

**ITEM A:**

**MAPS OF APPROX 13 ACRES OF  
LAND IN NCB 14747 and 4 ACRES  
OF LAND IN NCB 14854 LOCATED  
ALONG LEON CREEK WITHIN  
CITY COUNCIL DISTRICT 8**



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
SAN ANTONIO • LAREDO  
TEXAS FIRM REGISTRATION NUMBERS  
ENGINEERING F-2214 & SURVEYING 100410

## DESCRIPTION OF 12.837 ACRE TRACT

**Being** a 12.837 acre tract of land out of Lot 2, Block 6, New City Block (N.C.B.) 14747, Western Development, recorded in Volume 9612, Page's 175-176, Deed and Plat Records, Bexar County, Texas, said 12.837 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" at the southwest corner of said Lot 2, on the east right-of-way (R.O.W.) line of Interstate Highway 10, for the southwest corner of the herein described tract;

Thence coincident with the common line of Lot 2 and said east right-of-way line, the following three (3) calls:

North 07°36'24" West, a distance of 194.99 feet to a Texas Department of Transportation Type II Monument found for an angle point of the herein described tract,

North 11°06'28" West, a distance of 200.35 feet to a Texas Department of Transportation Type II Monument found for an angle point of the herein described tract,

North 07°16'39" West, a distance of 67.78 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

Thence departing said common line, crossing Lot 2, the following sixteen (16) calls:

South 19°01'14" East, a distance of 214.67 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 78°14'50" East, a distance of 281.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 65°24'32" East, a distance of 33.97 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 53°26'57" East, a distance of 80.26 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 48°36'59" East, a distance of 226.47 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 06°55'31" West, a distance of 46.85 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 18°18'50" West, a distance of 121.35 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 25°09'08" West, a distance of 68.77 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 34°11'50" West, a distance of 179.33 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 36°03'12" West, a distance of 123.84 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 40°46'13" West, a distance of 151.87 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 44°31'16" West, a distance of 119.39 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 28°32'37" West, a distance of 35.98 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 50°16'22" West, a distance of 71.98 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 89°20'30" West, a distance of 52.21 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

North 80°53'00" West, a distance of 40.53 feet to 1/2" iron rod set with plastic cap stamped "CEC" on the north line of aforementioned Lot 2, for an angle point of the herein described tract,

Thence North 89°05'11" East, passing at a distance of 529.61 feet a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of Lot 1, Block 6, N.C.B. 14747, replat and resubdivision plat of South Rim, Unit 3, recorded in Volume 9590, Page's 103-104, Deed and Plat Records, Bexar County, Texas, and continuing coincident with the common line of said Lot 2 and said Lot 1, for a total distance of 1,092.89 feet to a 1/2" iron rod found for the northeast corner of Lot 2, for the northeast corner of the herein described tract;

Thence departing said common line, coincident with the southeasterly line of Lot 2, the following thirteen (13) calls:

South 00°38'21" East, a distance of 38.42 feet to 1/2" iron rod found for an angle point of the herein described tract

South 52°08'29" West, a distance of 262.71 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 17°31'15" West, a distance of 238.79 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 63°03'17" West, a distance of 148.79 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 24°02'33" East, a distance of 103.56 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 04°43'25" East, a distance of 178.73 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 09°28'19" West, a distance of 193.47 feet to 1/2" iron rod found for an angle point of the herein described tract,

South 43°57'05" West, a distance of 150.52 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 08°02'57" East, a distance of 154.11 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 70°36'47" West, a distance of 70.10 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 75°33'21" West, a distance of 285.36 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

North 79°58'59" West, a distance of 174.39 feet to 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for an angle point of the herein described tract,

South 74°42'42" West, a distance of 54.15 feet to the **POINT OF BEGINNING** containing 12.837 acres of land, more or less.

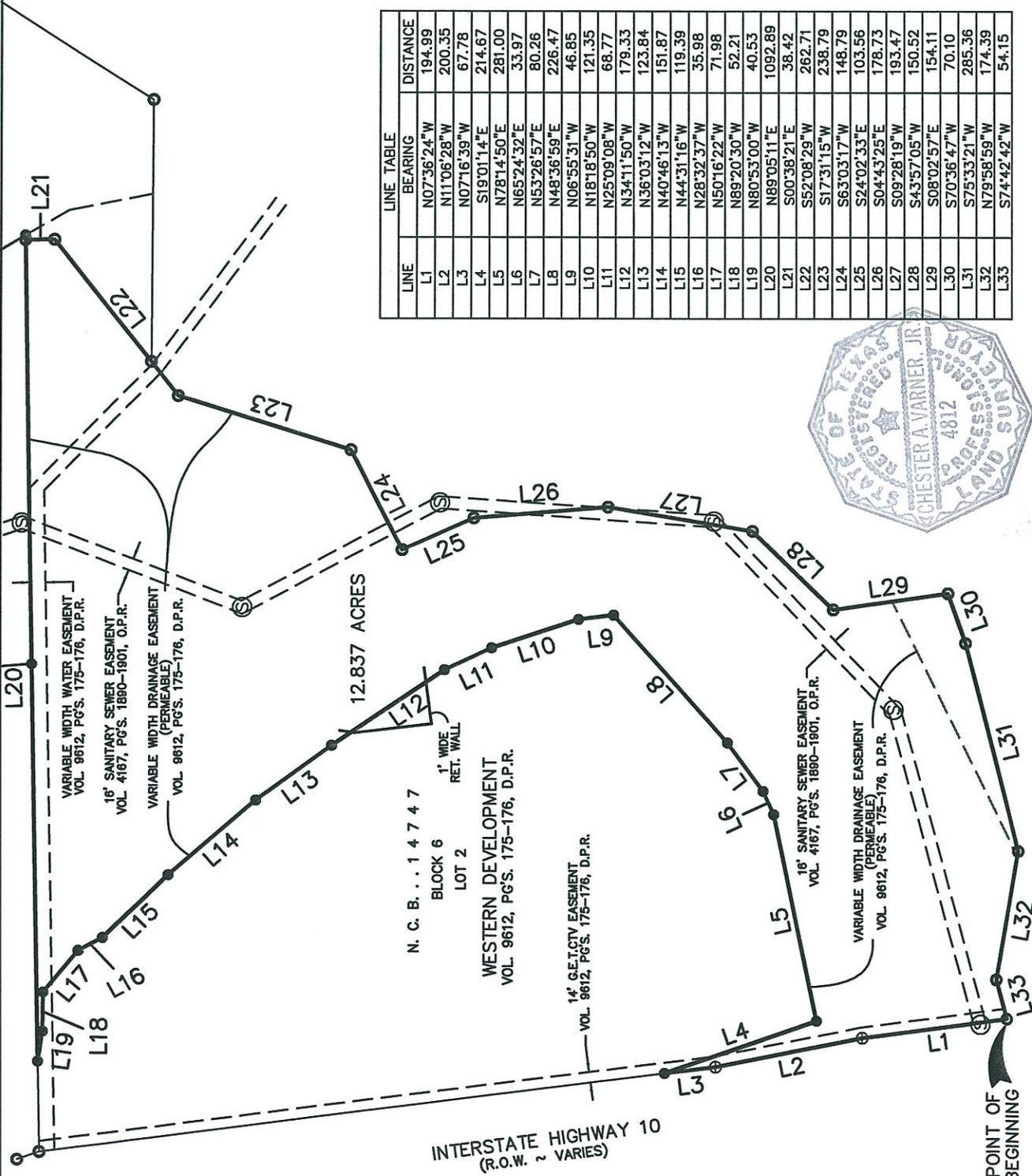
This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 26th day of March, 2013.



*Chester A. Varner* R.P.L.S.  
Chester A. Varner, RPLS # 4812z e 4/9/13



SCALE: 1" = 200'



- LEGEND**
- 1/2" IRON ROD SET WITH A "CEC" PLASTIC CAP
  - ⊕ TEXAS DEPARTMENT OF TRANSPORTATION TYPE II MONUMENT FOUND
  - 1/2" IRON ROD FOUND WITH A "PAPE DAWSON" PLASTIC CAP
  - Ⓢ SANITARY SEWER MANHOLE

SHEET 1 OF 1  
 DRAWN BY: C.P.K.  
 DATE: 4/04/2013  
 JOB NO. S0242748

**BOUNDARY SURVEY**

BEING 12.837 ACRES OUT OF LOT 2, BLOCK 6 WESTERN DEVELOPMENT, NEW CITY BLOCK 14747, SAN ANTONIO, BEXAR COUNTY, TEXAS.

**CIVIL ENGINEERING CONSULTANTS**  
 DON DUREN, INC.  
 11650 L.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999 F) 210.641.6440  
 TEXAS FIRM REGISTRATION NUMBER: 12-2214  
 ENGINEERING: P-2214  
 SURVEYING: 100410-00  
 Email: ceo@cedcc.com



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. SURVEYED THIS 26TH DAY OF MARCH, 2003.

*Chester A. Varner* 12.P.L.S. 4/9/13  
 CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4812



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

SAN ANTONIO • LAREDO  
TEXAS FIRM REGISTRATION NUMBERS  
ENGINEERING F-2214 & SURVEYING 100410

## DESCRIPTION OF 2.862 ACRE TRACT

**Being** a 2.862 acre (124,692 Sq. Ft.) tract of land out of Lot 5, La Cantera Restaurant Park-P.U.D., recorded in Volume 9650, Page 3, Deed and Plat Records, Bexar County, Texas and being out of N.C.B. 14854, City of San Antonio, Bexar County, Texas, said tracts being conveyed to LA CANTERA DEVELOPMENT COMPANY, said 2.862 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CEC" at the common corner of said Lot 5 and a 3.250 acre tract of land recorded in Volume 13111, Page 1470, Official Public Records of Real Property, Bexar County, Texas, on the east line of Old Fredricksburg Road, for the northwest corner of the herein described tract;

Thence North 89°37'00" East, along common line of Lot 5, and said 3.250 acre tract, a distance of 468.14 feet to 1/2" iron rod set with plastic cap stamped "CEC" on a common line of Lot 5 and a 3.483 acre tract of land recorded in Volume 3037, Page 930, Official Public Records of Real Property, Bexar County, Texas, for an angle point of the herein described tract;

Thence along the said common line, the following two (2) calls:

South 00°36'01" East, a distance of 36.40 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 83°45'13" East, a distance of 392.26 feet to a 1/2" iron rod set with plastic cap stamped "CEC" on the common line of Lot 5 and Interstate Highway 10, for the north corner of Lot 5 and the northeast corner of the herein described tract;

Thence South 07°41'17" East, along common line of Lot 5, and said Interstate Highway 10, a distance of 69.75 feet to 1/2" iron rod set with plastic cap stamped "CEC" for for an angle point of the herein described tract;

Thence along a Variable Width Drainage Easement recorded in the aforementioned Volume 9560, Page 3, Deed and Plat Records, Bexar County, Texas, an Existing Variable Width Drainage and Sanitary Sewer Easement recorded in Volume 9519, Page 220, Deed and Plat Records, Bexar County, Texas, and crossing Lot 5, the following seven (7) calls:

South 84°49'27" West, a distance of 110.93 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 77°08'56" West, a distance of 106.94 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 72°43'05" West, a distance of 145.87 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 79°21'17" West, a distance of 119.03 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 81°57'17" West, a distance of 140.29 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 79°19'42" West, a distance of 265.07 feet to 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract,

South 43°39'05" West, a distance of 37.12 feet to 1/2" iron rod set with plastic cap stamped "CEC" on the common line of Lot 5 and the aforementioned Old Fredricksburg Road, for the southwest corner of the herein described tract,

Thence along the said common line, the following two (2) calls:

North 03°07'02" East, a distance of 134.81 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 09°53'54" East, a distance of 121.61 feet to the **POINT OF BEGINNING** containing 2.862 acres of land (124,692 Sq. Ft.), more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 28th day of December, 2012.



*Chester A. Varner, Jr., P.L.S.*

Chester A. Varner, RPLS # 4812

*4/1/2013*

I.H. 10

SHEET	1
DRAWN BY:	V.V.
DATE:	DECEMBER 2012
JOB NO.:	SD242746

BEING A 2.862 ACRE (124,692 SQ. FT.) TRACT OF LAND OUT OF LOT 5, LA CANTERA RESTAURANT PARK-P.U.B., RECORDED IN VOLUME 9650, PAGE 3, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

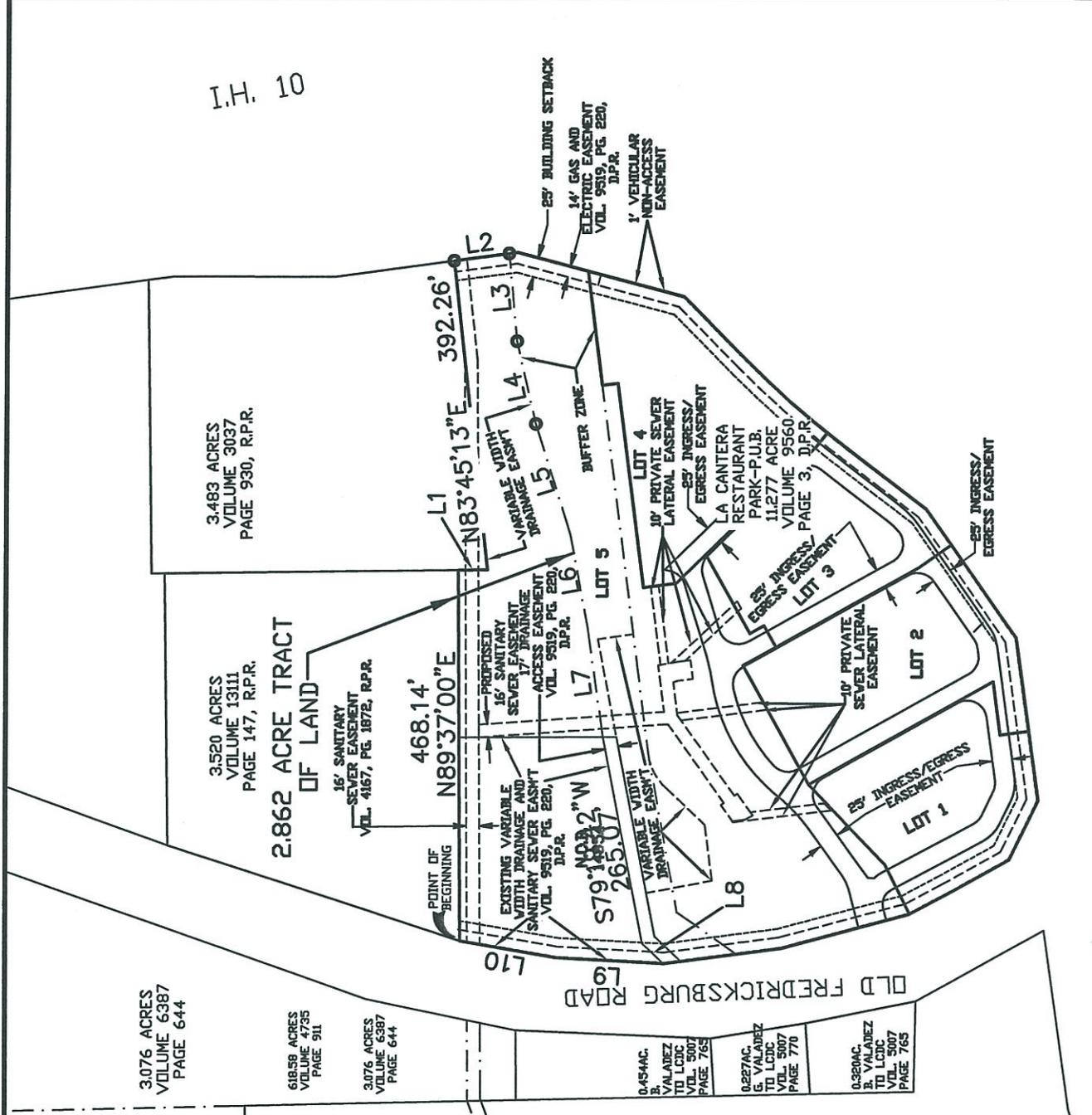
CIVIL ENGINEERING CONSULTANTS  
DON DURBIN, INC.  
1800 LL 10 WEST, SUITE 308  
SAN ANTONIO, TEXAS 78220  
P: 210.641.0888 F: 210.641.0440  
TXLSS PERM REGISTRATION NUMBER:  
00000000000000000000000000000000  
00000000000000000000000000000000



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. SURVEYED THIS THE 28TH DAY OF DECEMBER, 2012.

*Chester A. Varner* 210.641.0888  
4/12/2013

CHESTER A. VARNER, REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4812



LEGEND

- POWER POLE
- GUY WIRE
- IRON ROD FOUND
- IRON ROD W/A 'CEC' CAP SET

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	S00°36'01"E	36.40'
L2	S07°41'17"E	69.75'
L3	S84°49'27"W	110.93'
L4	S77°08'56"W	106.94'
L5	S72°43'05"W	145.87'
L6	S79°21'17"W	119.03'
L7	S81°57'17"W	140.29'
L8	S43°39'05"W	37.12'
L9	N03°07'02"E	134.81'
L10	N09°53'54"E	121.61'



- NOTES:
1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
  2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
  3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LINE JOB NUMBER.
  4. NOT ALL EASEMENTS AND IMPROVEMENTS ARE SHOWN FOR CLARITY.
  5. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

3.076 ACRES  
VOLUME 6387  
PAGE 644

618.58 ACRES  
VOLUME 4735  
PAGE 911

3.076 ACRES  
VOLUME 6387  
PAGE 644

3.520 ACRES  
VOLUME 13111  
PAGE 147, R.P.R.

3.483 ACRES  
VOLUME 3037  
PAGE 930, R.P.R.

2.862 ACRE TRACT  
OF LAND

0.454AC.  
B. VALADEZ  
TO LDCR  
VIL. 5007  
PAGE 765

0.227AC.  
B. VALADEZ  
TO LDCR  
VIL. 5007  
PAGE 770

0.280AC.  
B. VALADEZ  
TO LDCR  
VIL. 5007  
PAGE 765

OLD FREDRICKSBURG ROAD

392.26'

468.14'  
N89°37'00"E

N83°45'13"E

265.07'

S79°14'42"W

140.29'

140.29'

140.29'

140.29'

L2

L3

L4

L5

L6

L7

L8

L9

L10

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L1

L2

POINT OF BEGINNING

EXISTING VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASMT VIL. 9519, PG. 220, R.P.R.

PROPOSED 16' SANITARY SEWER EASEMENT 17' DRAINAGE ACCESS EASEMENT VIL. 9519, PG. 220, R.P.R.

16' VARIABLE WIDTH DRAINAGE EASMT

10' PRIVATE SEWER LATERAL EASEMENT

25' BUILDING SETBACK

14' GAS AND ELECTRIC EASEMENT VIL. 9519, PG. 220, R.P.R.

1' VEHICULAR NON-ACCESS EASEMENT

25' INGRESS/EGRESS EASEMENT

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.

LA CANTERA RESTAURANT PARK-P.U.B. 11.277 ACRE VOLUME 9560, R.P.R.



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

SAN ANTONIO • LAREDO  
TEXAS FIRM REGISTRATION NUMBERS  
ENGINEERING F-2214 & SURVEYING 100410

## DESCRIPTION OF 0.853 OF ONE ACRE TRACT

**Being** a 0.853 of one acre (37,164 Sq. Ft.) tract of land out of a 3.483 acre tract of land recorded in Volume 3037, Page 930, Official Public Records of Real Property, Bexar County, Texas and being out of N.C.B. 14854, City of San Antonio, Bexar County, Texas, said tracts being conveyed to LA CANTERA DEVELOPMENT COMPANY, said 0.853 of one acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CEC" at the common corner of said 3.483 acre tract and Lot 5, La Cantera Restaurant Park-P.U.D., recorded in Volume 9650, Page 3, Deed and Plat Records, Bexar County, Texas, on the west line of Interstate highway 10, for the southeast corner of the 3.483 acre tract and of the herein described tract;

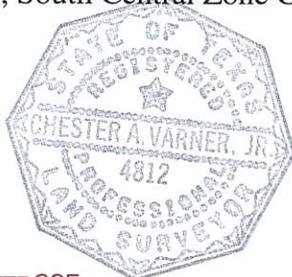
Thence South 83°45'13" West, along common line of the 3.483 acre tract, and said Lot 5, a distance of 392.26 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the 3.483 acre tract and of the herein described tract;

Thence North 00°35'13" West, along common line of the 3.483 acre tract, Lot 5, and a 3.520 acre tract of land recorded in Volume 13111, Page 147, Official Public Records of Real Property, Bexar County, Texas, a distance of 77.96 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract;

Thence North 78°11'44" East, departing said common line of the 3.483 acre tract, Lot 5, and said 3.520 acre tract, crossing the 3.483 acre tract, a distance of 383.52 feet to 1/2" iron rod set with plastic cap stamped "CEC" on the aforementioned west line of Interstate Highway 10, for the northeast corner of the herein described tract;

Thence South 07°40'27" East, along the common line of the 3.483 acre tract and Interstate Highway 10, a distance of 114.76 feet to the **POINT OF BEGINNING** containing 0.853 of one acre of land (37,164 Sq. Ft.), more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 28th day of December, 2012.



*Chester A. Varner, R.P.L.S.*  
Chester A. Varner, RPLS # 4812 *4/1/2013*

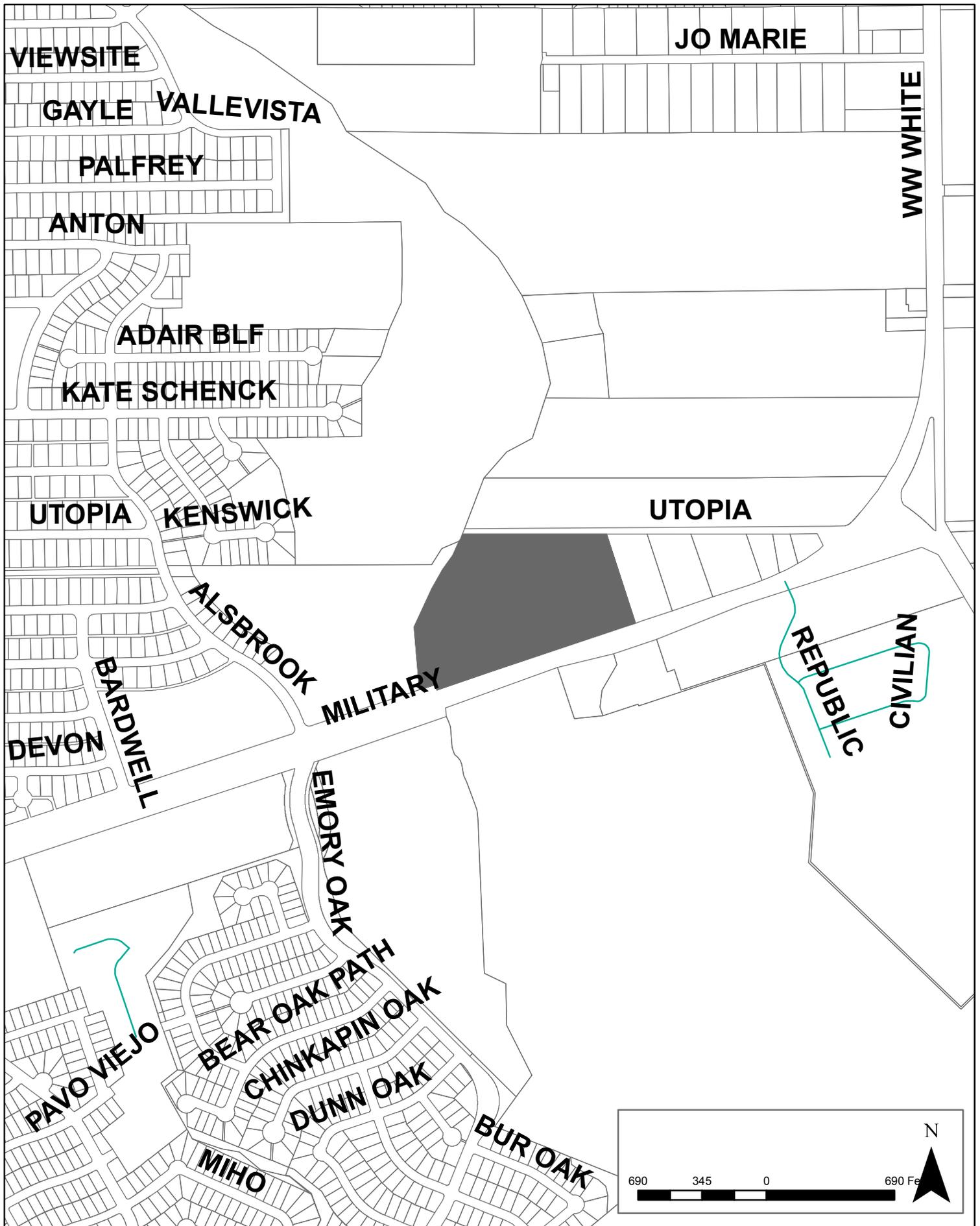


**ITEM B:**

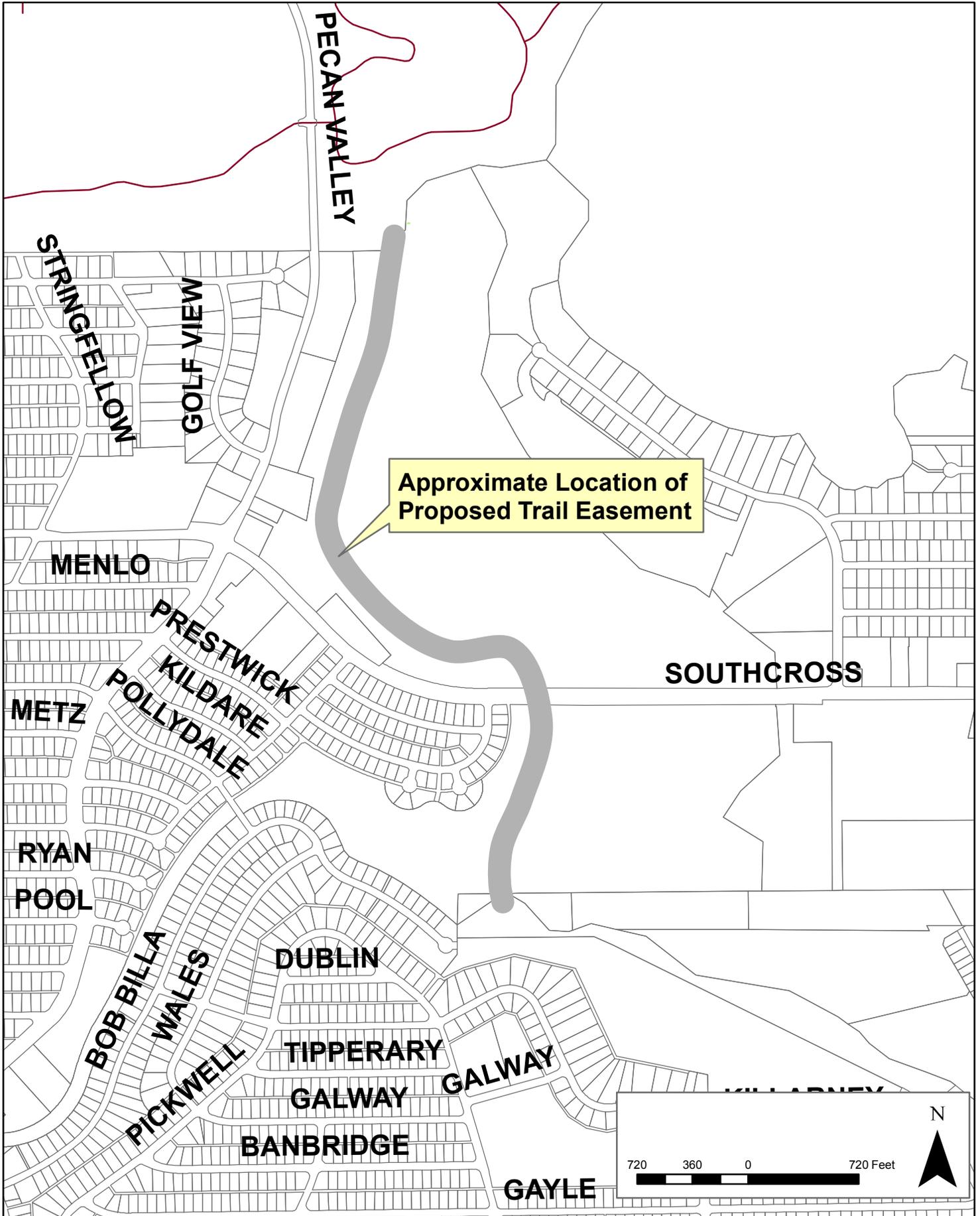
**MAPS OF APPROXIMATELY 38  
ACRES OF LAND IN NCBs 10845,  
13485 AND 13486 ALONG SALADO  
CREEK IN COUNCIL DISTRICT 3  
AND 2 ACRES OF LAND IN NCB  
18820 ALONG CULEBRA CREEK  
IN COUNCIL DISTRICT 6**

# Site Map-District 3

## 20 acres - NCB 10845



**Site Map - District Three**  
**18 acres, NCB 13485 and 13486**



# Site Map - District 6

## 2 acres - NCB 18820

