

AN ORDINANCE

2020-03-05-0170

AUTHORIZING THE RELEASE OF EXTRATERRITORIAL JURISDICTION (ETJ) FROM THE CITY OF SAN ANTONIO TO THE CITY OF CONVERSE OF APPROXIMATELY 2.06 ACRES, GENERALLY LOCATED WEST OF FM 1516 NORTH AND NORTH OF CRESTWAY ROAD; AND MUTUALLY AGREED UPON ADJUSTMENTS BY THE CITY OF SAN ANTONIO AND THE CITY OF CONVERSE TO THEIR MUNICIPAL BOUNDARIES, WHICH TRANSFER APPROXIMATELY 625.48 ACRES OF LAND FROM THE CITY OF SAN ANTONIO TO THE CITY OF CONVERSE CONSISTING OF AREAS LOCATED IN THE NORTH LOOP 1604 WEST-GRAYTOWN VICINITY AND ALONG GIBBS-SPRAWL ROAD IN THE CITY LIMITS OF SAN ANTONIO WITHIN EASTERN BEXAR COUNTY, TEXAS.

* * * * *

WHEREAS, the Texas Local Government Code Section 43.031 authorizes adjacent cities to make mutually agreeable adjustments that are less than 1,000 feet in width; and

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

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

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

WHEREAS, the City of San Antonio's actions continue the implementation of the Interlocal Agreement; and

WHEREAS, the Planning Commission of the City of San Antonio considered the proposed phased municipal boundary adjustments on February 26, 2020 and recommended approval; and

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

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

SECTION 1. The ETJ property consisting of a 2.06 acre tract of land, legally described as CB5070 P-5 ABS 1177, addressed at 6717 FM 1516 N is hereby released by the City of San Antonio to the City of Converse, and the transfer of approximately 625.48 acres of land from the City of San Antonio to the City of Converse as part of a mutually agreed upon municipal boundary adjustment, pursuant to Ordinance No. 2019-12-05-0997, is hereby authorized according to the schedule in Sections 2 - 4 herein and all areas are depicted on the map in **Exhibit "A"**.

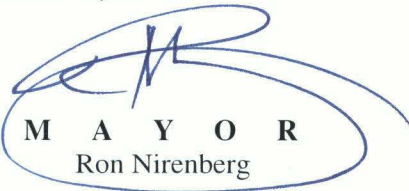
SECTION 2. The City of San Antonio will transfer from the City of San Antonio's incorporated area to the City of Converse on May 1, 2020 a 324.14 acre tract of land located along Graytown Road/Loop 1604 area, known as "MBA 3A" and an 11.3 acre tract located along Gibbs Sprawl Road area known as "MBA 3B" described in **Exhibit "B"** and **Exhibit "C"** respectively, attached hereto and incorporated herein for all purposes..

SECTION 3. The City of San Antonio will transfer from the City of San Antonio's incorporated area to the City of Converse by June 1, 2020 a 265.05 acre tract of land located along Graytown Road/Loop 1604 area known as "MBA 4A" and a 10.74 acre tract of land located along Gibbs Sprawl Road area known as "MBA 4B" described in **Exhibit "D"** and **Exhibit "E"** respectively, attached hereto and incorporated herein for all purposes.


SECTION 4. The City of San Antonio will transfer from the City of San Antonio's incorporated area to the City of Converse by July 1, 2020 a 14.25 acre tract of land located to the west of the North Loop 1604 East known as "MBA 3C" described in **Exhibit "F"** attached hereto and incorporated herein for all purposes.

SECTION 5. This Ordinance shall become effective immediately on passage with eight affirmative votes; otherwise it shall become effective March 15, 2020.

PASSED AND APPROVED ON THIS 5TH DAY OF MARCH, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 05, 2020

Item: 24

Enactment Number:

File Number: 20-1875

2020-03-05-0170

Ordinance approving the release of Extraterritorial Jurisdiction consisting of a 2.06 acre tract generally located west of FM 1516 N and north of Crestway Road to the City of Converse and adjustments to the municipal boundaries shared with the City of Converse, totaling approximately 625.48 acres of its corporate land generally located in the N Loop 1604 E/Graytown Road and Gibb-Sprawl Road areas in regards to City of San Antonio-Converse Interlocal Agreement. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning].

Councilmember Jada Andrews-Sullivan made a motion to adopt. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

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

SG/ml
03/05/20
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EXHIBIT “A”

File No. 20-1875

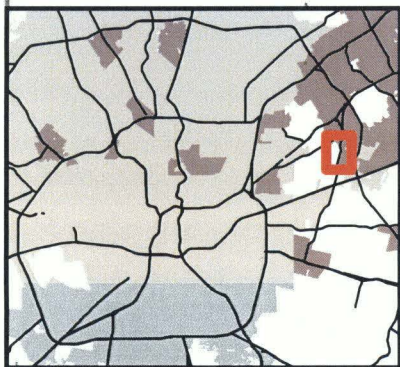
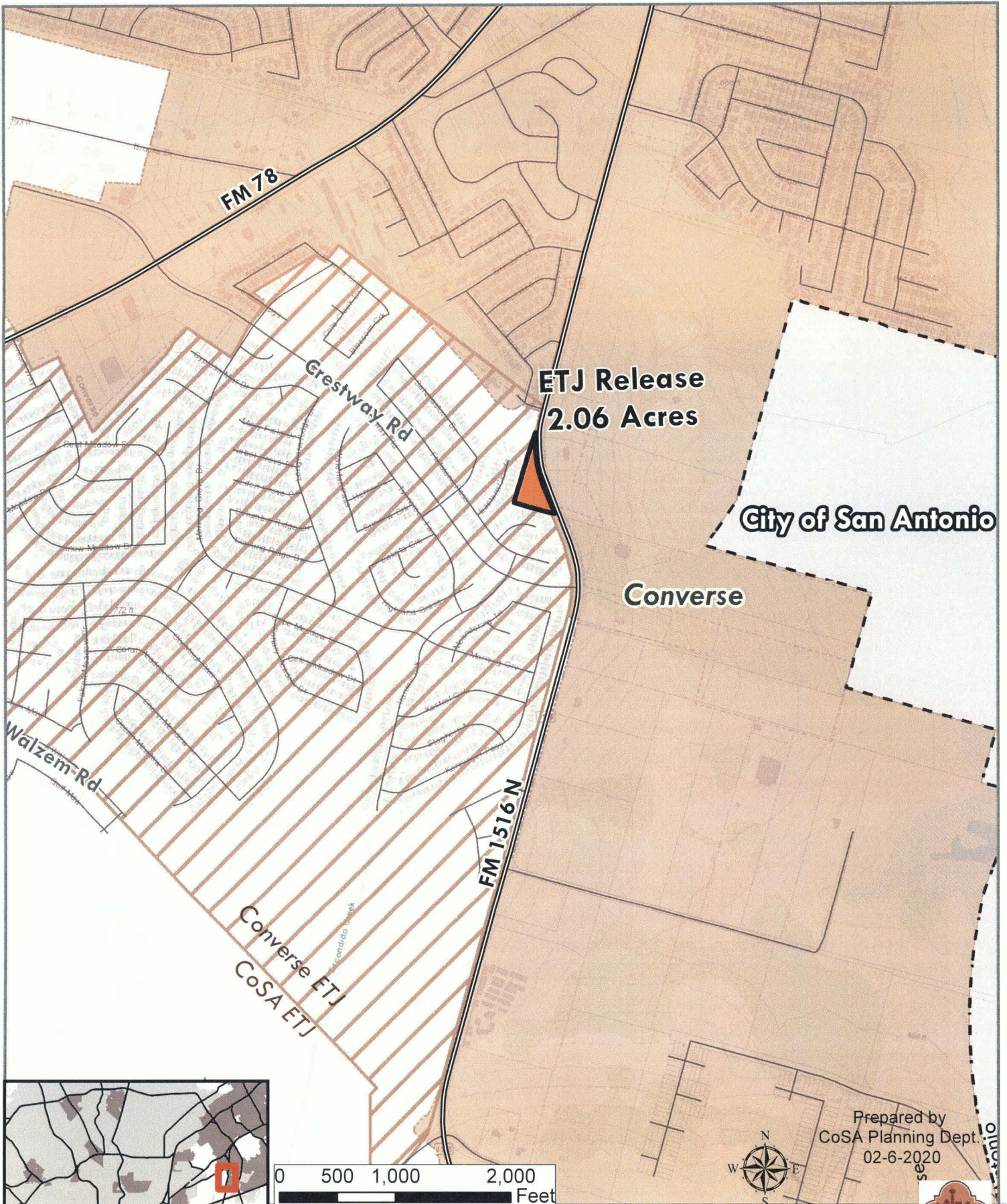


Exhibit "A"
Cities of San Antonio - Converse Interlocal Agreement
ETJ Release of 2.06 acres

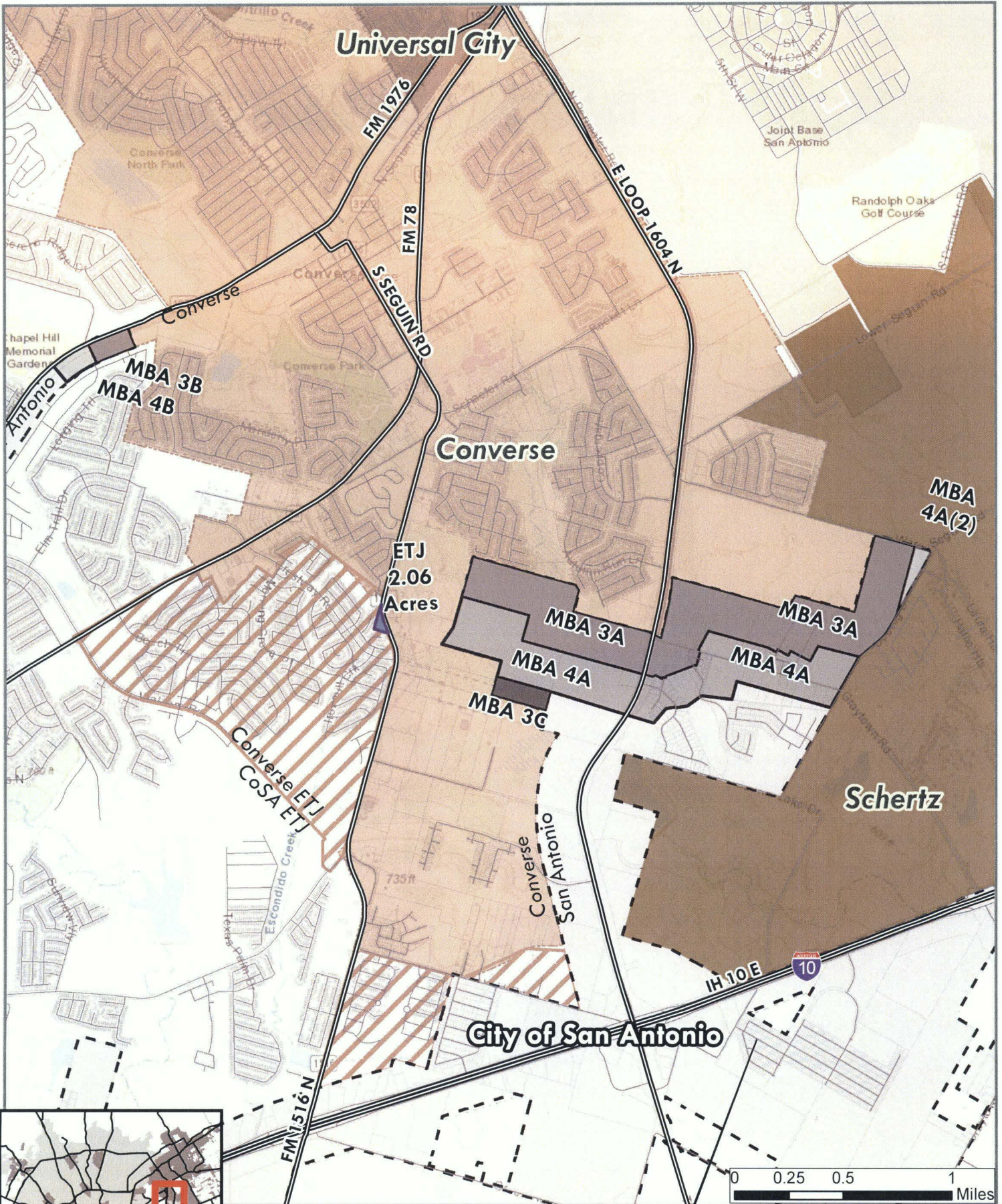


Exhibit "A"
Cities of San Antonio - Converse Interlocal Agreement
Municipal Boundary Adjustments (MBAs) 3A, 3B, 3C, 4A & 4B
ETJ Release of 2.06 acres

SG/ml
03/05/20
Item No. 24

EXHIBIT “B”

File No. 20-1875

Exhibit "B"

Being MBA 3A, a 324.14 +/- Acre Tract of Land Located in Bexar County, Texas

Beginning at a found Concrete Monument in the Eastern Right-of-Way of the Charles W Anderson Loop (Loop 1604) at the Northern cut-back from the N Graytown Road North Right-of-Way. Said Concrete Monument being North 31° 00' 01" West, 72.64 feet from a found Concrete Monument in the Northern Right-of-Way of N Graytown Road and the Eastern cut-back for the Charles W Anderson Loop (Loop 1604) Right-of-Way. Said Monument also being the Southwestern Corner of the Anna SA Investments LLC property as recorded in volume 13119, page 459 in Bexar County Texas;

Thence continuing with said Loop 1604 Eastern Right-of-Way and the Western Line of the aforementioned Anna SA Investments LLC property the next six calls:

North 13° 15' 46" East a distance of 364.93 feet to a found Concrete Monument;

North 11° 33' 04" East a distance of 172.24 feet to a found Iron Pin;

North 11° 00' 49" East a distance of 399.05 feet to a found Concrete Monument;

North 10° 35' 03" East a distance of 75.80 feet to a found Iron Pin;

North 08° 19' 32" East a distance of 303.33 feet to a found Concrete Monument;

North 05° 56' 24" East a distance of 138.36 feet to a found Iron Pin. Said Iron Pin also being the Southwestern corner of the Wayne N Hofferichter Property as recorded in volume 13717, page 10 in Bexar County Texas, and the Northwestern corner of the aforementioned Anna SA Investments LLC property;

Thence South 74° 28' 15" East a distance of 2,889.13 feet, leaving said Loop 1604 Right-of-Way, and with the Southern line of the aforementioned Wayne N Hofferichter property and the Northern line of the aforementioned Anna SA Investments LLC property, to a point. Said point being in the Western line of Lot #27 of the Graytown Subdivision as recorded in Plat Book 9698, page 203 in Bexar County Texas.

Thence North 28° 33' 27" East a distance of 382.30 feet, continuing the Western line of the aforementioned Graytown Subdivision, and the Eastern line of the Wayne N Hofferichter property to a found Iron Pin. Said Iron Pin being the Northwest corner of the aforementioned Graytown Subdivision;

Thence South 74° 47' 44" East a distance of 1,489.57 feet, with the Northern line of the aforementioned Graytown Subdivision and the Southern line of the Wayne N Hofferichter property to a point. Said Point being the Southeastern corner of the aforementioned Hofferichter property and a Northern corner of the Velma Development LLC property as recorded in volume 16766, page 459 in Bexar County Texas;

Thence North 15° 17' 09" East a distance of 1,907.81 feet to a found Iron Pin in the Southern Right-of-Way of Ware Seguin Road. Said Iron Pin also being the Northeastern corner of the aforementioned Hofferichter property and the Northwestern corner of the aforementioned Velma Development LLC property;

Thence South 74° 37' 05" East a distance of 1,000 feet, continuing with the Southern Right-of-Way of Ware Seguin road and the Northern line of the aforementioned Velma Development LLC property to a Point;

Thence South 15° 17' 09" West a distance of 1,736.39 feet, leaving the Ware Seguin Road Right-of-Way and through the aforementioned Velma Development LLC property, to a Point in the Western Right-of-Way of Boenig Road;

Thence with the Western Right-of-Way of Boenig Road the following four (4) calls:

South 29° 45' 04" West a distance of 392.55 feet to a point;

On a Curve to the Right having a Radius of 797.55 feet, and a Chord Bearing of South 40° 24' 10" West and a Distance of 294.83 feet to a point;

South 51° 03'15" West a distance of 555.40 feet to a point;

On a curve to the Left having a Radius of 797.55 feet, and a Chord Bearing of South 44° 31' 24" West and a Distance of 81.89 feet to a point;

Thence North 76° 13' 03" West a distance of 1,054.78 feet, through the aforementioned Velma Development LLC property to a Point. Said Point being the common Eastern corner of lot 10 and lot 11 of the Graytown Subdivision as recorded in Plat Book 9698, page 203 in Bexar County Texas;

Thence South 28° 33' 27" West a distance of 407.51 feet along the Eastern line of the aforementioned Greytown Subdivision and the Greytown Subdivision as recorded in Plat book 9698, page 202 in Bexar County Texas, to a Point. Said point being the Eastern common corner of lot 6 and lot 7;

Thence North 61° 08' 46" West a distance of 247.07, with the common line of the aforementioned lot 6 and lot 7, to a Point. Said point being the western common corner between lot 6 and lot 7 and lying in the Eastern Right-of-Way of Tallon Way;

Thence North 74° 24' 41" West a distance of 50.08 feet, crossing said Tallon Way, to a Point. Said Point being the Eastern Common Corner of lot 2 and lot 3 in the aforementioned Graytown Subdivision;

Thence North 61° 09' 58" West a distance of 240.97 feet, with the common lines of the aforementioned lot 2 and lot 3, to a Point. Said Point being the Western common corner of the aforementioned lot 2 and lot 3;

Thence South 27° 44' 16" West a distance of 123.15, along the Western line on lot 2, to a Point. Said Point being the Western common corner of lot 1 and lot 2 and the eastern common corner of lot 23 and lot 24;

Thence North 61° 04' 35" West a distance of 292.53 feet, with the common line between lot 23 and lot 24, and crossing Stearing Way to a Point. Said point being the Eastern common corner of lot 35 and lot 36 in the aforementioned Graytown Subdivision;

Thence South 30° 21' 07" West a distance of 69.65 feet, with the Eastern line of lot 36, to a Point. Said Point being the Eastern common corner of lot 36 and lot 37;

Thence North 60° 40' 30" West 230.24 feet, with the common line of lot 36 and lot 37, to a Point. Said point being the Western common corner of lot 36 and lot 37 and being in the Eastern line of the Kim Myong Suk property as recorded in volume 8742, page 1587, in Bexar County Texas;

Thence North 74° 31' 34" West a distance of 1,451.81 feet, crossing the aforementioned Kim Myong Suk property, and the Woodrow and Dora Richardson property as recorded in volume 7603, page 1180, in Bexar County Texas, to a Point. Said point being in the Eastern line of the Anna SA Investments LLC property as recorded in volume 13119, page 459 in Bexar County Texas;

Thence South 28° 33' 09" West a distance of the 511.20 feet, with the aforementioned Anna SA Investments LLC property and the Woodrow and Dora Richardson property to a Point in the Northern Right-of-Way of N Graytown Road;

Thence South 13° 22' 40" West a distance of 58.90 feet, crossing said N Graytown Road, to a Point. Said point being the Northern common corner between lot 4 and lot 5 of the Summerhill Subdivision, Unit 1 as recorded in Plat Book 9704, page 198 in Bexar County Texas;

Thence South $16^{\circ} 40' 42''$ West a distance of 124.00 feet, with the common line of lot 4 and lot 5, to a Point. Said point being the Southern common corner of lot 4 and lot 5 of the aforementioned Summerhill subdivision;

Thence South $17^{\circ} 13' 22''$ West a distance of 49.30 feet to a Point. Said point being the Northern common corner between lot 17 and lot 16 of the Summerhill Subdivision;

Thence South $16^{\circ} 17' 53''$ West a distance of 140.54 feet, with the common lines of the aforementioned lot 17 and lot 16 to a Point. Said point being the Southern common corner of lot 17 and lot 16;

Thence North $71^{\circ} 04' 17''$ West a distance of 41.69 feet, with the Southern line of the aforementioned lot 17, to a Point. Said Point being the Southwestern corner of the aforementioned lot 17 and the Southeast corner of lot 18 in Summerhill Subdivision;

Thence South $67^{\circ} 12' 28''$ West a distance of 735.08 feet to a Point. Said Point being the Eastern corner of Lot 4 of the Quiet Creek Subdivision as recorded in Plat Book 9645, page 214, in Bexar County Texas;

Thence South $21^{\circ} 56' 54''$ West a distance of 48.56 feet, with the Eastern line of the aforementioned Lot 4, to a Point;

Thence on a Curve to the Right having a Radius of 55.00 feet, a Chord Bearing of South $77^{\circ} 00' 28''$ West and a distance of 86.19 feet, with the Southern lines of Lot 3 and Lot 4 in the aforementioned Quiet Creek Subdivision, to a Point. Said Point being an Eastern common corner of Lot 2 and Lot 3 in the Quiet Creek Subdivision;

Thence North $58^{\circ} 18' 29''$ West a distance of 168.81 feet, with the common line of Lot 2 and Lot 3, to a Point. Said point being the Western common corner of Lot 2 and Lot 3 in the Quiet Creek Subdivision;

Thence South $63^{\circ} 08' 54''$ West a distance of 88.18 feet to a Point in the Eastern Right-of-Way of the Charles W Anderson Loop;

Thence North $74^{\circ} 32' 42''$ West a distance of 3,274.30 feet, crossing the Charles W Anderson Loop Right-of-Way, The Rittiman Ranches LLC Property as recorded in volume 15873, page 503 in Bexar County Texas, the JPN LLC property as recorded in volume 17903, page 1228 in Bexar County Texas, and the LGI Homes-Texas LLC property as recorded in volume 18841, page 1998 in Bexar County Texas, to a Point;

Thence North $15^{\circ} 36' 50''$ East a distance of 633.28 feet to a Point in the aforementioned LGI Homes-Texas LLC Property;

Thence North $74^{\circ} 16' 27''$ West a distance of 1,699.93 feet, crossing the Saad and Rosalie Bouchoucha Property as recorded in volume 10925, page 1472 in Bexar County Texas, to a Point. Said point being in the common line of the aforementioned Bouchoucha Property and the Sage Weston Bouchie LP property as recorded in volume 12405, page 473 in Bexar County Texas;

Thence North $15^{\circ} 38' 59''$ East a distance of 1,000 feet with the common line of the aforementioned Bouchoucha property and the Sage Weston Bouchie LP Property to a point. Said point lying in the Southern line of Lot #11 of the Judson Valley Unit #3 Subdivision as recorded in Plat Book 9571, page 2 in Bexar County Texas;

Thence South $74^{\circ} 16' 27''$ East a distance of 1,549.45 with the southern line of the aforementioned Judson Valley Unit #3 subdivision and the Southern line of the Judson Valley Subdivision as recorded in Plat Book 9563, page 160 in Bexar County Texas, to a found Iron Pin. Said Iron Pin being the Southeast corner of the Aforementioned Judson Valley Subdivision;

Thence South 74° 16' 27" East a distance of 1,022.57 feet to a Point located in the Western Line of Lot #26 in the Autumn Run Unit #5 subdivision as recorded in Plat Book 9558, page 214 in Bexar County Texas;

Thence continuing with the Western Line of the aforementioned Autumn Run Unit #5 Subdivision, the Eastern line of the LGI Homes-Texas LLC Property and the Eastern Line of the Saad and Roaslie property the following five calls:

South 33° 13' 09" East a distance of 132.54 feet to a Point;

South 36° 36' 29" East for a distance of 21.26 feet to a found Iron Pin;

South 74° 02' 30" East a distance of 10.71 feet to a Point;

South 15° 24' 30" West a distance of 8.22 feet to a found Iron Pin in the western line of Lot # 23 in the Autumn Run Unit #5 Subdivision;

South 15° 37' 02" West a distance of 520.24 feet to a found Iron Pin. Said Iron Pin being the Northwest Corner of the Rittiman Ranches LLC Property as recorded in volume 15873, page 503 in Bexar County Texas;

Thence South 74° 32' 42" East a distance of 1,904.57 feet with the northern line of the aforementioned Rittiman Ranches LLC property, the southern line of the Autumn Run Unit #5, and the Southern line of the MMP Ventures LLC Property as recorded in volume 12867, page 2425 in Bexar County Texas, to a found Iron Pin in the Western Right-of-Way of the Charles W Anderson Loop;

Thence South 70° 52' 41" East with a distance of 333.62 feet, crossing to the Eastern Right-of-Way line of the Charles W Anderson Loop to the **POINT OF BEGINNING** for this tract and containing 324.14 acres +/-.



SG/ml
03/05/20
Item No. 24

EXHIBIT “C”

File No. 20-1875

Exhibit "C"

**Being MBA 3B, a 11.30 +/- Acre Tract of Land
Located in Bexar County, Texas:**

Commencing at a found Iron Pin in the Northern Right-of-Way of Gibbs Sprawl at the Eastern cut-back from the Miller Road Eastern Right-of-Way. Thence South 24° 04' 07" West, 103.40 feet to a Point in the Southern Right-of-Way of the Gibbs Sprawl Road Right-of-Way and the Northern Right-of-Way of the Union Pacific Railroad Right-of-Way. Said Point being the **POINT OF BEGINNING** for this tract;

Thence on a curve to the Right with a Radius of 3,895.08 feet and a Chord Bearing and Distance of South 86° 56' 57" East 289.23 feet with the Southern Right-of-Way of the Gibbs Sprawl Road and the Northern Right-of-Way of the Union Pacific Railroad to a Point;

Thence South 85° 25' 45" East a distance of 710.70 feet, continuing with the aforementioned Southern Right-of-Way of Gibbs Sprawl Road and the Northern Right-of-Way of the Union Pacific Railroad Right-of-Way, to a Point;

Thence South 04° 34' 15" West 499.99 feet, leaving said Gibbs Sprawl Road and crossing over the Union Pacific Railroad Right-of-Way to a Point in the Walzem Park Property as recorded in volume 9906, page 2090 in Bexar County Texas;

Thence North 85° 25' 42" West 715.29 feet to a Point in the aforementioned Walzem Park Property;

Thence on a curve to the left with a Radius of 3,395.08 feet, and a Chord Bearing and distance of North 86° 56' 35" West 252.82 feet to a Point in the aforementioned Walzem Park Property and the Southeast corner Of Tract 4B;

Thence North 00° 55' 23" East 500.00 feet, crossing the Union Pacific Railroad Right-of-Way and with the East line of Tract 4B to the **POINT OF BEGINNING** for this tract and containing 11.30 acres +/-.



Raul H. Garcia
1-28-20

SG/ml
03/05/20
Item No. 24

EXHIBIT “D”

File No. 20-1875

Exhibit "D"

**Being Tract 4A, a 256.21 +/- Acre Tract of Land
Located in Bexar County, Texas**

Beginning at a found Iron Pin in the Western Right-of-Way of Boenig Road at the Northern cut-back from the N Graytown Road North Right-of-Way. Said Iron Pin being North $73^{\circ} 39' 41''$ East, 51.08 feet from a found Iron Pin in the Northern Right-of-Way of N Graytown Road and the Western cut-back for the Boenig Road Right-of-Way. Said Iron Pin also being the Southeastern Corner of the Velma Development LLC property as recorded in volume 16766, page 459 in Bexar County Texas;

Thence South $31^{\circ} 43' 46''$ West a distance of 102.89 feet to a Point in the Southern Right-of-Way of N Graytown Road and the Western Right-of-Way of Boenig Road. Said Point also being the Northeastern Corner of the Clearview Ranchettes Subdivision as recorded in Plat Book 9557, page 200 in Bexar County Texas;

Thence South $29^{\circ} 49' 02''$ West a distance of 440.61 feet, continuing with the Eastern line of the aforementioned Clearview Ranchettes Subdivision and the Western Right-of-Way of Boenig Road to a Point. Said Point being a Point in the Eastern line of Lot 1 in the Clearview Ranchettes Subdivision;

Thence North $74^{\circ} 31' 34''$ West a distance of 2,355.20 feet, crossing through the aforementioned Clearview Ranchettes Subdivision and through the Gary and Cathy Heathcock Property as recorded in volume 6170, page 2010 in Bexar County Texas, to a Point. Said Point being in the Western line of the aforementioned Heathcock Property and the Eastern line of the Gilx Development Inc property as recorded in volume 6170, page 2010 in Bexar County Texas;

Thence South $15^{\circ} 27' 29''$ West a distance of 444.86 feet, along the common line between the aforementioned Gilx Development Inc Property and the Heathcock Property, to a Point. Said point also being the Northwest Corner of the Summerhill Subdivision, Unit 1, as recorded in Plat Book 9704, page 199, in Bexar County Texas;

Thence North $83^{\circ} 20' 31''$ West a distance of 738.79 feet, with the Northern line of the aforementioned Summerhill Unit #1, to a found Iron Pin. Said Iron Pin also being a Northern corner of the Quiet Creeks Subdivision as recorded in Plat Book 9645, page 217 in Bexar County Texas, and a Southern corner of the Quiet Creeks Subdivision as recorded in Plat Book 9645, page 214 in Bexar County Texas;

Thence South $54^{\circ} 59' 43''$ West a distance of 418.51 feet to a Point. Said Point being the Southeastern corner of Lot #10 and the Northeast corner of Lot #11 in the aforementioned Quiet Creek Subdivision;

Thence South $81^{\circ} 08' 09''$ West a distance of 262.89 feet with the Northern line of Lot #11 and the Southern line of Lot #10 in the aforementioned Quiet Creek Subdivision, to a Point in the Eastern Right-of-Way of Quiet Night Lane and the common front corner of the aforementioned Lot #10 and Lot #11;

Thence North $78^{\circ} 31' 32''$ West a distance of 54.17 feet, crossing said Quiet Night Lane to a Point. Said Point being the front common corner of Lot # 45 and Lot # 46 of the aforementioned Quiet Creek Subdivision, and lying in the Western Right-of-Way of Quiet Night Lane;

Thence South $80^{\circ} 39' 46''$ West a distance of 218.97 feet with the Northern line of Lot #45 and the Southern line of Lot #46 of the aforementioned Quiet Creek Subdivision to a Point. Said Point being the Western common corner of the aforementioned Lots # 45 and #46 and an Eastern corner of Lot # 49;

Thence South $13^{\circ} 20' 06''$ West a distance of 16.97 feet with the Eastern Line of Lot # 49 and the Western Line on Lot # 45 to a Point. Said point being the common corner between Lot # 44 and Lot # 45;

Thence South 40° 40' 49" West a distance of 435.16 feet along the Eastern lines of Lots 49-52 and the Western lines of lots 41-44 to a Point. Said point being the Western common lot corner between Lot # 41 and Lot # 52 in the aforementioned Quiet Creek Subdivision;

Thence North 73° 12' 59" West a distance of 2,608.68 feet, crossing through the Charles W Anderson Loop Right-of-Way and through the JPN LLC property as recorded in volume 17903, page 1228 in Bexar County Texas, to a Point. Said point being a common point between the aforementioned JPN LLC Property and the LGI Homes-Texas LLC property as recorded in volume 18841, page 1998 in Bexar County Texas;

Thence North 74° 38' 48" West a distance of 1,354.58 feet, along the Northern line of Tract 3C, to a Point. Said point being in the Eastern line of the LGI Homes-Texas LLC Property as recorded in volume 18841, page 1998, in Bexar County Texas and the Western line of the aforementioned JPN LLC Property;

Thence North 15° 21' 12" East a distance of 394.05 feet along the Eastern line of the LGI Homes-Texas LLC Property to a Point;

Thence North 74° 19' 35" West a distance of 1,491.85 feet to a found Iron Pin. Said Iron Pin being a point in the Eastern Line of the Judson ISD Property as recorded in Plat Book 9577, page 48 in Bexar County Texas, and a point in the Western line of the aforementioned LGI Homes-Texas LLC property;

Thence continuing with the Judson ISD Property and the LGI Homes-Texas LLC Property the next two calls:

North 34° 43' 14" East a distance of 481.00 feet to a found Iron Pin;

North 15° 38' 59" East a distance of 187.31 feet to a found Iron Pin. Said Iron Pin also being the Southeast corner of the Sage Weston Bouchie LP Property as recorded in volume 12405, page 473 in Bexar County Texas, and Southwestern corner of the Saad and Rosalie Bouchoucha Property as recorded in volume 10925, page 1472 in Bexar County Texas;

Thence North 15° 38' 59" East a distance of 612.94 feet with the common line of the aforementioned Bouchoucha property and the Sage Weston Bouchie LP Property to a Point. Said point being a Southwestern corner of Tract 3A and a point in the Eastern line of the aforementioned Sage Weston Bouchie LP Property;

Thence South 74° 16' 27" East a distance of 1,699.93 feet, crossing the Saad and Rosalie Bouchoucha Property as recorded in volume 10925, page 1472 in Bexar County Texas, to a Point;

Thence South 15° 36' 50" West a distance of 633.28 feet to a Point in the aforementioned LGI Homes-Texas LLC Property;

Thence South 74° 32' 42" East a distance of 3,274.30 feet, crossing the Charles W Anderson Loop Right-of-Way, The Rittiman Ranches LLC Property as recorded in volume 15873, page 503 in Bexar County Texas, the JPN LLC Property as recorded in volume 17903, page 1228 in Bexar County Texas, and the LGI Homes-Texas LLC property as recorded in volume 18841, page 1998 in Bexar County Texas, to a Point in the Eastern Right-of-Way of the Charles W Anderson Loop;

Thence North 63° 08' 54" East a distance of 88.18 feet, leaving said Right-of-Way, to a Point. Said Point being the Western common corner of Lot 2 and Lot 3 in the Quiet Creek Subdivision as recorded in Plat book 9645, page 214, in Bexar County Texas;

Thence South 58° 18' 29" East a distance of 168.81 feet, with the common line of Lot 2 and Lot 3, to a Point. Said point being the Eastern common corner of Lot 2 and Lot 3 in the Quiet Creek Subdivision;

Thence on a Curve to the Left having a Radius of 55.00 feet, a Chord Bearing of North 77° 00' 28" East and a distance of 86.19 feet, with the Southern lines of Lot 3 and Lot 4 in the aforementioned Quiet Creek Subdivision, to a Point. Said Point being an Eastern common corner of Lot 2 and Lot 3 in the Quiet Creek Subdivision;

Thence North 21° 56' 54" East a distance of 48.56 feet, with the Eastern line of the aforementioned Lot 4, to a Point;

Thence North 67° 12' 28" East a distance of 735.08 feet to a Point. Said Point being the Western corner of Lot 17 of the Summerhill Subdivision, Unit 1, as recorded in Plat Book 9645, page 214, in Bexar County Texas;

Thence South 71° 05' 40" East a distance of 41.69 feet, with the Southern line of the aforementioned lot 17, to a Point. Said Point being the Southwestern corner of the aforementioned lot 17 and the Southeast corner of lot 16 in Summerhill Subdivision;

Thence North 16° 17' 53" East a distance of 140.54 feet, with the common lines of the aforementioned lot 17 and lot 16 to a Point. Said point being the Northern common corner of lot 17 and lot 16;

Thence North 17° 13' 22" East a distance of 49.30 feet to a Point. Said point being the Southern common corner between lot 4 and lot 5 of the Summerhill Subdivision;

Thence North 16° 40' 42" East a distance of 124.00 feet, with the common line of lot 4 and lot 5, to a Point. Said point being the Northern common corner of lot 4 and lot 5 of the aforementioned Summerhill subdivision and in the Southern Right-of-Way of N Graytown Road;

Thence North 13° 22' 40" East a distance of 58.90 feet, crossing said N Graytown Road, to a Point. Said point being the Southern common corner between the Anna SA Investments LLC property as recorded in volume 13119, page 459 in Bexar County Texas and the Woodrow and Dora Richardson Property as recorded in volume 7603, page 1180 in Bexar County Texas;

Thence North 28° 33' 09" East a distance of the 511.20 feet, with the aforementioned Anna SA Investments LLC property and the Woodrow and Dora Richardson property to a Point;

Thence South 74° 31' 34" East a distance of 1,451.81 feet, crossing the Kim Myong Suk property as recorded in volume 8742, page 1587 in Bexar County Texas, and the Woodrow and Dora Richardson property as recorded in volume 7603, page 1180, in Bexar County Texas, to a Point. Said point being the Western Common Corner of Lots 36 and Lot 37 in the Graytown Subdivision Property as recorded in Plat Book 9698, page 202 in Bexar County Texas;

Thence South 60° 40' 30" East 230.24 feet, with the common line of lot 36 and lot 37, to a Point. Said point being the Eastern common corner of lot 36 and lot 37;

Thence North 30° 21' 07" East a distance of 69.65 feet, with the Eastern line of lot 36, to a Point. Said Point being the Eastern common corner of lot 36 and lot 35;

Thence South 61° 04' 35" East a distance of 292.53 feet, with the common line between lot 23 and lot 24, and crossing Stearing Way to a Point. Said point being the Eastern common corner of lot 23 and lot 24 in the aforementioned Graytown Subdivision;

Thence North 27° 44' 16" East a distance of 123.15, along the Eastern line on lot 23, to a Point. Said Point being the Western common corner of lot 22 and lot 23 and the Western common corner of lot 2 and lot 3;

Thence South 61° 09' 58" East a distance of 240.97 feet, with the common lines of the aforementioned lot 2 and lot 3, to a Point. Said Point being the Eastern common corner of the aforementioned lot 2 and lot 3;

Thence South $74^{\circ} 24' 41''$ East a distance of 50.08 feet, crossing Tallon Way, to a Point. Said Point being the Western Common Corner of lot 6 and lot 7 in the aforementioned Graytown Subdivision;

Thence South $61^{\circ} 08' 46''$ East a distance of 247.07, with the common line of the aforementioned lot 6 and lot 7, to a Point. Said point being the Eastern common corner between lot 6 and lot 7 and lying in the Western line of the Velma Development LLC property as recorded in volume 16766, page 459 in Bexar County Texas;

Thence North $28^{\circ} 33' 27''$ East a distance of 407.51 feet along the Eastern line of the aforementioned Greytown Subdivision and the Greytown Subdivision as recorded in Plat book 9698, page 202 in Bexar County Texas, and the Western line of the aforementioned Velma Development LLC Property, to a Point. Said point being the Eastern common corner of Lot 10 and Lot 11 of the aforementioned Graytown Subdivision;

Thence South $76^{\circ} 13' 03''$ East a distance of 1,054.78 feet, through the aforementioned Velma Development LLC property to a Point in the Western Right-of-Way of Boenig Road;

Thence on a Curve to the Left having a Radius of 797.55 feet, a Chord Bearing of South $37^{\circ} 26' 43''$ West and a distance of 115.02 feet, with the Boenig Road Right-of-Way, to a Point;

Thence South $29^{\circ} 43' 06''$ West a distance of 759.86 feet, continuing with the Western Right-of-Way of Boenig Road, to a found Iron Pin;

Thence South $37^{\circ} 14' 23''$ West with a distance of 11.61 feet to the **POINT OF BEGINNING** for this tract and containing 256.21 acres +/-.



Raul H. Garcia
1-28-20

Exhibit "D"
Being MBA 4A (2), a 8.84 +/- Acre Tract of Land
Located in Bexar County, Texas

Beginning at a found Iron Pin in the Southern Right-of-Way of Ware Seguin Road. Said Iron Pin being the Northeastern corner of the Velma Development LLC Property as recorded in volume 16766, page 459 in Bexar County Texas;

Thence on a Curve to the left, having a Radius of 97.44 feet, a Chord Bearing of South 02° 26' 46" West and a distance of 81.28 feet to a found Iron Pin. Said Iron Pin lying in the Western Right-of-Way of Boenig Road and the Eastern line of the aforementioned Velma Development LLC Property;

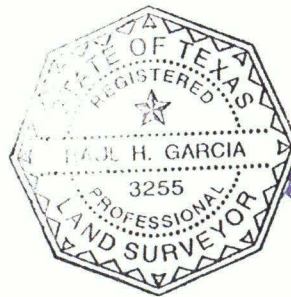
Thence South 28° 07' 50" West a distance of 99.05 feet. With the aforementioned Boenig Road Right-of-Way, to a Point;

Thence South 60° 53' 49" East a distance of 10.65 feet, to a Point in the Right-of-Way of Boenig Road;

Thence South 29° 45' 04" West a distance of 1,608.35 feet to a Point. Said point also being an Eastern corner of Tract 3A;

Thence North 15° 17' 09" East a distance of 1,736.39 feet, along the Eastern line of Tract 3A, and through the aforementioned Velma Development LLC Property, to a Point in the Ware Seguin Road Right-of-Way;

Thence South 74° 37' 05" East with a distance of 395.37 feet, with said Right-of-Way of Ware Seguin Road, and the Northern line of the aforementioned Velma Development LLC Property, to the **POINT OF BEGINNING** for this tract and containing 8.84 acres +/-.



Paul H. Garcia
1-28-20

SG/ml
03/05/20
Item No. 24

EXHIBIT “E”

File No. 20-1875

Exhibit "E"
Being MBA 4B, a 10.74 +/- Acre Tract of Land
Located in Bexar County, Texas:

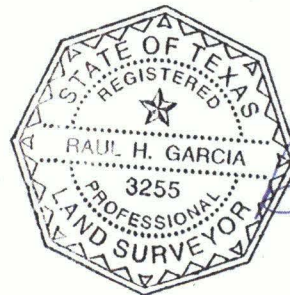
Commencing at a found Iron Pin in the Northern Right-of-Way of Gibbs Sprawl at the Eastern cut-back from the Miller Road Eastern Right-of-Way. Thence South 24° 04' 07" West, 103.40 feet to a Point in the Southern Right-of-Way of the Gibbs Sprawl Road Right-of-Way and the Northern Right-of-Way of the Union Pacific Railroad Right-of-Way. Said Point being the **POINT OF BEGINNING** for this tract;

Thence South 00° 55' 23" West 500.00 feet, Crossing the Aforementioned Union Pacific Railroad Right-of-Way and with the West line of Tract 3B, to a Point in the Walzem Park Property as recorded in Volume 9906, page 2090, in Bexar County Texas;

Thence on a curve to the left with a Radius of 3,395.08 feet, and a Chord Bearing and distance of South 83° 34' 33" West 868.37 feet to a Point in the aforementioned Walzem Park Property;

Thence North 13° 53' 18" West 500.00 feet, crossing the Union Pacific Railroad Right-of-Way to a Point in the Southern Right-of-Way of Gibbs Sprawl Road;

Thence on a curve to the Right with a Radius of 3,895.08 feet and a Chord Bearing and Distance of North 83° 34' 06" East 997.26 feet with the Southern Right-of-Way of the aforementioned Gibbs Sprawl Road and the Northern Right-of-Way of the Union Pacific Railroad to the **POINT OF BEGINNING** for this tract and containing 10.74 acres +/-.



Raul H. Garcia
1-28-20

SG/ml
03/05/20
Item No. 24

EXHIBIT “F”

File No. 20-1875

Exhibit "F"

**Being MBA 3C, a 14.25 +/- Acre Tract of Land
Located in Bexar County, Texas**

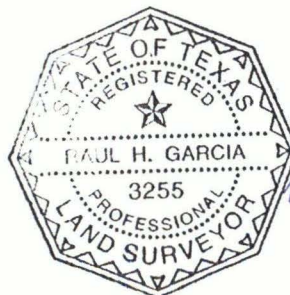
Beginning at a Point located in the common line of the JPN LLC Property as recorded in volume 17903, page 1228 in Bexar County Texas, and the LGI Homes-Texas LLC Property as recorded in volume 18841, page 1998 in Bexar County Texas. Said Point being located North 80° 19' 33" West, 1,904.05 from a found Concrete Monument in the Western Right-of-Way of the Charles W Anderson Loop (Loop 1604) and the Eastern line of the aforementioned JPN LLC Property;

Thence South 15° 35' 55" West a distance of 462.39 feet to a found Iron Pin. Said Iron Pin being the Northeast corner of the Jesus and Pamela Orozco Property as recorded in volume 12203, page 2368 in Bexar County Texas, a Southern corner of the aforementioned LGI Homes-Texas Property and a point in the Western line of the aforementioned JPN LLC Property;

Thence North 74° 19' 10" West a distance of 1,352.62 feet, with the Northern line of the aforementioned Orozco Property, to a found Iron Pin. Said Iron Pin also being in the Eastern line of the LGI Homes-Texas LLC Property as recorded in volume 18848, page 279 in Bexar County Texas;

Thence North 15° 21' 12" East a distance of 454.66 feet, along the LGI Homes-Texas LLC Property, to a Point;

Thence South 74° 38' 48" East with a distance of 1,354.58 feet, crossing the aforementioned LGI Homes-Texas LLC Property to the **POINT OF BEGINNING** for this tract and containing 14.25 acres +/-.



Paul H. Garcia
1-28-20