

**AN ORDINANCE**

**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 ASSIGNING AND ADOPTING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY, APPROXIMATELY 18.5 SQUARE MILES (11,840 ACRES), LOCATED WITHIN THE BABCOCK ROAD CORRIDOR ANNEXATION AREA, CULEBRA ROAD – ALAMO RANCH CORRIDOR ANNEXATION AREA, WISEMAN BOULEVARD CORRIDOR ANNEXATION AREA, POTRANCO ROAD – WEST LOOP 1604 CORRIDORS ANNEXATION AREA, IH-10 EAST – LOOP 1604 EAST INTERCHANGE ANNEXATION AREA, AND THE VANCE JACKSON ANNEXATION AREA, ADOPTING AND APPLYING STANDARDS OF THE MEDINA ANNEX MILITARY LIGHTING OVERLAY DISTRICT (MLOD-2), AND THE MEDINA ANNEX MILITARY SOUND ATTENUATION OVERLAY DISTRICT (MSAO-2), AND AMENDING CHAPTER 35, SECTION 35-339.04 AND 35-339.05 TO REFLECT THE MLOD-2 AND MSAO-2.**

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**WHEREAS**, a public meeting 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 these amendments 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 adopting the Medina Annex Military Lighting Overlay District (MLOD-2), adding the zoning classification Medina Annex Military Lighting Overlay District (MLOD-2), within the municipal boundary of the City of San Antonio and located in the Potranco Road-West Loop 1604 Corridors Annexation Area. The Medina Annex Military Lighting Overlay District (MLOD-2), is adopted as set forth in this Ordinance as **Attachment “A”** attached hereto, made a part hereof and incorporated herein for all purposes.

**SECTION 2.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by adopting the Medina Annex Military Sound Attenuation Overlay District (MSAO-2), adding the zoning classification Medina Annex Military Sound Attenuation Overlay District (MSAO-2), within the municipal boundary of the City of San Antonio and

located in the Potranco Road- West Loop 1604 Corridors Annexation Area. The Medina Annex Military Sound Attenuation Overlay District (MSAO-2), is adopted as set forth in this Ordinance as **Attachment “B”** attached hereto, made a part hereof and incorporated herein for all purposes.

**SECTION 3.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by adopting various zoning district boundaries for newly annexed areas, approximately 18.5 square miles (11,840 acres), generally located within the Babcock Road Corridor Annexation Area, Culebra Road – Alamo Ranch Corridor Annexation Area, Wiseman Boulevard Corridor Annexation Area, Potranco Road – West Loop 1604 Corridors Annexation Area, IH-10 East –Loop 1604 East Interchange Annexation Area, and the Vance Jackson Annexation Area from Outside City Limits (OCL) to various zoning districts as follows:

**SECTION 4.** A description of the property is attached as Attachment “C” and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** The City council approves this Mixed Use Zoning Districts so long as the attached site plans Attachment “D”, Attachment “E”, Attachment “F”, Attachment “G” and Attachment “H” are adhered to. The MXD site plans are attached as Attachment “D”, Attachment “E”, Attachment “F”, Attachment “G” and Attachment “H” and made a part hereof and incorporated herein for all purposes.

**SECTION 6.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

**SECTION 7.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, Division 4, Section 35-339.04 is amended as follows:

Sec. 35-339.04. – Military Lighting Overlay Districts

(a) Zoning Process and Classification.

(1) This section establishes a military lighting overlay district, specifies the general purposes of the military lighting overlay district and the scope of the standards within that district.

(2) The military lighting overlay district is established as an overlay to the regular base zoning districts.

(3) The planning and development services department shall coordinate with other appropriate departments or agencies in order to evaluate land use, traffic and other development related issues in determining the necessity of establishing a military lighting overlay district. All parties in interest and citizens shall have an opportunity to be heard at a public hearing in accordance with Chapter 211 of the Local Government Code.

(4) The zoning designation for the military lighting overlay district shall consist of a base zone symbol and the military lighting overlay district symbol "MLOD" as a suffix. Military lighting overlay districts shall be numbered sequentially to distinguish among different districts, i.e., "MLOD-1," "MLOD-2," etc.

(a) Camp Bullis Military Lighting Overlay District (MLOD-1)

(b) Medina Annex Military Lighting Overlay District (MLOD-2)

(9)

Outdoor Sign Lighting.

A.

All signs located within three-quarters ( $\frac{3}{4}$ ) of a mile of Camp Bullis/Camp Stanley and Medina Annex shall be positioned in such a manner and contain "dark sky" approved shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs be positioned facing parallel to the adjacent boundaries of the military installation.

Chapter 35, Article III, Division 4, Section 35-339.05 is amended as follows:

Sec. 35-339.05. - "MSAO" Military Sound Attenuation Overlay District.

Zoning District Establishment and Designation Criteria.

(1)

This section establishes a military sound attenuation overlay district as an overlay to the base zoning districts. Separate ordinances are required to designate an overlay district via the official rezoning process.

(2)

To be designated as a military sound attenuation overlay district, the area must be identified by the United States military, joint land use study or adopted master plan as being situated within a noise military influence area.

(3)

The zoning designation for a military sound attenuation overlay district shall consist of a base zone symbol and the "MSAO" symbol as a suffix. Military sound attenuation overlay districts shall be numbered sequentially to distinguish among different districts, i.e., "MSAO-1," "MSAO-2," etc.

(a) Camp Bullis Military Sound Attenuation Overlay District (MSAO-1)

(b) Medina Annex Military Sound Attenuation Overlay District (MSAO-2)

(C) District Standards - Camp Bullis (MSAO-1) and Medina Annex (MSAO-2). All habitable portions of structures occupied by noise sensitive land uses shall be designed and constructed to achieve either: an outside to inside noise level reduction (NLR) of at least twenty-five (25) a-weighted decibels (dBA), or be built to the standards set forth in subsection (c)(1)B. below. These standards are required regardless of whether the noise sensitive land use is stand-alone as a single use or part of a larger development that may include more than one land use

**SECTION 8** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code

**SECTION 9.** 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 10.** 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 11.** This ordinance shall become effective [month day, year].

**PASSED AND APPROVED** this [date] day of [month year].

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

Zoning Case: Z2017 Z2017206 Babcock Road Commercial Corridors

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Babcock Road Commercial Corridors

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2, AHOD, MLOD-1, MSAO-1	Commercial, Airport Hazard Overlay District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255391	NCB 4721 LOT SW IRR 587.61 FT OF 1
C-2, AHOD, MLOD-1, MSAO-1	Commercial, Airport Hazard Overlay District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255396	CB 4721 LOT 50 GEORGE R GRANTHAM SUBD
C-2, ERZD, MLOD-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District	1090912	CB 4549 P-4D (1.6 AC), CB 4552 P-2L (.92 AC) 2007 -NEW PER SPLIT PER DEED 12543/274 & 12458/272
C-2, ERZD, MLOD-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District	1090913	CB 4552 P-2M 2007 -NEW PER SPLIT PER DEED 12543/274 & 12458/272
C-2, ERZD, MLOD-1, MSAO-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255379	CB 4721 BLK LOT 4 LABEL# TEX0442957/8
C-2, ERZD, MLOD-1, MSAO-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013714	CB 4565 P-3A (17.5255), P-3B(.552), P-3C (11.14), CB 4547 P-1A (3.84), CB 4549 P-1E (20.803), P-4 (45.8693),CB 4552 P-2J (76.0282), CB 4550 P-1C (3.8) 2007 REMAINS PER SPLIT PER DEED 12173/1454 EXE 6-1-06.
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255318	CB 4719 P-1 (2.65 AC) ABS 521 & CB 4720 P-1A (1.54 AC), P-1F (1.69 AC) ABS 521 2009-MERGED PIDS 1090279 INTO 255318 PER CR#19096
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255320	CB 4719 P-2 ABS 521
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255321	CB 4719 P-2A ABS 521
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255335	CB 4720 P-1G ABS 881
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255380	CB 4721 BLK LOT 5
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	256023	CB 4726 P-5 ABS 177
C-2, S, ERZD, MLOD-1, MSAO-1	Commercial, Specific Use Authorization for a Wireless Communication System, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1090281	CB: 4719 P-1E (.5225 AC), P-3B (20.7475 C) 2007--NEW ACCT PER SPLIT PER 12402/480 & 12402/483 EXE 9-20-06.
C-2, S, MLOD-1	Commercial, Specific Use Authorization for a Convenience Store (with gasoline and carwash), Military Lighting Overlay District	1224976	CB 4721A ( CST STORE # 1088 ), BLOCK 1 LOT 2 2016-NEW ACCT CREATED PER PLAT 9680/72-75. FILED 2-27-15. CREATED FROM PARENT ACCT 1013712. LR/GIS/5-26-15
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246677	CB 4548 P-5B ABS 1226 (31.15) & P-7 (39.42) NON-ADJ RMS, GIS 70.57 AC
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246680	CB 4548A BLK 1 LOT 1 "LA CANTERA UT-10
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	559328	NCB 14736 BLK LOT TR-D3 & E1, CB 4548 P-1C, P-5E, P-6A P-7B,P-8A & CB 4722 P-2
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound	246678	CB 4548 P-5C ,P-5D, P-6 P-8 ABS 1266 NON-ADJ RMS

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	Attenuation Overlay		
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255395	CB 4721 LOT SW IRR 274.59' OF 2 (NON-ADJACENT REMAINS )
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255378	CB 4548 P-5C ,P-5D, P-6 P-8 ABS 1266 NON-ADJ RMS
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246679	CB 4548 P-5 (39.280) & P-7A (9.065) ABS 1266 NON-ADJ RMS
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255393	CB 4721 LOT SE IRR 31.71FT OF 2
MF-18, MLOD-1, MSAO-1	Limited Density Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	999462	NCB 18335 P-3 (14.471AC), P-3A (17.632AC), P-10A (5.054AC), CB 4716 P-1 (9.325 AC), P-3 (17.476AC), P-5 (22.729AC) ABS 947, CB 4717 P-3 (26.52AC) ABS 728, CB 4718 P-1 (12.653) ABS 215, CB 4719 P-5 (12.306AC) ABS 521, CB 4726 P-5B (19.457AC) ABS 177 2 <b>More particularly described in metes and Bounds and map attached in Exhibit A</b>
MF-33, MLOD-1, MSAO-1	Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	1134806	CB 4721A BLK 1 LOT 1 (BABCOCK ROAD APARTMENTS) 2010- NEW PER PLAT 9601/168-171 FILED 3-13-2009
MF-33, MLOD-1, MSAO-1	Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	1178848	CB 4716A BLK 3 LOT 1 (HEUERMANN MULTIFAMILY) 2013- NEW PER PLAT 9643/44-47 FILED 7-20-2012
R-20, MLOD-1, MSAO-1	Residential Single-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	698161	NCB 18335 LOT P-1C(14.283AC) P-1D(40.316AC), P-1E(.011AC) P-3B(.249), P-3C * NOTES
R-6, ERZD, MLOD-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District	1011055	CB 4549 P-4A(.80 AC), CB 4550 P-1B (22.77 AC), CB 4552 P-2C (22.266 AC), & CB 4562 P-2C (.85 AC) 2007 -REMAINS PER DEED 12543/274 & 12458/272
R-6, ERZD, MLOD-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District	1013713	CB 4552 P-2A (NON ADJ REMAINS)
R-6, ERZD, MLOD-1, MSAO-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013714	CB 4565 P-3A (17.5255), P-3B(.552), P-3C (11.14), CB 4547 P-1A (3.84), CB 4549 P-1E (20.803), P-4 (45.8693),CB 4552 P-2J (76.0282), CB 4550 P-1C (3.8) 2007 REMAINS PER SPLIT PER DEED 12173/1454 EXE 6-1-06.
R-6, MLOD-1, MSAO-1	Residential Single-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	999462	NCB 18335 P-3 (14.471AC), P-3A (17.632AC), P-10A (5.054AC), CB 4716 P-1 (9.325 AC), P-3 (17.476AC), P-5 (22.729AC) ABS 947, CB 4717 P-3 (26.52AC) ABS 728, CB 4718 P-1 (12.653) ABS 215, CB 4719 P-5 (12.306AC) ABS 521, CB 4726 P-5B (19.457AC) ABS 177 2
RE, ERZD, MLOD-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District	246676	CB 4548 P-5A ABS 1226
RE, ERZD, MLOD-1, MSAO-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1090281	CB: 4719 P-1E (.5225 AC), P-3B (20.7475 C) 2007--NEW ACCT PER SPLIT PER 12402/480 & 12402/483 EXE 9-20-06.
RE, ERZD, MLOD-1, MSAO-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1103286	CB 4719 P-1F (27.9911 AC), P-3 (4.9739 AC) ABS 521& CB 4720 P-1J (1.903 AC), P-1K (1.41 AC) ABS 521 NO LABEL# OR SERIAL# 2015-UPDATE OWNERSHIP & LEGAL ACRES PER 16681/1752. JF/GIS/7-24-14

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RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	255335	CB 4720 P-1G ABS 881
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	255356	CB 4720 P-1 (2.9778 AC) & P-5 (1.5 AC), P-5A (1.5 AC) ABS 881 2010-MERGED PIDS 255356, 255355, 255330 PER OWNER REQUEST CR#22018.
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256009	CB 4726 P-3 ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256013	CB 4726 P-3D ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256044	CB 4726 P-3C (5.93 AC) & P-15 (3.682 AC) ABS 177 2008-MERGED PIDS 256044 & 256012 PER CUST REQ. # 17053
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256047	CB 4726 P-15C (3.682 AC) & P-15D (2.757 AC) ABS 177 2011-MERGED PIDS 256047 & 256048 PER OWNER REQUEST CR#24168. JF/GIS/12-28-2010
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256049	CB 4726 P-15A (3.75 AC) & P-15B (.439 AC) ABS 177 NO LABEL OR SERIAL #
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	698153	NCB 18334 LOT P-3A 4.7111 CB 4727 P-3A ABS 672 4.2289 CB 4726 P-4A ABS 177 1.5370
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013712	CB 4718 P-2A EXC NE 364.58 FT X 324.28 FT (NON ADJ REMAINS) 2016-REMS ACCT PER PLAT 9680/72-75 FILED 2-27-15. LR/GIS/5-26-15. 2014-RESURVEYED FROM 8.251 TO 8.259 ACRES PER DEED 15999/1359 . JF/GIS/5-9-13
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1060888	CB 4726A BLK 1 LOT 1 (HEUERMANN-LOT 1 SUBD) NEW FOR 2007 PER PLAT 9570/31 FILED 5-5-06.
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1179776	NCB 18334 (& CB 4726) BLK 1 LOT 2 (OCHO RIOS) 2013- NEW PER PLAT 9644/16-19 FILED 8-10-2012. JF/GIS/8-29-2012
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256020	CB 4726 P-4C ABS 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256042	CB: 4726 P-14A ABS: 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	698161	NCB 18335 LOT P-1C(14.283AC) P-1D(40.316AC), P-1E(.011AC) P-3B(.249), P-3C * NOTES
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	255274	CB 4716 P-1C ABS 947
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256018	CB 4726 P-4B ABS 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256041	CB: 4726 P-14 ABS: 177
RP, MLOD-1	Resource Protection,, Military Lighting Overlay District	1228689	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 25 2016-NEW ACCTS CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228690	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 26 2016-NEW ACCTS CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228691	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 27 2016-NEW ACCTS CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.

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RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228694	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 9 LOT 999 (PRIVATE STREET) 2016-NEW ACCT CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228713	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 28 2016-NEW ACCT CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228714	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 29 2016-NEW ACCT CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.
RP, MLOD-1	Resource Protection,, Military Lighting Overlay District	1228715	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 30 2016-NEW ACCT CREATED PER PLAT 9681/8-12 FILED 3-12-15 & PLAT 9679/104-110 FILED 2-5-15.

Exhibit A



COUNTY OF BEXAR  
STATE OF TEXAS

15.68 ACRES

PROJ. 11198.00  
BABCOCK-HEUERMANN

**METES and BOUNDS DESCRIPTION of a 15.68 acre tract of land out of the George Elliot Survey No. 24 ½, Abstract 215, County Block 4718 and the City of San Antonio Survey No.24 ¾, Abstract 521, County Block 4726, Bexar County, Texas, same being out that certain 165.091 acre tract of land conveyed unto Babcock Road Ltd., a Texas Limited Partnership by warranty deed recorded in Volume 11305, Page 672, Bexar County Real Property Records; in all, said 15.68 acre tract of land being particularly described as follows:**

**COMMENCING** at a point at the southwest cutback on the north intersection of Heuermann Road (a 60' right-of-way) and Babcock Road (an 86' right-of-way) coincident with south corner of Lot 1, Block 3 as shown by plat of Heuermann Multifamily recorded in Volume 9643, Page 44, Bexar County Deed and Plat Records;

**THENCE**, along the northeast line of said Babcock Road coincident with the southwest line of said 165.091 acre tract, North 72° 38' 06" West, 211.13 feet to the beginning of a tangent curve to the right;

**THENCE**, along the arc of said curve having a radius of 1,490.93 feet, a central angle of 14° 00' 01", a chord bearing and distance of North 65° 34' 04" West, 363.41 feet, pass the southwest corner of said Lot 1 at an arc length of 224.82 feet, and continue for a total arc length of 364.31 feet to the **POINT OF BEGINNING** and the south corner of the herein described tract of land;

**THENCE**, continuing along the northeast line of said Babcock Road and the southwest line of said 165.091 acre tract the following courses:

Along the extension of the arc of said previous curve having a central angle of 1° 16' 14", an arc length of 33.06 feet, and a chord bearing and distance of North 57° 55' 56" West, 33.06 feet to a point,

North 57° 26' 18" West, 611.56 feet to a point at the beginning of a tangent curve to the right,

Along the arc of said curve having a radius of 2,710.71 feet, a central angle of 8° 26' 11", an arc length of 399.14 feet, and a chord bearing and distance of North 53° 08' 23" West, 398.78 feet to a point,

North 48° 55' 43" West, 142.49 feet to a point at the beginning of a tangent curve to the right, and

Along the arc of said curve having a radius of 3,273.23 feet, a central angle of 2° 39' 56", an arc length of 152.28 feet, and a chord bearing and distance of North 47° 25' 42" West, 152.26 feet to a point;

**THENCE**, departing the northeast line of said Babcock Road and across said 165.091 acre tract the following courses:

North 43° 54' 16" East, 450.94 feet to a point,  
South 46° 05' 44" East, 304.85 feet to a point,  
South 84° 52' 47" East, 356.58 feet to a point,



South 50° 29' 56" East, 500.61 feet to a point,  
South 21° 23' 19" East, 172.11 feet to a point at the beginning of a non-tangent curve  
to the left,

Along the arc of said curve having a radius of 1,253.00 feet, a central angle of 7° 42'  
32", an arc length of 168.59 feet and a chord bearing and distance of South 38° 34'  
11" West, 168.46 feet to a point,

South 34° 08' 51" West, 269.34 feet to a point at the beginning of a tangent curve to  
the right,

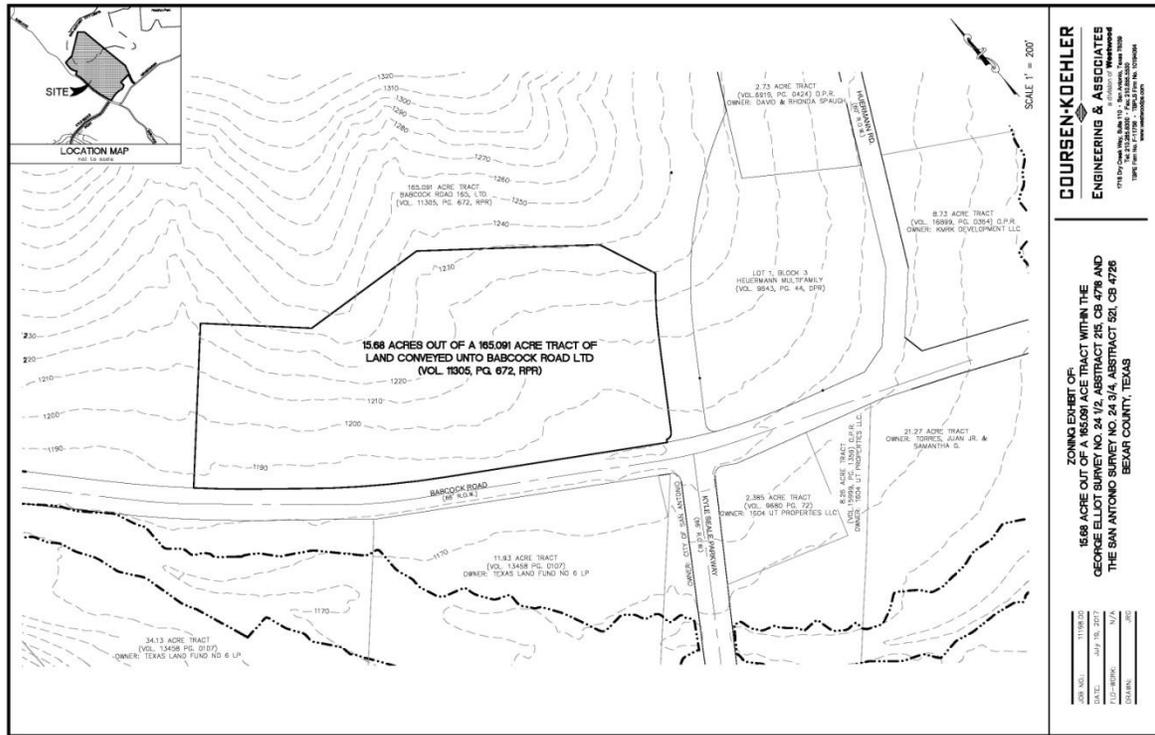
Along the arc of said curve having a radius of 17.01 feet, a central angle of 86° 58'  
15", an arc length of 25.82 feet, and a chord bearing and distance of South 74° 24'  
21" West, 23.41 feet to a point, and

South 27° 53' 29" West, 7.99 feet to the **POINT OF BEGINNING**.

Containing, in all, 683,102 square feet of land or 15.68 acres.  
Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204.

Prepared for a zoning exhibit by Coursen-Koehler Engineering & Associates, a division of Westwood  
Professional Services. This description is not to be used for conveyance. – Jason R. Gabriel, RPLS No.  
6530

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 Council Consideration Date: August 31, 2017



Zoning Case: Z2017 Z2017206 Culebra Road – Alamo Ranch Commercial Corridors  
 Council Consideration Date: August 31, 2017

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2	Commercial	210097	CB 4413 P-2 ABS 103
C-2	Commercial	210098	CB 4413A BLK 1 LOT 1 (NORTHSIDE/CULEBRA NO 2)
C-2	Commercial	1085939	CB 4413D BLK 2 LOT 69 "WESTWINDS VALERO UT-2" 2007 NEW PLAT 9573/146 FILED 12-19-06
C-2	Commercial	1091254	CB 4413 P-1E (4.2061 AC) ABS 103 2014 REMAINS PER DEED 16124/1782 EXEC 05/132013, 2014 REMAINS PER PLAT 9655/166-4 FILED 06/11/2013, PER DEED 12525/1380
C-2	Commercial	1116456	CB 4415B BLK 6 LOT 1 (IBC WESTWINDS SUB"D) PER PLAT 9582/142-144
C-2	Commercial	1116457	CB 4415B BLK 6 LOT 2 (IBC WESTWINDS SUB"D) PER PLAT 9582/142-144
C-2	Commercial	1116458	CB 4415B BLK 6 LOT 3 (IBC WESTWINDS SUB"D) PER PLAT 9582/142-144
C-2	Commercial	1130015	CB 4413 BLK 64 LOT 2 (CHILDREN'S LIGHTHOUSE LEARNING CENTER #2) PER PLAT 9599/100-102
C-2	Commercial	1155082	CB 4400 BLK 43 LOT 901 (ALAMO RANCH GREENBELT) PER PLAT 9619/129-133
C-2	Commercial	1162857	CB 4415B BLK 6 LOT 5 (WESTWINDS COMMERCIAL UT-3A2) PER PLAT 9631/52-56
C-2	Commercial	1162858	CB 4415B BLK 6 LOT 6 (WESTWINDS COMMERCIAL UT-3A2) PER PLAT 9631/52-56
C-2	Commercial	1162859	CB 4415B BLK 6 LOT 7 (WESTWINDS COMMERCIAL UT-3A2) PER PLAT 9631/52-56
C-2	Commercial	1162860	CB 4415B BLK 6 LOT 8 (WESTWINDS COMMERCIAL UT-3A2) PER PLAT 9631/52-56
C-2	Commercial	1162861	CB 4415B BLK 6 LOT 9 (WESTWINDS COMMERCIAL UT-3A2) PER PLAT 9631/52-56
C-2	Commercial	1185094	CB 4415 P-3E (31.1553 AC)ABS 436 2015 NEW REMAINS PER DEED 16630/461 04/14/2014, 2013-NEW ACCT PER PLAT 9649/48-7 FILED 11/13/2012,
C-2	Commercial	1199177	CB 4413B (PINNACLE MONTESSORI SCHOOL CULEBRA), BLOCK 65 LOT 2 2014 NEW ACCT PER PER PLAT 9660/168-3 FILED 10/25/2013.
C-2	Commercial	1208360	CB 4415B (WESTWINDS COMMERCIAL UT-3B), BLOCK 7 LOT 1 2015-NEW ACCT PER PLAT 9667/7-4 FILED 04/11/2014.
C-2	Commercial	1208366	CB 4415B (WESTWINDS COMMERCIAL UT-3B), BLOCK 7 LOT 7 2015-NEW ACCT PER PLAT 9667/7-4 FILED 04/11/2014.
C-2	Commercial	1208367	CB 4415B (WESTWINDS COMMERCIAL UT-3B), BLOCK 7 LOT 8 2015-NEW ACCT PER PLAT 9667/7-4 FILED 04/11/2014.

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C-2	Commercial	1208373	CB 4415B (WESTWINDS COMMERCIAL UT-5), BLOCK 6 LOT 13 2015 NEW ACCT PER PLAT 9666/191-3 FILED 04/07/2014.
C-2	Commercial	1208374	CB 4415B (WESTWINDS COMMERCIAL UT-5), BLOCK 6 LOT 14 2015 NEW ACCT PER PLAT 9666/191-3 FILED 04/07/2014.
C-2	Commercial	1222946	CB 4413B BLK 64 LOT 3 (WESTWINDS COMMERCIAL UT-6A) 2015 NEW ACCT PER PLAT 9676/165-168 FILED 11/14/14
C-2	Commercial	1224407	CB 4400 P-43A (2.40 AC) ABS 825 2016 NEW ACC PER DEED 17120/1881 EXEC 03/05/2015.
C-2	Commercial	1224408	CB 4400 P-43 (1.76 AC) ABS 825 ***NON ADJ ACCT TO PID 1064354 2016 NEW NON ADJ ACCT
C-2	Commercial	1227128	CB 4400L (ALAMO RANCH UT 19), BLOCK 118 LOT E IRR 772.21 FT OF 1 2016 NEW ACCT PER PLAT 9679/190-10 FILED 02/20/2015.
C-2	Commercial	1227131	CB 4415B (WESTWINDS COMMERCIAL UT 5, REPLAT), BLOCK 6 LOT 15 2016 NEW ACCT PER PLAT 9680/163-3 FILED 03/06/2015.
C-2	Commercial	1229008	2016 NE ACCT PER PLAT 9682/124-4 FILED 04/27/2015.
C-2	Commercial	1229009	CB 4415B (WESTWINDS COMMERCIAL UNIT-3B2), BLOCK 7 LOT 10 2016 NEW ACCT PER PLAT 9682/124-4 FILED 04/27/2015.
C-2	Commercial	1229010	2016 NEW ACCT PER PLAT 9682/124-4 FILED 04/27/2015.
C-2	Commercial	1237842	CB 4413B (VISTA POINTE APARTMENTS), BLOCK 64 LOT 7 2016 NEW ACCT PER PLAT 9693/114-4 FILED 11/24/2015
C-2, GC-2	Commercial, Gateway Corridor District	1064297	CB 4415 PT OF P-3 ABS 436 2013 SPLIT PER DEED 15834/459 EXECUTED 12/06/2012, 2013 SPLIT PER PLAT 9649/48-7 FILED 11/13/2012, PER PLAT 9631/52-56//2014-SPLIT PER PLAT 9651/212-214 FILED 2/15/13//2014-SPLIT PER PLAT 9654/162-166 FILED 5/9/13
C-2, GC-2	Commercial, Gateway Corridor District	1098245	CB 4415A BLK LOT 4
C-2, GC-2	Commercial, Gateway Corridor District	1098246	CB 4415A BLK LOT 5
C-2, GC-2	Commercial, Gateway Corridor District	1239135	CB 4400L (ALAMO RANCH UT-18 WEST), BLOCK 118, LOT 4 2016 NEW ACCT PER PLAT 9694/134-4 FILED 12/18/2015.
C-3	General Commercial	1058474	CB 4400 P-39B ABS 825 new remains per plat 9573/146 12-19-06
C-3	General Commercial	1064354	CB 4400 P-43 (25.57 AC) ABS 825 2016 RESURVEY(12009/2373) & SPLIT PER DEED 17120/1881 EXEC 03/05/2015. NEW REMAINS PER DEED 11613/2484 EXEC 08/30/2005

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C-3	General Commercial	1222947	CB 4413B BLK 64 LOT 4 (WESTWINDS COMMERCIAL UT-6A) 2015 NEW ACCT PER PLAT 9676/165-168 FILED 11/14/14
C-3, GC-2	General Commercial, Gateway Corridor District	1244131	NCB 17632 (ALAMO RANCH UT-18), BLOCK 118 LOT IRR E 617.50 FT OF 3 (ARB 3A) & CB 4400L E IRR 359.12 FT OF 3 (ARB 3B) 2016 NEW ACCT. 2015 NEW ACCT PER PLAT 9669/167-6 FILED 06/06/2014.
C-3, GC-2	General Commercial, Gateway Corridor District	1244144	NCB 17632 (ALAMO RANCH UT-18), BLOCK 118 LOT MID 715.46 FT OF 3 (ARB 3C) & CB 4400L W IRR 35.00 FT OF 3 (ARB 3D) 2016 NEW ACCT PER DEED 17351/2165 EXEC 07/16/2015.
MF-25, GC-2	Low Density Multi-Family, Gateway Corridor District	1209882	CB 4400L (ALAMO RANCH UT-18), BLOCK 118 LOT IRR 892.46 FT OF 2 2016 NEW REMAINS PER PLAT 9694/134-4 FILED 12/18/2015. 2015 NEW ACCT PER PLAT 9669/167-6 FILED 06/06/2014.
MF-25, GC-2	Low Density Multi-Family, Gateway Corridor District	1214280	CB 4415A BLOCK LOT 6 **MASTER FILE/ COMMON ELEMENTS** (BILTMORE AT ALAMO RANCH CONDOMINIUM) 2014-NEW ACCT PER SPLIT PER PLAT 9651/212-214 FILED 2/15/2013
MF-33	Multi-Family	1064311	CB 4413 P-1 ABS 103 2016 NEW REMS PER PLAT 9693/114-4 FILED 11/24/2015. 2013 RESURVEYED PER GIS ACREAGE, 2013- REMAINS PER PLAT 9649/58-7 FILED 11/13/2012, 2012- REMAINS PER PLAT 9623/132-135 FILED 5-6-11
MF-33	Multi-Family	1120683	CB 4413B BLK 64 LOT 1 (ALAMO RANCH APARTMENTS) PER PLAT 9591/134-136
MF-33	Multi-Family	1185094	CB 4415 P-3E (31.1553 AC)ABS 436 2015 NEW REMAINS PER DEED 16630/461 04/14/2014, 2013-NEW ACCT PER PLAT 9649/48-7 FILED 11/13/2012,
MF-33	Multi-Family	1185099	CB 4413 P-7 ABS 103 2015 NEW REMAINS PER DEED 16605/2398 EXEC 03/25/2014, 2013-NEW ACCT PER PLAT 9649/48-7 FILED 11/13/2012
MF-33	Multi-Family	1192441	CB 4413B (WATERCREST AT ALAMO RANCH), BLOCK 64 LOT 5 2014 NEW ACCT PER PLAT 9655/153-5 FILED 06/07/2013
MF-33	Multi-Family	1192442	CB 4413B (WATERCREST AT ALAMO RANCH), BLOCK 64 LOT 6 2014 NEW ACCT PER PLAT 9655/153-5 FILED 06/07/2013,
MF-33	Multi-Family	1193047	CB 4413B (NRP CULEBRA APARTMENS), BLOCK 65 LOT 1 2014 NEW ACCT PER PLAT 9655/166-4 FILED 06/11/2013
MF-33	Multi-Family	1193577	CB 4415B BLK 6 LOT 10 (WESTWINDS COMMERCIAL UT-3A3) 2014-NEW ACCT PER SPLIT PER PLAT 9653/196-199 FILED 4/5/2013

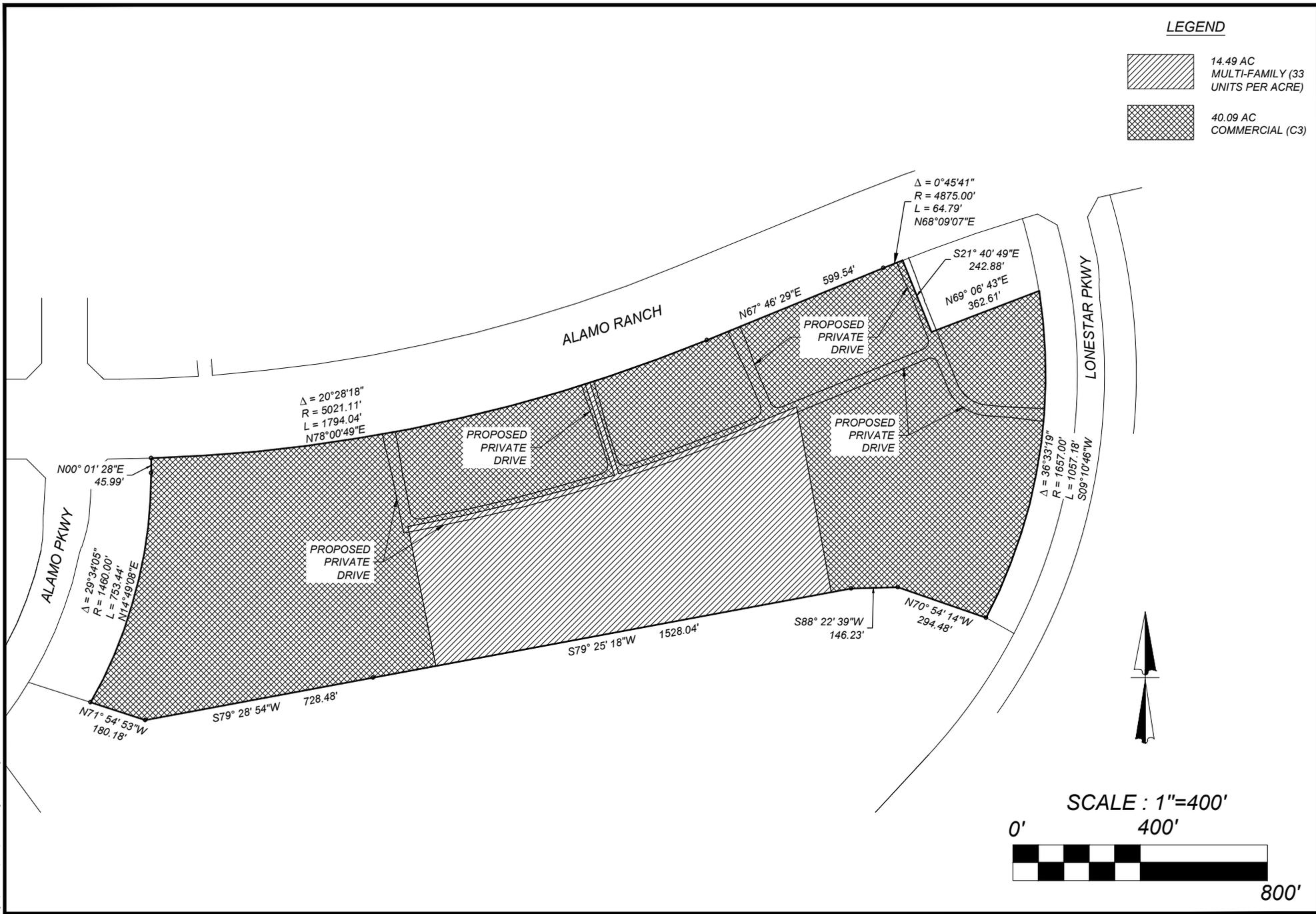
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MF-33	Multi-Family	1227129	CB 4400L (ALAMO RANCH UT 19), BLOCK 118 LOT W IRR 757.79 FT OF 1 2016 NEW ACCT PER PLAT 9679/190-10 FILED 02/20/2015.
MF-33, GC-2	Multi-Family, Gateway Corridor District	1193769	CB 4415A BLK LOT 7 (CONTINENTAL 157 SUBD) 2014-NEW ACCT PER SPLIT PER PLAT 9654/162-166 FILED 5/9/2013
MXD	Mixed Use	1058261	CB 4400 P-38A ABS 825 <b>More particularly described in metes and Bounds and map attached in Exhibit A</b>
RP	Resource Protection	1083707	CB 4400L (ALAMO RANCH UT-23D), BLOCK 44 LOT 75 (OPEN SPACE) PER PLAT 9571/196-199
RP	Resource Protection	1083708	CB 4400L (ALAMO RANCH UT-23D), BLOCK 44 LOT 76 (OPEN SPACE) PER PLAT 9571/196-199

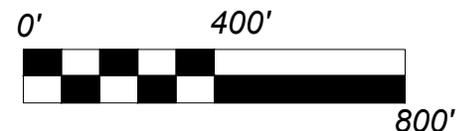
**LEGEND**

 14.49 AC  
MULTI-FAMILY (33  
UNITS PER ACRE)

 40.09 AC  
COMMERCIAL (C3)



SCALE : 1"=400'



**TOWN CENTER AT ALAMO RANCH**  
SAN ANTONIO, TEXAS  
MXD ZONING EXHIBIT

REVISIONS:	ISSUE DATE:	
JOB NO. 399-02-01		
DATE: JULY 2017	DESIGNER: -	
DRAWN: -	CHECKED: -	<b>SHEET: EXH</b>

Date: Jul 17, 2017, 1:34pm User ID: npanella  
File: N:\399\02\01\Design\Exhibits\CAD\MXD Zoning Exhibit.dwg

**KFW ENGINEERS + SURVEYING**  
3421 Paenanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone # (210) 979-8444 • Fax # (210) 979-8441  
TSPS Firm # 9513 • TSPS Firm # 10122300

Zoning Case: Z2017 Z2017206 Foster Road  
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Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-1, S, AHOD	Light Commercial, With or without Accessory Live Entertainment, Airport Hazard Overlay District	327864	CB 5100 BLK 665 LOT P 14 & P 14A
C-1, S, AHOD	Light Commercial, With or without Accessory Live Entertainment, Airport Hazard Overlay District	327865	CB 5100 P-15 ABS 665
C-2, AHOD	Commercial, Airport Hazard Overlay District	685449	NCB 17994 P-1(3.363 AC) & P-2 (14.87 AC) & CB 5100 P-2 (95.642 AC)
I-1	General Industrial	331748	CB 5128 P-4 ABS 489
I-1	General Industrial	331751	CB 5128 P-5B & 6 ABS 489
I-1	General Industrial	331753	CB 5128 P-7 ABS 489
I-1	General Industrial	331783	CB 5129 P-9B ABS 770
I-1	General Industrial	331803	CB 5132 W 300 FT OF TR 2 EXC S IRRG 16 FT ABS 469
I-1	General Industrial	514868	NCB 12887 BLK LOT 9 (3.911 AC), E 388.97 FT OF ARB-5 (1.964 AC), P-7 (45.068 AC) & CB 5129 P-7 ABS 770 (10.468 AC) ROSILLO CREEK ANNEXATION 2016- MERGE ACCTS 514868, 514853, 514883 & 514884 PER APPRAISER CR #37601
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327562	CB 5097 P-34 ABS 190 42.049 CB 5128 P-2 ABS 489-27.48 AC
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327660	CB 5098 P-47 ABS 743
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327895	CB: 5100 P-25A ABS: 665 FOSTER RIDGE UNIT-1
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327896	CB: 5100 P-25B (.115AC) & P-26E (.258AC) ABS: 665
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327897	CB: 5100 P-25C ABS: 665
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327898	CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327900	CB: 5100 P-26B ABS: 665
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327903	CB 5100 P-27A ABS 665 PT OF RAILROAD
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327911	CB: 5100A BLK: 1 LOT: 1 FOSTER RIDGE UNIT-1
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327912	CB: 5100A BLK: 1 LOT: 2 FOSTER RIDGE UNIT-1
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327914	CB 5100C BLK LOT 1 PAN AMER LOGISTICS CTR UT-1
I-1, AHOD	General Industrial , Airport Hazard Overlay District	331747	CB 5128 P-3 ABS 489
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357571	CB 5875 BLK LOT 1A "LAND ONLY" REFER TO: 05875-000-0011
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357572	CB 5875 BLK LOT 1A "IMPT ONLY" REFER TO: 05875-000-0010
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357573	CB 5875 BLK LOT 1B
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357574	CB 5875 BLK LOT S IRR 26 3.6 FT OF N 342.31FT OF 2 MH NO LABEL# NO SERIAL#
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357575	CB 5875 BLK LOT N IRRG 78.7 FT OF 2
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357576	CB 5875 BLK LOT 2C

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I-1, AHOD	General Industrial , Airport Hazard Overlay District	357577	CB 5875 BLK LOT N 133.29 FT OF 3 OR ARB 3B & MID 249.50 FT OF ARB 4B REFER TO: 81000-000-0032
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357579	CB 5875 BLK LOT 4A
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357581	CB 5875 BLK LOT S IRR 18.9FT OF 5 2013-SPLIT PER DEED 15673/2026 EX 7/24/12
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357582	CB 5875 BLK LOT SW IRR 478.16 FT OF 5 LABEL#PFS0805746/7
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357583	CB 5875 LOTS 6 & 7 NO LABEL# OR SERIAL#
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357584	CB 5875 BLK LOT S 616.6 FT OF W 80 FT OF 8
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357588	CB 5875 BLK LOT W 80.0 FT OF N 468.8 FT OF 8
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357590	CB 5875 BLK LOT 9, & E 40.26 FT OF 8
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357592	CB 5875 BLK LOT 12 NO LABEL# OR SERIAL#
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357593	CB 5875 BLK LOT 13 NO LABEL# OR SERIAL#
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357594	CB:5875 BLK: LOT:14A/15A/16A
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357595	CB 5875 BLK LOT 17
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357596	CB 5875 BLK LOT 18
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357599	CB 5875 BLK LOT 19
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357600	CB 5875 BLK LOT 19A
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357601	CB 5875 BLK LOT 20B HS NO LABEL# OR SERIAL#
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357602	CB 5875 BLK LOT 20A /P-5/
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357603	CB 5875 BLK LOT W 100 FT OF S PT OF 20 (P-6)
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357604	CB 5875 BLK LOT N, 504 FT OF 20
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357605	CB 5875 BLK LOT 23A AND 21A
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357606	CB 5875 BLK LOT S TRI 248.74FT OF 21 /P-5A/ 2011-RESURVEY PER DEED 14639/1979 & 1986 EX 9/10/10
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357607	CB 5875 BLK LOT PT, OF 20, 21 AND 23
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357608	CB 5875 BLK LOT S IRR 137.54 FT OF 21A & S 100 FT OF W 59 FT OF 23A
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357609	NCB 5875 BLK LOT E IRR 904.34FT OF W 954.34FT OF 24 ARB 24E 2012-MERGE PER CR# 25031
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357610	NCB 5875 BLK LOT E TRI 649 FT OF 24 ARB 24C
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357612	NCB 5875 BLK LOT SW 50 X 118 OF 24 ARB 24D
I-1, AHOD	General Industrial , Airport Hazard Overlay District	357613	CB 5875 BLK LOT P-100
I-1, AHOD	General Industrial , Airport Hazard Overlay District	460655	NCB 10615 P-1 & P-33 36.211 CB5097 P33 16.545 CB 5128 P1 &P8 177.381& CB5132 P62 .518

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I-1, AHOD	General Industrial , Airport Hazard Overlay District	460734	NCB 10615 LOT P-46 .350 CB 5098 P-46 ABS 743 84.600 (ROSILLO CREEK ANNXTN)
I-1, AHOD	General Industrial , Airport Hazard Overlay District	685529	NCB 17995 P-4, 6A, 7, 7A, 7B, 7C, 7D, 7E, 7F, 13, 13A, 13B, 13C, 20 NCB 17994 BLK TR-A, B, C,C1, P-11, 11A, & LOT 36 CB 5100 P-3, 4, 13, 13A, 20, 24A, 25D, & 26A ABS 665 2012-MERGED PER CR# 25996
I-1, AHOD	General Industrial , Airport Hazard Overlay District	985864	CB 5875 BLK LOT 10 AND 11
I-1, AHOD	General Industrial , Airport Hazard Overlay District	1177893	CB 5875B BLK LOT 25 (FOSTER PLACE SUBD) 2013-NEW ACCT PER SPLIT PER PLAT 9642/122-124 FILED 6/29/2012
I-1, AHOD	General Industrial , Airport Hazard Overlay District	1180695	CB 5875 BLK LOT N IRR 15FT OF OF 5 2013-NEW ACCT PER SPLIT PER DEED 15673/2026 EX 7/24/2012
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	327888	CB 5100 P-22 ABS 665 2014-SPLIT PER DEED 16199/1869 EX 6/28/2013
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	327889	CB 5100 P-23B 2016-LEGAL/MAP UPDATE PER PLAT 9694/35-40 FILED 12-15-2015   2007 NEW PER SPLIT PER DEEDS 12310/1026 & 12310/1042 EXE 7-26-06//SPLIT-2014-SPLIT PER CR# 33142
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	327891	CB 5100 P-24 ABS 665 2007 REMAINS PER SPLIT PER DEEDS 12310/1026 & 12310/1042 EXE 7-26-06
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	685529	NCB 17995 P-4, 6A, 7, 7A, 7B, 7C, 7D, 7E, 7F, 13, 13A, 13B, 13C, 20 NCB 17994 BLK TR-A, B, C,C1, P-11, 11A, & LOT 36 CB 5100 P-3, 4, 13, 13A, 20, 24A, 25D, & 26A ABS 665 2012-MERGED PER CR# 25996
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	1091696	CB 5100 P-24C ABS 665 2007 NEW PER SPLIT PER DEEDS 12310/1026 & 12310/1042 EXE 7-26-06//SPLIT-2014-SPLIT PER CR# 33142
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	1091698	CB 5100 P-23 (42.8164 AC) & P-23A (63.218 AC) 2016-LEGAL/MAP UPDATE PER PLAT 9694/35-40 FILED 12-15-2015   2007 NEW PER SPLIT PER DEEDS 12310/1026 & 12310/1042 EXE 7-26-06//2014-SPLIT PER CR# 33142
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	1139397	CB 5973A BLK 1 LOT 1 (BEXAR COUNTY JR LIVESTOCK SHOW) & P-100 2010-NEW ACCT PER PLAT 9606/102-105 FILED 8/21/2009 FROM PID 1115014//2010-LEGAL CHG PER DEED 14306/1633 EX 12/16/09
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	1195676	CB 5100C BLK 2 LOT 1 (SOUTH FOSTER INDUSTRIAL PARK UT-1) 2014-NEW ACCT PER SPLIT PER PLAT 9658/63-66 FILED 8/23/2013
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	1209164	CB 5100C BLK 2 LOT 2 (SOUTH FOSTER INDUSTRIAL PARK UT-2) 2015-NEW ACCT PER SPLIT PER PLAT 9669/105-113 FILED 6/3/2014
L	Light Industrial	331781	CB 5129 P-9 ABS 770
L	Light Industrial	331785	CB 5129 P-10 ABS 770
L	Light Industrial	331788	CB 5129 P-10C, P-9A, & P-10D ABS 770 2016-REMAINS ACCT PER MERGE PER CR#36030
L	Light Industrial	331789	CB 5129 P-10B ABS 770 2008-RESURVEY DUE TO SPLIT PER DEED 13225/2110 EXE 10-23-07. CHANGED LEGAL ACREAGE FROM .703 TO .623 ACRES. (.08 AC WENT TO PID 331782). JF/GIS/8-26-07.
L	Light Industrial	331796	CB 5129A BLK 1 LOT 2 (BIELA'S GLASS SUBD)

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L	Light Industrial	331797	CB 5129A BLK 1 LOT 3 (BIELA'S GLASS SUBD)
L	Light Industrial	331798	CB 5132 BLK LOT N IRRG 461.68 FT OF TR 1
L	Light Industrial	331800	CB 5132 P-1A ABS 469 (30 FT LANE)
L	Light Industrial	331803	CB 5132 W 300 FT OF TR 2 EXC S IRRG 16 FT ABS 469
L	Light Industrial	331805	CB 5132 TR-5 ABS 469
L	Light Industrial	331808	CB 5132 TR-7, EXC S IRRG 31.09 FT ABS 469
L	Light Industrial	331809	CB 5132 TR-8 EXC S IRR 35.49
L	Light Industrial	333168	CB 5132C BLK LOT 1
L	Light Industrial	333662	CB: 5132F LOT 1 CB 5132J LOT 3-5,& 9-11,W 50"OF 1,& N IRR 79.97"OF 2,S 80"OF 6 ETC
L	Light Industrial	333663	CB 5132G BLK 1 LOT 1 REDI-STRIP SUBD
L	Light Industrial	333664	CB 5132H BLK 1 LOT 1 MISSION DRYWALL SUBD
L	Light Industrial	333666	CB 5132J BLK LOT E 494.55 FT OF 1 HIGH POINT UNIT -1
L	Light Industrial	333671	CB 5132J BLK LOT E 320.16 FT OF S 80.3 FT OF 2 HIGH POINT UNIT -1
L	Light Industrial	333683	CB 5132J LOT 7, & N 80" OF 6, & S 69.35 FT OF 8
L	Light Industrial	333690	CB 5132K BLK LOT MID IRR 161.33 FT OF 1 S & T INDUSTRIES SUBD
L	Light Industrial	333691	CB 5132K BLK LOT NE IRR 546.03 FT OF 1(NON ADJ PTY) S & T INDUSTRIES SUBD
L	Light Industrial	333692	CB 5132K BLK LOT SE IRR 15" OF 1 S & T INDUSTRIES SUBD
L	Light Industrial	333693	CB 5132K BLK LOT SW 135" X 193.97" OF 1 S & T INDUSTRIES SUBD
L	Light Industrial	333694	CB 5132K BLK LOT 2 S & T INDUSTRIES SUBD
L	Light Industrial	333695	CB 5132K BLK LOT 3 S & T INDUSTRIES SUBD
L	Light Industrial	333696	CB 5132K BLK LOT 4 (REIMSCHISSEL SUBD)
L	Light Industrial	333697	CB 5132M BLK 1 LOT 1 (MISSION DRYWALL UT-2)
L	Light Industrial	514877	NCB 12887 LOT P-8 1.382 CB 5129 P-8 ABS 770 6.158 (ROSILLO CREEK ANNEXTN), GIS 7.54 AC
L	Light Industrial	1140300	CB 5132K BLK LOT 5 (TIGER SANITATION) 2010-NEW ACCT PER SPLIT PER PLAT 9607/144-147 FILED 10/2/2009 FROM PID 331807
L, AHOD	Light Industrial, Airport Hazard Overlay District	327898	CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665
L, AHOD	Light Industrial, Airport Hazard Overlay District	327914	CB 5100C BLK LOT 1 PAN AMER LOGISTICS CTR UT-1
L, AHOD	Light Industrial, Airport Hazard Overlay District	460655	NCB 10615 P-1 & P-33 36.211 CB5097 P33 16.545 CB 5128 P1 &P8 177.381& CB5132 P62 .518
R-6	Residential Single-Family	331775	CB 5129 P-8B ABS 770
R-6	Residential Single-Family	331795	CB 5129A BLK LOT 1 (SENYOR SANTO NINO DE CEBU PARISH SUBD PH-1)
R-6	Residential Single-Family	514879	NCB 12887 LOT P-8D 1.139 CB 5129 P-8D ABS 770 3.861 (ROSILLO CREEK ANNEXTN)
RE	Residential Estate	331749	CB 5128 P-5 ABS 489 REFER TO: 05128-000-0053

Zoning Case: Z2017 Z2017206 Foster Road  
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RE	Residential Estate	331752	CB 5128 P-5 ABS 489 TO: 05128-000-0050 2010-SPLIT/RESURVEY PER CR# 21736 RECEIVED 8/20/09 SURVEY PROVIDED NEW PIDS 1139092 & 1139093 REFER
RP	Resource Protection	331750	CB 5128 P-5A ABS 489

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Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2, AHOD	Commercial, Airport Hazard Overlay District	619291	NCB 16567 P-20 (.43) CB 5089 P-20 (4.499) ABS 45
C-2, AHOD	Commercial, Airport Hazard Overlay District	619303	NCB 16567 BLK 7 LOT 3 EX SE TRI 210" (12.708) 5089 BLK 7 SE TRI 210 OF 3 RUSH ENTPRS
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323206	CB 5088 P-12G ABS 308
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323309	CB 5089 P-21 ABS 45 REFER TO: 16567-000-0214
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323314	CB: 5089 P21A ABS: 45
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619277	NCB 16567 P-14 (12.936AC) CB 5089 P-14 (44.964AC) 2016-REMAINS PER DEED 17267/1590 EXE 05-01-2015
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619278	NCB 16567 P-15 (9.235) CB 5089 P-15 (.36)
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619279	NCB 16567 P-15A (3.16) CB 5089 P-15A (.385)A-45
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619294	NCB 16567 P-21 (17.56AC) CB 5089 P-21 (66.6172AC) REFER TO: 05089-000-0210
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1200218	CB 5089 P-22L, 22M, 40A, 41, 42 ABS 45 & NCB 16567 P-22M 2014-NEW ACCT PER SPLIT PER DEED 15978/603 EX 2/28/13
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1226464	NCB 16568 (CHARLIE'S CORNER), BLOCK 1 LOT 3 & CB 5088B BLK 1 LOT 3 2016-NEW ACCT PER PLAT 9680/119-122 FILED 03-06-2015   2015-RESURVEY PER DEED 16592/659 EX 3/14/2014
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1226465	NCB 16568 (CHARLIE'S CORNER), BLOCK 1 LOT 4 & CB 5088B BLK 1 LOT 4 2016-NEW ACCT PER PLAT 9680/119-122 FILED 03-06-2015   2015-RESURVEY PER DEED 16592/659 EX 3/14/2014
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322840	CB 5083 P-9 ABS 828 REFER TO: 05083-000-0210
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322842	CB 5083 P-10 ABS 828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322866	CB 5083 P-20 (7.079 AC) ABS 828 (FORMERLY P-8) 2016-REMAINS PER DEED 17305/2467 EXE 06-19-2015   2016-REMAINS PER DEED 17306/51 EXE 06-19-2015   2016-UPDATE DESCRIPTION PER PLAT 9678/105-107 FILED 01-09-2015   2015 REMS PER SPLIT DEED 16900/194
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322867	CB 5083 P-21 ABS 828 NON-ADJACENT REMAINS REFER TO: 05083-000-0090 2014-RESURVEY PER DEED 16010/316 EX 3/20/13

I-1, AHOD	General Industrial, Airport Hazard Overlay District	694649	<b>NCB 18225 LOT P-13 1.529 CB 5083 P-13 ABS 828 63.571 CB 5088 P-5 ABS 308 86.81 more particularly described in Metes and Bounds and map attached in Exhibit A</b>
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694657	NCB 18226 P-8J(3.426AC) CB 5083 P-8J (.574AC) A-828 (IH 10/FM 1518 ANNEXTN)
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694660	NCB 18226 P-9 (3.47AC) CB 5083 P-9 (3.861AC) A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694662	NCB 18226 TR-10 (4.932AC) CB 5934A TR-10 (.239AC)
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694665	NCB 18226 P-13 (4.6826 AC) (FORMERLY P-8K) CB 5083 P-8K (3.7278) P-8M (.0335AC) & P-8N (.088AC) A-828 2011-SPLIT PER DEED 14716/1166 EX 11/3/2010 NEW PID 1154992
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694671	NCB 18226 P-22 (2.171AC) CB 5083 P-22 (9.829AC)A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1165814	NCB 18226 BLK 2 LOT 4 NCB 18226 P-13A, P-13B & P-13C CB 5083 P-8P, P-8Q, P-8R, 20A & P-20B 2012-NEW ACCT PER SPLIT PER PLAT 9633/48-59 FILED 10/14/11///2015-MERGE PER CR# 33171
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1181075	NCB 16564(5089) BLK 7 LOT 4 (RUSH ENTERPRISES SERVICE CENTER SUBD) 2013-NEW ACCT PER MERGE PER PLAT 9646/72-79 FILED 9/21/2012
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1190201	NCB 16567 BLK 7 LOT 5 (N 712.85FT) CB 5089 BLK 7 LOT 5 (S 917.36FT) (FRENCH ELLISON SUBD) 2014-NEW ACCT PER MERGE PER PLAT 9655/34-38 FILED 5/17/2013
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226566	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 1 2016-NEW PER PLAT 9678/105-107 FILED 01-09-2015   2015 NEW ACCT PER DEED 16900/1950 EXE 09/30
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226567	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 2 2016-NEW PER PLAT 9678/105-107 FILED 01-09-2015   2015 NEW ACCT PER DEED 16900/1950 EXE 9/30/14
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226568	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 3 2016-NEW PER PLAT 9678/105-107 FILED 01-09-2015   2015 NEW ACCT PER DEED 16900/1946 EXE 9/30/14
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226569	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 4 2016-NEW PER PLAT 9678/105-107 FILED 01-09-2015   2015 NEW ACCT PER SPLIT/ DEED 16900/1950 EXE 9/30

I-1, AHOD	General Industrial, Airport Hazard Overlay District	1230561	CB 5083 P-20G (3.67AC) ABS 828 2016-NEW PER DEED 17306/51 EXE 06-19-2015   2016-UPDATE DESCRIPTION PER PLAT 9678/105-107 FILED 01-09-2015   2015 REMS PER SPLIT DEED 16900/1946 & 16900/1950 EXE 09/30/14
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1230631	CB 5083 P-20G (3.100AC) ABS 828 2016-NEW PER DEED 17305/2467 EXE 06-19-2015   2016-REMAINS PER DEED 17306/51 EXE 06-19-2015   2016-UPDATE DESCRIPTION PER PLAT 9678/105-107 FILED 01-09-2015   2015 REMS PER SPLIT DEED 16900/1946 & 16900/1950 EXE 0
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	323293	CB 5089 P-14C ABS 45
<b>Parcel with proposed MXD zoning are more particularly described in Metes and Bounds and map attached in Exhibit B</b>			
<b>MXD, AHOD</b>	<b>Mixed Use District Airport Hazard Overlay District</b>	<b>694645</b>	<b>NCB 18225 P-3 &amp; P-16 CB 5088 P-3 &amp; P-16 A-828 (IH 10/FM 1518 ANNEXTN)</b>
<b>MXD, AHOD</b>	<b>Mixed Use District Airport Hazard Overlay District</b>	<b>1245396</b>	<b>NCB 18225 P-15B (10.276 AC) &amp; CB 5083 P-15D (2.468 AC) ABS 828 NON ADJ REMAINS (IH 10/FM 1518 ANNEXATION)</b>
<b>MXD, AHOD</b>	<b>Mixed Use District Airport Hazard Overlay District</b>	<b>1245405</b>	<b>CB 5088 P-4A (66.571 AC) ABS 308</b>
<b>MXD, AHOD</b>	<b>Mixed Use District Airport Hazard Overlay District</b>	<b>1245407</b>	<b>CB 5088 P-4C (4.378 AC) ABS 308</b>
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322843	CB 5083 P-11 ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322845	CB 5083 P-12A ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322847	CB 5083 P-12B & P12D ABS 828 REFER TO: 05083-000-0128
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322848	CB 5083 P-12C ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322849	CB 5083 P-12E ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322850	CB 5083 P-12F ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322852	CB 5083 P-12B & P12D ABS 828 REFER TO: 05083-000-0123
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322855	CB 5083 P-13B ABS 828 REFER TO: 05083-000-0133
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322856	CB 5083 P-13B ABS 828 REFER TO: 05083-000-0132
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322862	CB 5083 P-19A ABS 828 NON-ADJACENT
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322863	CB 5083 P-19B ABS 828

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R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322864	CB 5083 P-19 ABS 828 FORMERLY P-12
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322865	CB 5083 P-19C ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323181	CB 5088 P-6B (TR-2) ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323183	CB 5088 P-6C (0.434 AC) & P-21C (0.276 AC) ABS 308 2007 SPLIT / MERGE PER DEED 12561/1991
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323185	CB 5088 P-6D ABS 308 LABEL #RAD0901294/RAD0901293
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323190	CB 5088 P-7 ABS 308 TITLE #84788700 REFER TO: 80400-001-2311
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323191	CB 5088 P-7A ABS 308 NON ADJ RMNS
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323196	CB 5088 P-8A ABS 308 CB 5107 P-3A ABS 580 NON ADJ RMNS
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323201	CB 5088 P-10 (98.469 AC), P-11B (0.425 AC) & P-12E (0.73 AC) ABS 308 2016- SPLIT/REMS PER DEED 17628/1804; 2007 RESURVEY PER DEED 12103/1389
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323202	CB 5088 P-10A ABS 308 LABEL: HWC0239450/HWC0239451
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323212	CB 5088 P-12D ABS 308 REFER TO: 05088-000-0128
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323214	CB 5088 P-12D ABS 308 REFER TO: 05088-000-0126
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323254	CB 5088 P-21A ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323255	CB 5088 P-21 ABS 308 (FORMERLY P-6A REASSIGNED) 2007 SPLIT REMAINS PER DEED 12561/1987
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323256	CB 5088 P-21B ABS 308 2011-SPLIT PER DEED 14548/1332 EX 6/30/2010
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323257	CB 5088 P-22 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323258	CB 5088 P-23 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323264	CB 5088 P-28 ABS 308 (FORMERLY P-6) 2008-SEE NOTE ON 3-6-08 FOR ACREAGE
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323268	CB 5088A BLK LOT 1 RADTKE SUBD
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323314	CB: 5089 P21A ABS: 45
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323324	CB 5089 P-22J ABS 45
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323325	CB: 5089 P-22K ABS 45 LABEL#TEX0220003

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R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	619319	NCB 16570 LOT P-11 3.988 CB 5088 P-11 ABS 308 95.863 (IH 10/FM 1518 ANNEXTN)
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694645	NCB 18225 P-3 & P-16 CB 5088 P-3 & P-16 A-828 (IH 10/FM 1518 ANNEXTN)
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694646	NCB 18225 P-4 (0.215 AC) & P-15A (0.921 AC), CB 5088 P-4 (77.321 AC) & P-10B (0.206 AC) ABS 308 & CB 5083 P-15C (2.178 AC) ABS 828: 80.841 AC TOTAL 2016- SPLIT/MERGE PER DEED 17628/1804; 2007 RESURVEY PER DEED 12103/1389
R-4, AHOD	<b>Residential Single-Family, Airport Hazard Overlay District</b>	<b>694649</b>	<b>NCB 18225 LOT P-13 1.529 CB 5083 P-13 ABS 828 63.571 CB 5088 P-5 ABS 308 86.81 7.52 acres described in Metes and Bounds and map attached in Exhibit A is not included.</b>
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694650	NCB 18225 P-14 (17.2378AC) CB 5083 P-14 ABS 828 90.4983 (IH 10/FM 1518 ANNEXTN)
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1091559	CB 5088 P-21D ABS 308 (NON- ADJ REMAINS P-21) REFER TO: 80300-000-0216 2007 SPLIT NON-ADJ REMAINS PER DEED 12561/1987
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1150259	CB 5088 P-21E ABS 308 2011-NEW ACCT PER SPLIT PER DEED 14548/1332 EX 6/30/10
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1200219	CB 5089 P-22A & P-40 ABS 45 2014-NEW ACCT PER SPLIT PER DEED 16037/190 EX 5/25/13
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1245406	CB 5088 P-4B (24.903 AC) & P-11A (0.706 AC) ABS 308: 25.609 AC TOTAL 2016- NEW ACCT/REMAINS PER DEED 17628/1804 EXE 12-29-15 FILED 12-30-15
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1245407	CB 5088 P-4C (4.378 AC) ABS 308 2016- NEW ACCT/REMAINS PER DEED 17628/1804EXE 12-29-15 FILED 12-30-15

Exhibit A



STATE OF TEXAS  
COUNTY OF BEXAR

Metes and Bounds Description

7.2832 acres of land (317,257 sq. ft.) out of Antonio Zamora Survey No. 36, Abstract No. 828, C.B. 5083, located in Bexar County, Texas and out of that San Antonio River Authority called 152.44 acre tract as described in Volume 7759, Page 1390, Official Public Records of Real Property, Bexar County, Texas (O.P.R.) and being more particularly described as follows:

BEGINNING at a found 1" pipe (Northing 13720180.93, Easting 2202285.59), the northwest corner of said called 152.44 acre tract and on the east line of a called 1.72 acre tract as described in Volume 9194, Page 1035, O.P.R., and on the southwest line of Graytown Road, (60' ROW), from which a found Texas Department of Transportation (TXDOT) Monument bears N.29°24'05"W., a distance of 36.43 feet and the north corner of this herein described tract of land;

THENCE S.29°15'20"E., continuing with said northeast line and the southwest line, passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 46.32 feet, the north corner of a 50 foot wide pipeline easement as described in Volume 17834, Page, 2225, O.P.R., continuing a distance of 96.39 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY", the east corner of a 50 foot wide pipeline easement, the east corner of said 50 foot wide pipeline easement, a total distance of 649.43 feet to a found 3/4" iron pipe, (Northing 13719614.34, Easting 2202602.97) the east corner of said called 152.44 acre tract and this herein described tract of land;

THENCE S.29°30'46"W., departing southwest line and with the southeast line of said called 152.44 acre tract, northwest line of a called 29.860 acre tract as described in Volume 12707, Page 192, O.P.R., passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" on the high bank at 558.84 feet as a reference point, a total distance of 593.81 feet to a point at the centerline of Salatrillo Creek and the south corner of this herein described tract of land;

THENCE departing said southeast line, crossing said called 152.44 acre tract and with the centerline of Salatrillo Creek, the following calls:

N.12°10'15"W., a distance of 114.61 feet to a point;

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N.39°11'59"W., a distance of 186.61 feet to a point;

7.2832 acre tract

N.20°21'49"W., a distance of 182.58 feet to a point;

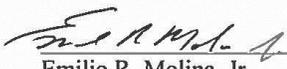
N.34°06'50"W., a distance of 152.40 feet to a point;

N02°18'27"E., a distance of 62.47 feet to a point, on the northwest line of aforementioned 152.44 acre tract and the west corner of this herein described tract of land;

THENCE N.29°20'46"E., continuing with said northwest line, passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" on the high bank at 77.04 feet, a total distance of 179.06 feet to a found 1 1/2" iron pipe for an angle point of this herein described tract of land;

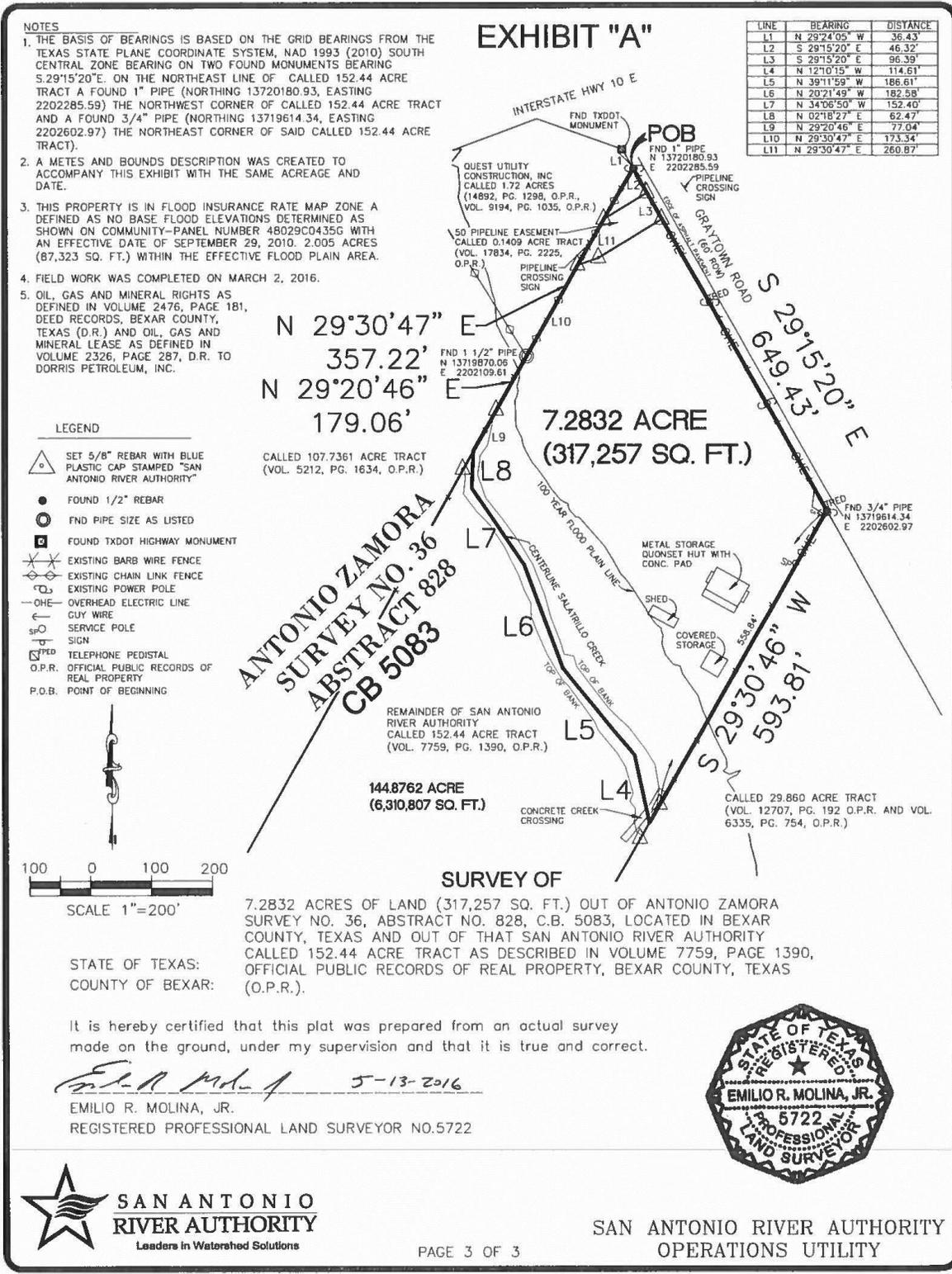
THENCE N.29°30'47"E., continuing with said northwest line, passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 173.34 feet, the south corner of a said 50 foot wide pipeline easement, passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 260.87 feet, the west corner of a said 50 foot wide pipeline easement a total distance of 357.22 feet to the POINT OF BEGINNING, containing 7.2832 acres of land (317,257 sq. ft.) more or less.

The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System, NAD 83 (2010) South Central Zone bearing on two monuments bearing S.29°15'20"E, on two found monuments on the northeast line of called 152.44 acre tract. A found 1" pipe (Northing 13720180.93, Easting 2202285.59) at the north corner of called 152.44 acre tract a found 3/4" iron pipe (Northing 13719614.34, Easting 2202602.97) the east corner of said called 152.44 acre tract).

  
Emilio R. Molina, Jr.                      5-13-2016  
Registered Professional Land Surveyor #5722                      Date

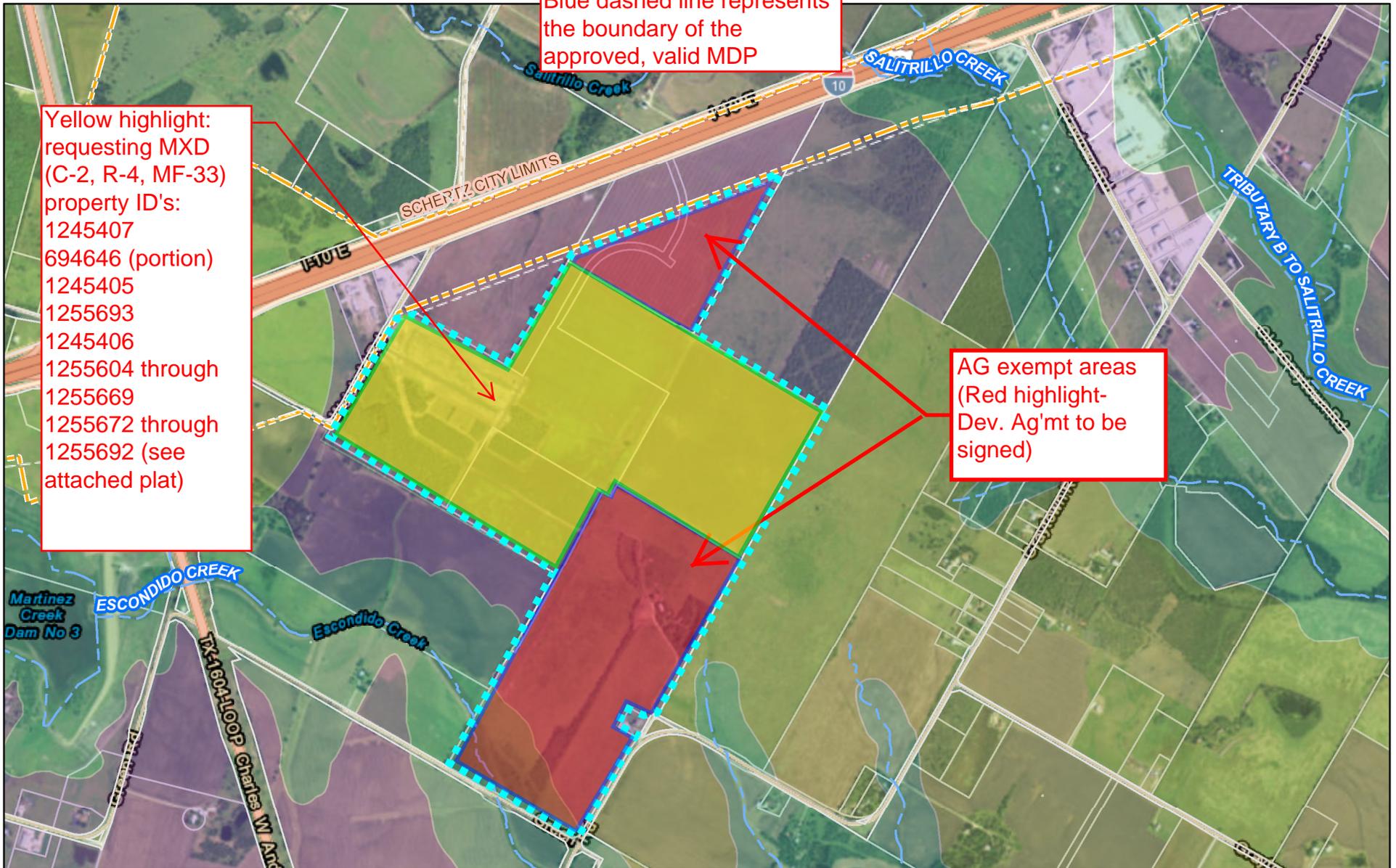


\*An exhibit was prepared with this description with same date and acreage.



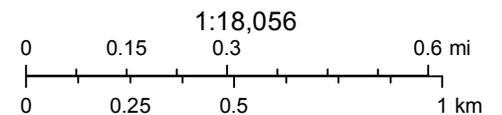


## I.2\_Paloma- land use

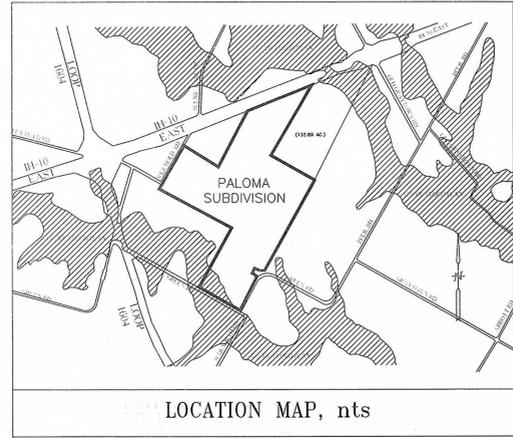


July 14, 2017

-  COSA Boundary
-  Creeks



KKilian  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



LOCATION MAP, nts

**PALOMA SUBDIVISION RESIDENTIAL & COMMERCIAL CONSTRUCTION SCHEDULE**

RESIDENTIAL CONSTRUCTION	
UNIT(S)	YEAR
UNIT 1 & 2	MID 2009
UNIT 3	LATE 2009
UNIT 4	2010
UNIT 5	2011
UNIT 6	2012
UNIT 7-13	FUTURE
COMMERCIAL CONSTRUCTION	
UNIT(S)	YEAR
COMMERCIAL UNIT 1	2010
COMMERCIAL UNIT 2 & 3	FUTURE

**MULTIFAMILY DENSITY TABLE**

SUBDIVISION NAME	UNIT NO.	DENSITY MULTIFAMILY UNIT/ACRE	MULTIFAMILY ACREAGE	UNITS
PALOMA SUBD. UNIT 1	1	20	2,048	40,96
PALOMA COMM./MULTI	1	20	4,244	84,88
PALOMA COMM./MULTI	2	20	23,639	472,78
PALOMA SUBD. UNIT 3	3	20	1,926	38,52
<b>TOTAL</b>	<b>4</b>	<b>20</b>	<b>28,012</b>	<b>560,24</b>

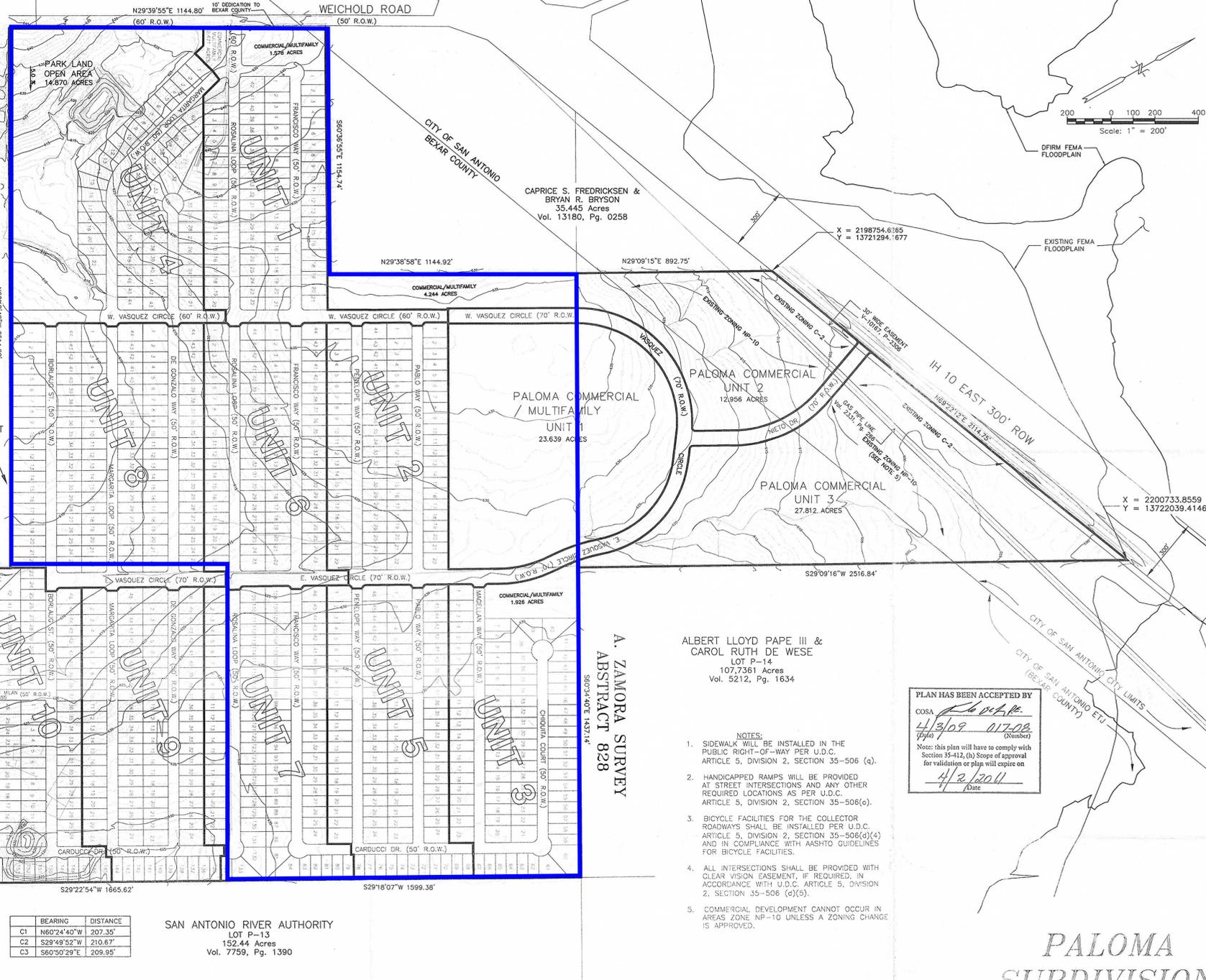
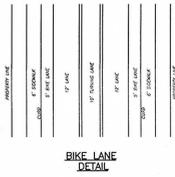
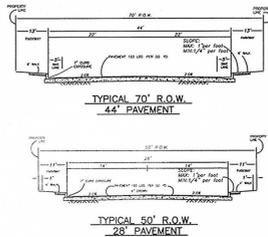
**RESIDENTIAL DENSITY TABLE**

SUBDIVISION NAME	UNIT NO.	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	DENSITY (LOTS/ACRE)
PALOMA	1	83	16.17	5.13
PALOMA	2	88	21.66	4.06
PALOMA	3	90	16.78	5.36
PALOMA	4	64	13.34	4.80
PALOMA	5	103	17.48	5.89
PALOMA	6	88	15.74	5.59
PALOMA	7	102	17.67	5.77
PALOMA	8	132	24.87	5.31
PALOMA	9	102	17.34	5.88
PALOMA	10	105	18.18	5.78
PALOMA	11	105	18.57	5.65
PALOMA	12	53	11.25	4.71
PALOMA	13	108	20.66	5.23
<b>TOTAL</b>	<b>13</b>	<b>1223</b>	<b>229.71</b>	<b>5.32</b>

**PALOMA SUBDIVISION SUMMARY TABLE**

SUBDIVISION NAME	UNIT NO.	RESIDENTIAL LOTS	COMMERCIAL LOTS	PARK/OPEN SPACE	RESIDENTIAL ACREAGE	COMMERCIAL ACREAGE	PARK/OPEN SPACE ACREAGE	TOTAL ACREAGE
PALOMA	1	83	2	0	16.17	2.05	0	18.22
PALOMA	2	88	0	0	21.66	0	0	21.66
PALOMA	3	90	1	0	16.78	1.93	0	18.71
PALOMA	4	64	0	0	13.34	0	14.87	28.21
PALOMA	5	103	0	0	17.48	0	0	17.48
PALOMA	6	88	0	0	15.74	0	0	15.74
PALOMA	7	102	0	0	17.67	0	0	17.67
PALOMA	8	132	0	0	24.87	0	0	24.87
PALOMA	9	102	0	0	17.34	0	0	17.34
PALOMA	10	105	0	0	18.18	0	0	18.18
PALOMA	11	105	0	0	18.57	0	0	18.57
PALOMA	12	53	0	0	11.25	0	0	11.25
PALOMA	13	108	0	0	20.66	0	10.00	30.66
PALOMA COMM.	1	0	1	0	-	23.84	0	23.84
PALOMA COMM.	2	0	1	0	-	17.20	0	17.20
PALOMA COMM.	3	0	1	0	-	27.81	0	27.81
DEDICATION	N/A	0	0	1	-	0	0.39	0.39
<b>TOTAL</b>	<b>15</b>	<b>1223</b>	<b>5</b>	<b>1</b>	<b>229.71</b>	<b>72.63</b>	<b>25.26</b>	<b>327.60</b>

- PALOMA SUBDIVISION UTILITY PROVIDERS**
1. ELECTRIC & GAS SERVICE PROVIDER - CITY PUBLIC SERVICE
  2. CABLE SERVICE PROVIDER - TIME WARNER, INC.
  3. WATER SERVICE PROVIDER - EAST CENTRAL WATER DISTRICT
  4. SEWER SERVICE PROVIDER - SAN ANTONIO RIVER AUTHORITY



EDWARD STANUSH & DOROTHY A. STANUSH  
59.15 Acres  
Vol. 2191, Pg. 644  
LOT P-12D

EARNEST VORPAHL TRUSTEE  
98.851 Acres  
N. C. B. 16570  
LOT P-11  
Vol. 10004, Pg. 1609

CAPRICE S. FREDRICKSEN & BRYAN R. BRYSON  
35.445 Acres  
Vol. 13180, Pg. 0258

ALBERT LLOYD PAPE III & CAROL RUTH DE WESE  
LOT P-14  
107,7361 Acres  
Vol. 5212, Pg. 1634

HELEN RAKOWITZ  
CB 5088 P-8 ABS 308 &  
CB 5107 P-3 ABS 580  
ACCT# 05088-000-0080

**BEARING DISTANCE**

C1	N60°24'40"W	207.35'
C2	S29°49'52"W	210.67'
C3	S60°50'29"E	209.95'

SAN ANTONIO RIVER AUTHORITY  
LOT P-13  
152.44 Acres  
Vol. 7759, Pg. 1390

**TREE CANOPY TABLE**

TOTAL DEVELOPMENT ACREAGE:	328 ACRES
AREA 1 (MESQUITE TREES):	19 ACRES
AREA 2 (HACKBERRY TREES):	37 ACRES
CANOPY AREA:	56 ACRES
CANOPY PERCENTAGE:	17%

A. ZAMORA SURVEY  
ABSTRACT 828

- NOTES:**
1. SIDEWALK WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506 (a).
  2. HANDICAPPED RAMPS WILL BE PROVIDED AT STREET INTERSECTIONS AND ANY OTHER REQUIRED LOCATIONS AS PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506(c).
  3. BICYCLE FACILITIES FOR THE COLLECTOR ROADWAYS SHALL BE INSTALLED PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506(a)(4) AND IN COMPLIANCE WITH ASHTO GUIDELINES FOR BICYCLE FACILITIES.
  4. ALL INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION EASEMENT, IF REQUIRED, IN ACCORDANCE WITH U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506 (a)(5).
  5. COMMERCIAL DEVELOPMENT CANNOT OCCUR IN AREAS ZONE NP-10 UNLESS A ZONING CHANGE IS APPROVED.

PLAN HAS BEEN ACCEPTED BY  
COSA  
4/3/09 017.08  
(Number)  
4/2/2011  
Date

**PALOMA SUBDIVISION**

**MASTER DEVELOPMENT PLAN**

PAUL MEDINA BAIN, INC.  
ENGINEER & SURVEYORS  
7073 San Pedro  
San Antonio, Texas 78216  
210-494-7222

DATE	BY	APP. BY	REV.
5-08-2008	PAUL MEDINA BAIN	PAUL MEDINA BAIN	1
1-21-2009 (REVISED)	PAUL MEDINA BAIN	PAUL MEDINA BAIN	2

PLAT NO. 100356

SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION, UNIT 1

BEING 19.52 ACRES (850,117) OF LAND OUT A 174.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE J.B. HILL SURVEY No. 103, ABSTRACT 308, AND BEING THAT TRACT OF LAND CONVEYED TO I-10 INVESTMENTS, LTD., BY DEED RECORDED IN VOLUME 12103, PAGE 1389 OF BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARK, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: [Signature]

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July 2012

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 7/28/2016



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 29 DAY OF January 2013

[Signature] COUNTY JUDGE, BEXAR COUNTY, TEXAS

[Signature] COUNTY CLERK, BEXAR COUNTY, TEXAS



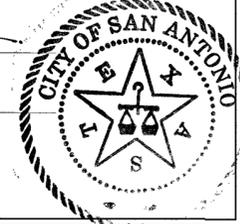
STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF PALOMA SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS 8th DAY OF A16 A.D. 2012

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY



STATE OF TEXAS COUNTY OF BEXAR

Gerard Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF September A.D. 2012 AT 4:11 P.M. AND DULY RECORDED THE 30th DAY OF September A.D. 2012 AT 4:11 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 9766 ON PAGE 816.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 30th DAY OF September A.D. 2012.

HERNAN A. JARAMILLO, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature] DEPUTY



IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT NOTE: No structure, fences, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bexar County shall have the right to ingress and egress over the Grantor's adjacent property to remove any impeding obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements.

BEXAR COUNTY NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PALOMA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

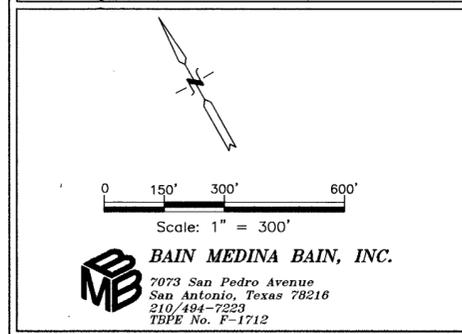
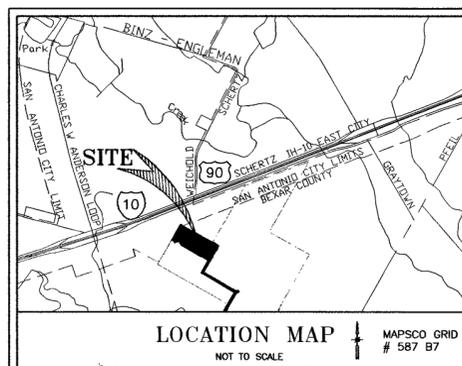
B.S.L. NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

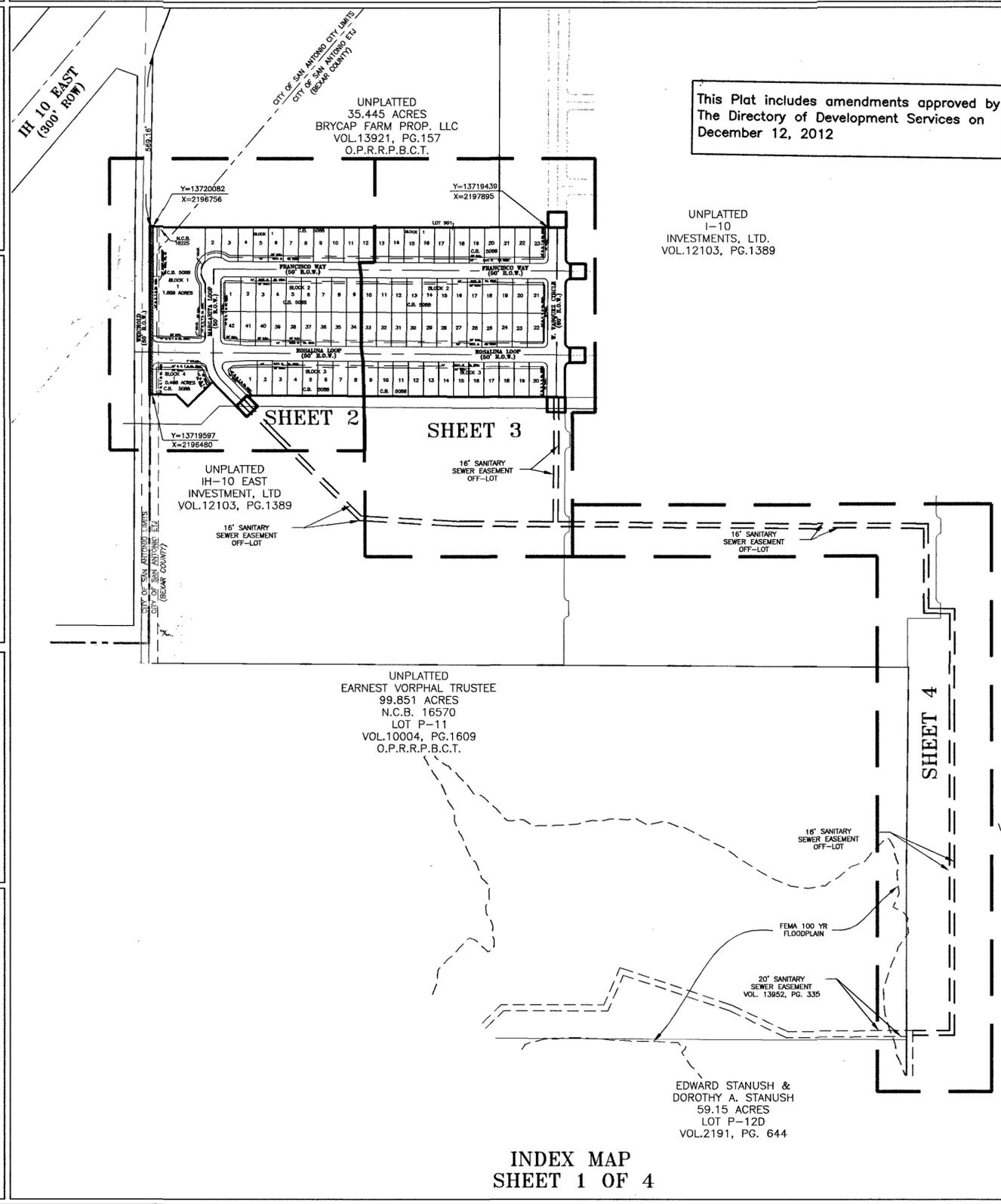


BAIN MEDINA BAIN, INC. 7073 San Pedro Avenue San Antonio, Texas 78216 210/494-7223 TBPE No. F-1712

OWNER: IH-10 INVESTMENT, LTD. 4111 LAKEPLACE LN. AUSTIN, TX., 78746 ATTN: JOHN S. LLOYD (512) 328-0860

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL A. WILKINSON, P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4103

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE PROPER ENGINEER CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. HERNAN A. JARAMILLO, P.E. LICENSED PROFESSIONAL ENGINEER NO. 92831



This Plat includes amendments approved by The Directory of Development Services on December 12, 2012

UNPLATTED I-10 INVESTMENTS, LTD. VOL.12103, PG.1389

UNPLATTED EARNEST VORPHAL TRUSTEE 99.851 ACRES N.C.B. 16570 LOT P-11 VOL.10004, PG.1609 O.P.R.R.P.B.C.T.

EDWARD STANUSH & DOROTHY A. STANUSH 59.15 ACRES LOT P-12D VOL.2191, PG. 644

INDEX MAP SHEET 1 OF 4

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

Book 9706 Page 86 1pps Book 9706 Page 86 1pps Book 9706 Page 86 1pps



SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION, UNIT 1

BEING 19.52 ACRES (850,117) OF LAND OUT A 174.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE J.B. HILL SURVEY No. 103, ABSTRACT 308, AND BEING THAT TRACT OF LAND CONVEYED TO I-10 INVESTMENTS, LTD., BY DEED RECORDED IN VOLUME 12103, PAGE 1389 OF BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARK, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Gerard Rickhoff* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July 2012 NOTARY PUBLIC *Lynn G. Rangel* MY COMMISSION EXPIRES: 7/28/2016

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS 29 DAY OF January A.D. 2013

*Nelson W. Wolff* COUNTY JUDGE, BEXAR COUNTY, TEXAS *Samuel R. Wolff* COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF PALOMA SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED. DATED THIS 8th DAY OF Aug A.D. 2012

BY: *Gerard Rickhoff* CHAIRMAN BY: *J.P.T.* SECRETARY CITY OF SAN ANTONIO

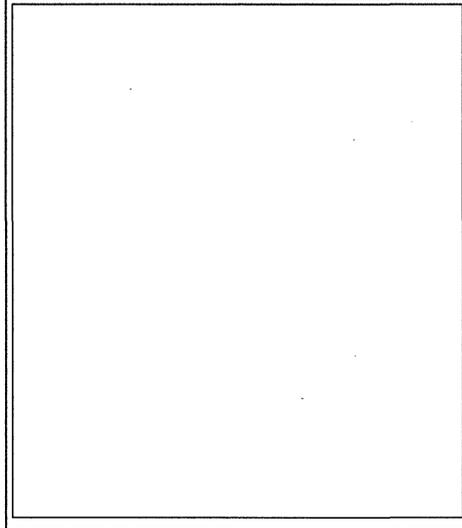
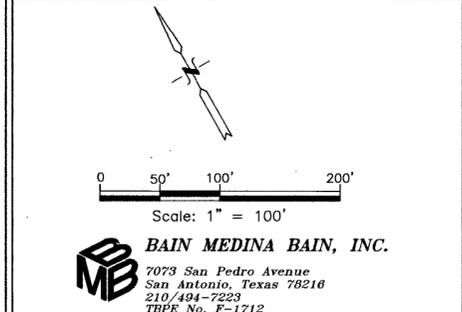
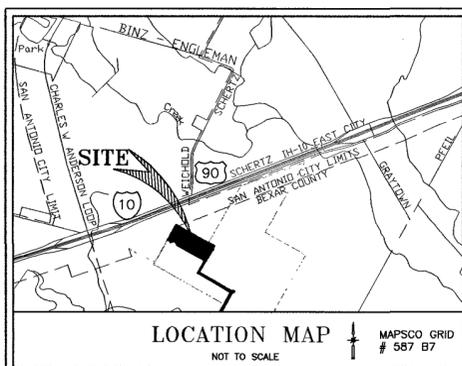
STATE OF TEXAS COUNTY OF BEXAR I, *Gerard Rickhoff*, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF September A.D. 2012 AT 11:18 A.M. AND DULY RECORDED THE 30th DAY OF September A.D. 2012 AT 9:11 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 12106 ON PAGE 87. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 30th DAY OF September A.D. 2012. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: *Crystal Vena* DEPUTY

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. DRAINAGE EASEMENT NOTE: No structure, fences, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. BEXAR COUNTY NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PALOMA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. B.S.L. NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C1	10.39'	15.00'	5.41'	39°41'08"	S09°56'42"W	10.18'
C2	147.63'	50.00'	539.02'	169°24'03"	S74°48'09"W	99.57'
C3	10.40'	15.00'	5.42'	39°42'55"	N40°21'17"W	10.19'
C12	29.00'	15.00'	21.74'	110°46'52"	N60°38'25"W	24.69'
C13	26.50'	75.00'	13.39'	20°14'51"	N04°52'27"W	26.37'
C14	70.46'	125.00'	36.19'	32°17'45"	N01°09'00"E	69.53'
C15	20.28'	15.00'	12.04'	77°30'33"	S21°27'25"E	18.78'
C16	23.58'	15.00'	15.03'	90°07'21"	S74°43'36"W	21.24'
C17	23.53'	15.00'	14.97'	89°52'39"	S15°16'25"E	21.19'
C18	23.59'	15.00'	15.03'	90°07'21"	N74°43'36"E	21.24'
C19	23.53'	15.00'	14.97'	86°19'23"	S15°16'25"E	21.19'
C20	22.80'	15.00'	15.00'	90°00'00"	N74°47'16"E	21.21'
C21	15.87'	125.00'	7.94'	07°16'02"	N11°21'51"W	15.84'

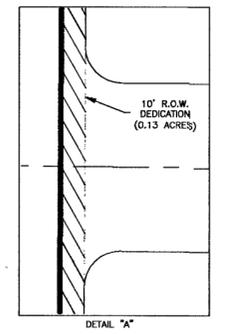


OWNER: IH 10 INVESTMENT, LTD. 4111 LAKEPLACE LN. AUSTIN, TX, 78746 ATTN: JOHN S. LLOYD (512) 328-0860

LEGEND: G.E.T. & CA EASEMENT = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT V.N.A.E. = VEHICLE NON ACCESS EASEMENT ROW = RIGHT OF WAY BSL = BUILDING SETBACK LINE NCB = NEW CITY BLOCK CB = COUNTY BLOCK O SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN". ● FOUND 1/2" IRON ROD.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL A. WILKINSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4103

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE PROPER ENGINEER CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. HERNAN A. JARAMILLO, P.E. LICENSED PROFESSIONAL ENGINEER NO. 92831



RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Doc# 20160193191 Filed 09/23/2012 9:17 AM Public Records of BEXAR COUNTY GERRARD C. RICKHOFF COUNTY CLERK

Book 9706 Page 87 1pgs



07.23/2012

SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION, UNIT 1

BEING 19.52 ACRES (850,117) OF LAND OUT A 174.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE J.B. HILL SURVEY No. 103, ABSTRACT 308, AND BEING THAT TRACT OF LAND CONVEYED TO I-10 INVESTMENTS, LTD., BY DEED RECORDED IN VOLUME 12103, PAGE 1389 OF BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bruce C. Rangel KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July, 2012. Gerard C. Rickhoff NOTARY PUBLIC. MY COMMISSION EXPIRES: 7/28/2012

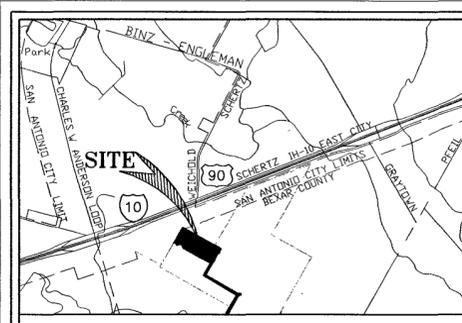
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS 29 DAY OF January, A.D. 2013

Nelson Wolff COURT JUDGE, BEXAR COUNTY, TEXAS Gerard Rickhoff COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF PALOMA SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

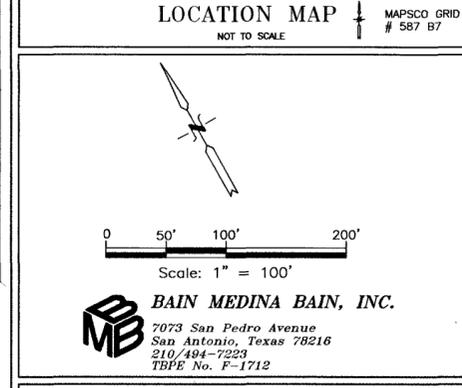
DATED THIS 8th DAY OF Aug, A.D. 2012 BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY CITY OF SAN ANTONIO

STATE OF TEXAS COUNTY OF BEXAR I, Gerard Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF September, A.D. 2012 AT 9:17 A.M. AND DULY RECORDED THE 30th DAY OF September, A.D. 2012 AT 9:17 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 9706 ON PAGE 88. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 30th DAY OF September, A.D. 2012. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: Cynthia Young DEPUTY



C.P.S. NOTES 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. DRAINAGE EASEMENT NOTE: No structure, fences, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bexar County shall have the right to ingress and egress over the Grantor's adjacent property to remove any impeding obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements. BEXAR COUNTY NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PALOMA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. B.S.L. NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

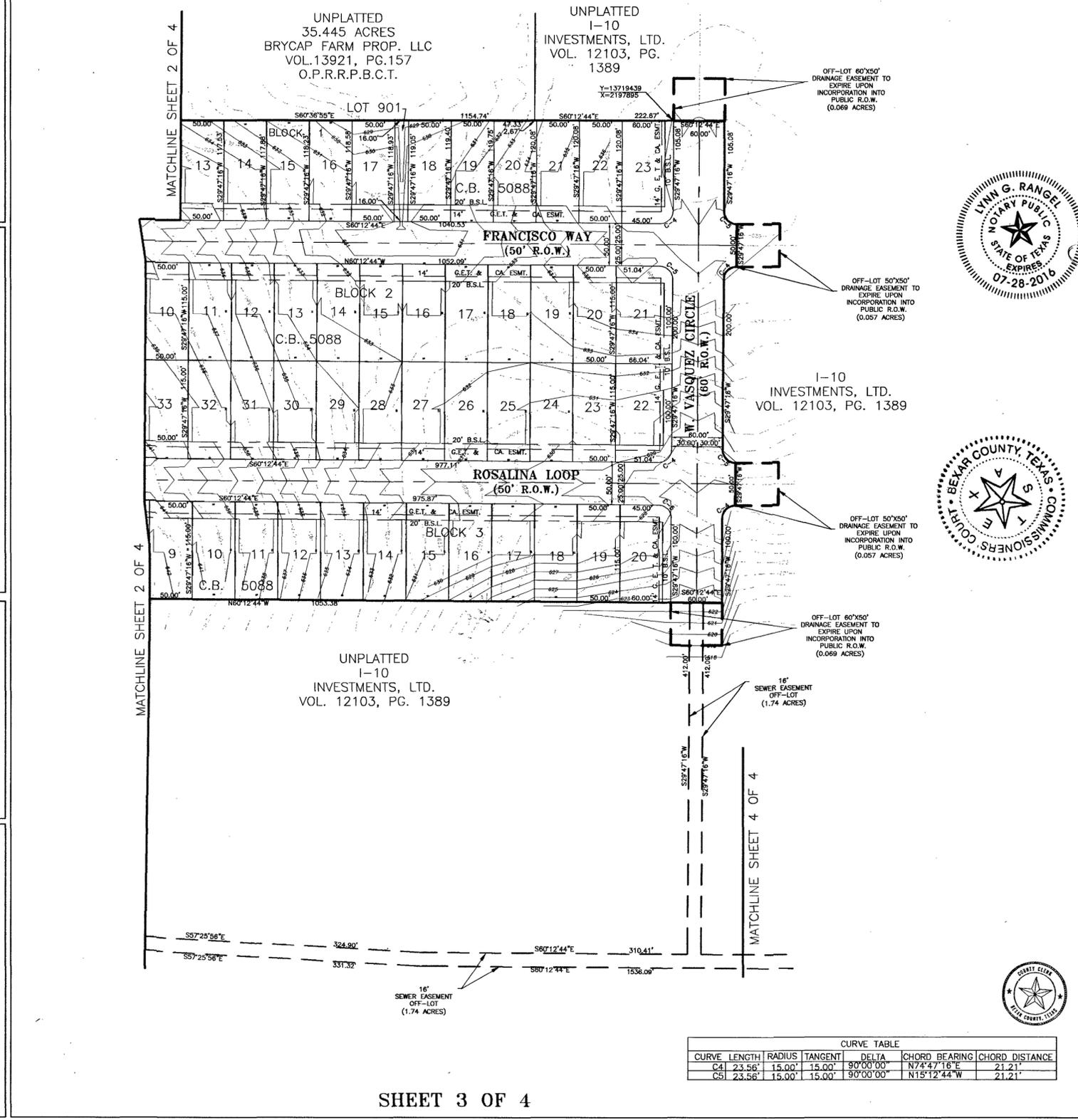


UNPLATTED 35.445 ACRES BRYCAP FARM PROP. LLC VOL.13921, PG.157 O.P.R.R.P.B.C.T. UNPLATTED I-10 INVESTMENTS, LTD. VOL. 12103, PG. 1389 LOT 901 BLOCK 2 BLOCK 3 FRANCISCO WAY (50' R.O.W.) ROSALINA LOOP (50' R.O.W.) W. VASQUEZ CIRCLE (60' R.O.W.) I-10 INVESTMENTS, LTD. VOL. 12103, PG. 1389 OFF-LOT 60'X50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.069 ACRES) OFF-LOT 50'X50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.057 ACRES) OFF-LOT 50'X50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.057 ACRES) 16" SEWER EASEMENT OFF-LOT (1.74 ACRES)

OWNER : I-10 INVESTMENT, LTD. 4111 LAKEPLACE LN. AUSTIN, TX., 78746 ATTN: JOHN S. LLOYD (512) 328-0860 LEGEND: G.E.T. & CA EASEMENT = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT V.N.A.E. = VEHICLE NON ACCESS EASEMENT ROW = RIGHT OF WAY B.S.L. = BUILDING SETBACK LINE NCB = NEW CITY BLOCK CB = COUNTY BLOCK O SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN". ● FOUND 1/2" IRON ROD.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: Paul A. Wilkinson, L.S. REGISTERED PROFESSIONAL LAND SURVEYOR No. 4103

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE PROPER ENGINEER CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Hernan A. Jaramillo, P.E. LICENSED PROFESSIONAL ENGINEER NO. 92831



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD BEARING, CHORD DISTANCE. Rows: C4, C5.

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC. Book 9706 Page 88 1pgs Book 9706 Page 88 1pgs P12-20160193192-1



07/23/2012

PLAT NO. 100356

SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION, UNIT 1

BEING 19.52 ACRES (850.117) OF LAND OUT A 174.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE J.B. HILL SURVEY No. 103, ABSTRACT 308, AND BEING THAT TRACT OF LAND CONVEYED TO I-10 INVESTMENTS, L.T.D., BY DEED RECORDED IN VOLUME 12103, PAGE 1389 OF BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARK, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE CASH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July, 2012. My Commission Expires: 7/28/2016

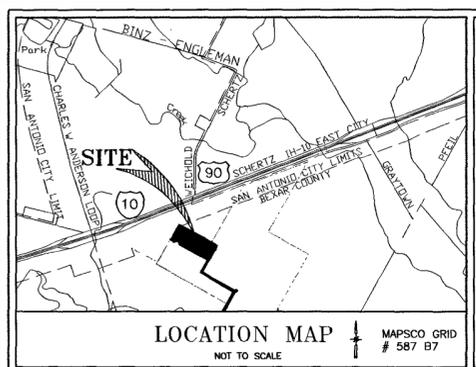
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS 29 DAY OF January, 2013.

County Judge, Bexar County, Texas. County Clerk, Bexar County, Texas.

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF PALOMA SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED. DATED THIS 8th DAY OF Aug. A.D. 2012.

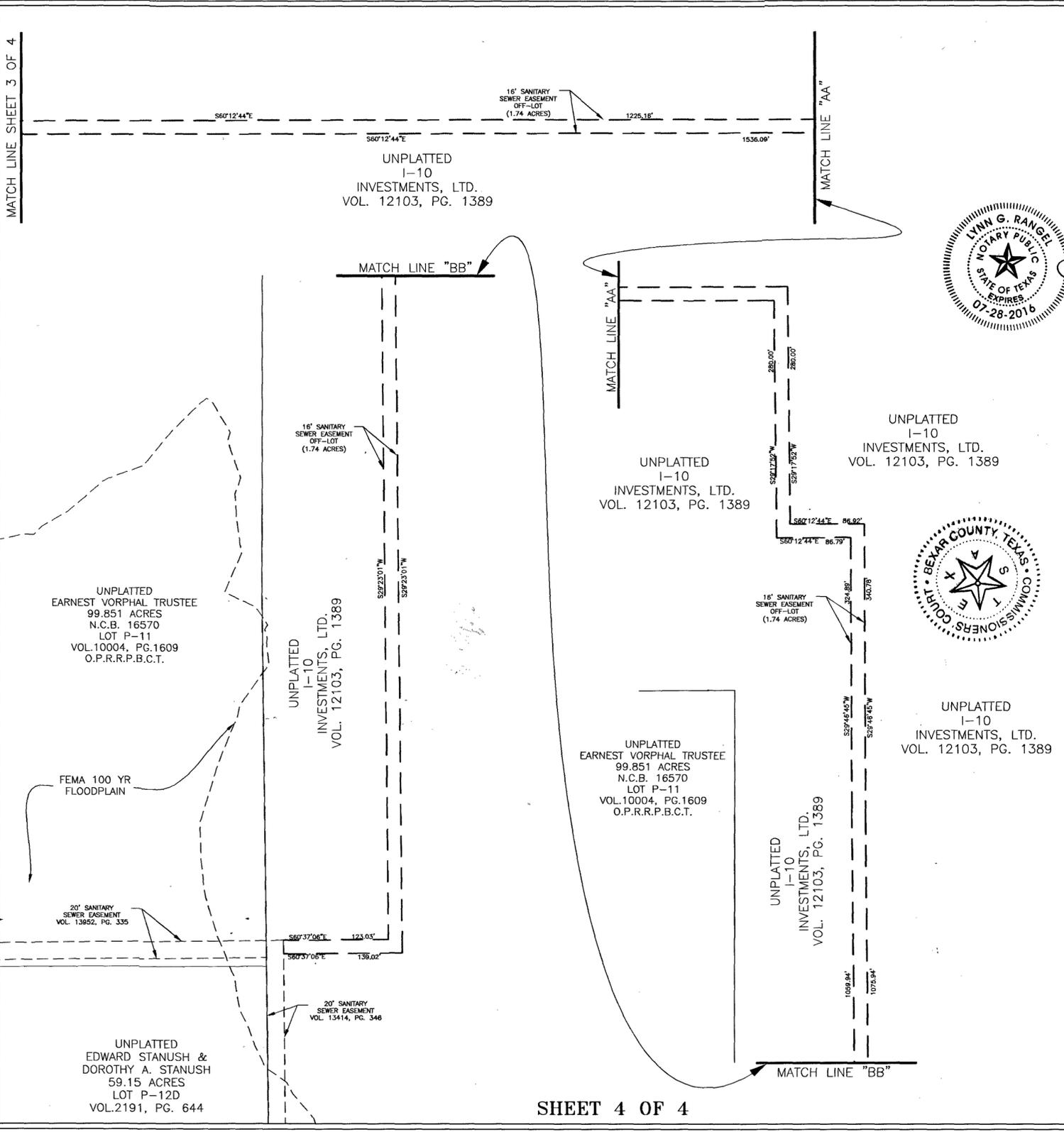
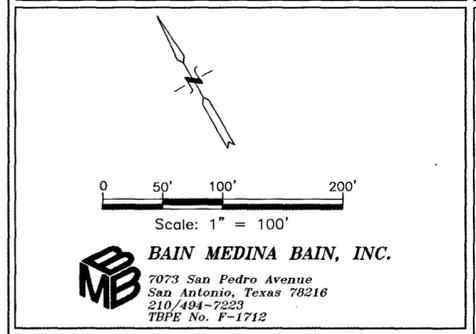
BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY CITY OF SAN ANTONIO

STATE OF TEXAS COUNTY OF BEXAR I, Gerard Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF September, 2012, AT 9:11 A.M. AND DULY RECORDED THE 30th DAY OF September, A.D. 2012, AT 4:11 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 9706 ON PAGE 89. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 30th DAY OF September, A.D. 2012.



C.P.S. NOTES 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT AND TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. DRAINAGE EASEMENT NOTE: No structure, fences, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. BEXAR COUNTY NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PALOMA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. B.S.L. NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



OWNER: I-10 INVESTMENT, LTD. 4111 LAKEPLACE LN. AUSTIN, TX., 78746 ATTN: JOHN S. LLOYD (512) 328-0860 LEGEND: G.E.T. & CA EASEMENT = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT V.N.A.E. = VEHICLE NON ACCESS EASEMENT ROW = RIGHT OF WAY BSL = BUILDING SETBACK LINE NCB = NEW CITY BLOCK CB = COUNTY BLOCK O SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN". FOUND 1/2" IRON ROD.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACCURATE SURVEY MADE ON THE GROUND BY: PAUL A. WILKINSON, D.S.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4103

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE PROPER ENGINEER CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. HERNAN A. JARAMILLO, P.E. LICENSED PROFESSIONAL ENGINEER NO. 92831

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

Doc# 20160193193 Fees: \$82.00 09/30/2016 9:17AM 4 Pages 3 Public Records of BEXAR COUNTY GERRARD C. RICKHOFF COUNTY CLERK

Book 9706 Page 89 3pgs

PL2-20160193193-3



## EXHIBIT "A"



STATE OF TEXAS  
COUNTY OF BEXAR

### Metes and Bounds Description

144.7933 acres of land (6,307,195 sq. ft.) out of J. B. Hill Survey No. 103, Abstract No. 308, C.B. 5088, Antonio Zamora Survey No. 36, Abstract 828, C.B. 5083 and Andrew F. Phelan Survey No. 45, Abstract No. 580, C.B. 5107 located in Bexar County, Texas and out of that San Antonio River Authority called 152.44 acre tract as described in Volume 7759, Page 1390, Official Public Records of Real Property, Bexar County, Texas (O.P.R.) and being more particularly described as follows:

BEGINNING at a found 1/2" rebar (Northing 13713958.48, Easting 2198785.68), the southwest corner of said called 152.44 acre tract and on the east line of a called 99.83 acre tract as described in Volume 12103, Page 1389, O.P.R.;

THENCE N.29°20'59"E., with the common line of called 99.83 acre tract and 152.44 acre tract, passing a found 3/4" pipe, the common corner of said called 99.83 acre tract and a called 174.30 acre tract as described in Volume 12103, Page 1389, O.P.R., at 1665.24 feet, a total distance of 3264.86 feet a found 5/8" rebar, (Northing 13716804.28, Easting 2200385.91) the common corner of said called 174.30 acre tract and a called 107.7361 acre tract as described in Volume 5212, Page 1634, O.P.R., and angle point of this herein described tract of land;

THENCE N.29°20'46"E., with the common line of said called 107.7361 acre tract and aforementioned called 152.44 acre tract passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 3303.06 feet on the high bank, a total distance of 3338.06 feet to the center of Salatrillo Creek and the northwest corner of this herein described tract of land;

THENCE departing said common line, crossing said called 152.44 acre tract and with the center line of Salatrillo Creek the following calls:

S.02°18'27"W., a distance of 62.47 feet to a point;  
S.34°06'50"E., a distance of 152.40 feet to a point;  
S.20°21'49"E., a distance of 182.58 feet to a point;  
S.39°11'59"E., a distance of 186.61 feet to a point;  
S.12°10'15"E., a distance of 114.61 feet to a point, and the most northerly northeast corner of this herein described tract of land;

THENCE S.29°30'46"W., departing the centerline of Salatrillo Creek passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" a distance of 30.00 feet, a total distance of 1690.12 feet to a found 1/2" rebar, the southwest corner of a called 29.860 acre tract as described in Volume 6335, Page 754, Deed Records, Bexar County, Texas with ownership recorded in Volume 12707, Page 192, O.P.R. and a re-entrant corner of this herein described tract of land;

THENCE S.60°35'45"E., with the southwest line of said called 29.860 acre tract a distance of 622.92 feet to a found ½" rebar common corner of said called 29.860 acre tract and this herein described tract of land from which a found 5/8" rebar bears N.37°28'40"E., a distance of 2.77 feet;

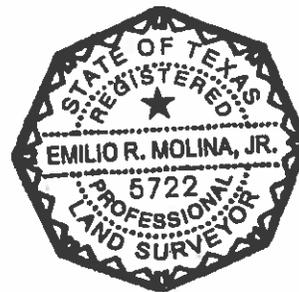
THENCE S.29°23'01"W., passing a found ¾" pipe at 2364.72 feet, a total distance of 4503.89 feet to a found ½" rebar, on the northeast line of Green Road (60 foot R.O.W.), and the southwest corner of a called 45.616 acre tract as described in Volume 13921, Page 157, O.P.R. and the southeast corner of this herein described tract of land;

THENCE with the northeast line of said Green Road and the southwest line of this herein described tract of land the following calls:

N.60°24'03"W., a distance of 106.22 feet to a found ½" rebar;  
 N.49°42'49"W., a distance of 101.93 feet to a found ½" rebar;  
 N.61°01'25"W., a distance of 214.17 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY";  
 N.71°24'01"W., a distance of 86.83 feet to a found ½" rebar;  
 N.60°05'25"W., a distance of 161.81 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at a point of curvature of a curve to the left;  
 With said curve to the left with a radius of 529.76 feet, an arc length of 140.69 feet, a delta angle of 15°13'00" and a chord bearing and distance of N.67°41'41"W., 140.28 feet to a found ½" rebar;  
 N.60°30'19"W., a distance of 362.11 feet to the POINT OF BEGINNING containing 144.7933 acres of land (6,307,195 sq. ft.) more or less.

The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System, NAD 83 (2010) South Central Zone bearing on two monuments bearing N.29°20'59"E, the southwest corner of aforementioned called 152.44 acre tract a found 1/2" rebar (Northing 13713958.48, Easting 2198785.68) and the northeast corner of aforementioned called 174.30 acre tract a found 5/8" rebar, (Northing 13716804.28, Easting 2200385.91).

Emilio R. Molina, Jr.      5-13-2016  
 Emilio R. Molina, Jr.      Date  
 Registered Professional Land Surveyor #5722



\*An exhibit was prepared with this description with same date and acreage.

**NOTES**

1. THE BASIS OF BEARINGS IS BASED ON THE GRID BEARINGS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1993 (2010) SOUTH CENTRAL ZONE BEARING ON TWO FOUND MONUMENTS BEARING N.29°30'47"E. ON THE COMMON LINE OF CALLED 152.44 ACRE TRACT AND CALLED 1.72 ACRE TRACT, A FOUND 1" PIPE (NORTHING 13720180.93, EASTING 2202285.59) AND THE NORTHWEST CORNER OF CALLED 152.44 ACRE TRACT A FOUND 1 1/2" PIPE (NORTHING 13719870.06, EASTING 2202109.61 THE SOUTH CORNER OF SAID CALLED 1.72 ACRE TRACT).
2. A METES AND BOUNDS DESCRIPTION WAS CREATED TO ACCOMPANY THIS EXHIBIT WITH THE SAME ACREAGE AND DATE.
3. THIS PROPERTY IS IN FLOOD INSURANCE RATE MAP ZONE X DEFINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY-PANEL NUMBER 48029C0435G WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. 23.13 ACRES (1,007,358 SQ. FT.) WITHIN THE FLOOD PLAIN.
5. OIL, GAS AND MINERAL RIGHTS AS DEFINED IN VOLUME 2476, PAGE 181, DEED RECORDS, BEXAR COUNTY, TEXAS (D.R.) AND OIL, GAS AND MINERAL LEASE AS DEFINED IN VOLUME 2326, PAGE 287, D.R. TO DORRIS PETROLEUM, INC.

**EXHIBIT "A"**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°18'27" W	62.47'	L7	N 60°24'03" W	106.22'
L2	S 34°06'50" E	152.40'	L8	N 49°42'49" W	101.93'
L3	S 20°21'49" E	182.58'	L9	N 61°01'25" W	214.17'
L4	S 39°11'59" E	186.61'	L10	N 71°24'01" W	86.83'
L5	S 12°10'15" F	114.61'	L11	N 60°05'25" W	161.81'
L6	S 60°35'45" E	622.92'	L12	N 60°30'19" W	362.11'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	529.76'	15°13'00"	140.69'	N 67°41'41" W	140.28'

**LEGEND**

- SET 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "SAN ANTONIO RIVER AUTHORITY"
- FOUND 1/2" REBAR
- FND PIPE SIZE AS LISTED
- FOUND TXDOT HIGHWAY MONUMENT
- EXISTING POWER POLE
- OVERHEAD ELECTRIC LINE
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING (N.00°00'E.) CALL BEARING



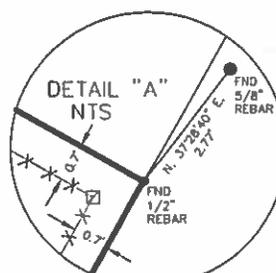
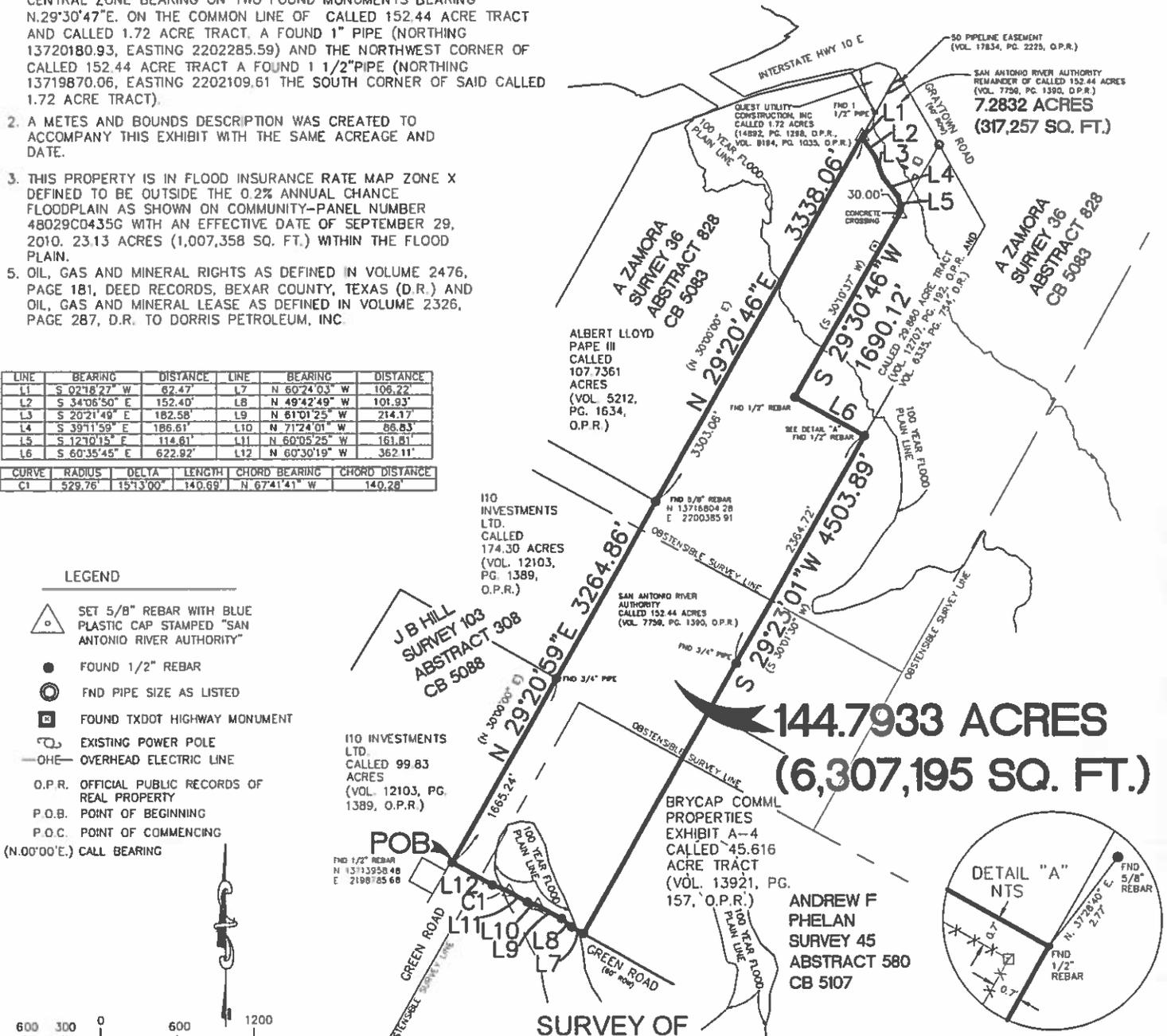
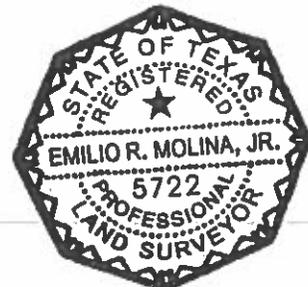
SCALE: 1" = 1200'

STATE OF TEXAS:  
COUNTY OF BEXAR:

144.7933 ACRES OF LAND (6,307,195 SQ. FT.) OUT OF J. B. HILL SURVEY NO. 103, ABSTRACT NO. 308, C.B. 5088, ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, C.B. 5083 AND ANDREW F. PHELAN SURVEY NO. 45, ABSTRACT NO. 580, C.B. 5107 LOCATED IN BEXAR COUNTY, TEXAS AND OUT OF THAT SAN ANTONIO RIVER AUTHORITY CALLED 152.44 ACRE TRACT AS DESCRIBED IN VOLUME 7759, PAGE 1390, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS (O.P.R.)

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

*Emilio R. Molina, Jr.* 5-13-2016  
EMILIO R. MOLINA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO.5722



**SURVEY OF**

**144.7933 ACRES**  
**(6,307,195 SQ. FT.)**



**Potranco Road-West Loop 1604 Commercial Corridors**

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192288	CB 4311 P-2 ( 287.077) ABS 53, CB 5983 P-11C (4.393) & CB 4312 P-3 (1.9) ABS 373 RESURVEY PER DEED 13897/1324
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192289	CB 4311 P-3 (25.0) & P-3D (26.88)
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192292	CB 4311 P-3C ABS 53
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192293	CB 4311 P-4 ABS 53
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192297	CB 4311 P-5 ABS 53
RP, AHOD	Resource Protection, Airport Hazard Overlay District	192301	CB 4311 P-7 ABS 53 2007 RESURVEY, PER CUSTOMER REQUEST.
C-3, I-1, S, AHOD	General Commercial, General Industrial, Airport Hazard Overlay District	192316	CB 4312 P-1B ABS 373 (NON ADJACENT TRACT) <b><i>(More particularly described in metes and Bounds and map attached in Exhibit G and H)</i></b>
C-2, AHOD	Commercial, Airport Hazard Overlay District	196348	CB 4333 P-11 ABS 248
C-3, AHOD	General Commercial, Airport Hazard Overlay District	200712	CB 4336 P-1B ABS 634 PER DEED 13684/1973
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	201791	CB 4361 P-4 ABS 196 LABEL# DLS0067960 & 1ST, 2ND, 4TH AND 5TH MOBILE HOMES NO LABEL# OR SERIAL#
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	201792	CB 4361 P-5 ABS 196 2016 REMS PER SPLIT PER DEED 17422/1383 EXE 8/21/15
R-6	Residential Single-Family	201821	CB 4361 P-11 ABS 196 (7.810) & P-12 (12.278) 2014 NEW REMAINS PER DEED 16395/1718 EXEC 10/18/2013.
R-6	Residential Single-Family	201822	CB 4361 P-11C (2.1797) & P-11D (5.7523) ABS 196 LABEL# RAD0962771/RAD0962772 2014 NEW REMAINS PER DEED 16395/1724 EXEC 10/18/2013.
R-6	Residential Single-Family	201826	CB 4361 P-12A ABS 196 NO LABEL# OR SERIAL# 2014 LEGAL/MAP CORRECTION PER DEED 16394/1642 EXEC 10/18/2013.
R-6	Residential Single-Family	201830	CB 4361 P-13A ABS 196 2015 LEGAL ACREAGE AND MAP CORRECTION PER DEED 16521/1483 EXEC 01/21/2014.
R-6	Residential Single-Family	201831	CB 4361 P-13B (1.778 AC) & P-14C (7.427 AC) ABS 196 NO LABEL# OR SERIAL#
C-2, MF-18	Commercial, Limited Density Multi-Family	201832	CB 4361 P-13 (14.927 AC) & P-14 (13.073 AC) ABS 196 2012 REMAINS PER DEED 15483/1080 EXEC 12/12/2011. <b><i>(More particularly described in metes and Bounds and map attached in Exhibit F)</i></b>

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C-2	Commercial	201833	CB 4361 P-14A ABS 196 RESURVEY PER DEED 12462/1692. <b>(More particularly described in metes and Bounds and map attached in Exhibit F)</b>
MF-18	Limited Density Multi-Family	201834	CB: 4361 P-14B ABS 196 2007 RESURVEY, PER DEED 12462/1692. <b>(More particularly described in metes and Bounds and map attached in Exhibit F)</b>
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	201840	CB 4361 P-18 ABS 196 (REASSIGNED P-1)
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	202290	CB 4361B BLK 13 LOT 1 PIONEER SUB'D & CB 4361 P-10 ABS 196 2014 NEW REMAINS PER DEED 16395/1679 EXEC10/18/2013, 2013 MERGE PER APPRAISER REQUEST CR #27313
C-2	Commercial	202494	CB 4363A TR-B LABEL# TXS0580531/TXS0580532 & 2ND MOBILE HOME LABEL# HWC0244268
C-2	Commercial	202495	CB 4363A TR-C REFER TO: 81000-100-0030
R-6	Residential Single-Family	202496	CB 4363 BLK LOT S IRR 375.36 FT OF TR-D 2009 SPLIT NEW REMAINS PER DEED 13632/0041
C-2	Commercial	202498	CB: 4363A TR-E REFER TO: 81600-001-2467
R-6	Residential Single-Family	202499	CB 4363A TR F-1
MF-18	Limited Density Multi-Family	202501	CB 4363A TR F-2 2016 LEGAL ACREAGE UPDATED PER DEED 17239/531 EXEC 05/14/2015.
MF-18	Limited Density Multi-Family	202502	CB 4363A TR F-3
R-6	Residential Single-Family	202503	CB 4363A TR F-4
C-2, CD, MF-18, R-6	Commercial, Conditional use for carwash, Limited Density Multi-Family, Residential Single-Family	202504	CB 4363A TR F 2016 LEGAL ACREAGE UPDATED PER DEED 17239/531 EXEC 05/14/2015,
C-2, CD, R-6	Commercial, Conditional use for carwash, Residential Single-Family	202505	CB 4363A TR F-5
R-6	Residential Single-Family	202507	CB 4363A E IRR 150.03 FT OF W IRR 174.36 TR G 2016 NEW REMAINS PER DEED 17239/537 EXEC 05/15/2015.
R-6	Residential Single-Family	202508	CB 4363A E 150 FT OF S 100 FT OF TR-G ARB TR G-1
R-6	Residential Single-Family	202509	CB 4363A TR-H ADJUSTED ACREAGE PER PLAT 9574/186
R-6	Residential Single-Family	202510	CB 4363A TR-I
R-6	Residential Single-Family	202532	CB 4364C BLK 1 LOT 1 WESTCREEK MIDDLE/ELEMENTARY SCHOOL
C-3, CD, AHOD	General Commercial, Conditional use for batch plant, Airport Hazard Overlay District	340205	CB 5197 P-1A ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340212	CB 5197 P-2A & P-7 ABS 544 2016 MERGE/RSVY PER DEEDS 17500/1893-1913
C-3, AHOD	General Commercial, Airport Hazard Overlay	340215	CB: 5197 P-2C ABS: 544 2016 RSVY PER DEEDS 17500/1893-1913

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	District		
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340240	CB 5197 P-5B ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340245	CB 5197 P-6 ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340248	CB 5197 P-8 ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340251	CB 5197 P-9D ABS 544 1.585AC CB 5197 P-9E ABS 544 5.681AC REFER TO: 80100-022-0110 & 80200-000-0092
C-2, AHOD	Commercial, Airport Hazard Overlay District	340253	CB 5197 P-9B ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340254	CB 5197 P-9F ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340255	CB 5197 P-9G ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340256	CB 5197 P-9H ABS 544
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	340279	CB 5197 P-12E ABS 544
C-2, AHOD	Commercial, Airport Hazard Overlay District	340295	CB 5197 P-15D, P-112C & P-113D ABS 544
I-1, S, AHOD	General Industrial , Airport Hazard Overlay District	340297	CB 5197 P-16 ABS 544 <b><i>(More particularly described in metes and Bounds and map attached in Exhibit H)</i></b>
C-2, AHOD	Commercial, Airport Hazard Overlay District	340314	CB: 5197 P-22 ABS: 544
C-3, AHOD	General Commercial, Airport Hazard Overlay District	340315	CB: 5197 P-23 ABS: 544 2016 RSVY PER DEEDS 17500/1893-1913 EXE 10/08/15
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340332	CB 5197 P-30A ABS 554 <b><i>(More particularly described in metes and Bounds and map attached in Exhibit I)</i></b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340333	CB 5197 P-30 ABS 544 11397/1015 <b><i>(More particularly described in metes and Bounds and map attached in Exhibit I)</i></b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340334	CB 5197 P-30B ABS 544 NO LABEL# OR SERIAL# <b><i>(More particularly described in metes and Bounds and map attached in Exhibit I)</i></b>
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	340337	CB 5197 P-33 ABS 544 (OUT OF P-12G)
I-1, AHOD	General Industrial , Airport Hazard Overlay District	340339	CB 5197 P-34 ABS 544 (FORMERLY P-10D)
FR, AHOD	Farm and Ranch, Airport	340342	CB 5197 P-37 ABS 544 (FORMERLY P-12G)

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	Hazard Overlay District		
I-1, AHOD	General Industrial , Airport Hazard Overlay District	340343	CB 5197 P-37A ABS 544
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	340345	CB 5197 P-41 ABS 544 (FORMERLY P-12F) NO LABEL# OR SERIAL#
RP, AHOD	Resource Protection, Airport Hazard Overlay District	340346	CB 5197 P-42 ABS 544 (OUT OF P-12F/NON-ADJ REMS)
C-2, AHOD	Commercial, Airport Hazard Overlay District	340349	CB 5197 P-43 ABS 544
C-2, AHOD	Commercial, Airport Hazard Overlay District	340364	CB 5197 P-107 ABS 544
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340369	CB 5197 P-112 6.605AC & P-113C 109.9904 AC ABS 554 (FORMERLY PT OF P-10 & P-15) <b>(More particularly described in metes and Bounds and map attached in Exhibit I)</b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340371	CB 5197 P-112B 9.094 AC & P-113B 16.9468 AC ABS 554 (FORMERLY PT OF P-10 & P-15) <b>(More particularly described in metes and Bounds and map attached in Exhibit I)</b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340372	CB 5197 P-112A 4.696C & P-113A 5.503AC ABS 554 (FORMERLY PT OF P-10 & P-15) <b>(More particularly described in metes and Bounds and map attached in Exhibit I)</b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340375	CB 5197 P-113 ABS 544 <b>(More particularly described in metes and Bounds and map attached in Exhibit I)</b>
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	340376	CB 5197 P-113E ABS 544 <b>(More particularly described in metes and Bounds and map attached in Exhibit I)</b>
C-2, AHOD	Commercial, Airport Hazard Overlay District	340377	CB 5197 P-114*(1.332 AC) ABS 544 * FORMERLY P-1D 2010 NEW REMAINS PER PLAT 9604/86-91 FILED 06/26/09.
C-2, AHOD	Commercial, Airport Hazard Overlay District	340382	CB 5197 P-116 ABS 544
MF-18, AHOD	Limited Density Multi-Family, Airport Hazard Overlay District	340382	CB 5197 P-116 ABS 544
C-3, I-1, AHOD	General Commercial, General Industrial, Airport Hazard Overlay District	340387	CB 5197 P-11D, P-11E, P-11F, P-11G, P-108, P-109 & P-120 ABS 544
C-2, AHOD	Commercial, Airport Hazard Overlay District	340388	CB 5197 P-125 ABS 544 (OUT OF P-11E NON-ADJ REMS)
C-3, I-1, S, AHOD	General Commercial, General Industrial, Airport Hazard Overlay District	340392	CB 5197 P-200 ABS 544 (FORMERLY P-9) 10716/2021 <b>(More particularly described in metes and Bounds and map attached in Exhibit G and H)</b>
MI-1, AHOD	Mixed Light Industrial, Airport Hazard Overlay District	340393	CB 5197 P-200A ABS 544
C-3, AHOD	General Commercial, Airport Hazard Overlay	340394	CB 5197 P-201 & P-202 ABS 544 (36.88AC)(16.549AC) (FORMERLY P-10C & P-11B)

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	District		
C-2, AHOD	Commercial, Airport Hazard Overlay District	341529	CB: 5197B BLK: 1 LOT: 1 BIG COUNTRY SUBD. UT-9A
C-2, AHOD	Commercial, Airport Hazard Overlay District	341530	CB: 5197B BLK: 1 LOT: N IRR 265.70 FT OF 2 2008 NEW REMAINS PER DEED 13291/1649 EXEC 12/28/2007.
C-2, AHOD	Commercial, Airport Hazard Overlay District	341531	CB: 5197B BLK: 1 LOT: SW IRR 110.06 FT OF 2
C-2, AHOD	Commercial, Airport Hazard Overlay District	341587	CB 5197 BLK 11 LOT SE IRR 193.68 FT OF 2 BIG COUNTRY UT-10A
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	341859	CB 5197B BLK 20 LOT 1 SAVE & EXCEPT .0252 AC. //SWISD - KRIEWALD ROAD ELEMENTARY SCHOOL SUBD// LEGAL DESC CHANGE PER DEED 12780/2133 EXEC 12/12/06.
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344503	CB 5486 BLK LOT TR 1 & TR 1A
L, AHOD	Light Industrial, Airport Hazard Overlay District	344507	CB 5486 TR-1E
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	344508	CB 5486 LOT TR-1F
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	344510	CB 5486 BLK LOT TR-1G NON ADJACENT PROPERTY
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344513	CB 5486 TR-2B ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344517	CB 5486 TR-2A ABA 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344518	CB 5486 TR 2E ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344528	CB: 5486 P-3A & P-52F
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	344531	CB 5486 P-4 ABS 52 11397/1015 ( <b>More particularly described in metes and Bounds and map attached in Exhibit I</b> )
R-5, AHOD	Residential Single-Family, Airport Hazard Overlay District	344532	CB 5486 P-4A ABS 52 ( <b>More particularly described in metes and Bounds and map attached in Exhibit I</b> )
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	344552	CB 5486 P-13 ABS 52
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	344555	CB 5486 P-14 ABS 52
RD, RP, AHOD	Rural Development, Resource Protection, Airport Hazard Overlay District	344558	CB 5486 P-16A, P-44, P-45A & CB 4299 P-1, P-1A
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344666	CB 5486 P-43 & 46 ABS 52
L, AHOD	Light Industrial, Airport Hazard Overlay District	344667	CB 5486 PT P-104 /LEASEHOLD ACCOUNT /LC N-1-E REP STA/ 2013 LEGAL/MAP CORR
RD, AHOD	Rural Development, Airport Hazard Overlay District	344669	CB 5486 P-45 (37.0) & P-16 (43.78)

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RE, AHOD	Residential Estate, Airport Hazard Overlay District	344673	CB 5486 P-47 ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344675	CB 5486 P-47C ABS 52
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	344676	CB 5486 P-48 ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344681	CB 5486 P-51 ABS 52 REFER TO: 80600-000-0510
RE	Residential Estate	344689	CB: 5486 P-52A
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344705	CB 5486 P-58 ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344714	CB 5486 P-75 ABS 52 REFER TO: 81800-000-0750 & NO LABEL# SERIAL# 601213319876
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344715	CB 5486 P-75B ABS 52
RE	Residential Estate	344716	CB 5486 P-75A ABS 52
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344718	CB: 5486 P-76 ABS 52 REFER TO: 80800-049-0060
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344723	CB: 5486 P-77B ABS 52 REFER TO: 82000-000-0775
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344725	CB 5486 P-77C ABS 52 REFER TO: 80300-000-0778
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344726	CB 5486 P-77D ABS 52 LABEL#TEX0514465/TEX0514466
RE	Residential Estate	344732	CB 5486 P-82 FORMERLY TR-2F Label: RAD0962687/8
RE	Residential Estate	344733	CB 5486 P-82A 1.88 AC NO LABEL# NO SERIAL# 2016 NEW REMAINS PER DEED 17231/1643 EXEC 05/12/2015.
RE	Residential Estate	344734	CB 5486 P-82B 4.00AC NON-ADJACENT
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344743	CB 5486 P-100 (.6454 AC) & P-101 (.6884 AC) ABS 52
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344748	CB 5486 P-103A ABS 52 2010 NEW REMAINS PER DEED 1417/1186 EXEC 07/09/2009.
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344750	CB 5486 P-103B ABS 52 LABEL#PFS0377497/8
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344751	CB 5486 P-103C ABS 52 NO LABEL# NO SERIAL#
L, AHOD	Light Industrial, Airport Hazard Overlay District	344752	CB 5486 P-104
RP, AHOD	Resource Protection, Airport Hazard Overlay	344759	CB 5486 P-109B ABS 52 PER DEED 13820/0564

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	District		
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344760	CB 5486 P-109A ABS 52 (NON-ADJACENT REMAINS)
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344761	CB 5486 P-109C ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344762	CB 5486 P-109D ABS 52 REFER: 81300-087-0404
RP, AHOD	Resource Protection, Airport Hazard Overlay District	344764	CB 5486 P-109 ABS 52 REFER TO:81100-000-1097
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344765	CB 5486 P-109F ABS 52 REFER TO: 81100-000-1098 Remains Acct per split in cr#23427 for 2011
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344766	CB 5486 P-109E (3.0 AC) & TR-2D (1.51 AC) ABS 52
RE, AHOD	Residential Estate, Airport Hazard Overlay District	344767	CB 5486 TR-3B, TR-3C, P-52B P-110(FORMERLY P-52C) ABS 52 SERIAL #R0010345AL REFER TO: 82300-052-0760 & 82300-000-0760 ADJUSTED ACREAGE PER 12030/2000.
RE	Residential Estate	344777	CB 5486A BLK 1 LOT 1 MH LABEL: TEX0387468
RE	Residential Estate	344778	CB 5486A BLK 1 LOT 2 REFER TO: 80700-060-1100 NO LABEL OR SERIAL #
RE	Residential Estate	344779	CB 5486A BLK 1 LOT 3
RE	Residential Estate	344780	CB 5486A BLK 1 LOT 4 SERIAL # TX147643978D
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	354185	CB 5758 BLK 1 LOTS 1 THRU 5 & 14 THRU 18 LABEL #NTA1108480/1
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	354186	CB 5758 BLK 1 LOTS 6,7,8,12 & 13
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	354189	CB 5758 BLK 1 LOT 9
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	354190	CB 5758 BLK 1 LOT 10 NO LABEL# OR SERIAL#
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	354191	CB 5758 BLK 1 LOT 11
C-3, AHOD	General Commercial, Airport Hazard Overlay District	366059	CB 5983 P-4 ABS 506
C-3, AHOD	General Commercial, Airport Hazard Overlay District	366061	CB 5983 P-5
C-3, AHOD	General Commercial, Airport Hazard Overlay District	366065	CB 5983 P-6B
C-3, AHOD	General Commercial, Airport Hazard Overlay	366066	CB 5983 P-6 LOT TR F

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	District		
RP, AHOD	Resource Protection, Airport Hazard Overlay District	366067	CB 5983 P-7 EXCEPT NW IRR 34.21 FT
RP, AHOD	Resource Protection, Airport Hazard Overlay District	366068	CB 5983 P-8
RP, AHOD	Resource Protection, Airport Hazard Overlay District	366076	CB 5983 P-9, P-10, P-10B & P-10C
C-3, I-1, S, AHOD	General Commercial, General Industrial, Airport Hazard Overlay District	366079	CB 5983 P-11 (149.17), P-10D (18.42) & P-10E (15.58) PER DEED 12801/1914 ( <b>More particularly described in metes and Bounds and map attached in Exhibit K and L</b> )
RP, AHOD	Resource Protection, Airport Hazard Overlay District	366082	CB 5983 P-12 (TR L-250.546), P-11B (PT OF TR K-97.87) & P-13 (PT OF TR M-23.169) REF TO:81900-000-1220
C-2, AHOD	Commercial, Airport Hazard Overlay District	366085	CB 5983 BLK LOT PT OF TR-M ARB P-13B
C-3, AHOD	General Commercial, Airport Hazard Overlay District	691218	NCB 18160 P-3 (2.296) CB 5983 (73.8209 AC) LEGAL DESC CHANGE PER DEED 12780/2110 EXE 02/09/07.
C-2, AHOD	Commercial, Airport Hazard Overlay District	691266	NCB 18162 P-100A (3.561 AC) CB 5197 P-100B (87.0524 AC) ABS 544 FOR 2007, RESURVEY FROM 90.612 AC TO 90.6134 PER DEED 12097/662 EXE 5-2-06. JF/GIS/10-26-06.
C-3, MF-33, AHOD	General Commercial, Multi-Family, Airport Hazard Overlay District	746616	NCB 34361 LOT P-8 12.5800 CB 4361 P-8 ABS 196 7.6797 "POTRANCO/FM1604" ANNEXATION
C-3, AHOD	General Commercial, Airport Hazard Overlay District	746618	NCB 34361 BLK LOT P-9 5.649 AC & CB 4361 P-9 ABS 196 15.971 AC "POTRANCO/FM1604" ANNEXATION 2007 SPLIT REMAINS PER DEED 11960/1659 ( <b>More particularly described in metes and Bounds and map attached in Exhibit D</b> )
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	746626	NCB 34362 BLK LOT P-2B (DRAINAGE ESMT.) "POTRANCO/FM1604" ANNEXATION
R-6	Residential Single-Family	986568	CB 4363A BLK 1 LOT 1 (POTRANCO/LUNA SUBD)
R-6	Residential Single-Family	986569	CB 4363A BLK 1 LOT 2 (POTRANCO/LUNA SUBD)
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	991107	CB 5197 P-43A ABS 544
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	991108	CB 5197 P-43C ABS 544 NON-ADJACENT REMIANS
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	991114	CB 5197B BLK 1 LOT 3 MT OLIVE LUTHERAN CHURCH IIA
FR, AHOD	Farm and Ranch, Airport Hazard Overlay District	991120	CB 5486 P-103(177.518),P-77 (66.431),TR-2C(46.254)ABS 52 REFER TO: 81300-003-0780
FR, AHOD	Farm and Ranch, Airport	991121	CB 5486 LOT TR-1B(8.575),TR- 1D(69.3021),TR-

Zoning Case: Z2017 Z2017206 – Potranco Road-West Loop 1604 Area

Council Consideration Date: August 31, 2017

	Hazard Overlay District		1C(14.152) *SEE NOTES FOR REFER TO:
C-2, CD, AHOD	Commercial, Conditional use for auto and light truck repair, Airport Hazard Overlay District	1005927	CB 4335 P-2C ABS 871 9563/28-30
C-2, AHOD	Commercial, Airport Hazard Overlay District	1012724	CB 4312 P-1 ABS 373
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1012725	CB 4312 P-1C ABS 373 ( <b>More particularly described in metes and Bounds and map attached in Exhibit J</b> )
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1013000	CB 5197 P-5E ABS 544
C-2, AHOD	Commercial, Airport Hazard Overlay District	1032860	CB 5197 P-100C PLAT 9564/128-131
C-2, AHOD	Commercial, Airport Hazard Overlay District	1032861	CB 5197 P-100D (0.7494) & P-5F (1.91) ADJUSTED ACREAGE PER SPLIT/MERGE PER DEED 12880/79
C-2, AHOD	Commercial, Airport Hazard Overlay District	1032862	CB 5197 P-5A (5.7201) & P-100G (0.325) ADJUSTED ACREAGE FOR 2008 PER DEED 12880/0079
C-2, AHOD	Commercial, Airport Hazard Overlay District	1032863	CB 5197 P-128 PLAT 9564/128-131
MF-18, MF-33, AHOD	Limited Density Multi-Family, Multi-Family, Airport Hazard Overlay District	1032866	CB 4333 P-6 (23.52 Ac) CB 5197 P-24 (6.99 Ac), P-116A (24.54 Ac) & P-116G (5.304 Ac) 2007 REMAINS PER PLAT 9568/139 FILED 01-13-06 ( <b>More particularly described in metes and Bounds and map attached in Exhibit A</b> )
C-2, MF-18, AHOD	Commercial, Limited Density Multi-Family, Airport Hazard Overlay District	1032867	CB 5197 P-116H (NON-ADJ REMAINS) 9564/61 ( <b>More particularly described in metes and Bounds and map attached in Exhibit C</b> )
C-2, CD S, AHOD	Commercial, Conditional use for storage outside under roof and screened, Airport Hazard Overlay District	1048090	CB 4335 P-7A (NON ADJ REMS) 9567/54 FILED 9-23-05 (PART OF EMORY PK ROW)
R-6	Residential Single-Family	1053181	CB 4361 P-3 (20.1051AC) 2014 REMAINS PER PLAT 9658/11-6 FILED 08/16/2013, REMAINS - PLAT 9568/79-82
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	1055665	CB 5197B BLK 11 LOT 1 MERGE PER CR #9513 - OWNERS REQ
C-2, C-3, MF-33, AHOD	Commercial, General Commercial, Multi-Family, Airport Hazard Overlay District	1058553	CB 4361 P-20 ABS 196 FORMERLY P-1A ACREAGE UPDATE PER PLAT 9613/109-115- SETUP ROW. ( <b>More particularly described in metes and Bounds and map attached in Exhibit D</b> )
C-2, AHOD	Commercial, Airport Hazard Overlay District	1061970	CB 5197 P-50 ABS 544
C-2, AHOD	Commercial, Airport Hazard Overlay District	1061971	CB 5197 P-50A ABS 544
RE	Residential Estate	1062908	CB 5486E BLK 1 LOT 1 (2.00) & CB 5486 P-58B (1.737) ABS 52
RP, AHOD	Resource Protection, Airport Hazard Overlay	1063270	CB 5486E (HALL TRUCKING SUB"D), BLOCK 1 LOT 2 & CB 5486 P-58A ABS 52 2016 MERGE PER CR #37201,

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	District		PER PLAT 9570/218
C-2, AHOD	Commercial, Airport Hazard Overlay District	1067980	CB 5197 P-116J ABS 544 2007 NEW NON-ADJ REMAINS PER PLAT 9568/139 FILED 01-13-06 ( <b>More particularly described in metes and Bounds and map attached in Exhibit B</b> )
R-6, AHOD	Residential Single-Family, Airport Hazard Overlay District	1069058	CB 4362C (TROPHY RIDGE SUBD UT-3), BLOCK 22 LOT 13 /VARIABLE WIDTH DRAINAGE ESMT/ PLAT 9569/67-69
C-2, C-3, MF-33, R-5, R-6, AHOD	Commercial, General Commercial, Multi-Family, Residential Single-Family, Airport Hazard Overlay District	1089028	NCB 34361 BLK LOT P-9B (0.142 AC) & CB 4361 P-9B ABS 196 (97.328 AC) 2007 SPLIT NEW ACCT PER DEED 11960/1659
C-3, MF-33, R-5, AHOD	General Commercial, Multi-Family, Residential Single-Family, Airport Hazard Overlay District	1089030	NCB 34361 BLK LOT P-21 (0.06 AC) & CB 4361 P-21 ABS 196 (8.413 AC) 2007 SPLIT NEW ACCT PER DEED 11960/1682
C-3, MF-33, R-5, AHOD	General Commercial, Multi-Family, Residential Single-Family, Airport Hazard Overlay District	1089031	NCB 34361 BLK LOT P-22 (1.801 AC) & CB 4361 P-22 ABS 196 (1.686 AC) 2007 SPLIT NEW ACCT PER DEED 11960/1682
C-3, MF-33, R-5, AHOD	General Commercial, Multi-Family, Residential Single-Family, Airport Hazard Overlay District	1089032	NCB 34361 BLK LOT P-23 (12.06 AC) & CB 4361 P-23 ABS 196 (5.65 AC) 2007 SPLIT NEW ACCT PER DEED 11960/1682
RP, AHOD	Resource Protection, Airport Hazard Overlay District	1091401	CB 4311 P-6A ABS 53
C-2	Commercial	1094441	CB 4363A BLK 2 LOT 1 (RODRIGUEZ TIRE SUB"D) PER PLAT 9574/186
C-2, CD, AHOD	Commercial, Conditional use for carwash, Airport Hazard Overlay District	1102622	CB 4335 P-7D ABS 1041 2008 NON ADJACENT REMS PER PLAT9576/68-72.
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1104017	CB 5197 P-55 PLAT 9564/128-131
C-2, AHOD	Commercial, Airport Hazard Overlay District	1111504	CB 5197 P-100H (50" DRAINAGE EASEMENT) PLAT 9564/128-131
C-2, AHOD	Commercial, Airport Hazard Overlay District	1120229	CB 5197B (BIG MESA SUBDIVISION), BLOCK 1 LOT 4 REFER TO: 81900-302-0361 2009 NEW ACCT PER PLAT 9588/110-114 FILED 03/28/2008
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1124735	CB 4361 P-20B ABS 196 ACREAGE UPDATE PER PLAT 9613/109-115- SETUP ROW. ( <b>More particularly described in metes and Bounds and map attached in Exhibit D</b> )
R-6	Residential Single-Family	1126418	CB 4363 BLK LOT N IRR 1477.83 FT OF TR-D 2009 SPLIT NEW ACCT PER DEED 13632/0041
C-2, MF-18, AHOD	Commercial, Limited Density Multi-Family, Airport Hazard Overlay District	1127102	CB 4336 P-1J ABS 634 PER DEED 13684/1973
RP, AHOD	Resource Protection, Airport Hazard Overlay	1135127	CB 5486 P-125 ABS 52 PER DEED 13820/0564

Zoning Case: Z2017 Z2017206 – Potranco Road-West Loop 1604 Area

Council Consideration Date: August 31, 2017

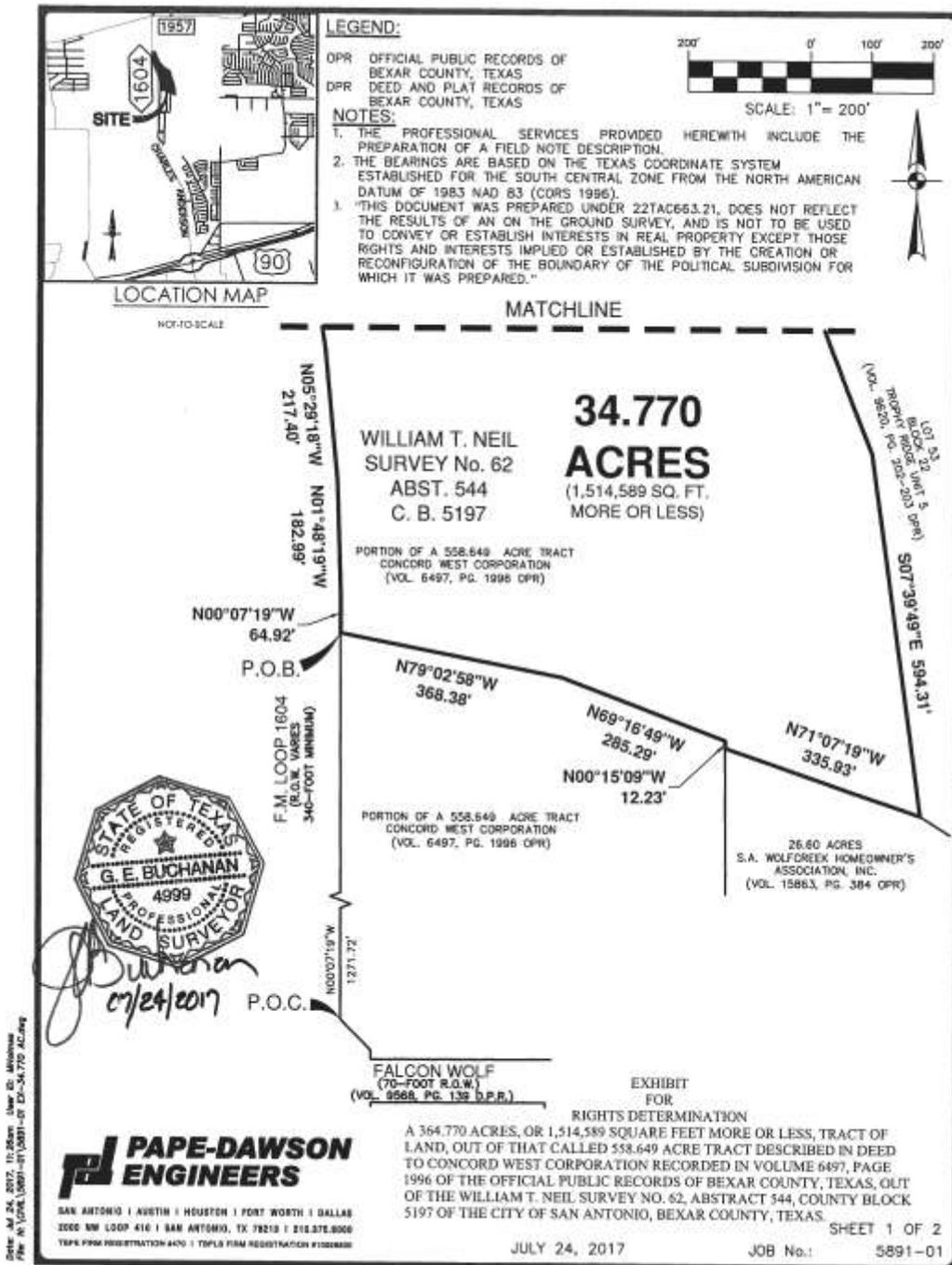
	District		
C-2, AHOD	Commercial, Airport Hazard Overlay District	1137621	CB 5197C (F & A SUBDIVISION), BLOCK 2 LOT 52 2010 NEW ACCT PER PLAT 9604/86-91 FILED 06/26/2009.
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	1143354	CB 5486 P-103F ABS 52 NEW ACCT FOR THE YEAR OF 2010 PER DEED 14117/1186 EXEC 07/09/09.
RE	Residential Estate	1144201	CB 5486 P-82C PER DEED 14293/130
R-20, AHOD	Residential Single-Family, Airport Hazard Overlay District	1148468	CB 5486 P-75C ABS 52 LABEL: TRA0293738
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1148500	CB 4361D BLK 46 LOT 1 (POTRANCO MARKET IBC BANK) PER PLAT 9613/109-115 ( <b>More particularly described in metes and Bounds and map attached in Exhibit D</b> )
RE, AHOD	Residential Estate, Airport Hazard Overlay District	1150125	CB 5486 P-111 ABS 52 New acct per split in CR#23427 for 2011.
C-2, AHOD	Commercial, Airport Hazard Overlay District	1161148	CB 5197H BLK 26 LOT 1 (MAR 1604 SUB"D) PER PLAT 9623/50-53
C-2, AHOD	Commercial, Airport Hazard Overlay District	1161149	CB 5197H BLK 26 LOT 2 (MAR 1604 SUB"D) PER PLAT 9623/50-53
C-2, AHOD	Commercial, Airport Hazard Overlay District	1161150	CB 5197H BLK 26 LOT 3 (MAR 1604 SUB"D) PER PLAT 9623/50-53
R-20	Residential Single-Family	1161543	CB 5486 P-75D ABS 52
C-2, AHOD	Commercial, Airport Hazard Overlay District	1162269	CB 5297B BLK 11 LOT 3 (BIG MESA UT-11) PER PLAT 9630/204-207
R-6	Residential Single-Family	1177060	CB 4361 P-13E (1.50 AC) & P-14E (.50 AC) ABS 196 2012 NEW ACCT PER DEED 15483/1080 EXEC 12/12/2011.
C-2, C-2, CD AHOD	Commercial, Conditional Uses for carwash, Airport Hazard Overlay District	1179950	CB 4336B (DOVE RIVER COMMERCIAL B), BLOCK 14 LOT S IRR 507.18 FT OF 1 2013 NEW ACCT PER DEED 14343/710 EXEC 01/20/2010. 2007 RESURVEY PER DEED 12350/1707
C-2, AHOD	Commercial, Airport Hazard Overlay District	1180263	CB 4336B (DOVE RIVER COMMERCIAL B), BLOCK 14 LOT N 144.46FT OF 1 2013 SPLIT PER DEED 14343/710 EXEC 01/20/2010. 2007 RESURVEY PER DEED 12350/1707
C-2	Commercial	1200194	CB 4361D (POTRANCO/AMERICAN LOTUS), BLOCK 44 LOT 1 2014 NEW ACCT PER PLAT 9658/11-6 FILED 08/16/2013
C-2	Commercial	1200195	CB 4361D (POTRANCO/AMERICAN LOTUS), BLOCK 45 LOT 1 2014 NEW ACCT PER PLAT 9658/11-6 FILED 08/16/2013.
C-2	Commercial	1200196	CB 4361D (POTRANCO/AMERICAN LOTUS), BLOCK 45 LOT 2 2014 NEW ACCT PER PLAT 9658/11-6 FILED 08/16/2013.
C-2, MF-18, AHOD	Commercial, Limited Density Multi-Family, Airport Hazard Overlay District	1202442	CB 4336A (DOVE CREEK SUBDIVISION), BLOCK 1 LOT P-200 //PRIVATE STREET// 2014 NEW ACCT PER PLAT 9657/187-9 FILED 08/09/2013.
C-2, AHOD	Commercial, Airport Hazard Overlay District	1215662	CB 5197G [HILLCREST ELEM. SCHOOL (SWISD)], BLOCK 128 LOT 1 2015 NEW ACCT PER PLAT 9673/153-

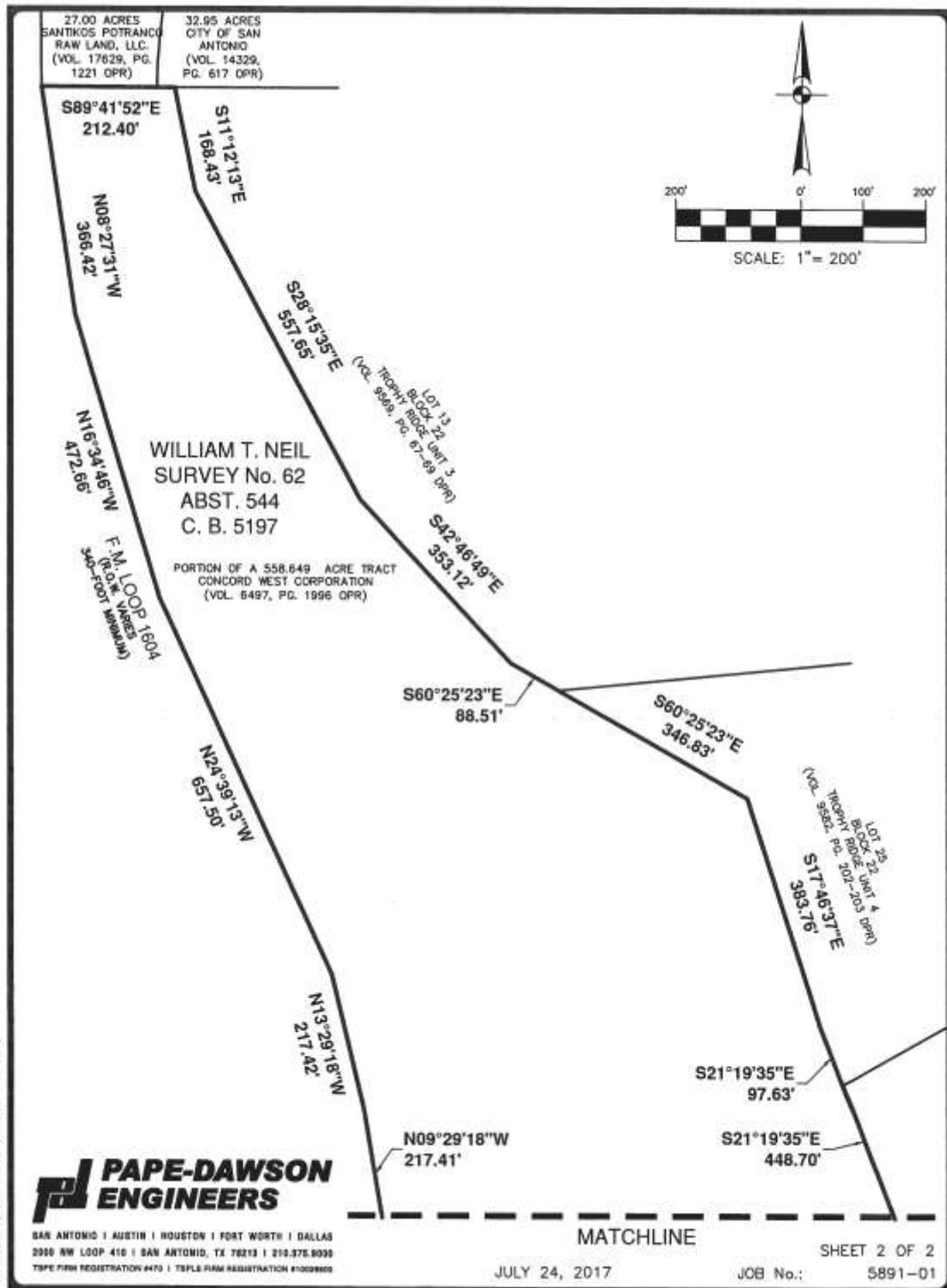
Zoning Case: Z2017 Z2017206 – Potranco Road-West Loop 1604 Area

Council Consideration Date: August 31, 2017

			156 FILED 08/29/2014,
C-2, CD, MF-18	Commercial, Conditional use for carwash, Limited Density Multi-Family	1230510	CB 4363A W IRR 124.33 FT OF W 274.36 FT OF TR G3 2016 NEW ACCOUNT PER DEED 17239/537EXEC 05/15/2015.
RE	Residential Estate	1231541	CB 5486 P-82D 1.88 AC AKA TR 1(1.00 AC) & TR 2(.88 AC) 2016 NEW ACCT PER DEED 17231/1643 EXEC 05/12/2015.
C-2, AHOD	Commercial, Airport Hazard Overlay District	1235585	CB 4361 P-5A ABS 196
C-2, AHOD	Commercial, Airport Hazard Overlay District	1248620	CB 5197H (MAR 1604 SUB'D), BLOCK 26 LOT 4
C-3	General Commercial	1263318	CB 4361 P-20E ABS 196 <b><i>(More particularly described in metes and Bounds and map attached in Exhibit D)</i></b>
C-3	General Commercial	1263333	NCB 4361 LOT P-19 "POTRANCO/FM1604" ANNEXATION <b><i>(More particularly described in metes and Bounds and map attached in Exhibit D)</i></b>
R-5, NP-10	Residential Single-Family, Neighborhood Preservation	1263375	CB 4361 P-19, P-9, P-21, P-22, P-23, P-20F & P-23 ABS 196 & NCB P-9A "POTRANCO/FM1604" ANNEXATION <b><i>(More particularly described in metes and Bounds and map attached in Exhibit E)</i></b>
C-3	General Commercial	1263376	CB 34361 LOT P-21, ABS 196 <b><i>(More particularly described in metes and Bounds and map attached in Exhibit D)</i></b>

Exhibit A:







METES AND BOUNDS DESCRIPTION  
FOR  
RIGHTS DETERMINATION

A 34.770 acre, or 1,514,589 square feet more or less, out of that called 558.649 acre tract described in deed to Concord West Corporation recorded in Volume 6497, Page 1996 of the Official Public Records of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of the City of San Antonio, Bexar County, Texas. Said 34.770 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a point for the north intersection of the east right-of-way of F.M. Loop 1604, a variable width right-of-way, and the north right-of-way line of Falcon Wolf, a 70-foot right-of-way recorded in Volume 9568, Page 139 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 00°07'19" W, along and with the east right-of-way line of said F.M. Loop 1604, the west line of said 558.649 acre tract, a distance of 1271.72 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing along and with the east right-of-way line of said Loop 1604 the following bearings and distances:

N 00°07'19" W, a distance of 64.92 feet to a point;

N 01°48'19" W, a distance of 182.99 feet to a point;

N 05°29'18" W, a distance of 217.40 feet to a point;

N 09°29'18" W, a distance of 217.41 feet to a point;

N 13°29'18" W, a distance of 217.42 feet to a point;

N 24°39'13" W, a distance of 657.50 feet to a point;

N 16°34'46" W, a distance of 472.66 feet to a point;

34.770 Acres  
Job No.: 5891-01  
Page 2 of 3

N 08°27'31" W, a distance of 366.42 feet to a point for the northwest corner of said 558.649 acre tract, the southwest corner of a 27.00 acre tract recorded in Volume 17629, Page 1221 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°41'52" E, departing the east right-of-way line of said Loop 1604, along and with the south line of said 27.00 acre tract, the north line of said 558.649 acre tract, a distance of 212.40 feet to a point for the northwest corner of Lot 13, Block 22, Trophy Ridge Unit 3 recorded in Volume 9569, Page 67-69 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west line of said Lot 13 the following bearings and distances:

S 11°12'13" E, a distance of 168.43 feet to a point;

S 28°15'35" E, a distance of 557.65 feet to a point;

S 42°46'49" E, a distance of 353.12 feet to a point;

THENCE: S 60°25'23" E, at a distance of 88.51 feet to a point for the southwest corner of said Lot 13, the northwest corner of Lot 25, Block 22, trophy Ridge Unit 4 recorded in Volume 9582, Page 202-203 of the Deed and Plat Records of Bexar County, Texas and continuing with the west line of said Lot 25, for a total distance of 435.34 feet to a point;

THENCE: S 17°46'37" E, along and with the west line of said Lot 25, a distance of 383.76 feet to a point;

THENCE: S 21°19'35" E, continuing along and with the west line of said Lot 25, a distance of 97.63 feet to a point for the southwest corner of said Lot 25, the northwest corner of Lot 53, Block 22, trophy Ridge Unit 5 recorded in Volume 9620, Page 202-203 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 21°19'35" E, along and with the west line of said Lot 53, a distance of 448.70 feet to a point;

THENCE: S 07°39'49" E, continuing along and with the west line of said Lot 53, a distance of 594.31 feet to a point for the southwest corner of said Lot 53, on the north line of a 26.60 acre tract recorded in Volume 15863, Page 384 of the Official Public Records of Bexar County, Texas;

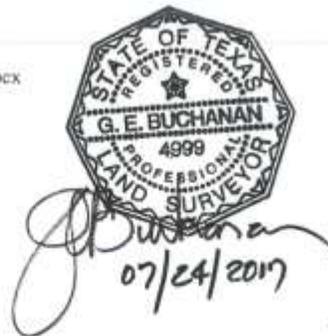


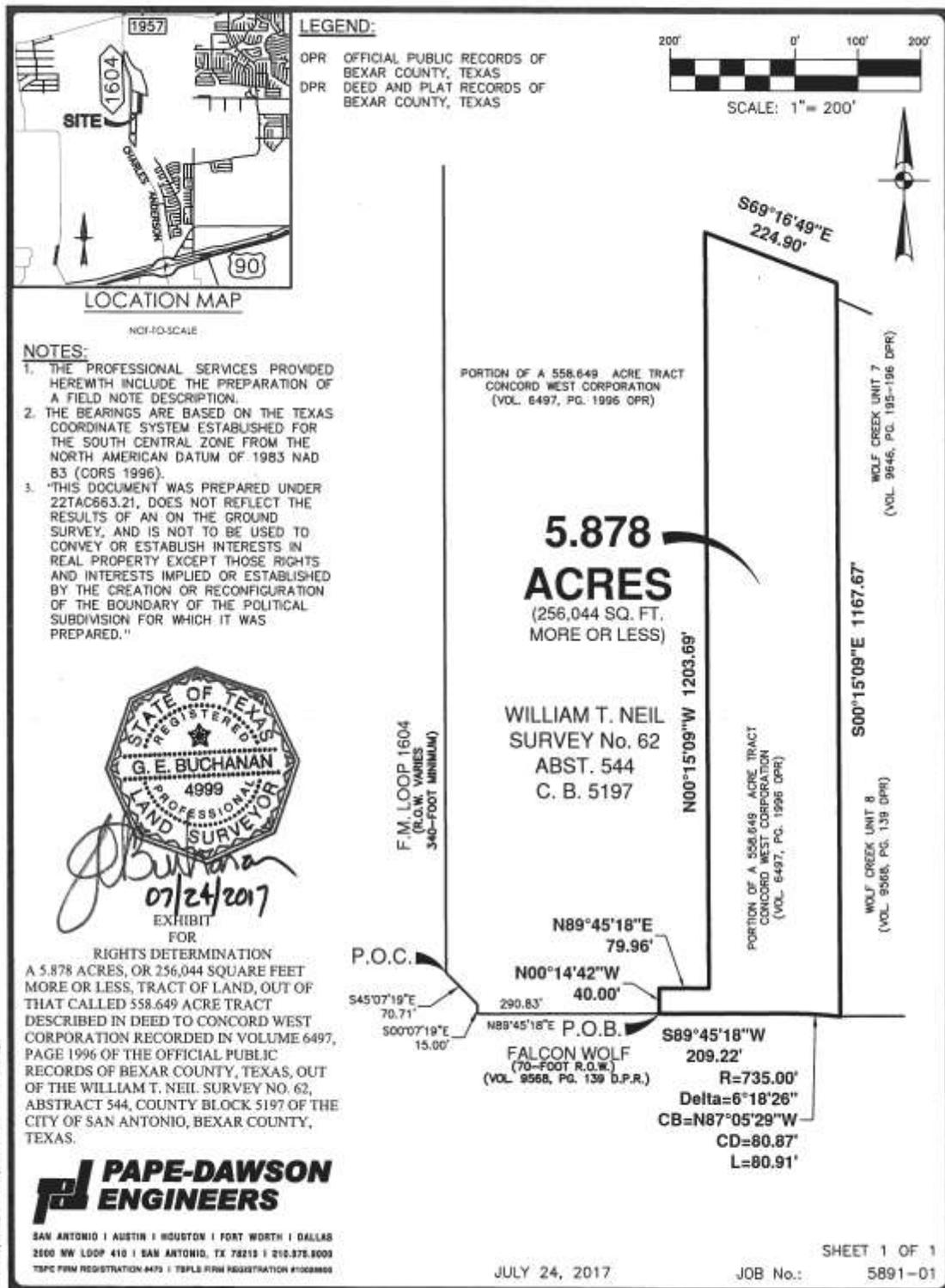
34.770 Acres  
Job No.: 5891-01  
Page 3 of 3

- THENCE: N 71°07'19" W, along and with the north line of said 26.60 acre tract, a distance of 335.93 feet to a point for the northwest corner of said 26.60 acre tract;
- THENCE: N 00°15'09" W, over and across said 558.649 acre tract, a distance of 12.23 feet to a point;
- THENCE: N 69°16'49" W, continuing over and across said 558.649 acre tract, a distance of 285.29 feet to a point;
- THENCE: N 79°02'58" W, continuing over and across said 558.649 acre tract, a distance of 368.38 feet to the POINT OF BEGINNING and containing 34.770 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 24, 2017  
JOB NO. 5891-01  
DOC. ID. N:\CIVIL\5891-01\WORD\5891-01 FN-34.770 AC.docx







METES AND BOUNDS DESCRIPTION  
FOR  
RIGHTS DETERMINATION

A 5.878 acre, or 256,044 square feet more or less, tract of land, out of that called 558.649 acre tract described in deed to Concord West Corporation recorded in Volume 6497, Page 1996 of the Official Public Records of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of Bexar County, Texas. Said 5.878 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**COMMENCING:** At a point for the north intersection of the east right-of-way of F.M. Loop 1604, a variable width right-of-way, and the north right-of-way line of Falcon Wolf, a 70-foot right-of-way recorded in Volume 9568, Page 139 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the north right-of-way line of said Falcon Wolf, the following bearings and distances:

S 45°07'19" E, a distance of 70.71 feet

S 00°07'19" E, a distance of 15.00 feet to a point;

N 89°45'18" E, a distance of 290.83 feet to the POINT OF BEGINNING of the herein described tract;

**THENCE:** Departing the north right-of-way line of said Falcon Wolf, over and across said 558.649 acre tract the following bearings and distances:

N 00°14'42" W, a distance of 40.00 feet to a point;

N 89°45'18" E, a distance of 79.96 feet to a point;

N 00°15'09" W, a distance of 1203.69 feet to a point;

S 69°16'49" E, a distance of 224.90 feet to a point;

S 00°15'09" E, at a distance of 24.63 feet, passing the north line of Wolf Creek Unit 7 recorded in Volume 9646, Page 195-196 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 1167.67 feet to a point on the north right-of-way line of said Falcon Wolf;

TSPE Firm Registration #470 | TPLS Firm Registration #10029800

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Transportation | Water Resources | Land Development | Surveying | Environmental

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THENCE: Along and with the north right-of-way line of said Falcon Wolf the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 06°03'44" W, a radius of 735.00 feet, a central angle of 06°18'26", a chord bearing and distance of N 87°05'29" W, 80.87 feet, for an arc length of 80.91 feet to a point;

THENCE: S 89°45'18" W, a distance of 209.22 feet to the POINT OF BEGINNING and containing 5.878 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 by Pape-Dawson Engineers, Inc.

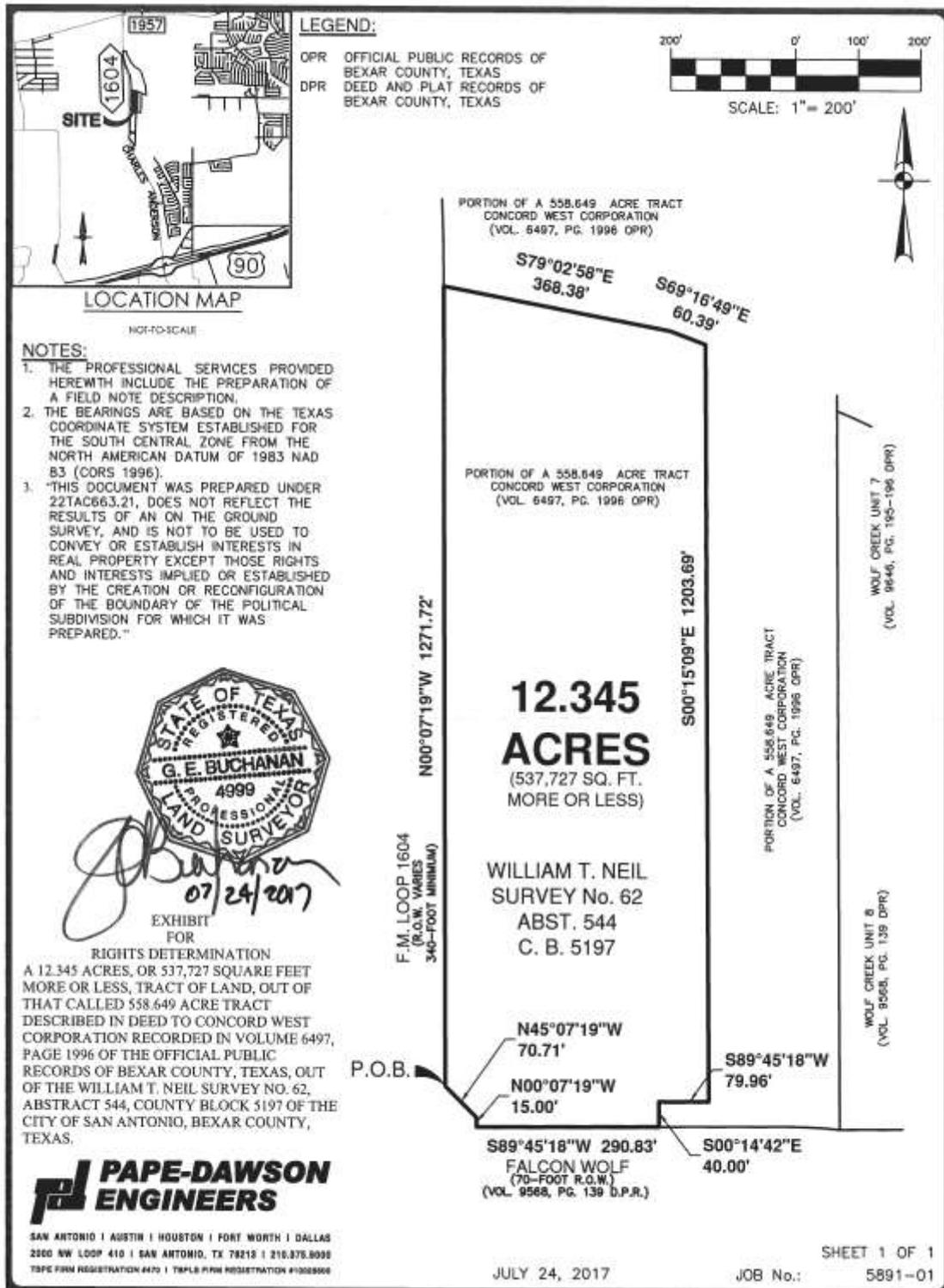
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 24, 2017  
JOB NO. 5891-01  
DOC. ID. N:\CIVIL\5891-01\WORD\5891-01 FN-5.878 AC.docx



*G. E. Buchanan*  
07/24/2017







METES AND BOUNDS DESCRIPTION  
FOR  
RIGHTS DETERMINATION

A 12.345 acre, or 537,727 square feet more or less, tract of land, out of that called 558.649 acre tract described in deed to Concord West Corporation recorded in Volume 6497, Page 1996 of the Official Public Records of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of the City of San Antonio, Bexar County, Texas. Said 12.345 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point for the north intersection of the east right-of-way of F.M. Loop 1604, a variable width right-of-way, and the north right-of-way line of Falcon Wolf, a 70-foot right-of-way recorded in Volume 9568, Page 139 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 00°07'19" W, along and with the east right-of-way line of said F.M. Loop 1604, the west line of said 558.649 acre tract, a distance of 1271.72 feet to a point;

**THENCE:** Departing the east right-of-way line of said F.M. Loop 1604, over and across said 558.649 acre tract the following bearings and distances:

S 79°02'58" E, a distance of 368.38 feet to a point;

S 69°16'49" E, a distance of 60.39 feet to a point;

S 00°15'09" E, a distance of 1203.69 feet to a point;

S 89°45'18" W, a distance of 79.96 feet to a point;

S 00°14'42" E, a distance of 40.00 feet to a point on the north right-of-way line of said Falcon Wolf;

**THENCE:** Along and with the north right-of-way line of said Falcon Wolf the following bearings and distances:

S 89°45'18" W, a distance of 290.83 feet to a point;

N 00°07'19" W, a distance of 15.00 feet to a point;

Page 1 of 2

12.345 Acres  
Job No.: 5891-01  
Page 2 of 2

THENCE: N 45°07'19" W, a distance of 70.71 feet to the POINT OF BEGINNING, and containing 12.34451 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 24, 2017  
JOB NO. 5891-01  
DOC. ID. N:\CIVIL\5891-01\WORD\5891-01 FN-12.345 AC.docx

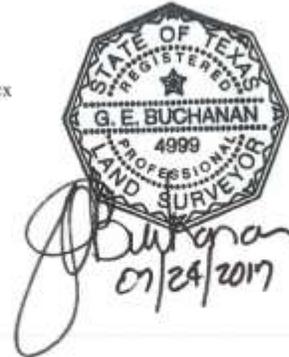
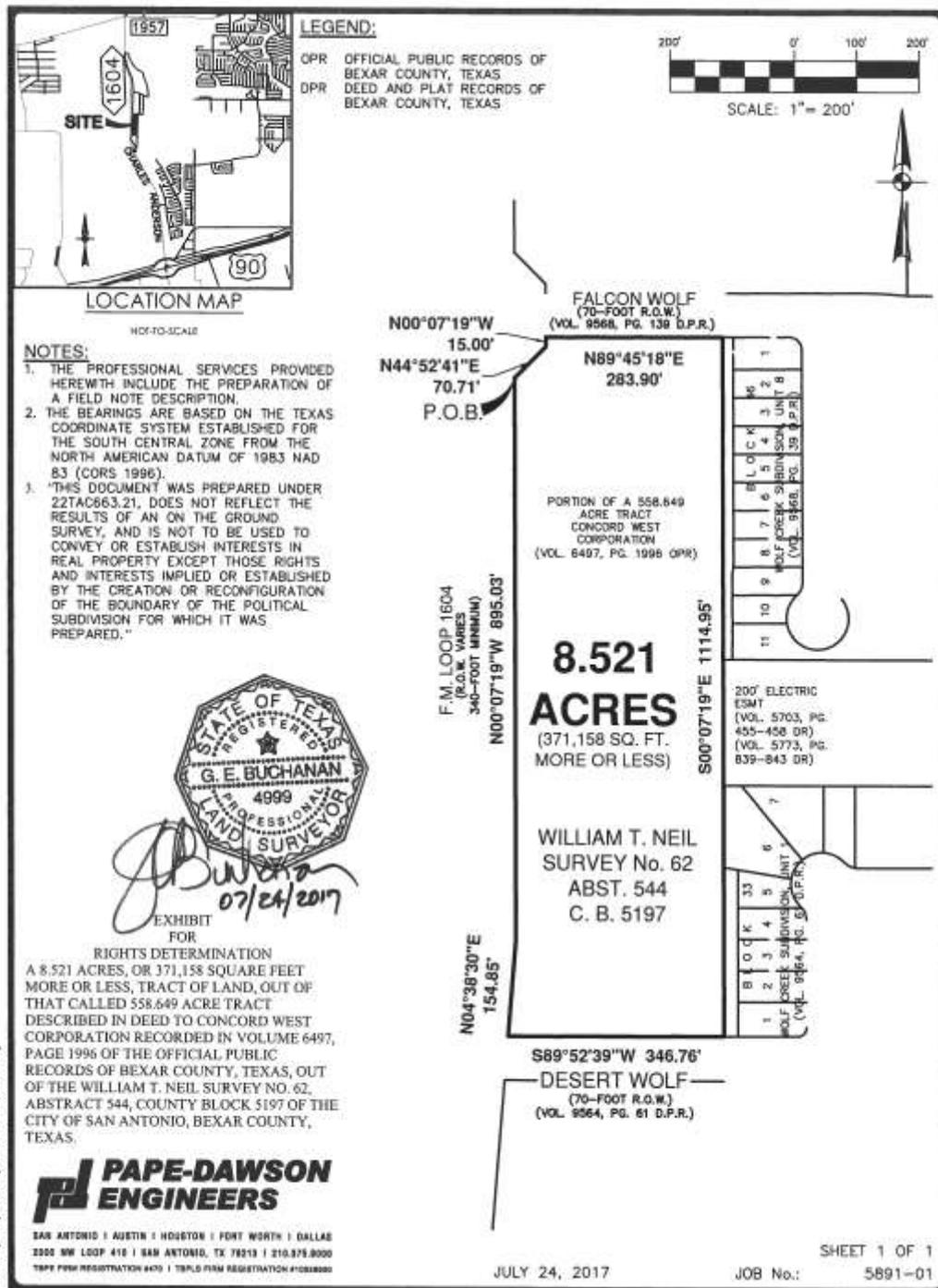


Exhibit B:





FIELD NOTES  
FOR  
RIGHTS DETERMINATION

An 8.521 acre, or 371,158 square feet more or less, tract of land being a remaining portion of a 558.649 acre tract described in conveyance to Concord West Corporation in Special Warranty Deed recorded in Volume 6497, Pages 1996-2003 of the Official Public Records of Real Property of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of Bexar County, Texas. Said 8.521 acre tract being more fully described as follows with bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone and the east right-of-way line of F.M. Loop 1604, a variable width right-of-way, 340-foot minimum:

**BEGINNING:** At a found Texas Department of Transportation highway monument with a brass plate, at the southwest end of the cutback for the south right-of-way line of Falcon Wolf, a 70-foot right-of-way dedicated in the Wolf Creek Subdivision, Unit 8 recorded in Volume 9568, Page 139 of the Deed and Plat Records of Bexar County, Texas and the east right-of-way line of said F.M. Loop 1604;

**THENCE:** Along and with said cutback the following calls and distances:  
N 44°52'41"E, a distance of 70.71 feet to a found Texas Department of Transportation highway monument with a brass plate;

N 00°07'19"W, a distance of 15.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** N 89°45'18"E, along and with the south right-of-way line of said Falcon Wolf, a distance of 283.90 feet, (284.02 feet by plat) to a found ½" iron rod with a cap marked "D.R.E.", the northwest corner of a 17-foot Interceptor Drain Easement recorded in the aforementioned Wolf Creek Subdivision, Unit 8;

8.521 Acres  
Job No. 5891-01  
Page 2 of 2

THENCE: S 00°07'19"E, departing the south right-of-way line of said Falcon Wolf, along and with the west line of said 17-foot Interceptor Drain Easement, at a distance of 514.1 feet passing through the north line of a 200-foot Electric Easement recorded in Volume 5703, Pages 455-458 of the Deed Records of Bexar County, Texas and Volume 5773, Pages 839-843 Deed Records of Bexar County, Texas, the northwest corner of a Greenbelt recorded in said Wolf Creek Subdivision, Unit 8, the southwest corner of said 17-foot Interceptor Drain Easement, along and with the west line of said Greenbelt, at a distance of 714.9 feet passing through the south line of said 200-foot Electric Easement, the northwest corner of Lot 6, Block 33 of the Wolf Creek Subdivision, Unit 1 recorded in Volume 9564, Page 61 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of said Greenbelt, along and with the west line of said Lot 6, at a distance of 845.5 feet passing the northwest corner of a 22.89-foot Drainage R.O.W. dedicated in the said Wolf Creek Subdivision, Unit 1, the southwest corner of said Lot 6, along and with the west line of said 22.89-foot Drainage R.O.W. for a total distance of 1114.95 feet to a found ½" iron rod with a cap marked "Vickrey", on the north right-of-way line of Desert Wolf, a 70-foot right-of-way dedicated in the said Wolf Creek Subdivision, Unit 1, the southwest corner of said 22.89-foot Drainage R.O.W.;

THENCE: S 89°52'39"W, along and with the north right-of-way line of said Desert Wolf, a distance of 346.76 feet to a found ½" iron rod, on the east right-of-way line of the aforementioned F.M. Loop 1604;

THENCE: Along and with the east right-of-way line of said F.M. Loop 1604 the following calls and distances:  
N 04°38'30"E, a distance of 154.85 feet to a Texas Department of Transportation highway monument with a brass plate;  
N 00°07'19"W, a distance of 895.03 feet to the POINT OF BEGINNING and containing 8.521 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 24, 2017  
JOB NO. 5891-01  
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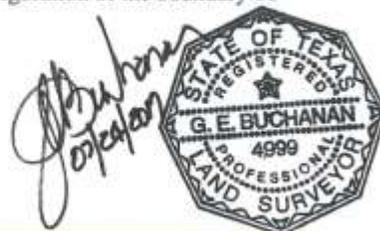
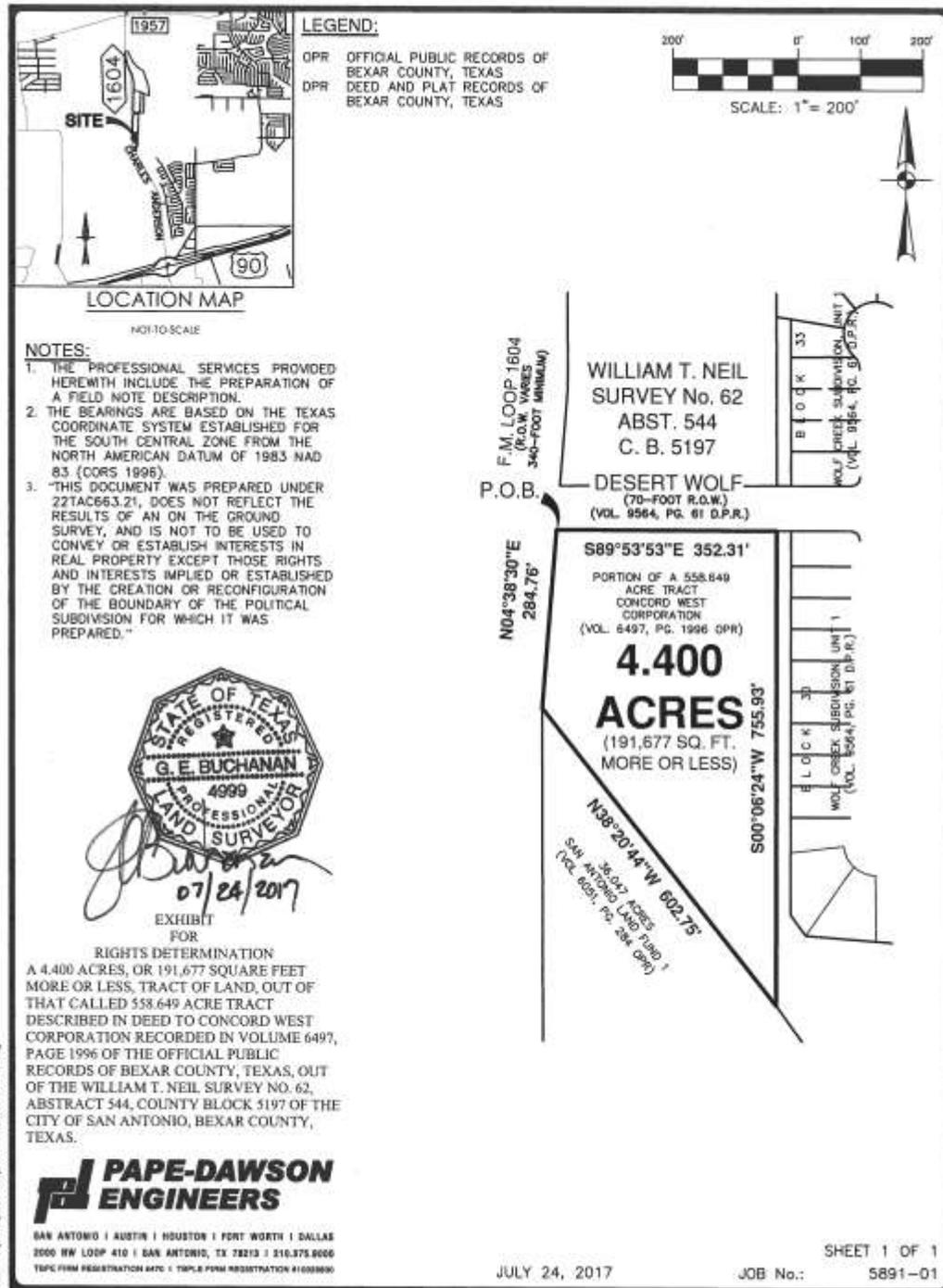


Exhibit C:





METES AND BOUNDS DESCRIPTION  
FOR  
RIGHTS DETERMINATION

A 4.400 acre, or 191,677 square feet more or less, out of that called 558.649 acre tract described in deed to Concord West Corporation recorded in Volume 6497, Page 1996 of the Official Public Records of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of the City of San Antonio, Bexar County, Texas. Said 4.400 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING:** At a point on the east right-of-way line of Loop 1604, the south right-of-way line of Desert Wolf, a 70-foot right-of-way recorded in Volume 6497, Page 1996 of the Deed and Plat Records of Bexar County, Texas, on the west line of said 558.649 acre tract;
- THENCE:** S 89°53'53" E, departing the east right-of-way line of said Loop 1604, along and with the south right-of-way line of said Desert Wolf, a distance of 352.31 feet to a point for a southwest reentrant corner of Wolf Creek Subdivision Unit 1 recorded in said Volume 9564, Page 61;
- THENCE:** S 00°06'24" W, departing the south right-of-way line of said Desert Wolf, along and with the west line of said Wolf Creek Subdivision Unit 1, a distance of 755.93 feet to a point for a southwest corner of said Wolf Creek Subdivision Unit 1, on the northeast line of a 36.047 acre tract recorded in Volume 6051, Page 284 of the Official Public Records of Bexar County, Texas and the southwest line of said 558.649 acre tract;
- THENCE:** N 38°20'44" W, along and with the northeast line of said 36.047 acre tract, the southwest line of said 558.649 acre tract, a distance of 602.75 feet to a point on the east right-of-way line of said Loop 1604;
- THENCE:** N 04°38'30" E, along and with the east right-of-way line of said Loop 1604, a distance of 284.76 feet to the POINT OF BEGINNING, and containing 4.400 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 24, 2017  
JOB NO. 5891-01  
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TEPE Firm Registration #470 | TBPLS Firm Registration #10028800  
San Antonio | Austin | Houston | Fort Worth | Dallas  
Transportation | Water Resources | Land Development | Surveying | Environmental  
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Exhibit D:



Commercial area 1 (C-3)

E.5.1

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 20.357 acre tract, or 886.729 square feet, more or less, out of a 61.620 acre tract recorded in Volume 18068, Page 18068 of the Official Public Records Bexar County, Texas, comprised of all of a 6.935 acre tract and a 4.165 acre tract both recorded in Volume 18068, Page 1356 of the Official Public Records of Bexar County, Texas; all of Lot 1, Block 46 of Potranco Market IBC Bank Subdivision, Empresario Drive recorded in Volume 9613, Page 109 of the Deed and Plat Records of Bexar County, Texas and a 0.9266 of an acre tract recorded in Volume 13596, Page 1846 of the Official Public Records of Bexar County, Texas, all being out of the Thomas Davidson Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 20.357 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the southwest corner of said called 6.935 acre tract and the northwest corner of said called 116.916 acre tract and on the east line of a called 26.596 acre tract recorded in Volume 17422, Page 1383 of the Official Public Records of Bexar County, Texas;

**THENCE:** N 00°40'39" E, along and with the common boundary line of said called 6.935 acre tract and said called 26.596 acre tract, a distance of 552.17 feet to a point on the south right-of-way line of Potranco Road, a variable width right-of-way;

**THENCE:** Along and with the common boundary line of said Potranco Road and the north lines of said called 6.935 acre tract, Lot 1, Block 46 of Potranco Market IBC Bank Subdivision recorded in Volume 9613, Page 109 of Deed and Plat Records of Bexar County, Texas, said Empresario Road, a 0.9266 of an acre tract recorded in Volume 13596, Page 1846 of the Official Public Records of Bexar County, Texas and said called 4.165 acre tract, the following bearings and distances:

N 73°54'07" E, a distance of 140.99 feet to a point;

S 00°39'47" W, a distance of 20.89 feet to a point;

Page 1 of 4

Zoning  
20.357 Acres  
Job No: 6543-11

N 73°54'07" E, a distance of 764.82 feet to a point for the northwest corner of Lot 3, Block 2 of a re-plat establishing Wal-Mart Super Center 3888-00 recorded in Volume 9592, Page 184 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 00°06'10" E, departing the south right-of-way line of said Potranco Road, along and with the common boundary line of said called 4.165 acre tract and said Lot 3 and Lot 1, Block 2 of Wal-Mart Supercenter 3888-00 recorded in Volume 9566, Page 221 of the Deed and Plat Records of Bexar County, Texas, a distance of 506.58 feet to a point;

THENCE: N 89°47'04" E, along and with the common boundary lines of said Lot 1 and said called 4.165 acre tract, the south right-of-way line of Waterstone Place, a 70-foot right-of-way and the south line of Lot 1, Block 2 of said Wal-Mart Supercenter 3888-00, a distance of 595.24 feet to a point;

THENCE: Departing the south line of said Lot 1, over and across said called 61.620 acre tract, the following bearings and distances:

S 00°12'21" E, a distance of 425.89 feet to a point;

S 13°17'59" E, a distance of 510.55 feet to a point;

S 00°00'00" E, a distance of 560.23 feet to a point

N 28°43'29" W, a distance of 45.18 feet to a point;

N 62°52'52" W, a distance of 23.96 feet to a point on the common boundary line of said called 116.916 acre tract and said called 61.620 acre tract;

THENCE: Along and with the common boundary line of said called 116.916 acre tract and said called 61.620 acre tract, the following bearings and distances:

N 00°00'00" E, a distance of 23.77 feet to a point;

Zoning  
20.357 Acres  
Job No: 6543-11

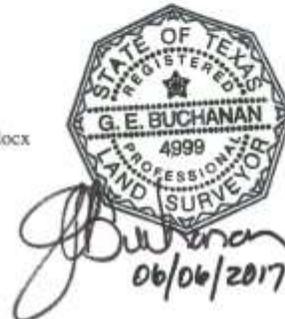
Northwesterly, along a tangent curve to the left, said curve having a radius of 1464.00 feet, a central angle of  $56^{\circ}46'24''$ , a chord bearing and distance of N  $28^{\circ}23'12''$  W, 1392.03 feet, for an arc length of 1450.65 feet to a point on the north corner of said called 116.916 acre tract;

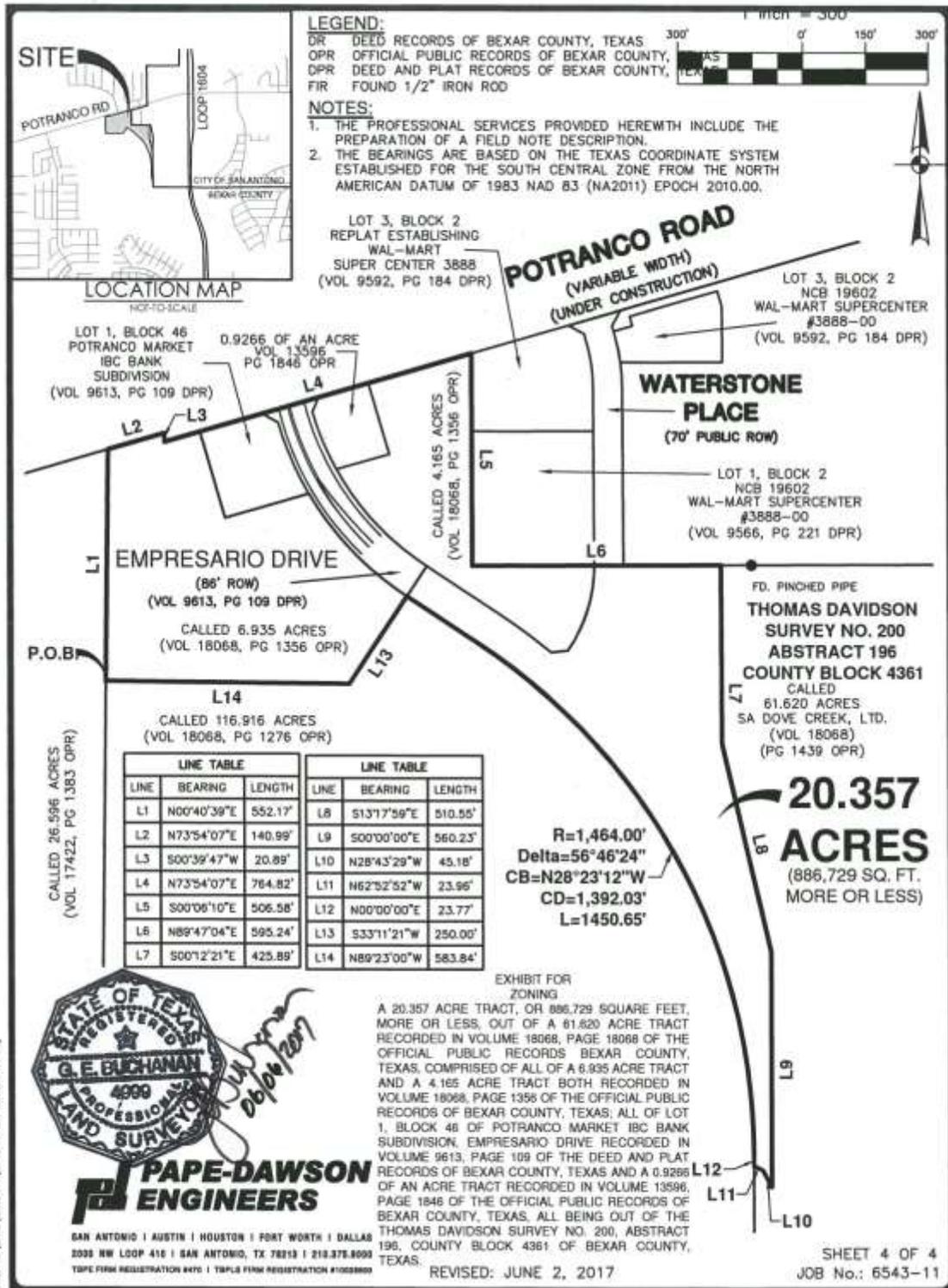
THENCE: S  $33^{\circ}11'21''$  W, along and with the common boundary line of said called 116.916 acre tract and said called 6.935 acre tract, a distance of 250.00 feet to a point;

THENCE: N  $89^{\circ}23'00''$  W, along and with the common boundary line of said called 116.916 acre tract and said called 6.935 acre tract, a distance of 583.84 feet to the POINT OF BEGINNING and containing 20.357 acres in Bexar County, Texas. Said description and map prepared under job number 6543-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 19, 2017  
REVISED: June 02, 2017  
JOB NO. 6543-11  
DOC. ID. N:\CIVIL\6543-11\WORD\6543-11 FN 20.357 AC.docx







Commercial area 2 (C-3)  
E.5.1

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 16.209 acre tract, or 706,056 square feet, more or less, tract of land being comprised of all of a called 10.292 acre tract conveyed to SA Dove Creek Oaks, LTD. recorded in Volume 18068, Page 1594 of the Official Public Records of Bexar County, Texas and out of a called 61.620 acre tract conveyed to SA Dove Creek, LTD. recorded in Volume 18068, Page 1439 of the Official Public Records of Bexar County, Texas, out of the Thomas Davidson Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 16.209 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on a northeast corner of a called 44.887 acre tract recorded in Volume 12350, Page 1707 of the Official Public Records of Bexar County, Texas, the southeast corner of said called 10.292 acre tract;

**THENCE:** S 89°45'03" W, along and with the common boundary line of said called 44.887 acre tract and said called 10.292 acre tract, a distance of 310.95 feet to a point for the southwest corner of said called 10.292 acre tract, the southeast corner of a called 116.916 acre tract recorded in Volume 18068, Page 1276 of the Official Public Records of Bexar County, Texas;

**THENCE:** Departing the north line of said called 44.887 acre tract, along and with the common boundary line of said called 116.916 acre tract and said called 10.292 acre tract, the following bearings and distances:

N 27°08'19" W, a distance of 313.81 feet to a point;

N 13°02'33" W, a distance of 243.15 feet to a point;

N 53°08'12" W, a distance of 165.85 feet to a point;

N 19°17'01" W, a distance of 305.31 feet to a point;

N 09°06'03" W, a distance of 85.34 feet to a point, the northwest corner of said called 10.292 acre tract and the west line of said called 61.620 acre tract recorded in Volume 18068, Page 1439 of the Official Public Records of Bexar County, Texas;

Zoning  
16.209 Acres  
SA Dove Creek Oaks, LTD.  
Job No: 6543-11

- THENCE: Northwesterly, along and with the common boundary line of said called 116.916 acre tract and said called 61.620 acre tract, along a non-tangent curve to the right, said curve having a radial bearing of N 36°38'13" E, a radius of 743.00 feet, a central angle of 20°48'03", a chord bearing and distance of N 42°57'45" W, 268.26 feet, for an arc length of 269.74 feet to a point;
- THENCE: N 90°00'00" E, departing the common boundary line of said called 116.916 acre tract and said called 61.620 acre tract, over and across said called 61.620 acre tract, a distance of 933.78 feet to a point on the west right-of-way line of Cagnon Road, the east line of said called 61.620 acre tract;
- THENCE: S 00°14'37" E, along and with the common boundary line of said Cagnon Road and said called 61.620 acre tract, a distance of 373.35 feet to a point, the southeast corner of said called 61.620 acre tract and the northeast corner of said called 10.292 acre tract;
- THENCE: S 00°14'37" E, along and with the common boundary line of said Cagnon Road and said called 10.292 acre tract, a distance of 809.70 feet to the POINT OF BEGINNING and containing 16.209 acres in Bexar County, Texas. Said description and map prepared under job number 6543-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 19, 2017  
JOB NO. 6543-11  
DOC. ID. N:\CIVIL\6543-11\WORD\6543-11 FN 16.209 AC docx





Exhibit E:



Single-family area 1 (R-5)

E.5.2

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 38.591 acre tract, or 1,681,043 square feet, more or less, tract of land out of a 116.916 acre tract recorded in Volume 18068, Page 1276 and out of 61.620 acre tract recorded in Volume 18068, Page 1439, both of the Official Public Records Bexar County, Texas, both conveyed to SA Dove Creek Ranch, Ltd. out of the Thomas Davidson Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 38.591 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING:** At a point on the east line of a called 26.596 acre tract recorded in Volume 17422, Page 1383 of the Official Public Records of Bexar County, Texas and on the west line of said 116.916 acre tract, from which the northwest corner of said 116.916 acre tract bears N 00°41' 43" E, a distance of 618.48 feet;
- THENCE:** Departing the said common boundary line, over and across said 116.916 acre tract, the following bearings and distances:  
N90°00'00" E, a distance of 667.15 feet to a point;  
N 61°23'03" E, a distance of 703.57 feet to a point on the southwest line of said 61.620 acre tract;
- THENCE:** Southeasterly, along and with the common boundary line of said 61.620 acre tract and said 116.916 acre tract, along a non-tangent curve to the right, said curve having a radial bearing of S 54°32'59" W, a radius of 1464.00 feet, a central angle of 36°22'58", a chord bearing and distance of S 17°16'18" E, 914.10 feet, for an arc length of 929.64 feet to a point;
- THENCE:** S 62°52'52" E, over and across said 61.620 acre tract, a distance of 23.96 feet to a point;
- THENCE:** S 28°43'29" E, continuing over and across said 61.620 acre tract, a distance of 45.18 feet to a point;
- THENCE:** S 00°00'00" E, continuing over and across said 61.620 acre tract, a distance of 442.52 feet to a point on the common boundary line of said 61.620 acre tract and said 116.916 acre tract;
- THENCE:** Southeasterly, along and with the common boundary line of said 61.620 acre tract and said 116.916 acre tract, along a non-tangent curve to the left, said curve

Page 1 of 4

Zoning  
38.591 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

having a radius of 743.00 feet, a central angle of 27°21'35", a chord bearing and distance of S 33°16'34" E, 351.43 feet, for an arc length of 354.79 feet to a point;

THENCE: Departing the southwest line of said 61.620 acre tract, over and across said 116.916 acre tract, the following bearings and distances:

S 60°10'29" W, a distance of 46.19 feet to a point;  
S 46°27'39" W, a distance of 53.64 feet to a point;  
S 80°07'50" W, a distance of 123.14 feet to a point;  
S 82°33'47" W, a distance of 260.29 feet to a point;  
S 86°33'58" W, a distance of 171.83 feet to a point;  
N 49°07'53" W, a distance of 212.68 feet to a point;  
N 55°12'36" W, a distance of 185.53 feet to a point;  
N 28°34'55" W, a distance of 176.66 feet to a point;  
N 40°32'24" W, a distance of 121.25 feet to a point;  
N 23°32'25" W, a distance of 275.61 feet to a point;  
N 46°24'05" W, a distance of 281.23 feet to a point;  
N 40°57'29" W, a distance of 11.93 feet to a point;  
N 62°26'02" W, a distance of 41.76 feet to a point;  
N 52°58'50" W, a distance of 23.21 feet to a point;  
N 44°44'49" W, a distance of 25.03 feet to a point;  
N 47°59'24" W, a distance of 16.94 feet to a point;  
N 35°44'13" W, a distance of 58.46 feet to a point;  
N 49°21'49" W, a distance of 15.87 feet to a point;  
N 33°15'20" W, a distance of 21.76 feet to a point;  
N 42°30'40" W, a distance of 23.17 feet to a point;  
N 49°12'58" W, a distance of 31.82 feet to a point;  
N 41°34'53" W, a distance of 59.20 feet to a point;  
N 51°45'23" W, a distance of 26.53 feet to a point;  
N 47°35'00" W, a distance of 78.30 feet to a point;

Zoning  
38.591 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

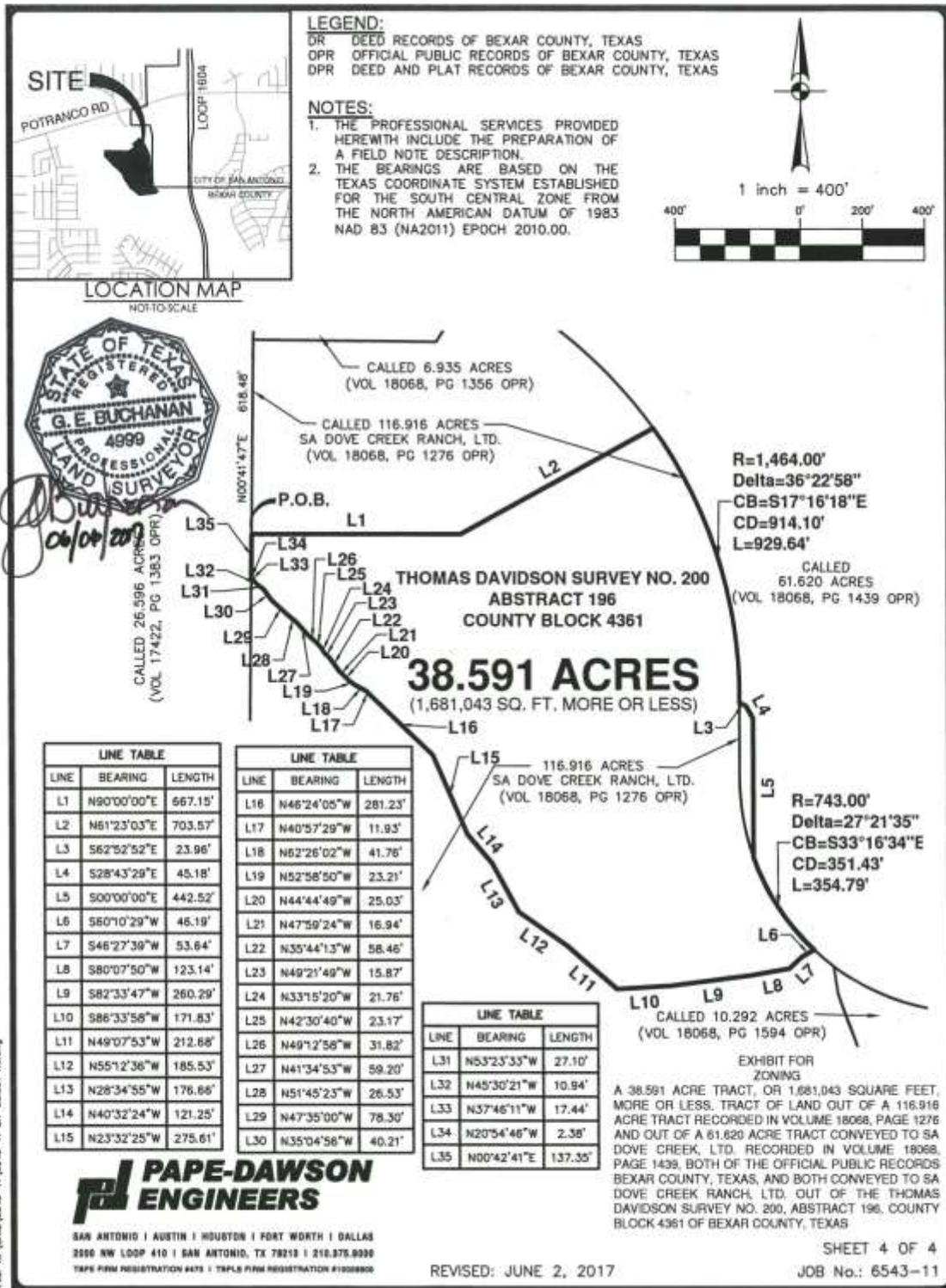
N 35°04'56" W, a distance of 40.21 feet to a point;  
N 53°23'33" W, a distance of 27.10 feet to a point;  
N 45°30'21" W, a distance of 10.94 feet to a point;  
N 37°46'11" W, a distance of 17.44 feet to a point;  
N 20°54'46" W, a distance of 2.38 feet to a point on the said common boundary line of said called 26.596 acre tract and said 116.916 acre tract;

THENCE: N 00°42'41" E, along and with the said common boundary line, a distance of 137.35 feet to the POINT OF BEGINNING and containing 38.591 acres in Bexar County, Texas. Said description and map prepared under job number 6543-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 19, 2017  
REVISED: May 24, 2017  
REVISED: June 02, 2017  
JOB NO. 6543-11  
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Single-family area 2 (NP-10)

E.5.3

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 62.714 acre tract, or 649,857 square feet, more or less, tract of land out of a 116.916 acre tract conveyed to SA Dove Creek Ranch, Ltd. recorded in Volume 18068, Page 1276 of the Official Public Records Bexar County, Texas, out of the Thomas Davidson Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas, said 62.714 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the southwest corner of said 116.916 acre tract and a northwest corner of a variable width permeable drainage easement dedicated in the Potranco Subdivision Unit 4 recorded in Volume 9570, Page 93 of the Deed and Plat Records of Bexar County, Texas and on the east line of a remaining portion of 53.082 acre tract recorded in Volume 13408, Page 2475 of the Official Public Records of Bexar County, Texas;

**THENCE:** Along and with the common boundary lines of said 116.916 acre tract, said remaining portion of 53.082 acre tract and a called 26.596 acre tract recorded in Volume 17422, Page 1383 of the Official Public Records of Bexar County, Texas, the following bearing and distances:

N 00°09'40" W, a distance of 1194.52 feet to a point;

N 00°46'48" E, a distance of 416.48 feet to a point;

N 00°42'41" E, a distance of 626.39 feet to a point;

**THENCE:** Departing the east line of said called 26.596 acre tract, over and across said 116.916 acre tract, the following bearings and distances:

S 20°54'46" E, a distance of 2.38 feet to a point;

S 37°46'11" E, a distance of 17.44 feet to a point;

S 45°30'21" E, a distance of 10.94 feet to a point;

S 53°23'33" E, a distance of 27.10 feet to a point;

Page 1 of 6

Zoning  
62.714 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

S 35°04'56" E, a distance of 40.21 feet to a point;  
S 47°35'00" E, a distance of 78.30 feet to a point;  
S 51°45'23" E, a distance of 26.53 feet to a point;  
S 41°34'53" E, a distance of 59.20 feet to a point;  
S 49°12'58" E, a distance of 31.82 feet to a point;  
S 42°30'40" E, a distance of 23.17 feet to a point;  
S 33°15'20" E, a distance of 21.76 feet to a point;  
S 49°21'49" E, a distance of 15.87 feet to a point;  
S 35°44'13" E, a distance of 58.46 feet to a point;  
S 47°59'24" E, a distance of 16.94 feet to a point;  
S 44°44'49" E, a distance of 25.03 feet to a point;  
S 52°58'50" E, a distance of 23.21 feet to a point;  
S 62°26'02" E, a distance of 41.76 feet to a point;  
S 40°57'29" E, a distance of 11.93 feet to a point;  
S 46°24'05" E, a distance of 281.23 feet to a point;  
S 23°32'25" E, a distance of 275.61 feet to a point;  
S 40°32'24" E, a distance of 121.25 feet to a point;  
S 28°34'55" E, a distance of 176.66 feet to a point;  
S 55°12'36" E, a distance of 185.53 feet to a point;  
S 49°07'53" E, a distance of 212.68 feet to a point;  
N 86°33'58" E, a distance of 171.83 feet to a point;

Zoning  
62.714 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

N 82°33'47" E, a distance of 260.29 feet to a point;

N 80°07'50" E, a distance of 123.14 feet to a point;

N 46°27'39" E, a distance of 53.64 feet to a point;

N 60°10'29" E, a distance of 46.19 feet to a point on the southwest line of a 61.620 acre tract recorded in Volume 18068, Page 1439 of the Official Public Records of Bexar County, Texas;

THENCE: Southeasterly, along the southwest line of said 61.620 acre tract, with a non-tangent curve to the left, said curve having a radial bearing of N 43°02'39" E, a radius of 743.00 feet, a central angle of 06°24'26", a chord bearing and distance of S 50°09'34" E, 83.04 feet, for an arc length of 83.09 feet to a point;

THENCE: Departing the southwest line of said 61.620 acre tract, along and with the common boundary line of said 116.916 acre tract and a 10.292 acre tract recorded in Volume, Page 1594 of the Official Public Records of Bexar County, Texas, the following bearing and distances:

S 09°06'03" E, a distance of 85.34 feet to a point;

S 19°17'01" E, a distance of 305.31 feet to a point;

S 53°08'12" E, a distance of 165.85 feet to a point;

S 13°02'33" E, a distance of 243.15 feet to a point;

S 27°08'19" E, a distance of 313.81 feet to a point on the north line of a called 44.887 acre tract recorded in Volume 12350, Page 1707 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the common boundary lines of said 116.916 acre tract and said called 44.887 acre tract, a drainage easement dedicated to Dove Creek Subdivision recorded in Volume 9550, Page 218 of the Deed and Plat Records of Bexar County, Texas, the following bearings and distances:

S 89°45'03" W, a distance of 104.71 feet to a point;

Zoning  
62.714 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

S 89°13'20" W, a distance of 555.90 feet to a point;

N 89°49'22" W, a distance of 914.58 feet to a point;

S 84°57'27" W, a distance of 19.87 feet to a point;

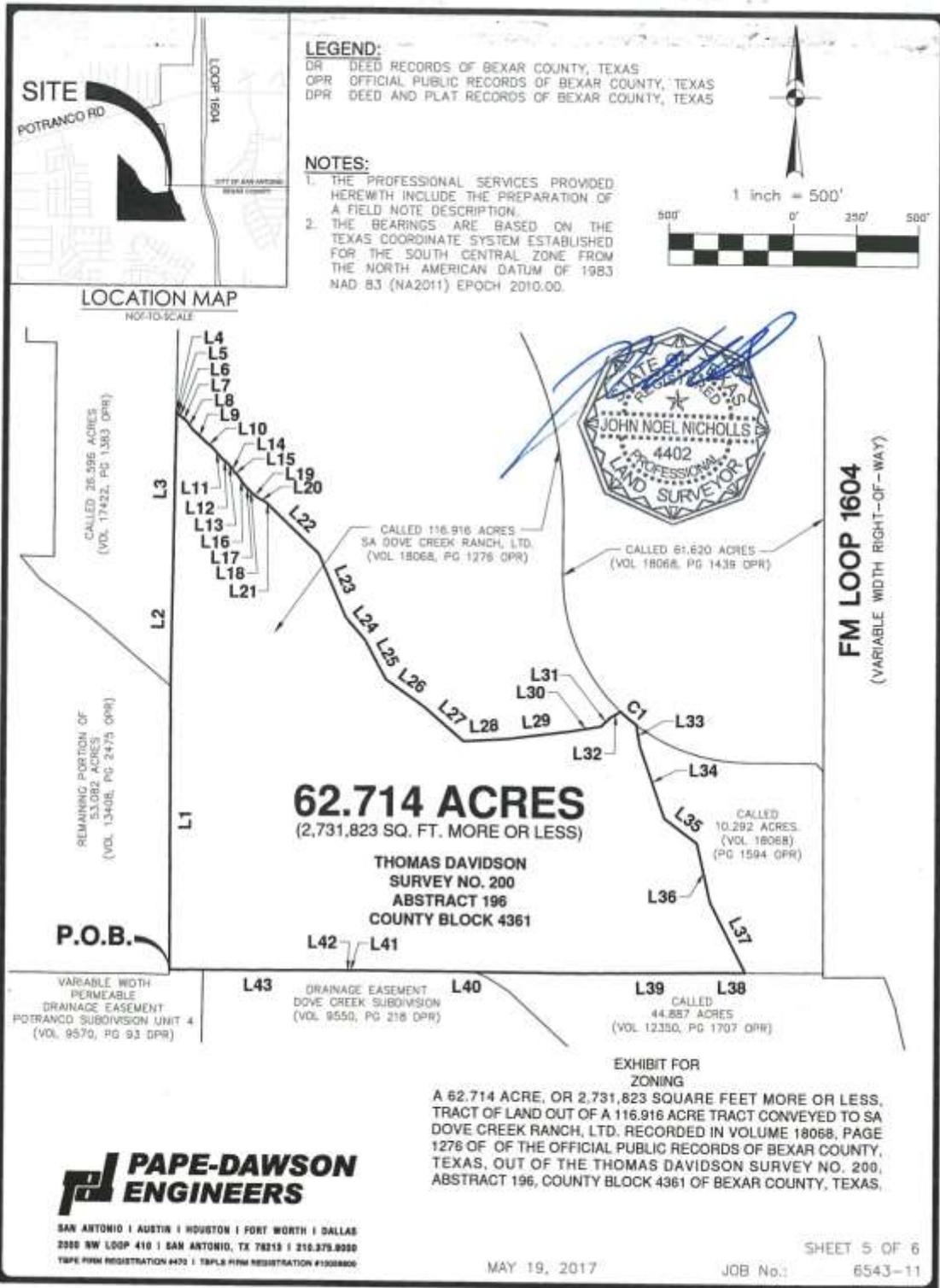
N 75°37'56" W, a distance of 4.22 feet to a point;

S 89°37'21" W, a distance of 713.63 feet to the POINT OF BEGINNING and containing 62.714 acres in Bexar County, Texas. Said description and map prepared under job number 6543-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 19, 2017  
JOB NO. 6543-11  
DOC. ID. N:\CIVIL\6543-11\WORD\6543-11 FN 62.714 AC.docx





Date: May 18, 2017, 9:43am, User ID: jgnwvdr  
 File: N:\CDM\8543-17\8543-17 EX 82.714 AC.DWG

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	6°24'26"	S50°09'34"E	83.04'	83.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°09'40"W	1194.52'
L2	N00°46'48"E	416.48'
L3	N00°42'41"E	626.39'
L4	S20°54'46"E	2.38'
L5	S37°46'11"E	17.44'
L6	S45°30'21"E	10.94'
L7	S53°23'33"E	27.10'
L8	S35°04'56"E	40.21'
L9	S47°35'00"E	78.30'
L10	S51°45'23"E	26.53'
L11	S41°34'53"E	59.20'
L12	S49°12'58"E	31.82'
L13	S42°30'40"E	23.17'
L14	S33°15'20"E	21.76'
L15	S49°21'49"E	15.87'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S35°44'13"E	58.46'
L17	S47°59'24"E	18.94'
L18	S44°44'49"E	25.03'
L19	S52°58'50"E	23.21'
L20	S62°26'02"E	41.76'
L21	S40°57'29"E	11.93'
L22	S46°24'05"E	281.23'
L23	S23°32'25"E	275.61'
L24	S40°32'24"E	121.25'
L25	S28°34'55"E	178.66'
L26	S55°12'36"E	185.53'
L27	S49°07'53"E	212.68'
L28	N86°33'58"E	171.83'
L29	N82°33'47"E	260.29'
L30	N80°07'50"E	123.14'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N46°27'39"E	53.64'
L32	N60°10'29"E	46.19'
L33	S09°06'03"E	85.34'
L34	S19°17'01"E	305.31'
L35	S53°08'12"E	165.85'
L36	S13°02'33"E	243.15'
L37	S27°08'19"E	313.81'
L38	S89°45'03"W	104.71'
L39	S89°13'20"W	555.90'
L40	N89°49'22"W	914.58'
L41	S84°57'27"W	19.87'
L42	N75°37'56"W	4.22'
L43	S89°37'21"W	713.63'

Date: May 18, 2017, 8:48am User: jg@pape-dawson.com  
 File: N:\2016\6543-11\6543-11.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 416 | SAN ANTONIO, TX 78213 | 210.376.8000  
 TEXAS FIRM REGISTRATION #9701 | TEXAS FIRM REGISTRATION #10028800

MAY 19, 2017

JOB No.:

SHEET 6 OF 6

6543-11



Multi-family area (MF-33)

E.5.4

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 16.001 acre tract, or 697,006 square feet, more or less, tract of land being out of a called 116.916 acre tract described in deed to SA Dove Creek Ranch, Ltd. recorded in Volume 18068, Page 1276 of the Official Public Records Bexar County, Texas, out of the Thomas Davidson Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 16.001 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point being the northwest corner of said called 116.916 acre tract, the southwest corner of a called 6.935 acre tract recorded in Volume 18068, Page 1356 of the Official Public Records of Bexar County, Texas and the east line of a called 26.596 acre tract recorded in Volume 17422, Page 1383 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 89°23'00" E, along and with the north line of said called 116.916 acre tract and the south line of said called 6.935 acre tract, a distance of 583.84 feet to a point;

**THENCE:** N 33°11'21" E, along and with the north line of said called 116.916 acre tract and the south line of said called 6.935 acre tract, a distance of 250.00 feet to a point, the most northerly corner of said called 116.916 acre tract, the most southerly corner of Empresario Drive, an 86-foot right-of-way recorded in Volume 9613, Page 109 of the Deed and Plat Records of Bexar County, Texas and the most westerly corner of a called 61.620 acre tract recorded in Volume 18068, Page 1439 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 56°46'24" E, along and with the east line of said called 116.916 acre tract and the west line of said called 61.620 acre tract, a distance of 198.70 feet to a point;

**THENCE:** Southeasterly, along and with the east line of said called 116.916 acre tract and the west line of said called 61.620 acre tract, along a tangent curve to the right, said curve having a radius of 1464.00 feet, a central angle of 21°19'22", a chord bearing and distance of S 46°06'42" E, 541.70 feet, for an arc length of 544.83 feet to a point;

Zoning  
16.001 Acres  
SA Dove Creek Ranch, LTD.  
Job No: 6543-11

THENCE: Departing the east line of said called 116.916 acre tract and the west line of said called 61.620 acre tract, over and across said called 116.916 acre tract, the following bearings and distances:

S 61°23'03" W, a distance of 703.57 feet to a point;

N 90°00'00" W, a distance of 667.15 feet to a point, the west line of said called 116.916 acre tract and the east line of said called 26.596 acre tract;

THENCE: N 00°42'41" E, along and with the west line of said called 116.916 acre tract and the east line of said called 26.596 acre tract, a distance of 341.80 feet to a point;

THENCE: N 00°40'39" E, the west line of said called 116.916 acre tract and the east line of said called 26.596 acre tract, a distance of 276.68 feet to the POINT OF BEGINNING and containing 16.001 acres in Bexar County, Texas. Said description and map prepared under job number 6543-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 24, 2017  
JOB NO. 6543-11  
DOC. ID. N:\CIVIL\6543-11\WORD\6543-11 FN 16.001 AC .docx



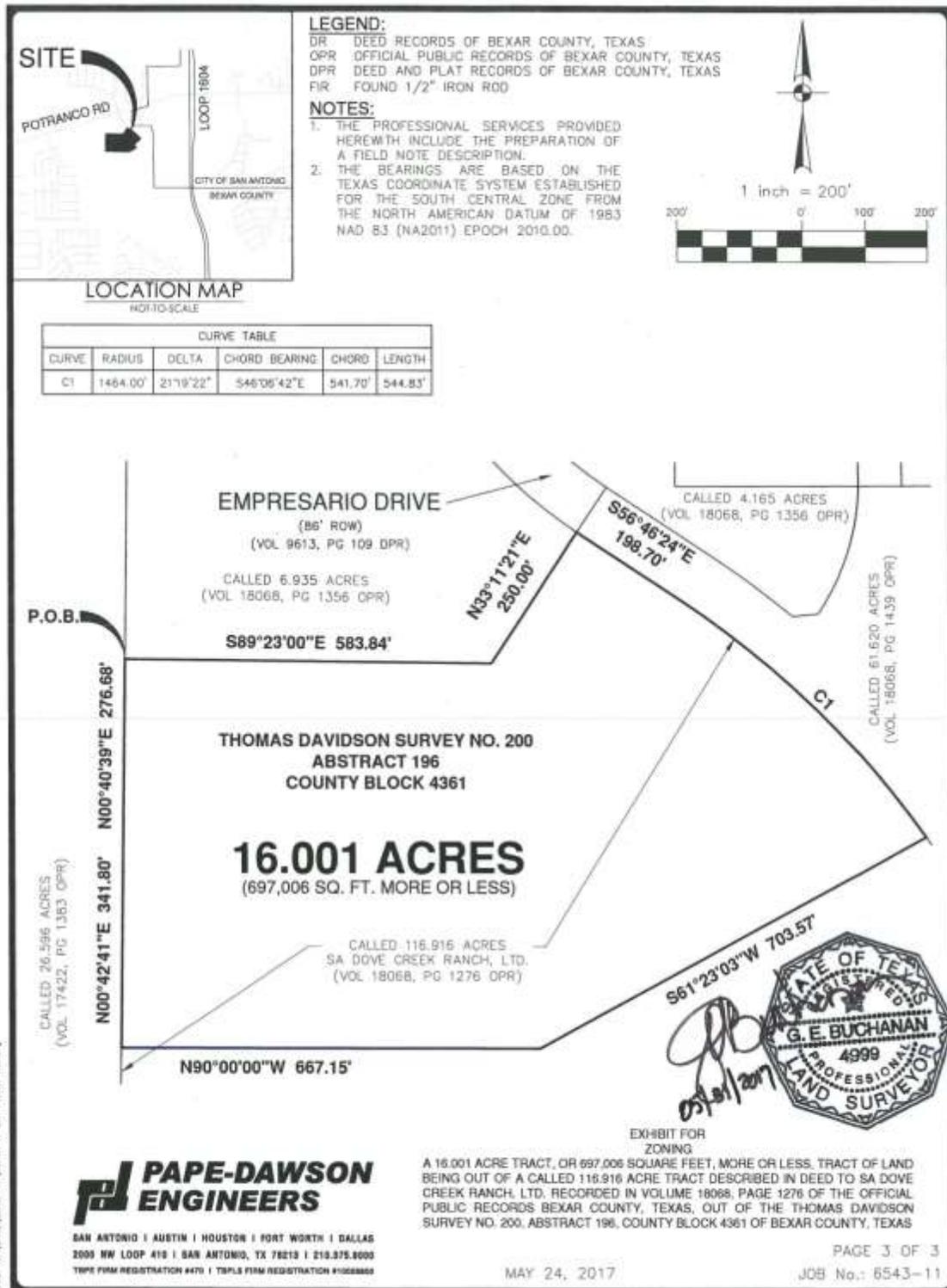
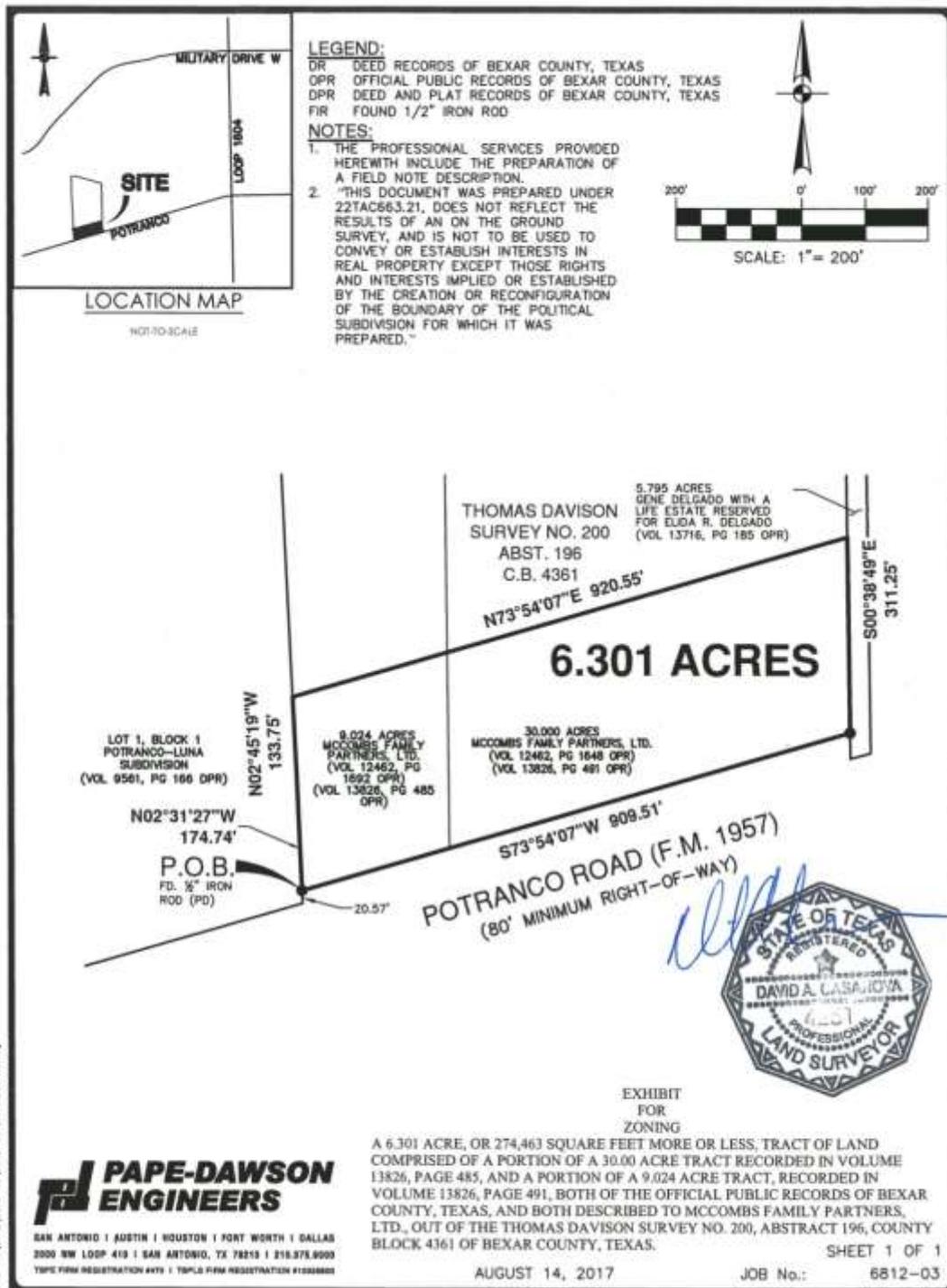


Exhibit F:





METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 6.301 acre, more or less, tract of land comprised of a portion of a 30.00 acre tract recorded in Volume 13826, Page 491, and a portion of a 9.024 acre tract, recorded in Volume 13826, Page 485, both of the Official Public Records of Bexar County, Texas, and both conveyed to McCombs Family Partners, Ltd., out of the Thomas Davison Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 6.301 acre tract being more fully described as follows:

- BEGINNING:** At a found ½" iron rod with yellow cap stamped "Pape-Dawson" at the northwest corner of a right-of-way dedication for Potranco Road, (F.M. 1957), a 80-foot right-of-way, recorded in Volume 9665, Page 116-121 of the Deed and Plat Records of Bexar County, Texas, on the east line of Lot 1, Block 1 of the Potranco-Luna Subdivision recorded in Volume 9561, Page 166 of the Deed and Plat Records of Bexar County, Texas and on the west line of said 9.024 acre tract, from which the southeast corner of said Lot 1 bears S 02°45'19" E, a distance of 20.57 feet;
- THENCE:** N 02°31'27" W, departing the northwest corner of said Potranco dedication, along and with the east line of said Lot 1, the west line of said 9.024 acre tract, a distance of 174.74 feet to a point;
- THENCE:** N 02°45'19" W, continuing along and with the east line of said Lot 1, the west line of said 9.024 acre tract, a distance of 133.75 feet to a point;
- THENCE:** N 73°54'07" E, over and across said 9.024 acre tract and said 30.00 acre tract, a distance of 920.55 feet to a point on the east line of said 30.00 acre tract, the west line of a 5.795 acre tract recorded in Volume 13716, Page 185 of the Official Public Records of Bexar County, Texas;
- THENCE:** S 00°38'49" E, along and with the east line of said 30.00 acre tract, the west line of said 5.795 acre tract, a distance of 311.25 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" for the northeast corner of said Potranco right-of-way dedication;

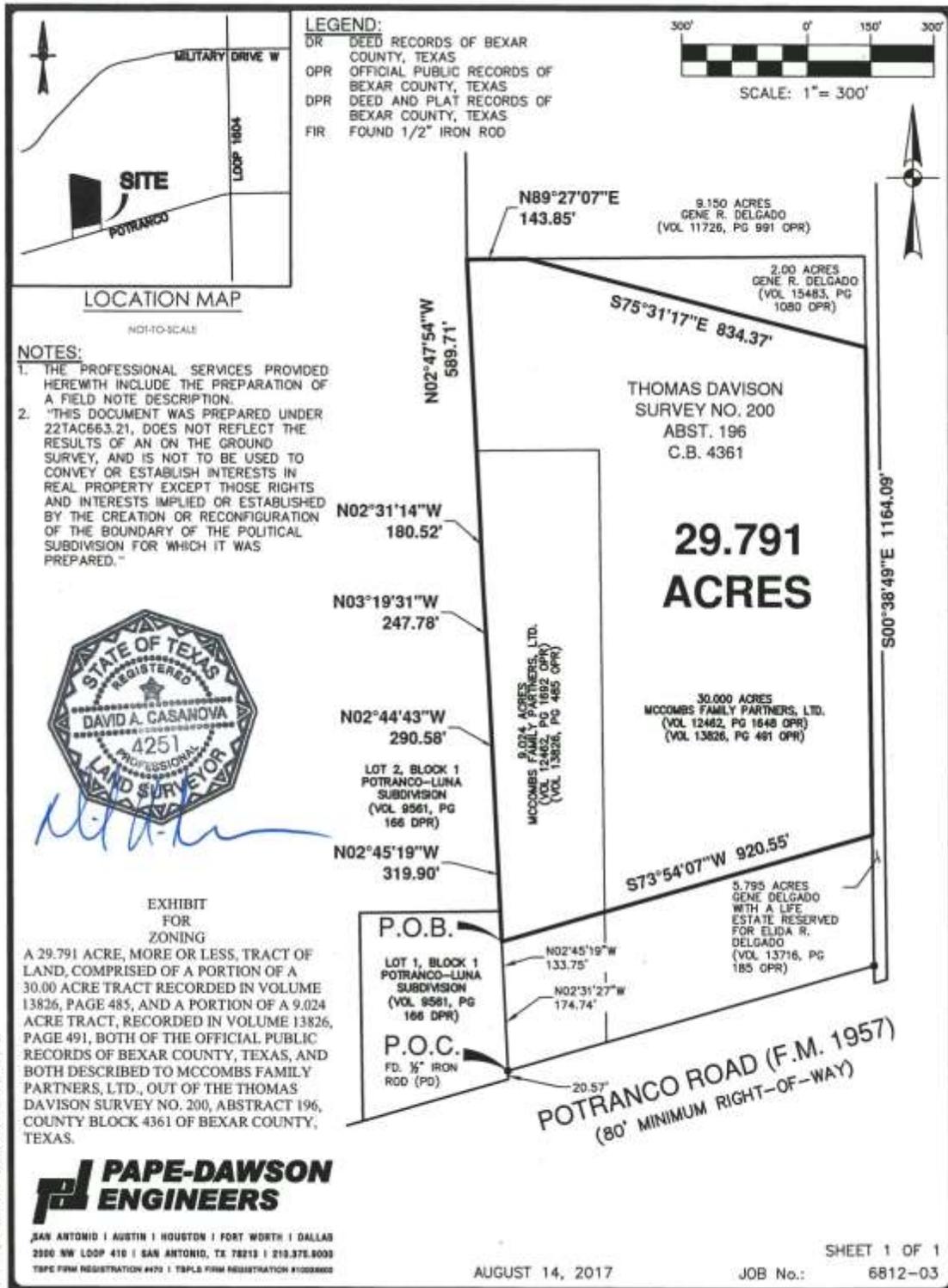
6.301 Acres  
Job No.: 6812-03  
Page 2 of 2

THENCE: S 73°54'07" W, along and with the northwest right-of-way line of said Potranco right-of-way dedication, a distance of 909.51 feet to the POINT OF BEGINNING, and containing 6.301 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 6812-03 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 14, 2017  
JOB NO. 6812-03  
DOC. ID. N:\CIVIL\6812-03\WORD\6812-03 ZNFN-6.301 AC.docx







METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 29.791 acre, more or less, tract of land, comprised of a portion of a 30.00 acre tract recorded in Volume 13826, Page 491, and a portion of a 9.024 acre tract, recorded in Volume 13826, Page 485, both of the Official Public Records of Bexar County, Texas, and both conveyed to McCombs Family Partners, Ltd., out of the Thomas Davison Survey No. 200, Abstract 196, County Block 4361 of Bexar County, Texas. Said 29.791 acre tract being more fully described as follows:

COMMENCING: At a found ½" iron rod with yellow cap stamped "Pape-Dawson" at the northwest corner of a right-of-way dedication for Potranco Road, (F.M. 1957), a 80-foot right-of-way, recorded in Volume 9665, Page 116-121 of the Deed and Plat Records of Bexar County, Texas, on the east line of Lot 1, Block 1 of the Potranco-Luna Subdivision recorded in Volume 9561, Page 166 of the Deed and Plat Records of Bexar County, Texas and on the west line of said 9.024 acre tract, from which the southeast corner of said Lot 1 bears S 02°45'19" E, a distance of 20.57 feet;

THENCE: N 02°31'27" W, departing the northwest corner of said Potranco dedication, along and with the east line of said Lot 1, the west line of said 9.024 acre tract, a distance of 174.74 feet to a point;

THENCE: N 02°45'19" W, continuing along and with the east line of said Lot 1, the west line of said 9.024 acre tract, a distance of 133.75 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 02°45'19" W, continuing along and with the east line of said Lot 1, the west line of said 9.024 acre tract, passing the north line of said Lot 1, a south line of Lot 2, Block 1 of said Potranco-Luna Subdivision, a distance of 319.90 feet to a point;

THENCE: Along and with the east line of said Lot 2, the west line of said 9.024 acre tract the following bearings and distances:

N 02°44'43" W, a distance of 290.58 feet to a point;

N 03°19'31" W, a distance of 247.78 feet to a point;

N 02°31'14" W, a distance of 180.52 feet to a point;

Page 1 of 2

29.791 Acres  
Job No.: 6812-03  
Page 2 of 2

N 02°47'54" W, a distance of 589.71 feet to a point for the northwest corner of said 30.00 acre tract, the southwest corner of a 9.150 acre tract recorded in Volume 11726, Page 991 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°27'07" E, along and with the north line of said 30.00 acre tract, the south line of said 9.150 acre tract, a distance of 143.85 feet to a point for the west corner of a 2.00 acre tract recorded in Volume 15483, Page 1080 of the Official Public Records of Bexar County, Texas;

THENCE: S 75°31'17" E, along and with the southwest line of said 2.00 acre tract, a distance of 834.37 feet to a point on the east line of said 30.00 acre tract, the west line of a 5.795 acre tract recorded in Volume 13716, Page 185 of the Official Public Records of Bexar County, Texas;

THENCE: S 00°38'49" E, along and with the east line of said 30.00 acre tract, the west line of said 5.795 acre tract, a distance of 1164.09 feet to a point;

THENCE: S 73°54'07" W, over and across said 30.00 acre tract and said 9.024 acre tract, a distance of 920.55 feet to the POINT OF BEGINNING, and containing 29.791 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 6812-03 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 14, 2017  
JOB NO. 6812-03  
DOC. ID. N:\CIVIL\6812-03\WORD\6812-03 ZNFN-29.791 AC.docx



**Exhibit G:**

Area A: C-3  
(Commercial North)  
23.617 ac.



**METES AND BOUNDS DESCRIPTION  
FOR ZONING C-3**

A 23.617 acre, or 1,028,754 square feet more or less, tract of land comprised of 11.249 acres out of that called 74-697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and 12.368 acres out of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, and said 11.249 acres out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and said 12.368 acres out of the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 23.617 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING:** At a set ½" iron rod with cap marked "Pape-Dawson" at a southwest angle of said Tract Two, on the east right-of-way of F.M. 1604, the Charles Anderson Loop, a variable width public right-of-way, at North 13,682,704.42 and East 2,065,195.32 of said coordinate system;
- THENCE:** N 90°00'00" E, departing said right-of-way and over and across said Tract Two a distance of 326.05 feet to a point;
- THENCE:** Over and across said tract Two and said tract One, 300-feet offset to the northeast and parallel with the east right-of-way of said Loop 1604 the following bearings and distances:
- S 23°03'27" E, a distance of 840.71 feet to a point;
  - S 25°22'48" E, a distance of 318.19 feet to a point;
  - S 18°09'51" E, a distance of 883.07 feet to a point;
  - S 18°09'51" E, a distance of 260.58 feet to a point;
  - S 14°12'27" E, a distance of 354.34 feet to a point;
  - S 16°36'39" E, a distance of 269.87 feet to a point on the east line of said Tract One and being the west right-of-way line of Pue Road;
- THENCE:** S 00°33'02" E, with said east line of said Tract One and west line of said Pue Road, a distance of 507.64 feet to a point;
- THENCE:** S 09°17'27" W, with said east line of said Tract One and west line of said Pue Road, a distance of 273.03 feet to a found Type III Texas Department of Transportation (TxDOT) monument at the cutback to the aforementioned east right-of-way line of Loop 1604;

Peoples Verdes Ranch Holding Co. Ltd. Zoning  
23.617 Acres C-3  
Job No:11348-02

- THENCE: S 73°05'22" W, a distance of 40.30 feet to a found Type II TxDOT monument on said east right-of-way of said Loop 1604;
- THENCE: With said east right-of-way of said Loop 1604 the following bearings and distances:  
N 16°36'39" W, a distance of 1009.80 feet to a point;  
N 14°12'27" W, a distance of 350.27 feet to a point;  
N 18°09'51" W, a distance of 250.22 feet to a point;  
N 18°09'51" W, a distance of 864.15 feet to a found Type II TxDOT monument;  
N 25°22'48" W, a distance of 305.36 feet to a found Type II TxDOT monument;  
N 23°03'27" W, a distance of 974.49 feet to the POINT OF BEGINNING, and containing 23.617 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-02 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

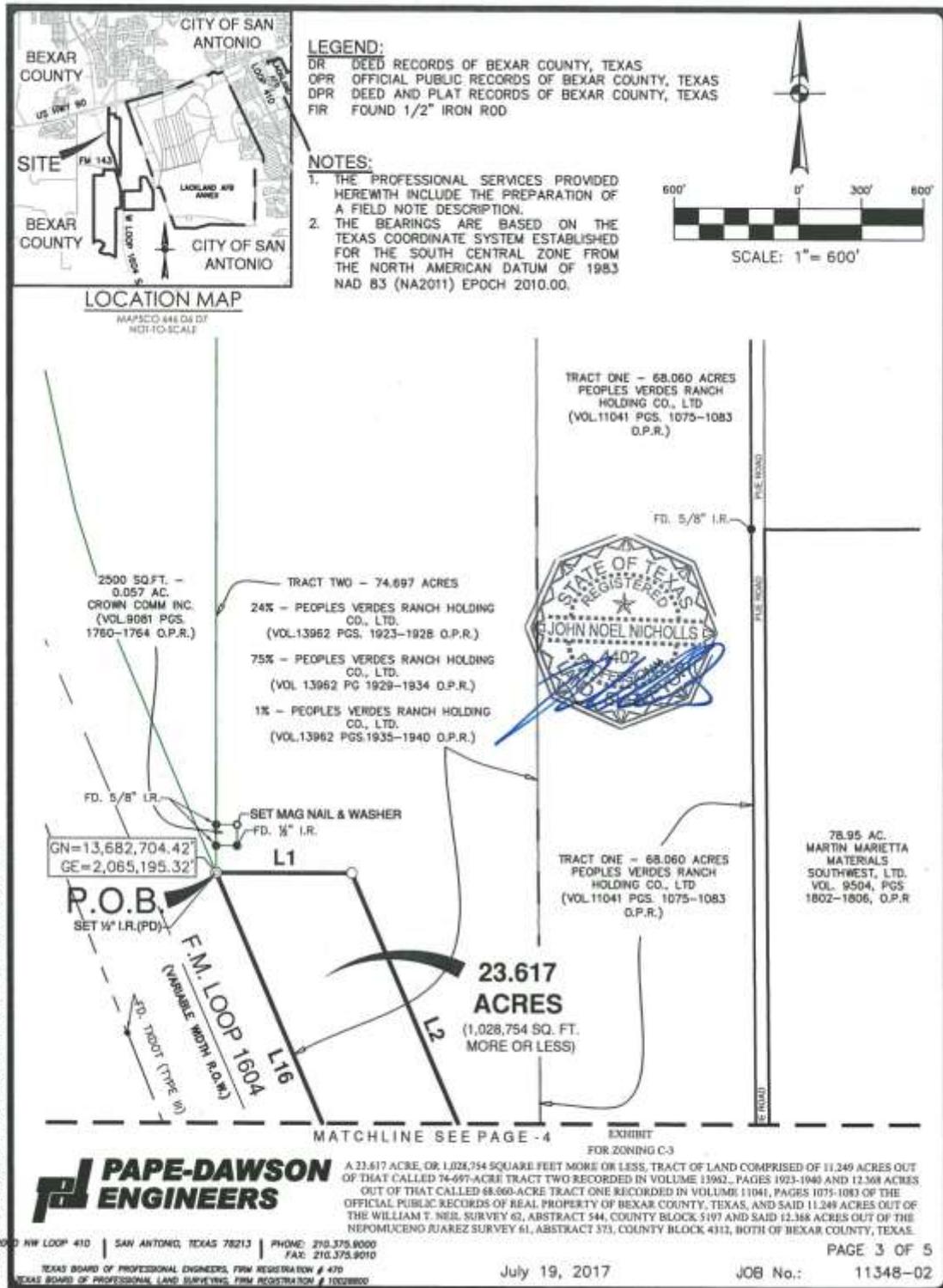
PREPARED BY: Pape-Dawson Engineers, Inc.

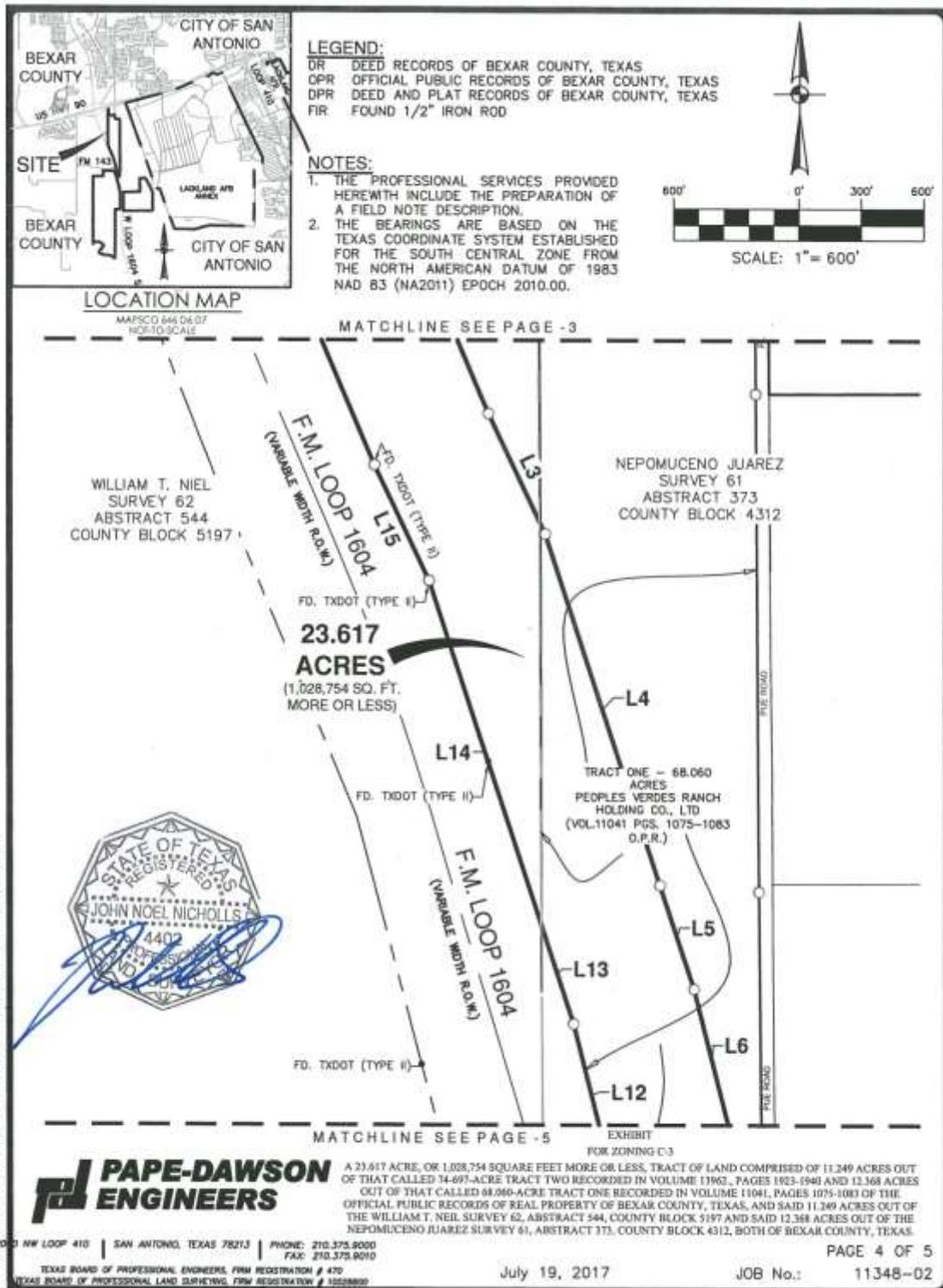
DATE: July 19, 2017

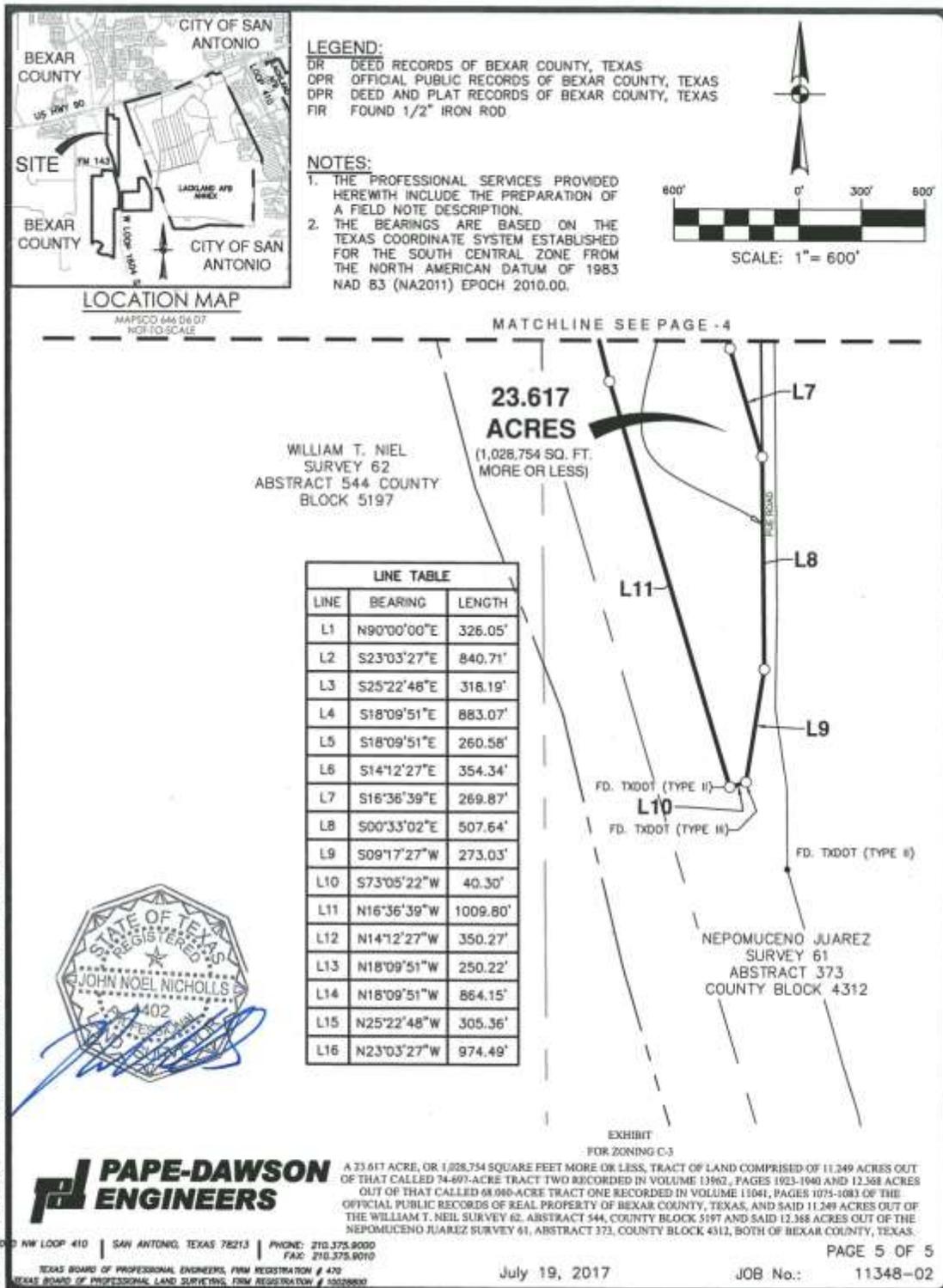
JOB NO. 11348-02

DOC. ID.N:\CIVIL\11348-02\04-90-1604 Industrial\Word\11348-02 Zoning C-3 Peoples Verdes.dwg









**Exhibit H:**

Area B: I-1 S  
(Industrial North)  
119,191 ac.



**METES AND BOUNDS DESCRIPTION**

FOR ZONING – I-1 S (Storage- Outside, open with no screening required)

A 119.191 acre, or 519,1976 square feet more or less, tract of land comprised of 63.493 acres out of that called 74.697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and 55.698 acres out of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, said 63.493 acres out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and said 55.698 acres out of the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 119.191-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Type III Texas Department of Transportation (TxDOT) monument at the northwest corner of said 74.697-acre Tract Two and the herein described tract, on the south right-of-way line of U.S. Highway 90, a variable width public right-of-way at this point, at North 13,683,628.35 and East 2,065,201.13 of said coordinate system;

THENCE: N 72°40'33" E, with said right-of-way and with the north line of said Tract Two a distance of 62.88 feet to a found ½" iron rod at a northeast corner of said Tract Two and the northwest corner of a 0.809-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°05'20" W, departing said right-of-way with an east line of said Tract Two a distance of 692.75 feet to a found ½" iron rod, a reentrant corner of said tract two and a southwest corner of a 3.184-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in said Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°35'56" E, with a north line of said Tract Two and south line of said 3.184-acre tract, continuing with the south line of a 5.681-acre tract described in deed to Money King Ltd. recorded in Volume 15993, Pages 964-968 a distance of 692.47 feet to a found ¼" iron rod at the southeast corner of said 5.681-acre tract and a northeast corner of said Tract Two on the west line of Pue Road, a variable width public right-of-way;

THENCE: S 01°17'07" E, with an east line of said Tract Two and west right-of-way line of said Pue Road a distance of 415.26 feet to a found ½" iron rod at the northwest corner of said Tract One, and an angle of said Pue Road;

Peoples Verdes Ranch Holding Co. Ltd. Zoning  
119.191 Acres I-1  
Job No:11348-02

- THENCE: N 89°33'42" E, with the north line of said Tract One and a south line of said Pue Road a distance of 512.91 feet to a set mag nail and washer at the northeast corner of said Tract One;
- THENCE: With the east line of said tract One and west line of said Pue Road the following bearings and distances:  
S 00°11'18" E, a distance of 2018.95 feet to a set ½" iron rod with cap marked "Pape-Dawson";  
S 00°23'06" E, a distance of 1551.34 feet to a found ⅜" iron rod;  
S 00°22'38" E, a distance of 1189.38 feet to a point;  
S 00°33'02" E, a distance of 834.44 feet to a point;
- THENCE: Departing said line and running offset and parallel 300-feet to the northeast of the east right-of-way line of F.M. 1604, the Charles Anderson Loop, the following bearings and distances:  
N 16°36'39" W, a distance of 269.87 feet to a point;  
N 14°12'27" W, a distance of 354.34 feet to a point;  
N 18°09'51" W, a distance of 260.58 feet to a point;  
N 18°09'51" W, a distance of 883.07 feet to a point;  
N 25°22'48" W, a distance of 318.19 feet to a point;  
N 23°03'27" W, a distance of 840.71 feet to a point;
- THENCE: N 90°00'00" W, a distance of 326.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of the aforementioned Tract Two on said east right-of-way line of Loop 1604;
- THENCE: N 00°05'03" E, with the west line of said Tract Two a distance of 64.52 feet to a found ⅜" iron rod at the southwest corner of a 2500 square foot – 0.057-acre tract described in deed to Crown Comm Inc. recorded in Volume 9081, Pages 1760-1764 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: Around said 0.057-acre tract the following bearings and distances:  
S 89°54'57" E, a distance of 50.00 feet to a found ½" iron rod;  
N 00°05'03" E, a distance of 50.00 feet to set mag nail and washer stamped "Pape-Dawson";

Peoples Verdes Ranch Holding Co. Ltd. Zoning  
119.191 Acres I-1  
Job No:11348-02

N 89°54'57" W, a distance of 50.00 feet to a found  $\frac{5}{8}$ " iron rod at the northwest corner of said 0.057-acre tract and on the west line of said Tract Two on the east line of a 53.429-acre tract described in deed to San Antonio Land Fund 1 recorded in Volume 6070, Pages 1964-1970 of the Official Public Records of Real Property of Bexar County, Texas;

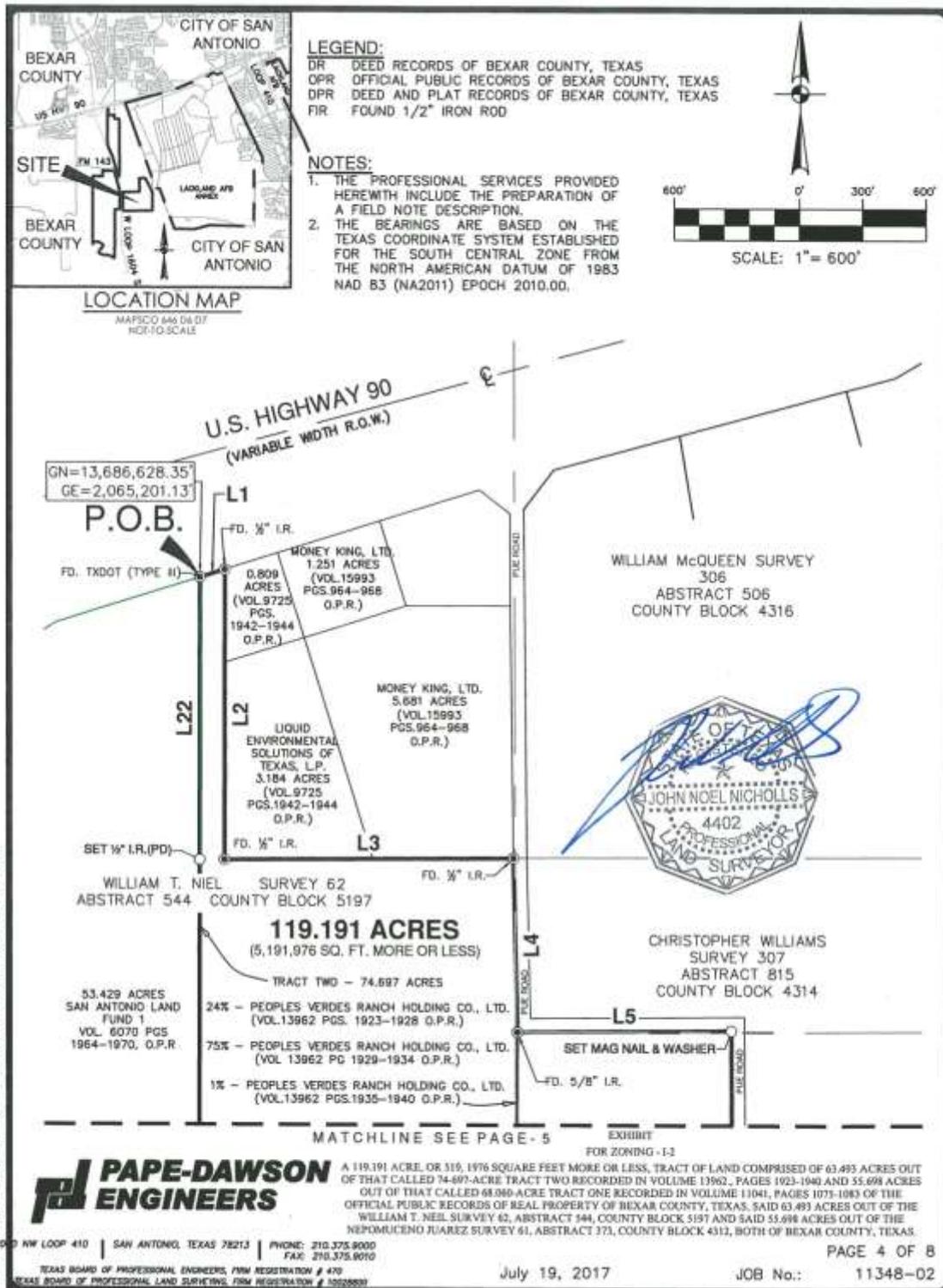
THENCE: N 00°05'03" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 3135.64 feet to a point;

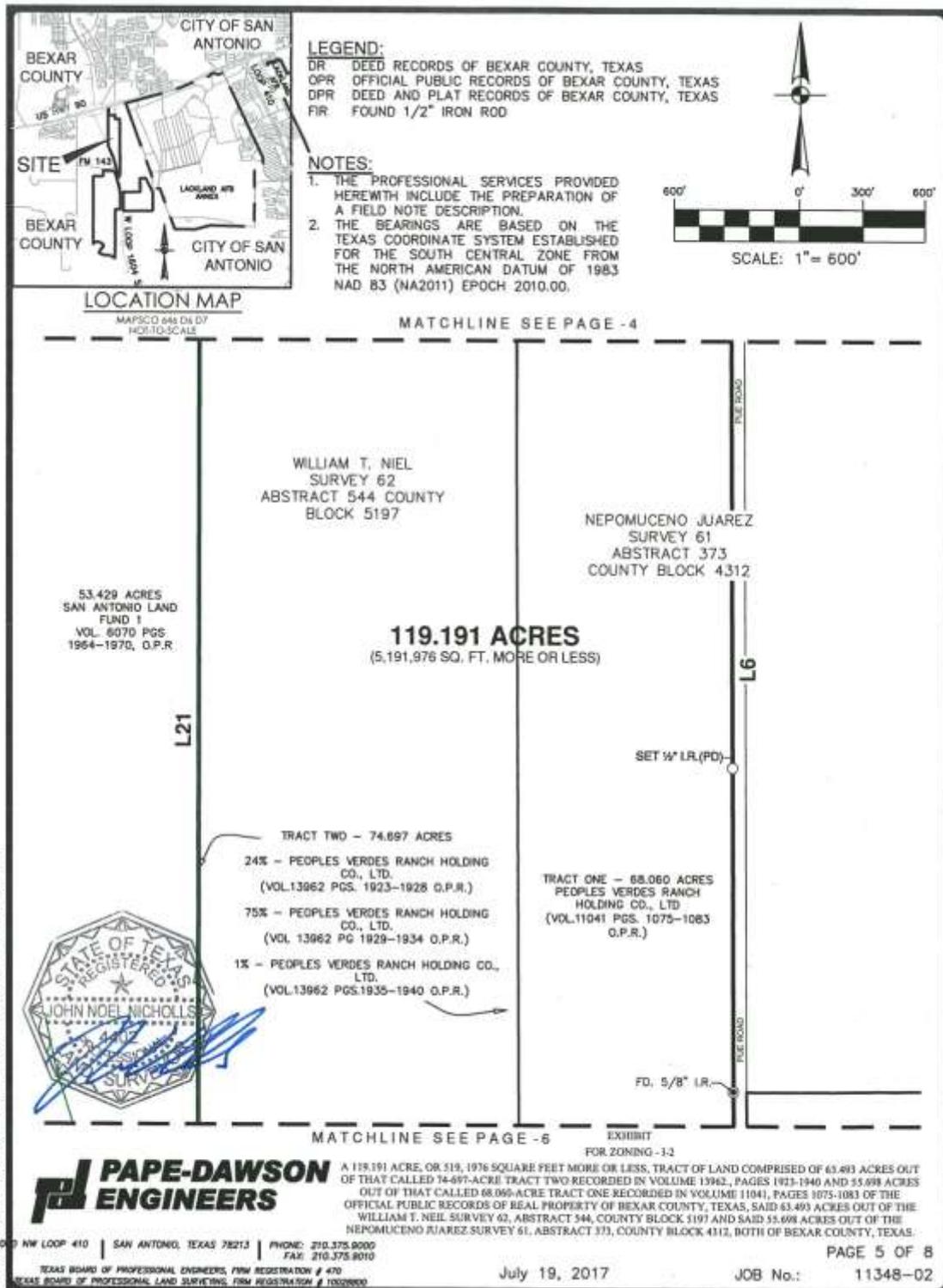
THENCE: N 00°05'20" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 674.44 feet to the POINT OF BEGINNING, and containing 119.191 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-02 by Pape-Dawson Engineers, Inc.

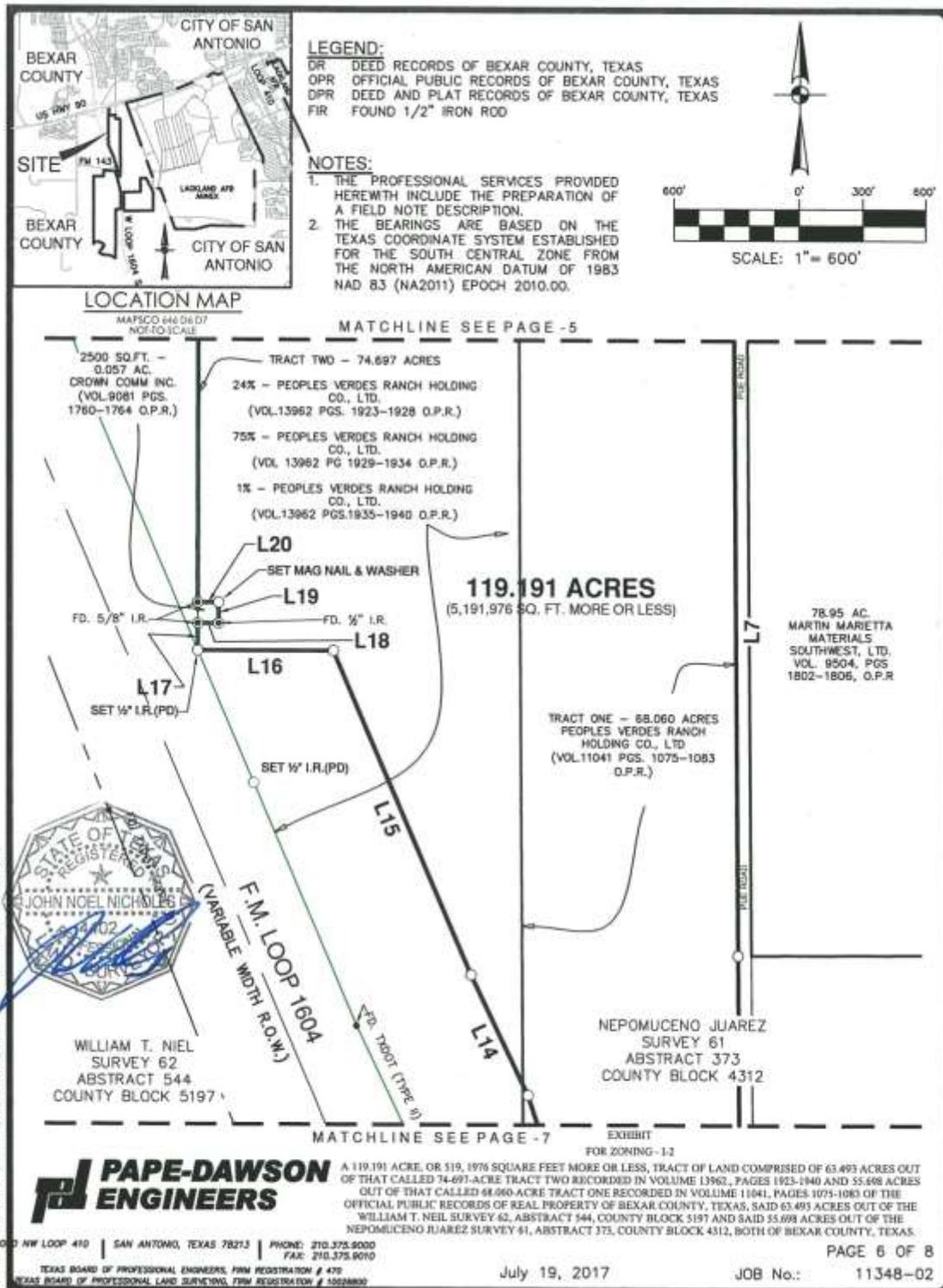
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 19, 2017  
JOB NO. 11348-02  
DOC. ID. N:\CIVIL\11348-02\04-90-1604 Industrial\Word\11348-02 Zoning 1-2 Peoples Verdes at 90 & 1604.doc

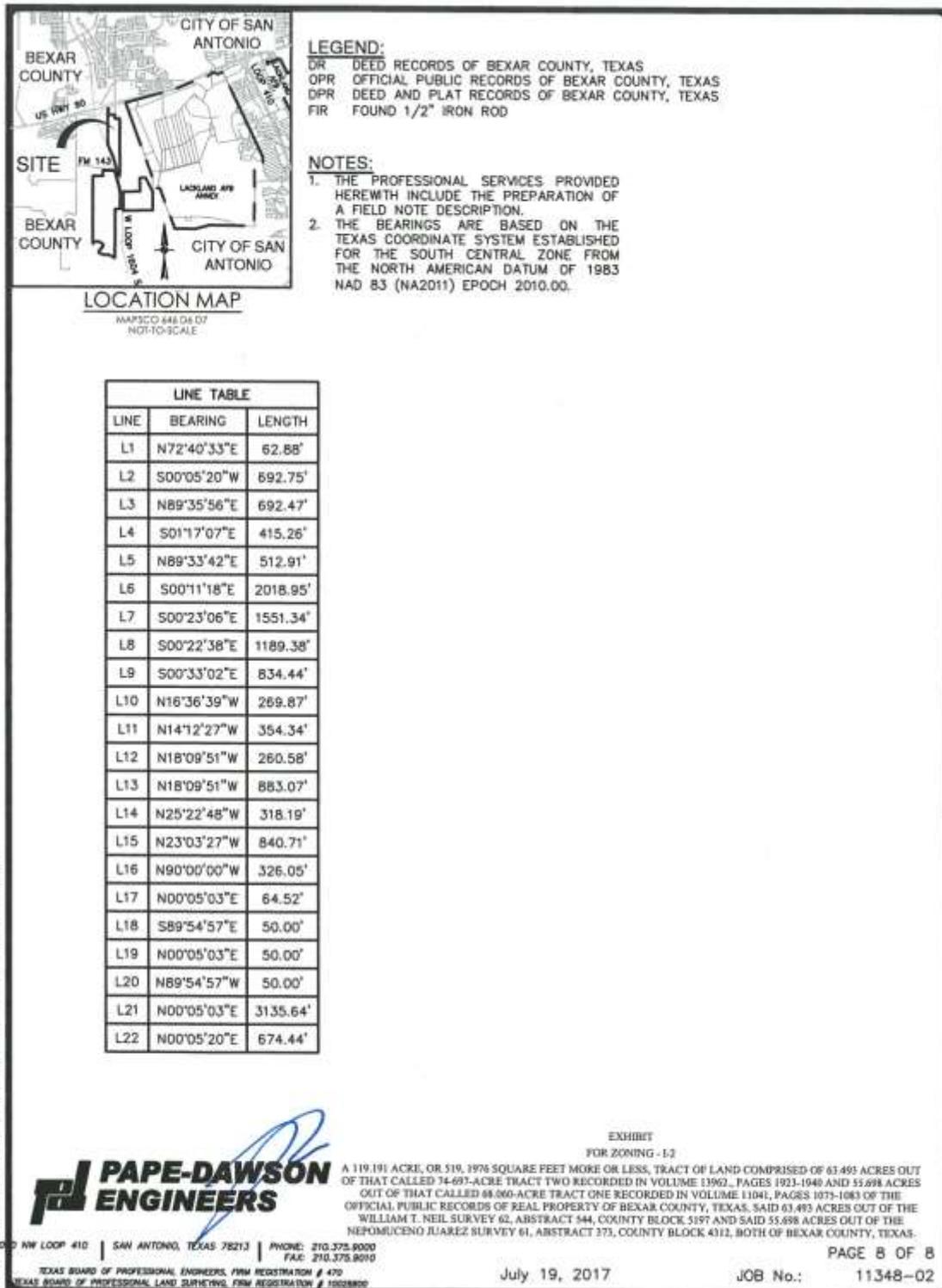












**Exhibit I:**



Area C: R-5  
(Single Family)  
493.712 ac. total

**METES AND BOUNDS DESCRIPTION  
FOR ZONING R-5**

**TRACT 1**

A 461.991 acre, or 20,124,334 square feet more or less, tract of land comprised of 1.323 acres out of that 34.582 acre tract recorded in Volume 11032, Pages 1593-1601, all of that 116.42 acre and 137.38 acre tracts recorded in Volume 11397, Pages 1015-1029 and all of that 206.87 acre tract recorded in Volume 11615, Pages 2379-2389 and correction deed in Volume 12197, Pages 750-761, all to the Peoples Verdes Ranch Holdings Co., Ltd. and of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 and the William T. Neil Survey 62, Abstract 544, County Block 5197 in Bexar County, Texas. Said 461.991-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a set ½" iron rod with cap marked "Pape-Dawson" for the northeast corner of the herein described tract, at the northeast corner of said 206.87 acres, on the west right-of-way line of F.M. Loop 1604 (the Charles Anderson Loop) and being at the southeast corner of that 7.8840 acre tract 1 conveyed to Janice Uptmore in deed recorded in Volume 6702, Pages 50-54 of the Official Public Records of Real Property of Bexar County, Texas and being S 14°42'48" E, 250.69 feet and S 21°13'39" E, 79.97 feet from a found Texas Department of Transportation Type II monument at the intersection of the south right-of-way line of F.M. 143, a variable width right-of-way and said west right-of-way line of F.M. 1604, at North 13,679,806.88 and East 2,065,848.48 of said coordinate system;

**THENCE:** S 21°13'39" E, with the west right-of-way line of said F.M. 1604 and east line of said 206.87 acre tract a distance of 388.08 feet to a found ¾" iron rod (called for as ½") at an angle of said 206.87 acre tract and being the north corner of the aforementioned 34.582 acre tract and from which a Texas Department of Transportation Type II monument bears S 21°13'39", 11.95 feet at an angle of said right-of-way and said 34.582-acre tract;

**THENCE:** S 00°13'48" E, departing said right-of-way and with the common line of said 34.582-acre tract and said 206.87-acre tract a distance of 893.57 feet to a found iron rod with cap marked "Cude", an angle of said 206.87-acre tract and the northeast corner of the aforementioned 137.38-acre tract;

**THENCE:** S 00°12'28" E, with the common line of said 34.582-acre tract and said 137.38-acre tract a distance of 107.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

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TDPE Firm Registration #470 | TBPLS Firm Registration #10029800

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- THENCE: S 00°16'14" E, with the common line of said 34.582-acre tract and said 137.38-acre tract a distance of 1113.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE: Departing said line and over and across said 34.582-acre tract the following bearings and distances:  
S 78°48'35" E, a distance of 145.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";  
Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of S 84°43'40" E, 73.21 feet, for an arc length of 73.34 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";  
N 89°21'14" E, a distance of 304.61 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the aforementioned west right-of-way line of F.M. 1604, from which a Texas Department of Transportation Type II monument bears N 00°24'02" W, 39.85 feet at an angle of said right-of-way;
- THENCE: S 00°24'02" E, with said right-of-way a distance of 110.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE: Departing said line and over and across said 34.582-acre tract the following bearings and distances:  
S 89°21'14" W, a distance of 304.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";  
Along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 95.89 feet, for an arc length of 96.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";  
N 78°48'35" W, a distance of 123.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of said 34.582-acre tract and east line of said 137.38-acre tract;
- THENCE: S 00°16'14" E, with said west line of said 34.582-acre tract and east line of said 137.38-acre tract, a distance of 1653.65 feet to a found iron rod with cap marked "Cude" at the southwest corner of said 34.582-acre tract and on the west line of that 99.904-acre tract recorded in Volume 4472, Pages 2060-2066 of the Official Public Records of Real Property of Bexar County, Texas;

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- THENCE: With the common line of said 99.904-acre tract and said 137.38-acre tract the following bearings and distances:
- THENCE: S 00°16'41" E, a distance of 2875.66 feet to a found ½" iron rod  
S 00°18'33" E, a distance of 591.30 feet to a found ¾" iron rod at an angle of said tracts;  
S 00°08'12" W, a distance of 1656.59 feet to a found ½" iron rod;  
S 00°43'55" W, a distance of 160.71 feet to a found ½" iron rod;  
S 20°19'08" W, a distance of 29.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called pin searched for not found, the southwest corner of said 99.904-acre tract and southeast corner of said 137.38-acre tract on the north bank of the Medina River;
- THENCE: Upstream along the north bank of the Medina River and its meanders the following 38 calls - bearings and distances:  
N 59°03'30" W, a distance of 237.12 feet to a found iron rod with cap marked "Cude";  
N 55°31'08" W, a distance of 204.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", at the southwest corner of said 137.38-acre tract and southeast corner of said 206.87-acre tract, called iron rod searched for, not found;  
N 54°38'59" W, a distance of 133.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;  
N 66°25'27" W, a distance of 138.33 feet to a found iron rod with cap marked "Cude";  
N 71°27'54" W, a distance of 134.61 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called 60d nail searched for, not found;  
N 36°51'00" W, a distance of 105.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;  
S 73°13'28" W, a distance of 153.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;  
N 85°35'35" W, a distance of 52.54 feet to a called ½" iron rod;  
S 33°52'16" W, a distance of 29.13 feet to a called ½" iron rod;  
N 79°49'29" W, a distance of 174.93 feet to a called ½" iron rod;  
N 63°58'47" W, a distance of 84.35 feet to a called ½" iron rod;

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N 73°21'25" W, a distance of 212.11 feet to a called ½" iron rod;  
N 68°11'13" W, a distance of 225.37 feet to a called ½" iron rod;  
N 51°35'50" W, a distance of 77.07 feet to a called ½" iron rod;  
N 07°04'46" E, a distance of 106.85 feet to a called 60d nail;  
N 22°58'47" E, a distance of 127.53 feet to a called ½" iron rod;  
N 50°18'17" E, a distance of 149.62 feet to a called ½" iron rod;  
N 43°03'39" E, a distance of 77.13 feet to a called ½" iron rod;  
N 50°36'20" E, a distance of 111.27 feet to a called ½" iron rod;  
N 33°17'44" W, a distance of 77.48 feet to a called ½" iron rod;  
N 03°24'45" E, a distance of 103.93 feet to a called ½" iron rod;  
N 59°51'51" E, a distance of 39.25 feet to a called ½" iron rod;  
S 66°58'09" E, a distance of 92.17 feet to a called ½" iron rod;  
N 38°35'33" E, a distance of 102.96 feet to a called ½" iron rod;  
N 15°56'14" E, a distance of 103.13 feet to a called ½" iron rod;  
N 19°04'01" W, a distance of 111.88 feet to a called ½" iron rod;  
N 43°28'16" W, a distance of 111.15 feet to a called ½" iron rod;  
N 77°47'46" W, a distance of 99.57 feet to a called "+" in concrete abutment;  
N 32°58'55" W, a distance of 93.12 feet to a called ½" iron rod;  
N 62°22'30" W, a distance of 105.79 feet to the southwest corner of said 206.87-  
acre tract and southeast corner of said 116.42-acre tract;  
N 47°21'05" W, a distance of 91.61 feet to a called ½" iron rod;  
N 82°17'05" W, a distance of 186.36 feet to a called ½" iron rod;  
N 87°51'42" W, a distance of 162.92 feet to a called ½" iron rod  
S 85°51'52" W, a distance of 174.91 feet to a called ½" iron rod;  
S 84°35'36" W, a distance of 121.58 feet to a called ½" iron rod;  
S 33°09'03" W, a distance of 91.21 feet to a found iron rod with cap marked  
"Cude";  
S 13°31'40" W, a distance of 47.16 feet a set ½" iron rod with cap marked "Pape-  
Dawson", called iron rod searched for, not found;

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- S 14°23'36" W, a distance of 102.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found, the southwest corner of said 116.42-acre tract and the southeast corner of the 403.87-acre tract conveyed to Lone Star Growers, Inc. in deed recorded in Volume 3004, Pages 617-620 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: Departing the Medina River and with the common line of said 116.42-acre tract, 206.87-acre tract, and said 403.87-acre tract the following bearings and distances:
- N 00°34'00" E, a distance of 214.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" called iron rod searched for, not found;
- N 00°22'38" E, a distance of 96.96 feet to a found ½" iron rod;
- N 00°11'14" W, a distance of 4697.09 feet a found ¾" iron rod;
- N 00°01'13" W, a distance of 1625.09 feet to a found ½" iron rod, at the northwest corner of said 116.42-acre tract and a southwest angle of said 206.87-acre tract;
- N 00°00'50" E, a distance of 692.07 feet to a found iron rod with yellow cap marked "Pape-Dawson" at a northwest corner of said 206.87-acre tract, the southwest corner of a 22.086-acre tract conveyed in deed to Lone Star Growers, LP, recorded in Volume 9397, Pages 257-261 of the Official Public Records of Real Property of Bexar County, Texas
- THENCE: N 89°54'09" E, with a north line of said 206.87 acres and south line of said 22.086-acre tract, a distance of 1081.91 feet, to a found ¾" iron rod (called for as ¾") at a reentrant corner of said 206.87-acre tract and southeast corner of said 22.086-acre tract;
- THENCE: N 00°07'22" E, with the east line of said 22.086-acre tract and a west line of said 206.87-acre tract, a distance of 566.04 feet to a found ½" iron rod at the northernmost northwest corner of said 206.87-acre tract, and southwest corner of the aforementioned 7.8840 acre Uptmore tract;
- THENCE: N 89°39'15" E, a distance of 1164.62 feet to the POINT OF BEGINNING, and containing 461.991 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-01 by Pape-Dawson Engineers, Inc.

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**TRACT 2**

A 31.721 acre, or 1,381,750 square feet more or less, tract of land comprised of that 8.86-acre tract recorded in Volume 11615, Pages 2379-2389 and Volume 12197, Pages 750-761 and that 22.86-acre tract recorded in Volume 13397, Pages 1015-1029, all to the Peoples Verdes Ranch Holdings Co., Ltd., and of the Official Public Records of Real Property of Bexar County, Texas, out of the Alexas Bustillos Survey 56, Abstract 52, County Block 5486 in Bexar County, Texas. Said 31.721-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found pinched pipe, the southwest corner of said 22.86-acre tract and of the herein described tract, at North 13,670,328.36, East 2,063,835.13 feet of said coordinate system;

**THENCE:** N 00°05'35" W, a distance of 1570.62 feet to a found ½" iron rod;

**THENCE:** N 03°37'24" E, a distance of 133.60 feet to a 40-inch Pecan Tree;

**THENCE:** N 13°45'51" W, a distance of 51.55 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the south bank of the Medina River;

**THENCE:** Downstream along the south bank of the Medina River and its meanders the following 32 calls (38-69 as noted on survey of even date) - bearings and distances:

N 89°46'51" E, a distance of 135.23 feet to a found iron rod with cap marked "Cude";

S 85°23'22" E, a distance of 209.59 feet to a found iron rod with cap marked "Cude";

S 63°32'59" E, a distance of 131.81 feet to a found iron rod with cap marked "Cude";

S 74°27'53" E, a distance of to a found iron rod with cap - mark unreadable;

S 58°35'45" E, a distance of 142.01 feet to a found "+" on concrete;

S 50°30'51" E, a distance of 151.61 feet to a found iron rod with cap marked "Cude";

S 29°08'02" E, a distance of 81.87 feet to a called iron rod;

S 15°19'06" W, a distance of 102.07 feet to a called iron rod;

S 86°49'33" W, a distance of 116.81 feet to a called iron rod;

S 44°57'52" W, a distance of 81.08 feet to a called iron rod;

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S 11°56'35" W, a distance of 54.90 feet to a called iron rod;  
S 27°01'58" E, a distance of 58.43 feet to a called iron rod;  
S 09°45'22" W, a distance of 96.29 feet to a called iron rod;  
S 54°58'48" W, a distance of 68.12 feet to a called iron rod;  
S 48°56'44" W, a distance of 218.51 feet to a called iron rod;  
S 23°16'04" W, a distance of 109.09 feet to a called iron rod;  
S 16°20'25" W, a distance of 67.97 feet to a called iron rod;  
S 12°09'31" E, a distance of 93.86 feet to a called iron rod;  
S 53°53'43" E, a distance of 168.94 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said 22.86-acre tract and northwest corner of said 8.86-acre tract;  
S 62°32'33" E, a distance of 131.24 feet to a called iron rod;  
S 66°43'59" E, a distance of 108.60 feet to a called iron rod;  
S 74°56'03" E, a distance of 97.52 feet to a called iron rod;  
S 70°18'46" E, a distance of 161.11 feet to a called iron rod;  
S 75°50'13" E, a distance of 76.12 feet to a called iron rod;  
S 76°52'15" E, a distance of 100.83 feet to a called iron rod;  
N 49°35'09" E, a distance of 80.19 feet to a called iron rod;  
N 69°18'47" E, a distance of 79.74 feet to a called iron rod;  
S 87°00'21" E, a distance of 45.16 feet to a called iron rod;  
S 41°54'19" E, a distance of 84.19 feet to a called iron rod;  
S 68°24'05" E, a distance of 145.91 feet to a called iron rod;  
S 76°30'17" E, a distance of 141.41 feet to a set ½" iron rod with cap marked "Pape-Dawson";  
S 41°40'45" E, a distance of 174.94 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of said 8.86-acre tract;

THENCE: Departing the Medina River and with the south lines of said tracts the following bearings and distances:

S 72°17'27" W, a distance of 97.39 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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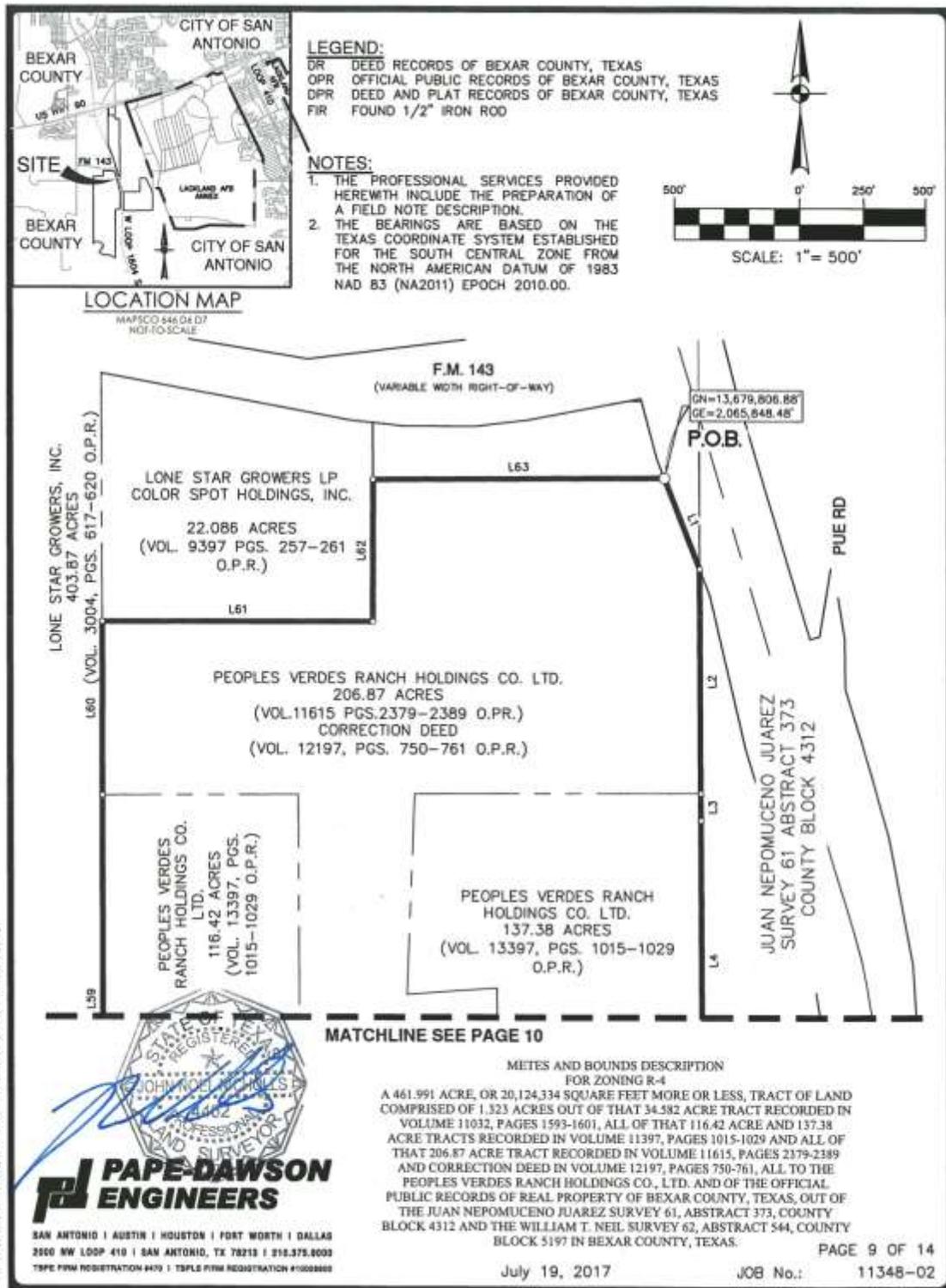
- THENCE: S 56°56'48" W, a distance of 32.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: S 81°41'25" W, a distance of 218.64 feet to a found iron rod with cap marked "Cude";
- THENCE: N 72°52'42" W, a distance of 30.55 feet to a found iron rod with cap marked "Cude";
- THENCE: S 89°27'42" W, a distance of 34.07 feet to a found iron rod with cap marked "Cude";
- THENCE: S 89°42'09" W, a distance of 599.16 feet to a found iron rod with cap marked "Cude";
- THENCE: S 89°38'00" W, a distance of 185.84 feet to a found iron rod with cap marked "Cude";
- THENCE: N 88°33'44" W, a distance of 74.97 feet to a found iron rod with cap marked "Cude";
- THENCE: S 89°50'33" W, a distance of 529.27 feet to the POINT OF BEGINNING, and containing 31.721 acres in Bexar County, Texas.

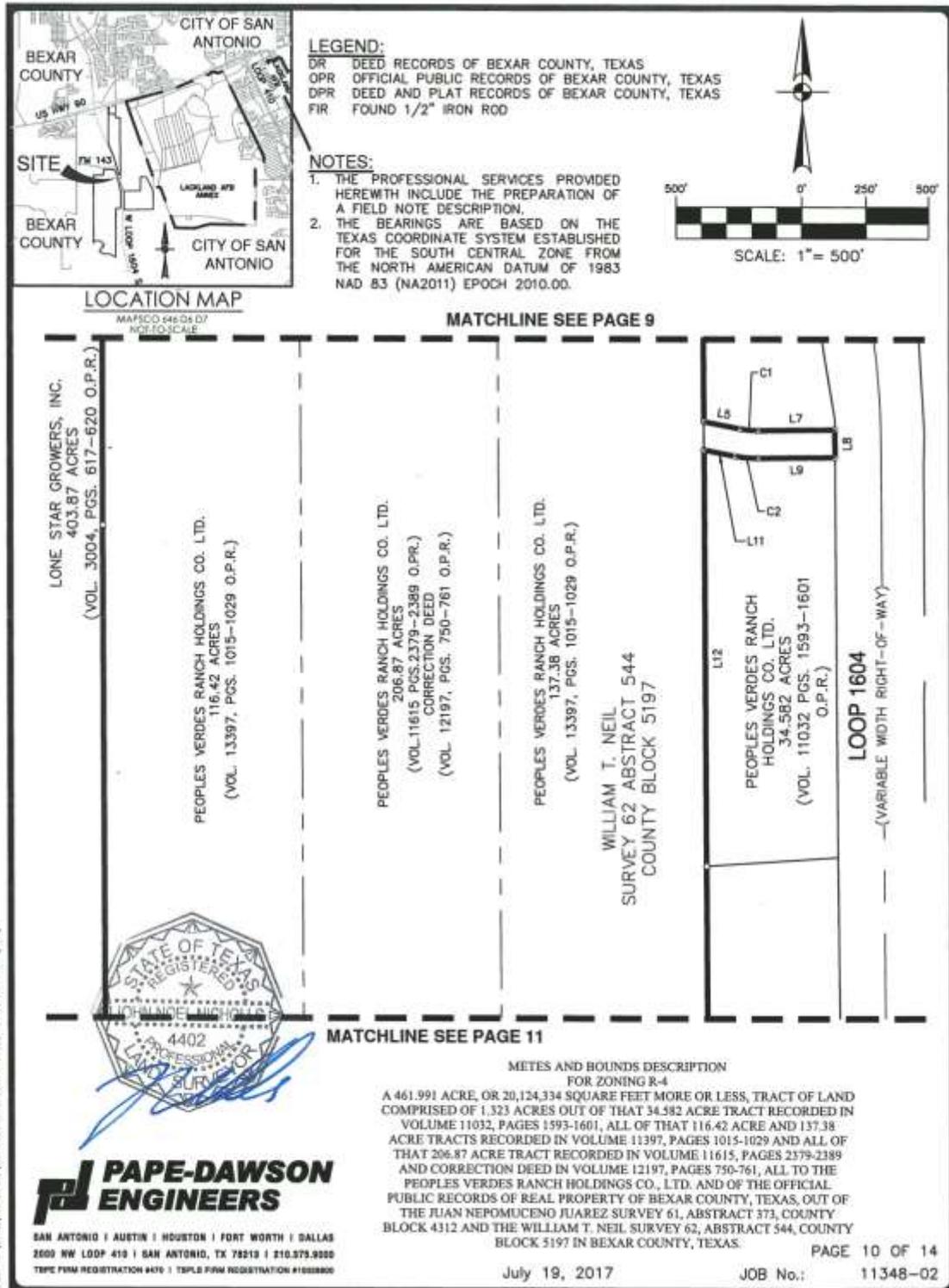
In all 493.712 Acres in Bexar county, Texas

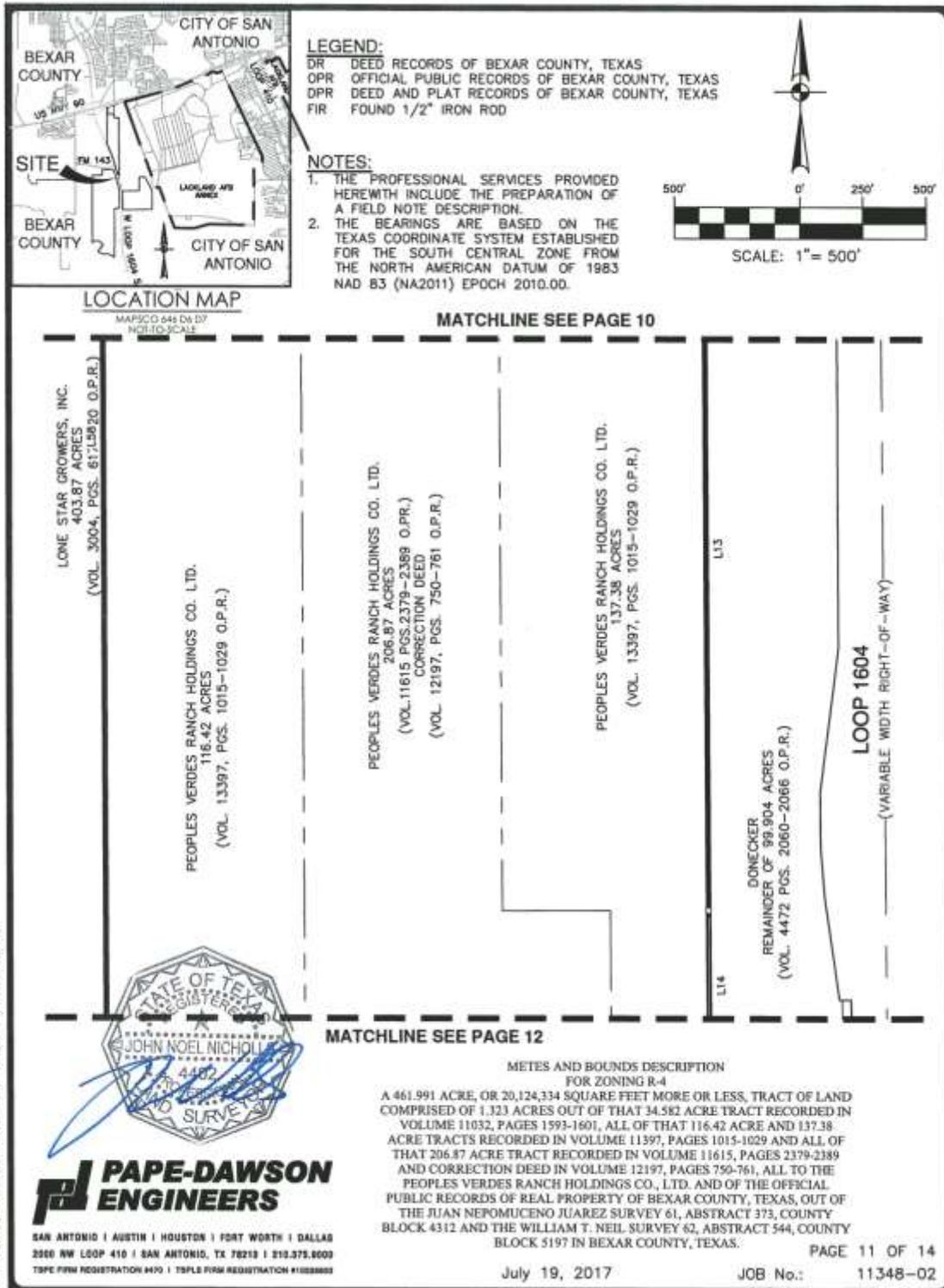
Said tracts being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-01 by Pape-Dawson Engineers, Inc.

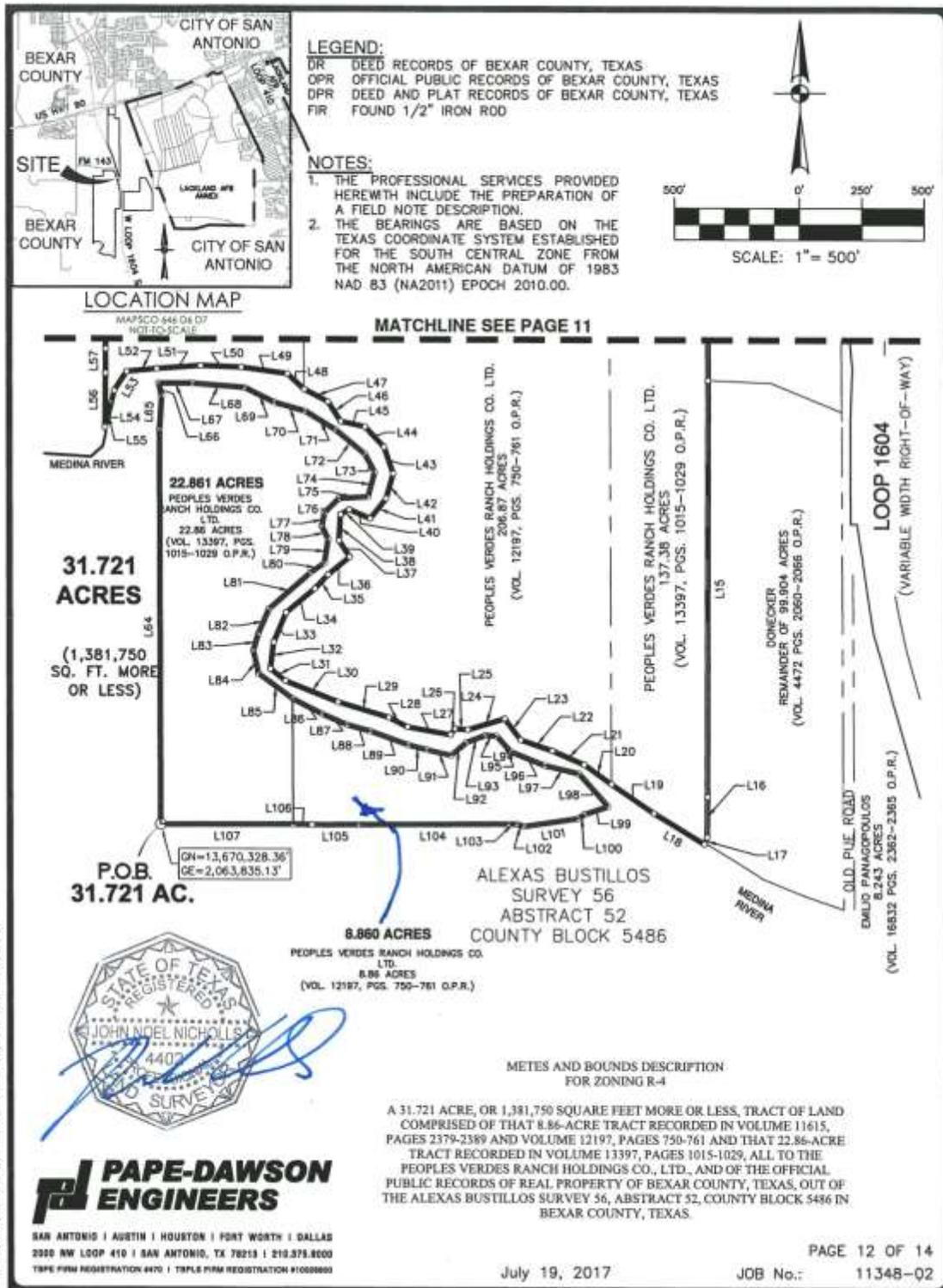
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 19<sup>th</sup>, 2017  
JOB NO. 11348-02  
DOC. ID. N:\CIVIL\11348-02\Word\11348-02 Westlakes Zoning R-4.docx











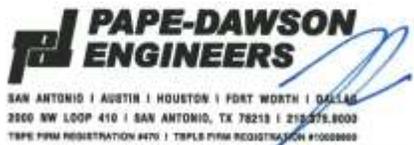
Zoning Case: Z2017 Z2017206 – Potranco Road-West Loop 1604 Area  
 Council Consideration Date: August 31, 2017

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°13'39"E	388.08'
L2	S00°13'48"E	893.57'
L3	S00°12'28"E	107.65'
L4	S00°16'14"E	1113.86'
L5	S78°48'35"E	145.90'
L7	N89°21'14"E	304.61'
L8	S00°24'02"E	110.00'
L9	S89°21'14"W	304.14'
L11	N78°48'35"W	123.60'
L12	S00°16'14"E	1853.65'
L13	S00°16'41"E	2875.66'
L14	S00°18'33"E	591.30'
L15	S00°08'12"W	1656.59'
L16	S00°43'55"W	160.71'
L17	S20°19'08"W	29.04'
L18	N59°03'30"W	237.12'
L19	N55°31'08"W	204.04'
L20	N54°38'59"W	133.24'
L21	N66°25'27"W	138.33'
L22	N71°27'54"W	134.61'
L23	N36°51'00"W	105.89'
L24	S73°13'28"W	153.07'
L25	N85°35'35"W	52.54'
L26	S33°52'16"W	29.13'
L27	N79°49'29"W	174.93'
L28	N63°56'47"W	84.35'
L29	N73°21'25"W	212.11'
L30	N68°11'13"W	225.37'
L31	N51°35'50"W	77.07'
L32	N07°04'48"E	106.85'
L33	N22°58'47"E	127.53'
L34	N50°18'17"E	149.62'
L35	N43°03'39"E	77.13'
L36	N50°36'20"E	111.27'
L37	N33°17'44"W	77.48'

LINE TABLE		
LINE	BEARING	LENGTH
L38	N03°24'45"E	103.93'
L39	N59°51'51"E	39.25'
L40	S66°58'09"E	92.17'
L41	N38°35'33"E	102.96'
L42	N15°56'14"E	103.13'
L43	N19°04'01"W	111.88'
L44	N43°28'16"W	111.15'
L45	N77°47'46"W	99.57'
L46	N32°58'55"W	93.12'
L47	N62°22'30"W	105.79'
L48	N47°21'05"W	91.61'
L49	N82°17'05"W	186.36'
L50	N87°51'42"W	162.92'
L51	S85°51'52"W	174.91'
L52	S84°35'36"W	121.58'
L53	S33°09'03"W	91.21'
L54	S13°31'40"W	47.16'
L55	S14°23'36"W	102.16'
L56	N00°34'00"E	214.38'
L57	N00°22'38"E	96.96'
L58	N00°11'14"W	4697.09'
L59	N00°01'13"W	1625.09'
L60	N00°00'50"E	692.07'
L61	N89°54'09"E	1081.91'
L62	N00°07'22"E	566.04'
L63	N89°39'15"E	1164.62'
L64	N00°05'35"W	1570.62'
L65	N03°37'24"E	133.60'
L66	N13°45'51"W	51.55'
L67	N89°46'51"E	135.23'
L68	S85°23'22"E	209.59'
L69	S63°32'59"E	131.81'
L70	S74°27'53"E	127.22'
L71	S58°35'45"E	142.01'
L72	S50°30'51"E	151.61'

LINE TABLE		
LINE	BEARING	LENGTH
L73	S29°08'02"E	81.87'
L74	S15°19'06"W	102.07'
L75	S86°49'33"W	116.81'
L76	S44°57'52"W	81.08'
L77	S11°56'35"W	54.90'
L78	S27°01'58"E	58.43'
L79	S09°45'22"W	96.29'
L80	S54°58'48"W	68.12'
L81	S48°56'44"W	218.51'
L82	S23°16'04"W	109.09'
L83	S16°20'25"W	67.97'
L84	S12°09'31"E	93.86'
L85	S53°53'43"E	168.94'
L86	S62°32'33"E	131.24'
L87	S66°43'59"E	108.60'
L88	S74°56'03"E	97.52'
L89	S70°18'46"E	161.11'
L90	S75°50'13"E	76.12'
L91	S76°52'15"E	100.83'
L92	N49°35'09"E	80.19'
L93	N68°18'47"E	79.74'
L94	S87°00'21"E	45.16'
L95	S41°54'19"E	84.19'
L96	S68°24'05"E	145.91'
L97	S76°30'17"E	141.41'
L98	S41°40'45"E	174.94'
L99	S72°17'27"W	97.39'
L100	S56°56'48"W	32.06'
L101	S81°41'25"W	218.64'
L102	N72°52'42"W	30.55'
L103	S89°27'42"W	34.07'
L104	S89°42'09"W	599.16'
L105	S89°38'00"W	185.84'
L106	N88°33'44"W	74.97'
L107	S89°50'33"W	529.27'

Draw: Jul 18, 2017, 1:53pm User: ID: MNDHOLLS  
 File: H:\CADD\11348-02\11348-02-02\_Zoning.dwg



July 19, 2017

JOB No.: 11348-02

PAGE 13 OF 14

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	355.00'	11°50'10"	S84°43'40"E	73.21'	73.34'
C2	465.00'	11°50'10"	N84°43'40"W	95.89'	96.06'

DATE: Jul 18, 2017, 1:53pm User: JG: ANNOHOLLS  
FILE: R:\CADD\11348-02\11348-02-02\_Zoning.dwg

**PAPE-DAWSON**  
**ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2500 NW LOOP 410 | SAN ANTONIO, TX 78213 | 512.376.9000  
TSPE FIRM REGISTRATION #470 | TSPLE FIRM REGISTRATION #10003900

July 19, 2017

PAGE 14 OF 14  
JOB No.: 11348-02

**Exhibit J:**



Area D: C-3  
(Commercial West)  
33.268 ac. total

**METES AND BOUNDS DESCRIPTION  
FOR ZONING C-3**

33.268 acres out of that called 34.582-acre tract, surveyed as 34.590 acres, said 34.582 acres described in deed to Peoples Verdes Ranch Holdings Co. Ltd. recorded in Volume 11032, Pages 1593-1601 of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 33.268 acres being in two parts, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**PART 1**

13.956 acres, or 607902 square feet out of the northern part of said 34.590-acre tract:

**BEGINNING:** At a found 5/8" iron rod, the north corner of said 34.590-acre tract, on the southwest right-of-way line of F.M. 1604, the Charles Anderson Loop, a variable width right-of-way, and being S 14°42'48" E, 250.69 feet and S 21°13'39" E, 468.05 feet from the intersection of said southwest right-of-way line of F.M. 1604 and the south right-of-way line of F.M. 143, said POINT OF BEGINNING at North 13,679,445.19 and East 2,065,988.97 of said coordinate system;

**THENCE:** With said southwest right-of-way line of said F.M. 1604 and east line of said 34.590 acres the following bearings and distances:

S 21°13'39" E, a distance of 111.95 feet to a found Texas Highway Department of Transportation (TxDOT) Type II monument, for an angle;

S 13°16'06" E, a distance of 622.75 feet to a found TxDOT Type III monument, for an angle;

S 16°36'39" E, a distance of 500.10 feet to a found TxDOT Type II monument, for an angle;

S 15°56'15" E, a distance of 482.82 feet to a found TxDOT Type II monument, for an angle;

S 08°51'28" E, a distance of 458.30 feet to a found Type II monument, for an angle;

S 00°24'02" E, a distance of 39.85 feet to a 1/2" iron rod with cap marked "Pape-Dawson" set for an angle of a 461.991-acre tract surveyed concurrently;

Westlakes Zoning  
33.268 Acres C-3  
Job No: 11348-02

- THENCE: Departing said line and over and across said 34.590-acre tract the following bearings and distances:  
S 89°21'14" W, a distance of 304.61 feet to a ½" iron rod with cap marked "Pape-Dawson" a point of curvature;  
Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 73.21 feet, for an arc length of 73.34 feet to a ½" iron rod with cap marked "Pape-Dawson";  
N 78°48'35" W, a distance of 145.90 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, on the west line of said 34.590-acre tract;
- THENCE: With said west line of said 34.590-acre tract the following bearings and distances:  
N 00°16'14" W, a distance of 1113.86 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;  
N 00°12'28" W, a distance of 107.65 feet to a found iron rod with cap marked "Cude", an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;
- THENCE: N 00°13'48" W, a distance of 893.57 feet to the POINT OF BEGINNING, and containing 13.956 acres.

**PART 2**

19.312 acres, or 841,240 square feet more or less, out of the southern part of said 34.590-acre tract

BEGINNING: At a found TxDOT Type III monument on the west right-of-way line of said F.M. 1604, at the southeast corner of said 34.590-acre tract, at North 13,675,599.43 and East 2,066,530.61 of said coordinate system;

THENCE: S 86°14'04" W, departing said right-of-way and with the south line of said 34.590-acre tract a distance of 525.29 feet to a found iron rod with cap marked "Cude", the southwest corner of said 34.590-acre tract, on an east line of said 461.991-acre tract;

THENCE: N 00°16'14" W, with the west line of said 34.590-acre tract and east line of said 461.991-acre tract, a distance of 1653.65 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and from which the southwest corner of the above described Part 1 bears N 00°16'14" W, 112.24 feet;

Westlakes Zoning  
33.268 Acres C-3  
Job No: 11348-02

THENCE: Over and across said 34.590 acres with the line of said 461.991-acre tract the following bearings and distances:

S 78°48'35" E, a distance of 123.60 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 11°50'10", a chord bearing and distance of S 84°43'40" E, 95.89 feet, for an arc length of 96.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 89°21'14" E, a distance of 304.14 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way of F.M. 1604, at the northeast corner of the herein described tract, and from which the southeast corner of the above described Part 1 bears N 00°24'02" W, 110.00 feet;

THENCE: S 00°24'02" E, a distance of 1589.81 feet to the POINT OF BEGINNING, and containing 19.312 acres.

In all 33.268 acres in Bexar County, Texas.

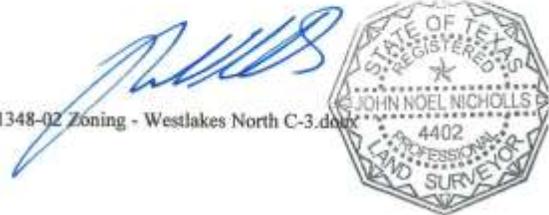
Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-02 by Pape-Dawson Engineers, Inc.

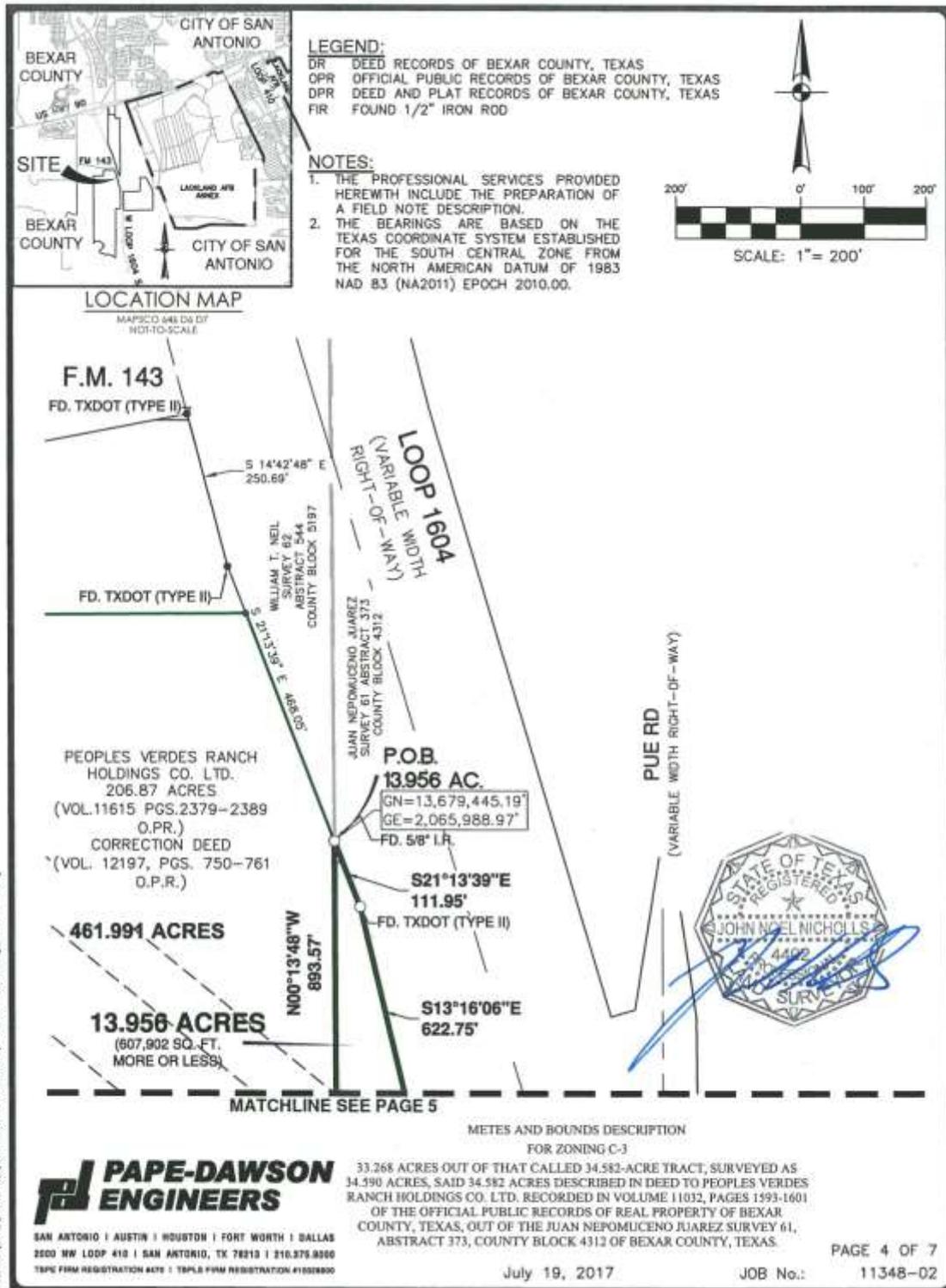
PREPARED BY: Pape-Dawson Engineers, Inc.

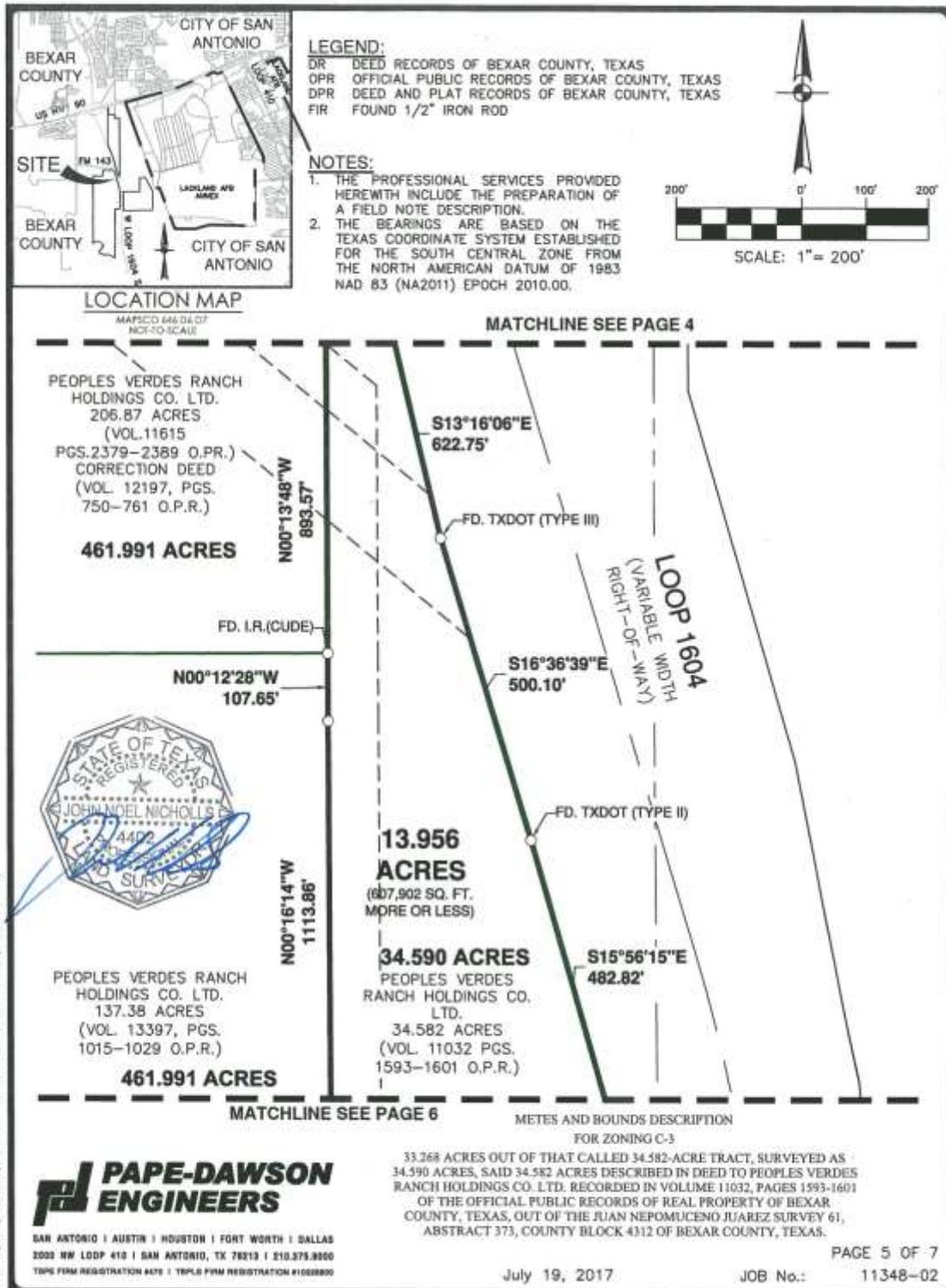
DATE: July 19, 2017

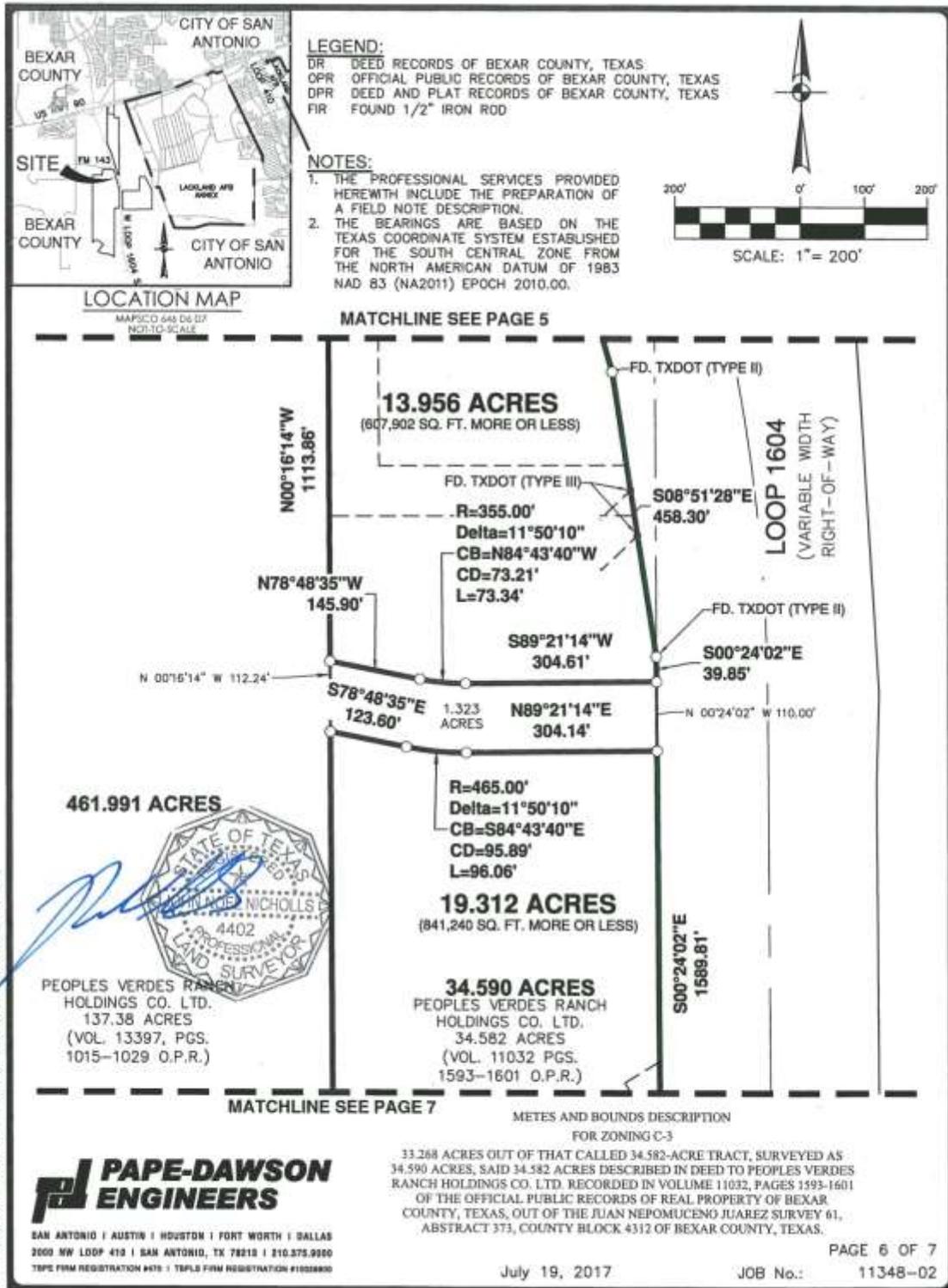
JOB NO. 11348-02

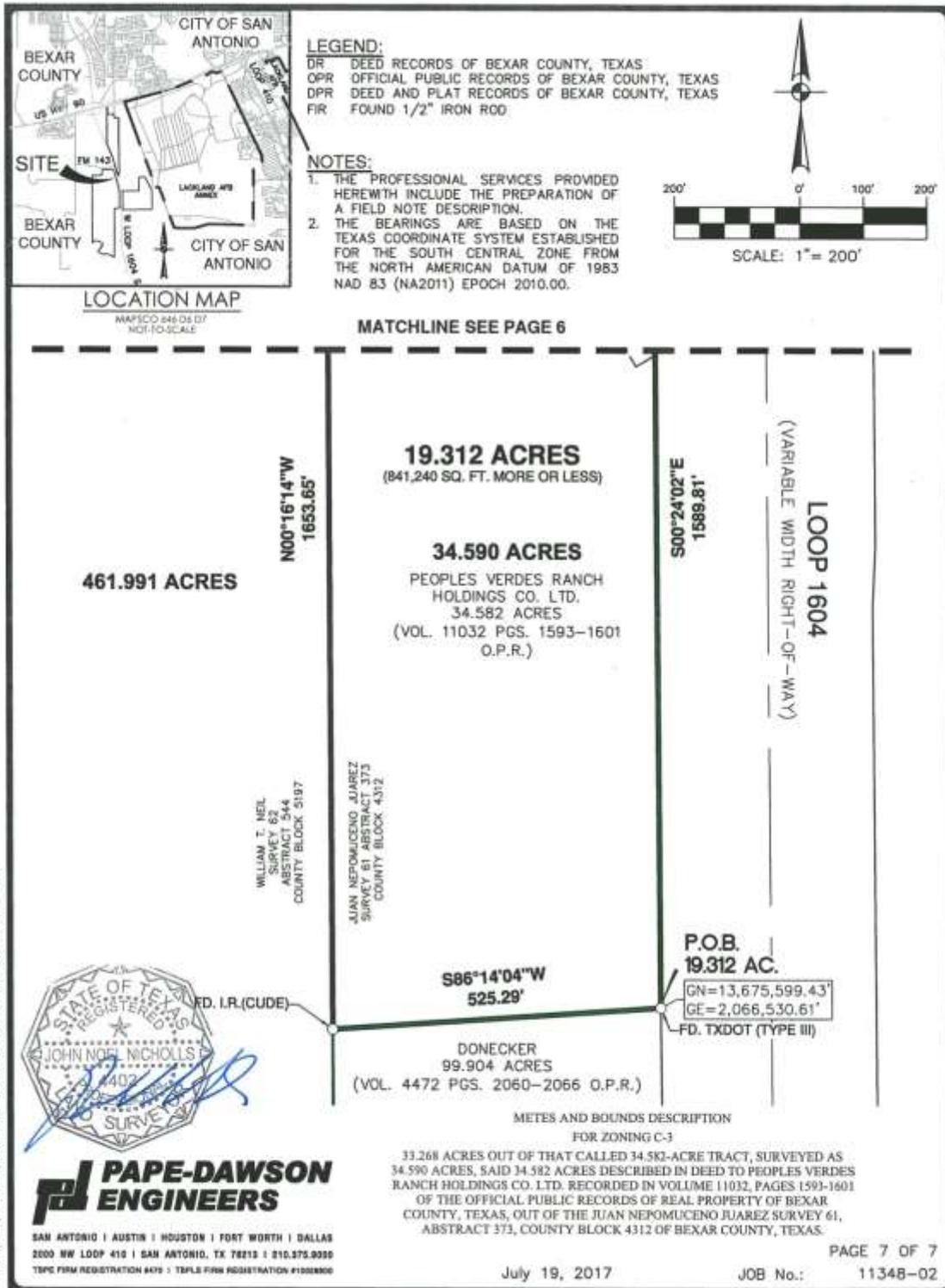
DOC. ID. N:\CIVIL\11348-02\02-Westlakes Additional\11348-02 Zoning - Westlakes North C-3.dwg











**Exhibit K:**

Area E: C-3  
(Commercial East)  
14.045 ac.



**METES AND BOUNDS DESCRIPTION  
FOR ZONING C-3**

A 14.045 acre, or 611,812 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres of land being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 14.045-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas; said iron pin being the most Westerly Northwest corner of the herein described tract:

**THENCE:** N 89°45'07" E, leaving the East Right of Way line of Loop 1604 with the North boundary of said 149.17-acre tract a distance of 300.48 feet to a point;

**THENCE:** Departing said line and over and across said 183.205-acre tract, offset 300-feet to the east of said East Right-of-Way line of Loop 1604, and parallel to said right-of-way the following bearings and distances:

S 03°29'55" E, a distance of 359.39 feet to a point;

S 01°32'56" W, a distance of 154.64 feet to a point;

S 00°23'12" E, a distance of 802.42 feet to a point;

S 02°28'16" W, a distance of 100.29 feet to a point;

S 00°23'12" E, a distance of 622.64 feet to a point on the south line of said 149.17-acre tract;

**THENCE:** S 89°44'57" W, a distance of 300.00 feet with the South boundary of said 149.17-acre tract to a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and the herein described tract;

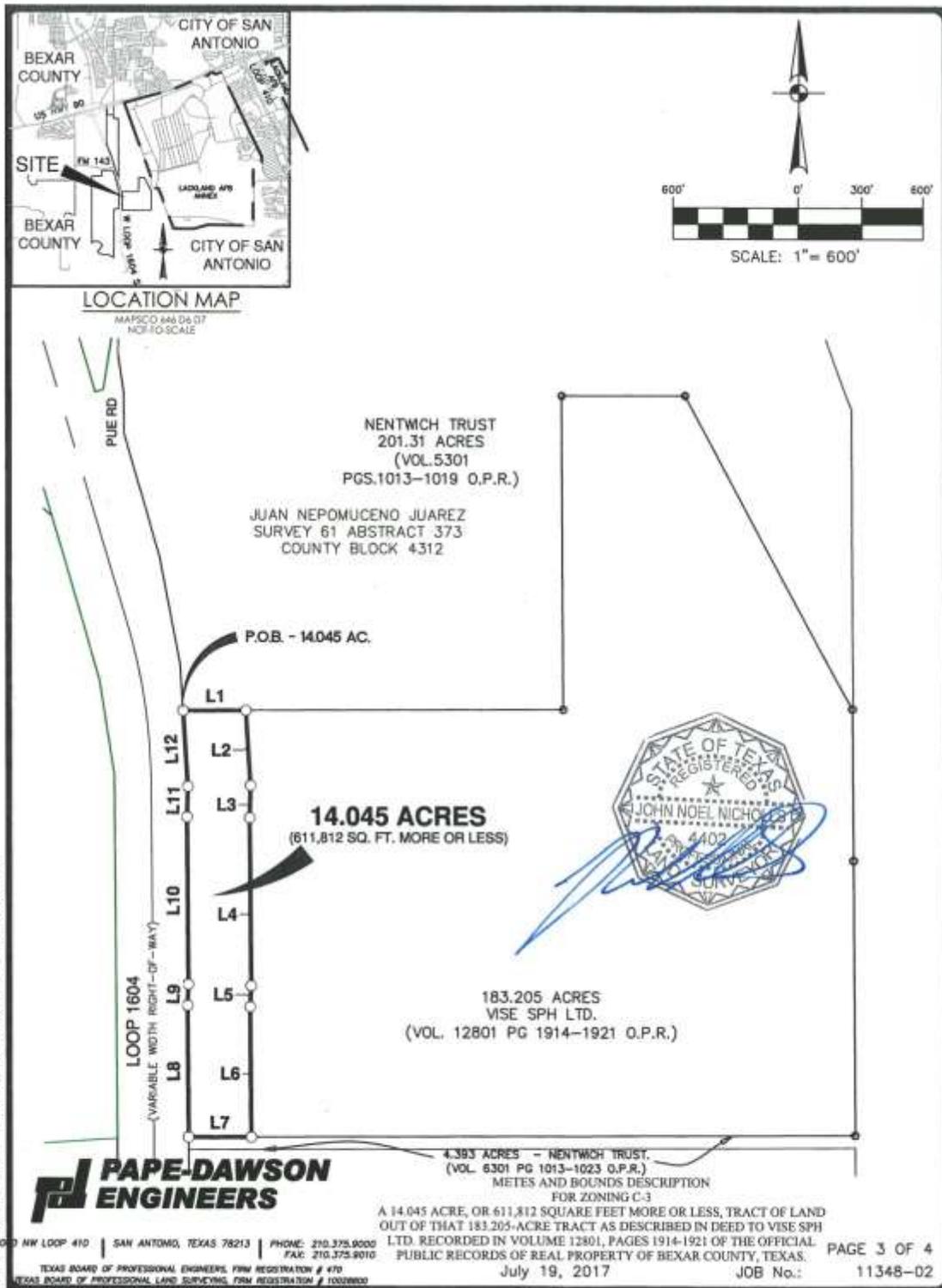
WISE-SPH Zoning  
14.045 Acres – C-3  
Job No:11348-02

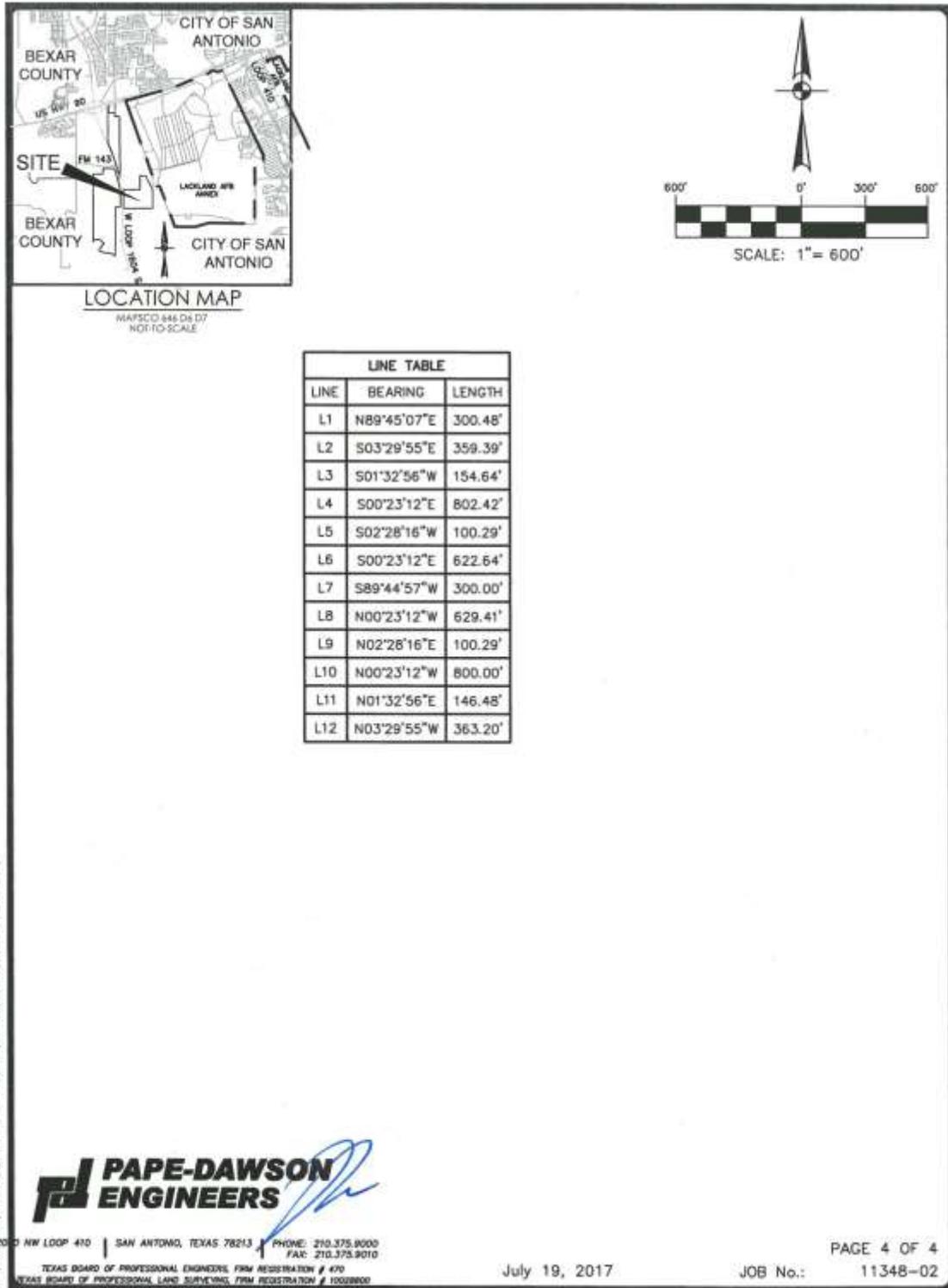
THENCE: With the East Right of Way line of Loop 1604, the following:  
N 00°23' 12" W, 629.41 feet to a found Texas Department of Transportation brass disk monument for an angle;  
N 02° 28' 16" E, 100.29 feet to a found Texas Department of Transportation brass disk monument for an angle;  
N 00° 23' 12" W, (reference line), 800.00 feet to a found Texas Department of Transportation brass disk monument for an angle;  
N 01° 32' 56" E, 146.48 feet to a found Texas Department of Transportation brass disk monument for an angle;  
N 03° 29' 55" W, 363.20 feet to the POINT OF BEGINNING, and containing 14.045 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 19, 2017  
JOB NO. 11348-02  
DOC. ID. N:\CIVIL\11348-02\03-East 1604 Industrial\11348-02 WISE SPH Zoning C-3.doc







**Exhibit L:**

Area F: I-1 S  
(Industrial East)  
169.160 ac.



**METES AND BOUNDS DESCRIPTION**

FOR ZONING I-1 S (Storage- Outside, open with no screening required)

A 169.160 acre, or 7,368,627 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres of land being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 169.160-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set ½" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°45'07" E, departing said right-of-way and with the line of said 183.205-acre tract a distance of 300.48 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'07" E, a distance of 1521.35 feet with the North boundary of said 149.17-acre tract to a found ½" iron pin being the Southwest corner of said 34.000-acre tract for an angle;

THENCE: With the West, North and Northeast boundary of said 34.000-acre tract, the following:

N 00° 12' 52" W, 1499.58 feet leaving the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Northwest corner of said 34.000-acre tract and being the most Northerly Northwest corner of the herein described tract;

N 89° 50' 35" E, 591.88 feet to a found 1/2" iron pin being the Northeast corner of said 34.000-acre tract and the most Northerly Northeast corner of the herein describe& tract;

S 28° 00' 59"E, 1694.56 feet to a found PK nail in cedar fence post being the Southeast corner of said 34.000-acre tract, the Southeast corner of the aforementioned 201.31-acre tract and the Northeast corner of said 149.17-acre tract;

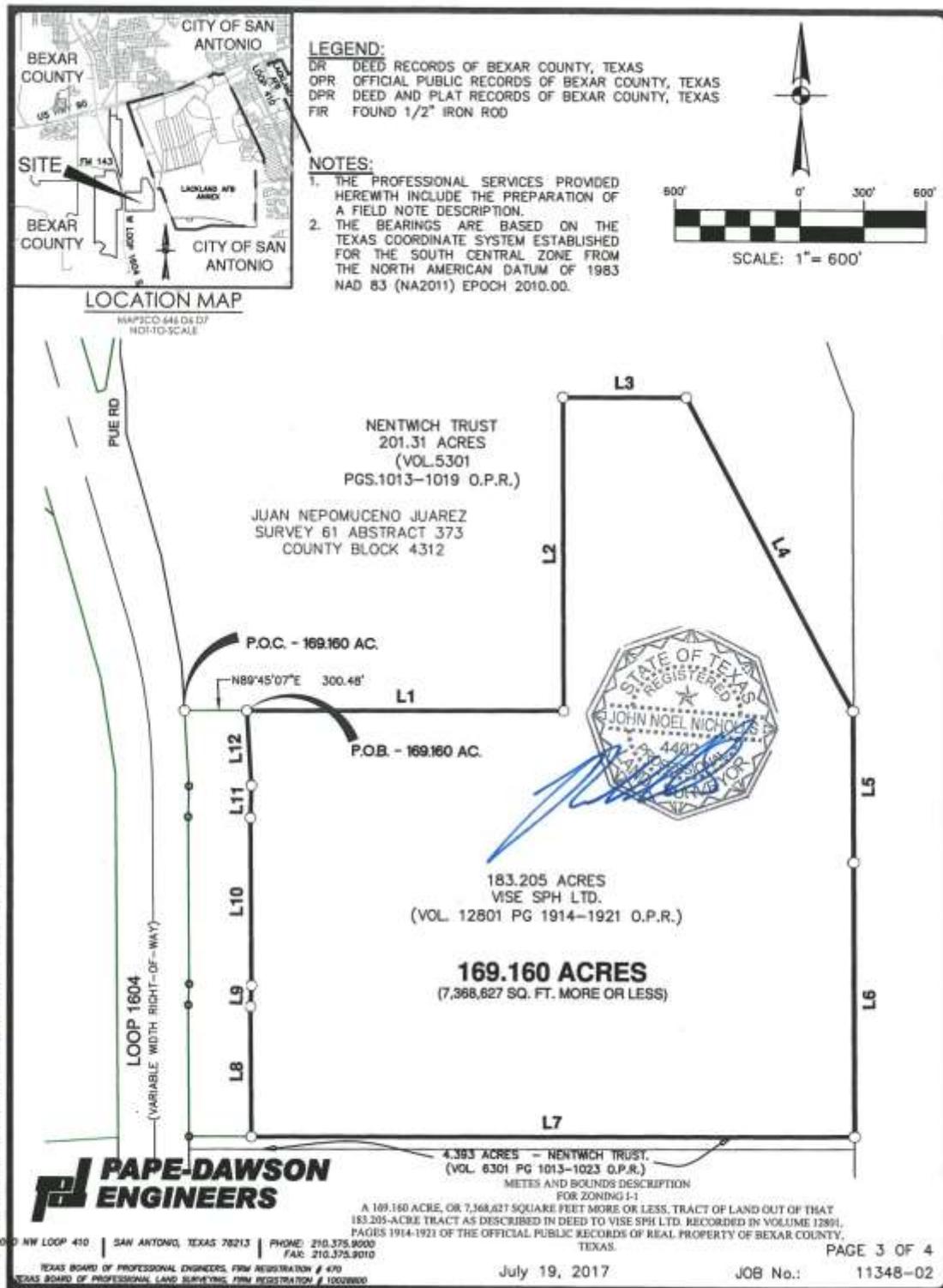
WISE-SPH Zoning  
169.160 Acres I-1  
Job No: 11348-02

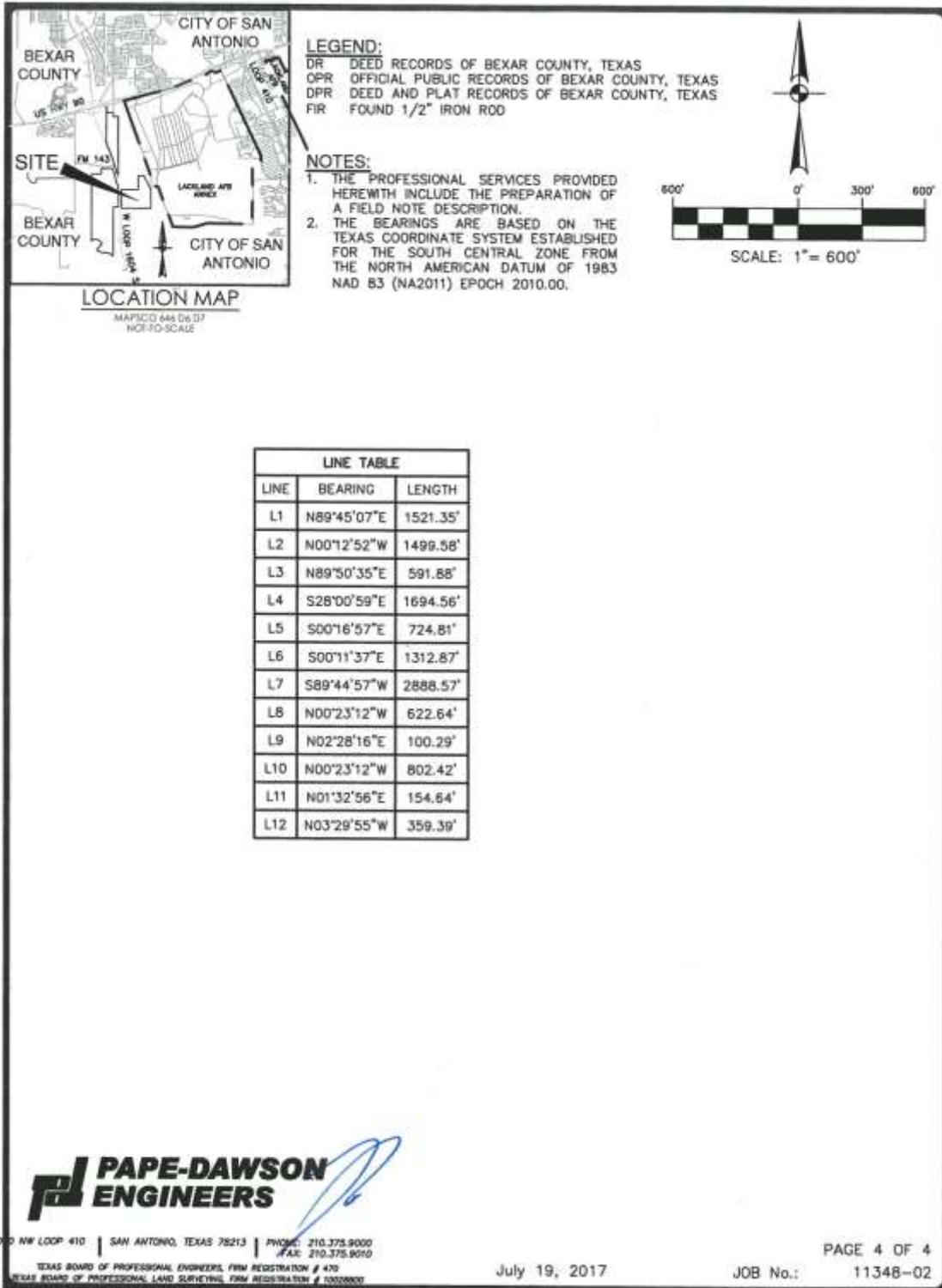
- THENCE: With the East boundary of said 149.17-acre tract, the following:  
S 00° 16' 57" E, 724.81 feet to a found 1/2" iron pin for an angle;  
S 00° 11' 37" E, 1312.87 feet to a found 1/2" iron pin being the Northeast corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and being the Southeast corner of said 149.17-acre tract and the herein described tract;
- THENCE: S 89°44'57" W, with the South boundary of said 149.17-acre tract and north line of said 4.393-acre tract, a distance of 2888.57 feet to a point;
- THENCE: Over and across said 183.205-acre tract, parallel and 300 feet offset to the east of the F.M. 1604 right-of-way the following bearings and distances:  
N 00°23'12" W, a distance of 622.64 feet to a point;  
N 02°28'16" E, a distance of 100.29 feet to a point;  
N 00°23'12" W, a distance of 802.42 feet to a point;  
N 01°32'56" E, a distance of 154.64 feet to a point;  
N 03°29'55" W, a distance of 359.39 feet to the POINT OF BEGINNING, and containing 169.160 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 19, 2017  
JOB NO. 11348-02  
DOC. ID. N:\CIVIL\11348-02\03-East 1604 Industrial\11348-02 WISE SPH Zoning I-2.docx





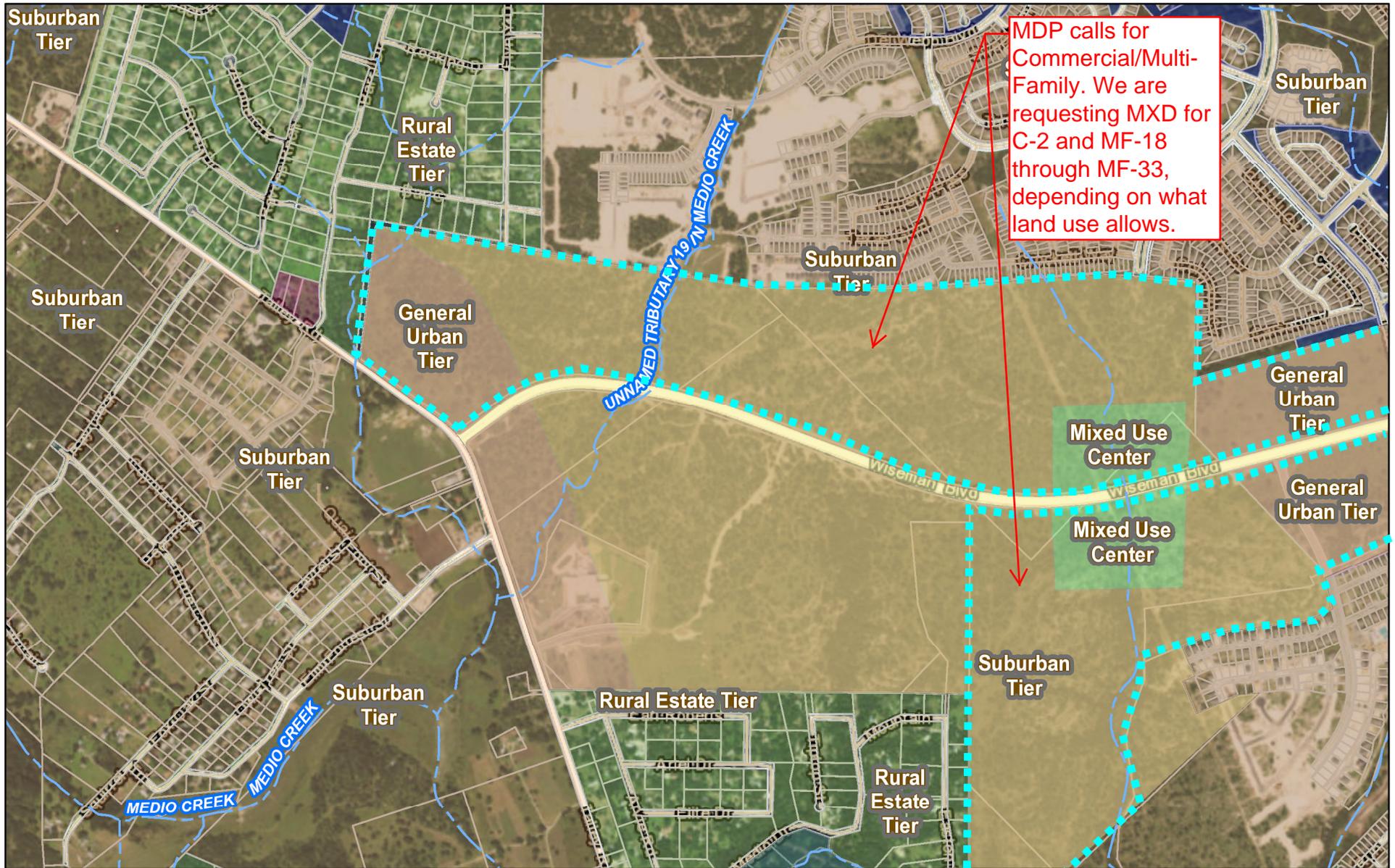


Zoning Case: Z2017 Z2017206 Wiseman Boulevard Commercial Corridor

Council Consideration Date: August 31, 2017

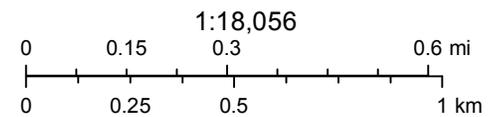
Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2	Commercial	1058917	CB 4384 P-2 ABS 229 SEPI REMAINS PER DEED 11255/1864 -- ALSO ACREAGE CORRECTION
<b>Parcel with proposed MXD are more particularly described in Metes and Bounds and map attached in Exhibit A</b>			
MXD	Mixed Use	1058961	CB 4389 P-5 ABS 234
MXD	Mixed Use	1058956	CB 4388 P-3E ABS 235 (NON- ADJ RMS OF P-3)
MXD	Mixed Use	1058968	CB 4400 P-6 ABS 825 & CB 4401 P-4A ABS 744
MXD	Mixed Use	1058932	CB 4387 P-2D ABS 228 (NON-ADJ RMS P-2
MXD	Mixed Use	1130829	CB 4400 P-40A ABS 825
MXD	Mixed Use	1058972	NCB 17634 BLK LOT P-5 (19.552) AC & CB 4400 P-40 (85.61) ABS 825
MXD	Mixed Use	1058974	NCB 17634 BLK LOT P-7 (28.749) & CB 4400 P-42 (90.111) ABS 825
MXD	Mixed Use	1130838	CB 4400 P-42A(27.7501 AC) ABS 825
MXD	Mixed Use	1220232	CB 4400 P-42D(5.2669 AC) ABS 825
MXD	Mixed Use	1058930	CB 4387 P-2(130.4777 AC) ABS 228 AC & CB 4388 P-4(12.081 AC) ABS 235
MXD	Mixed Use	1200067	CB 4387 P-2G (14.181 AC) ABS 228
MXD	Mixed Use	1058970	CB 4400 P-6B ABS 825 (NON-ADJ REMS OF P-6
MXD	Mixed Use	203659	CB 4385 P-3A ABS 56
MXD	Mixed Use	1058964	CB 4389 P-5C ABS 234 (NON-ADJ REMS OF P-5)
MXD	Mixed Use	1261074	CB 4389 P-12 ABS 235 **NON ADJ TO PID #105895
R-4	Residential Single-Family	203859	CB 4387 P-1 ABS 228
R-4	Residential Single-Family	203860	CB 4385A B:15 L:E 30 FT OF 3 CB 4387 P-1A ABS 228 CB 4388 P-3A ABS 235
R-4	Residential Single-Family	1058930	CB 4387 P-2(130.4777 AC) ABS 228 AC & CB 4388 P-4(12.081 AC) ABS 235 2015 REMAINS PER PLAT 9668/129-8 FILED 05/22/2014, 2014 LEGAL AC CORR PER DEED 12642/1974, 2013 I/REMAINS PER DEED 15874/2258 EXEC 12/31/2012, SEPI REMAINS PER DEED 11255/1857
R-4	Residential Single-Family	1058953	CB 4388 P-3 (160.854 AC) & P-3B (24.644 AC) ABS 235 2016 NEW REMAINS PER DEED 17061/440 EXEC 01/221/2015. SEPI REMAINS PER DEED 11255/1857
R-4	Residential Single-Family	1058970	CB 4400 P-6B ABS 825 (NON-ADJ REMS OF P-6) NON-ADJ REMAINS PER DEED 11255/1857
R-4	Residential Single-Family	1227300	CB 4388 P-3F (19.768 AC) & P-3G (.232 AC) ABS 235 2016 NEW ACCT PER DEED 17061/440 EXEC 01/21/2015.
R-6	Residential Single-Family	1135181	CB 4400 BLK 1 LOT 1 (POTRANCO WEST HIGH SCHOOL) PER PLAT 9602/32-34
R-6	Residential Single-Family	1218589	CB 4390C (WESTPOINTE EAST, UT-22N), BLOCK 1 LOT 901 //OPEN SPACE// 2015 NEW ACCT PER PLAT 9675/219-5 FILED 10312014.

# D.1\_Vise Oaks 1- land use



July 7, 2017

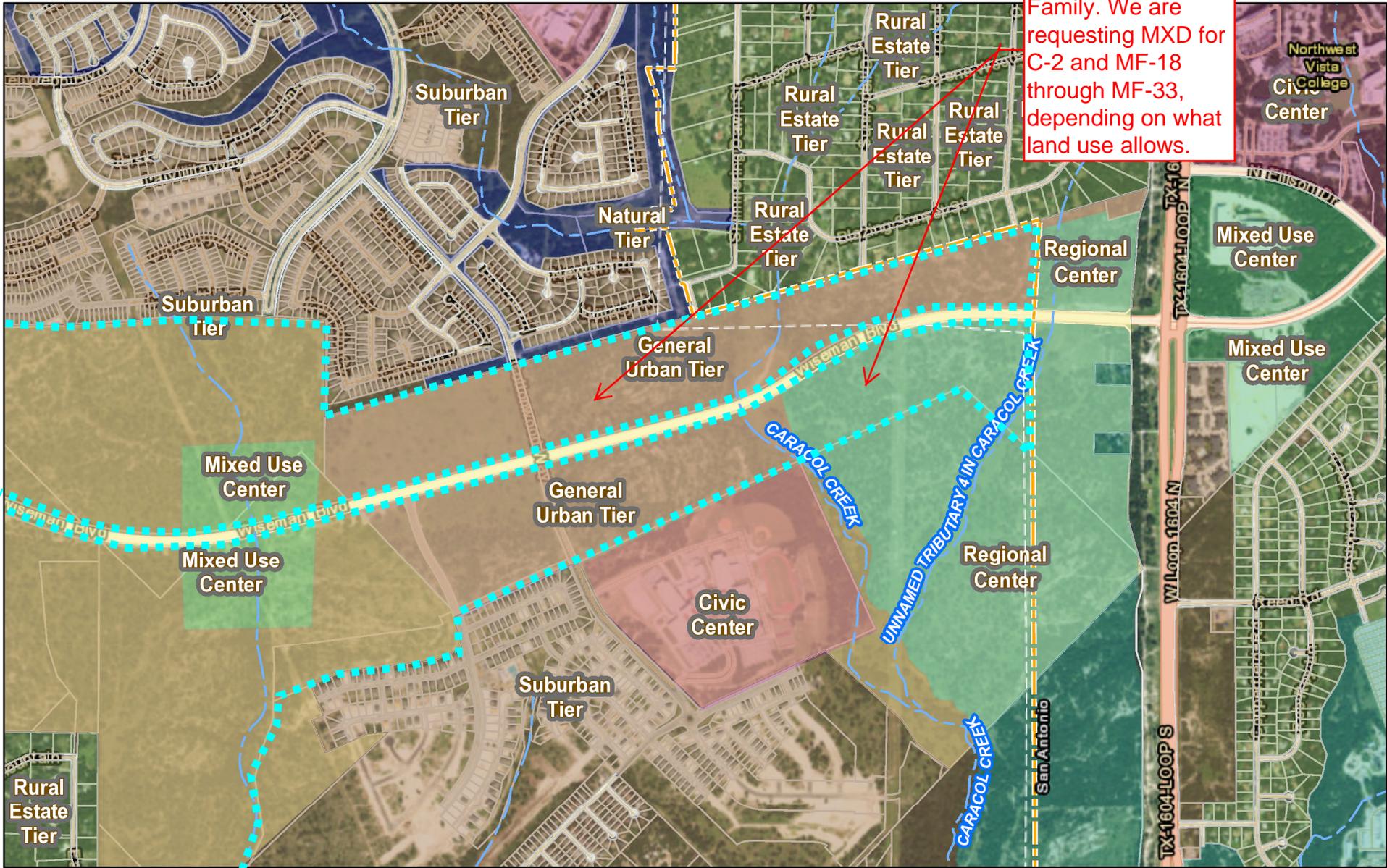
- COSA Boundary
- Creeks



KKilian  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

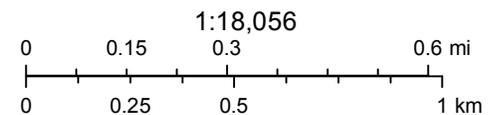
# D.1\_Vise Oaks 2- land use

MDP calls for Commercial/Multi-Family. We are requesting MXD for C-2 and MF-18 through MF-33, depending on what land use allows.



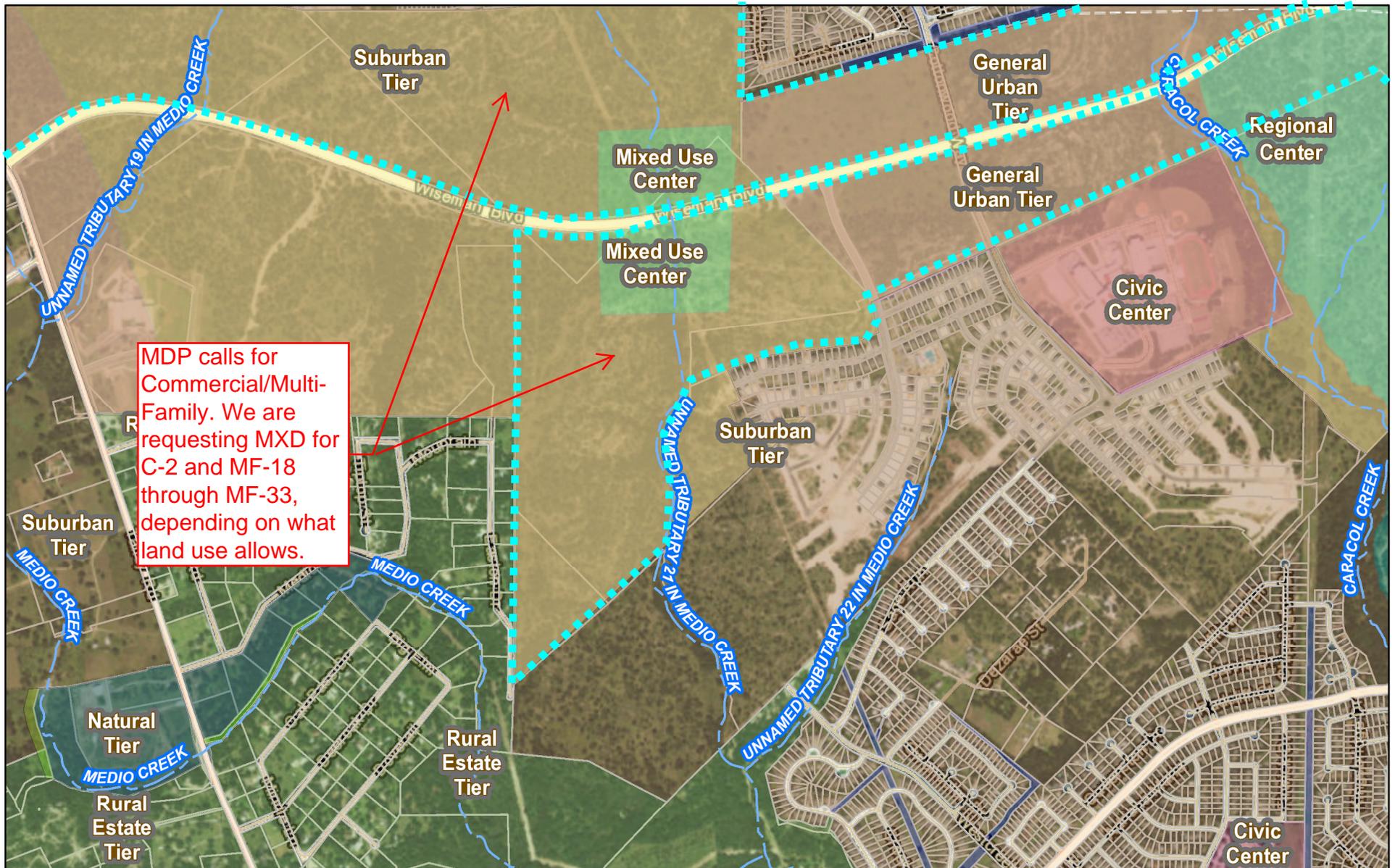
July 7, 2017

- COSA Boundary
- Creeks



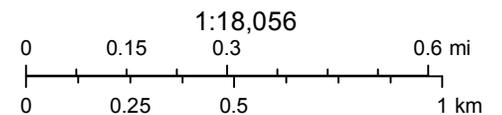
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# D.1\_Vise Oaks 3- land use



July 7, 2017

- COSA Boundary
- Creeks



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