

AN ORDINANCE 2016-12-01-0902

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY LOCATED IN THE US 281 NORTH CORRIDOR AREA CONSISTING OF APPROXIMATELY 1.9 SQUARE MILES (1,224 ACRES) GENERALLY AS A VARIABLE WIDTH OF UP TO 4,000 FEET ALONG THE U.S. 281 NORTH RIGHT-OF-WAY; ADOPTING THE CORRIDOR PLAN FOR THE HILL COUNTRY GATEWAY CORRIDOR 3 (GC-3) AND APPLYING THE CORRIDOR STANDARDS.

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

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding 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 Hill Country Gateway Corridor "GC-3", adding the zoning classification "Hill Country Gateway Corridor GC-3", within the municipal boundary of the City of San Antonio and located in the US 281 North Corridor Area. The Hill Country Gateway Corridor "GC-3" 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 further amended by adopting various zoning district boundaries for properties newly annexed located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) generally along a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County more specifically described in **ATTACHMENT "B"**, attached hereto, made a part hereof and incorporated herein for all purposes; said area being amended by **saving and excepting** those properties that are the subject of a development agreement between the City of San Antonio and property owners described in **ATTACHMENT "C"** attached hereto, made a part hereof and incorporated herein for all purposes, **saving and excepting** 37 Comal County parcels

and 3 Bexar County parcels and the adjoining US 281 Hwy right of way described in ATTACHMENT "D" attached hereto, made a part hereof and incorporated herein for all purposes, and **saving and excepting** 2.82 acres out of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, Bexar County described in "ATTACHMENT E" attached hereto, made a part hereof and incorporated herein for all purposes.

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

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

SECTION 5. This ordinance shall become effective December 31, 2016.

PASSED AND APPROVED this 1st day of December, 2016.



M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



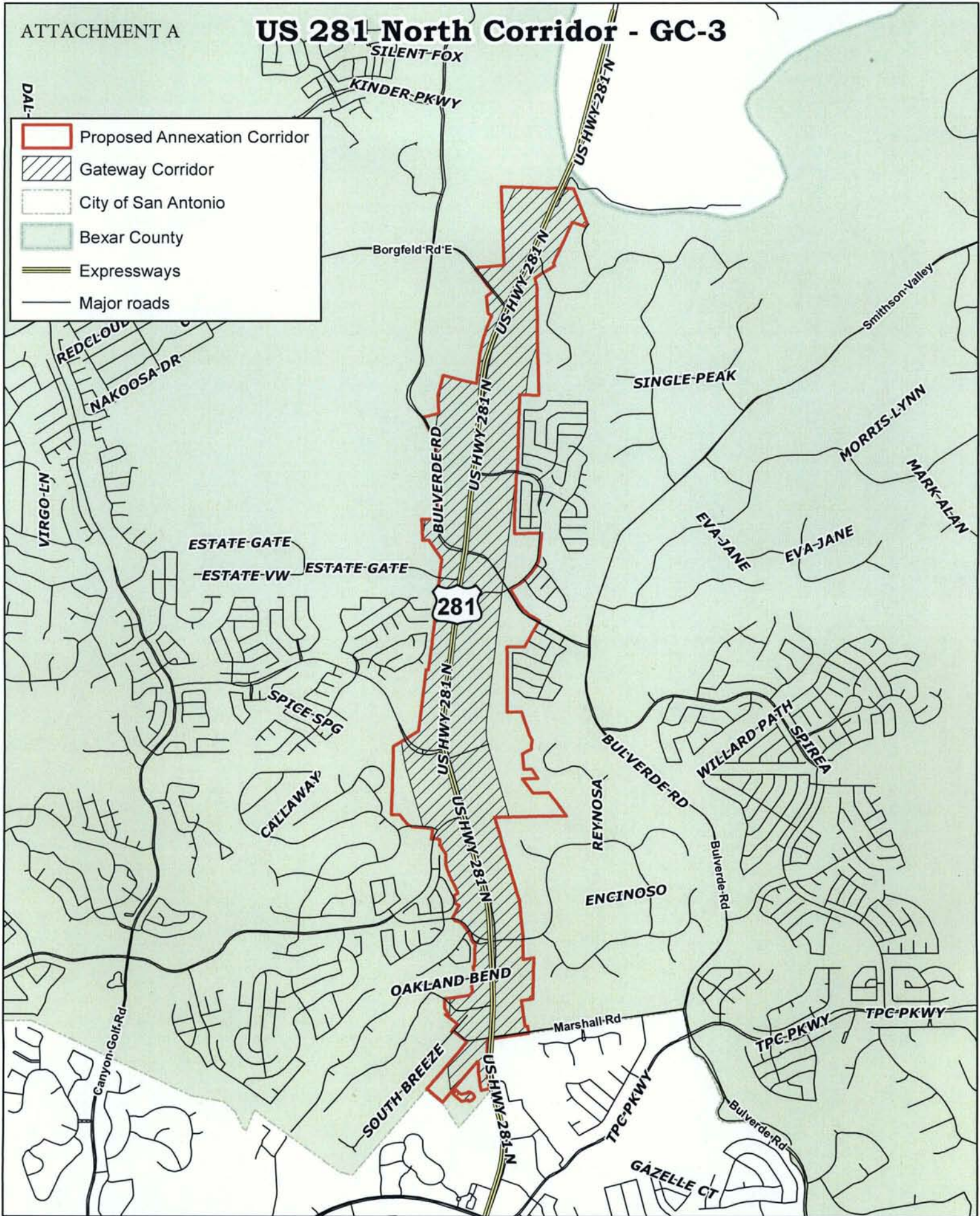
for Susan Quinn
City Attorney

Agenda Item:	4E (in consent vote: 4A, 4B, 4C, 4D, 4E)						
Date:	12/01/2016						
Time:	10:41:59 AM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016270 CD S ERZD (Council District 9): An Ordinance assigning zoning for properties located "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-1 S" Light Commercial District with Specific Use Authorization for a Wireless Communication System, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine - Storage (Outside Permitted), "C-2 CD" Commercial District with Conditional Use for Landscaping Materials - Sales and Storage, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, "C-3 CD S" General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and M						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5			x			
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8			x			
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				x

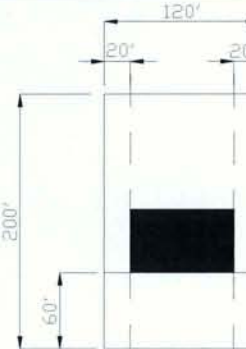
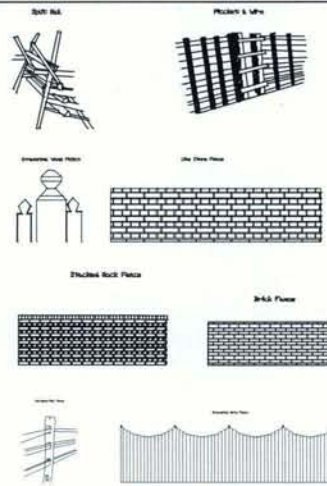
US 281 North Corridor - GC-3

Legend:

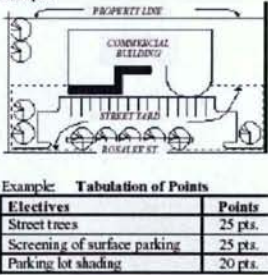

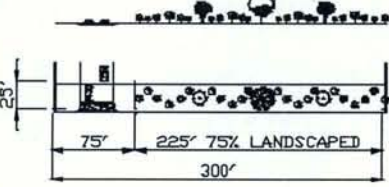
- Proposed Annexation Corridor (Red outline)
- Gateway Corridor (Hatched area)
- City of San Antonio (Dashed outline)
- Bexar County (Light green background)
- Expressways (Double line)
- Major roads (Single line)



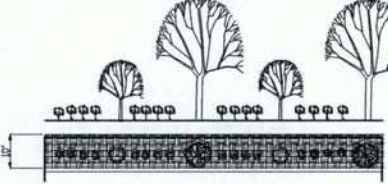
**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
<p>Front and side yard setbacks</p>	<p>Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the US 281 North right-of-way line as it exists at the effective date of this ordinance. The minimum front building setback along 281 North shall be sixty (60) feet as measured from the outer US 281 North right-of-way line. Setbacks other than those along US 281 North shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.</p>		<p>Minimum front setback of 60' for properties fronting US 281 North or in lieu of the setbacks required above, the setbacks along the corridor may be the same as the base zoning district if a ten (10) foot wide or greater buffer is provided along the front property line adjacent to the right of way.</p>
<p>Fences and walls</p>	<p>Fences and walls within ninety (90) feet of the US 281 North right of way shall be one of the following styles:</p> <ul style="list-style-type: none"> A. Wooden split rail (<i>Riegelfels</i>) B. Wooden mortised rail C. Wood picket and wire D. Ornamental wood picket (jigsaw) E. Rock, stone or stucco fence F. Brick G. Ornamental metal for use in entrances/gateways H. Other appropriate materials approved by the Board of Adjustment. <p>The primary materials of solid screen fencing and walls are encouraged to remain unpainted and natural in appearance, however, if painted, painting shall be limited to earth tone colors. For properties which require the front natural buffer, fences and walls shall be located behind the front natural buffer.</p>		<p>Solid screen, opaque fencing required for properties zoned for nonresidential or multifamily uses that abut residential uses. Fences exceeding 100 feet in length (50 feet for residential) required to have column or pillar of articulation of surface plane by incorporating plan projections or recesses. Front yard fences limited to 4 ft height, side and rear limited to 6 ft height. Prohibited fencing materials for residential uses: plywood less than five-eighths inches thick, particle board, paper, visqueen plastic, plastic tarp, barbed wire, razor wire. (35-514)</p>

**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:								
Landscaping	In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. [note: Tree preservation = 2 to 40 points; Parking lot screening = 25 points; Parking lot shading = 20 to 35 points; Street trees = 25 points; Understory preservation 15 to 30 points – point awarding specified in §35-511]	<p>Example:</p>  <table border="1" data-bbox="727 835 993 919"> <thead> <tr> <th>Electives</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>Street trees</td> <td>25 pts.</td> </tr> <tr> <td>Screening of surface parking</td> <td>25 pts.</td> </tr> <tr> <td>Parking lot shading</td> <td>20 pts.</td> </tr> </tbody> </table>	Electives	Points	Street trees	25 pts.	Screening of surface parking	25 pts.	Parking lot shading	20 pts.	Elective landscaping requirements to 70 points.
Electives	Points										
Street trees	25 pts.										
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Parking lot shading	20 pts.										
Parking Lot Screening	All parking areas within ninety (90) feet of the outer US 281 North right-of-way line shall be screened to a minimum height of four (4) feet with earthen berms and/or dense landscaping. This screening shall count as twenty-five (25) points toward the landscaping required.		Screening of surface parking lots in the street yard to a minimum height of 30 inches (25 points) provided as one option to achieve the required minimum landscaping (70 points).								
Front natural buffers	Along US 281 North, at least seventy-five percent (75%) of the first twenty-five (25) feet of the property must be landscaped with native plant material and native trees. At least seventy-five percent (75%) of trees six inch (6") DBH or greater must be preserved within the first twenty-five (25) feet of the property. Detention and sedimentation filtration areas may be located within the front natural buffer, however, they must be fully screened from public view unless used as a landscape feature. Native understory and tree preservation within the front natural buffer shall count toward the minimum landscaping required above.		Properties fronting expressway or major arterial required to have 10 ft landscaped buffer (multifamily) or 15 ft landscaped buffer (commercial/industrial). Preservation of trees required in accordance with the Tree Preservation Ordinance.								


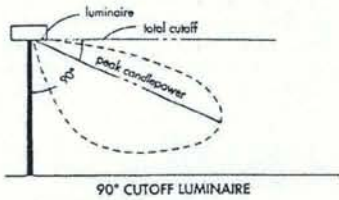
**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
Buffers (Rear)	Rear buffer yards shall be required in accordance with §35-510, however, a minimum ten (10) foot buffer yard shall be provided at the rear property line of adjoining uses for which a Type A, B or C Buffer is required in addition to any requirement to fence the property.		Rear buffer yards required between nonresidential and residential uses with a minimum width of ten (10) feet; however, the applicant may elect to provide a solid screen fence at least six (6) feet in height in lieu of the buffer yard for Type A, B or C buffers.
Building Materials - Permitted	<p>The following material lists may be chosen to apply to the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from US 281 North. To the greatest extent feasible, building materials shall be used that are compatible with the existing properties located in a corridor district or to portray the corridor theme.</p> <ul style="list-style-type: none"> a. Masonry consisting of stone, brick, glass block, or decorative concrete panel. b. Glass curtain wall consisting of seventy percent (70%) or less glass or combination of glass, metal, or other material in a metal framework. c. Brick or brick veneer. d. Stucco or concrete masonry unit. e. Cement fiber board. f. Other appropriate materials approved by the Board of Adjustment. <p>Brick, brick veneer, stone, concrete masonry, cementitious stucco may only be painted in earth tone colors. Concrete finish must be profiled, sculptured, fluted, exposed aggregate or other architectural</p>		

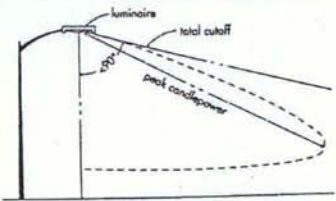

**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
<p>Building Materials - prohibited</p>	<p>concrete finish.</p> <p>The following provisions apply to the primary wall finish of the principal building and accessory buildings visible from US 281 North. For the purposes of this subsection the primary wall finish shall refer to the treatment applied to twenty-five percent (25%) or more of a building elevation.</p> <ul style="list-style-type: none"> a. Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels. b. Corrugated, ribbed, galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finished. This prohibition does not include metals used on roofs, awnings or canopies. c. Unfired or underfired clay, sand, or shale brick. d. Unfinished concrete masonry units (i.e. cinderblock). e. Smooth or untextured concrete finishes. f. Mirrored glass with a reflectance of greater than twenty percent (20%). 		


**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
<p>Trash receptacles, utility boxes</p>	<p>In order to minimize the visual impact of unsightly objects or uses, elements such as outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be completely screened from public view at ground level at a minimum height of six (6) feet.</p> <p>Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden gates, evergreen plant materials with irrigation, or landscaped earthen berm. Walls are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors.</p>		<p>Off-street loading spaces, refuse and outdoor storage area, antennas, satellite dishes, and mechanical equipment within the street yard shall be screened from all public streets. The screening shall be a minimum of six (6) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less. The screening may be provided by plants, a solid screen fence or wall, or a combination thereof.</p>
<p>Utilities</p>	<p>On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines.</p>		<p>On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines</p>
<p>Lighting</p>	<p>a. Exterior lighting fixtures for entrances, parking lots or walkways shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety degrees (90°). Any structural part of the fixture providing this cut-off angle shall be permanently affixed.</p> <p>b. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or</p>		<p>Lighting shall be so arranged that the light is shielded from adjacent residential properties and does not interfere with traffic.</p>

**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
	<p>outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way.</p> <p><i>(Both types illustrated are acceptable)</i></p>	 <p>LUMINAIRE WITH LESS THAN 90° CUTOFF</p>	
On-premises Signage	<p>Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet 30' height/150 square feet 40' height/200 square feet Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.</p>		<p>Expressway: 40' height/350 sq ft single or dual tenant 50' height/500 sq ft multiple tenant Arterial A: 30' height/200 sq ft single or dual tenant 40' height/350 sq ft multiple tenant No provision for additional height if the adjacent grade is elevated. 200' spacing between signs.</p>
Off-premises Signage	<p>Off premises advertising signs and billboards are prohibited.</p>		<p>Off-premises signs prohibited in the corridor district.</p>

**Attachment A: US 281 North Gateway Corridor District Plan
Site Development Standards**

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
Wall signs	Maximum allowable sign area, as a percentage of the area of each building elevation: 15% cabinet sign; painted or flat sign 20% channel letters raised or incised		Maximum allowable sign area, as a percentage of the area of each building elevation: 20% cabinet sign; painted or flat sign 25% channel letters raised or incised
Definitions <i>Earth Tone Colors</i> – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors. <i>Native plants and trees</i> – those species listed in Appendix E of the Unified Development Code. <i>Understory</i> – assemblages of natural low level woody, herbaceous and ground cover species.			

US 281 North Corridor

Z2016270 CD 5 ERZD

Proposed Zoning "C-2 CD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266884 CB 4865 P-19B & P-19C .301 CB 4900 P-4A ABS 54 20.2004

Bexar 266885 CB 4865 P-19A ABS 934

Bexar 268796 CB 4900 P-4D ABS 54

Proposed Zoning Detail Commercial District, Conditional Use for Feed, Seed, Fertilizer Sales with (Outdoor Storage Permitted), US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 269293 CB 4900E BLK 2 LOT 1 MUMME'S SUB'D

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Motor Vehicle Sales (Full Service), US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1051293 CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7)
More specifically described in Exhibit 6

Proposed Zoning Detail Commercial District, Conditional Use for a Movie Theater, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266815 CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Bexar 1176458 CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1051303 CB 4862 P-5 ABS 637 More specifically described in Exhibit 7

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1051312 CB 4864 P-2 ABS 266 More specifically described in Exhibit 7

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Machine Shop, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266902 CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934
More specifically described in Exhibit 3

Bexar 266903 CB 4865 P-28B OR E 473 FT OF N 184.2 FT OF TR 9 ABS 934
More specifically described in Exhibit 3

Bexar 266951 CB 4865 BLK 1 LOT W IRR 12 FT OF E 61.08 FT OF 3 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Bexar 266952 CB 4865 BLK 1 LOT W IRR 433.6 FT OF 3 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Bexar 266954 CB 4865 BLK 1 LOT 4 EXC NE IRR 35.28 FT 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Metal Products – Fabrication, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 267064 CB 4865C BLK 1 LOT 1 & 2 (ERIC LARSON SUBD)

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Micro-distillery, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266833 CB 4864E BLK 1 LOT 1 THE EASTCO SUB'D

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266769 CB: 4864 P-5H ABS: 266

Bexar 266787 CB 4864 P-9 ABS 266 2.886 NO LABEL# OR SERIAL#

Bexar 266788 CB 4864 P-10 ABS 266

Bexar 266792 CB 4864 P-11 ABS 266 1.43 AC

Bexar 266794 CB 4864 P-12 ABS 266 (STATE ROADSIDE PARK)

Bexar 266854 CB 4865 P-5B ABS 934

Bexar 266855 CB 4865 P-6 ABS 934

Bexar 266870 CB 4865 P-12 ABS 934

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
		0.585 AC
Bexar	266874	CB 4865 P-13 (0.41 AC), P-14 (0.137 AC) & P-101 (0.038 AC) ABS 934 TOTAL:
	266877	CB 4865 P-15 ABS 934
Bexar	266886	CB 4865 P-20A ABS 934 1.23 CB 4926 P-2A ABS 113 2.179
Bexar	266887	CB 4865 P-21 OR TR 1 ABS 934
Bexar	266894	CB 4865 P-23A OR E 980.38 FT OF N 1/2 OF TR-3 & P-24 OR W 986.6 FT OF TR-4
Bexar	266898	CB: 4865 P-25 OR W890.8' OF TR-5
Bexar	266905	CB 4865 ABS 934 P-28D
Bexar	266906	CB 4865 ABS 934 P-28E .413 AC
Bexar	266908	CB 4865 ABS 934 P-28F
Bexar	266910	CB 4865 LOT P-29A ABS 934
Bexar	266915	CB 4865 P-30 OR TR 11 ABS 934 8.00 AC
Bexar	266949	CB 4865 BLK 1 LOT 2 281 NORTH BUS PK SUBD
Bexar	267066	CB 4865C BLK 1 LOT 3 BUILDING TRADITIONS
Bexar	267067	CB 4865C BLK 1 LOT 4 CASANOVA SUBD
Bexar	267709	CB 4865H BLK 2 LOT 2 DAILEY SUBD
Bexar	267837	CB 4866 P-1 ABS 34
Bexar	268836	CB 4900 P-12A ABS 54 (6.2117 AC) & CB 4924 P-1A ABS 633 (11.6 AC)
Bexar	268849	CB 4900 P-12B,P-12E,P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633 More specifically described in Exhibit 9
Bexar	268938	CB 4900 P-40 ABS 54 6.302 AC CB 4926 P-9E ABS 113 0.282 AC TOTAL: 6.584 AC (NON-ADJ REMS)
Bexar	269167	CB 4900C BLK 1 LOT 106 DOLAN PLACE I
Bexar	269168	CB 4900C BLK 1 LOT 107 DOLAN PLACE I
Bexar	269169	CB 4900C BLK 1 LOT 108 DOLAN PLACE I
Bexar	269170	CB 4900C BLK 1 LOT 109 DOLAN PLACE I
Bexar	269171	CB 4900C BLK 1 LOT 110 DOLAN PLACE I

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	269172	CB 4900C BLK 1 LOT 111 DOLAN PLACE I
Bexar	269173	CB 4900C BLK 1 LOT 112 DOLAN PLACE I
Bexar	269174	CB 4900C BLK 1 LOT NE IRR 71.13 FT OF 113 DOLAN PLACE II
Bexar	269175	CB 4900C BLK 1 LOT 114 DOLAN PLACE II
Bexar	269176	CB 4900C BLK 1 LOT 115 DOLAN PLACE II
Bexar	269177	CB 4900C BLK 1 LOT 116 DOLAN PLACE II
Bexar	269308	CB 4900G BLK 4 LOT 1 EXC SW IRR 193.26 FT
Bexar	269309	CB 4900G BLK 4 LOT SW IRR 193.26 FT OF 1
Bexar	270597	CB 4925A BLK LOT 84
Bexar	989866	CB 4900G BLK 4 LOT 3 MARSHALL PLACE SUBD
Bexar	1012546	CB4900 P-56 (14.0448 AC) ABS 54 CB4926 P-9 (5.9852 AC) ABS 113
Bexar	1014177	CB 4900 P-39 ABS 54 4.205 AC
Bexar	1050458	CB 4926 P-2B ABS 113
Bexar	1058460	CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266
Bexar	1062926	CB 4900G BLK 4 LOT SW 100 FT OF 2 & SE 677.83 FT OF 12
Bexar	1062927	CB 4900G BLK 4 LOT NW 69.37 FT OF 2 & NE 40 FT OF 12
Bexar	1063662	CB 4865 P-20B (.0582 AC) & P-48A (.0352 AC) CB 4926 P-2C (1.8306 AC)
Bexar	1137566	CB 4900C BLK 1 LOT SW IRR 178.89 FT 113 DOLAN PLACE II
Bexar	1153297	CB 4865J BLK 2 LOT 1 1.5794AC (BULVERDE CROSSING UT-1)
Bexar	1171523	CB 4865E BLK 5 LOT 86 (OLIVER RANCH 281 COMMERCIAL)
Bexar	1171525	CB 4865E BLK 5 LOT 85 (OLIVER RANCH 281 COMMERCIAL)
Bexar	1189734	CB 4865J BLK 2 LOT 2 BULVERDE CROSSING UT-2

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge
Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1189735	CB 4865J BLK 2 LOT 901 BULVERDE CROSSING UT-2
Bexar	1211199	CB 4900F BLK 4 LOT W 717.83 FT OF 13 (EAGLES NEST ONE SUBD)
Bexar	1228731	CB 4925B (CORONADO UT-1), BLOCK 1 LOT 999//PRIVATE STREET
Bexar	1229135	CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS
Bexar	1229135	CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS
Bexar	1230999	CB 4865J BLK 2 LOT 3 (US 281 & BULVERDE SUBD)
Bexar	1234520	CB 4865B BLK 1 LOT 98 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1234521	CB 4865B BLK 1 LOT 99 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1234522	CB 4865B BLK 1 LOT 100 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1252390	CB 4900 P-74 ABS 54 (2.1703 AC)

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting
Overlay District

County	PropID	LegalDescription
Bexar	266483	CB 4861 P-6 ABS 268
Bexar	266493	CB 4861 P-12 ABS 268
Bexar	266555	CB 4861A BLK LOT 46-A
Bexar	266668	CB 4861E BLK LOT 1 {COUNTRY PLACE UT-5}
Bexar	266669	CB 4861E BLK LOT 2 {COUNTRY PLACE UT-5}
Bexar	266670	CB 4861E BLK LOT 3 {COUNTRY PLACE UT-5}
Bexar	266671	CB 4861E BLK LOT 4 {COUNTRY PLACE UT-5}
Bexar	266673	CB 4861F BLK 1 LOT NE 175 FT OF 1 (0.603 AC) HILL COUNTRY SQUARE- MCINTOSH SUBD
Bexar	266675	CB 4861F BLK 1 LOT 2 EXCEPT N 40 OF S 352.55 FT HILL COUNTRY SQUARE- MCINTOSH SUBD
Bexar	266676	CB 4861F BLK 1 LOT N 40 FT S 352.22 FT OF 2
Bexar	266765	CB 4864 P-5D ABS 266
Bexar	266780	CB 4864 P-8B ABS 266
Bexar	266806	CB 4864 P-16 (.1491 AC), P-17A (.209 AC) & P-3F (3.0509 AC) ABS 266
Bexar	266811	CB 4864 P-18A ABS 266

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266829	CB 4864B BLK 2 LOT NW IRR 265.86 FT OF 1 (RAM STORE # 24)
Bexar	266830	CB 4864C BLK LOT 1 DEMARINO SUBDIVISION
Bexar	266831	CB 4864D BLK 3 LOT 1 U S BRICK / U S 281
Bexar	266834	CB 4864F BLK 1 LOT 1 HDS-BULVERDE SUB'D UT-1
Bexar	989475	CB 4864 P-24 ABS 266 LABEL #PFS0474801/2 (FORMERLY P-3B)
Bexar	989476	CB 4864 P-24A ABS 266
Bexar	1051294	CB 4860 P-4A ABS 51 (.01) CB 4861 P-1A ABS 268 (9.528)
Bexar	1051304	CB 4862 P-5B (2.68) & P-5C (0.018) ABS 637 & CB 4864 P-2B (1.69) ABS 266
Bexar	1062382	CB 4864C LOT 2 (JBJ SUBD)
Bexar	1127227	CB 4864B BLK 2 LOT SE IRR 199.65 FT OF 1 (US HWY 281 N/ BORGFELD DR ST ROW) RAM STORE # 24
Bexar	1132914	CB 4864 P-1F ABS 266
Bexar	1132990	CB 4864 P-1G (.8367 AC) & P-1E (1.3083 AC) ABS 266
Bexar	1138718	CB 4864G BLK 1 LOT 2 0.75 AC (AAA STORAGE N HWY 281 SUBD)
Bexar	1138719	CB 4864G BLK 1 LOT 3 4.549 AC (AAA STORAGE N HWY 281 SUBD)
Bexar	1147015	CB 4861F BLK 1 LOT SW 25 FT OF 1 (0.0857 AC) HILL COUNTRY SQUARE-MCINTOSCH SUB
Bexar	1182341	CB 4861F BLK 1 LOT IRR SE 107.92 2 HILL COUNTRY SQUARE-MCINTOSH SUBD
Bexar	1204741	CB 4864A BLK 2 LOT NW 167.25 FT OF 1 (THE IRON SKILLET SUBD)

Proposed Zoning "C-2 S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Car Wash, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	270590 CB 4925A BLK	LOT 77
Bexar	1135694 CB 4925B BLK	LOT 84 2.00 AC (MISSION PARK-US HWY 281)

Proposed Zoning Detail Commercial District, Specific Use Authorization for Funeral Home or Undertaking Parlor , US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	269314 CB 4900H BLK 1	LOT N 617.30 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) More specifically described in Exhibit 8
Bexar	1198411 CB 4900H BLK 1	LOT SW IRR PT OF THE NE 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD)

Proposed Zoning Detail Commercial District, Specific Use Authorization for Hospital, US 281 North Gateway
Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1171524 CB 4865E BLK 5 LOT 84 (OLIVER RANCH 281 COMMERCIAL)

Proposed Zoning Detail Commercial District, Specific Use Authorization for Hotel, US 281 North Gateway
Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266943 CB 4865 P-49 ABS 934 (FORMERLY P-2A,2B,2D)

Bexar 270587 CB 4925A BLK LOT 76

Bexar 270593 CB 4925A BLK LOT 80

Bexar 270594 CB 4925A BLK LOT 81

Bexar 270595 CB 4925A BLK LOT 82

Proposed Zoning Detail Commercial District, Specific Use Authorization for Wireless Communication
System, US 281 North Gateway Corridor District, Edwards Recharge Zone District,
Military Lighting Overlay District

County PropID LegalDescription

Bexar 1150038 CB 4865C BLK 1 LOT 5 3.94AC (TOWER SUBD)

Proposed Zoning "C-3 CD S GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, Conditional Use for Oversized Vehicle Sales, Service, or Storage and Specific Use Authorization for Boat and Marine Storage, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266782	CB 4864 P-8D ABS 266

Proposed Zoning "C-3 GC-3 ERZD MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266800	CB 4864 P-14 ABS 266 REFER TO: 80300-001-5852 (NON-ADJ RMS P-5F)
Bexar	266882	CB 4865 P-19D&P-19E 0.296 & CB 4900 P-4B&P-4E 22.3931 & CB 4926 P-3A 1.532 REFER TO: 82000-000-0194
Bexar	266912	CB 4865 P-29 OR TR-10 ABS 934 1.022 AC
Bexar	266915	CB 4865 P-30 OR TR 11 ABS 934 8.00 AC
Bexar	271044	CB 4926 P-1G ABS 113 NON-ADJACENT REMAINS
Bexar	271051	CB 4926 P-6 ABS 113
Bexar	271052	CB 4926 P-9C ABS 113 NON-ADJACENT REMAINS
Bexar	999867	CB 4864 P-26 ABS 266 (FORMERLY P-8)
Bexar	1012547	CB 4900 P-56A ABS 54 0.5275 AC CB 4926 P-9F ABS 113 7.7215 AC TOTAL: 8.249 AC

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266762	CB: 4864 P-5E ABS 266
Bexar	266797	CB 4864 P-13 ABS 266
Bexar	266816	CB 4864 P-22A ABS 266 (NON-ADJACENT REMAINS)
Bexar	266822	CB 4864 P-23 ABS 266 (FORMERLY 9-5C)

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266824	CB 4864A BLK 1 LOT 1 & CB 4864 P-14A ABS 266
Bexar	266825	CB 4864A BLK 1 LOT 2 (BASS SUBD UT-1)
Bexar	266826	CB 4864A BLK 1 LOT 3 (BASS SUBD UT-2) & CB 4864 P-23A ABS 266
Bexar	266827	CB 4864A BLK 1 LOT 4 BASS SUBD UT-3
Bexar	266828	CB 4864A BLK 2 LOT SW 165.6 FT OF 1 (THE IRON SKILLET SUBD)

Proposed Zoning "MF-18 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268921	CB 4900 P-31 ABS 54 (NON-ADJ REMS P-6)

Proposed Zoning "MF-18 GC-3 MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266815	CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5
Bexar	1176458	CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning "MF-25 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Low Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1226491	CB 4900C BLK 1 LOT 117 (ENCORE SENDERO RANCH)
Bexar	1226492	CB 4900C BLK 1 LOT 118 (ENCORE SENDERO RANCH)

Proposed Zoning "MXD ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	267840	CB 4866 P-3 ABS 34 More specifically described in Exhibit 2

Proposed Zoning "MXD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266878	CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0171 REFER TO: 80800-005-1799 More specifically described in Exhibit 2
Bexar	266879	CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0170 More specifically described in Exhibit 2
Bexar	266899	CB 4865 P-26 OR TR 6 ABS 934 More specifically described in Exhibit 2
Bexar	266900	CB 4865 P-27 OR TR 8 ABS 934 More specifically described in Exhibit 2
Bexar	266902	CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934 More specifically described in Exhibit 2
Bexar	266904	CB 4865 ABS 934 P-28C More specifically described in Exhibit 2
Bexar	266907	CB 4865 ABS 934 P-28 More specifically described in Exhibit 2
Bexar	266948	CB 4865 BLK 1 LOT 1 281 NORTH BUS PK SUBD More specifically described in Exhibit 2
Bexar	1063660	CB 4865 P-20 (1.6278 AC) & P-48 (1.5578 AC) More specifically described in Exhibit 4
Bexar	1063661	CB 4926 P- 2 More specifically described in Exhibit 4

Proposed Zoning "MXD GC-3 MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266738	CB 4863 P-2 ABS 290 More specifically described in Exhibit 1
Bexar	266740	CB 4863 P-3 ABS 290 More specifically described in Exhibit 1
Bexar	266767	CB 4864 P-5 (27.718 AC) ABS 266 NON ADJ RMS REF 04864-000-0057 More specifically described in Exhibit 1
Bexar	266832	CB 4864D BLK 3 LOT 2 NORTH CENTRAL BUSINESS PARK More specifically described in Exhibit 1
Bexar	1186588	CB 4864 P-20 (3.06 AC) ABS 266 NON ADJ RMS REF 04864-000-0056 More specifically described in Exhibit 1

Proposed Zoning "NP-15 ERZD MLOD-1"

Proposed Zoning Detail Neighborhood Preservation District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268923 CB 4900 P-33 ABS 54

Proposed Zoning "C-2 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268795 CB 4900 P-4, 4C & 5 ABS 54 CB 4926 P-3,P-3C,P-4 & P-5 REFER TO: 04900-000-0048

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268798 CB 4900 P-4, 4C, P-5 & P-6A CB 4926 P-3, P-3C, P-4 & P-5 REFER TO: 04900-000-0046

Proposed Zoning "R-20 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1042851 CB 4865 P-38D & P-39B ABS 934 & CB 4865D BLK 2 LOT S IRR 124.37 FT OF 1 & N IRR 75.63 FT OF 2

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268848 CB 4900 P-12C, P-27 ABS 54 CB 4924 P-1D ABS 633

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268893	CB 4900 P-24 ABS 54
Bexar	1058460	CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266
Bexar	1229518	CB 4865L (ROYAL OAK ESTATES UT-1), BLOCK 2 LOT 902 (OPEN SPACE)

Proposed Zoning "RE GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266549	CB 4861A BLK LOT 41
Bexar	267061	CB 4865B P-100 (R O W)
Bexar	268982	CB 4900A BLK 1 LOT 18 /PRIVATE ST/ (SENDERO RANCH UT-1 PUD)
Bexar	270753	CB 4925C BLK LOT 1 (THE OAKLANDS PUD)
Bexar	270811	CB 4925C BLK LOT 56 (THE OAKLANDS PUD)
Bexar	270812	CB 4925C BLK LOT 62 /PRIVATE STS-COMMON AREA/ (THE OAKLANDS PUD)

Proposed Zoning "RE GC-3 MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266696	CB 4864 P-3 (3.109 AC)& P-3C (.99 AC) A-266
Bexar	266751	CB 4864 P-3D ABS 266
Bexar	266808	CB 4864 P-17 (5.3415 AC) & P-3E (4.0341 AC) ABS 266
Bexar	266812	CB 4864 P-18 (1.415 AC), P-19 (5.69 AC) & P-21 (.625 AC) ABS 266

Proposed Zoning "RP GC-3 ERZD MLOD-1"

Proposed Zoning Detail Resource Protection District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266944 CB 4865 P-49A ABS 934 (NON-ADJACENT REMAINS)

Bexar 1095532 CB 4926D (TUSCANY HEIGHTS UT-1), BLOCK 25 LOT 30 (GREENBELT) PRIVATE (DRAINAGE EASEMENT)

Proposed Zoning "C-1 S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Specific Use Authorization for Wireless Communication System, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

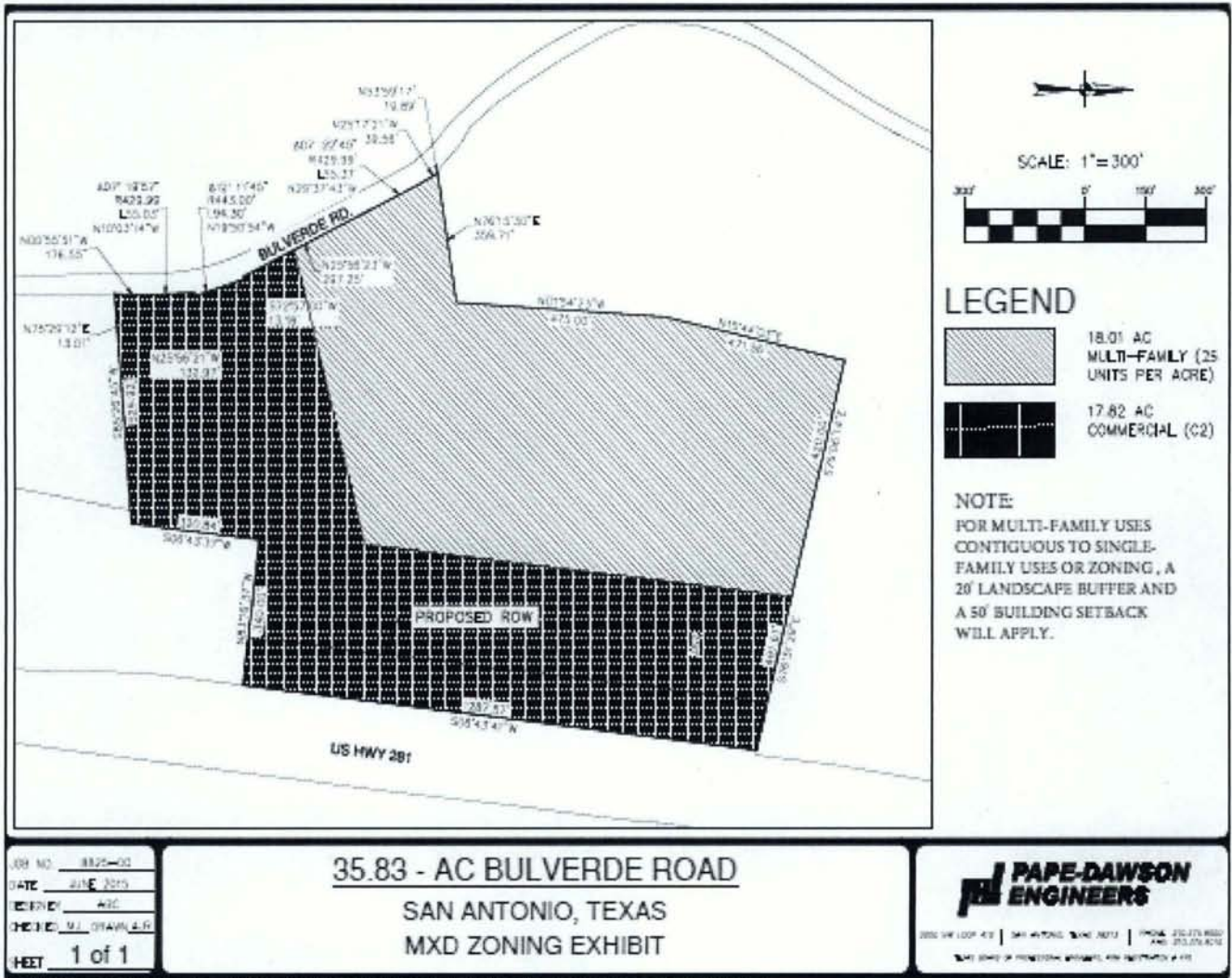
Bexar 270596 CB 4925A BLK LOT 83

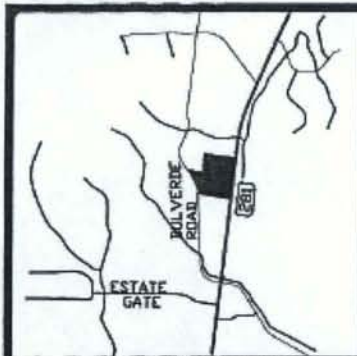
Exhibit 1

Property IDs: 266832, 266740, 1186588, 266767, 266738

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:





LOCATION MAP
NOT TO SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE 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.
3. "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."

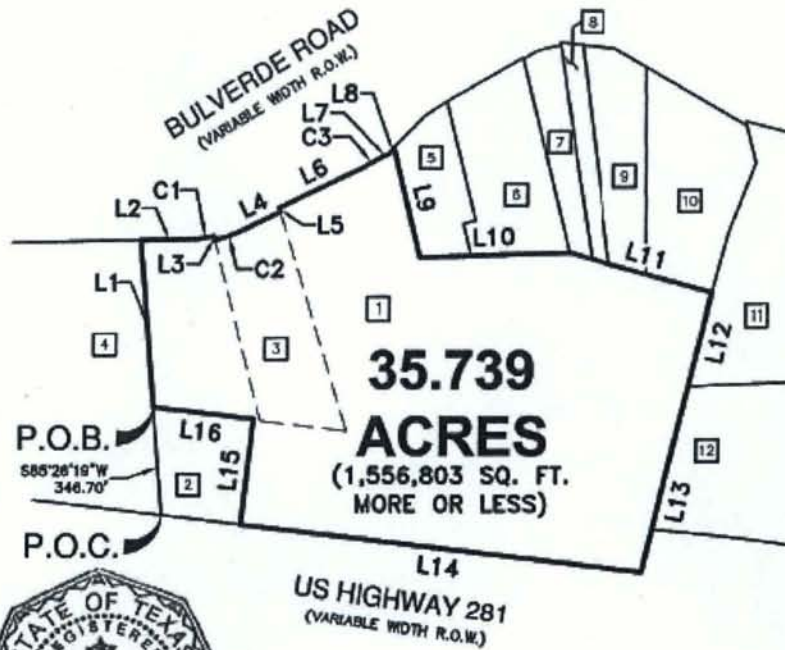


1 inch = 500'



KEYNOTES

- 1 36.17 ACRES
BASS PROPERTIES, LP
[VOL. 12220, PG. 2205 OPR]
- 2 LOT 1, BLOCK 3 CB 4864
US BRICK/AUS 281
[VOL. 9538, PG. 82 DPR]
- 3 LOT 2, BLOCK 3, CB 4864
NORTH CENTRAL BUSINESS PARK
[VOL. 9543, PG. 172 DPR]
- 4 8.00 ACRES
DAN W PARRISH & SUSAN H
PARRISH
[VOL. 3295, PG. 308 OPR]
- 5 1.915 ACRES
GARY N BACKHAUS
[VOL. 8908, PG. 1928 OPR]
- 6 3.568 ACRES
MARY WISHAU
[VOL. 16996, PG. 1336 OPR]
- 7 1.490 ACRES
PHILLIP T MUSKA & CAROL L MUSKA
[VOL. 13197, PG. 144 OPR]
- 8 1.00 ACRE -TRACT II
PHILLIP T MUSKA & CAROL L MUSKA
[VOL. 13229, PG. 1409 OPR]
- 9 2.507 ACRES-TRACT I
PHILLIP T MUSKA & CAROL L MUSKA
[VOL. 13229, PG. 1409 OPR]
- 10 4.08 ACRES
WILLIAM GERARD DILLOW &
SHARON DILLOW
[VOL. 16204, PG. 2179 OPR]
DESCRIBED IN
[VOL. 16207, PG. 201 OPR]
- 11 29.095 ACRES
JOHN & JESSIE KILLIAN
[VOL. 5968, PG. 1124 OPR]
- 12 10.752 ACRES
281 NORTH INVESTMENT COMPANY
[VOL. 11088, P.G 1606 OPR]



Paul T. Ross
30 JUNE, 15

L14
US HIGHWAY 281
(VARIABLE WIDTH R.O.W.)

EXHIBIT FOR
ZONING

A 35.739 ACRE, OR 1,556,803 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF LOT 2, BLOCK 3, COUNTY BLOCK 4864 OF THE NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 36.17 ACRE TRACT DESCRIBED IN DEED TO BASS PROPERTIES, LP RECORDED IN VOLUME 12220, PAGE 2205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE HENRY PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.



2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10191974

REVISED: JUNE 29, 2015

JOB No.: 8825-00

SHEET 1 OF 2

Date: Jun 30, 2015, 7:50am User: D: Admins File: A:\C:\M\8825-00\20-35-239 AC.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°28'15"W	529.92'
L2	N00°55'51"W	176.55'
L3	N75°29'12"E	13.01'
L4	N25°56'21"W	132.97'
L5	S72°57'00"W	13.16'
L6	N25°56'23"W	297.25'
L7	N25°17'21"W	39.56'
L8	N53°59'17"W	19.89'
L9	N76°15'30"E	359.71'
L10	N01°54'23"W	475.00'
L11	N15°44'03"E	471.56'
L12	S76°06'14"E	420.00'
L13	S76°31'29"E	491.61'
L14	S06°43'41"W	1287.57'
L15	N83°16'37"W	340.00'
L16	S06°43'37"W	320.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	429.99'	7°19'57"	N10°03'14"W	54.99'	55.03'
C2	443.00'	12°11'45"	N19°50'54"W	94.12'	94.30'
C3	429.99'	7°22'40"	N29°37'43"W	55.33'	55.37'



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1096874

REVISED: JUNE 29, 2015

SHEET 2 OF 2
 JOB No.: 8825-00

Date: Jun 30, 2015, 7:50am User: JD, Mfr:mas
 Plo: M:\CNS\8825-00\8825-00 Z01-35.739 AC.dwg



FIELD NOTES
FOR
ZONING

A 35.739 acre, or 1,556,803 square feet more or less, tract of land comprised of Lot 2, Block 3, County Block 4864 of the North Central Business Park Subdivision recorded in Volume 9543, Page 172 of the Deed and Plat Records of Bexar County, Texas and a called 36.17 acre tract described in deed to Bass Properties, LP recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266 and the Henry Peshorn Survey No. 366, Abstract 590, County Block 4864 of Bexar County, Texas. Said 35.739 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;

CO)MMENCING: At a point on the west right-of-way line of US Highway 281, a variable width right-of-way, the northeast corner of a 8.00 acre tract recorded in Volume 3295, Page 308 of said Official Public Records, the southeast corner of Lot 1, Block 3, County Block 4864 of the US Brick/US 281 Subdivision recorded in Volume 9538, Page 82 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 85°26'19" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said 8.00 acre tract, the south line of said Lot 1, a distance of 346.70 feet to the southwest corner of said Lot 1 and the POINT OF BEGINNING of the herein described tract;

THENCE: S 85°26'19" W, along and with the north line of said 8.00 acre tract, the south line of said 36.17 acre tract, a distance of 529.92 feet to a point on the east right-of-way line of Bulverde Road, a variable width right-of-way;

THENCE: Along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract and said Lot 2 the following bearings and distances:

N 00°55'51" W, a distance of 176.55 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°19'57", a chord bearing and distance of N 10°03'14" W, 54.99 feet, for an arc length of 55.03 feet to a point;

Page 1 of 3

35.739 Acres
Job No.: 8825-00
Page 2 of 3

N 75°29'12" E, a distance of 13.01 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 443.00 feet, a central angle of 12°11'45", a chord bearing and distance of N 19°50'54" W, 94.12 feet, for an arc length of 94.30 feet to a point;

N 25°56'21" W, a distance of 132.97 feet to a point;

S 72°57'00" W, a distance of 13.16 feet to a point;

N 25°56'23" W, a distance of 297.25 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°22'40", a chord bearing and distance of N 29°37'43" W, 55.33 feet, for an arc length of 55.37 feet to a point;

N 25°17'21" W, a distance of 39.56 feet to a point;

N 53°59'17" W, a distance of 19.89 feet to a point for the northwest corner of said 36.17 acre tract, the southwest corner of a 1.915 acre tract recorded in Volume 8908, Page 1928 of said Official Public Records;

THENCE: N 76°15'30" E, departing the east right-of-way line of said Bulverde Road, along and with a northwest line of said 36.17 acre tract, the southeast line of said 1.915 acre tract, a distance of 359.71 feet to a point for the southeast corner of said 1.915 acre tract;

THENCE: N 01°54'23" W, along and with the west line of said 36.17 acre tract, the east line of said 1.915 acre tract, a 3.568 acre tract recorded in Volume 16996, Page 1336, both of said Official Public Records, a distance of 475.00 feet to a point for the northeast corner of said 3.568 acre tract, the southeast corner of a 1.490 acre tract recorded in Volume 13197, Page 144 of said Official Public Records;

35.739 Acres
Job No.: 8825-00
Page 3 of 3

- THENCE: N 15°44'03" E, along and with the east line of said a 1.490 acre tract, a 1.00 acre tract and a 2.507 acre tract recorded in Volume 13229, Page 1409 and a 4.08 acre tract recorded in Volume 16204, Page 2179, described in Volume 16207, Page 201 all of said Official Public Records, a distance of 471.56 feet to a point for the northeast corner of said 4.08 acre tract, on the south line of a 29.095 acre tract recorded in Volume 5968, Page 1124 of said Official Public Records;
- THENCE: S 76°06'14" E, along and with the south line of said 29.095 acre tract, a 10.752 acre tract recorded in Volume 11088, Page 1606 of said Official Public Records, a distance of 420.00 feet to a point;
- THENCE: S 76°31'29" E, along and with the south line of said 10.752 acre tract, the north line of said 36.17 acre tract, a distance of 491.61 feet to a point on the west right-of-way line of said US Highway 281, the northeast corner of said 36.17 acre tract;
- THENCE: S 06°43'41" W, along and with the west right-of-way line of said US Highway 281, the east line of said 36.17 acre tract, the east line of said Lot 1, a distance of 1287.57 feet to the northeast corner of said Lot 1;
- THENCE: N 83°16'37" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said Lot 1, a distance of 340.00 feet to the northwest corner of said Lot 1;
- THENCE: S 06°43'37"W, along and with the west line of said Lot 1, a distance of 320.84 feet to the POINT OF BEGINNING, and containing 35.739 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8825-00 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: June 19, 2015, revised: June 29, 2015
JOB NO. 8825-00
DOC. ID. N:\CIVIL\8825-00\WORD\8825-00 FN-35.739 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Exhibit 2

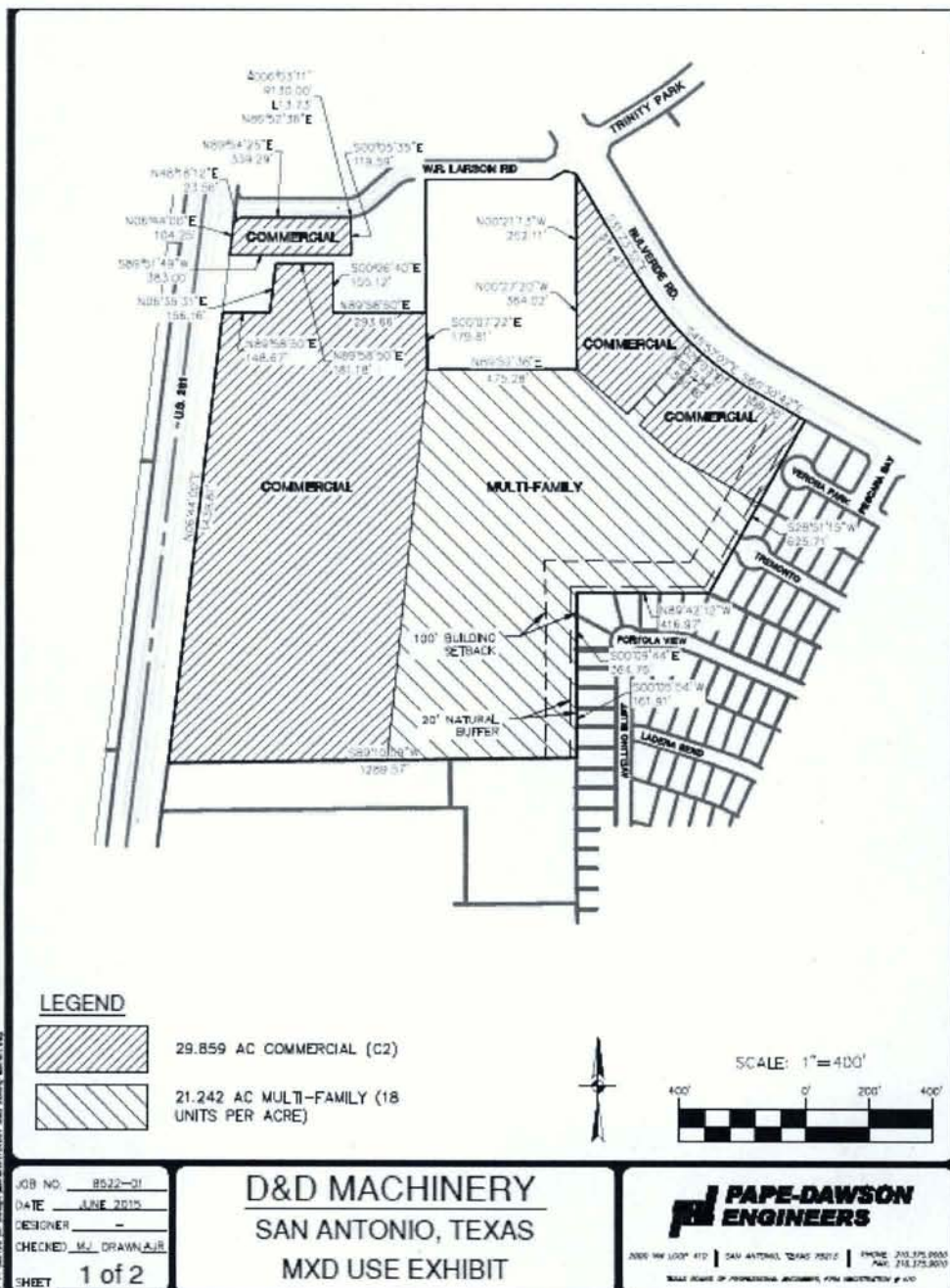
Property IDs: 266878, 266879, 266899, 266900, 266902, 266904, 266907, 266948

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

Property ID: 267840

Proposed Zoning: MXD (Mixed-Use District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following exhibit and field notes:





FIELDNOTE DESCRIPTION
FOR
TRACT 1

A 50.069 acre, 2,180,999 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 1/2, A-934, C.B. 4865 being all of a called 20.289 acre tract recorded in Volume 14707, Page 1082 of the Official Public Records of Bexar County, Texas, all of a called 12.08 acre tract recorded in Volume 7790, Page 1151 of the Official Public Records of Bexar County, Texas, all of a called 9.318 acre tract recorded in Volume 8465, Page 1600 of the Official Public Records of Bexar County, Texas, all of a called 5.017 acre tract recorded in Volume 16425, Page 1156 of the Official Public Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 0.351 acre tract recorded in Volume 9977, Page 1655 of the Official Public Records of Bexar County, Texas, all of a called 0.328 acre tract recorded in Volume 16398, Page 436 of the Official Public Records of Bexar County, Texas. Said 50.069 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 at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of Lot 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 31°23'32" E, a distance of 3.19 feet to the POINT OF BEGINNING;

THENCE: Along and with the southwest right-of-way line of said Bulverde Road, the northeast line of said 50.069 acre tract, the following bearings and distances:

S 31°23'32" E, a distance of 374.47 feet to a point for the beginning of a curve to the left;

Southeasterly, along a curve to the left, said curve having a radius of 1082.54 feet, a central angle of 29°07'10", a chord bearing and distance of S 45°57'07" E, 544.28 feet, for an arc length of 550.18 feet to a point;

Page 1 of 4

PD

US 281 North Corridor
Z2016270 CD S ERZD

50.069 Acres
Job No. 8522-01
Page 2 of 4

S 60°30'42" E, a distance of 159.30 feet to a point at the north corner of Lot 16, Belterra Subdivision Unit 2 recorded in Volume 9577, Page 12 of the Deed and Plat Records of Bexar County, Texas, the east corner of the herein described tract;

THENCE: S 28°51'15" W, departing the southwest right-of-way line of said Bulverde Road, along and with the northwest line of said Belterra Subdivision Unit 2, the southeast line of the herein described tract, a distance of 625.71 feet to a point at the north corner of Lot 11, Block 14, Belterra Subdivision Unit 1 recorded in Volume 9569, Page 76 of said Deed and Plat Records, the west corner of Lot 26, Block 14 of said Belterra Subdivision Unit 2, a southeast corner of the herein described tract;

THENCE: N 89°42'12" W, along and with the north line of said Belterra Subdivision Unit 1, the south line of the herein described, a distance of 416.97 feet to a point for the northwest corner of Lot 6, Block 14 of said Belterra Subdivision Unit 1, an interior corner of the herein described tract;

THENCE: S 00°09'44" E, along and with the west line of said Belterra Subdivision Unit 1, the west line of Belterra Subdivision Unit 3 recorded in Volume 9618, Page 27 of said Deed and Plat Records, the east line of the herein described tract, a distance of 364.76 feet to a point;

THENCE: S 00°05'54" W, continuing along and with the west line of said Belterra Subdivision Unit 3, the east line of the herein described tract, a distance of 161.91 feet to a point at the northeast corner of Lot 5, Block 1 Tower Subdivision recorded in Volume 9615, Page 48 of said Deed and Plat Records, the southeast corner of the herein described tract;

THENCE: S 89°10'59" W, departing the west line of said Belterra Subdivision Unit 3, along and with the north line of said Lot 5, the north line of a 3.29 acre tract described in Volume 8447, Page 687 of said Official Public Records, the south line of the herein described tract, a distance of 1289.57 feet to a point on the east right-of-way line of U.S. Highway 281, the northwest corner of said 3.29 acre tract, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 1439.81 feet to a point at the southwest corner of a 0.533 acre tract described in deed recorded in Volume 12486, Page 1062 of said Official Public Records, the northwest corner of the herein described tract;

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ENGINEERS

US 281 North Corridor
Z2016270 CD S ERZD

50.069 Acres
Job No. 8522-01
Page 3 of 4

- THENCE: N 89°58'50" E, departing the east right-of-way line of said U.S. Highway 281, along and with the south line said 0.533 acre tract, the north line of the herein described tract, a distance of 148.67 feet to a point;
- THENCE: N 06°35'31" E, along and with the east line of said 0.533 acre tract, the west line of the herein described tract, a distance of 156.16 feet to a point on the south line of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the northeast corner of said 0.533 acre tract, the northwest corner of said herein described tract;
- THENCE: N 89°58'50" E, along and with the south line of said ingress and egress easement, the north line of the herein described tract, a distance of 181.18 feet to a point at the northwest corner of a 1.046 acre tract described in deed recorded in Volume 6707, Page 1130 of said Official Public Records, the northeast corner of the herein described tract;
- THENCE: S 00°26'40" E, departing the south line of said ingress and egress easement, along and with the west line of said 1.046 acre tract, the east line of the herein described tract, a distance of 155.12 feet to a point at the southwest corner of said 1.046 acre tract, an interior corner of the herein described tract;
- THENCE: N 89°58'50" E, along and with the south line of said 1.046 acre tract, the north line of said 4.661 acre tract, a distance of 293.66 feet to a point at the southeast corner of said 1.046 acre tract;
- THENCE: S 00°07'22" E, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 9.318 acre tract, the south line of said 4.661 acre tract, an interior corner of the herein described tract;
- THENCE: N 89°52'38" E, along the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point on the west line of said 12.08 acre tract, a southeast corner of 4.661 acre tract, the northeast corner of said 9.318 acre tract;

US 281 North Corridor
Z2016270 CD S ERZD

50.069 Acres
Job No. 8522-01
Page 4 of 4

THENCE: Along and with the west line of said 12.08 acre tract, the east line of said 4.61 acre tract, the east line of a 2.00 acre tract recorded in Volume 6966, Page 1151 of said Deed Records and the east line of said Lot 4, the following bearings and distances:

N 00°27'20" W, a distance of 364.02 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

N 00°21'13" W, a distance of 252.11 feet to the POINT OF BEGINNING, and containing 50.069 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 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: June 18, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FNT1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul T. Ross
29 JUNE, 15





FIELDNOTE DESCRIPTION
FOR
TRACT 2

A 1.024 acre, 44,612 square feet more or less, tract of land being out of the J.J. Hupperts Survey No. 417 1/2, A-934, C.B. 4865 being all of Lot 1 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas. Said 1.024 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 U.S. Highway 281, the northwest corner of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 104.25 feet to a point at the intersection of the east right-of-way line of said U.S. Highway 281, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:

N 48°18'12" E, a distance of 23.56 feet to a point;

N 89°54'25" E, a distance of 339.29 feet to a point for the beginning of a curve to the left;

Northeasterly, along a curve to the left, said curve having a radius of 130.00 feet, a central angle of 06°03'11", a chord bearing and distance of N 86°52'36" E, 13.73 feet, for an arc length of 13.73 feet to a point at the northwest corner of Lot 2 of said 281 North Business Park Subdivision, the northeast corner of the herein described tract;

PD

US 281 North Corridor
Z2016270 CD S ERZD

1.024 Acres
Job No. 8522-01
Page 2 of 2

THENCE: S 00°05'35" E, departing the south right-of-way line of said W.R. Larson, along and with the west line of said Lot 2, the east line of the herein described tract, a distance of 119.59 feet to a point on the north line of said Tract 5, the southwest corner of said Lot 2, the southeast corner of the herein described tract;

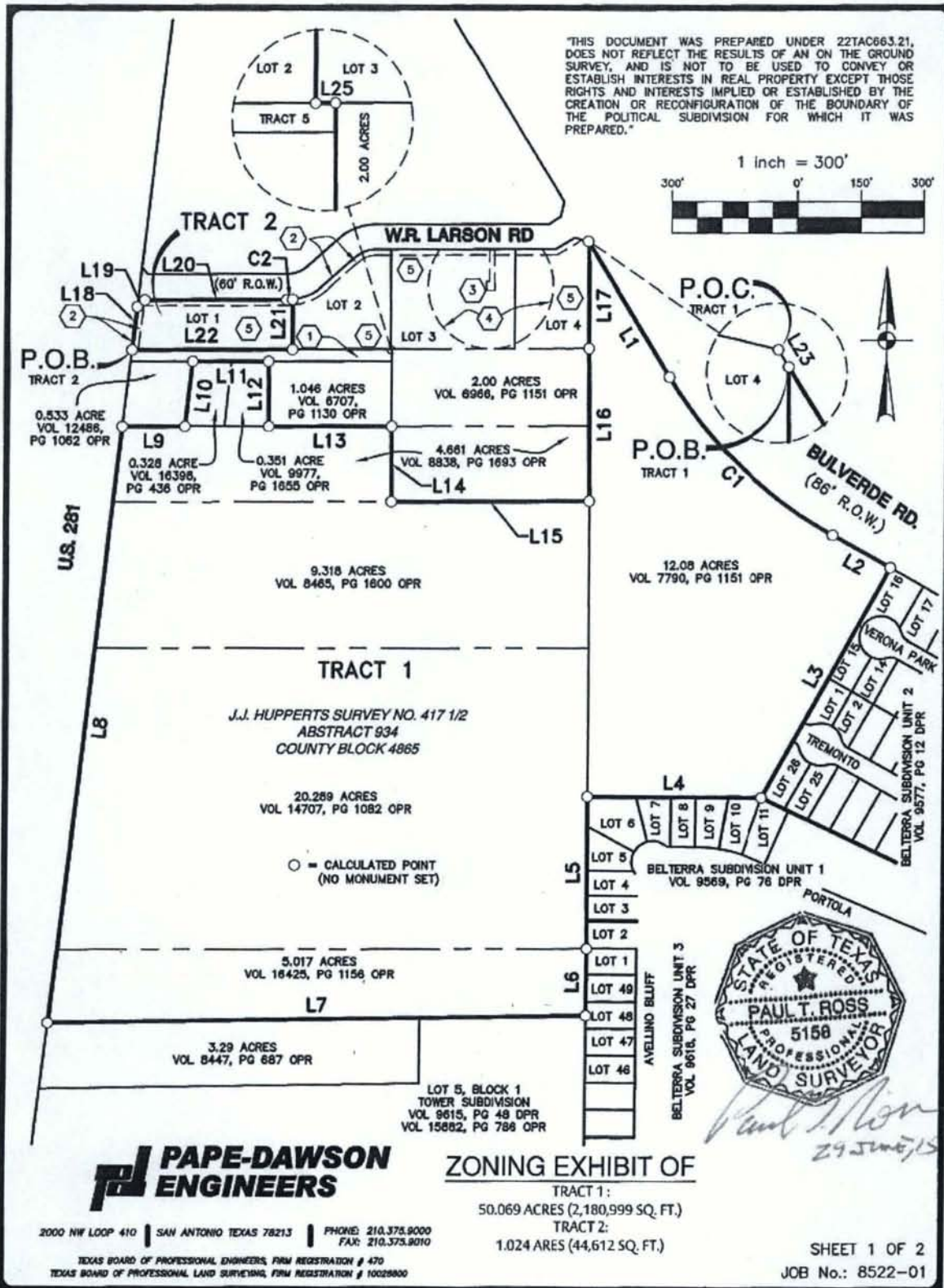
THENCE: S 89°51'49" W, along and with the north line of said Tract 5, the south line of the herein described tract, a distance of 383.00 feet to the POINT OF BEGINNING, and containing 1.024 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 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: June 17, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T2.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul T. Ross
29 June, 15



Date: Jun 29, 2015, 9:27am User ID: WReino
 File: H:\CIVIL\8522-01\EXHIBIT-01 REV1.dwg

NOTES

- ① TRACT E-29' INGRESS AND EGRESS EASEMENT VOL 7904, PG 991 DR
- ② 14' ELECTRIC EASEMENT VOL 9504, PG 216 DPR
- ③ WATER WELL & ACCESS EASEMENT VOL 9504, PG 216 DPR
- ④ 150' SANITARY CONTROL EASEMENT VOL 9504, PG 216 DPR
- ⑤ 281 NORTH BUSINESS PARK SUBDIVISION VOL 9504, PG 216 DPR

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1082.54'	29°07'10"	S45°57'07"E	544.28'	550.18'
C2	130.00'	6°03'11"	N86°52'36"E	13.73'	13.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°23'32"E	374.47'
L2	S60°30'42"E	159.30'
L3	S28°51'15"W	625.71'
L4	N89°42'12"W	416.97'
L5	S00°09'44"E	364.76'
L6	S00°05'54"W	161.91'
L7	S89°10'59"W	1289.57'
L8	N06°44'00"E	1439.81'
L9	N89°58'50"E	148.67'
L10	N06°35'31"E	156.16'
L11	N89°58'50"E	181.18'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S00°26'40"E	155.12'
L13	N89°58'50"E	293.66'
L14	S00°07'22"E	179.81'
L15	N89°52'38"E	475.28'
L16	N00°27'20"W	364.02'
L17	N00°21'13"W	252.11'
L18	N06°44'00"E	104.25'
L19	N48°18'12"E	23.56'
L20	N89°54'25"E	339.29'
L21	S00°05'35"E	119.59'
L22	S89°51'49"W	383.00'

Date: Jan 28, 2015, 8:25am User: BT, Mariano
 File: N:\DWG\6522-01\6522-01_REV1.dwg



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

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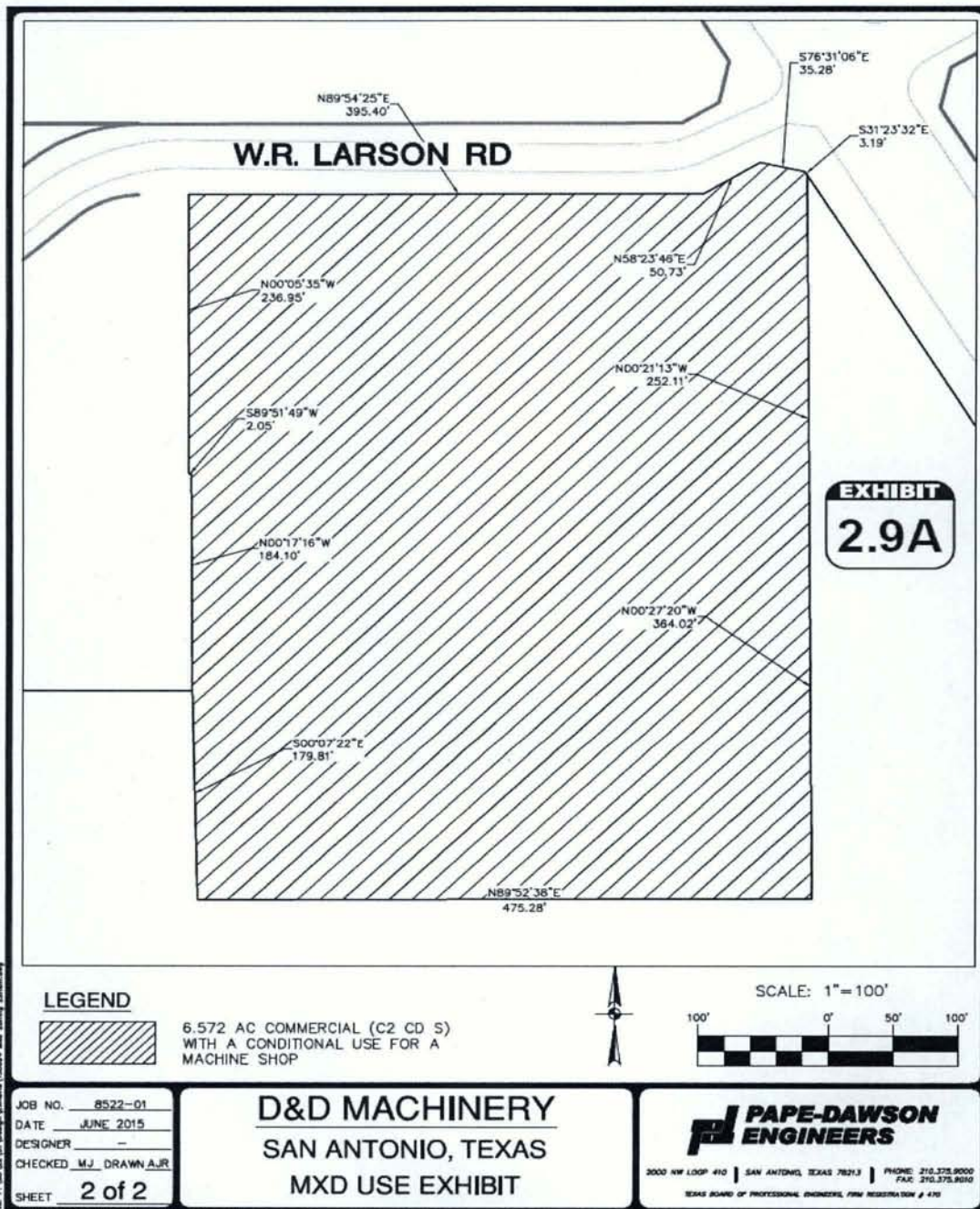
SHEET 2 OF 2
 JOB No.: 8522-00

Exhibit 3

Property ID: 266952, 266951, 266954, 266903, 266902

Proposed Zoning: C-2 (Commercial District) CD (Conditional Use for a Machine Shop) S (Specific Use) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:



Date: July 28, 2015, 1:13pm User: B. J. Williams
 File: P:\15071217\15071217-0000\15071217-0000.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INCOMPLETELY ACTED. RELY ONLY ON FINAL INSPECTED MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



FIELDNOTE DESCRIPTION
FOR

A 6.578 acre, 286,532 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 1/2, A-934, C.B. 4865 being all of Lots 3 and 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 2.00 acre tract recorded in Volume 6966, Page 1151 of the Official Public Records of Bexar County, Texas. Said 6.578 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 at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of the herein described tract;

THENCE: S 31°23'32" E, long and with the southwest right-of-way line of said Bulverde Road, the northeast line of the herein described tract, a distance of 3.19 feet to a point at the northwest corner of a 12.08 acre tract recorded in Volume 7790, Page 1151 of said Official Public Records, the northeast corner of said Lot 4;

THENCE: Along and with the west line of said 12.08 acre tract, the east line of said Lot 4, the east line of said 2.00 acre tract, and the east line of said 4.661 acre tract, the following bearings and distances:

S 00°21'13" E, a distance of 252.11 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

S 00°27'20" E, a distance of 364.02 feet point at the southeast corner of 4.661 acre tract, the northeast corner of a 9.318 acre tract recorded in Volume 8465, Page 1600 of said Official Public Records, for the southeast corner of herein described tract;

THENCE: S 89°52'38" W, along and with the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point for the southwest corner of the herein described tract;

Page 1 of 2

PR

US 281 North Corridor
Z2016270 CD S ERZD

6.578 Acres
Job No. 8522-01
Page 2 of 2

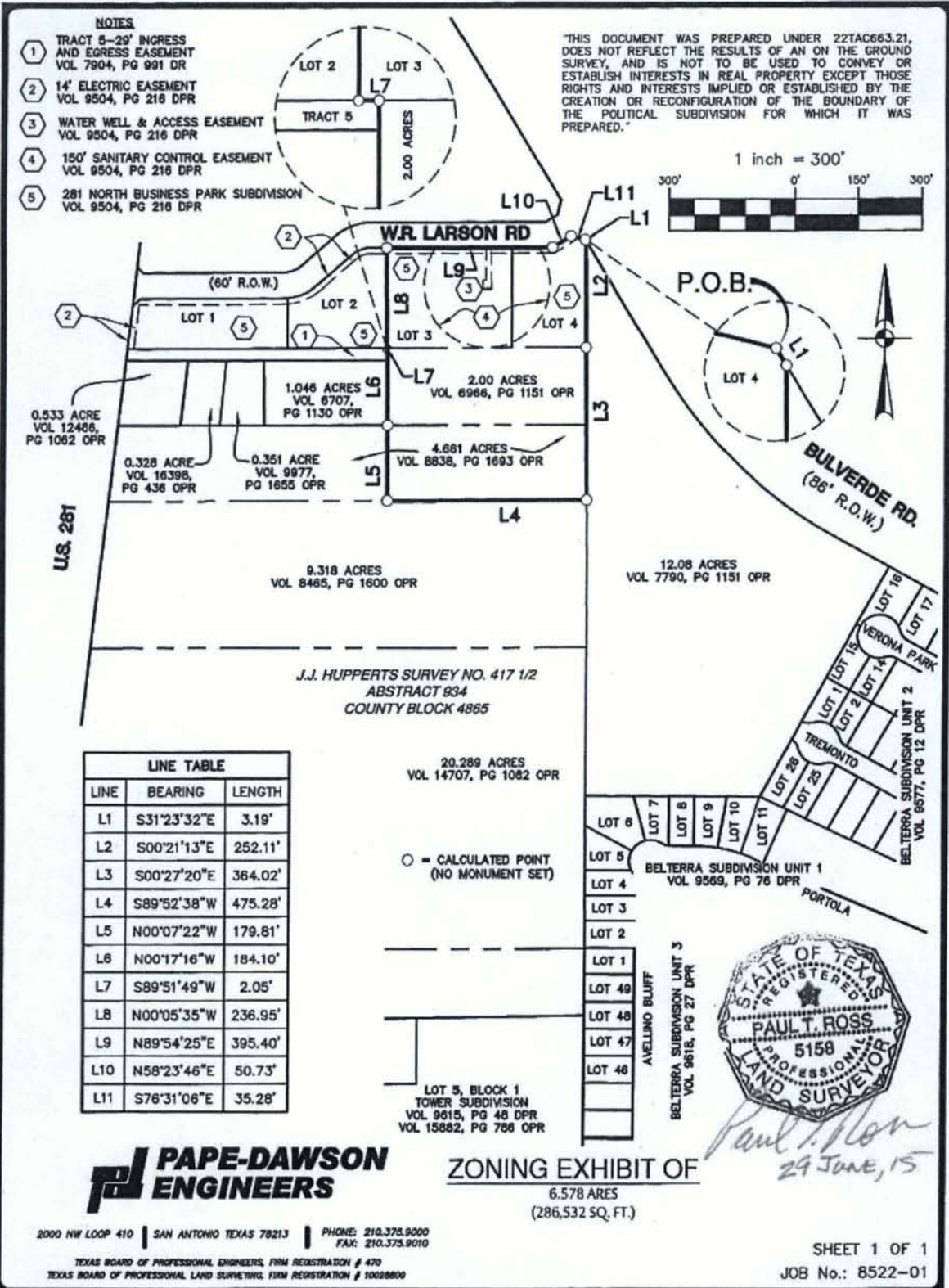
- THENCE: N 00°07'22" W, departing the north line of said 9.318 acre tract, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 4.661 acre tract, at the southwest corner of said 2.00 acre tract, the southeast corner of a 1.046 acre tract recorded in Volume 6707, Page 1130 of said Official Public Records;
- THENCE: N 00°17'16" W, along and with the east line of a 1.046 acre tract, the west line of the herein described tract, a distance of 184.10 feet to a point for an angle point of the herein described tract;
- THENCE: S 89°51'49" W, along and with the north line of an ingress and egress easement recorded in Volume 7904, Page 991 of said Official Public Records, a south line of the herein described tract, a distance of 2.05 feet to a point at the southeast corner of Lot 2 of said 281 North Business Park Subdivision, the southwest corner of said Lot 3, a southwest corner of the herein described tract;
- THENCE: N 00°05'35" W, departing the north line of said ingress and egress easement, along and with the east line of said Lot 2, the west line of the herein described tract, a distance of 236.95 feet to a point on the south right-of-way line of said W.R. Larson Road, the northeast corner of said Lot 2, the northwest corner of the herein described tract;
- THENCE: Along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:
- N 89°54'25" E, a distance of 395.40 feet to a point;
- N 58°23'46" E, a distance of 50.73 feet to a point;
- S 76°31'06" E, a distance of 35.28 feet to the POINT OF BEGINNING, and containing 6.578 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey map prepared under job number 8522-01 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: June 18, 2015 REVISION: June 26, 2015
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



**PAPE-DAWSON
ENGINEERS**



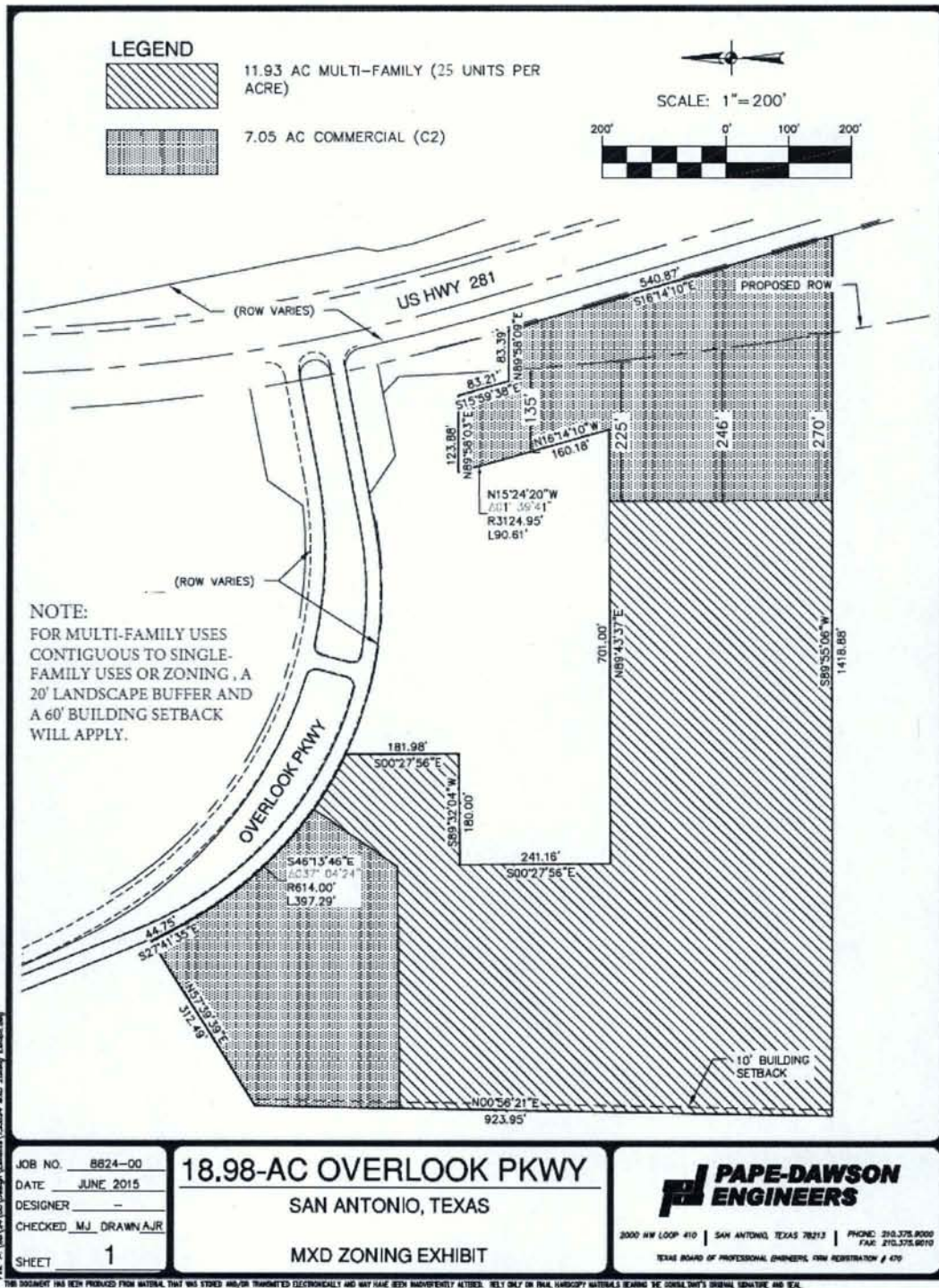
Date: Jun 29, 2015, 9:23am User ID: Whistler
File: A:\CME\8522-01\Z2016270-01_51578AC.dwg

Exhibit 4

Property ID: 1063660, 1063661

Proposed Zoning: MXD (Mixed-Use District) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:







FIELD NOTES
FOR
ZONING

An 18.977 acre, or 826,656 square feet more or less, tract of land comprised of 2.333 acres out of that 140.4 acre tract described in deed to Longleaf Inc. recorded in Volume 7878, Page 1299 and 19.923 acres out of a 22.00 acre tract described to Rogers/Bitterblue 281, Ltd., in deed recorded in Volume 8262, Page 549, both of the Official Public Records of Bexar County, Texas, out of the Beaty Seale & Forwood Survey 417 3/8, Abstract 113, County Block 4926 in Bexar County, Texas. Said 18.977 acre tract being more fully described as follows, with the bearings based on Oliver Ranch Unit 7 Subdivision recorded in Volume 9552, Page 164-171 of the Deed and Plat Records of Bexar County, Texas;

- BEGINNING:** At a point on the southwest right-of-way line of Overlook Parkway, a variable width right-of-way recorded in Volume 9552, page 164 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 1.924 acre tract recorded in Volume 11949, Page 2490 of the Official Public Records of Bexar County, Texas;
- THENCE:** S 00°27'56" E, departing the southwest right-of-way line of said Overlook Parkway, with the west line of said 1.924 acre tract, a distance of 181.98 feet to a point;
- THENCE:** S 89°32'04" W, with a north line of said 1.924 acre tract, a distance of 180.00 feet to a point;
- THENCE:** S 00°27'56" E, with the west most line of said 1.924 acre tract, a distance of 241.16 feet to a point for the southwest corner of said 1.924 acre tract;
- THENCE:** N 89°43'37" E, with the south line of said 1.924 acre tract, at a distance of 280.00 feet passing the southeast corner of said 1.924 acre tract, the southwest corner of a 3.409 acre tract recorded in Volume 7976, Page 1753 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 701.00 feet to a point for the southeast corner of said 3.409 acre tract;
- THENCE:** N 16°14'10" W, with an east line of said 3.409 acre tract, a distance of 160.18 feet to a point;

18.977 Acres
Job No.: 8824-00
Page 2 of 3

- THENCE: Northwesterly, continuing with an east line of said 3.409 acre tract, along a tangent curve to the right, said curve having a radius of 3124.95 feet, a central angle of $01^{\circ}39'41''$, a chord bearing and distance of $N 15^{\circ}24'20'' W$, 90.61 feet, for an arc length of 90.61 feet to a point;
- THENCE: $N 89^{\circ}58'03'' E$, with a south line of said 3.409 acre tract, a distance of 123.88 feet to a point for the northwest corner of a 0.153 acre tract recorded in Volume 17065, Page 2253 of the Official Public Records of Bexar County, Texas ;
- THENCE: $S 15^{\circ}59'38'' E$, with the west line of said 0.153 acre tract, a distance of 83.21 feet to a point for the southwest corner of said 0.153 acre tract;
- THENCE: $N 89^{\circ}58'09'' E$, with the south line of said 0.153 acre tract, a distance of 83.39 feet to a point on the west right-of-way line of US Highway 281, a 200-foot right-of-way the east line of said 22.00 acre tract;
- THENCE: $S 16^{\circ}14'10'' E$, with the west right-of-way line of said US Highway 281, the east line of said 22.00 acre tract, a distance of 540.87 feet to a point for the southeast corner of said 22.00 acre tract, the northeast corner of a 26.395 acre tract recorded in Volume 15566, Page 1804 of the Official Public Records of Bexar County, Texas;
- THENCE: $S 89^{\circ}55'06'' W$, departing the west right-of-way line of said US Highway 281, with the south line of said 22.00 acre tract, the north line of said 26.395 acre tract, a distance of 1418.88 feet to a point on the east line of a Block 7 of the Summerglen, Unit-2B Subdivision recorded in Volume 9543, Page 165-167 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of said 22.00 acre tract;
- THENCE: $N 00^{\circ}56'21'' E$, with the east line of said Block 7, the west line of said 22.00 acre tract, at a distance of 693.94 feet passing the northeast corner of said Summerglen Unit-2B, a northwest most corner of said 22.00 acre tract, the south line of a 140.4 acre tract recorded in Volume 7878, Page 1299 of the Official Public Records of Bexar County, Texas and the southeast corner of Lot 1, Block 21 of The Estates at Lookout Canyon Subdivision recorded in Volume 9569, Page 78 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 923.95 feet to a point;

18.977 Acres
Job No.: 8824-00
Page 3 of 3

- THENCE: N 57°39'39" E, with the southeast line of said Lot 1, a distance of 312.49 feet to a point on the southwest right-of-way line of said Overlook Parkway;
- THENCE: S 27°41'35" E, with the southwest right-of-way line of said Overlook Parkway, a distance of 44.75 feet to a point;
- THENCE: Southeasterly, continuing with the southwest right-of-way line of said Overlook Parkway, along a tangent curve to the left, said curve having a radius of 614.00 feet, a central angle of 37°04'24", a chord bearing and distance of S 46°13'46" E, 390.39 feet, for an arc length of 397.29 feet to the POINT OF BEGINNING, and containing 18.977 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8824-00 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: June 19, 2015
JOB NO. 8824-00
DOC. ID. N:\CIVIL\8824-00\WORD\8824-00 FN-18.977 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



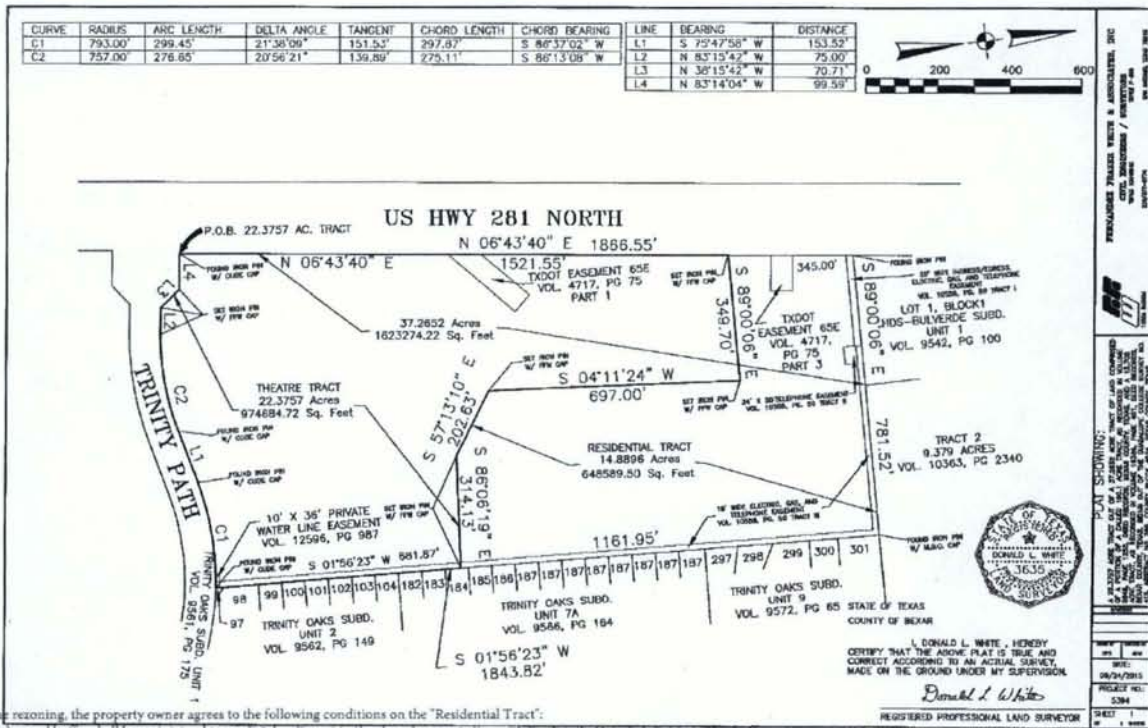
Exhibit 5

Property IDs: 266815, 2276458

Proposed Zoning for Theater Tract consisting of 22.3757 acres: C-2 (Commercial District) CD (Conditional Use for a Movie Theater) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Proposed Zoning for Residential Tract consisting of 14.8896 acres: MF-18 (Multifamily District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:



Note: As a condition of the rezoning, the property owner agrees to the following conditions on the "Residential Tract":

- 1) a 20' natural and/or landscaped buffer shall be maintained immediately adjacent to the shared property line with the Trinity Oaks subdivision. This buffering requirement shall not prevent any underground utility work within the 20'; and
- 2) no building shall be located within 100' from the shared property line with the Trinity Oaks Subdivision. This 100' shall include the natural and/or landscaped buffer required above.

These conditions are required as part of the rezoning case for the Residential Tract and may be reduced or eliminated through a future rezoning case. Further, these conditions are only required in the event the property is developed for residential purposes.

THEATER TRACT
A 22.3757 Acre Tract
(974,684.72 Sq. Ft)
Metes and Bounds Description

A 22.3757 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found $\frac{1}{2}$ " iron pin with "CUDE" cap on the east Right of Way line of US Highway 281 at the intersection of the north Right of Way line of Trinity Park, Trinity Oaks Subdivision, Unit 1 as recorded in Volume 9561, Page 175, Plat Records, Bexar County, Texas for the most southwesterly corner of said 37.2652 acre tract and herein described tract;

Thence N 06° 43' 40" E, 1,521.55 feet along the north Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to a set iron pin with "FFW" cap for the northwest corner of herein described tract;

Thence S 89° 00' 06" E, 349.70 feet to a set iron pin with "FFW" cap point for an corner;

Thence S 04° 11' 24" W, 697.00 feet to a set iron pin with "FFW" cap for a corner;

Thence S 57° 13' 10" E, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence S 86° 06' 19" E, 314.13 feet to a set iron pin with "FFW" cap on the west property line of Lot 184, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164, Plat Records, Bexar County, Texas and the east property line of said 37.2652 acre tract for the northeast corner of herein described tract;

Thence S 01° 56' 23" W, 681.87 feet, along the east property line of said 37.2652 acre tract and along the west property line of said Trinity Oaks Subdivision Unit 7A and Trinity Oaks Subdivision Unit 2 as recorded in Volume 9562, Page 149, Deed Records, Bexar County, Texas, at 43.87 feet passing the southwest corner of said Lot 184 and at 173.87 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 7A and the northwest corner of said Trinity Oaks Subdivision Unit 2 to a found $\frac{1}{2}$ " iron pin with "CUDE" cap on the south property line of said 37.2652 acre tract and the north Right of Way line of said Trinity Park for the southwest corner of Lot 97, Block 5, County Block 4864, said Trinity Oaks Subdivision Unit 2 also being the southwest corner of said Trinity Oaks Subdivision Unit 2 for the southeast corner of herein described tract;

Thence along the north Right of Way line of said Trinity Path and the south property line of said 37.2652 acre tract the following calls:

In a southwesterly direction, 299.45 feet along a curve to the left; having a central angle of 21° 38' 09"; a radius of 793.00 feet; a tangent of 151.53 feet; a chord bearing of

US 281 North Corridor
Z2016270 CD S ERZD

S 86° 37' 02" W, and a chord length of 297.67 feet to a found ½" iron pin with "CUDE" cap for a point of tangency;

S 75° 47' 58" W, 153.52 feet to a found ½" iron pin with "CUDE" cap for a point of curvature;

In a southwesterly direction, 276.65 feet along a curve to the right; having a central angle of 20° 56' 21"; a radius of 757.00 feet; a tangent of 139.89 feet; a chord bearing of S 86° 13' 08" W, and a chord length of 275.11 feet to a set ½" iron pin with FFW cap for a point of tangency;

N 83° 15' 42" W, 75.00 feet to a set ½" iron pin with FFW cap;

N 38° 15' 42" W, 70.71 feet to a set ½" iron pin with FFW cap;

N 83° 14' 04" W, 99.59 feet to the Point of Beginning and containing 22.3757 acres (974,684.72 sq. ft.) of land more or less.



A handwritten signature in cursive script that reads "Donald L. White".

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

RESIDENTIAL TRACT
A 14.8896 Acre Tract
(648,589.50 Sq. Ft)
Metes and Bounds Description

A 14.8896 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found ½" iron pin on the east Right of Way line of US Highway 281 at the southwest corner of Lot 1, Block 1, HDS – Bulverde Subdivision, Unit 1 as recorded in Volume 9542, Page 100 Plat Records, Bexar County, Texas, also being the northwest corner of said 37.2652 acre tract and herein described tract;

Thence -S 89° 00' 06" E, 781.52 feet along the north property line of said 37.2652 acre tract, the south property line of said Lot 1, and the south property line of a 9.379 acre tract being Tract 2 out of an 11.386 acre tract, Guadalupe College Survey No 416, Abstract 266 as recorded in Volume 10363, Page 2340 Deed Records, Bexar County Texas, at 362.00 feet passing the southeast corner of said Lot 1 and the southwest corner of said Tract 2, to a found ½" iron pin with "MBC" cap at the northwest corner of Lot 301, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 9 as recorded in Volume 9572, Page 65, Plat Records, Bexar County, Texas for the northeast corner of said 37.2652 acre tract and herein described tract;

Thence S 01° 56' 23" W, 1,161.95 feet along the east property line of said 37.2652 acre tract and the west property line of said Trinity Oaks Subdivision Unit 9 and Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164 Plat Records, Bexar County, Texas, at 483.58 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 9 and the Northwest corner of said Trinity Oaks Subdivision Unit 7A and at 1,140.82 passing the northwest corner of Lot 184, Block 5, County Block 4864, said Trinity Oaks, Subdivision Unit 7A to a set iron pin with "FFW" cap on the west property line of said Lot 184 for the southeast corner of herein described tract;

Thence N 86° 06' 19" W, 314.13 feet to a set iron pin with "FFW" cap for a corner;

Thence N 57° 13' 10" W, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence N 04° 11' 24" E, 697.00 feet to a set iron pin with "FFW" cap for an interior corner;

Thence N 89° 00' 06" W, 349.70 feet to a set iron pin with "FFW" cap on the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract for a corner;

Thence N 06° 43' 40" E, 345.00 feet along the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to the Point of Beginning and containing 14.8896 acres (648,589.50 sq. ft.) of land more or less.



Donald L. White

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

**US 281 North Corridor
Z2016270 CD S ERZD**

Exhibit 6

Property ID: 1051293

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Motor Vehicle Sales (full service)) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Legal Description: CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7)

Conditions:

Light fixtures shall have 90 degree cut off lighting

Screen dumpsters, mechanical systems and loading docks

100 foot building setback and Type C Buffer abutting western property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID #266677 and abutting the northern property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID#989471

No chain link fencing within view of public streets

All Service Repairs must be performed within an enclosed structure

Exhibit 7

Property IDs: 1051303; 1051312

Legal Descriptions: CB 4862 P-5 ABS 637; CB 4864 P-2 ABS 266

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Car Wash) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Conditions: 40 foot building setback abutting the property to the north identified as BCAD 2016 Property ID # 266677

Exhibit 8

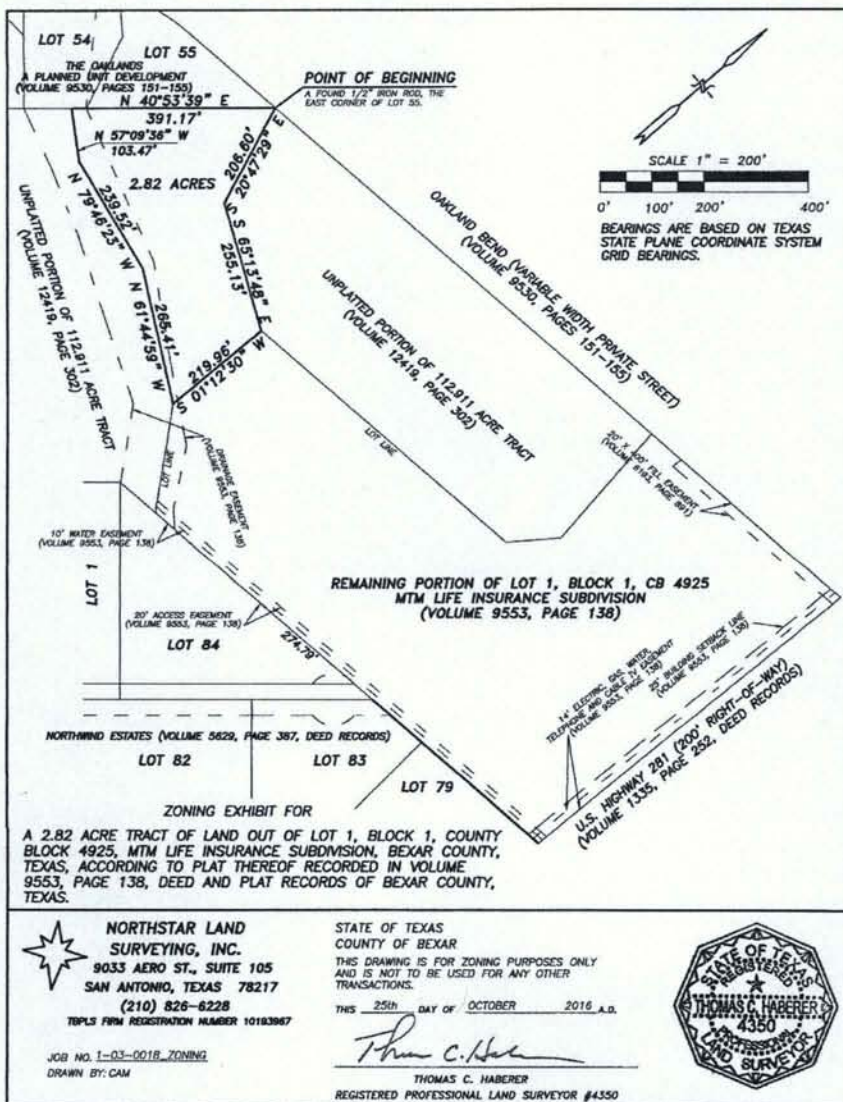
Property ID: 269314

Legal Description: CB 4900H BLK 1 Lot N 617.30 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD)

Proposed Zoning: C-2 (Commercial District) S (Specific Use Authorization for Funeral Home or Undertaking Parlor) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

Save and Except the following tract that was removed from the annexation:

2.82 acres of land out of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, more specifically described in the following field notes and exhibit.



Northstar Land Surveying, Inc.

***9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228***

TBPLS FIRM REGISTRATION NUMBER 10193967

**FIELD NOTES FOR
ZONING**

BEING A 2.82 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, COUNTY BLOCK 4925, MTM LIFE INSURANCE SUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9553, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found ½ inch iron rod, the east corner of Lot 55 on the south line of Oakland Bend, a private street, The Oaklands A Planned Unit Development, as recorded in Volume 9530, Pages 151-155, Deed and Plat Records of Bexar County, Texas, the northwest corner of a portion of the unplatted portion of a 112.911 acre tract as recorded in Volume 12419, Page 302, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the above referenced Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the north corner of the herein described tract;

THENCE: South 20 degrees 47 minutes 29 seconds East (Bearings are based on Texas State Plane Coordinate System Grid Bearings), 206.60 feet coincident with an east line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the west line of a portion of the unplatted portion of the above referenced 112.911 acre tract, to an angle point of the herein described tract;

THENCE: South 65 degrees 13 minutes 48 seconds East, 255.13 feet coincident with the northeast line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the southwest line of a portion of the unplatted portion of the 112.911 acre tract, to the northeast corner of the herein described tract;

THENCE: South 01 degree 12 minutes 30 seconds West, 219.96 feet to an angle point on the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northeast line of a portion of the unplatted portion of the 112.911 acre tract, the southeast corner of the herein described tract;

Continued

Page 2 of 2
Field Notes For
Zoning

THENCE: With the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northwest line of a portion of the unplatted portion of the 112.911 acre tract the following:

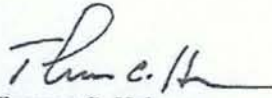
North 61 degrees 44 minutes 59 seconds West, 265.41 feet to an angle point;

North 79 degrees 46 minutes 23 seconds West, 239.52 feet to an angle point;

North 57 degrees 09 minutes 36 seconds West, 103.47 feet to the southeast line of Lot 54 of the above referenced The Oaklands A Planned Unit Development, the west corner of the herein described tract;

THENCE: North 40 degrees 53 minutes 39 seconds East, at 27.99 feet, pass a found ½ inch iron rod 0.42 feet northwest of line, for the northeast corner of the above referenced Lot 54, the south corner of the above referenced Lot 55, and continuing the same course, a total distance of 391.17 feet, to the **POINT OF BEGINNING**, containing 2.82 acres.

This legal description is for zoning purposes only and is not to be used for any other transactions.



Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 25, 2016
Job Number 1-03-0018-Zoning



**US 281 North Corridor
Z2016270 CD S ERZD**

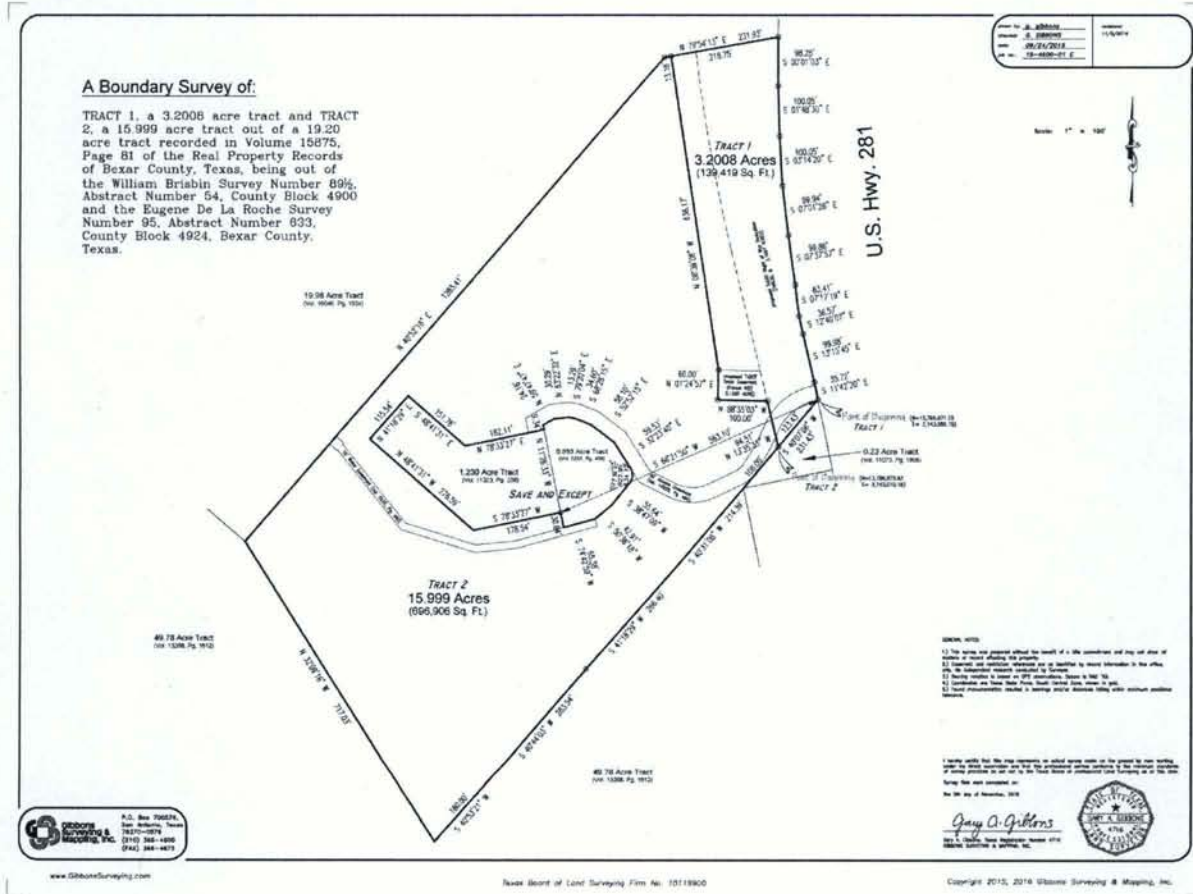
Exhibit 9

Property ID: 268938

Legal Description: CB 4900 P-12B,P-12E,P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633

Proposed Zoning: C-2 (Commercial District) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

Save and Except 15.999 acres out of a 19.20 acre tract which was removed from the annexation more specifically described in the following exhibit and field notes:





FIELD NOTES FOR 15.999 ACRES

OUT OF A 19.20 ACRE TRACT IN THE NAME OF HERLINDA CANTU FAMILY, LP AND RECORDED IN PAGE 15875, PAGE 81 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NUMBER 54, COUNTY BLOCK 4900, AND THE EUGENE DE LA ROCHE SURVEY NUMBER 95, ABSTRACT NUMBER 633, COUNTY BLOCK 4924, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a set 1/2" iron rod stamped "GIBBONS" on the southeast line of the aforementioned 19.20 acre tract having Texas State Plane Grid Coordinates of N=13,786,876.83 and E=2,143,010.16, said point being the southwest corner of a proposed 2.1967 acre TxDOT right of way dedication known as Parcel 8, being South 40°07'06" West (bearings are based on GPS observations, datum is NAD '83) 123.43' from a found 1/2" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), marking the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, and the southeast corner of the aforementioned 19.20 acre tract and of this tract;
- THENCE:** South 40°07'06" West 108.00' to a found 1/2" iron rod, the north corner of a 49.78 acre tract in the name of Crosswinds I Partnership, Ltd. as recorded in Volume 13268, Page 1612 of the Real Property Records of Bexar County, Texas;
- THENCE:** With the north line of the 49.783 acre tract, the southeast line of the 19.20 acre tract, the following:
- South 40°31'08" West 214.39' to a found 1/2" iron rod, an angle point;
- South 41°18'29" West 266.40' to a set 1/2" iron rod stamped "GIBBONS", an angle point;
- South 40°44'03" West 283.54' to a found 1/2" iron rod, an angle point;
- South 40°53'21" West 180.00' to a found 1/2" iron rod, the south corner of the 19.20 acre tract and of this tract;
- THENCE:** With the northeast line of the 49.78 acre tract and the southwest line of the 19.20 acre tract North 32°09'16" West 717.03' to a found 1/2" iron rod, the south corner of a 19.98 acre tract in the name of C-5 Holdings, LLC as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the west corner of the 19.20 acre tract and of this tract;
- THENCE:** North 40°52'16" East 1283.41' with the east line of the 19.98 acre tract and the northwest line of the 19.20 acre tract to a found 1/2" iron rod, an angle point;
- THENCE:** North 79°54'13" East 13.18' with the east line of the 19.98 acre tract to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a 3.2008 acre tract surveyed this day, the north corner hereof;
- THENCE:** Crossing the 19.20 acre tract with the west line of the 3.2008 acre tract, the following:
- South 08°39'08" West 636.17' to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a proposed TxDOT Drain Easement;

PAGE 1 OF 3

15.999 ACRE TRACT
PAGE 2 OF 3

South 01°24'57" West 60.00' to a set 1/2" iron rod stamped "GIBBONS", the southwest corner of the TxDOT Easement;

South 88°35'03" East 100.00' to a set 1/2" iron rod stamped "GIBBONS", the southeast corner of the TxDOT Easement, being on the west line of the aforementioned 2.1967 acre TxDOT right of way dedication;

THENCE: South 13°35'33" East 94.51' with the dedication line to the POINT OF BEGINNING of this tract SAVE AND EXCEPT a 1.230 Acre Tract recorded in Volume 11323, Page 238 and a 0.593 Acre Tract recorded in Volume 5237, Page 490 of the Real Property Records of Bexar County, Texas and containing 15.999 acres (696,906 square feet)

The SAVE AND EXCEPT tract being more particularly described by metes and bounds as follows:

COMMENCING: At a found 1/2" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the southeast corner of the aforementioned 19.20 acre tract, said iron rod having Texas State Plane Grid Coordinates of N=13,785,971.22 and E=2,143,089.70; thence South 66°21'50" West 563.10' to a found 1/2" iron rod marking the southeast corner and POINT OF BEGINNING of the 1.230 acre tract;

THENCE: South 78°33'27" West 178.54' to a found 1/2" iron rod, an angle point;

THENCE: North 48°41'31" West 276.59' to a found 1/2" iron rod, the west corner of the 1.230 acre tract;

THENCE: North 41°18'29" East 115.54' to a found 1/2" iron rod, the north corner of the 1.230 acre tract;

THENCE: South 48°41'31" East 151.78' to a found 1/2" iron rod, an angle point;

THENCE: North 78°33'27" East 162.11' to a found 1/2" iron rod on the west line of the aforementioned 0.593 acre tract, the north corner of the 1.230 acre tract, a re-entry corner hereof;

THENCE: North 11°26'33" West 9.34' to a found 1/2" iron rod, the northwest corner of the 0.593 acre tract;

THENCE: North 59°47'47" East 24.16' to a found 1/2" iron rod, an angle point;

THENCE: North 83°22'32" East 30.29' to a found 1/2" iron rod, an angle point;

THENCE: South 79°20'04" East 13.29' to a found 1/2" iron rod, an angle point;

THENCE: South 68°28'15" East 34.60' to a found 1/2" iron rod, an angle point;

THENCE: South 52°52'15" East 58.10' to a found 1/2" iron rod, an angle point;

THENCE: South 32°23'40" East 59.53' to a found 1/2" iron rod, the beginning of a curve to the right;

THENCE: With the curve to the right, having a radius of 27.95', a delta of 71°10'23", an arc length of 34.72' and a chord bearing South 03°11'44" West to a found 1/2" iron rod;

THENCE: South 38°47'09" West 55.64' to a found 1/2" iron rod, an angle point;

THENCE: South 50°36'18" West 42.91' to a found 1/2" iron rod, an angle point;

15.999 ACRE TRACT
PAGE 3 OF 3

THENCE: South 74°42'59" West 65.38' to a found 1/2" iron rod, the southwest corner of the
aforementioned 0.593 acre tract;

THENCE: North 11°28'33" West 30.64' to the POINT OF BEGINNING of the SAVE AND EXCEPT
parcel;

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND
DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: September 24, 2015, revised November 5, 2016
Job No.: 14-4600
Doc I.D.: 16 acres Hwy 281
GAG/ps

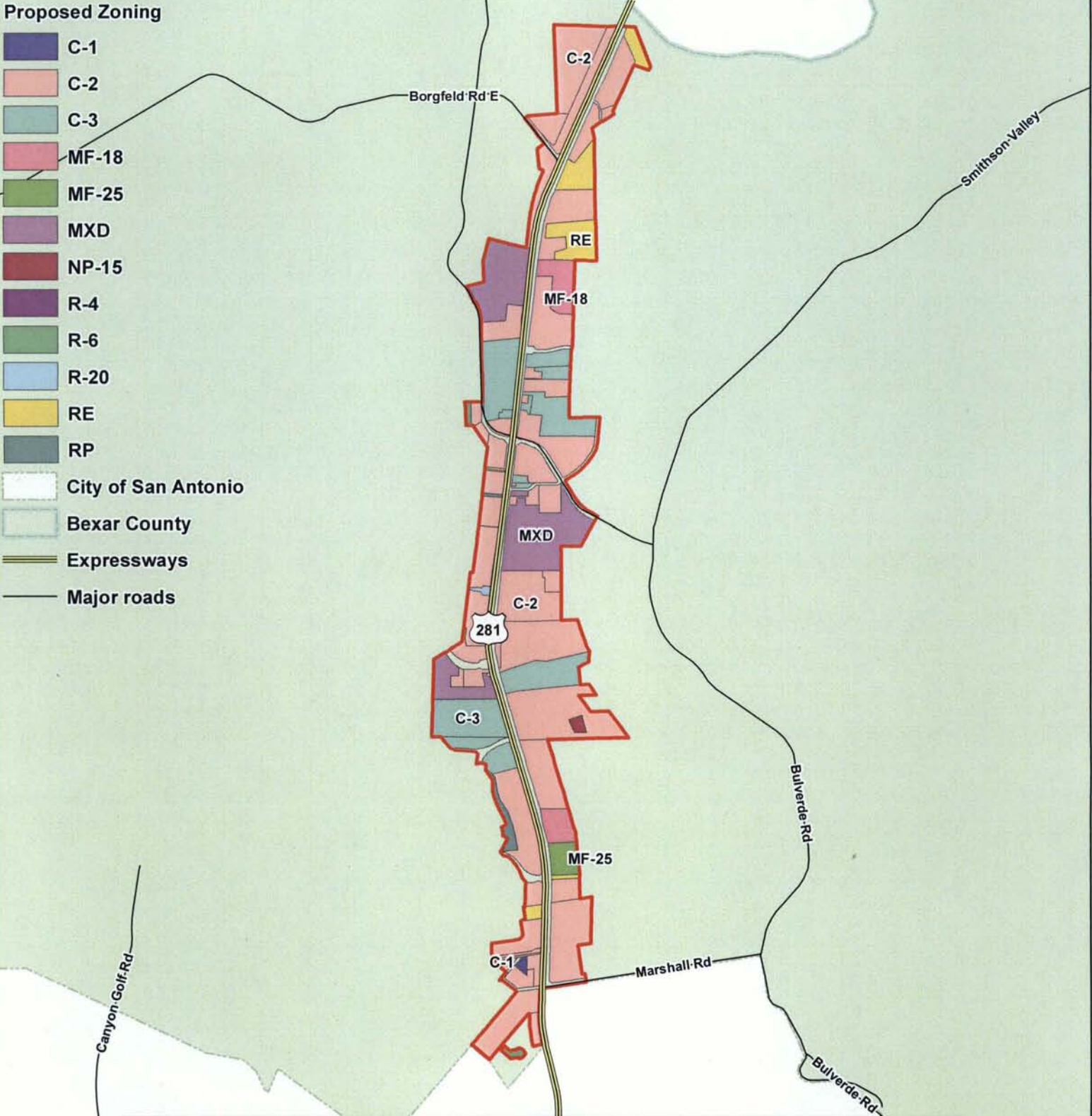


GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapody Drive, San Antonio, TX 78216
(210) 366-4600 www.GibbonsSurveying.com
TBPLS Firm No. 10119900

US 281 North Corridor Proposed Zoning







Proposed Zoning

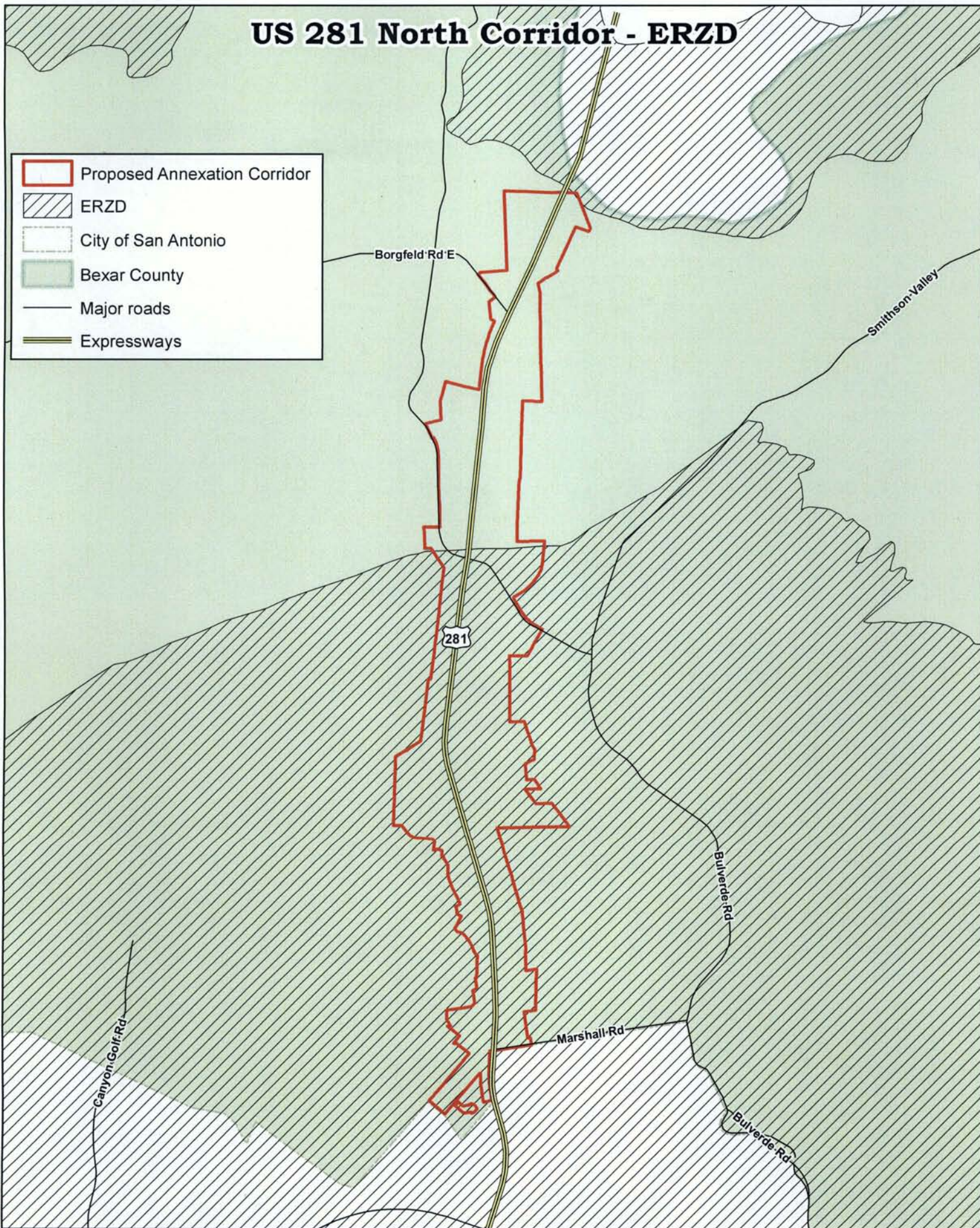
- C-1
- C-2
- C-3
- MF-18
- MF-25
- MXD
- NP-15
- R-4
- R-6
- R-20
- RE
- RP
- City of San Antonio
- Bexar County
- Expressways
- Major roads









For conditional zoning and specific use authorizations, consult the interactive map at:
<http://www.sanantonio.gov/Planning/PlanningUrbanDesign/Annexation/AnnexationProgram.aspx>

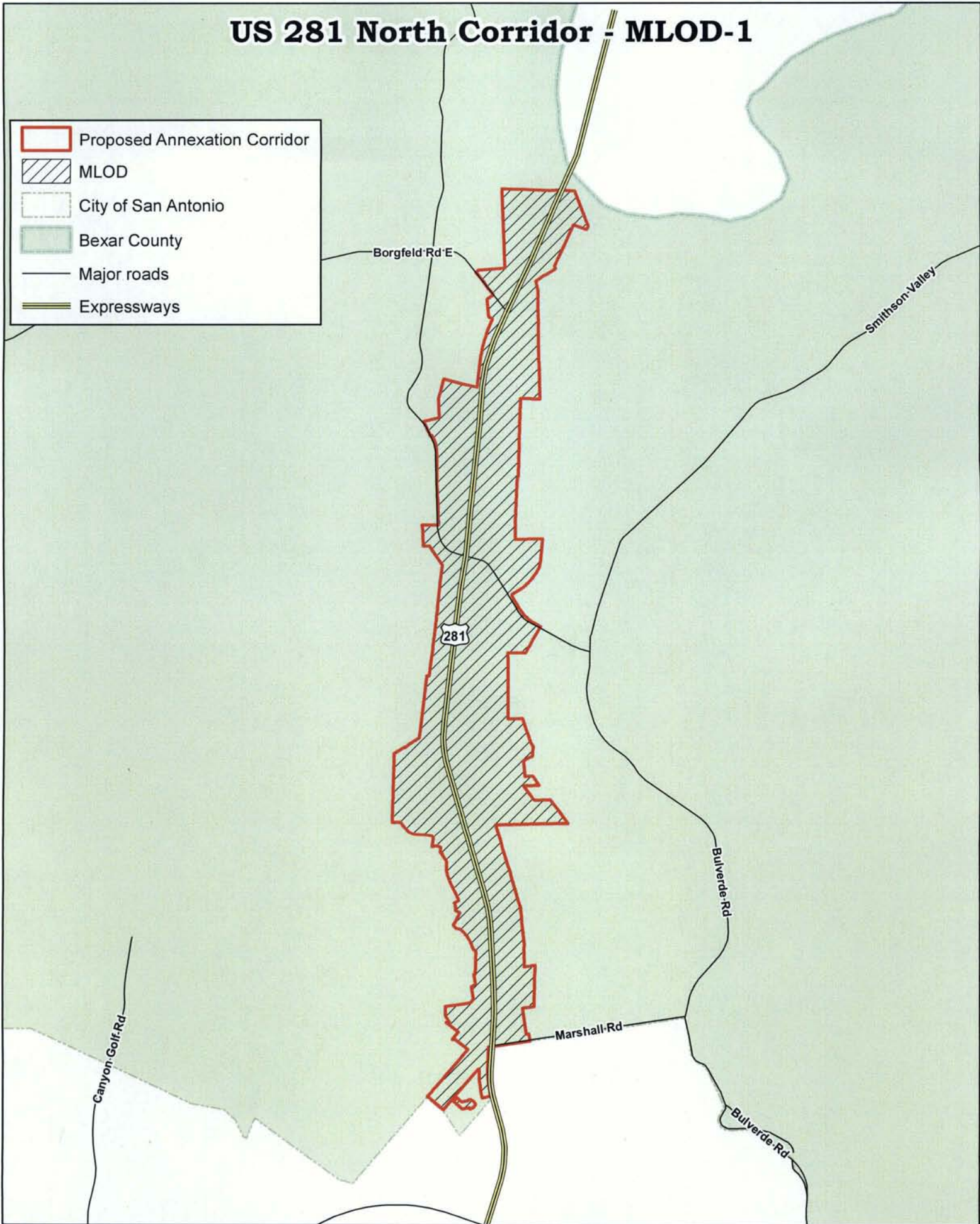
US 281 North Corridor - ERZD

-  Proposed Annexation Corridor
-  ERZD
-  City of San Antonio
-  Bexar County
-  Major roads
-  Expressways



US 281 North Corridor - MLOD-1

-  Proposed Annexation Corridor
-  MLOD
-  City of San Antonio
-  Bexar County
-  Major roads
-  Expressways



SG/lj
12/01/2016
Item No. 4E - Amended

Attachment - C
List of Properties and Map – Development Agreements Saved and
Excepted
US 281 North Corridor

	Owner Name	Property Address	County	Property ID	Legal Description
1	HERLINDA CANTU FAMILY LP % David G. Cantu	23211 N US HWY 281	BEXAR	268849	15.99 acres out of 19.20 acres CB 4900 P-12B, P- 12E, P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633 described by metes and bounds in Exhibit 1
2	2LG PROPERTIES LTD	27685 N US HWY 281	BEXAR	266744	CB 4864 P-1D (2.1903 AC) & P-1E (6.3997 AC) ABS 266



FIELD NOTES FOR 15.999 ACRES

OUT OF A 19.20 ACRE TRACT IN THE NAME OF HERLINDA CANTU FAMILY, LP AND RECORDED IN PAGE 15875, PAGE 81 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NUMBER 54, COUNTY BLOCK 4900, AND THE EUGENE DE LA ROCHE SURVEY NUMBER 95, ABSTRACT NUMBER 633, COUNTY BLOCK 4924, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set 1/2" iron rod stamped "GIBBONS" on the southeast line of the aforementioned 19.20 acre tract having Texas State Plane Grid Coordinates of N=13,786,876.83 and E=2,143,010.16, said point being the southwest corner of a proposed 2.1967 acre TxDOT right of way dedication known as Parcel 8, being South 40°07'06" West (bearings are based on GPS observations, datum is NAD '83) 123.43' from a found 1/2" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), marking the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, and the southeast corner of the aforementioned 19.20 acre tract and of this tract;

THENCE: South 40°07'06" West 108.00' to a found 1/2" iron rod, the north corner of a 49.78 acre tract in the name of Crosswinds I Partnership, Ltd. as recorded in Volume 13268, Page 1612 of the Real Property Records of Bexar County, Texas;

THENCE: With the north line of the 49.783 acre tract, the southeast line of the 19.20 acre tract, the following:

South 40°31'08" West 214.39' to a found 1/2" iron rod, an angle point;

South 41°18'29" West 266.40' to a set 1/2" iron rod stamped "GIBBONS", an angle point;

South 40°44'03" West 283.54' to a found 1/2" iron rod, an angle point;

South 40°53'21" West 180.00' to a found 1/2" iron rod, the south corner of the 19.20 acre tract and of this tract;

THENCE: With the northeast line of the 49.78 acre tract and the southwest line of the 19.20 acre tract North 32°09'16" West 717.03' to a found 1/2" iron rod, the south corner of a 19.98 acre tract in the name of C-5 Holdings, LLC as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the west corner of the 19.20 acre tract and of this tract;

THENCE: North 40°52'16" East 1283.41' with the east line of the 19.98 acre tract and the northwest line of the 19.20 acre tract to a found 1/2" iron rod, an angle point;

THENCE: North 79°54'13" East 13.18' with the east line of the 19.98 acre tract to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a 3.2008 acre tract surveyed this day, the north corner hereof;

THENCE: Crossing the 19.20 acre tract with the west line of the 3.2008 acre tract, the following:

South 08°39'08" West 636.17' to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a proposed TxDOT Drain Easement;

15.999 ACRE TRACT
PAGE 2 OF 3

South 01°24'57" West 60.00' to a set ½" iron rod stamped "GIBBONS", the southwest corner of the TxDOT Easement;

South 88°35'03" East 100.00' to a set ½" iron rod stamped "GIBBONS", the southeast corner of the TxDOT Easement, being on the west line of the aforementioned 2.1967 acre TxDOT right of way dedication;

THENCE: South 13°35'33" East 94.51' with the dedication line to the POINT OF BEGINNING of this tract SAVE AND EXCEPT a 1.230 Acre Tract recorded in Volume 11323, Page 238 and a 0.593 Acre Tract recorded in Volume 5237, Page 490 of the Real Property Records of Bexar County, Texas and containing 15.999 acres (696,906 square feet)

The SAVE AND EXCEPT tract being more particularly described by metes and bounds as follows:

COMMENCING: At a found ½" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the southeast corner of the aforementioned 19.20 acre tract, said iron rod having Texas State Plane Grid Coordinates of N=13,786,971.22 and E=2,143,089.70; thence South 66°21'50" West 563.10' to a found ½" iron rod marking the southeast corner and POINT OF BEGINNING of the 1.230 acre tract;

THENCE: South 78°33'27" West 178.54' to a found ½" iron rod, an angle point;

THENCE: North 48°41'31" West 276.59' to a found ½" iron rod, the west corner of the 1.230 acre tract;

THENCE: North 41°18'29" East 115.54' to a found ½" iron rod, the north corner of the 1.230 acre tract;

THENCE: South 48°41'31" East 151.78' to a found ½" iron rod, an angle point;

THENCE: North 78°33'27" East 162.11' to a found ½" iron rod on the west line of the aforementioned 0.593 acre tract, the north corner of the 1.230 acre tract, a re-entry corner hereof;

THENCE: North 11°26'33" West 9.34' to a found ½" iron rod, the northwest corner of the 0.593 acre tract;

THENCE: North 59°47'47" East 24.16' to a found ½" iron rod, an angle point;

THENCE: North 83°22'32" East 30.29' to a found ½" iron rod, an angle point;

THENCE: South 79°20'04" East 13.29' to a found ½" iron rod, an angle point;

THENCE: South 68°28'15" East 34.60' to a found ½" iron rod, an angle point;

THENCE: South 52°52'15" East 58.10' to a found ½" iron rod, an angle point;

THENCE: South 32°23'40" East 59.53' to a found ½" iron rod, the beginning of a curve to the right;

THENCE: With the curve to the right, having a radius of 27.95', a delta of 71°10'23", an arc length of 34.72' and a chord bearing South 03°11'44" West to a found ½" iron rod;

THENCE: South 38°47'09" West 55.64' to a found ½" iron rod, an angle point;

THENCE: South 50°36'18" West 42.91' to a found ½" iron rod, an angle point;

15.999 ACRE TRACT
PAGE 3 OF 3

THENCE: South 74°42'59" West 65.38' to a found ½" Iron rod, the southwest corner of the
aforementioned 0.593 acre tract;

THENCE: North 11°26'33" West 30.64' to the POINT OF BEGINNING of the SAVE AND EXCEPT
parcel;

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND
DIRECTION.

Gary A. Gibbons

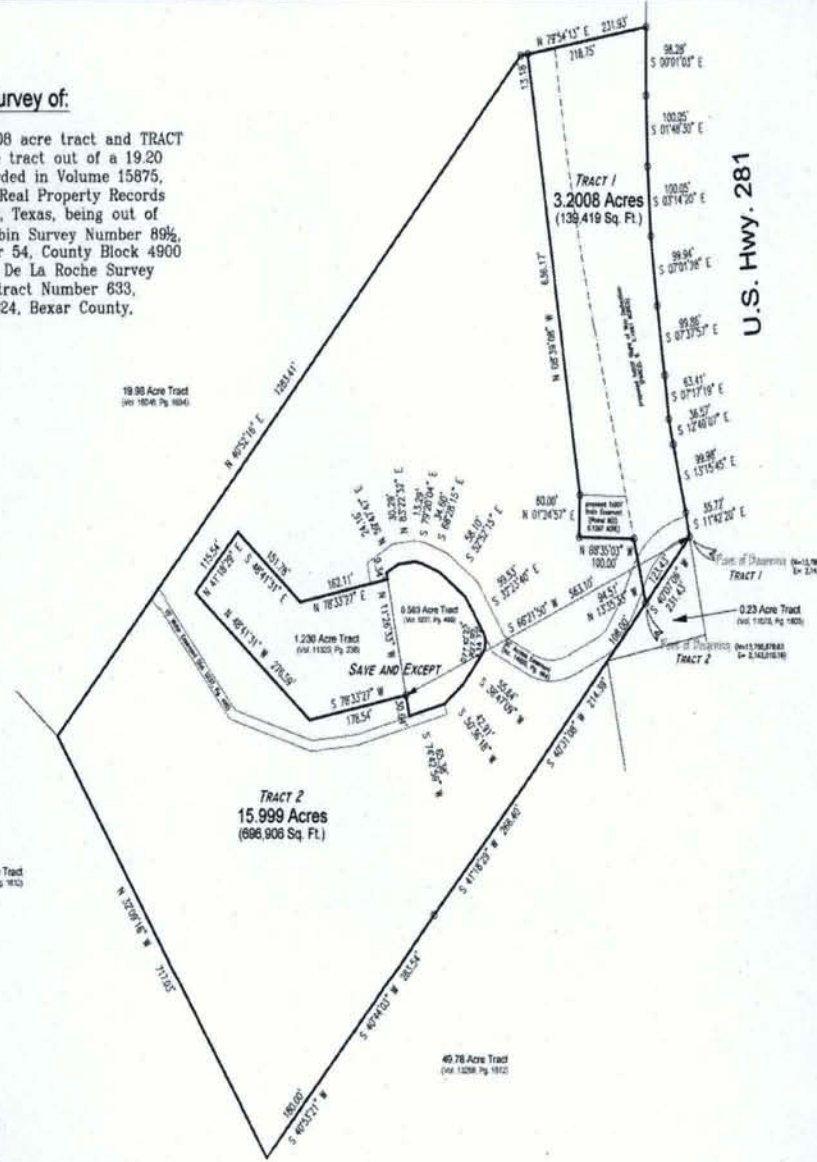
Gary A. Gibbons, R.P.L.S. #4716
Date: September 24, 2015, revised November 5, 2016
Job No.: 14-4600
Doc I.D.: 16 acres Hwy 281
GAG/ps



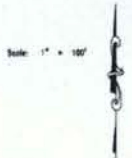
GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapsody Drive, San Antonio, TX 78216
(210) 366-4600 www.GibbonsSurveying.com
TBPLS Firm No. 10119900

A Boundary Survey of:

TRACT 1, a 3.2008 acre tract and TRACT 2, a 15.999 acre tract out of a 19.20 acre tract recorded in Volume 15875, Page 81 of the Real Property Records of Bexar County, Texas, being out of the William Brisbin Survey Number 89½, Abstract Number 54, County Block 4900 and the Eugene De La Roche Survey Number 95, Abstract Number 633, County Block 4924, Bexar County, Texas.



Drawn by: J. Gibbons	Checked: J. Gibbons
Date: 12/24/2015	Scale: 1" = 100'
Job No: 15-4600-01 E	



- GENERAL NOTES:**
- 1) This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting this property.
 - 2) Easements and restrictions shown are as certified to best of our knowledge in this office. Any restrictions not shown are those on file in the public records of Bexar County.
 - 3) Surveying is based on the 1983 datum, NAD 83.
 - 4) Conditions on base data from South County, Texas, shown in red.
 - 5) Found monuments marked in survey only, distance taken within practical limits.

I hereby certify that this map represents an actual survey made on the ground in accordance with the laws of the State of Texas and that the professional seal is the personal seal of the surveyor. Survey work completed on the 15th day of November, 2015.

Gay A. Gibbons
 Gay A. Gibbons, Texas Registration Number 4716
 200000 SURVEYOR & MAPPING, INC.

P.O. Box 700576
 San Antonio, Texas
 78270-0576
 (210) 366-4600
 (FAX) 366-4673

www.GibbonsSurveying.com

Texas Board of Land Surveying File No. 10119900

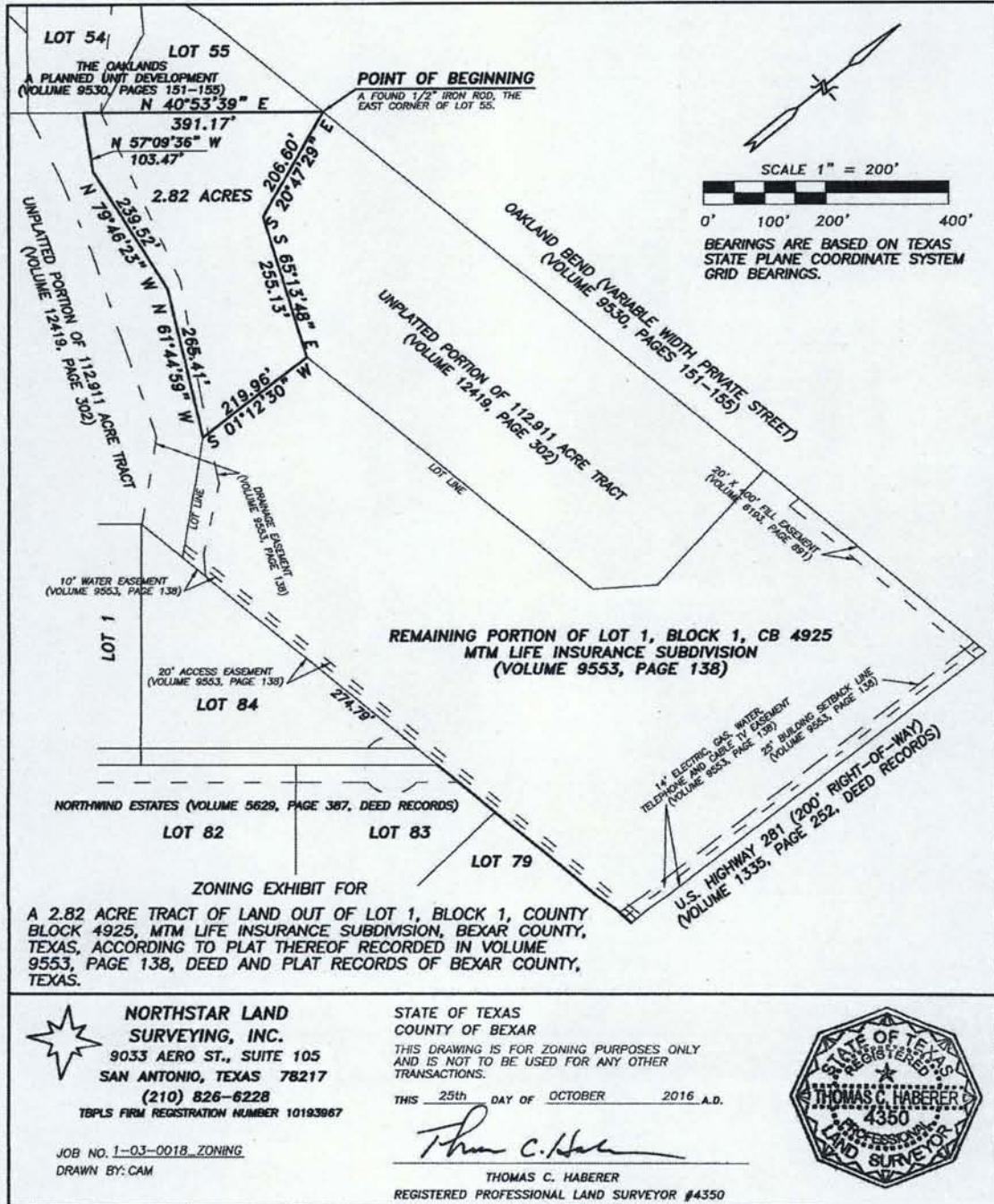
Copyright 2015, 2016 Gibbons Surveying & Mapping, Inc.

Attachment D
37 Comal County parcels and 3 Bexar County parcels
and the adjoining US 281 Hwy right of way

No.	Property Id.	Legal Description	County
1.	17022	CIBOLO ONE, LOT4C-150095	Comal
2.	142383	A- 27 SUR-195 LBULVERDA, ACRES 2.000000000020000A0027	Comal
3.	17021	CIBOLO ONE, LOT4B-150095	Comal
4.	75212	A-174 SUR-194 AGAYTAN, ACRES 2.31000000000023100A0174	Comal
5.	17032	CIBOLO TWO, LOT1, ACRES 6.05-60500150095	Comal
6.	75863	A-206 SUR-192 GHERRERA, ACRES 11.901000000000119010A0206	Comal
7.	75864	A-206 SUR-192 GHERRERA, ACRES 14.69, (PART OF 17.568 ACTRACT)(PART OF 17.568 AC TRACT)000000000146900A0206	Comal
8.	75860	A-206 SUR-192 GHERRERA, ACRES 0.4000000000004000A0206	Comal
9.	75220	A-174 SUR-194 AGAYTAN, ACRES 0.5, (PART OF 11.661AC TRACT)(PART OF 11.661 AC TRACT)000000000005000A0174	Comal
10.	75219	A-174 SUR-194 AGAYTAN, ACRES 2.87000000000028700A0174	Comal
11.	75207	A-174 SUR-194 AGAYTAN, ACRES 3.114000000000031140A0174	Comal
12.	73369	A- 27 SUR-195 LBULVERDA, ACRES 11.153000000000111530A0027	Comal
13.	75228	A-174 SUR-194 AGAYTAN, ACRES 5.701000000000057010A0174	Comal
14.	73371	A- 27 SUR-195 LBULVERDA, ACRES 9.887000000000098870A0027	Comal
15.	73373	A- 27 SUR-195 LBULVERDA, ACRES 13.66000000000136600A0027	Comal
16.	75861	(PART OF FIRST 3.514 AC TRACT)0000000000014480A0206	Comal
17.	378479	A-174 SUR-194 AGAYTAN, ACRES 1.002, LIFE ESTATELIFE ESTATE0000000000010020A0174	Comal
18.	75862	A-206 SUR-192 GHERRERA, ACRES 0.94000000000009400A0206	Comal
19.	73372	A- 27 SUR-195 LBULVERDA, ACRES 11.161000000000111610A0027	Comal
20.	75216	A-174 SUR-194 AGAYTAN, ACRES 2.575000000000025750A0174	Comal
21.	75215	A-174 SUR-194 AGAYTAN, ACRES 2.076000000000020760A0174	Comal
22.	147285	A-174 SUR-194 AGAYTAN, ACRES 5.701000000000057010A0174	Comal
23.	73370	A- 27 SUR-195 LBULVERDA, ACRES 13.661000000000136610A0027	Comal
24.	19329	COUNTRY PLACE 1 PHASE 1, LOT 41 (BEXARCAD PID 266549, TOTAL ACRES 5.864), ACRES 0.115	Comal
25.	17025	CIBOLO ONE, LOT4F-150095	Comal
26.	17024	CIBOLO ONE, LOT4DR-150095	Comal
27.	17020	CIBOLO ONE, LOT4A-150095	Comal
28.	17027	CIBOLO ONE, LOT4H-150095	Comal
29.	17026	CIBOLO ONE, LOT4G-150095	Comal
30.	75209	A-174 SUR-194 AGAYTAN, ACRES 2.314000000000023140A0174	Comal
31.	75217	A-174 SUR-194 AGAYTAN, ACRES 10.30000000000103000A0174	Comal
32.	75210	A-174 SUR-194 AGAYTAN, ACRES 6.394000000000063940A0174	Comal
33.	75208	A-174 SUR-194 AGAYTAN, ACRES 4.515000000000045150A0174	Comal
34.	75198	A-174 SUR-194 AGAYTAN, ACRES 15.677000000000156770A0174	Comal
35.	132350	CAROL LEEWRIGHT, BLOCK 75, LOT 1-140325	Comal
36.	75221	A-174 SUR-194 AGAYTAN, ACRES 1.76000000000017600A0174	Comal
37.	75223	A-174 SUR-194 AGAYTAN, ACRES 5.114000000000051140A0174	Comal
38.	989471	CB 4860 P-3 (43.0 AC), P-3A (138.04 AC), P-3C (2.2 AC) ABS 51	Bexar
39.	989472	CB 4860 P-3B ABS 51	Bexar
40.	266464	CB 4860 P-3D (.20 AC), P-3E (1.86 AC) & P-3F (2.50 AC) ABS 51	Bexar

Attachment "E"

2.82 Acre Tract Saved and Excepted



Northstar Land Surveying, Inc.

***9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228***

TBPLS FIRM REGISTRATION NUMBER 10193967

**FIELD NOTES FOR
ZONING**

BEING A 2.82 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, COUNTY BLOCK 4925, MTM LIFE INSURANCE SUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9553, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found ½ inch iron rod, the east corner of Lot 55 on the south line of Oakland Bend, a private street, The Oaklands A Planned Unit Development, as recorded in Volume 9530, Pages 151-155, Deed and Plat Records of Bexar County, Texas, the northwest corner of a portion of the unplatted portion of a 112.911 acre tract as recorded in Volume 12419, Page 302, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the above referenced Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the north corner of the herein described tract;

THENCE: South 20 degrees 47 minutes 29 seconds East (Bearings are based on Texas State Plane Coordinate System Grid Bearings), 206.60 feet coincident with an east line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the west line of a portion of the unplatted portion of the above referenced 112.911 acre tract, to an angle point of the herein described tract;

THENCE: South 65 degrees 13 minutes 48 seconds East, 255.13 feet coincident with the northeast line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the southwest line of a portion of the unplatted portion of the 112.911 acre tract, to the northeast corner of the herein described tract;

THENCE: South 01 degree 12 minutes 30 seconds West, 219.96 feet to an angle point on the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northeast line of a portion of the unplatted portion of the 112.911 acre tract, the southeast corner of the herein described tract;

Continued . . .

Page 2 of 2
Field Notes For
Zoning

THENCE: With the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northwest line of a portion of the unplatted portion of the 112.911 acre tract the following:

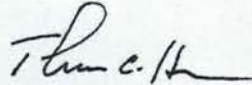
North 61 degrees 44 minutes 59 seconds West, 265.41 feet to an angle point;

North 79 degrees 46 minutes 23 seconds West, 239.52 feet to an angle point;

North 57 degrees 09 minutes 36 seconds West, 103.47 feet to the southeast line of Lot 54 of the above referenced The Oaklands A Planned Unit Development, the west corner of the herein described tract;

THENCE: North 40 degrees 53 minutes 39 seconds East, at 27.99 feet, pass a found ½ inch iron rod 0.42 feet northwest of line, for the northeast corner of the above referenced Lot 54, the south corner of the above referenced Lot 55, and continuing the same course, a total distance of 391.17 feet, to the **POINT OF BEGINNING**, containing 2.82 acres.

This legal description is for zoning purposes only and is not to be used for any other transactions.



Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 25, 2016
Job Number 1-03-0018-Zoning

