REFERENCED TITLE REPORT.

10. (I) UNDEVELOPED INTEREST IN OIL, GAS AND OTHER HYDROCARBONS, VOLUME 2111, PAGE 803, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, DOES NOT APPLY TO THE SUBJECT PROPERTY.
11. (I) TERMS, CONDITIONS AND STIPULATIONS OF JUST EDWARDS ACQUITE AUTHORITY WATER RIGHTS, CLERK FILE NO. 200802184A, VOLUME 201002187, PAGE 423, WATER RECORDS OF BEAR COUNTY, TEXAS, DOES NOT APPLY TO THE SUBJECT PROPERTY.

REFERENCE:

1. 37.508 ACRE WARRANTY DEED, VOLUME 18887, PAGE 208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

FOR THE OAK HOUSAC TRV, LLC, Florida Bank Leasing, Inc., a Florida corporation, SU CAR LEAS, Inc. and First American Title Insurance Company

I hereby certify that this survey represents facts disclosed by an on the ground survey made under my supervision, that except as shown above there is no evidence of apparent encroachments, intrusions, or violations of improvements on adjoining property, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifics for a Category 1A, Cond Con Land Title Survey.

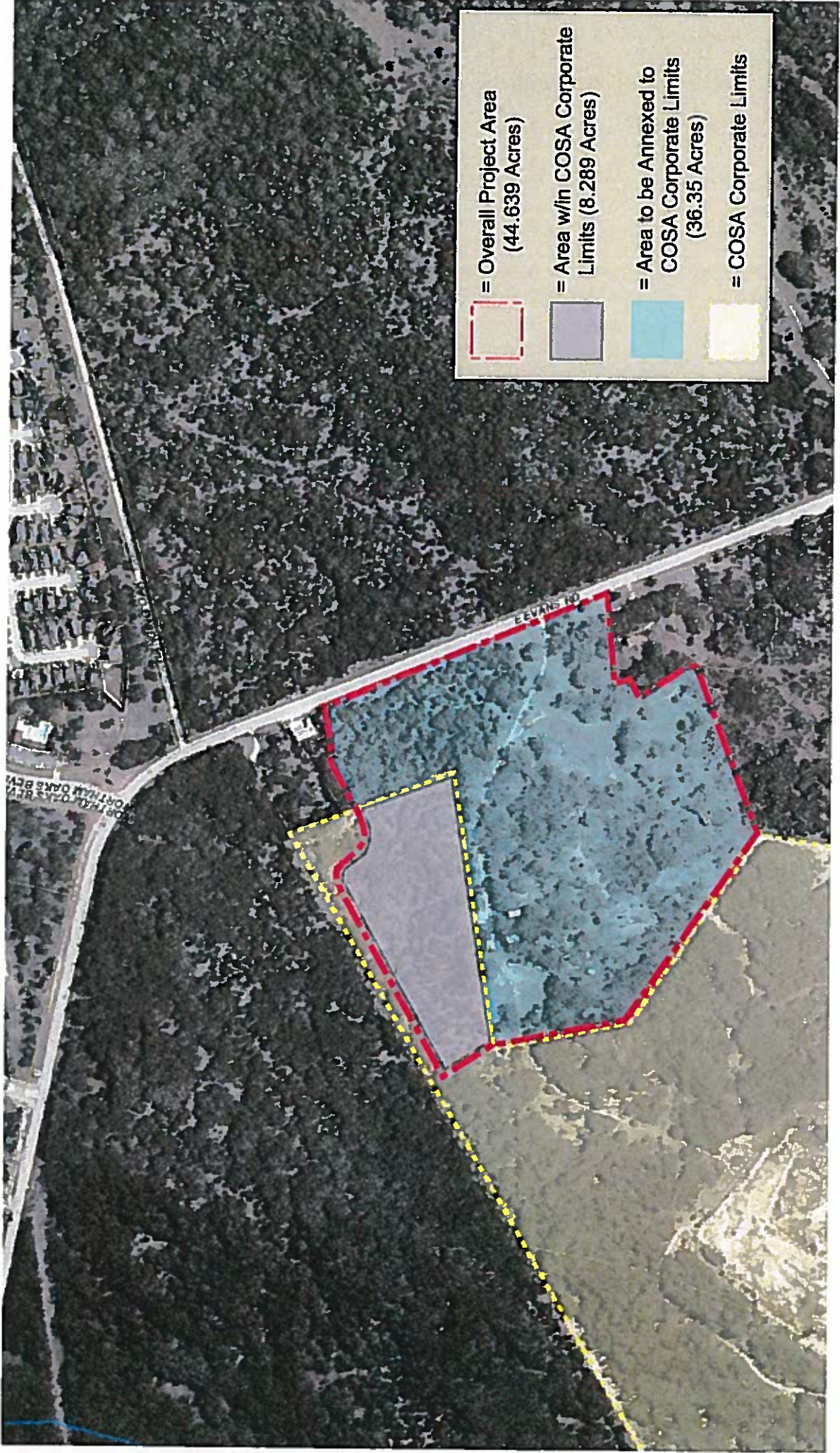
[Signature]
Gregory L. Rife, Jr., Registered Professional Land Surveyor
No. 5177 State of Texas





4/1/15

BOUNDARY AND IMPROVEMENT SURVEY OF 1.205 ACRES TRACT OF LAND OUT OF THE S.A. & M.G.R.R. CO. SURVEY NO. 97, ABSTRACT NO. 720, COUNTY BLOCK 4917, BEAR COUNTY, TEXAS, AND BEING OUT OF A 31.508 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED SEPTEMBER 21, 2014 TO FAIR OAKS HOUSAC TRV, LLC, RECORDED IN VOLUME 18887, PAGE 208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

EXHIBIT B

Overall Property/Development Illustration



	= Overall Project Area (44.639 Acres)
	= Area w/in COSA Corporate Limits (8.289 Acres)
	= Area to be Annexed to COSA Corporate Limits (36.35 Acres)
	= COSA Corporate Limits

TEXAS SECRETARY of STATE
CARLOS CASCOS

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 801897325 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: December 12, 2013 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32052675181 **FEIN:**
Duration: Perpetual
Name: Fair Oaks Mosaic TBY, LLC
Address: 1802 NW MILITARY HWY STE 100
 CASTLE HILLS, TX 78213 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Last Update	Name	Title	Address		
October 15, 2014	THOMAS BLAKE YANTIS	MANAGER	706 DESERT BLUFF SAN ANTONIO, TX 78258 USA		
October 15, 2014	THOMAS BLAKE YANTIS	DIRECTOR	706 DESERT BLUFF SAN ANTONIO, TX 78258 USA		
October 15, 2014	THOMAS G YANTIS	MANAGER	14 DEZAVALA PL SAN ANTONIO, TX 78231 USA		
October 15, 2014	THOMAS G YANTIS	DIRECTOR	14 DEZAVALA PL SAN ANTONIO, TX 78231 USA		

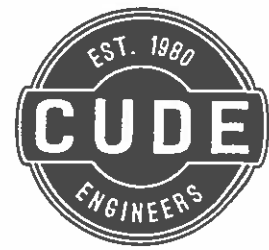
[Order](#)

[Return to Search](#)

Instructions:

- To place an order for additional information about a filing press the 'Order' button.





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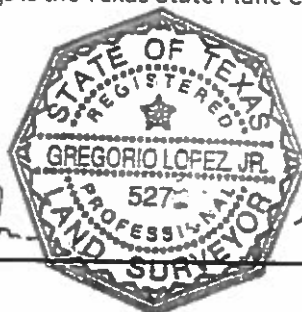
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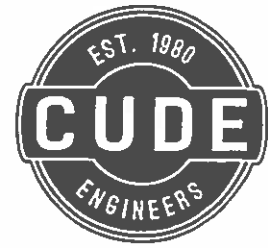
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Job No. 02902.000
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COMMENCING for reference: At a ½" iron rod found on the west right-of-way line of Evans Road, a 90-foot wide right-of-way, being the northeast corner of said 37.508 acre tract, the northeast corner of a 0.227 of an acre Easement Agreement dated November 24, 2010 to American Tower Management, LLC, recorded in Volume 14808, Page 544, Official Public Records of Real Property of Bexar County, Texas, and the southeast corner of a 2 acre tract described in a Warranty Deed with Vendor's Lien dated February 26, 1979 to Carl J. Kotara and wife, Joan B. Kotara, recorded in Volume 1462, Page 743, Official Public Records of Real Property of Bexar County, Texas;

Thence: S21°41'17"E, with the west right-of-way line of Evans Road and the east line of said 37.508 acre tract, a distance of 237.79 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

Thence: S21°41'17"E, continuing with the west right-of-way line of Evans Road and the east line of said 37.508 acre tract, a distance of 992.84 feet to a ½" iron rod found, being the northeast corner of a 0.363 of an acre tract described in a Quitclaim Deed dated March 10, 2014 to Don Koble Kyser, recorded in Volume 16581, Page 2409, Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from said point, a ½" iron rod found, being the southeast corner of said 0.363 of an acre tract and the northeast corner of a 43.639 acre tract described in an Executor's Deed dated August 9, 2001 to Don K. Kyser, recorded in Volume 9015, Page 1460, Official Public Records of Real Property of Bexar County, Texas, bears S21°58'08"E, 97.14 feet;

Thence: S66°53'05"W, with the north line of said 0.363 acre tract, a distance of 327.85 feet to a ½" iron rod found, being the west corner of said 0.363 of an acre tract and a corner of said 43.639 acre tract, for an interior corner of the herein described tract;

Thence: With the west and north lines of said 43.639 acre tract, the following six (6) courses:

S20°26'53"E, a distance of 58.30 feet to a ½" iron rod found for a corner of the herein described tract;

S58°24'41"W, a distance of 78.60 feet to a ½" iron rod found for an interior corner of the herein described tract;

S35°46'17"E, a distance of 75.72 feet to a ½" iron rod found for an angle point;

S32°35'21"E, a distance of 146.19 feet to a ½" iron rod found for an angle point;

S14°50'38"E, a distance of 35.07 feet to a ½" iron rod found for a corner of the herein described tract;

S67°37'45"W, a distance of 702.26 feet to a MAG nail found, being the most westerly northwest corner of said 43.639 acre tract and a corner of a 495.392 acre tract described in a Quitclaim Deed dated April 11, 2008 to Electron Acquisitions, LLC, recorded in Volume 13447, Page 927, Official Public Records of Real Property of Bexar County, Texas, for the south corner of the herein described tract;

Thence: With the east line of said 495.392 acre tract, the following four (4) courses:

N55°11'01"W, a distance of 893.26 feet to a 1/2" iron rod found for an angle point;

N11°26'48"W, a distance of 541.75 feet to a 1/2" iron rod with orange plastic cap stamped "RPLS 4020" found, being an interior corner of said 495.392 acre tract, for the most westerly northwest corner of the herein described tract;

N81°35'56"E, a distance of 1074.45 feet to a 2" steel fence corner post found, being a corner of said 495.392 acre tract, for an interior corner of the herein described tract;

N21°04'03"W, a distance of 376.55 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set for the most northerly northwest corner of the herein described tract, from said point, a 1/2" iron rod found, being the most northerly northwest corner of said 37.508 acre tract and the southwest corner of said 2 acre tract, bears N21°04'03"W, 100.79 feet;

Thence: Easterly, across said 37.508 acre tract, the following seven (7) courses:

16.32 feet along the arc of a curve concave to the northwest having a radius of 260.00 feet, a central angle of 03°35'50", and a chord bearing and distance of N61°30'43"E, 16.32 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

N59°42'48"E, a distance of 72.57 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

82.59 feet along the arc of a curve concave to the south having a radius of 140.00 feet, a central angle of 33°48'03", and a chord bearing and distance of N76°36'50"E, 81.40 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

S86°29'09"E, a distance of 60.68 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

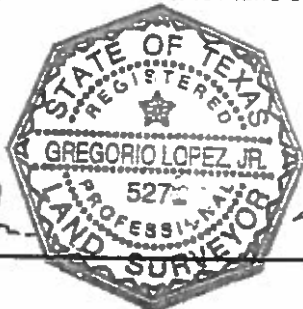
114.04 feet along the arc of a curve concave to the north having a radius of 260.00 feet, a central angle of 25°07'54", and a chord bearing and distance of N80°56'54"E, 113.13 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

N68°22'57"E, a distance of 54.86 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

39.24 feet along the arc of a curve concave to the south having a radius of 25.00 feet, a central angle of 89°55'46", and a chord bearing and distance of S66°39'10"E, 35.33 feet to the POINT OF BEGINNING, and containing 36.123 acres of land.

Note: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Job No. 02902.000
Date: April 30, 2015
GL



Gregorio Lopez Jr. 4/30/15



4122 Fossil Hill Road, Suite 101
 San Antonio, Texas 78231
 P: 214 841 2951 F: 214 232 1132

BOUNDARY AND IMPROVEMENT SURVEY OF
1.205 ACRES OF LAND
BEAR COUNTY, TEXAS

DATE: MARCH 24, 2015
 PROJECT NO.: 07902.000
 DRAWN BY: J.G.R.
 CHECKED BY: G.L.

CUDE ENGINEERS
 TYPE No. 453

SCALE: 1"=50'

LEGEND
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 --- WIRE FENCE
 --- ELECTRIC (OVERHEAD)

CUDE ENGINEERS.COM

1.205 ACRES (NO BALANCE)

S. A. & M. G. R. B. C.O. SURVEY NO. 720
ABSTRACT BLOCK 4917
COUNTY BEAR TEXAS

MELVIN W. SCHWAB
 TRACT TWO (80.216 ACRES)
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 JOAN E. KOTARA
 (7 ACRES)
 VOL. 1462, P. 61, O.P.R.R.P.B.C.

AMERICAN TOWER
 MANAGEMENT, LLC
 (PART OF PARCEL)
 VOL. 1462, P. 61, O.P.R.R.P.B.C.

FAIR OAKS MOSAIC TRV, LLC
 REMAINING PORTION
 (37.508 ACRES)
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

ELECTRON ACQUISITIONS, LLC
 (PART OF PARCEL)
 VOL. 1344, P. 28, O.P.R.R.P.B.C.

COUNTY OF BEAR
 CHAMBERLAIN
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

EVANS ROAD
 (R.O.W.)

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LOCATION MAP
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NOTE:
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2. SETBACKS PER ZONING MAY EXIST.

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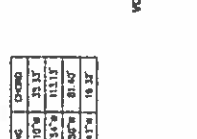
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REFERENCE:
 1. 37.508 ACRE WARRANTY DEED, VOLUME 1460, PAGE 23, 2014, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

3/25/15



I hereby certify that this survey represents facts disclosed by me on the ground survey made under my supervision. The plat is a true and correct copy of the original survey. I am not aware of any errors, omissions, or omissions of information in this survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.

Gregory J. Pfeiffer
 Registered Professional Land Surveyor
 No. 3372 - State of Texas

BOUNDARY AND IMPROVEMENT SURVEY OF
1.205 ACRES OF LAND
BEAR COUNTY, TEXAS

DATE: MARCH 24, 2015
 PROJECT NO.: 07902.000
 DRAWN BY: J.G.R.
 CHECKED BY: G.L.

CUDE ENGINEERS
 TYPE No. 453

SCALE: 1"=50'

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CUDE ENGINEERS.COM

1.205 ACRES (NO BALANCE)

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COUNTY BEAR TEXAS

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 JOAN E. KOTARA
 (7 ACRES)
 VOL. 1462, P. 61, O.P.R.R.P.B.C.

AMERICAN TOWER
 MANAGEMENT, LLC
 (PART OF PARCEL)
 VOL. 1462, P. 61, O.P.R.R.P.B.C.

FAIR OAKS MOSAIC TRV, LLC
 REMAINING PORTION
 (37.508 ACRES)
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

ELECTRON ACQUISITIONS, LLC
 (PART OF PARCEL)
 VOL. 1344, P. 28, O.P.R.R.P.B.C.

COUNTY OF BEAR
 CHAMBERLAIN
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

EVANS ROAD
 (R.O.W.)

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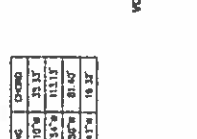
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1.205 ACRES OF LAND
BEAR COUNTY, TEXAS

DATE: MARCH 24, 2015
 PROJECT NO.: 07902.000
 DRAWN BY: J.G.R.
 CHECKED BY: G.L.

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 TYPE No. 453

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CUDE ENGINEERS.COM

1.205 ACRES (NO BALANCE)

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COUNTY BEAR TEXAS

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 (37.508 ACRES)
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ELECTRON ACQUISITIONS, LLC
 (PART OF PARCEL)
 VOL. 1344, P. 28, O.P.R.R.P.B.C.

COUNTY OF BEAR
 CHAMBERLAIN
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

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 (R.O.W.)

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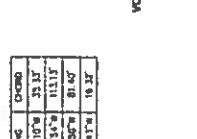
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BOUNDARY AND IMPROVEMENT SURVEY OF
1.205 ACRES OF LAND
BEAR COUNTY, TEXAS

DATE: MARCH 24, 2015
 PROJECT NO.: 07902.000
 DRAWN BY: J.G.R.
 CHECKED BY: G.L.

CUDE ENGINEERS
 TYPE No. 453

SCALE: 1"=50'

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CUDE ENGINEERS.COM

1.205 ACRES (NO BALANCE)

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 REMAINING PORTION
 (37.508 ACRES)
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

ELECTRON ACQUISITIONS, LLC
 (PART OF PARCEL)
 VOL. 1344, P. 28, O.P.R.R.P.B.C.

COUNTY OF BEAR
 CHAMBERLAIN
 VOL. 1460, P. 23, O.P.R.R.P.B.C.

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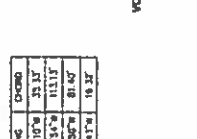
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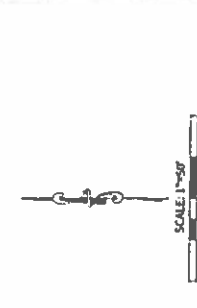
4122 Pined Hill Road, Suite 201
San Antonio, Texas 78211
P: 210 643 7951 F: 210 643 7112

BOUNDARY AND IMPROVEMENT SURVEY OF
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BEXAR COUNTY, TEXAS

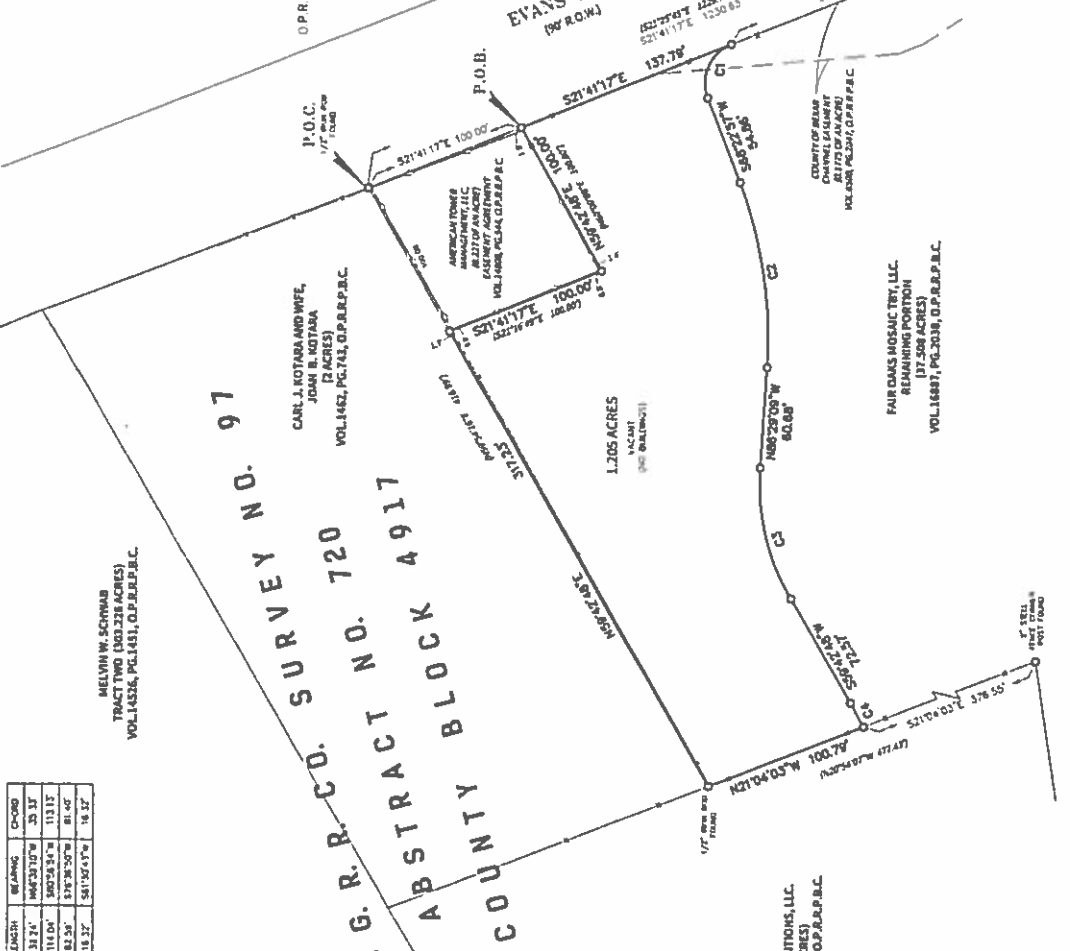
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J.G.R.
CHECKED BY
G.L.

CUDE ENGINEERS
TYPE No. 455

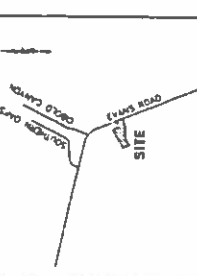
OF



- LEGEND**
- CONC. = CONCRETE
 - ELEC. = ELECTRIC
 - E.O.P. = EDGE OF PAVEMENT
 - O.P.R.R.P.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - S.I.R.C. = SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "HW CUDE"
 - R.O.W. = RIGHT OF WAY
 - CHAIN LINK FENCE
 - X— WIRE FENCE
 - OE— ELECTRIC (OVERHEAD)



CD	DELTA	RANGE	LENSER	BEARING	CHORD
C1	87°55'48"	25.00'	31.71'	N87°23'10"W	33.37'
C2	70°75'54"	24.00'	114.04'	S80°28'34"W	113.13'
C3	33°48'37"	140.00'	81.30'	S79°28'20"W	81.40'
C4	0°15'20"	260.00'	14.32'	S81°35'47"E	14.32'



S. A. & M. G. R. B. C.D. SURVEY NO. 97
ABSTRACT NO. 720
COUNTY BLOCK 4917
1.205 ACRES
(MC BALANCE)

AMERICAN TOWER MANAGEMENT, LLC
13170 ALABAMA
FARMERSVILLE, TEXAS 76844
VOL.1488, PCL.014, O.P.R.P.C.

ELECTRON ACQUISITIONS, LLC
(495.392 ACRES)
VOL.13441, PCL.827, O.P.R.P.C.

FAIR OAKS MOSAIC TRTY, LLC
REMAINING PORTION
(1.205 ACRES)
VOL.16881, PCL.204, O.P.R.P.C.

MELVIN W. SCORBAR
TRACT TWO (103.228 ACRES)
VOL.14526, PCL.143, O.P.R.P.C.

CARL J. KOTABA AND WIFE
JUDITH KOTABA
FLACRES
VOL.1462, PCL.741, O.P.R.P.C.

TO: Fair Oaks Mosaic Trty, LLC and Electron Acquisitions, LLC.

I hereby certify that this survey represents facts disclosed by me on the ground survey made under my supervision, that except as shown above there is no evidence of adjoining easements, intrusions, or protrusions of improvements on adjoining property, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Land Title Survey.



NOTE:

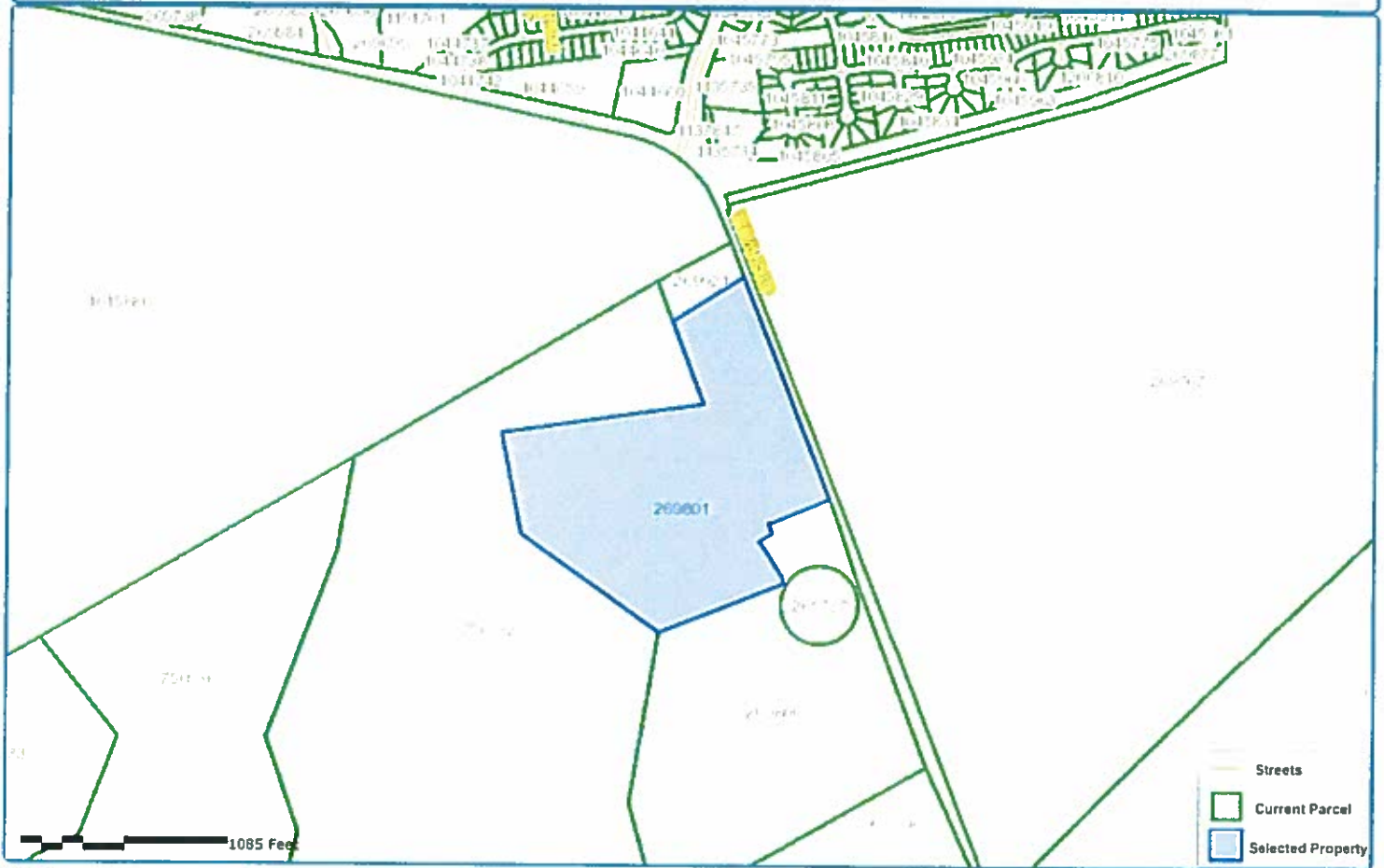
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (L2011, NAD 83 (13)).
2. SETBACKS PER ZONING MAY EXIST.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
4. METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SURVEY PLAT OF EVEN DATE.
5. ALL PROPERTY CORNERS ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "HW CUDE", SET UNLESS OTHERWISE NOTED.
6. THE SUBJECT PROPERTY LIES WITHIN ZONE 2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AC" DESIGNATED AS 100-YEAR FLOOD AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 482820145-DATED SEPTEMBER 23, 2014.

REFERENCE:

1. 17.500 ACRES WARRANTY DEED, VOLUME 16881, PAGE 2014, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

BOUNDARY AND IMPROVEMENT SURVEY OF
A 1.205 acre tract of land out of the S.A. & M.G.R.B. C.D. Survey No. 97, Abstract No. 720, County Block 4917, Bexar County, Texas, and being out of a 37.508 acre tract described in a Warranty Deed dated September 23, 2014 to Fair Oaks Mosaic Trty, LLC, recorded in Volume 16881, Page 2014, Official Public Records of Real Property of Bexar County, Texas.

Bexar CAD - Map of Property ID 269801 for Year 2015



Property Details

Account

Property ID: 269801

Geo ID: 04915-000-0105

Type: Real

Legal Description: CB 4915 P-10, P-10B & P-10C ABS 344 CB 4917 P-5, P-5G & P-5J ABS 720

Location

Situs Address: 5710 E EVANS RD SAN ANTONIO, TX 78266

Neighborhood: ENCINO PK/BLVDE/EVANS RD AC.

Mapsco: 485A7

Jurisdictions: CAD, 06, 78, 11, 08, 09, 10, 55

Owner

Owner Name: FAIR OAKS MOSAIC LLC

Mailing Address: , 1802 NW MILITARY HWY STE 100, SAN ANTONIO, TX 78213-2422

Property

Appraised Value: \$1,080,790.00

<http://www.bcad.org/Map/View/Map/1/269801/2015>

powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



Bexar CAD

Property Search Results > 269801 FAIR OAKS MOSAIC LLC for Year 2015

Property

Account

Property ID:	269801	Legal Description:	CB 4915 P-10, P-10B & P-10C ABS 344 CB 4917 P-5, P-5G & P-5J ABS 720
Geographic ID:	04915-000-0105	Agent Code:	
Type:	Real		
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Location

Address:	5710 E EVANS RD SAN ANTONIO, TX 78266	Mapsc0:	485A7
Neighborhood:	ENCINO PK/BLVDE/EVANS RD AC.	Map ID:	
Neighborhood CD:	22010		

Owner

Name:	FAIR OAKS MOSAIC LLC	Owner ID:	2880376
Mailing Address:	1802 NW MILITARY HWY STE 100 SAN ANTONIO, TX 78213-2422	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$296,610	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$418,140	
(+) Land Non-Homesite Value:	+	\$366,040	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,080,790	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,080,790	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,080,790	

Taxing Jurisdiction

Owner:	FAIR OAKS MOSAIC LLC
% Ownership:	100.0000000000%
Total Value:	\$1,080,790

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$1,080,790	\$1,080,790	\$331.57
08	SA RIVER AUTH	0.017500	\$1,080,790	\$1,080,790	\$189.14
09	ALAMO COM COLLEGE	0.149150	\$1,080,790	\$1,080,790	\$1,612.00
10	UNIV HEALTH SYSTEM	0.276235	\$1,080,790	\$1,080,790	\$2,985.52
11	BEXAR COUNTY	0.283821	\$1,080,790	\$1,080,790	\$3,067.51
55	NORTH EAST ISD	1.440600	\$1,080,790	\$1,080,790	\$15,569.86
78	BEXAR CO EMERG DIST #3	0.051408	\$1,080,790	\$1,080,790	\$555.61
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,080,790	\$1,080,790	\$0.00
	Total Tax Rate:	2.249393			
Taxes w/Current Exemptions:					\$24,311.21
Taxes w/o Exemptions:					\$24,311.21

Improvement / Building

Improvement #1: Residential **State Code:** E1 **Living Area:** 3764.0 sqft **Value:** \$244,970

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB	SB	1979	2890.0
AG	Attached Garage	G - SB		1979	529.0
OP	Attached Open Porch	G - NO		1979	432.0
OP	Attached Open Porch	G - NO		1979	224.0
LA2	Living Area 2nd Level	G - SB		1979	874.0

Improvement #2: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$14,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - C		1979	1144.0

Improvement #3: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$830

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		1979	468.0

Improvement #4: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$15,100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - C		1979	1200.0

Improvement #5: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$10,570

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - C		1979	840.0

Improvement #6: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$10,740

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		1979	240.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	20.0000	871200.00	0.00	0.00	\$418,140	\$0
2	NQL	Non Qualifying	17.5080	762648.48	0.00	0.00	\$366,040	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$296,610	\$784,180	0	1,080,790	\$0	\$1,080,790
2014	\$275,250	\$764,190	0	1,039,440	\$0	\$1,039,440
2013	\$261,180	\$764,190	0	1,025,370	\$0	\$1,025,370
2012	\$269,470	\$764,190	0	1,033,660	\$0	\$1,033,660
2011	\$272,820	\$764,190	0	1,037,010	\$0	\$1,037,010
2010	\$276,490	\$764,190	0	1,040,680	\$21,884	\$1,018,796

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/23/2014	WD	Warranty Deed	SPRADLING DORIS MAE	FAIR OAKS MOAIC LLC	16887	2038	20140167073
2	11/27/2013	Deed	Deed	SPRADLING DORIS MAE	SPRADLING DORIS MAE	16486	774	20130258491
3	6/6/1999	Deed	Deed		SPRADLING, DORIS MAE &	8061	0337	0

2015 data current as of Apr 27 2015 10:57PM.

2014 and prior year data current as of Apr 10 2015 2:39PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

ITC - Stone Oak QF 1327711A -SOSA

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

RECORDING INFORMATION**WARRANTY DEED**

DORIS MAE REGISTER SPRADLING, a single woman, formerly known as DORIS UECKER GOODSPEED and formerly known as DORIS UECKER GOODSPEED REGISTER (as to an undivided one-half interest), and

DORIS U. SPRADLING, TRUSTEE OF THE JAMES WALLACE SPRADLING FAMILY TRUST (as to the remaining undivided one-half interest) ("*Grantor*"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto Fair Oaks Mosaic TBY, LLC, a Texas limited liability company ("*Grantee*"), the following described real property, together with all improvements thereon, situated in Bexar County, Texas (the "*Property*"):

37.508 acres, more or less, being described by metes and bounds on Exhibit "A" attached hereto and incorporated fully by reference.

To Have and To Hold the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject however, to the Permitted Exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference. Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS AND DELIVERS to Grantee, all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or gores, if any, between the



Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, and (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, and (iv) all oil, gas hydrocarbons and minerals in, on, under or that may be produced from the Property.

Grantee's Mailing Address: Fair Oaks Mosaic TBY, LLC
1802 Northwest Military, Suite 100
San Antonio, Texas 78213

Executed on September 23, 2014.

GRANTOR:

Doris Mae Register Spradling
DORIS MAE REGISTER SPRADLING, a single woman, formerly known as DORIS UECKER GOODSPEED and formerly known as DORIS UECKER GOODSPEED REGISTER

Doris U. Spradling, Trustee
DORIS U. SPRADLING, TRUSTEE OF THE JAMES WALLACE SPRADLING FAMILY TRUST

STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me, the undersigned authority, on 23
1/21/14, 2014, by Dustin Carter Spillman in the capacity
stated.



[Signature]
Notary Public State of Texas
My Commission expires: _____

After Recording, Please Return To:

Fair Oaks Mosaic TBY, LLC
1802 Northwest Military, Suite 100
San Antonio, Texas 78213

EXHIBIT "A"
FIELD NOTES

METES AND BOUNDS DESCRIPTION OF A 37.508 ACRE TRACT

Being a 37.508 acre tract situated in the James Hamilton Survey No. 90, Abstract 344, County Block 4915, and the S.A. & M.G.R.R. Co. Survey No. 97, Abstract 720, County Block 4917, Bexar County, Texas, and being the remaining portion of a 600 acre tract as described in a conveyance from Emma Nettie Ackermann Klaus and husband, E. H. Klaus to Edwin C. Uecker and Magdalin A. Uecker recorded in Volume 2183, Page 407, Deed Records of Bexar County, Texas; said 37.508 acre tract surveyed Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found (controlling monument) on the southwest line of Evans Road (90' R.O.W.) at the east corner of a 2 acre tract as described in a conveyance to Carl J. Kotara and wife, Joan B. Kotara recorded in Volume 1462, Page 743, Official Public Records of Real Property, Bexar County, Texas, for the north corner of the herein described tract;

THENCE South 21° 25' 45" East 1229.70 feet generally along a barbed wire fence and a white vinyl fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the most northerly southeast corner of the herein described tract; said point being located North 21° 25' 45" West 97.07 feet from a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the intersection of said southwest line of Evans Road and the north line of a 43.639 acre tract as described in a conveyance to Don K. Kyser recorded in Volume 9015, Page 1460, Official Public Records of Real Property, Bexar County, Texas;

THENCE South 66° 55' 45" West 326.10 feet partially along a barbed wire fence over and across said remaining portion of a 600 acre tract to a 1/2" steel rod found at the intersection of said barbed wire fence and a chainlink fence at a corner of said 43.639 acre tract, for an interior corner of the herein described tract;

THENCE with the common line of the herein described tract and said 43.639 acre tract with the following calls:

South 20° 18' 05" East 58.27 feet generally along said chainlink fence to a 1/2" iron steel found at chainlink fence corner post and an interior corner of said 43.639 acre tract, for a corner of the herein described tract;

South 58° 38' 09" West 78.73 feet generally along said chainlink fence to a 1/2" steel rod found at a chainlink fence corner post and a corner of said 43.639 acre tract, for an interior corner of the herein described tract;

South 35° 44' 20" East 75.94 feet generally along said chainlink fence to a 1/2" iron steel found at chainlink fence corner post and an angle point of said 43.639 acre tract, for a corner of the herein described tract;

South 32° 20' 29" East 146.19 feet to a 1/2" iron steel found at an angle point of said 43.639 acre tract, for a corner of the herein described tract;

South 14° 47' 22" East 34.88 feet to a 1/2" iron steel found at an interior corner of said 43.639 acre tract, for the most westerly southeast corner of the herein described tract;

and South 67° 48' 28" West 702.02 feet generally along a barbed wire fence to a P. K. nail found in concrete (controlling monument) at a steel fence corner post, a northwest corner of said 43.639 acre tract, and an east corner of a 495.392 acre tract as described in a conveyance to Electron Acquisitions, LLC recorded in Volume 13447, Page 927, Official Public Records of Real Property, Bexar County, Texas, for the south corner of the herein described tract;

THENCE generally along a barbed wire fence with the common line of the herein described tract and said 495.392 acre tract with the following calls:

North 55° 00' 22" West 893.05 feet (Basis of Bearings) to a 1/2" steel rod found at a steel fence corner post and an interior corner of said 495.392 acre tract, for a corner of the herein described tract;

North 11° 16' 34" West 541.61 feet to a 1/2" steel rod with a plastic cap found at a steel fence corner post and an interior corner of said 495.392 acre tract, for the most westerly northwest corner of the herein described tract;

North 81° 46' 26" East 1074.41 feet to a steel fence corner post at the most northerly southeast corner of said 495.392 acre tract, for an interior corner of the herein described tract;

and North 20° 54' 07" West 477.43 feet to a 1/2" steel rod found at the south corner of said 2 acre tract, for the most easterly northwest corner of the herein described tract;

THENCE North 59° 54' 16" East 416.99 feet generally along a barbed wire fence with the southeast line of said 2 acre tract to the POINT OF BEGINNING and containing 37.508 acres.

Surveyor's Notes:

1. Bearings are based on the deed of said 495.392 acre tract recorded in Volume 13447, Page 927, Official Public Records of Real Property, Bexar County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

September 30, 2013 (Revised July 15, 2014)

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 37.508 acre tract made under my supervision.



Jeffrey B. Berger
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636

EXHIBIT "B"

- a. **Electric transmission and distribution line easement as granted to the City of San Antonio by instrument dated September 29, 1950, recorded in Volume 2989, Page 25 of the Deed Records of Bexar County, Texas.**
- b. **Electric transmission and distribution line easement as granted to the City of San Antonio by instrument dated May 1, 1978, recorded in Volume 1885, Page 746 of the Real Property Records of Bexar County, Texas.**
- c. **Channel easement, called to contain 0.1775 of an acre, along Evans Road, as granted to the County of Bexar by instrument dated July 7, 1995, recorded in Volume 6500, Page 2047 of the Real Property Records of Bexar County, Texas.**
- d. **Terms, conditions and provisions of certain Edwards Aquifer Protection Plan/Water Pollution Abatement Plan as evidenced by instrument recorded in Volume 8867, Page 1023 of the Real Property Records of Bexar County, Texas. (As to a 0.227 acre portion of the subject property only)**
- e. **Terms, conditions and provisions, including, but not limited to, right of first refusal, of that certain Lease Agreement, dated October 17, 2000, executed by and between James W. Spradling and wife, Doris M. Spradling, as Landlord, and American Tower Management, Inc., a Delaware corporation, as Tenant, as evidenced by Memorandum Of Lease recorded in Volume 8896, Page 1691 of the Real Property Records of Bexar County, Texas. (As to a 0.227 acre portion of the subject property only)**
- f. **Easements for the benefit of the 0.227 acre cell tower site, as granted to American Tower Management, LLC by that certain Easement Agreement dated November 24, 2010, recorded in Volume 14808, Page 544 of the Real Property Records of Bexar County, Texas.**
- g. **The following matters as shown on Survey and/or as cited in the field note description dated September 30, 2013, prepared by Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558 of Berger Land Surveying, Project No. BLS13219:**
 - 1) **Overhead electric line traversing across the northerly portion of the subject property;**
 - 2) **Overhead electric service line located at the most southerly southeast corner of the subject property; and**
 - 3) **Fence line discrepancies.**

Doc# 20140167073
Pages 8
09/26/2014 3:50PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$50.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
09/26/2014 3:50PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

<p>NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER</p>	<p><u>RECORDING INFORMATION</u></p>
---	--

720262

SPECIAL WARRANTY DEED

Fair Oaks Mosaic TBY, LLC, a Texas limited liability company ("*Grantor*"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto Vulcan Lands, Inc. ("*Grantee*"), the following described real property, together with all improvements thereon, situated in Bexar County, Texas (the "*Property*");

1.205 acres, more or less, being described by metes and bounds on Exhibit "A" attached hereto and incorporated fully by reference.

To Have and To Hold the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof when the claim is by, through, or under Grantor, subject however, to the Permitted Exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

Ad valorem taxes have been paid through the year 2014, and ad valorem taxes for the year 2015 have been prorated and Grantee, by acceptance of this Deed, assumes the obligation to pay all such taxes for the year 2015 and all taxes and assessments for subsequent years but not subsequent taxes and assessments for 2015 and prior years due to change in land usage or ownership, or both, the payment of which Grantor assumes.

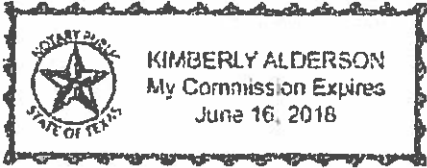
GRANTOR:

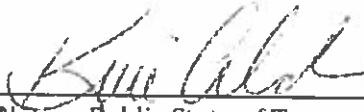
FAIR OAKS MOSAIC TBY, LLC,
a Texas limited liability company

By: [Signature]
Name: Blake Yantis
Its: Authorized Manager

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me, the undersigned authority, on April 23, 2015, by Blake Yantis in the capacity stated.





Notary Public State of Texas
My Commission expires: _____

After Recording, Please Return To:

Vulcan Lands, Inc.
1200 Urban Center Drive
Birmingham, AL 35242

EXHIBIT "A"

Page 1 of 2

PROPERTY DESCRIPTION
OF

Being a 1.205 acre tract of land out of the S.A. & M.G.R.R. CO. Survey No. 97, Abstract No. 720, County Block 4917, Bexar County, Texas, and being out of a 37.508 acre tract described in a Warranty Deed dated September 23, 2014 to Fair Oaks Mosaic TBY, LLC, recorded in Volume 16887, Page 2038, Official Public Records of Real Property of Bexar County, Texas; said 1.205 acre tract being more particularly described as follows:

COMMENCING for reference: At a 1/2" iron rod found on the west right-of-way line of Evans Road, a 90-foot wide right-of-way, being the northeast corner of said 37.508 acre tract, the northeast corner of a 0.227 of an acre Easement Agreement dated November 24, 2010 to American Tower Management, LLC, recorded in Volume 14808, Page 544, Official Public Records of Real Property of Bexar County, Texas, and the southeast corner of a 2 acre tract described in a Warranty Deed with Vendor's Lien dated February 26, 1979 to Carl J. Kotara and wife, Joan B. Kotara, recorded in Volume 1462, Page 743, Official Public Records of Real Property of Bexar County, Texas;

Thence: S21°41'17"E, with the west right-of-way line of Evans Road, the east line of said 37.508 acre tract and the east line of said 0.227 of an acre Easement Agreement, a distance of 100.00 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE", being the southeast corner of said 0.227 of an acre Easement Agreement, for the most easterly northeast corner and **POINT OF BEGINNING** of the herein described tract;

Thence: S21°41'17"E, continuing with the west right-of-way line of Evans Road and the east line of said 37.508 acre tract, a distance of 137.79 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature of a non-tangent curve, for the southeast corner of the herein described tract, from said point, a 1/2" iron rod found, being the southeast corner of said 37.508 acre tract, bears S21°41'17"E, 992.84 feet;

Thence: Leaving the west right-of-way line of Evans Road, across said 37.508 acre tract, the following seven (7) courses:

39.24 feet along the arc of a curve concave to the south having a radius of 25.00 feet, a central angle of 89°55'46", and a chord bearing and distance of N66°39'10"W, 35.33 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

S68°22'57"W, a distance of 54.86 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

114.04 feet along the arc of a curve concave to the north having a radius of 260.00 feet, a central angle of 25°07'54", and a chord bearing and distance of S80°56'54"W, 113.13 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

N86°29'09"W, a distance of 60.68 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature;

82.59 feet along the arc of a curve concave to the south having a radius of 140.00 feet, a central angle of 33°48'03", and a chord bearing and distance of S76°36'50"W, 81.40 feet to a 1/2" iron rod with red plastic cap stamped "MW CUDE" set at the point of tangency;

S59°42'48"W, a distance of 72.57 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set at the point of curvature,

16.32 feet along the arc of a curve concave to the northwest having a radius of 260.00 feet, a central angle of 3°35'50", and a chord bearing and distance of S61°30'43"W, 16.32 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set on the west line of said 37.508 acre tract and the east line of a 495.392 acre tract described in a Quitclaim Deed dated April 11, 2008 to Electron Acquisitions, LLC, recorded in Volume 13447, Page 927, Official Public Records of Real Property of Bexar County, Texas, for the southwest corner of the herein described tract. from said point, a 2" steel fence corner post found, being an interior corner of said 37.508 acre tract and a corner of said 495.392 acre tract, bears S21°04'03"E, 376.55 feet.

Thence: N21°04'03"W, with the west line of said 37.508 acre tract and the east line of said 495.392 acre tract, a distance of 100.79 feet to a ½" iron rod found, being the most northerly northwest corner of said 37.508 acre tract and the southwest corner of a 2 acre tract described in a Warranty Deed with Vendor's Lien dated February 26, 1979 to Carl J. Kotara and wife, Joan B. Kotara, recorded in Volume 1462, Page 743, Official Public Records of Real Property of Bexar County, Texas, for the northwest corner of the herein described tract;

Thence: N59°42'48"E, with the north line of said 37.508 acre tract and the south line of said 2 acre tract, a distance of 317.23 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set, being the northwest corner of said 0.227 of an acre Easement Agreement, for the most northerly corner of the herein described tract,

Thence: Leaving the south line of said 2 acre tract, across said 37.508 acre tract, with the west and south lines of said 0.227 of an acre Easement Agreement, the following two (2) courses:

S21°41'17"E, a distance of 100.00 feet to a ½" iron rod with red plastic cap stamped "MW CUDE" set, being the southwest corner of said 0.227 of an acre Easement Agreement, for an interior corner of the herein described tract,

N59°42'48"E, a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing 1.205 acres of land.

Note: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Survey plat accompanying this description of even date.

Job No. 02902.000
Date: March 24, 2015
JGR

EXHIBIT "B"

1. Channel Easement recorded in Volume 6500, Page 2047 of the Official Public Records of Real Property of Bexar County, Texas.

Doc# 20150071380
Pages 7
04/27/2015 11:20AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
04/27/2015 11:20AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

MOSAIC LAND DEVELOPMENT LLC
1802 NW MILITARY DR, STE 100
SAN ANTONIO, TX 78213

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