

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES B. GRIFFIN
JAMES MCKNIGHT
NINA PRADO
CAROLINE E. BROWN

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

PAUL M. JUAREZ
OF COUNSEL



December 1, 2017

City of San Antonio
Office of the City Clerk
City Hall, 2nd Floor
100 Military Plaza
San Antonio, Texas 78205

VIA Hand Delivery

Eric Friedland
Assistant City Attorney
Office of the City Attorney
City Hall, 3rd Floor
100 Military Plaza
San Antonio, Texas 78205

VIA Hand Delivery

Priscilla Rosales-Pina
Planning Administrator
Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78204

VIA Hand Delivery

RE: Request for Voluntary Annexation in accordance with the City Charter of the City of San Antonio ("City") and Chapter 43 of the Texas Local Government Code, Particularly Section 43.0671, for Property Located at 13253 Galm Road (approximately 6.0 acres), in the Extra-Territorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas ("Subject Property"); *Our File No. 9159.003.*

Dear Mr. Friedland and Ms. Rosales-Pina:

On behalf of the owner, AZTX Properties, Ltd. ("Owner"), we are respectfully submitting a voluntary annexation petition to the City for the full purpose annexation of the Subject Property in accordance with all local and state regulations. Please find enclosed the City-required materials for voluntary annexation which include:

1. A petition signed by the Owner of the Subject Property requesting voluntary annexation and reciting and affirming all required statements;
2. Two copies of a current signed and sealed 8 ½ x 11 Exhibit/Survey Map (Exhibit "A");

3. Two copies of a current signed and sealed boundary description in the form of metes and bounds of the total voluntary annexation area prepared by a licensed engineer or surveyor (Exhibit "A");
4. Exhibit "B", Exhibit "E", and Exhibit "G" as described in the petition;
5. Property deed information (Exhibit "C");
6. Documentation of signatory authorization (Exhibit "D");
7. Current Bexar County Appraisal District property information (Exhibit "F"); and
8. Check in the amount of \$3,000.00 made payable to the City of San Antonio.

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this annexation request.

Thank you,

BROWN & ORTIZ, P.C.

BY: *Nina Prado*
Nina Prado

Enclosures: As Stated

PETITION FOR VOLUNTARY ANNEXATION

TO THE CITY OF SAN ANTONIO

PURSUANT TO SECTION 43.0671 OF THE TEXAS LOCAL GOVERNMENT CODE

The undersigned, being the owner (hereinafter, the "Property Owner"), in fee simple, of approximately six (6) acres of property, described in **Exhibit "A,"** by the attached metes and bounds and survey map (hereinafter, the "Subject Property"), submits this "Petition," by its signature below, to the City of San Antonio ("City"), for the full purpose, voluntary annexation of the Subject Property, into the City's corporate limits, in accordance with the provisions of the City Charter and Chapter 43 of the Texas Local Government Code (*see Exhibit "B"* for Exhibits of the Subject Property; *see Exhibit "C"* for Deed; *see Exhibit "D"* for Secretary of State Information).

Specifically, the Property Owner submits this Petition, pursuant to Section 43.0671 of the Texas Local Government Code, whereby the City (a "Tier 2 Municipality") has the authority to annex an area if each owner of land in the area requests the annexation. The Property Owner is the full and entire owner of the Subject Property and requests the City's annexation of the Subject Property, in accordance with Section 43.0671 of the Texas Local Government Code. Additionally, the Subject Property meets the statutory requirements for full purpose annexation, by the City, as it: (1) is within the City's extraterritorial jurisdiction; and (2) is adjacent and contiguous to the City's corporate limits. Further, pursuant to Section 43.016 of the Texas Local Government Code, if the Subject Property is determined to qualify for agricultural or wildlife management use or timber land, the Property Owner waives the requirement of the City to offer a development agreement or declines to make such agreement with the City (but, only in conjunction with the City's approval of this Petition).

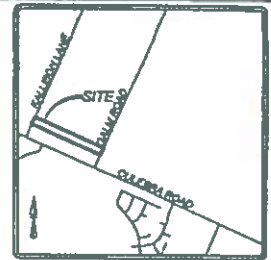
The Subject Property is currently undeveloped and generally located at the northwest intersection of Galm Road and Culebra Road, in City Council District No. 6. The Property Owner would like to develop the Subject Property with an adjacent "14.9-Acre Tract," which is located within the City's corporate limits (*see Exhibit "E"* for Exhibits of the 14.9-Acre Tract). The "Overall Project" is a total of approximately 20.9 acres, including the Subject Property (*see Exhibit "F"* for Bexar County Appraisal District Information). In accordance with the Preliminary Overall Area Development Plan No. 433 (the "POADP," approved December 2, 1994), the Overall Project (including the Subject Property) will be developed for commercial uses (*see Exhibit "G"* for the POADP). A zoning application (Zoning Case No. 2018025) was submitted for the 14.9-Acre Tract (which, as mentioned above, is within the City's corporate limits) to rezone it from "R-6" (Residential Single-Family District with up to seven (7) units per acre) to "C-2" (Commercial District), with Zoning Commission consideration scheduled for December 19, 2017, and City Council consideration scheduled for January 18, 2018. Upon annexation of the Subject Property (and concurrently therewith), the Property Owner also requests the City (but, such request is not meant to make this Petition in any way contingent or conditional, such being unconditional and absolute) to provide "C-2" (Commercial District) zoning for the Subject Property, which is consistent with its intended land use and zoning for the 14.9-Acre Tract.

In other words, "C-2" (Commercial District) zoning is required for the commercial development of the Overall Project (including the Subject Property). Additionally, the proposed utility purveyors, of the Subject Property, are San Antonio Water System, CPS Energy (electric), and Grey Forest Utilities (gas), which are the same utility purveyors as the 14.9-Acre Tract. Therefore, in order for the Overall Project to be cohesive and provide the same City services and benefits to the entire commercial development, the Property Owner is requesting the City's full purpose, voluntary annexation of the Subject Property (with "C-2" (Commercial District) zoning).

The Property Owner requests that any correspondence regarding this Petition be forwarded to the Property Owner at the address noted on the subsequent signature page.

Signature on Following Page

SCALE: 1"=200'

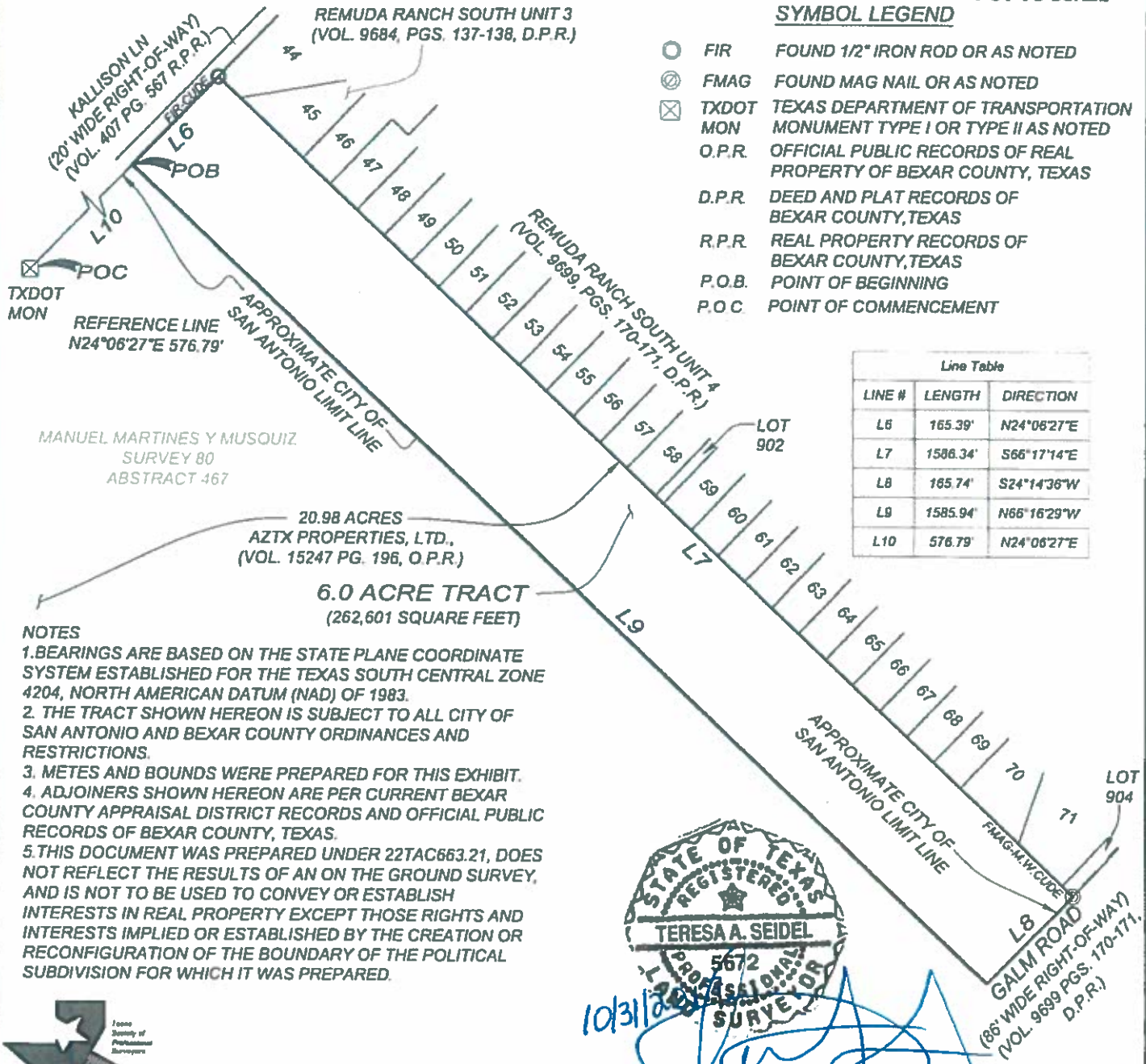


LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊗ FMAG FOUND MAG NAIL OR AS NOTED
- ⊠ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

Line Table		
LINE #	LENGTH	DIRECTION
L6	165.39'	N24°06'27"E
L7	1586.34'	S66°17'14"E
L8	165.74'	S24°14'36"W
L9	1585.94'	N66°16'29"W
L10	576.79'	N24°06'27"E

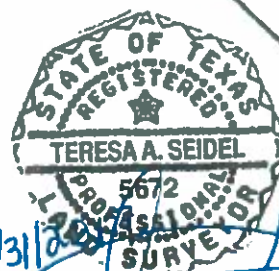


NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. 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.



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 33 CIRCLE BLDG. A, SUITE 150 MC CINE AUSTIN, TX 78752
PHONE: 817-238-8262, FAX: 817-238-8263



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 10/27/2017
PROJECT NO.: 17-125

KFW
SURVEYING
2421 Pleasant Point, Suite 151, San Antonio, TX 78221
Phone: 210-512-1234 • Fax: 210-512-1235
TSPS No. 11000000

ZONING EXHIBIT OF
A 6.0 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE
MANUEL MARTINEZ Y MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY
BLOCK 4450, AND BEING A PORTION OF A 39.88 ACRE TRACT OF LAND AS
CONVEYED IN VOLUME 15247 PAGE 196 OF BEXAR COUNTY, TEXAS.

EXHIBIT
A

REVISIONS	ISSUE DATE
JOB NO. 17-125 DATE 10/27/2017 DRAWN API	DESIGNER TAS CHECKED TAS SHEET: 1 OF 1



FIELD NOTE
FOR
A 6.0 ACRE TRACT

A 6.0 acre tract of land situated in Bexar County, Texas, out of the Manuel Martinez Y Musquiz Survey No. 80 Abstract 467, County Block 4450, New City Block (NCB) 18297, a portion of a 20.98 acre tract of land as conveyed to AZTX Properties, Ltd., of Record in Volume 15247 Page 196 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at a found Texas Department of Transportation Monument Type II at the intersection of the northeast right-of-way line of Culebra Road, a variable width right-of-way, with the southeast right of way line of Kallison Lane, a 20 foot wide right-of-way, of record in Volume 407 Page 567 of the Deed and Plat Records of Bexar County, Texas and for the southwest corner of the 20.98 acre tract;

THENCE: N 24° 06' 27" E, along and with the southeast line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of 576.79 feet for the **POINT OF BEGINNING** and the southwest corner of the tract described herein;

THENCE: N 24° 06' 27" E, continuing along and with the southeast right-of-way line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of 165.39 feet to a found 1/2" iron rod with a plastic cap stamped "CUDE" for the west corner of Lot 44 of the Remuda Ranch South Unit 3 Subdivision of record in Volume 9684 Pages 137-138 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the 20.98 acre tract and the tract described herein;

THENCE: S 66° 17' 14" E, along and with the southwest line of Lots 44-46 of the Remuda Ranch South Unit 3 Subdivision, Lots 47-71, Lot 902 and Lot 904 of the Remuda Ranch South Unit 4 Subdivision of record in Volume 9699, Pages 170-171 of the Deed and Plat Records of Bexar County, Texas, and the northeast line of the 20.98 acre tract, a distance of 1,586.34 feet to a found MAG Nail with a washer stamped "M.W. CUDE" in the northwest right-of-way line of Galm Road, an 86 foot wide right-of-way and the approximate San Antonio City Limit line, for the southeast corner of Lot 904, the northeast corner of the 20.98 acre tract and the tract described herein;

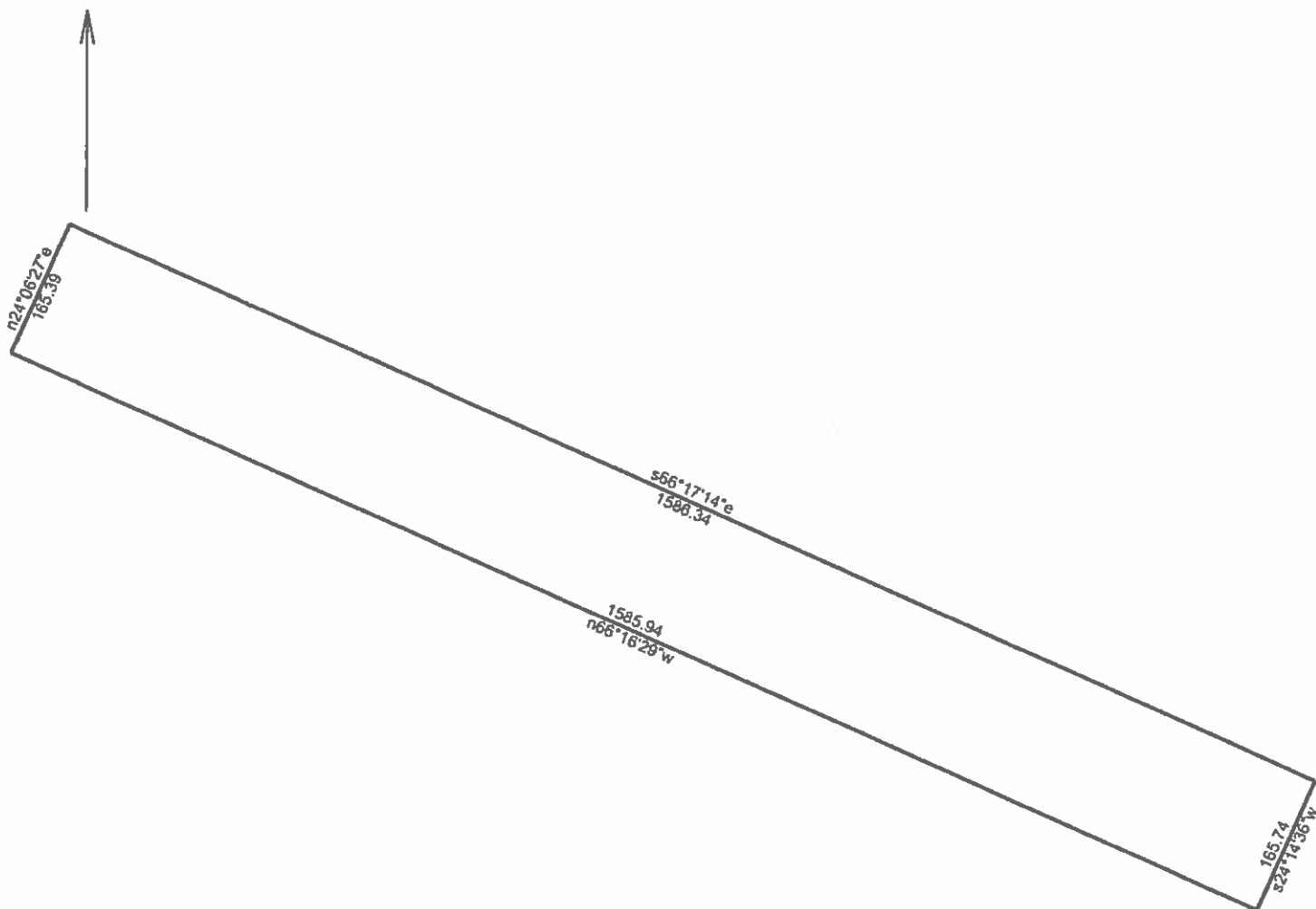
THENCE: S 24° 14' 36" W, along and with the approximate San Antonio City Limit line, the northwest line of Galm Road, and the southeast line of the 20.98 acre tract, a distance of 165.74 feet to a point for an interior corner of approximate San Antonio City Limit line and the southeast corner of the tract described herein;

THENCE: N 66° 16' 29" W, along and with the approximate San Antonio City Limit line and into and across the 20.98 acre tract, a distance of 1,585.94 feet to the **POINT OF BEGINNING** and containing 6.0 acres or 262,601 square feet more or less, in Bexar County, Texas.

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

Job No.: 17-125
Prepared by: KFW Surveying
Date: October 26, 2017
File: S:\Draw 2017\17-125 NWC Culebra Road and Galm Road\FN 5.9 ACRES - Zoning





10/31/2017

Scale: 1 inch= 195 feet

File: 6.0.ndp

Tract 1: 6.0285 Acres (262601 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/732153), Perimeter=3503 ft.

01 n24.0627e 165.39
 02 s66.1714e 1586.34
 03 s24.1436w 165.74
 04 n66.1629w 1585.94





Flex Viewer

Powered by ArcGIS Server

Printed: Nov 29, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.







Flex Viewer
Powered by ArcGIS Server

Printed: Nov 29, 2017

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STC/GM 93255528

\$27.00

SPECIAL WARRANTY DEED

Date: March 17, 1994

94- 0050245

Grantor: The Trust For Public Land, a California non-profit public benefit corporation

Grantor's Mailing Address (including county):

418 Montezuma Avenue
Santa Fe, Santa Fe County, New Mexico 87501

Grantee: AZTX Properties, Ltd., a Texas limited partnership

Grantee's Mailing Address (including county):

5670 Verbena
San Antonio, Bexar County, Texas 78240

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property:

1. A 426.974 acre tract of land situated in Bexar County, Texas out of the M.M. Musquiz Survey No. 80, Abstract 1065, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (sometimes referred to herein as the "Land");
2. All buildings, structures or other improvements located on the Land (the "Improvements"); and
3. All of Grantor's right, title and interest in and to all easements that lie within the Land, tenements, hereditaments, privileges and appurtenances in any way belonging to the Land or the Improvements, including, without limitation, any riparian, appropriative or other water rights of

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Grantor appurtenant to the Land and relating to surface or subsurface waters, any strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Land, and all easements, rights of way, rights of ingress or egress that lie within the Land and reversionary interests benefitting the Land.

The Land, Improvements, easements and other appurtenant rights set forth above are herein referred to collectively as the "Property".

Covenants and Restrictions:

It is specifically agreed that the Property shall be subject to the development and use restrictions set forth herein. Attached hereto as Exhibit "B" is a map of the Property showing areas of the Property designated as Phase I, Phase II and Phase III.

Approximately twenty (20) acres of the Property in Phase I located at the Northwest corner of Galm and Culebra Roads may be developed, occupied or used for any permitted use allowed in B-2 zoning districts as set forth in the Unified Development Code of the City of San Antonio, Texas, with the following exceptions, which shall not be allowed:

- (1) gasoline filling stations and any other sale of gasoline or other petroleum products which are stored in underground or above-ground storage tanks;
- (2) bicycle and bicycle accessory sales or rentals;
- (3) camping equipment sales or rentals;
- (4) bookstore or sale of books or maps related to adjacent state park;
- (5) sales of binoculars and telescopes;
- (6) apartment hotel;
- (7) bed and breakfast;
- (8) boarding house;
- (9) self-service car wash;

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- (10) cemetery or mausoleum;
- (11) church;
- (12) clubhouse;
- (13) wholesale dairy equipment sales;
- (14) commercial and self-service dry cleaning, however, dry cleaning pick-up station will be allowed;
- (15) multiple family dwellings;
- (16) furniture repair and/or upholstering
- (17) garage sale;
- (18) golf course and country club;
- (19) miniature golf course;
- (20) golf driving range;
- (21) group day care home;
- (22) gunsmith;
- (23) head shop;
- (24) helistop;
- (25) home occupation;
- (26) hospital or sanitarium;
- (27) hotel;
- (28) janitorial/cleaning service;
- (29) commercial laundry, however, self-service laundry and laundry pick-up station will be allowed;
- (30) motel;
- (31) nursing home;
- (32) rooming and/or boarding house;

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- (33) retail tamale preparation (molino);
- (34) tourist home;
- (35) townhouse;
- (36) university or college; and
- (37) any and all uses or businesses that, in the normal course of operation, generate, process, treat, store, transport, dispose, handle or use any hazardous substances, pollutants or contaminants as those terms are defined in any federal, state or local laws relating to the protection of the public health, welfare and the environment; provided, however, this provision shall not exclude (i) retail stores that lawfully sell household products that may be technically considered hazardous substances, pollutants or contaminants (i.e., grocery stores, drug stores, hardware stores); (ii) restaurants and other food service related businesses that may lawfully use cleaning and other disinfecting products that may be technically considered hazardous substances, pollutants or contaminants; (iii) medical or dental clinics, laboratories and other health-care related businesses that may lawfully generate, process, treat, store, transport, dispose, handle or use materials or substances that may be technically considered hazardous substances, pollutants or contaminants.

Grantee shall have the option, exercisable in its sole discretion, to develop all or any portion of the twenty (20) acre commercial area in accordance with the provisions set forth above. Any portion of the twenty (20) acre commercial area that is not developed for commercial uses may be used for single family detached residential purposes. The remainder of the area designated as Phase I and Phase II (exclusive of all or any portion of the twenty (20) acre commercial area that is developed for commercial uses) shall be used for single family detached residential purposes only and shall not be used for any other purposes. No more than five hundred fifty (550) single family detached dwellings shall be constructed in Phase I and Phase II. All single family dwellings in Phase I and Phase II must be serviced with either municipal or private water and sewer service. No individual water wells or septic systems will be

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permitted in Phase I or Phase II. All flood plain areas shall remain undeveloped as open space or green belt areas.

The area of the Property designated as Phase III shall be used for single family detached residential purposes only (which shall include the right of each single family detached residential dwelling owner to construct barns, stables, guesthouses, studios or other accessory buildings on such owner's lot or lots for the personal use of such lot owner and the lot owner's family and guests). No portion of Phase III shall be used for any multi-family, office, commercial business or industrial purposes. No more than twenty-five (25) single family detached residential lots shall be subdivided and developed in Phase III, with no more than one water well and one septic system per lot. All single family lots that are adjacent to the boundary of the state park adjacent to the Property shall contain a minimum of four (4) acres. All flood plain areas within Phase III shall remain undeveloped as open space or green belt areas.

It is stipulated that there currently exists on the Land an existing residence with various out-buildings, pens, and other accessory buildings (collectively, the "Residence"). In the event the Texas Historical Commission renders an opinion that the Residence has historical value, the Residence will be preserved by Grantee and shall include a surrounding buffer of at least one (1) acre of the Land contiguous to the adjacent flood plain. In the event the Texas Historical Commission renders an opinion that the Residence does not have historical value, Grantee shall have the option to remove the Residence from the Land to the extent allowed by law. In the event an opinion as to historical value has not been made by the Texas Historical Commission by September 30, 1994, Grantee shall have no obligation to preserve the Residence and shall have the option to remove the Residence from the Land to the extent allowed by law.

The covenants and restrictions set forth above shall run with the Land and shall be binding upon Grantee, all successors and assigns of Grantee, and all future owners of all or any portion of the Land. Grantor or any person or entity owning any portion of the Land shall have the right to enforce the covenants and restrictions set forth herein and to prosecute any proceeding at law or in equity against the person or entity violating or attempting to violate any such covenant and restriction.

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Reservations from and Exceptions to Conveyance and Warranty:

Those matters described on Exhibit "C" attached hereto and made a part hereof for all purposes to the extent the same are valid and subsisting and affect the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, its successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 17th day of March, 1994.

GRANTOR:

THE TRUST FOR PUBLIC LAND, a California non-profit public benefit corporation

By: *John A. Martin III*

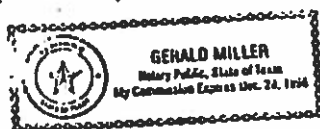
Name: John A. Martin III

Title: Regional Council

STATE OF TEXAS §

COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 17 day of March, 1994, by John A. Martin III, Regional Council of The Trust For Public Land, a California non-profit public benefit corporation, on behalf of said corporation.



AFTER RECORDING RETURN TO:

Gerald Miller
NOTARY PUBLIC, STATE OF TEXAS

Oppenheimer, Blend, Harrison & Tate, Inc.
711 Navarro, Suite 600
San Antonio, Texas 78205
Attention: Kirk L. James

Field notes of a 426.974 acre tract of land situated in Bexar County, Texas out of the M.M.Y. Musquiz Survey No. 80, Abstract 1065, the G. Tarin Survey No. 376 and the A. Jester Survey No. 375, being part of a 5152.638 acre tract of land described by Deed recorded in Volume 5634, Page 1809, of the Real Property Records of Bexar County, Texas, situated about 17 miles Northwest of San Antonio and being described by metes and bounds as follows: (Note: all iron pins set are 1/2" rebar with a yellow plastic cap stamped "Baker Surveying.")

Beginning at a Texas Department of Transportation (TXDOT) Concrete Monument found in the Northwest line of Galm Road at its cut-off corner to the new Northeast line of Farm-to-Market Road No. 471 for the Easternmost South corner of this tract, said point being N. 24 deg. 13' 28" W. 21.96 feet from the original South corner of the 5152.638 acre tract.

Thence S. 69 deg. 21' 31" W. 71.53 feet across said cut-off corner to a TXDOT Concrete Monument found in the Northeast line of F.M. 471 for the Westernmost South corner of this tract.

Thence N. 66 deg. 18' 39" W. 1552.62 feet with the Northeast line of F.M. 471 to a TXDOT monument found in the Southeast line of Kallison Lane for the Southernmost West corner of this tract.

Thence N. 24 deg. 06' 34" E. 3385.61 feet with the Northwest line of the 5152.638 acre tract and the Southeast line of Kallison Lane to a 1/2" iron pin found at a 90 deg. turn in said Kallison Lane.

Thence N. 22 deg. 40' 54" E. 24.47 feet with the Northwest line of the 5152.638 acre tract and the Northeast line of Kallison Lane to a 1/2" iron pin found for a corner of the 5152.638 tract and being a corner of the 2733.3872 acre Kallison Ranch recorded in Volume 5531, Page 1412, of the Real Property Records of Bexar County, Texas.

Thence generally along fence and with the Southwest and West line of this tract and the 5152.638 acre tract and the Northeast and East line of the Kallison Ranch as follows:

N. 24 deg. 05' 57" E. 3825.24 feet to a 1/2" iron pin found at a corner of fence for a corner of this tract.

N. 65 deg. 45' 26" W. 1570.17 feet to a 1/2" iron pin found at an angle in said line.

N. 65 deg. 56' 07" W. 2325.62 feet to a 1/2" iron pin found at a corner of fence for a corner of this tract.

N. 24 deg. 03' 59" E. 1337.14 feet to a 1/2" iron pin set for the North corner of this tract and being the Southwest corner of a 22.00 acre tract, surveyed March 14, 1994.

Thence S. 64 deg. 30' 10" E. 1381.17 feet across the 5152.638 acre tract, with the Northeast line of this tract and the Southwest line of the 22.00 acre tract to an iron pin set for the South corner of the 22.000 acre tract and being an interior corner of this tract.

Thence N. 24 deg. 03' 59" E. 597.41 feet with the Southeast line of the 22.000 acre tract to an iron pin in the Southwest line of the 4702.919 acre tract, this day surveyed for the East corner

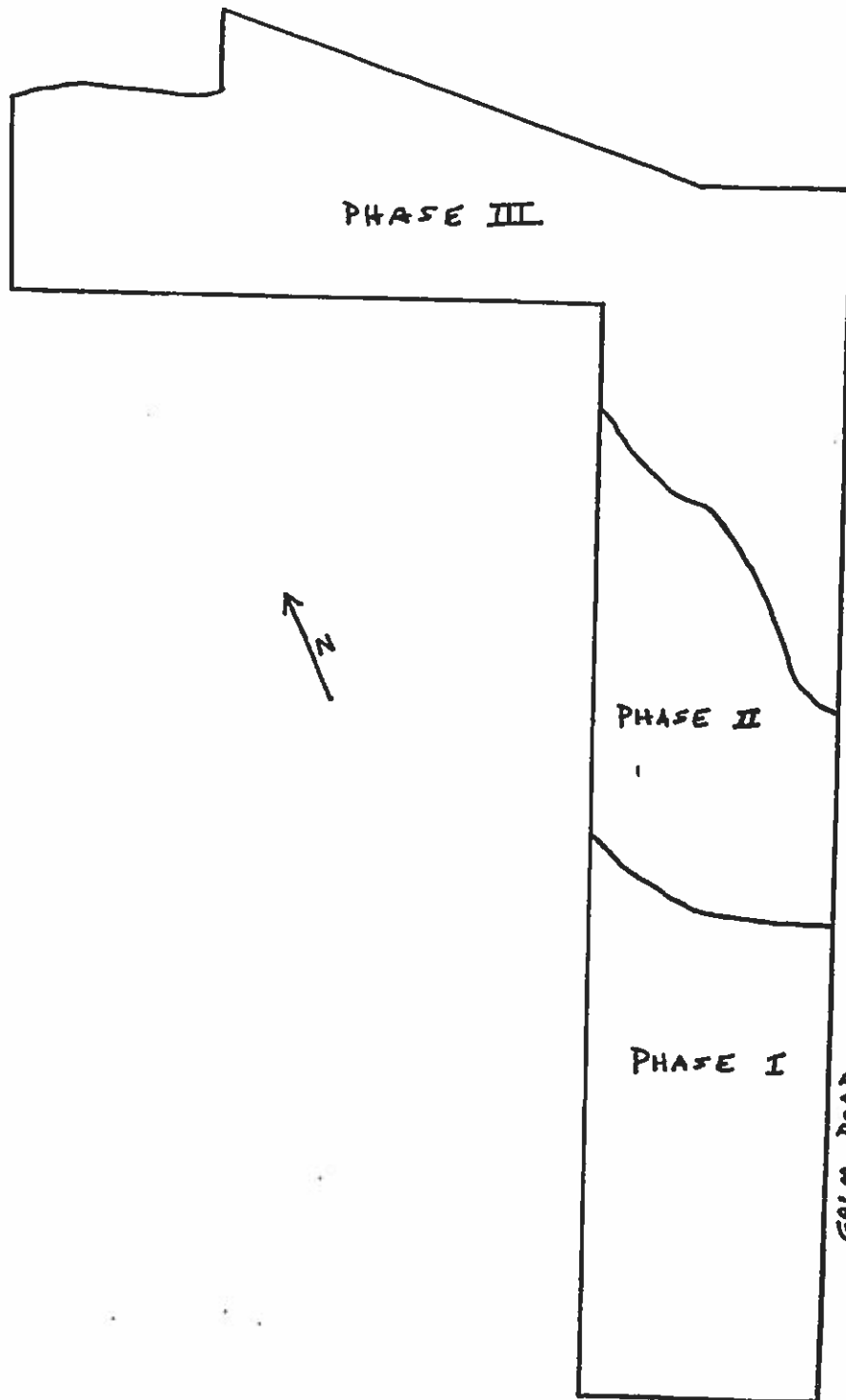
of the 22.000 acre tract and being a corner of this tract.

Thence S. 46 deg. 45' 26" E. 3338.82 feet with the Southwest line of the 4702.919 acre tract to an iron pin set at an angle.

Thence S. 65 deg. 55' 41" E. 1000.00 feet with the Southwest line of the 4702.919 acre tract to a 1/2" iron pin found in the Southwest line of Galm Road for the East corner of this tract and being the South corner of the 4702.919 acre tract.

Thence S. 24 deg. 13' 28" W. 7975.09 feet with the Southeast line of this tract and the 5152.638 acre tract and the Northwest line of Galm Road to the place of beginning and containing 426.974 acres of land according to a survey on the ground in December of 1983 and January of 1984 by Baker Surveying Inc. and updated in August of 1993.

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PHASE III

PHASE II

PHASE I

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GALM ROAD

CULEBRA ROAD

EXHIBIT "B"

EXHIBIT "C"

1. Joint Road and Construction Agreement Easement as set out in Volume 3125, Page 1383, Real Property Records of Bexar County, Texas.
2. Easement as set out in Volume 3129, Page 1020, Real Property Records of Bexar County, Texas, being partially assigned in Volume 5784, Page 1115, Real Property Records of Bexar County, Texas.
3. Easement and Dedication Rights, as set out in Volume 3125, Page 1327, Real Property Records of Bexar County, Texas.
4. Mineral and/or Royalty Interest as set out in Volume 5885, Page 207, Deed Records of Bexar County, Texas.
5. Mineral and/or Royalty Interests as set out in Volume 5885, Page 215, Deed Records of Bexar County, Texas.
6. Mineral and/or Royalty Interests as set out in Volume 2807, Page 462, Real Property Records of Bexar County, Texas.
7. Subject to 100 year flood plain as per survey by Baker Surveying, Inc., dated August, 1993, Job #93-155.

ANY PERSON HEARING THIS MESSAGE IS ADVISED THAT THE SALE, RENTAL, OR USE OF THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE RECORDS OF THE COUNTY OF BEXAR, TEXAS. THE COUNTY OF BEXAR, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF REAL ESTATE. THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ARE:

MAR 21 1994



Robert B. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in
BEXAR COUNTY, TX
ROBERT B. GREEN/COUNTY CLERK
On Mar 18 1994
At 3:35pm
Receipt #: 29416
Recording: 21.00
Doc/Reg: 6.00
Doc/Rev: 94-0050245
Deputy - Deborah Greiner

VOL 6004 PG 1120

TEXAS SECRETARY of STATE
ROLANDO B. PABLOS[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 7025010 Entity Type: Domestic Limited Partnership (LP)
Original Date of Filing: September 24, 1993 Entity Status: In existence
Formation Date: N/A
Tax ID: 32036443797 FEIN:
Duration: Perpetual
Name: AZTX PROPERTIES, LTD.
Address: 5670 VERBENA
San Antonio, TX 78240 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update June 27, 2011	Name AZTX, L.L.C.	Title General Partner	Address 5670 VERBENA San Antonio, TX 78240 USA		

[Order](#)[Return to Search](#)**Instructions:**

- To place an order for additional information about a filing press the 'Order' button.



TEXAS SECRETARY of STATE
ROLANDO B. PABLOS[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 700410922
Original Date of Filing: September 16, 1993
Formation Date: N/A
Tax ID: 30116878445
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: AZTX, L.L.C.
Address: 5670 VERBENA
SAN ANTONIO, TX 78240-0000 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update	Name	Title	Address		
February 27, 2017	JAMES K SIMS	MEMBER	5670 VERBENA SAN ANTONIO, TX 78240 USA		
February 27, 2017	CHARLES STRUB	MEMBER	5670 VERBENA SAN ANTONIO, TX 78240 USA		

[Order](#)[Return to Search](#)**Instructions:**

- To place an order for additional information about a filing press the 'Order' button.





13253 Galm Road

Zoning Exhibit

Printed Nov 01, 2017

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13253 Galm Road
Aerial Exhibit

Printed: Nov 01, 2017

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This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



Bexar CAD

Property Search > 697263 AZTX PROPERTIES LTD for
Year 2017

Tax Year: 2017

Property

Account

Property ID:	697263	Legal Description:	NCB 18297 LOT P-1 & CB 4450 P-1
Geographic ID:	18297-000-0016	Zoning:	OCL, R-6
Type:	Real	Agent Code:	
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	13253 GALM RD SAN ANTONIO, TX 78253	Mapsc0:	545A8
Neighborhood:	NBHD code51200	Map ID:	
Neighborhood CD:	51200		

Owner

Name:	AZTX PROPERTIES LTD	Owner ID:	544552
Mailing Address:	5670 VERBENA ST SAN ANTONIO, TX 78240-1719	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,425,670	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,425,670	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$1,425,670	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$1,425,670	

Taxing Jurisdiction

Owner: AZTX PROPERTIES LTD
% Ownership: 100.0000000000%
Total Value: \$1,425,670

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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06	BEXAR CO RD & FLOOD	0.015700	\$1,425,670	\$1,425,670	\$223.83
08	SA RIVER AUTH	0.017290	\$1,425,670	\$1,425,670	\$246.50
09	ALAMO COM COLLEGE	0.149150	\$1,425,670	\$1,425,670	\$2,126.38
10	UNIV HEALTH SYSTEM	0.276235	\$1,425,670	\$1,425,670	\$3,938.20
11	BEXAR COUNTY	0.293250	\$1,425,670	\$1,425,670	\$4,180.78
21	CITY OF SAN ANTONIO	0.558270	\$1,026,482	\$1,026,482	\$5,730.54
56	NORTHSIDE ISD	1.375500	\$1,425,670	\$1,425,670	\$19,610.09
77	BEXAR CO EMERG DIST #7	0.100000	\$399,188	\$399,188	\$399.19
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,425,670	\$1,425,670	\$0.00
Total Tax Rate:		2.785395			
Taxes w/Current Exemptions:					\$36,455.51
Taxes w/o Exemptions:					\$36,455.51

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	20.9800	913888.80	0.00	0.00	\$1,425,670	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$1,425,670	0	1,425,670	\$0	\$1,425,670
2016	\$0	\$1,370,830	0	1,370,830	\$0	\$1,370,830
2015	\$0	\$1,039,800	2,270	2,270	\$0	\$2,270
2014	\$0	\$742,710	2,270	2,270	\$0	\$2,270
2013	\$0	\$676,610	2,270	2,270	\$0	\$2,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/30/2011	SWD	Special Warranty Deed	AZTX PROPERTIES LTD	REMUDA 530 LP	15247	0196	20110213178
2		Deed	Deed		AZTX PROPERTIES LTD	6004	1111	0

2018 data current as of Sep 20 2017 12:35AM.

2017 and prior year data current as of Sep 16 2017 9:46AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Owner:

AZTX PROPERTIES, LTD.

Attention: James K. Sims
628 Holiday Road
Comfort, Texas 78013

with copy to:

Brown & Ortiz, PC
Attention: Daniel Ortiz
112 E. Pecan, Suite 1360
San Antonio, Texas 78205
Email: do@brownortiz.com

Wherefore, this Petition satisfies all of the requirements of the City Charter and the Texas Local Government Code for the full purpose, voluntary annexation of the Subject Property, and the Property Owner respectfully requests that the City annex the Subject Property, as described herein.

Respectfully submitted, this 21 day of November, 2017.

AZTX PROPERTIES, LTD.

By:

Name:

Title:

Address:

Phone:

Email:

James K. Sims
James K. Sims
Member of AZTX, LLC, General Partner of AZTX
Properties, Ltd.
628 Holiday Road
Comfort, Texas 78013
210.845.4575
jkscomfort@hctc.net

ACKNOWLEDGMENT

STATE OF

TEXAS

§

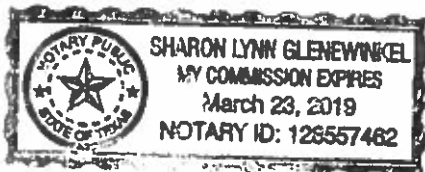
COUNTY OF

BEXAR

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This instrument was acknowledged before me on this 21st day of NOVEMBER, 2017, by James K. Sims, Member of AZTX, LLC, a Texas limited liability company, General Partner of AZTX Properties, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Sharon Lynn Gleneuwinkel

Notary Public, State of Texas

Printed Name of Notary: SHARON LYNN

Commission Expires: 3/23/2019 GLENEUWINKEL