

AN ORDINANCE 2018-12-06-0980

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO
BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION
35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 586.571 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, and NCB 35098 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867, NCB 17992, and NCB 35098.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective December 16, 2018.

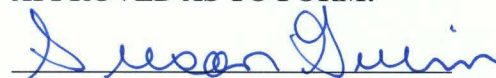
PASSED AND APPROVED this 6th day of December 2018.


M A Y O R
6
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

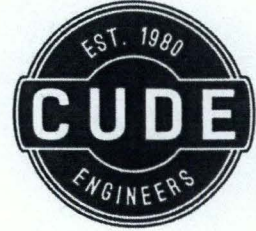
APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-9 (in consent vote: Z-2, Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-2, Z-9, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, P-7, Z-19, Z-20, Z-21, P-8, Z-22, P-9, Z-23)						
Date:	12/06/2018						
Time:	02:18:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018128 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Zoning Commission recommend Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
12/06/2018
Item No. Z-9

EXHIBIT “A”



LEGAL DESCRIPTION
172.149 ACRES OF LAND
I-1 ZONING

172.149 acres of land located in the Clemente Texada Survey Number 133, Abstract Number 743, New City Blocks 12867, 17992 and 35098, City of San Antonio, Bexar County, Texas and being a portion of that certain called 701.078 acres conveyed to Rosillo Creek Development, LTD., as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas; said 172.149 acres being more particularly described as follows:

BEGINNING, at a point located in the westerly right of way line of Foster Road and being located N 00deg 30' 19" E, 1287.55 feet from a found ½ inch iron rod marking the most easterly end of a cutback corner at the intersection of the westerly right of way line of Foster Road with the northerly right of way line of F.M. 1346 (St. Hedwig Road)

THENCE, leaving the westerly right of way line of Foster Road, into the said 701.078 acres and along the current RM-4 Zoning line, the following courses:

North 59deg 18' 45" West, a distance of 3.50 feet, to a found ½ inch iron rod;
 North 54deg 45' 43" West, a distance of 46.74 feet, to a point;
 North 74deg 32' 03" West, a distance of 384.75 feet, to a point;
 Westerly, along the arc of a curve to the left having a radius of 332.45 feet, a central angle of 15deg 21' 49", an arc length of 89.15 feet and a chord bearing: N 83deg 50' 08" W, 88.88 feet, to a point;
 South 87deg 54' 25" West, a distance of 98.14 feet, to a point;
 North 01deg 28' 55" West, a distance of 143.06 feet, to a point;
 North 88deg 30' 55" East, a distance of 13.90 feet, to a point;
 North 02deg 10' 58" West, a distance of 294.06 feet, to a point;
 South 89deg 40' 18" West, a distance of 2348.03 feet, to the approximate centerline of a Variable Width Drainage Easement (Rosillo Creek), according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, along the approximate centerline of said drainage easement (Rosillo Creek), the following courses:

Northerly, along the arc of a curve to the left having a radius of 710.88 feet, a central angle of 28deg 43' 43", an arc length of 710.88 feet and a chord bearing: N 13deg 12' 14" E, 352.72 feet, to a point;
 North 05deg 24' 14" West, a distance of 527.57 feet, to a point;
 Northerly, along the arc of a curve to the right having a radius of 494.84 feet, a central angle of 25deg 13' 33", an arc length of 217.86 feet and a chord bearing: N 04deg 47' 24" E, 216.11 feet, to a point;
 North 17deg 24' 10" East, a distance of 213.36 feet, to a point;
 Northerly, along the arc of a curve to the right having a radius of 1821.28 feet, a central angle of 14deg 06' 29", an arc length of 448.46 feet and a chord bearing: N 28deg 02' 12" E, 447.33 feet, to a point;
 North 32deg 53' 05" East, a distance of 1013.54 feet, to a point;
 Northerly, along the arc of a curve to the left having a radius of 987.00 feet, a central angle of 13deg 40' 13", an arc length of 235.49 feet and a chord bearing: N 21deg 57' 29" E, 234.93 feet, to a point;
 North 90deg 00' 00" East, a distance of 1978.62 feet, to a point located in the westerly right of way line of Foster Road;

THENCE, along the westerly right of way line of Foster Road, the following courses:

South 00deg 05' 46" East, a distance of 115.32 feet, to found ½ inch iron rod;
 South 00deg 15' 17" East, a distance of 290.77 feet, to found ½ inch iron rod;

Exhibit "A"

South 69deg 26' 29" West, a distance of 3.29 feet, to found ½ inch iron rod;
South 00deg 12' 17" East, a distance of 184.50 feet, to found ½ inch iron rod;
North 68deg 44' 33" East, a distance of 3.18 feet, to found ½ inch iron rod;
South 00deg 10' 27" East, a distance of 1715.50 feet, to found ½ inch iron rod;
South 00deg 01' 29" East, a distance of 1006.41 feet, to the **POINT OF BEGINNING** and containing 172.149 acres
(7,498,819 square feet) of land, more or less.

Basis of bearings is the southeasterly right of way line of Interstate Highway No. 10, as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas: N 70deg 02' 00" E.

This description was prepared for zoning purposes only.

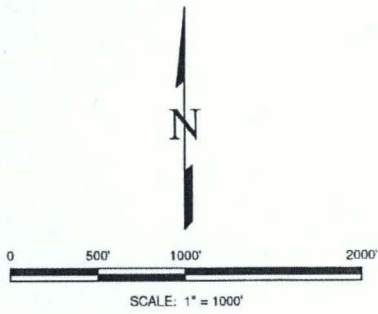
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W. Russell 11/19/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Job No. 03331.000.0
September 5, 2018; Revised: November 19, 2018
J.W.R.

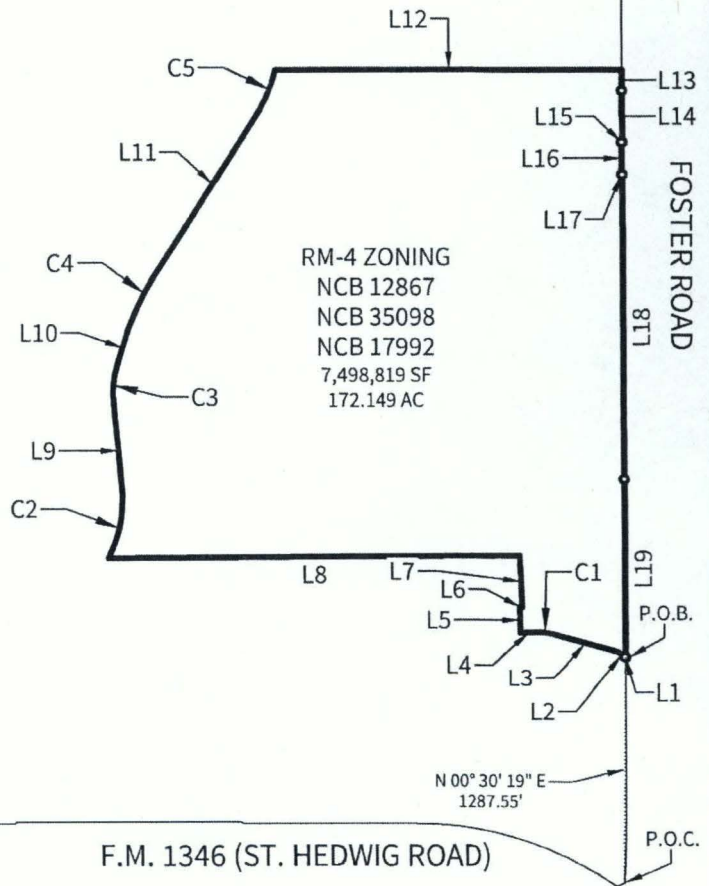


Z2018128 / PA 18041



INTERSTATE HIGHWAY NO. 10

701.078 ACRES
ROSILLO CREEK
DEVELOPMENT, LTD.
VOL. 9955, PG. 2109
O.P.R.B.C.



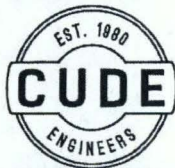
James W. Russell
11/17/18

LEGEND

- O.P.R.B.C. = OFFICIAL RECORDS BEXAR COUNTY, TEXAS
- D.P.R.B.C. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = 1/2" IRON ROD FOUND

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

EXHIBIT OF
172.149 acres of land located in the Clemente Texada Survey Number 133, Abstract Number 743, City of San Antonio, Bexar County, Texas and being a portion of that certain called 701.078 acres conveyed to Rosillo Creek Development, LTD., as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas.

DATE: SEPTEMBER 5, 2018

JOB NO.: 03331.000

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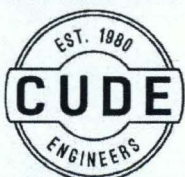
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALIENED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	15°21'49"	89.15'	332.45'	N83°50'08"W	88.88'
C2	28°43'43"	356.44'	710.88'	N13°12'14"E	352.72'
C3	25°13'33"	217.86'	494.84'	N04°47'24"E	216.11'
C4	14°06'29"	448.46'	1821.28'	N28°02'12"E	447.33'
C5	13°40'13"	235.49'	987.00'	N21°57'29"E	234.93'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N59°18'45"W	3.50'
L2	N54°45'43"W	46.74'
L3	N74°32'03"W	384.75'
L4	S87°54'25"W	98.14'
L5	N01°28'55"W	143.06'
L6	N88°30'55"E	13.90'
L7	N02°10'58"W	294.06'
L8	S89°40'18"W	2348.03'
L9	N05°24'14"W	527.57'
L10	N17°24'10"E	213.36'
L11	N32°53'05"E	1013.54'
L12	N90°00'00"E	1978.62'
L13	S00°05'46"E	115.32'
L14	S00°15'17"E	290.77'
L15	S69°26'29"W	3.29'
L16	S00°12'17"E	184.50'
L17	N68°44'33"E	3.18'
L18	S00°10'27"E	1715.50'
L19	S00°01'29"E	1006.41'

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

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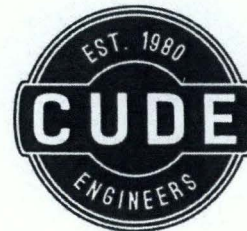


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**LEGAL DESCRIPTION
291.688 ACRES OF LAND
I-1 ZONING**

291.688 acres of land located in the Clemente Texada Survey Number 133, Abstract Number 743, New City Blocks 12867, 17322, 17992 and 17993, City of San Antonio, Bexar County, Texas and being a portion of that certain called 701.078 acres conveyed to Rosillo Creek Development, LTD., as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas; said 291.688 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the northerly right of way line of F.M. 1346 (St. Hedwig Road) and marking the southwesterly corner of the said 701.078 acre tract;

THENCE, along the boundary lines of the said 701.078 acres, the following courses:

North 00deg 06' 16" West, a distance of 1429.44 feet, to a found ½ inch iron rod;
Northeasterly, along the arc of a curve to the right having a radius of 430.00 feet, a central angle of 41deg 21' 12", an arc length of 310.35 feet and a chord bearing: N 20deg 34' 02" E, 303.66 feet, to a found ½ inch iron rod;
North 89deg 59' 02" West, a distance of 711.02 feet, to a found ½ inch iron rod;
North 00deg 07' 30" West, a distance of 430.02 feet, to a found ½ inch iron rod;
North 89deg 49' 49" East, a distance of 399.49 feet, to a found ½ inch iron rod;
North 00deg 02' 52" West, a distance of 2813.76 feet, to a found ½ inch iron rod;
North 89deg 45' 57" East, a distance of 209.60 feet, to a found ½ inch iron rod;
North 00deg 13' 18" West, a distance of 1104.73 feet, to a found ½ inch iron rod;
North 70deg 07' 28" East, a distance of 105.63 feet, to a found ½ inch iron rod;
North 00deg 11' 24" West, a distance of 435.34 feet, to a found ½ inch iron rod located in the southeasterly right of way line of Interstate Highway No. 10 (IH 10);

THENCE, North 70deg 02' 00" East, along the southeasterly right of way line of IH 10, a distance of 2075.47 feet, to the approximate centerline of a Variable Width Drainage Easement (Rosillo Creek), according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, along the approximate centerline of said drainage easement (Rosillo Creek), the following courses:

South 16deg 58' 43" East, a distance of 327.66 feet, to a point;
South 21deg 35' 25" West, a distance of 53.37 feet, to a point;
South 11deg 17' 33" West, a distance of 352.14 feet, to a point;
South 18deg 32' 15" West, a distance of 312.29 feet, to a point;
Southerly, along the arc of a curve to the left having a radius of 835.64 feet, a central angle of 51deg 43' 53", an arc length of 754.49 feet and a chord bearing: S 07deg 02' 58" E, 729.12 feet, to a point;
Southerly, along the arc of a curve to the right having a radius of 1006.75 feet, a central angle of 27deg 49' 36", an arc length of 488.95 feet and a chord bearing: S 24deg 35' 14" E, 484.16 feet, to a point;
South 09deg 02' 38" East, a distance of 233.22 feet, to a point;
South 10deg 16' 53" East, a distance of 165.00 feet, to a point;
Southerly, along the arc of a curve to the right having a radius of 987.00 feet, a central angle of 38deg 17' 44", an arc length of 659.69 feet and a chord bearing: S 09deg 38' 43" W, 647.48 feet, to a point;
South 32deg 53' 05" West, a distance of 1013.54 feet, to a point;
Southerly, along the arc of a curve to the left having a radius of 1821.28 feet, a central angle of 14deg 06' 29", an arc length of 448.46 feet and a chord bearing: S 28deg 02' 12" W, 447.33 feet, to a point;

South 17deg 24' 10" West, a distance of 213.36 feet, to a point;
Southerly, along the arc of a curve to the left having a radius of 494.84 feet, a central angle of 25deg 13' 33", an arc length of 217.86 feet and a chord bearing: S 04deg 47' 24" W, 216.11 feet, to a point;
South 05deg 24' 14" East, a distance of 527.57 feet, to a point;
Southerly, along the arc of a curve to the right having a radius of 800.00 feet, a central angle of 28deg 43' 43", an arc length of 401.13 feet and a chord bearing: S 14deg 49' 58" W, 396.94 feet, to a point;
South 29deg 11' 50" West, a distance of 119.13 feet, to a point;
Southerly, along the arc of a curve to the left having a radius of 800.00 feet, a central angle of 39deg 20' 14", an arc length of 549.25 feet and a chord bearing: S 09deg 31' 43" W, 538.53 feet, to a point;
South 12deg 52' 47" East, a distance of 848.33 feet, to a point located in the northerly right of line of F.M. 1346 (St. Hedwig Road);

THENCE, along the northerly right of way line of said F. M. 1346 (St. Hedwig Road), the following courses:

North 89deg 57' 40" West, a distance of 550.58 feet, to a found ½ inch iron rod;
South 26deg 57' 58" West, a distance of 11.41 feet, to a found ½ inch iron rod;
North 89deg 57' 29" West, a distance of 791.28 feet, to the **POINT OF BEGINNING** and containing 291.688 acres (12,705,944 square feet) of land, more or less.

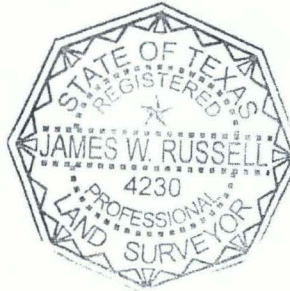
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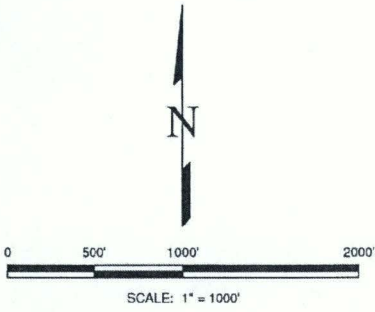
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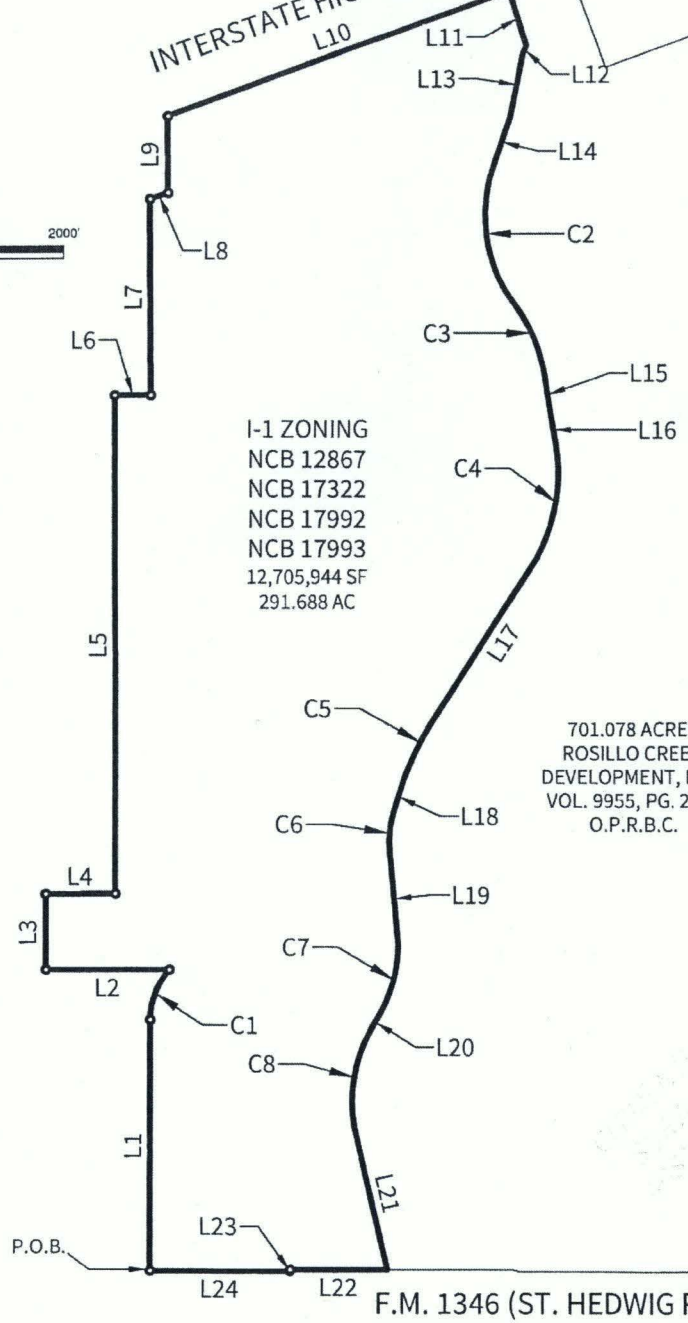
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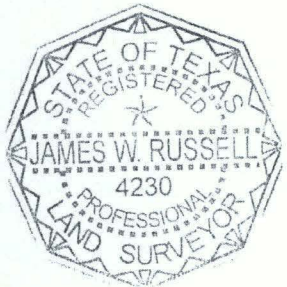
Z2018128 / PA 18041



INTERSTATE HIGHWAY NO. 10
L10



FOSTER ROAD



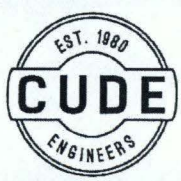
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11/19/18

LEGEND

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NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



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EXHIBIT OF
291.688 acres of land located in the Clemente Texada Survey Number 133, Abstract Number 743, City of San Antonio, Bexar County, Texas and being a portion of that certain called 701.078 acres conveyed to Rosillo Creek Development, LTD., as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas.

DATE: SEPTEMBER 5, 2018

JOB NO.: 03331.000

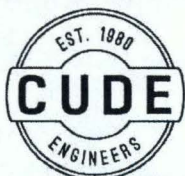
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CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	41°21'12"	310.35'	430.00'	N20°34'02"E	303.66'
C2	51°43'53"	754.49'	835.64'	S07°02'58"E	729.12'
C3	27°49'36"	488.95'	1006.75'	S24°35'14"E	484.16'
C4	38°17'44"	659.69'	987.00'	S09°38'43"W	647.48'
C5	14°06'29"	448.46'	1821.28'	S28°02'12"W	447.33'
C6	25°13'33"	217.86'	494.84'	S04°47'24"W	216.11'
C7	28°43'43"	401.13'	800.00'	S14°49'58"W	396.94'
C8	39°20'14"	549.25'	800.00'	S09°31'43"W	538.53'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°06'16"W	1429.44'
L2	N89°59'02"W	711.02'
L3	N00°07'30"W	430.02'
L4	N89°49'49"E	399.49'
L5	N00°02'52"W	2813.76'
L6	N89°45'57"E	209.60'
L7	N00°13'18"W	1104.73'
L8	N70°07'28"E	105.63'
L9	N00°11'24"W	435.31'
L10	N70°02'00"E	2075.47'
L11	S16°58'43"E	327.66'
L12	S21°35'25"W	53.37'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L13	S11°17'33"W	352.14'
L14	S18°32'15"W	312.29'
L15	S09°02'38"E	233.22'
L16	S10°16'53"E	165.00'
L17	S32°53'05"W	1013.54'
L18	S17°24'10"W	213.36'
L19	S05°24'14"E	527.57'
L20	S29°11'50"W	119.13'
L21	S12°52'47"E	848.33'
L22	N89°57'40"W	550.58'
L23	S26°57'58"W	11.41'
L24	N89°57'29"W	791.28'

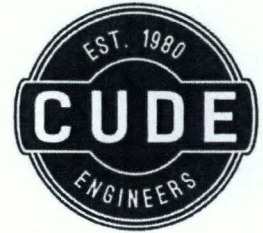


CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE FIRM #455
 TBPLS FIRM #10048500

EXHIBIT OF
 291.688 acres of land located in the Clemente Texada Survey Number 133,
 Abstract Number 743, City of San Antonio, Bexar County, Texas and being a
 portion of that certain called 701.078 acres conveyed to Rosillo Creek
 Development, LTD., as described in Volume 9955, Page 2109, Official Public
 Records of Bexar County, Texas.

DATE: SEPTEMBER 5, 2018

JOB NO.: 03331.000



LEGAL DESCRIPTION
122.734 ACRES OF LAND
I-1 ZONING

122.734 acres of land located in the Clemente Texada Survey Number 133, Abstract Number 743, New City Blocks 17992, 17993 and 35098, City of San Antonio, Bexar County, Texas and being a portion of that certain called 701.078 acres conveyed to Rosillo Creek Development, LTD., as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas; said 122.734 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the westerly right of way line of Foster Road and marking the most easterly northeast corner of the said 701.078 acres;

THENCE, along the westerly right of way line of Foster Road, the following courses:

South 00deg 25' 43" East, a distance of 1398.71 feet, to a found ½ inch iron rod;
 South 00deg 05' 46" East, a distance of 725.69 feet, to a point;

THENCE, North 90deg 00' 00" West, leaving the westerly right of way line of Foster Road, a distance of 1978.62 feet, to the approximate centerline of a Variable Width Drainage Easement (Rosillo Creek), according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, along the approximate centerline of said drainage easement (Rosillo Creek), the following courses:

Northerly, along the arc of a curve to the left having a radius of 987.00 feet, a central angle of 24deg 37' 31", an arc length of 424.20 feet and a chord bearing: N 02deg 48' 37" E, 420.95 feet, to a point;
 North 10deg 16' 53" West, a distance of 165.00 feet, to a point;
 North 09deg 02' 38" West, a distance of 233.22 feet, to a point;
 Northerly, along the arc of a curve to the left having a radius of 1006.75 feet, a central angle of 27deg 49' 36", an arc length of 488.95 feet and a chord bearing: N 24deg 35' 14" W, 484.16 feet, to a point;
 Northerly, along the arc of a curve to the right having a radius of 835.64 feet, a central angle of 51deg 43' 53", an arc length of 754.49 feet and a chord bearing: N 07deg 02' 58" W, 729.12 feet, to a point;
 North 18deg 32' 15" East, a distance of 312.29 feet, to a point;
 North 11deg 17' 33" East, a distance of 352.14 feet, to a point;
 North 21deg 35' 25" East, a distance of 53.37 feet, to a point;
 North 16deg 58' 43" West, a distance of 327.66 feet, to a point located in the southeasterly right of way line of Interstate Highway No. 10 (IH 10);

THENCE, North 70deg 02' 00" East, along the southeasterly right of way line of IH 10, a distance of 363.38 feet, to a found ½ inch iron rod;

THENCE, leaving the southeasterly right of way line of IH 10 and into the said 701.078 acres, the following courses:

South 19deg 58' 01" East, a distance of 597.55 feet, to a found ½ inch iron rod;
 North 70deg 02' 00" East, a distance of 731.11 feet, to a found ½ inch iron rod;
 South 00deg 13' 00" East, a distance of 660.34 feet, to a found ½ inch iron rod;
 North 89deg 29' 00" East, a distance of 975.93 feet, to the **POINT OF BEGINNING** and containing 122.734 acres (5,346,308 square feet) of land, more or less.

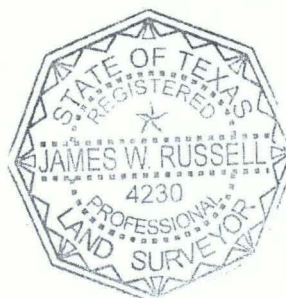
Basis of bearings is the southeasterly right of way line of Interstate Highway No. 10, as described in Volume 9955, Page 2109, Official Public Records of Bexar County, Texas: N 70deg 02' 00" E.

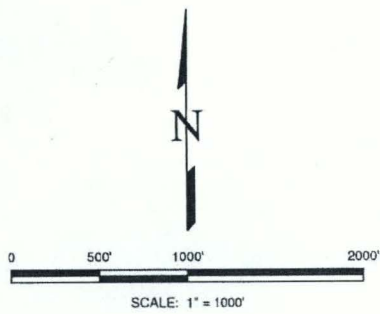
This description was prepared for zoning purposes only.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

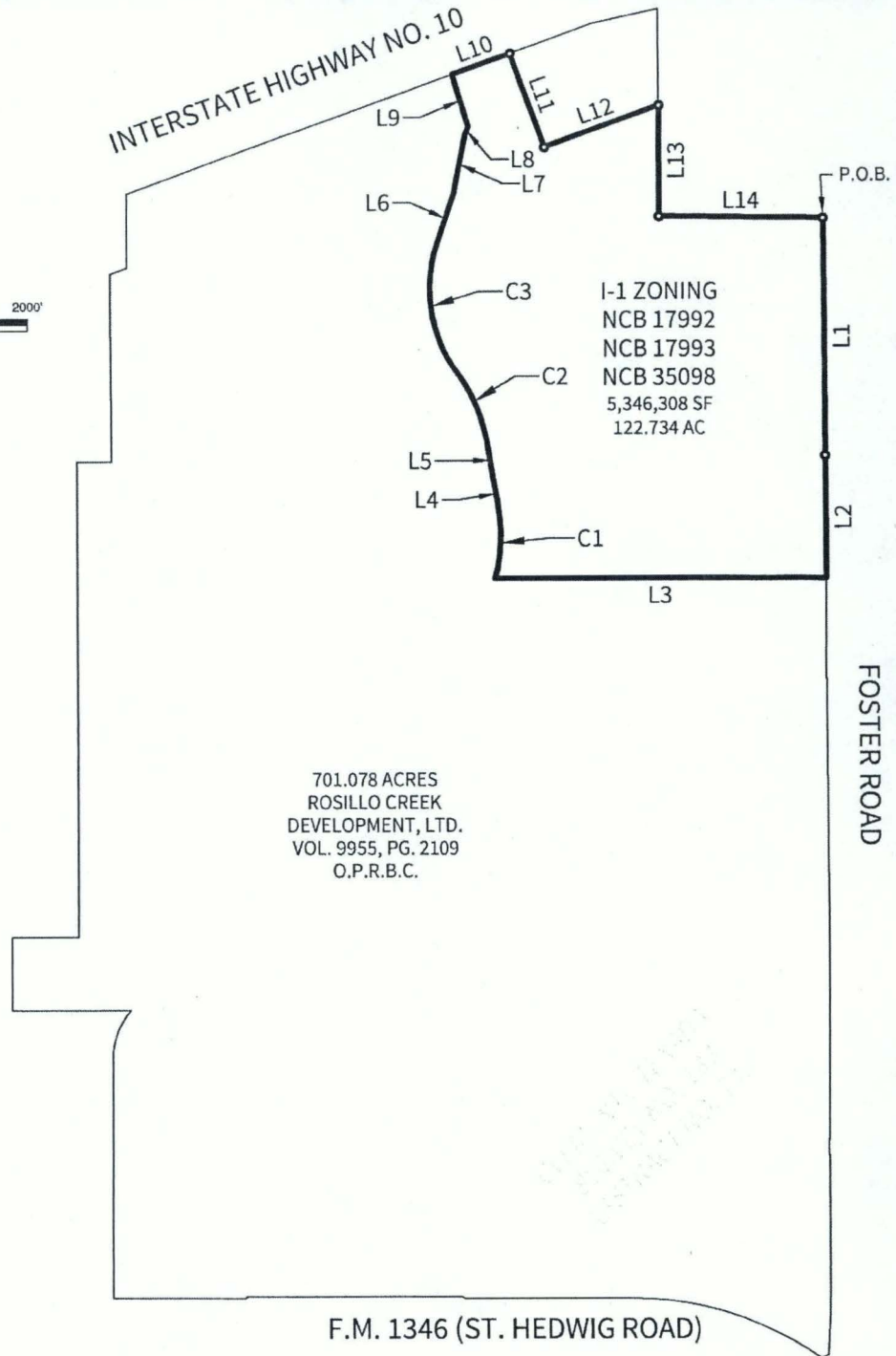
 11/19/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Job No. 03331.000.0
September 5, 2018; Revised: November 19, 2018
J.W.R.





INTERSTATE HIGHWAY NO. 10



FOSTER ROAD

F.M. 1346 (ST. HEDWIG ROAD)



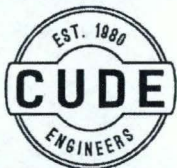
James W. Russell
11/19/18

LEGEND

- O.P.R.B.C. = OFFICIAL RECORDS BEXAR COUNTY, TEXAS
- D.P.R.B.C. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = 1/2" IRON ROD FOUND

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



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EXHIBIT OF

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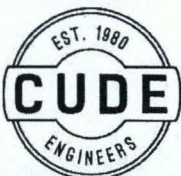
DATE: SEPTEMBER 5, 2018

JOB NO: 03331.000

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	24°37'31"	424.20'	987.00'	N02°48'37"E	420.95'
C2	27°49'36"	488.95'	1006.75'	N24°35'14"W	484.16'
C3	51°43'53"	754.49'	835.64'	N07°02'58"W	729.12'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°25'43"E	1398.71'
L2	S00°05'46"E	725.69'
L3	N90°00'00"W	1978.62'
L4	N10°16'53"W	165.00'
L5	N09°02'38"W	233.22'
L6	N18°32'15"E	312.29'
L7	N11°17'33"E	352.14'
L8	N21°35'25"E	53.37'
L9	N16°58'43"W	327.66'
L10	N70°02'00"E	363.38'
L11	S19°58'01"E	597.55'
L12	N70°02'00"E	731.11'
L13	S00°13'00"E	660.34'
L14	S89°29'00"E	975.93'

P:\03331\000\0-Survey\Drawings\SV 03331.000 Base.dwg 2018/09/05 5:01 pm bblack



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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.