

RESOLUTION NO. **2017-12-14-0049R**

A RESOLUTION STATING THE CITY OF SAN ANTONIO'S INTENT NOT TO OBJECT TO THE CREATION OF THE WESTPOINTE PUBLIC IMPROVEMENT DISTRICT FOR A TERM OF 30 YEARS BY BEXAR COUNTY FOR PROPERTIES GENERALLY LOCATED WEST OF LOOP 1604, AND WITHIN THE CITY OF SAN ANTONIO AND ITS EXTRATERRITORIAL JURISDICTION IN WESTERN BEXAR COUNTY.

* * * * *

WHEREAS, the Westlakes Properties consist of 853 acres of land located east and west of Loop 1604 generally surrounding the Lackland Annex in the extraterritorial jurisdiction (ETJ) of the City inside the five-mile buffer of Joint Base San Antonio; and

WHEREAS, the Westpointe Properties consist of approximately 2,642.5 acres of land referred to as Westpointe East, Westpointe West, and Westpointe North located in west Bexar County, generally bounded by Culebra Road on the north, Loop 1604 on the east, West Military Drive on the south, and the Medio Creek on the west in the ETJ of the City more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes; and

WHEREAS, the Texas Local Government Code Chapter 382 allows for the creation of Public Improvement Districts (PID) special purpose districts by a county provided the city does not object to the creation of the district; and

WHEREAS, the Property Owner of the Westlakes Properties and the Westpointe Properties has requested the City of San Antonio not to object to the creation of the Westpointe Public Improvement District by Bexar County; and

WHEREAS, the Texas Local Government Code Chapter 382 allows a county to create a PID for the purposes of a district created under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution and for the purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution to engage in economic development projects as provided in Section 52-a, Article III, Texas Constitution; and

WHEREAS, the Property Owner agrees to impose land use controls on the Westlakes Properties to increase its compatibility with the Lackland Joint Land Use Study which include restrictions on land uses, density, lighting, and sound attenuation; and

WHEREAS, as consideration for the City of San Antonio's intent not to object to the creation of the Westpointe PID by Bexar County the Property Owner agrees to enter into a Development Agreement in accordance with the terms and conditions of Section 212.172 of the Texas Local Government Code; and

WHEREAS, the Development Agreement shall provide for the voluntary annexation of the Westlakes Properties and the Westpointe Properties upon expiration of the term of the Agreement and shall establish terms for the future annexation of the Westpointe PID Properties and the Westlakes Properties; and

WHEREAS, the Development Agreement shall provide the City the ability to extend and enforce development regulations, to require compliance with certain municipal ordinances in lieu of annexation, provide for enforcement of environmental regulations, and to provide for land use controls on the Westlakes Properties and the Westpointe Properties; and

WHEREAS, the proposed development includes construction of approximately 1,390 acres of either commercial uses or multifamily uses and approximately 5,188 single family homes, and public improvements to be made in phases aggregating to an estimated \$102 million for PID projects, \$800,000 for drainage projects, \$800,000 for sewer outfall, and \$12 million for an off-site sanitary sewer main; and

WHEREAS, the San Antonio City Council held a public hearing on December 14, 2017 and considered the effect of this Agreement to be consistent with City policies, plans and regulations;
NOW THEREFORE,

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

SECTION 1. The City Council expresses its intent not to object to the creation by Bexar County of a PID on the Westpointe Properties described in **Exhibit "A"** located in the City's ETJ, pursuant to the provisions of Chapter 382, Texas Local Government Code as consideration for a Development Agreement in accordance with the terms and conditions of Section 212.172 of the Texas Local Government Code.

SECTION 2. If the Property Owner fails to enter into a Development Agreements with the City that includes provisions for the voluntary annexation of the property upon expiration of the term of the Agreement and that establishes terms for future annexation of the Westpointe PID Properties and the Westlakes Property and that is in substantial conformance with the above recitals and with the Summary of Terms attached as **Exhibit "B"**, attached hereto and incorporated herein for all purposes, prior to the creation of the PID by Bexar County this intent not to object is withdrawn, and the City objects to the creation of the PID by Bexar County.

SECTION 3. This Resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED on this 14th day of December 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

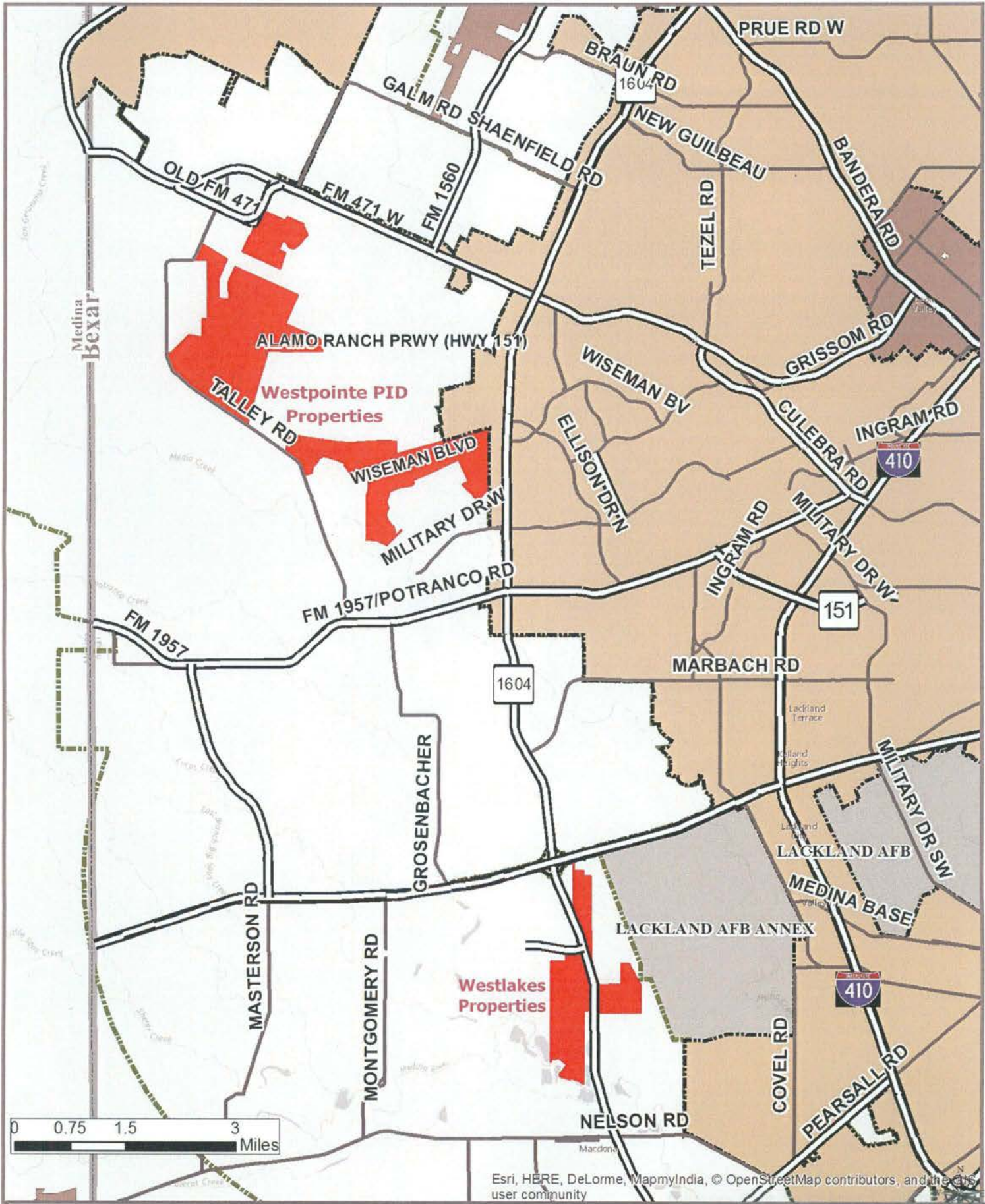


for Andrew Segovia, City Attorney

Agenda Item:	40 (in consent vote: 4, 6, 7, 9, 10, 11, 12, 16, 18A, 18B, 18C, 19, 20, 23, 25, 26, 27, 28, 29, 30, 32, 33, 35, 38, 39, 40)						
Date:	12/14/2017						
Time:	09:20:27 AM						
Vote Type:	Motion to Approve						
Description:	A Resolution stating the City of San Antonio's intent to consent to the Westpointe Public Improvement District creation by Bexar County for properties generally located west of Loop 1604, and within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in western Bexar County. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department].						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

EXHIBIT “A”

ITEM NO. 40
FILE NO. 17-6535



Proposed Westpointe PID and Exhibit "A" Westlakes Area



METES AND BOUNDS DESCRIPTION

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

PART 1

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

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

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

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

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

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

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

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

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

Exhibit "A"

THENCE: Departing said line and over and across said 34.590-acre tract the following bearings and distances:

S 89°21'14" W, a distance of 304.61 feet to a ½" iron rod with cap marked "Pape-Dawson" a point of curvature;

Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 73.21 feet, for an arc length of 73.34 feet to a ½" iron rod with cap marked "Pape-Dawson";

N 78°48'35" W, a distance of 145.90 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, on the west line of said 34.590-acre tract;

THENCE: With said west line of said 34.590-acre tract the following bearings and distances:

N 00°16'14" W, a distance of 1113.86 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

N 00°12'28" W, a distance of 107.65 feet to a found iron rod with cap marked "Cude", an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

THENCE: N 00°13'48" W, a distance of 893.57 feet to the POINT OF BEGINNING, and containing 13.956 acres.

PART 2

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

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

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

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

Westlakes Zoning
33.268 Acres
Job No: 11348-02

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

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

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

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

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

In all 33.268 acres in Bexar County, Texas.

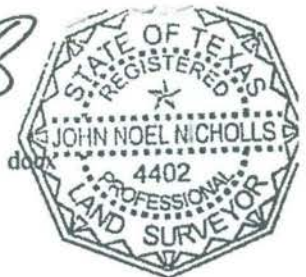
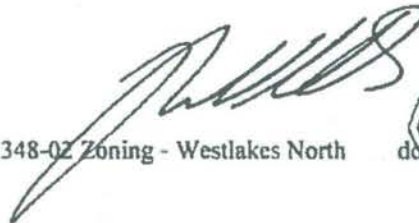
Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: July 19, 2017

JOB NO. 11348-02

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





LOCATION MAP

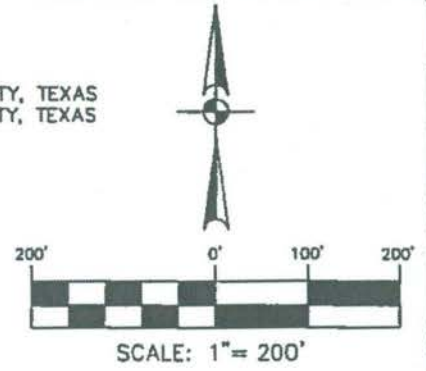
MAPSCO 645 D6 D7
NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



F.M. 143

FD. TXDOT (TYPE II)

S 14°42'48" E
250.69'

FD. TXDOT (TYPE II)

S 21°13'39" E 468.05'
WILLIAM T. NEIL
SURVEY 52
ABSTRACT 544
COUNTY BLOCK 5197

LOOP 1604
(VARIABLE WIDTH)
RIGHT-OF-WAY

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
206.87 ACRES
(VOL. 11615 PGS. 2379-2389
O.P.R.)
CORRECTION DEED
(VOL. 12197, PGS. 750-761
O.P.R.)

P.O.B.
13.956 AC.
GN=13,679,445.19'
GE=2,065,988.97'
FD. 5/8" I.R.

S21°13'39"E
111.95'
FD. TXDOT (TYPE II)

461.991 ACRES

N00°13'48"W
893.57'

13.956 ACRES
(607,902 SQ. FT.
MORE OR LESS)

S13°16'06"E
622.75'

PUE RD
(VARIABLE WIDTH RIGHT-OF-WAY)



MATCHLINE SEE PAGE 5

METES AND BOUNDS DESCRIPTION



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.8000
TAMPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10029800

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

Date: Jul 16, 2017, 10:21am User: RJ: NNICKOLLS File: N:\CIVIL\11348-02\02-Westlake Additional\11348-02-02 Zoning_North.dwg

July 19, 2017

JOB No.:

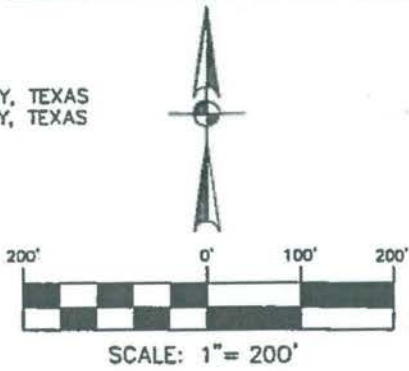
PAGE 4 OF 7

11348-02



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

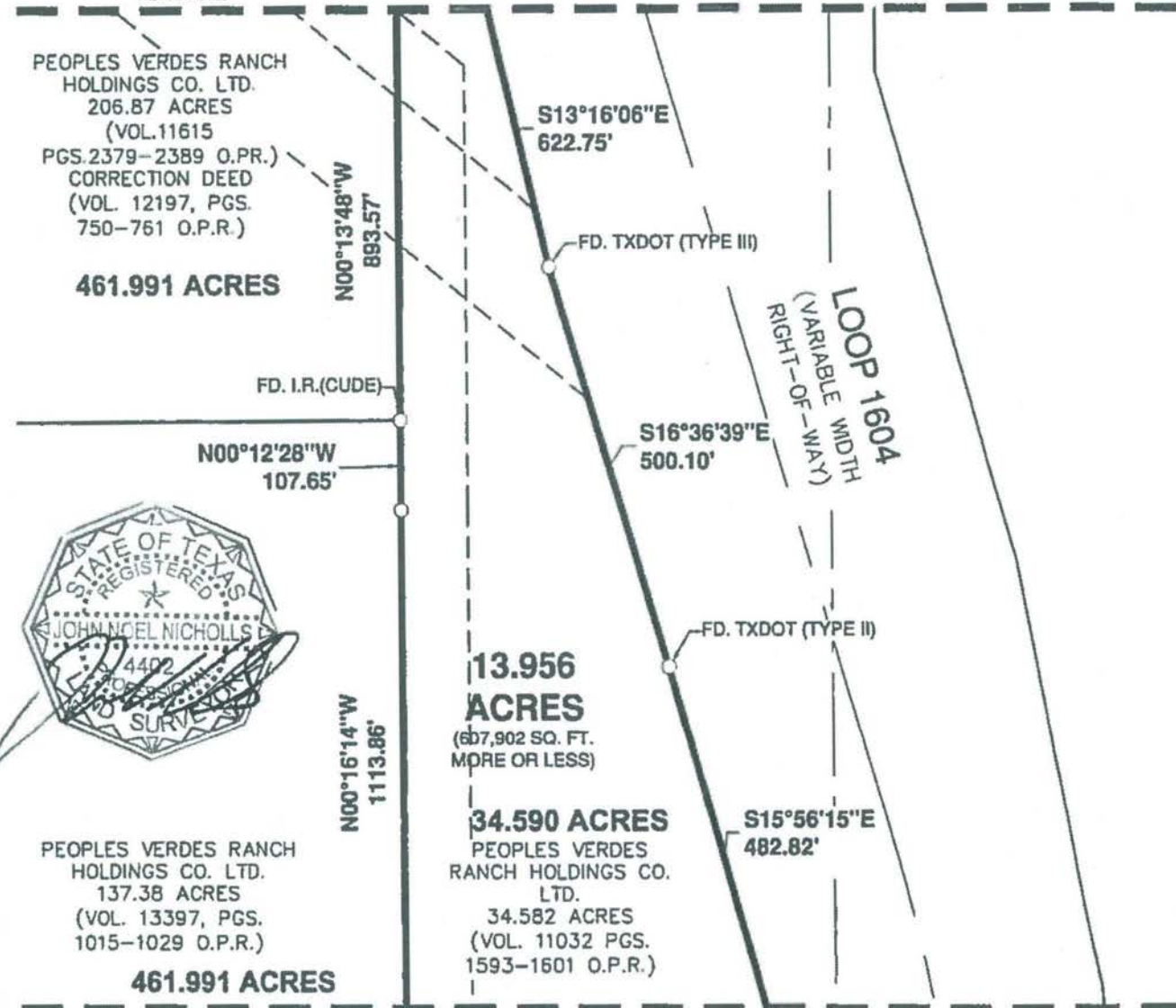
NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D6 D7
 NOT TO SCALE

MATCHLINE SEE PAGE 4



PEOPLES VERDES RANCH HOLDINGS CO. LTD.
 206.87 ACRES
 (VOL.11615
 PGS.2379-2389 O.P.R.)
 CORRECTION DEED
 (VOL. 12197, PGS.
 750-761 O.P.R.)
461.991 ACRES

FD. I.R.(CUDE)

N00°12'28"W
 107.65'



PEOPLES VERDES RANCH HOLDINGS CO. LTD.
 137.38 ACRES
 (VOL. 13397, PGS.
 1015-1029 O.P.R.)
461.991 ACRES

13.956 ACRES
 (607,902 SQ. FT. MORE OR LESS)

34.590 ACRES
 PEOPLES VERDES RANCH HOLDINGS CO. LTD.
 34.582 ACRES
 (VOL. 11032 PGS. 1593-1601 O.P.R.)

MATCHLINE SEE PAGE 6

METES AND BOUNDS DESCRIPTION

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61. ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2800 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TSPS FIRM REGISTRATION #476 | TSPS FIRM REGISTRATION #1022800

Date: Jul 18, 2017, 10:21am User ID: NNICHOLLS
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July 19, 2017

JOB No.:

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LOCATION MAP

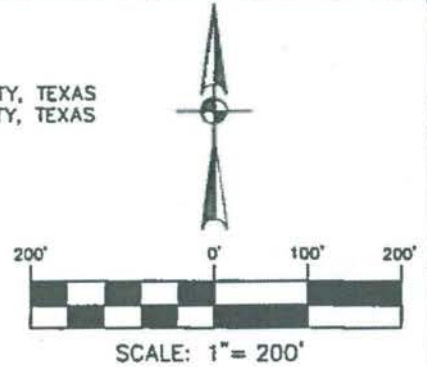
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

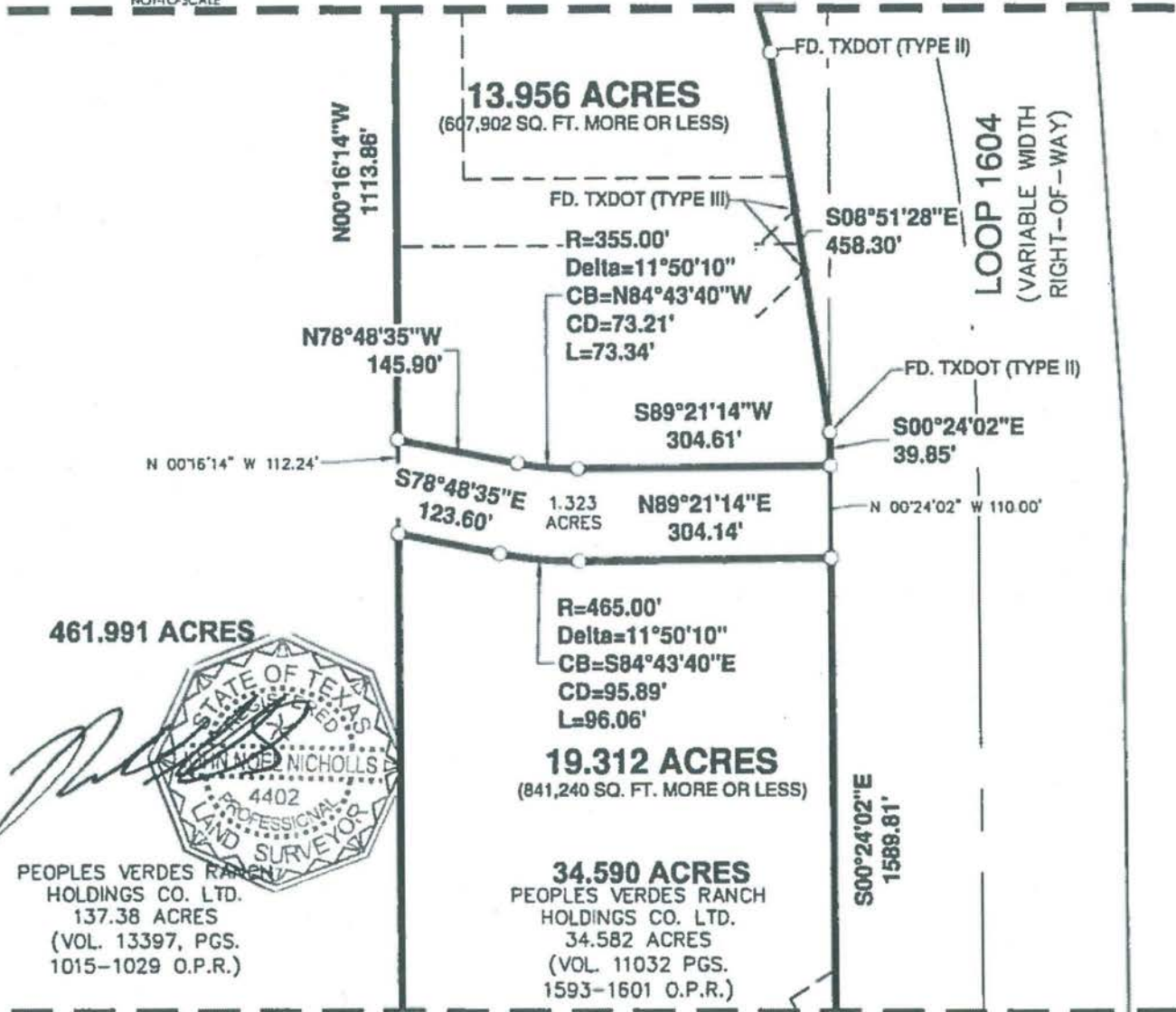
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



MATCHLINE SEE PAGE 5



461.991 ACRES

PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
137.38 ACRES
(VOL. 13397, PGS.
1015-1029 O.P.R.)

13.956 ACRES
(607,902 SQ. FT. MORE OR LESS)

FD. TXDOT (TYPE III)
R=355.00'
Delta=11°50'10"
CB=N84°43'40"W
CD=73.21'
L=73.34'

1.323
ACRES

19.312 ACRES
(841,240 SQ. FT. MORE OR LESS)

34.590 ACRES
PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
34.582 ACRES
(VOL. 11032 PGS.
1593-1601 O.P.R.)

LOOP 1604
(VARIABLE WIDTH
RIGHT-OF-WAY)

MATCHLINE SEE PAGE 7

METES AND BOUNDS DESCRIPTION

33 268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION 0470 | TSPS FIRM REGISTRATION #10028800

July 19, 2017

JOB No.:

PAGE 6 OF 7

11348-02

Date: Jul 19, 2017, 10:20am User ID: NICHOLLS Job: 11348-02 Zoriny_North Jmg
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LOCATION MAP

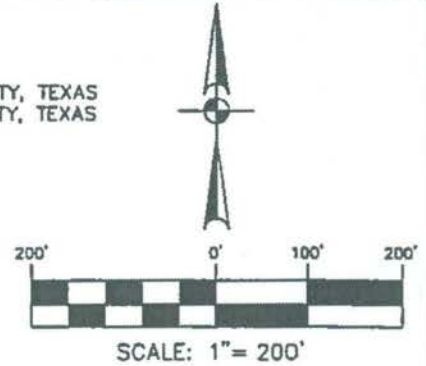
MAPSCO 646 D6 D7
NOT TO SCALE

LEGEND:

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

NOTES:

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MATCHLINE SEE PAGE 6

461.991 ACRES

N00°16'14"W
1653.65'

19.312 ACRES
(841,240 SQ. FT. MORE OR LESS)

34.590 ACRES
PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
34.582 ACRES
(VOL. 11032 PGS. 1593-1601
O.P.R.)

S00°24'02"E
1589.81'

LOOP 1604
(VARIABLE WIDTH RIGHT-OF-WAY)

WILLIAM T. NEIL
SURVEY 62
ABSTRACT 544
COUNTY BLOCK 5197

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

S86°14'04"W
525.29'

DONECKER
99.904 ACRES
(VOL. 4472 PGS. 2060-2066 O.P.R.)

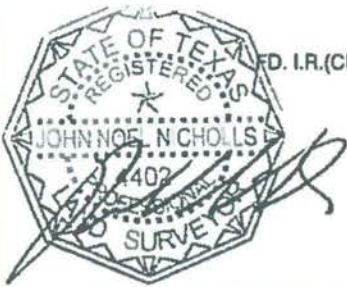
P.O.B.
19.312 AC.

GN=13,675,599.43'
GE=2,066,530.61'
FD. TXDOT (TYPE III)

FD. I.R.(CUDE)

METES AND BOUNDS DESCRIPTION

33 268 ACRES OUT OF THAT CALLED 34 582-ACRE TRACT, SURVEYED AS 34 590 ACRES, SAID 34 582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TSPS FIRM REGISTRATION 6470 | TSPS FIRM REGISTRATION #10028900

July 19, 2017

PAGE 7 OF 7
JOB No.: 11348-02



METES AND BOUNDS DESCRIPTION

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

BEGINNING: At a set ½" iron rod with cap marked "Pape-Dawson" at a southwest angle of said Tract Two, on the east right-of-way of F.M. 1604, the Charles Anderson Loop, a variable width public right-of-way, at North 13,682,704.42 and East 2,065,195.32 of said coordinate system;

THENCE: N 90°00'00" E, departing said right-of-way and over and across said Tract Two a distance of 326.05 feet to a point;

THENCE: Over and across said tract Two and said tract One, 300-feet offset to the northeast and parallel with the east right-of-way of said Loop 1604 the following bearings and distances:

S 23°03'27" E, a distance of 840.71 feet to a point;

S 25°22'48" E, a distance of 318.19 feet to a point;

S 18°09'51" E, a distance of 883.07 feet to a point;

S 18°09'51" E, a distance of 260.58 feet to a point;

S 14°12'27" E, a distance of 354.34 feet to a point;

S 16°36'39" E, a distance of 269.87 feet to a point on the east line of said Tract One and being the west right-of-way line of Pue Road;

THENCE: S 00°33'02" E, with said east line of said Tract One and west line of said Pue Road, a distance of 507.64 feet to a point;

THENCE: S 09°17'27" W, with said east line of said Tract One and west line of said Pue Road, a distance of 273.03 feet to a found Type III Texas Department of Transportation (TxDOT) monument at the cutback to the aforementioned east right-of-way line of Loop 1604;

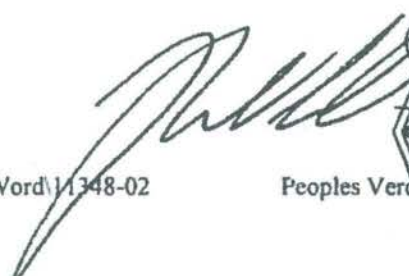
Peoples Verdes Ranch Holding Co. Ltd. Zoning
23.617 Acres
Job No:11348-02


THENCE: S 73°05'22" W, a distance of 40.30 feet to a found Type II TxDOT monument on said east right-of-way of said Loop 1604;

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

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 19, 2017
JOB NO. 11348-02
DOC. ID.N:\CIVIL\11348-02\04-90-1604 Industrial\Word\11348-02


Peoples Verdes Ranch Holding Co. Ltd. Zoning

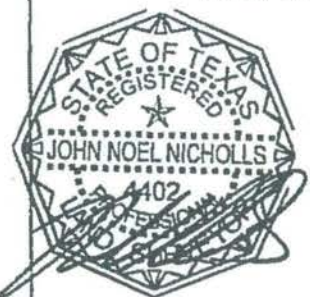
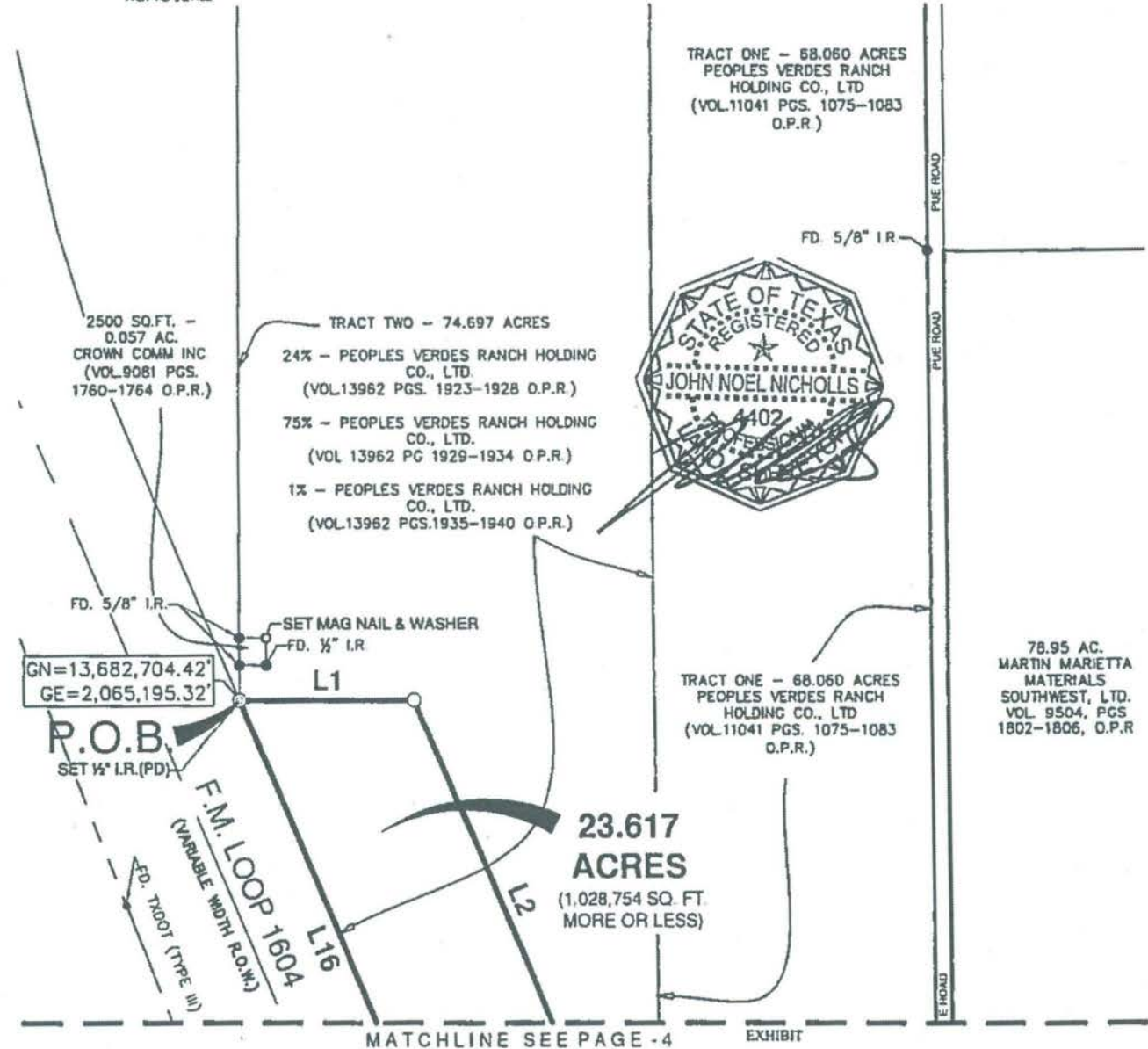




LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

LOCATION MAP
 MAPSCO 646 D6 D7
 NOT TO SCALE



PAPE-DAWSON ENGINEERS

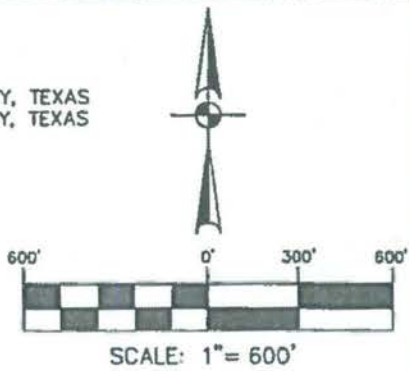
A 23.617 ACRE, OR 1,028,754 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 11.249 ACRES OUT OF THAT CALLED 74-697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND 12.368 ACRES OUT OF THAT CALLED 68-060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SAID 11.249 ACRES OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 12.368 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Jul 20, 2017, 8:43am User ID: NNICHOLLS
 File #: 11348-02 | 04-90-1604 Inset/ta/WK0887-00 Peoples Verdes



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

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D6 D7
 NOT-TO-SCALE

MATCHLINE SEE PAGE -3

WILLIAM T. NIEL
 SURVEY 62
 ABSTRACT 544
 COUNTY BLOCK 5197

NEPOMUCENO JUAREZ
 SURVEY 61
 ABSTRACT 373
 COUNTY BLOCK 4312

F.M. LOOP 1604
 (VARIABLE WIDTH R.O.W.)

**23.617
 ACRES**
 (1,028,754 SQ. FT.
 MORE OR LESS)

TRACT ONE - 68.060
 ACRES
 PEOPLES VERDES RANCH
 HOLDING CO., LTD
 (VOL.11041 PGS. 1075-1083
 O.P.R.)



F.M. LOOP 1604
 (VARIABLE WIDTH R.O.W.)

FD. TXDOT (TYPE II)

MATCHLINE SEE PAGE -5

EXHIBIT



A 23.617 ACRE, OR 1,028,754 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 11.249 ACRES OUT OF THAT CALLED 74-697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND 12.368 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SAID 11.249 ACRES OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 12.368 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Jul 20, 2017, 8:42am User ID: NNICHOLLS
 File: N:\11348-02\04-80-1604 Indus-ho\WK8887-00 Peoples Verdes.dwg



LOCATION MAP

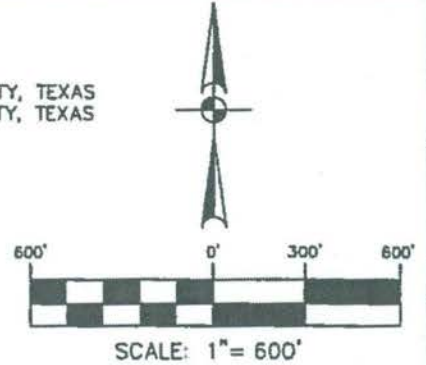
MAPSCO 646 D6 D7
NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

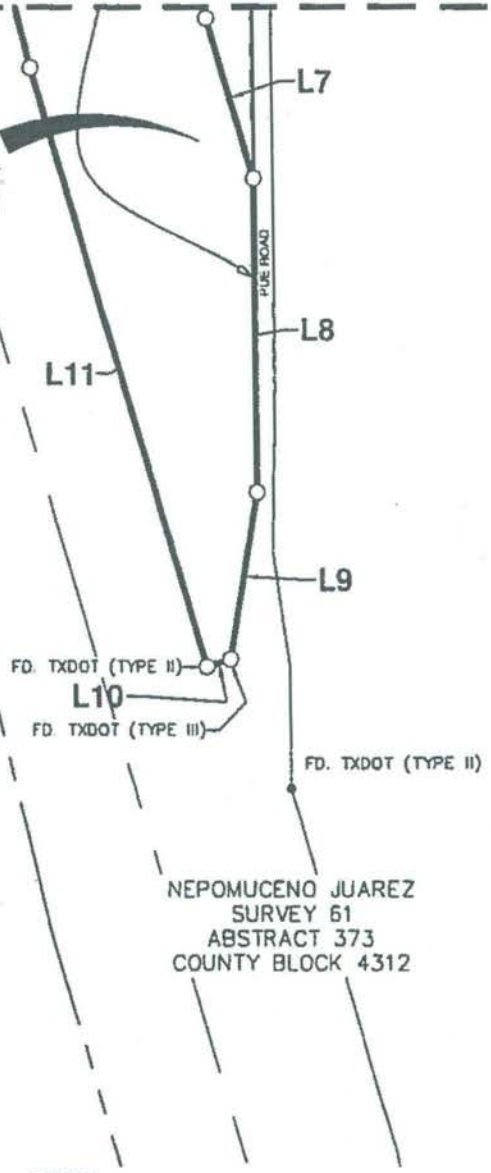


MATCHLINE SEE PAGE - 4

WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

**23.617
ACRES**
(1,028,754 SQ. FT.
MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	326.05'
L2	S23°03'27"E	840.71'
L3	S25°22'48"E	318.19'
L4	S18°09'51"E	883.07'
L5	S18°09'51"E	260.58'
L6	S14°12'27"E	354.34'
L7	S16°36'39"E	269.87'
L8	S00°33'02"E	507.64'
L9	S09°17'27"W	273.03'
L10	S73°05'22"W	40.30'
L11	N16°36'39"W	1009.80'
L12	N14°12'27"W	350.27'
L13	N18°09'51"W	250.22'
L14	N18°09'51"W	864.15'
L15	N25°22'48"W	305.36'
L16	N23°03'27"W	974.49'



EXHIBIT



A 23.617 ACRE, OR 1,028,754 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 11.249 ACRES OUT OF THAT CALLED 74-697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND 12.368 ACRES OUT OF THAT CALLED 68 060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SAID 11.249 ACRES OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 12.368 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Jul 20, 2017, 8:41am User ID: MNICHOLLS File: N:\11348-02\04-90-1604 Industrial\1108887-00 Peoples Verdor.dwg



METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

WISE-SPH Zoning
14.045 Acres
Job No:11348-02

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

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

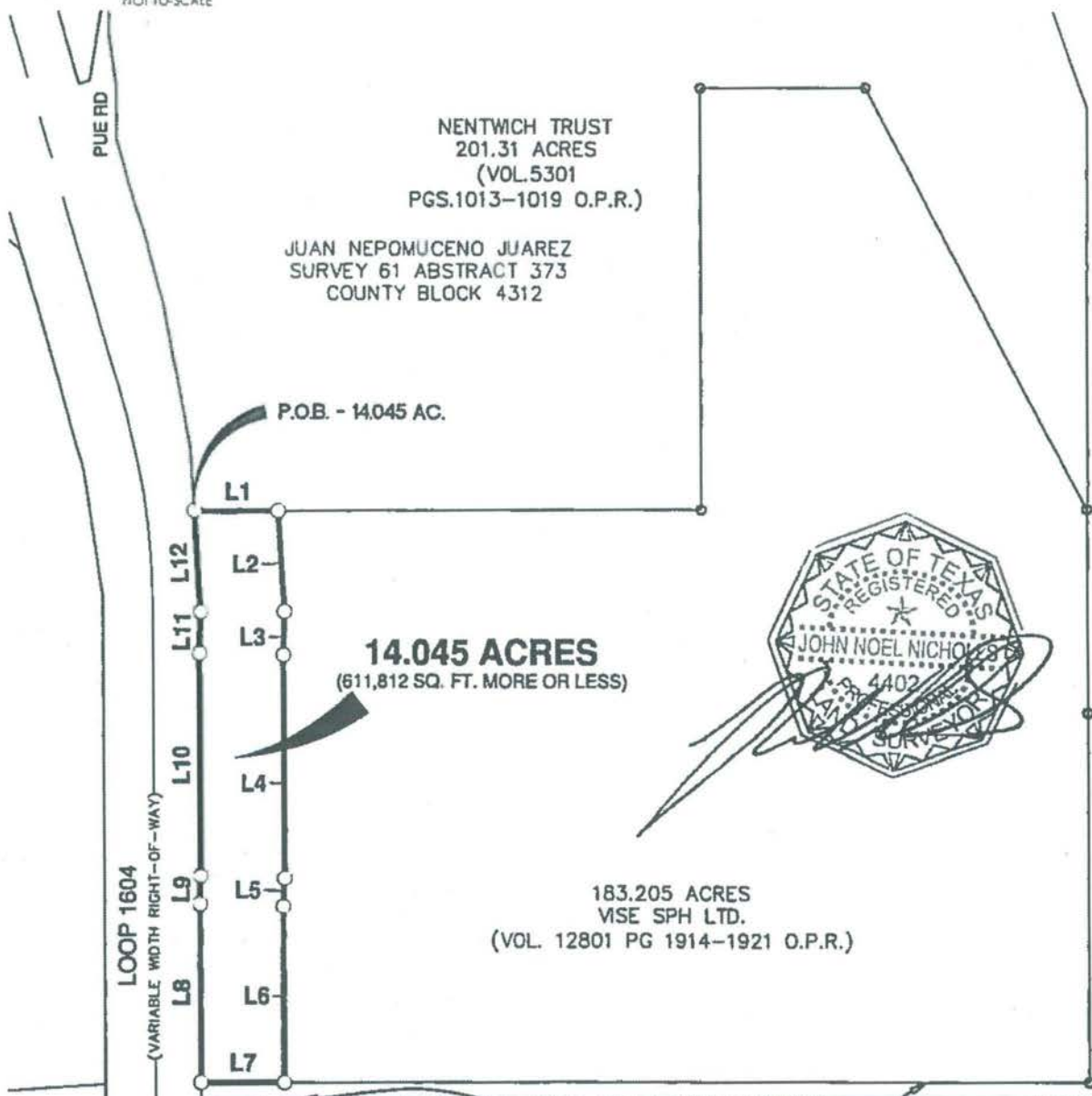
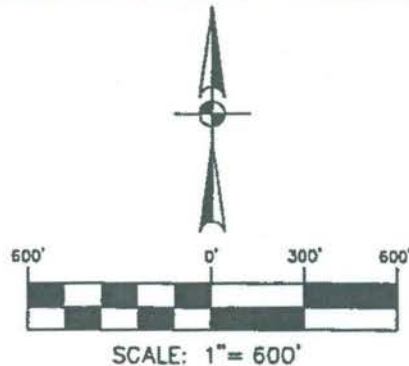
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 19, 2017
JOB NO. 11348-02
DOC. ID. N:\CIVIL\11348-02\03-East 1604 Industrial\11348-02 WISE SPH





LOCATION MAP

MAPSCO 646 D6 D7
NOT TO SCALE



NENTWICH TRUST
201.31 ACRES
(VOL.5301
PGS.1013-1019 O.P.R.)

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

P.O.B. - 14.045 AC.

14.045 ACRES
(611,812 SQ. FT. MORE OR LESS)

183.205 ACRES
VISE SPH LTD.
(VOL. 12801 PG 1914-1921 O.P.R.)

4.393 ACRES - NENTWICH TRUST.
(VOL. 6301 PG 1013-1023 O.P.R.)
METES AND BOUNDS DESCRIPTION



PAPE-DAWSON ENGINEERS

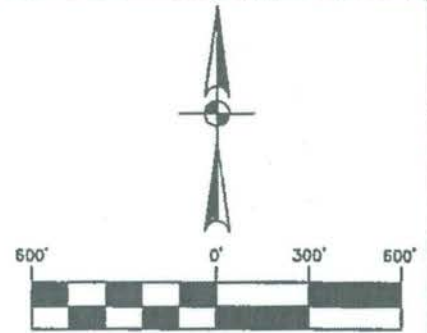
A 14.045 ACRE, OR 611,812 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 183.205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

Date: Jul 19, 2017, 11:02am User: DR. NINCHOLLS
File: N:\11348-02\03-East 1604 Industrial\W6887-00 WSE-SPH.dwg



LOCATION MAP

MAPSCO 646 D6 D7
NOT TO SCALE



SCALE: 1" = 600'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	300.48'
L2	S03°29'55"E	359.39'
L3	S01°32'56"W	154.64'
L4	S00°23'12"E	802.42'
L5	S02°28'16"W	100.29'
L6	S00°23'12"E	622.64'
L7	S89°44'57"W	300.00'
L8	N00°23'12"W	629.41'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	800.00'
L11	N01°32'56"E	146.48'
L12	N03°29'55"W	363.20'

Date: Jul 19, 2017, 11:02am User ID: ANCHOLLS
 File: H:\VME\11348-02\03-Emt 1804 Industrial\W18887-00 VCS-SPH.dwg



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

July 19, 2017

PAGE 4 OF 4
JOB No.: 11348-02



METES AND BOUNDS DESCRIPTION

TRACT 1

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

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

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

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

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

Page 1 of 14

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

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

THENCE: With the common line of said 99.904-acre tract and said 137.38-acre tract the following bearings and distances:

THENCE: S 00°16'41" E, a distance of 2875.66 feet to a found ½" iron rod
S 00°18'33" E, a distance of 591.30 feet to a found ⅜" iron rod at an angle of said tracts;
S 00°08'12" W, a distance of 1656.59 feet to a found ½" iron rod;
S 00°43'55" W, a distance of 160.71 feet to a found ½" iron rod;
S 20°19'08" W, a distance of 29.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called pin searched for not found, the southwest corner of said 99.904-acre tract and southeast corner of said 137.38-acre tract on the north bank of the Medina River;

THENCE: Upstream along the north bank of the Medina River and its meanders the following 38 calls - bearings and distances:

N 59°03'30" W, a distance of 237.12 feet to a found iron rod with cap marked "Cude";
N 55°31'08" W, a distance of 204.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", at the southwest corner of said 137.38-acre tract and southeast corner of said 206.87-acre tract, called iron rod searched for, not found;
N 54°38'59" W, a distance of 133.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;
N 66°25'27" W, a distance of 138.33 feet to a found iron rod with cap marked "Cude";
N 71°27'54" W, a distance of 134.61 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called 60d nail searched for, not found;
N 36°51'00" W, a distance of 105.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;
S 73°13'28" W, a distance of 153.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found;
N 85°35'35" W, a distance of 52.54 feet to a called ½" iron rod;
S 33°52'16" W, a distance of 29.13 feet to a called ½" iron rod;
N 79°49'29" W, a distance of 174.93 feet to a called ½" iron rod;
N 63°58'47" W, a distance of 84.35 feet to a called ½" iron rod;

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

S 14°23'36" W, a distance of 102.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", called iron rod searched for, not found, the southwest corner of said 116.42-acre tract and the southeast corner of the 403.87-acre tract conveyed to Lone Star Growers, Inc. in deed recorded in Volume 3004, Pages 617-620 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the Medina River and with the common line of said 116.42-acre tract, 206.87-acre tract, and said 403.87-acre tract the following bearings and distances:

N 00°34'00" E, a distance of 214.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" called iron rod searched for, not found;

N 00°22'38" E, a distance of 96.96 feet to a found ½" iron rod;

N 00°11'14" W, a distance of 4697.09 feet a found ¾" iron rod;

N 00°01'13" W, a distance of 1625.09 feet to a found ½" iron rod, at the northwest corner of said 116.42-acre tract and a southwest angle of said 206.87-acre tract;

N 00°00'50" E, a distance of 692.07 feet to a found iron rod with yellow cap marked "Pape-Dawson" at a northwest corner of said 206.87-acre tract, the southwest corner of a 22.086-acre tract conveyed in deed to Lone Star Growers, LP, recorded in Volume 9397, Pages 257-261 of the Official Public Records of Real Property of Bexar County, Texas

THENCE: N 89°54'09" E, with a north line of said 206.87 acres and south line of said 22.086-acre tract, a distance of 1081.91 feet, to a found ¾" iron rod (called for as ¼") at a reentrant corner of said 206.87-acre tract and southeast corner of said 22.086-acre tract;

THENCE: N 00°07'22" E, with the east line of said 22.086-acre tract and a west line of said 206.87-acre tract, a distance of 566.04 feet to a found ½" iron rod at the northernmost northwest corner of said 206.87-acre tract, and southwest corner of the aforementioned 7.8840 acre Uptmore tract;

THENCE: N 89°39'15" E, a distance of 1164.62 feet to the POINT OF BEGINNING, and containing 461.991 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11348-01 by Pape-Dawson Engineers, Inc.

TRACT 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Westlakes Zoning
461.991 Acres & 31.721 Acres
Job No:11348-02

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

THENCE: Departing the Medina River and with the south lines of said tracts the following bearings and distances:
S 72°17'27" W, a distance of 97.39 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Westlakes Zoning
461.991 Acres & 31.721 Acres
Job No:11348-02

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

In all 493.712 Acres in Bexar county, Texas

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 19th, 2017
JOB NO. 11348-02
DOC. ID. N:\CIVIL\11348-02\Word\11348-02 Westlakes

.docx





LOCATION MAP

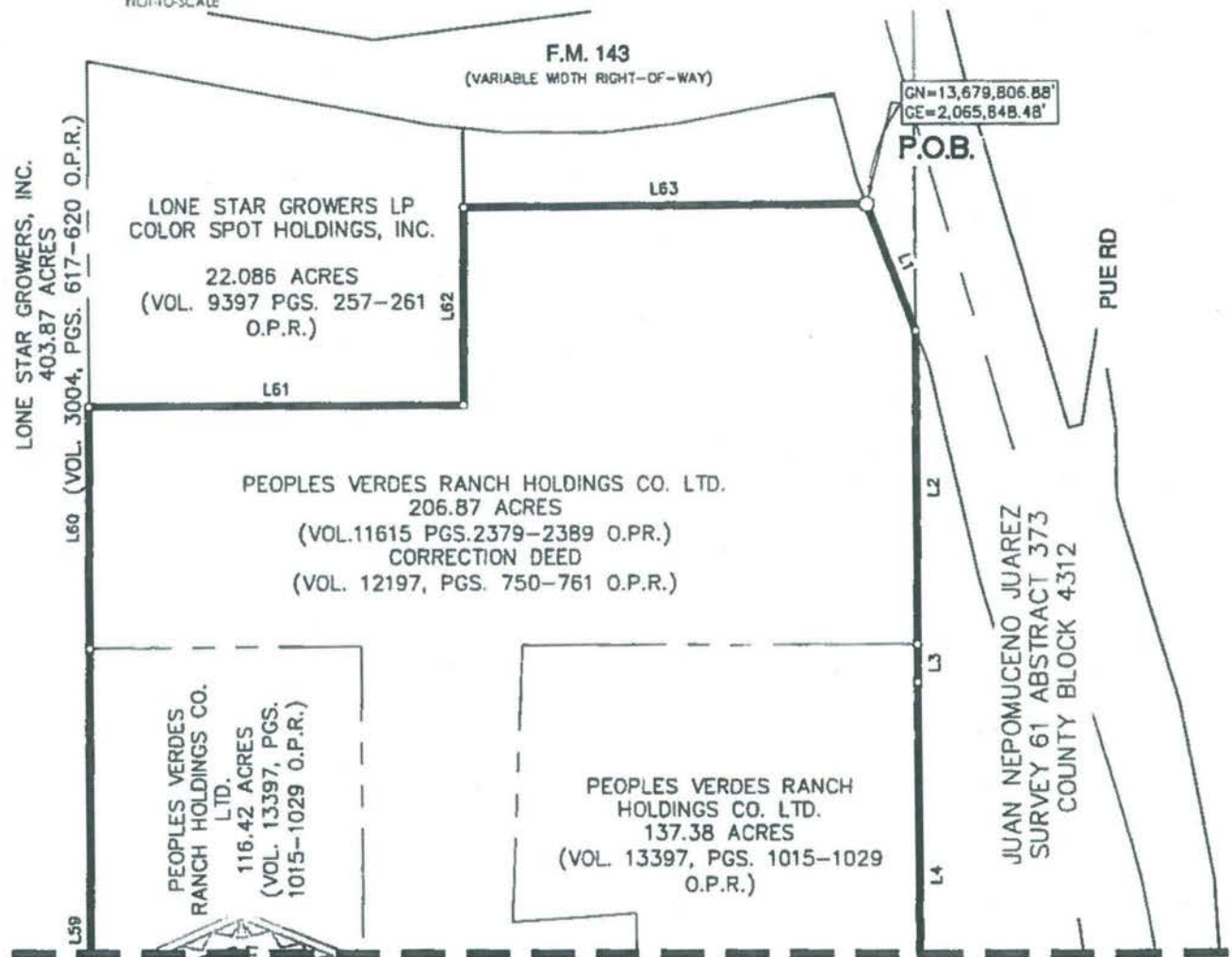
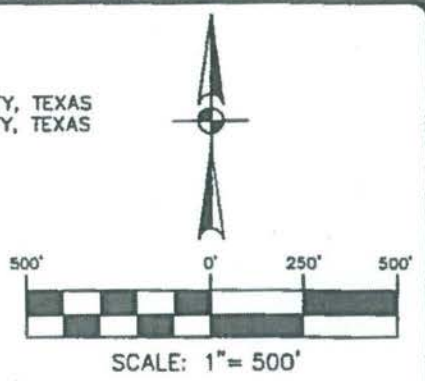
MAPSCO 646 D4 D7
NOT-TO-SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



MATCHLINE SEE PAGE 10

METES AND BOUNDS DESCRIPTION

A 461.991 ACRE, OR 20,124,334 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 1.323 ACRES OUT OF THAT 34.582 ACRE TRACT RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THAT 116.42 ACRE AND 137.38 ACRE TRACTS RECORDED IN VOLUME 11397, PAGES 1015-1029 AND ALL OF THAT 206.87 ACRE TRACT RECORDED IN VOLUME 11615, PAGES 2379-2389 AND CORRECTION DEED IN VOLUME 12197, PAGES 750-761, ALL TO THE PEOPLES VERDES RANCH HOLDINGS CO., LTD. AND OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 AND THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10025800

Date: Jul 18, 2017, 1:49pm User: JD: NWCHOLLS
File: K:\CIVIL\11348-02\Metades Additional\11348-02_Zoning.dwg

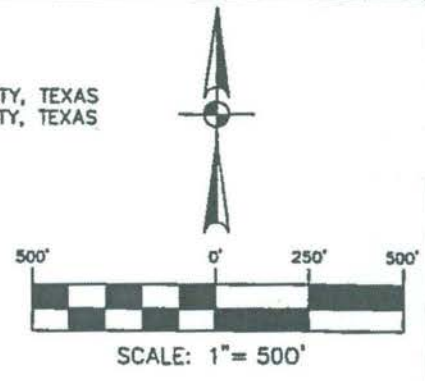


LEGEND:

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

NOTES:

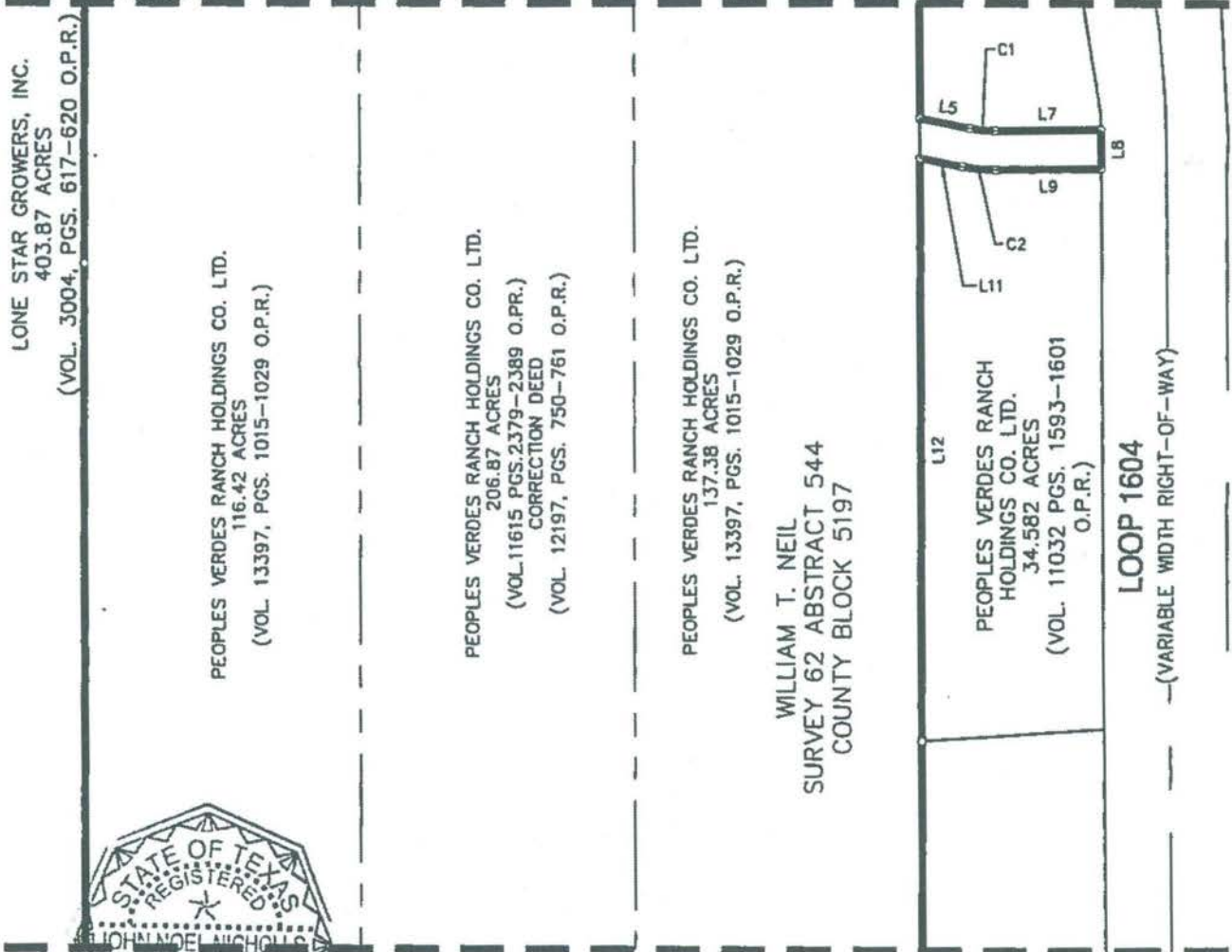
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

MATCHLINE SEE PAGE 9



LONE STAR GROWERS, INC.
403.87 ACRES
(VOL. 3004, PGS. 617-620 O.P.R.)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
116.42 ACRES
(VOL. 13397, PGS. 1015-1029 O.P.R.)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
206.87 ACRES
(VOL. 11615 PGS. 2379-2389 O.P.R.)
CORRECTION DEED
(VOL. 12197, PGS. 750-761 O.P.R.)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
137.38 ACRES
(VOL. 13397, PGS. 1015-1029 O.P.R.)

WILLIAM T. NEIL
SURVEY 62 ABSTRACT 544
COUNTY BLOCK 5197

PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
34.582 ACRES
(VOL. 11032 PGS. 1593-1601
O.P.R.)

LOOP 1604
(VARIABLE WIDTH RIGHT-OF-WAY)



MATCHLINE SEE PAGE 11

METES AND BOUNDS DESCRIPTION

A 461.991 ACRE, OR 20,124,334 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 1.323 ACRES OUT OF THAT 34.582 ACRE TRACT RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THAT 116.42 ACRE AND 137.38 ACRE TRACTS RECORDED IN VOLUME 11397, PAGES 1015-1029 AND ALL OF THAT 206.87 ACRE TRACT RECORDED IN VOLUME 11615, PAGES 2379-2389 AND CORRECTION DEED IN VOLUME 12197, PAGES 750-761, ALL TO THE PEOPLES VERDES RANCH HOLDINGS CO., LTD. AND OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 AND THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78216 | 210.379.8000
TSPS FIRM REGISTRATION 6479 | TSPS FIRM REGISTRATION 010026300

Date: Jul 19, 2017, 1:51pm User: JD: MWCHOLLS
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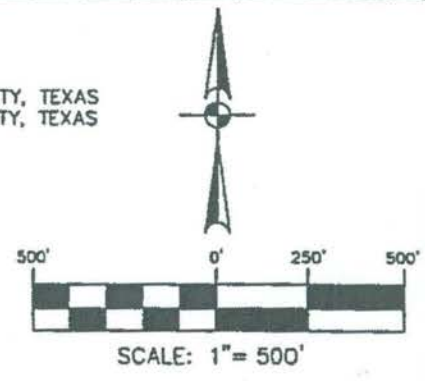


LEGEND:

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

NOTES:

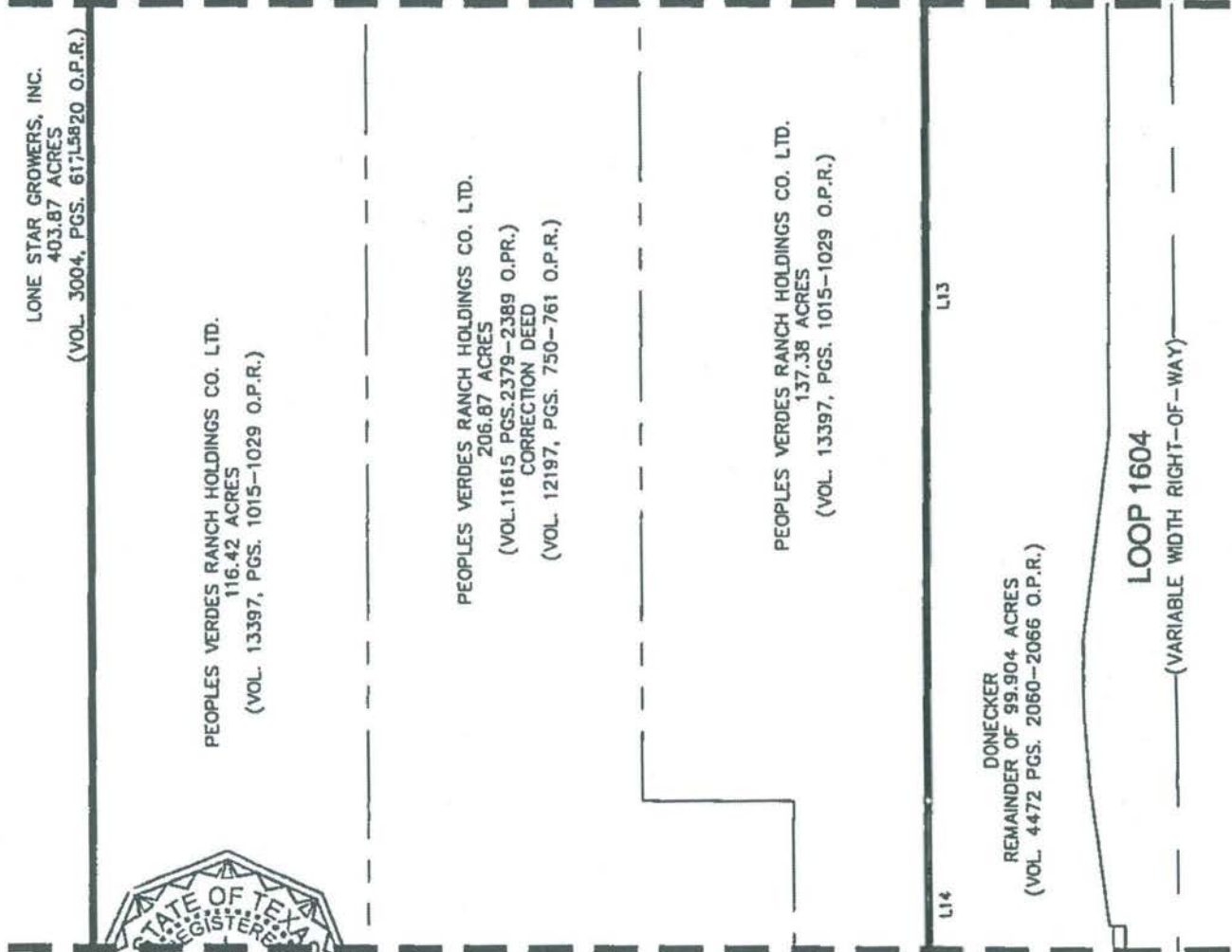
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 645 D6 D7
NOT-TO-SCALE

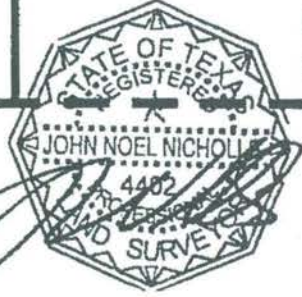
MATCHLINE SEE PAGE 10



MATCHLINE SEE PAGE 12

METES AND BOUNDS DESCRIPTION

A 461 991 ACRE, OR 20,124,334 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 1.323 ACRES OUT OF THAT 34.582 ACRE TRACT RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THAT 116.42 ACRE AND 137.38 ACRE TRACTS RECORDED IN VOLUME 11397, PAGES 1015-1029 AND ALL OF THAT 206.87 ACRE TRACT RECORDED IN VOLUME 11615, PAGES 2379-2389 AND CORRECTION DEED IN VOLUME 12197, PAGES 750-761, ALL TO THE PEOPLES VERDES RANCH HOLDINGS CO., LTD. AND OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 AND THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 IN BEXAR COUNTY, TEXAS



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.379.8000
TSPE FIRM REGISTRATION 8470 | TSPS FIRM REGISTRATION 01028500

Date: Jul 18, 2017, 1:51pm User: JN: NICHOLS File: N:\CIVIL\11348-02\02-Workshop Additional\11348-02-02 Zoning.dwg

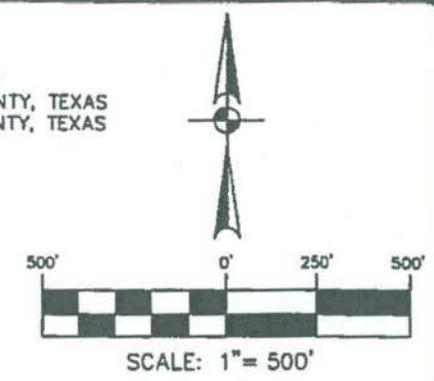
July 19, 2017

JOB No.: 11348-02



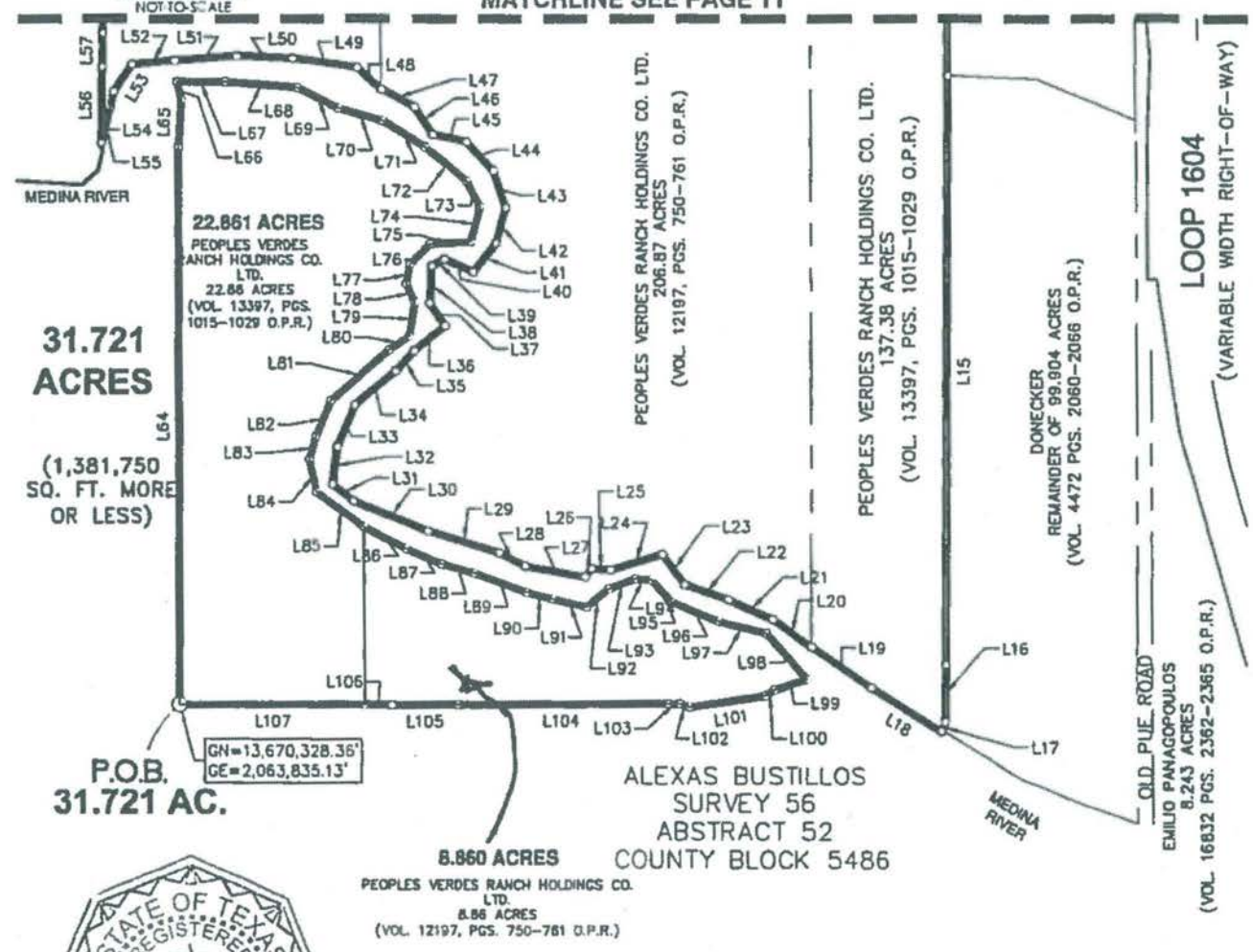
LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MATCHLINE SEE PAGE 11



31.721 ACRES
 (1,381,750 SQ. FT. MORE OR LESS)

P.O.B.
31.721 AC.

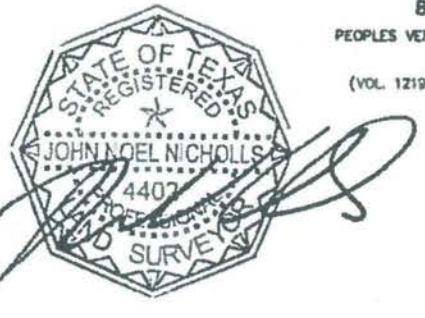
8.860 ACRES

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
 8.86 ACRES
 (VOL. 12197, PGS. 750-781 O.P.R.)

ALEXAS BUSTILLOS
 SURVEY 56
 ABSTRACT 52
 COUNTY BLOCK 5486

METES AND BOUNDS DESCRIPTION

A 31.721 ACRE, OR 1,381,750 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF THAT 8.86-ACRE TRACT RECORDED IN VOLUME 11615, PAGES 2379-2389 AND VOLUME 12197, PAGES 750-761 AND THAT 22.86-ACRE TRACT RECORDED IN VOLUME 13397, PAGES 1015-1029, ALL TO THE PEOPLES VERDES RANCH HOLDINGS CO., LTD., AND OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ALEXAS BUSTILLOS SURVEY 56, ABSTRACT 52, COUNTY BLOCK 5486 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #1002800

Date: Jul 16, 2017, 1:53pm User ID: NNICHOLLS File N: \C:\NR\11348-02\02-Westlake Additional\11348-02-02 Zoning.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°13'39"E	388.08'
L2	S00°13'48"E	893.57'
L3	S00°12'28"E	107.65'
L4	S00°16'14"E	1113.86'
L5	S78°48'35"E	145.90'
L7	N89°21'14"E	304.61'
L8	S00°24'02"E	110.00'
L9	S89°21'14"W	304.14'
L11	N78°48'35"W	123.60'
L12	S00°16'14"E	1653.65'
L13	S00°16'41"E	2875.66'
L14	S00°18'33"E	591.30'
L15	S00°08'12"W	1656.59'
L16	S00°43'55"W	160.71'
L17	S20°19'08"W	29.04'
L18	N59°03'30"W	237.12'
L19	N55°31'08"W	204.04'
L20	N54°38'59"W	133.24'
L21	N66°25'27"W	138.33'
L22	N71°27'54"W	134.61'
L23	N36°51'00"W	105.89'
L24	S73°13'28"W	153.07'
L25	N85°35'35"W	52.54'
L26	S33°52'16"W	29.13'
L27	N79°49'29"W	174.93'
L28	N63°58'47"W	84.35'
L29	N73°21'25"W	212.11'
L30	N68°11'13"W	225.37'
L31	N51°35'50"W	77.07'
L32	N07°04'46"E	106.85'
L33	N22°58'47"E	127.53'
L34	N50°18'17"E	149.62'
L35	N43°03'39"E	77.13'
L36	N50°36'20"E	111.27'
L37	N33°17'44"W	77.48'

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

LINE TABLE		
LINE	BEARING	LENGTH
L73	S29°08'02"E	81.87'
L74	S15°19'06"W	102.07'
L75	S86°49'33"W	116.81'
L76	S44°57'52"W	81.08'
L77	S11°56'35"W	54.90'
L78	S27°01'58"E	58.43'
L79	S09°45'22"W	96.29'
L80	S54°58'48"W	68.12'
L81	S48°56'44"W	218.51'
L82	S23°16'04"W	109.09'
L83	S16°20'25"W	67.97'
L84	S12°09'31"E	93.86'
L85	S53°53'43"E	168.94'
L86	S62°32'33"E	131.24'
L87	S66°43'59"E	108.60'
L88	S74°56'03"E	97.52'
L89	S70°18'46"E	161.11'
L90	S75°50'13"E	76.12'
L91	S76°52'15"E	100.83'
L92	N49°35'09"E	80.19'
L93	N69°18'47"E	79.74'
L94	S87°00'21"E	45.16'
L95	S41°54'19"E	84.19'
L96	S68°24'05"E	145.91'
L97	S76°30'17"E	141.41'
L98	S41°40'45"E	174.94'
L99	S72°17'27"W	97.39'
L100	S56°56'48"W	32.06'
L101	S81°41'25"W	218.64'
L102	N72°52'42"W	30.55'
L103	S89°27'42"W	34.07'
L104	S89°42'09"W	599.16'
L105	S89°38'00"W	185.84'
L106	N88°33'44"W	74.97'
L107	S89°50'33"W	529.27'

Date: Jul 18, 2017 11:53am User: RW: MARCHALLS
 File: H:\DWG\11348-02\02-Weather Addendum\11348-02-02_Zoning.dwg

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.9600

TSPE FIRM REGISTRATION #479 | TSPS FIRM REGISTRATION #1002800

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

Date: Jul 18, 2017, 1:53pm User ID: MNCHOLLS
 File N: \\C:\Users\mncholls\Documents\11348-02-02 Zoning.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | TEL: 214.575.8000
 TSPS FIRM REGISTRATION 6470 | TSPS FIRM REGISTRATION F1002800

July 19, 2017

PAGE 14 OF 14
 JOB No.: 11348-02



METES AND BOUNDS DESCRIPTION

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

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

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

THENCE: N 89°45'07" E, a distance of 1521.35 feet with the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Southwest corner of said 34.000-acre tract for an angle;

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

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

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

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

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

THENCE: With the East boundary of said 149.17-acre tract, the following:
S 00° 16' 57" E, 724.81 feet to a found 1/2" iron pin for an angle;
S 00° 11' 37" E, 1312.87 feet to a found 1/2" iron pin being the Northeast corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and being the Southeast corner of said 149.17-acre tract and the herein described tract;

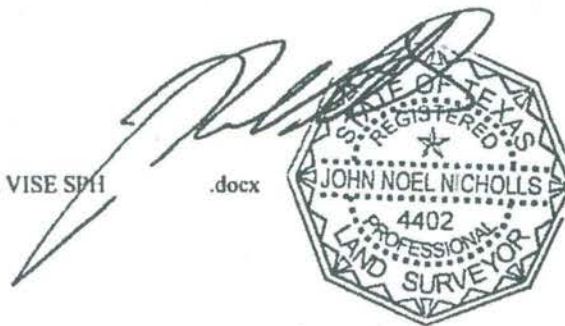
THENCE: S 89°44'57" W, with the South boundary of said 149.17-acre tract and north line of said 4.393-acre tract, a distance of 2888.57 feet to a point;

THENCE: Over and across said 183.205-acre tract, parallel and 300 feet offset to the east of the F.M. 1604 right-of-way the following bearings and distances:
N 00°23'12" W, a distance of 622.64 feet to a point;
N 02°28'16" E, a distance of 100.29 feet to a point;
N 00°23'12" W, a distance of 802.42 feet to a point;
N 01°32'56" E, a distance of 154.64 feet to a point;
N 03°29'55" W, a distance of 359.39 feet to the POINT OF BEGINNING, and containing 169.160 acres in Bexar County, Texas.

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

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

.docx





LOCATION MAP

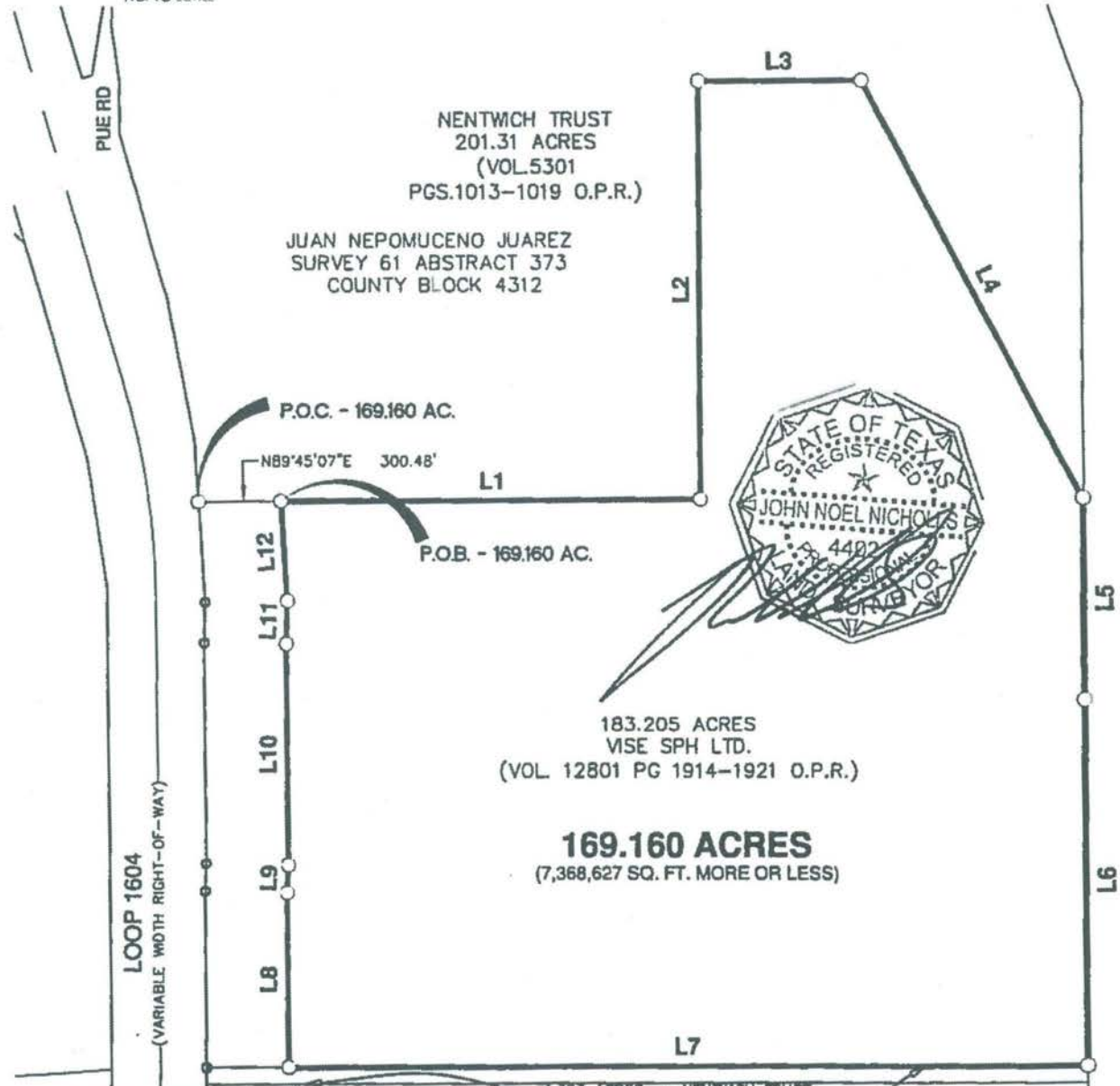
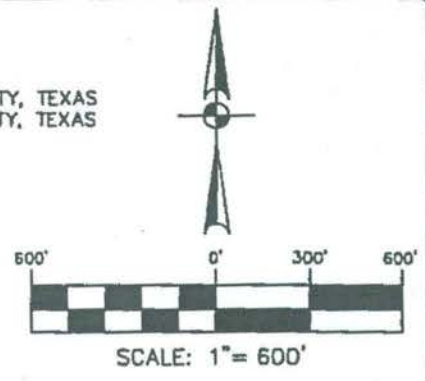
MAPSCO 645 D4 D7
NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



PAPE-DAWSON ENGINEERS

4.393 ACRES - NENTWICH TRUST.
(VOL. 6301 PG 1013-1023 O.P.R.)
METES AND BOUNDS DESCRIPTION

A 169.160 ACRE, OR 7,368,627 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 183.205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

Date: Jul 19, 2017, 10:47am User ID: NNOCHOLLS File: H:\WORK\11548-02\03-East 1604 Industrial\W6687-00 VISC-SM.dwg



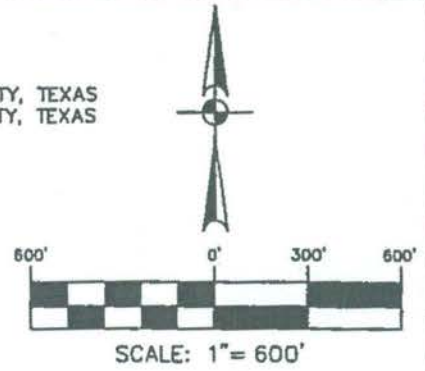
LOCATION MAP
 MAPSCO 643 D6 D7
 NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	1521.35'
L2	N00°12'52"W	1499.58'
L3	N89°50'35"E	591.88'
L4	S28°00'59"E	1694.56'
L5	S00°16'57"E	724.81'
L6	S00°11'37"E	1312.87'
L7	S89°44'57"W	2888.57'
L8	N00°23'12"W	622.64'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	802.42'
L11	N01°32'56"E	154.64'
L12	N03°29'55"W	359.39'

Date: Jul 19, 2017, 8:48am User ID: MARCHOLLS
 File: N:\CH\11348-02\03-East 1604 Industrial\WGS87-00 VISE-SFH.dwg



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

July 19, 2017

JOB No.: 11348-02



METES AND BOUNDS DESCRIPTION

A 119.191 acre, or 519, 1976 square feet more or less, tract of land comprised of 63.493 acres out of that called 74-697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and 55.698 acres out of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, said 63.493 acres out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and said 55.698 acres out of the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 119.191-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

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

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

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

THENCE: N 89°35'56" E, with a north line of said Tract Two and south line of said 3.184-acre tract, continuing with the south line of a 5.681-acre tract described in deed to Money King Ltd. recorded in Volume 15993, Pages 964-968 a distance of 692.47 feet to a found ⅝" iron rod at the southeast corner of said 5.681-acre tract and a northeast corner of said Tract Two on the west line of Pue Road, a variable width public right-of-way;

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

THENCE: N 89°33'42" E, with the north line of said Tract One and a south line of said Pue Road a distance of 512.91 feet to a set mag nail and washer at the northeast corner of said Tract One;

THENCE: With the east line of said tract One and west line of said Pue Road the following bearings and distances:

S 00°11'18" E, a distance of 2018.95 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 00°23'06" E, a distance of 1551.34 feet to a found ⅝" iron rod;

S 00°22'38" E, a distance of 1189.38 feet to a point;

S 00°33'02" E, a distance of 834.44 feet to a point;

THENCE: Departing said line and running offset and parallel 300-feet to the northeast of the east right-of-way line of F.M. 1604, the Charles Anderson Loop, the following bearings and distances:

N 16°36'39" W, a distance of 269.87 feet to a point;

N 14°12'27" W, a distance of 354.34 feet to a point;

N 18°09'51" W, a distance of 260.58 feet to a point;

N 18°09'51" W, a distance of 883.07 feet to a point;

N 25°22'48" W, a distance of 318.19 feet to a point;

N 23°03'27" W, a distance of 840.71 feet to a point;

THENCE: N 90°00'00" W, a distance of 326.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of the aforementioned Tract Two on said east right-of-way line of Loop 1604;

THENCE: N 00°05'03" E, with the west line of said Tract Two a distance of 64.52 feet to a found ⅝" iron rod at the southwest corner of a 2500 square foot – 0.057-acre tract described in deed to Crown Comm Inc. recorded in Volume 9081, Pages 1760-1764 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Around said 0.057-acre tract the following bearings and distances:

S 89°54'57" E, a distance of 50.00 feet to a found ½" iron rod;

N 00°05'03" E, a distance of 50.00 feet to set mag nail and washer stamped "Pape-Dawson";

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

N 89°54'57" W, a distance of 50.00 feet to a found $\frac{3}{4}$ " iron rod at the northwest corner of said 0.057-acre tract and on the west line of said Tract Two on the east line of a 53.429-acre tract described in deed to San Antonio Land Fund 1 recorded in Volume 6070, Pages 1964-1970 of the Official Public Records of Real Property of Bexar County, Texas;

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

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

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 19, 2017
JOB NO. 11348-02
DOC. ID.N:\CIVIL\11348-02\04-90-1604 Industrial\Word\11348-02





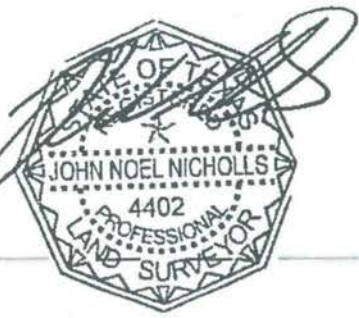
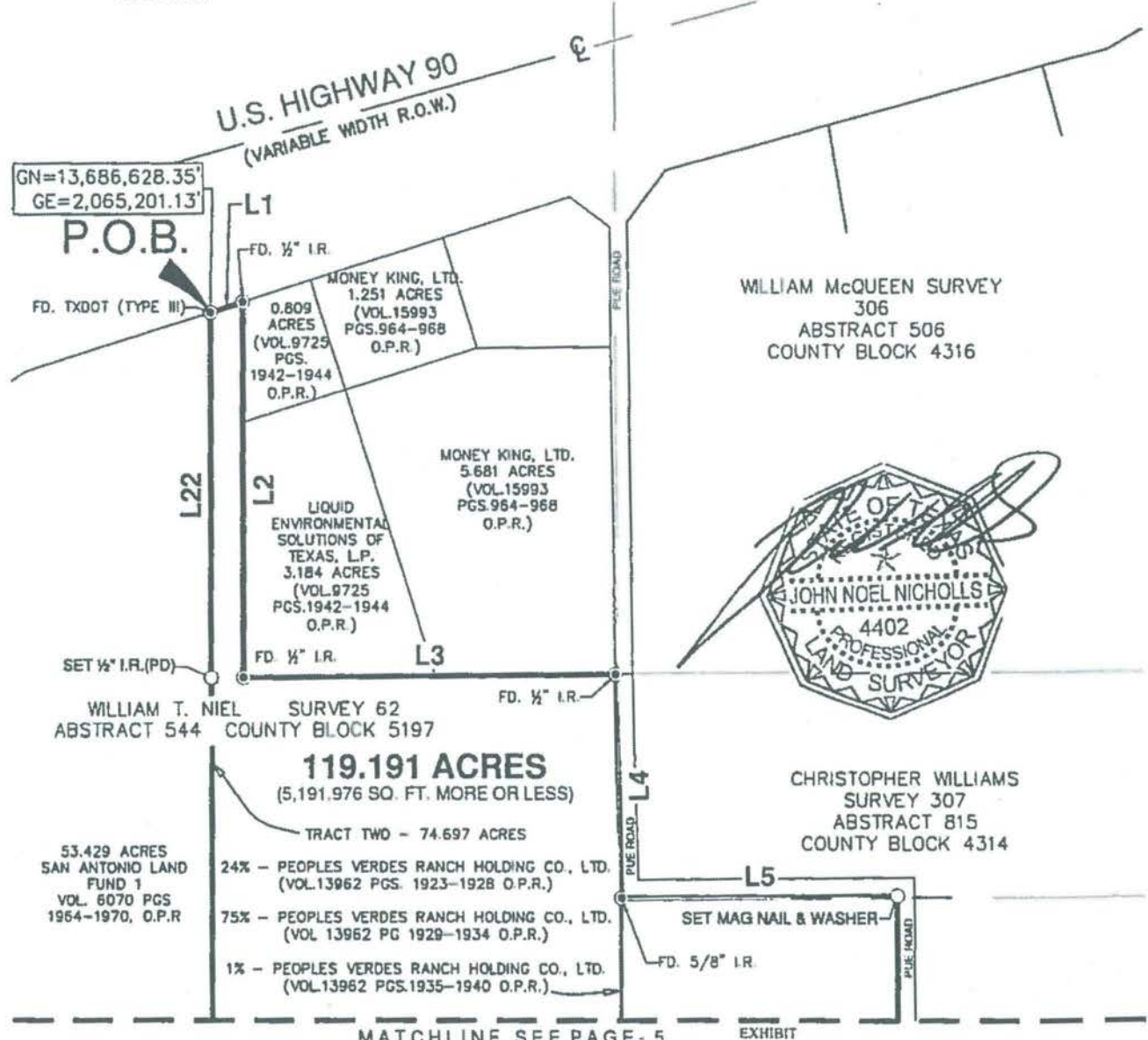
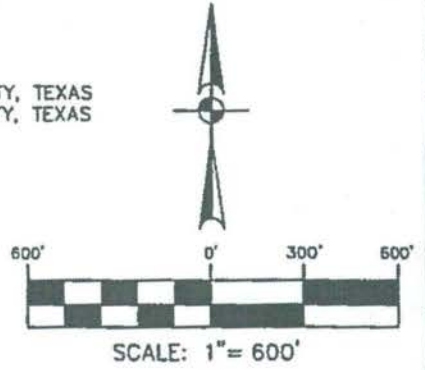
LOCATION MAP
 MAPSCO 646 D4 D7
 NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



A 119.191 ACRE, OR 519,1976 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 63.493 ACRES OUT OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND 55.698 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 63.493 ACRES OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 55.698 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Jul 20, 2017, 8:52am User ID: NNICHOLLS
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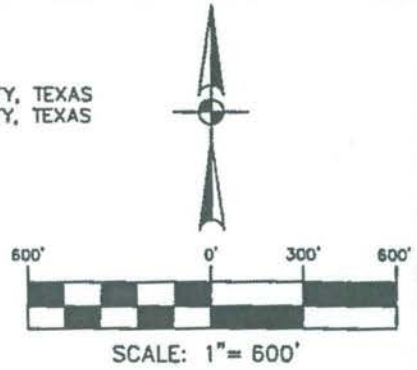


LEGEND:

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

NOTES:

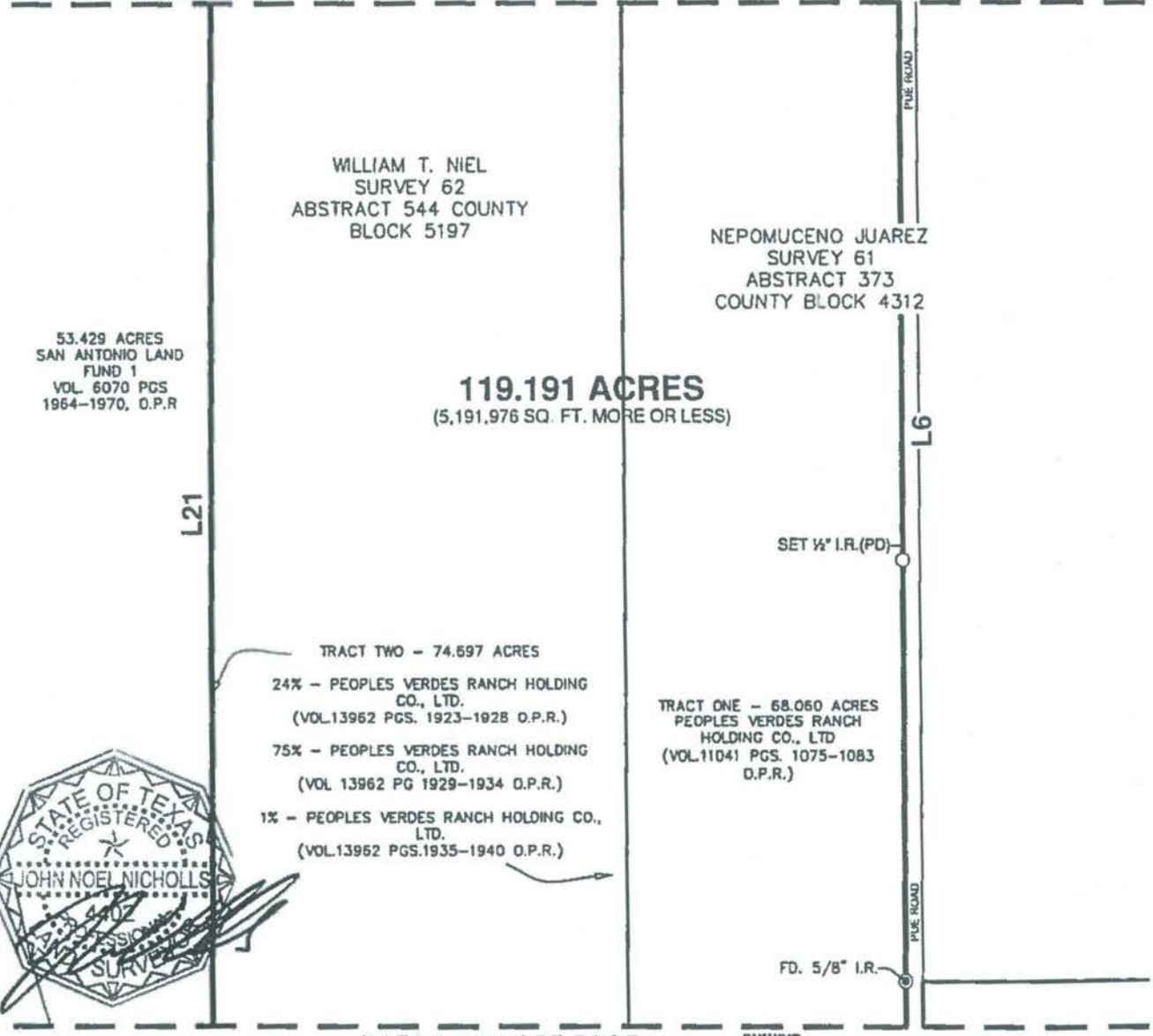
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D6 D7
NOT TO SCALE

MATCHLINE SEE PAGE - 4



53.429 ACRES
SAN ANTONIO LAND
FUND 1
VOL. 6070 PGS
1964-1970, O.P.R

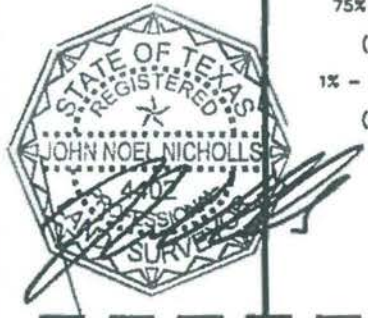
WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

NEPOMUCENO JUAREZ
SURVEY 61
ABSTRACT 373
COUNTY BLOCK 4312

119.191 ACRES
(5,191,976 SQ. FT. MORE OR LESS)

- TRACT TWO - 74.697 ACRES
- 24% - PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL.13962 PGS. 1923-1928 O.P.R.)
- 75% - PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL. 13962 PG 1929-1934 O.P.R.)
- 1% - PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL.13962 PGS.1935-1940 O.P.R.)

TRACT ONE - 68.060 ACRES
PEOPLES VERDES RANCH
HOLDING CO., LTD
(VOL.11041 PGS. 1075-1083 O.P.R.)



MATCHLINE SEE PAGE - 6 EXHIBIT



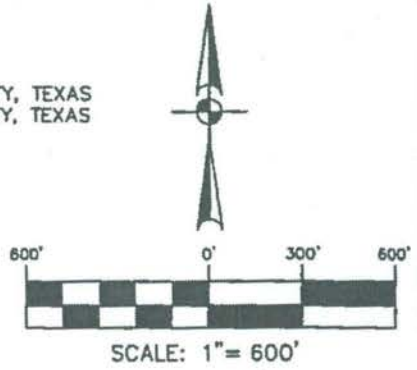
A 119.191 ACRE, OR 519, 1976 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 63.493 ACRES OUT OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND 55.698 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 63.493 ACRES OUT OF THE WILLIAM T. NEIL SURVEY 62. ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 55.698 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61. ABSTRACT 373. COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Jul 20, 2017, 7:14am User: JN: JNCHOLLS File: H:\WORK\11348-02\04-00-1604 Industrial\103887-00 Peoples Verdes.dwg



LEGEND:
 DR DEED RECORDS OF BEJAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

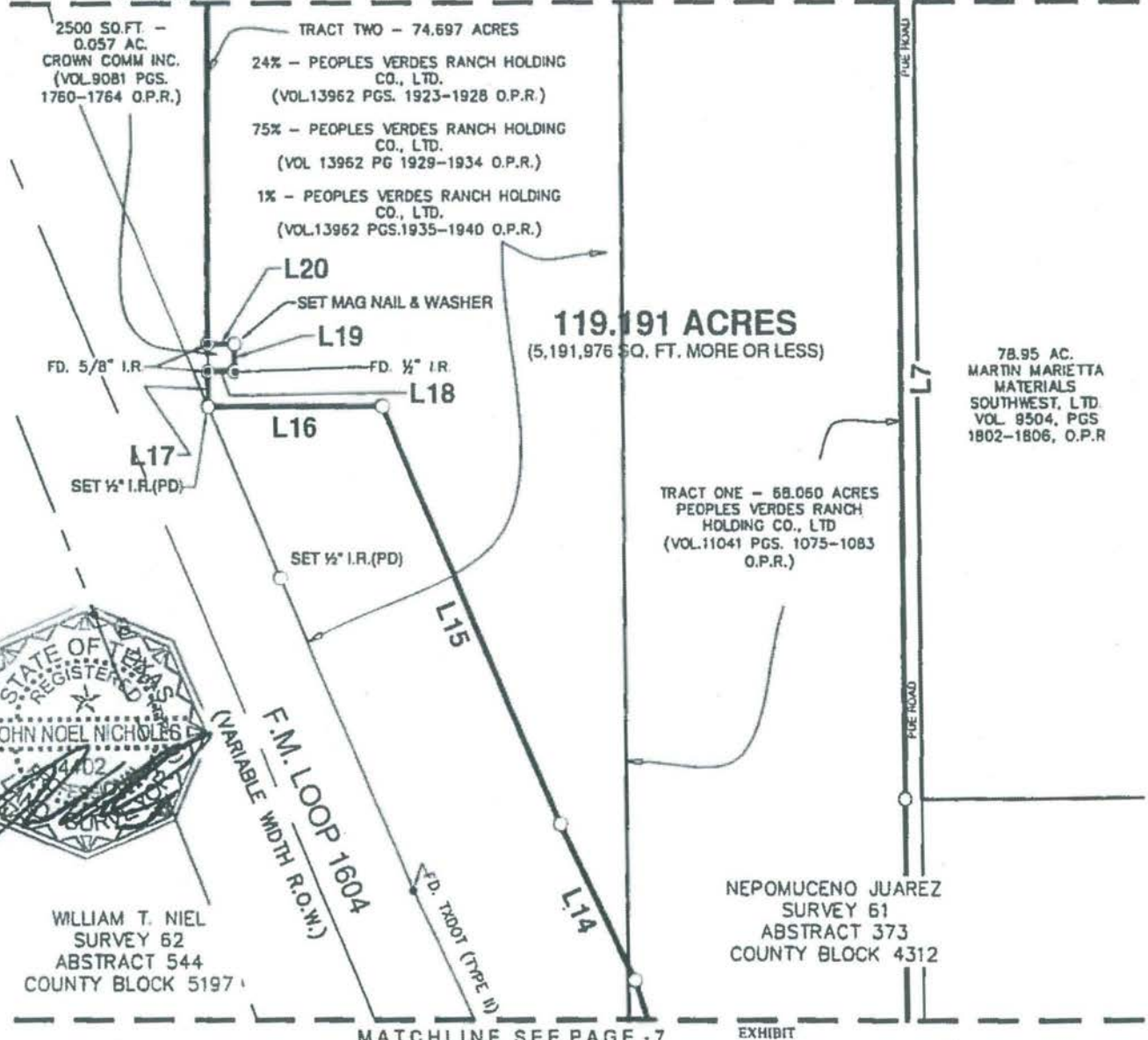
NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D6 D7
 NOT TO SCALE

MATCHLINE SEE PAGE -5



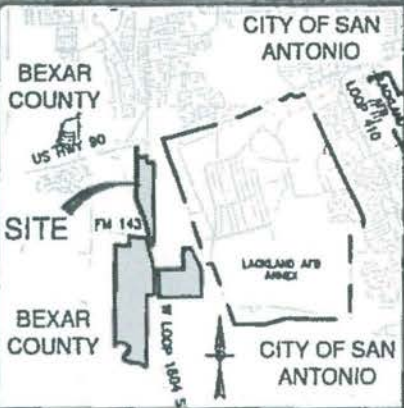
MATCHLINE SEE PAGE -7

EXHIBIT



A 119.191 ACRE, OR 519, 1976 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 63.493 ACRES OUT OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND 55.698 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, SAID 63.493 ACRES OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 55.698 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEJAR COUNTY, TEXAS

Date: Jul 20, 2017, 7:13am User ID: MNICHOLLS
 File: H:\11348-02\04-90-1604 Industrial\W0007-00 Peoples Verdes.dwg



LOCATION MAP

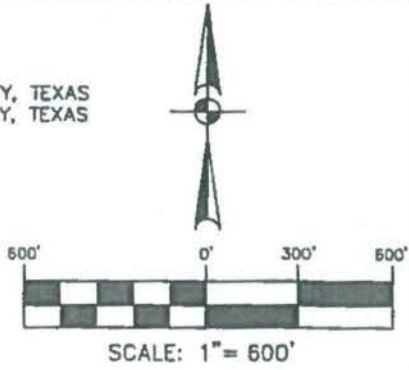
MAPSCO 646 D4 D7
NOT-TO-SCALE

LEGEND:

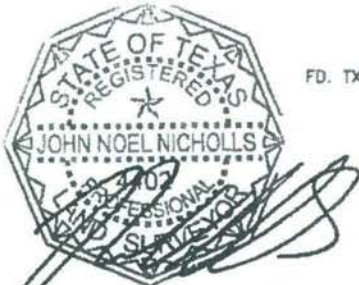
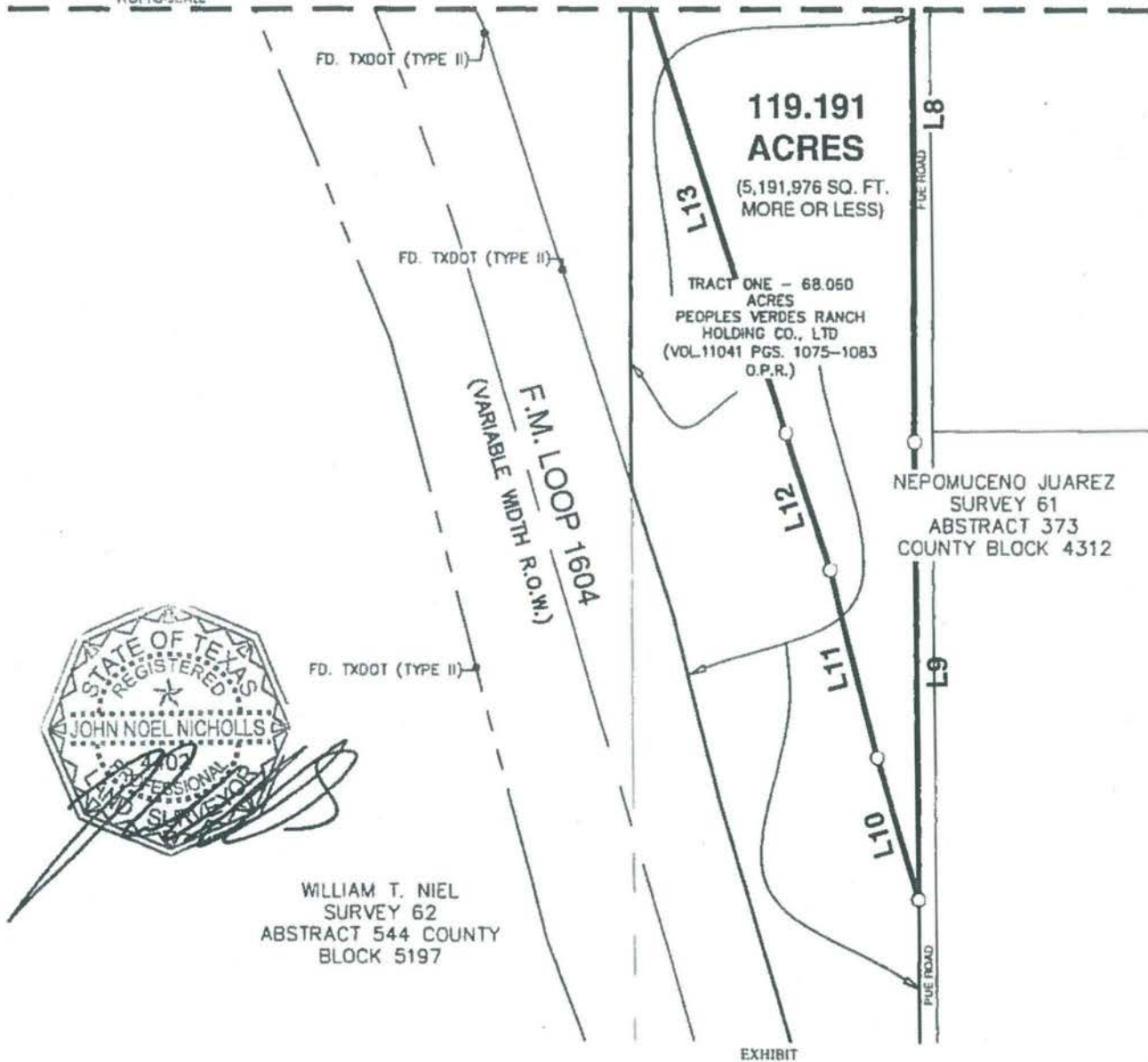
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

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MATCHLINE SEE PAGE - 6



WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

EXHIBIT



A 119.191 ACRE, OR 519,1976 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 63.493 ACRES OUT OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND 55.698 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 63.493 ACRES OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 55.698 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Jul 20, 2017, 7:13am User: JN: JNNICHOLLS File: H:\C:\MSL\11348-02\104-90-1804 Inland\Inland\180887-00 Peoples Verdes.dwg



LOCATION MAP

MAPSCO 646 D4 D7
NOT-TO-SCALE

LEGEND:

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

NOTES:

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°40'33"E	62.88'
L2	S00°05'20"W	692.75'
L3	N89°35'56"E	692.47'
L4	S01°17'07"E	415.26'
L5	N89°33'42"E	512.91'
L6	S00°11'18"E	2018.95'
L7	S00°23'06"E	1551.34'
L8	S00°22'38"E	1189.38'
L9	S00°33'02"E	834.44'
L10	N16°36'39"W	269.87'
L11	N14°12'27"W	354.34'
L12	N18°09'51"W	260.58'
L13	N18°09'51"W	883.07'
L14	N25°22'48"W	318.19'
L15	N23°03'27"W	840.71'
L16	N90°00'00"W	326.05'
L17	N00°05'03"E	64.52'
L18	S89°54'57"E	50.00'
L19	N00°05'03"E	50.00'
L20	N89°54'57"W	50.00'
L21	N00°05'03"E	3135.64'
L22	N00°05'20"E	674.44'

EXHIBIT



A 119.191 ACRE, OR 519, 1976 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 63.493 ACRES OUT OF THAT CALLED 74-697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND 55.698 ACRES OUT OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 63.493 ACRES OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND SAID 55.698 ACRES OUT OF THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

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EXHIBIT “B”

ITEM NO. 40
FILE NO. 17-6535

WESTLAKES LAND USE CONTROLS FOR WESTPOINTE PUBLIC IMPROVEMENT DISTRICT
EXECUTIVE SUMMARY

The property owner will agree to impose land use controls for the “Westlakes” properties to increase compatibility with the neighboring Lackland Annex. Such land use controls include restrictions on land uses, density restrictions, and lighting and sound attenuation overlays (all as requested by JBSA and in coordination with the City). This avoids the delay and uncertainty of the processes under the state’s new annexation law.

In consideration for such land use controls, the City would approve a non-annexation agreement and consent to the County’s creation of a Public Improvement District(s) (PID) on the “Westpointe” properties, which are outside JBSA’s five-mile buffer surrounding the Lackland Annex. See **Exhibit “A”**.

WESTLAKES PROPERTIES

The property owner will impose the following land use controls on the Westlakes properties:

➤ Westlakes east of Loop 1604

Northeastern Tract

- Restrict uses to be consistent with “I-1 S” Light Industrial zoning with Specific Use Authorization for “Storage- Outside (open with no screening required).”
 - Corresponding Land Use Amendment to Agribusiness Tier
- Restrict uses to be consistent with “C-3” General Commercial zoning district for the frontage along Loop 1604.
 - Corresponding Land Use Amendment to Regional Center
- Apply “MLOD-2” Military Lighting Overlay District.
- Apply “MSAO-2” Military Sound Attenuation Overlay District; only on property within the “noise contours” as shown in the draft military study.

Southeastern Tract (the tract that shares a property line with the Lackland Annex)

- Prohibit any development outside of the front 1,000 ft. of Loop 1604. Note that the current value of this overall tract is approximately \$4 million undeveloped, and would increase to approximately \$20 million if developed – essentially, resulting in a lost value of \$16 million.
 - The property owner will not seek JBSA funds for restricting development, as outlined immediately above, on this tract.
- Any development within the front 1,000 ft. of Loop 1604 will comply with the land use controls listed immediately above for the Northeastern Tract.

➤ Westlakes west of Loop 1604

- Will decrease total units otherwise allowed pursuant to the current MDP, from 4,323 single-family/multi-family units to 1,500 single-family units.

- Restrict uses to be consistent with “R-5” Residential Single-Family zoning (no multi-family).
 - Corresponding Land Use Amendment to keep Suburban Tier, and change 2 tracts from Agribusiness to Suburban (ID’s 344531 & 344532)
 - Restrict uses to be consistent with “C-3” General Commercial zoning for the frontage along Loop 1604.
 - Corresponding Land Use Amendment to Regional Center
 - Apply “MLOD-2” Military Lighting Overlay District.
- Master Development Plan
- Following final City Agreement, amendment to Master Development Plan to be submitted and finalized to incorporate references to all development controls listed above.

WESTPOINTE PROPERTIES

Project Description: The Westpointe Properties consist of three tracts (2,630 acres) and existing right-of-way (Talley Road, 12.5 acres), in the City’s ETJ, which total approximately 2,642.5 acres. The three tracts are commonly referred to as Westpointe East (967 acres), Westpointe West (1,417 acres), and Westpointe North (246 acres). The Westpointe Properties have approved Master Development Plans (MDPs), which were approved by the City and Bexar County between 2010 and 2011. Westpointe East calls for 967 acres of either commercial or multi-family land uses. Westpointe West calls for 423 acres of either commercial or multi-family land uses and 3,697 single-family homes. Westpointe North calls for 1,491 single-family homes.

The property owner will construct or cause to be constructed on-site and off-site public infrastructure on the Westpointe Properties, above and beyond that which would otherwise be required by City code and above and beyond that which would be constructed solely to support parcel development within those properties, which will include but not be limited to the following (see generally Exhibit “B”):

- On Westpointe East, the property owner/developer will construct:
 - Approximately \$11,000,000 of Alamo Ranch Parkway through property.
 - An additional \$13,000,000 of collector and arterial roads as projected on the MDP.
- On Westpointe West, the property owner/developer will construct:
 - Approximately \$15,000,000 of Galm Road, a four-lane secondary arterial through property.
 - Approximately \$17,000,000 of Alamo Parkway, a four-lane primary arterial through property.
 - Approximately \$8,000,000 of Galm Road, a four-lane secondary arterial along the boundary of the property.
 - An additional \$20,500,000 of collector and arterial roads as projected on the MDP.
- On Westpointe North, the property owner/developer will construct:
 - Approximately \$3,500,000 of Galm Road through property.
 - Approximately \$800,000 of Gass Road drainage improvements.

The property owner will participate in the construction of (or cause to be constructed) off-site improvements, when Bexar County or the San Antonio Water System (SAWS) acquire easements and/or right-of-way, to allow for the property owner's/developer's construction of the following (see generally Exhibit "B"):

- Approximately \$1,000,000 of Alamo Ranch Parkway off-site from Alamo Ranch Parkway to Westpointe West.
- Approximately \$8,000,000 of Alamo Parkway off-site (and bridge crossing Medio Creek) from the Westpointe East southern boundary to Military Drive.
- Approximately \$3,000,000 of Galm Road north of Westpointe North, connecting to Culebra Road.
- Approximately \$2,000,000 of Galm Road, connecting Westpointe West and Westpointe North.
- Approximately \$12,000,000 of off-site sanitary sewer main, oversized per SAWS Capital Improvement Plan. This sewer main will ultimately serve portions of Bexar County and remove the need for multiple lift-stations.
- If needed, construct approximately \$800,000 of parallel sanitary sewer main by the Remuda Ranch sewer outfall, which could be needed for Westpointe North depending on available capacity.

The property owner will impose development standards on the Westpointe Properties as follows:

- Major Thoroughfares: As per the UDC, the property owner agrees to design/construct (or cause to be designed/constructed), the major thoroughfares - Galm Road, Alamo Parkway, and Alamo Ranch Parkway - as they exist on the current Major Thoroughfare Plan and that are within and outside the limits of the MDPs (but within the boundaries of the PID), all as further illustrated on **Exhibit "B."** Such major thoroughfares will be constructed in conjunction with the development of the adjacent property and is subject to the City and/or County condemning the necessary right-of-way for property outside of the MDPs or otherwise not owned by the property owner. The property owner also commits, subject to minor alignment changes, to construct the collector roadways in their general location and configuration as currently shown on the existing MDPs. The property owner reserves the right to re-configure the collector roadway alignments as required to develop the property, which would be administered through the standard MDP amendment process.
- Pedestrian Facilities: All collector streets and arterial streets will be designed/constructed with pedestrian facilities (e.g. bike lanes, multi-use paths, large-width sidewalks) in accordance with the current requirements of the UDC.
- Public Transportation (Bus) Lanes: Both Alamo Parkway and Alamo Ranch Parkway will be designed with sufficient right-of-way for future continuous and/or "slip" bus lanes (Alamo Parkway: 120' right-of-way; Alamo Ranch Parkway: 200'-250' right-of-way). The property owner agrees to design Galm Road with an additional 15' of right-of-way (for a total of at least 101' of right-of-way) in order to provide sufficient right-of-way for future continuous and/or "slip" bus lanes.

- Connectivity: Single-family subdivisions, with more than 125 lots, will be developed with a connectivity ratio of at least 1:3.
- Affordable Single-Family Housing Goal: The developer will strive to provide at least 10% of the total single-family homes constructed within the PID boundaries for sale at a price that is affordable for those whose income is within 80%-120% of the Average Median Income (AMI) for a household size of 4. While this will be a stated *goal*, such goal will not constitute grounds for a default of the PID or associated agreements.
- Note Regarding Schools: The property owner has been in constant contact with the Northside Independent School District (NISD) over the past 10 years. A high school (Brennan) and an elementary school (Bennie Cole) have already been constructed within the limits of the Westpointe East tract. Brennan has been open for approximately 6 years and Bennie Cole opened in August 2016. The property owner has negotiated a location for 2 additional school sites within the Westpointe West tract: a 35-acre middle school and an 18-acre elementary school (this location is adjacent to Old Galm Road, shown on **Exhibit "B"**). The property owner has also had multiple meetings with NISD regarding an 18-acre elementary school site within the limits of the Westpointe North tract. Between January 2017 and May 2017, cost estimates and exhibits showing required infrastructure/utility extensions to serve each school have been sent to NISD for both the future Westpointe West and Westpointe North school sites. NISD has not expressed the need for another high school within the limits of the Westpointe Properties.

CITY ACTIONS

- In consideration of such land use controls, the City would approve an Agreement for Services In-Lieu of Annexation (Non-Annexation Agreement) and consent to allow Bexar County to create a Public Improvement District(s) (PID) with a 30-year term for approximately 2,642.5 acres including the following properties (collectively, referred to as the Westpointe Properties).
 - Westpointe East: 967 acres
 - Westpointe West: 1,417 acres
 - Westpoint North: 246 acres
 - Existing Right-of-Way (Talley Road): 12.5 acres

As referenced above, the Westpointe Properties all have valid Master Development Plans. Development on Westpointe East and Westpointe North has commenced for single-family development on portions of those properties; those areas have been excluded from the limits of the proposed PID.

- The City agreement will stipulate the development standards and land uses allowed within the Westpointe Properties, as well as serve as the possible vehicle for imposing the above-referenced land use controls for the Westlakes properties. Further, the property owner will work with the City to have the City agreement constitute a voluntary petition for annexation of the Westpointe Properties at the conclusion of the PID term (to the extent legally permissible and to be exercised at the City's sole discretion).
- The PID tax rate is to follow the City's tax rate for the term of the PID.
- No financial participation is required by the City for the PID.



METES AND BOUNDS
DESCRIPTION FOR

A 2,642.5 acre, more or less, tract of land comprised of all of the 1.713 acre tract recorded in Volume 12595, Page 931 and all of the 1.666 acre tract recorded in Volume 12563, Page 1102, and described as 1.978 acres in Volume 3327, Page 2069, Save and Except the 0.312 acre tract recorded in Volume 8080, Page 1698; all of the 144.685 acre tract recorded in Volume 15875, Page 29; all of the 183.507 acre tract recorded in Volume 15874, Page 2258; all of the remaining portion of the 380.761 acre tract recorded in Volume 12572, Page 1639; all of the remaining portion of the 328.967 acre tract recorded in Volume 7144, Page 1567; all of the remaining portion of the 194.989 acre tract and 0.443 acre tract recorded in Volume 7746, Page 803; all of the remaining portion of the 368.134 acre tract recorded in Volume 12642, Page 1974; all of the remaining portion of the 399.402 acre tract recorded in Volume 8337, Page 93; comprised of a Lot 1, Block 26, CB 4389 of Talley Road Church Subdivision recorded in Volume 9621, Page 205 and comprised of Lot 2 and Lot 901, Block 15 both of the Westpointe North Unit 3A Subdivision recorded in Volume 9646, Pages 141-142 of the Deed and Plat Records of Bexar County, Texas; an 185.151 acre tract recorded in Volume 10851, Page 2265; a 79.64 acre tract recorded in Volume 10732, Page 657; a 74.72 acre tract recorded in Volume 8159, Page 542; a 509.64 acre tract recorded in Volume 9438, Page 1273; a 325.07 acre tract recorded in Volume 8187, Page 814; a 157.48 acre tract recorded in Volume 9437, Page 963; a 51.568 acre tract recorded in Volume 8187, Page 828; a 297.00 acre tract recorded in Volume 7723, Page 1880; a portion of Talley Road; a 20.15 acre tract in deed recorded in Volume 5536, Page 1729; a 4.393 acre tract recorded in Volume 3361, Page 617; a 14.85 acre tract recorded in Volume 5536, Page 1726; a 2.758 acre tract recorded in Volume 6021, Page 435; a 9.694 acre tract recorded in Volume 3107, Page 186 and an 183.61 acre tract recorded in Volume 13514, Page 1496 all of the Official Public Records of Bexar County, Texas, in the T.R. Edmonson Survey No. 207, Abstract No. 228, County Block 4387, the J.H. Blannerhasset Survey No. 202, Abstract No. 56, County Block 4385, the Thomas York Survey No. 201 ½, Abstract No. 825, County Block 4400, the George Fellows Survey No. 205, Abstract No. 235, County Block 4388, the George Fellows Survey No. 206, Abstract No. 234, County Block 4389, the Sarah Tyler Survey No. 367, Abstract No. 744, County Block 4401, the Jose Jacinto Gonzalez Survey No. 255, Abstract 269, County Block 4404, the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405, the J. Hoffman Survey No., Abstract 962, County Block 5473, the BBB & CRR Co. Survey No. 386, Abstract 98, County Block 4410 and the Louis Gonzaba Survey No. 84, Abstract 253, County Block 4408 in Bexar County, Texas. Said 2642.5 acre tract being described as follows:

COMMENCING: At a point on the west right-of-way line of Loop 1604, a variable width right-of-way, at the east corner of said 380.761 acre tract and the northeast corner of the 135.127 acre tract recorded in Volume 11798, Page 867 in said Official Public Records;

THENCE: S 43°48'45" W, along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1435.62 feet to the POINT OF BEGINNING;

THENCE: (L1) S 43°48'45" W, continuing along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1176.29 feet to a point, at the northwest corner of said 135.127 acre tract, an angle point of said 144.685 acre tract and the northeast corner of Royal Oaks of Westcreek Subdivision, Unit 1 recorded in Volume 9616, Pages 164-166 in said Deed and Plat Records;

THENCE: Departing the northwest line of said 135.127 acre tract, along and with the northeast line of said 144.685 acre tract, the south west line of said 380.761 acre tract, the following bearings and distances:

(L2) N 53°11'27" W, a distance of 375.68 feet to a point;

(L3) N 32°46'15" W, a distance of 290.89 feet to a point;

(L4) N 48°14'53" W, a distance of 966.45 feet to a point on the southeast line of Lot 1, Block 1, Potranco West High School recorded in Volume 9602, Page 32 of said Deed and Plat Records, a north corner of said 144.685 acre tract, a west corner of said 380.761 acre tract;

THENCE: (L5) N 65°22'46" E, along and with the southeast line of said Lot 1, the northwest line of said 380.761 acre tract, a distance of 513.08 feet to a point at the east corner of said Lot 1, a re-entrant corner of said 380.761 acre tract;

THENCE: (L6) N 24°37'13" W, along and with the northeast line of said Lot 1, the southwest line of said 380.761 acre tract, a distance of 1736.62 feet to a point on the southeast line of a 328.968 acre tract described in deed to Vise Oaks I, Ltd. recorded in Volume 7144, Page 1567 of said Official Public Records, the north corner of said Lot 1, the west corner of said 380.761 acre tract;

THENCE: (L7) S 65°22'42" W, along and with the southeast line of said 328.967 acre tract, over and across Cottonwood Way, a variable width right-of-way, a distance of 2380.55 feet to a point on the southwest right-of-way line of said Cottonwood Way;

THENCE: (L8) N 21°25'19" W, along and with the southwest right-of-way line of said Cottonwood Way, a distance of 80.14 feet to a point;

THENCE: (L9) S 65°23'24" W, departing the southwest right-of-way line of said Cottonwood Way, over and across said 328.967 acre tract, a distance of 1136.35 feet to a point at the east corner of Westcreek Oaks, a 70-foot right-of-way;

THENCE: Along and with the northeast right-of-way line of said Westcreek Oaks, the following bearings and distances:

L(10) N 24°45'26" W, a distance of 373.99 feet to a point;

(L11) N 30°10'15" W, a distance of 154.89 feet to a point;

(C1) Northwesterly, along a tangent curve to the right, said curve having a radius of 1615.00 feet, a central angle of 15°52'09", a chord bearing and distance of N 22°14'11" W, 445.88 feet, for an arc length of 447.31 feet to a point;

(C2) Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of N 74°53'01" E, a radius of 272.22 feet, a central angle of 16°40'39", a chord bearing and distance of N 06°46'40" W, 78.96 feet, for an arc length of 79.24 feet to a point;

(C3) Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 85°47'35" W, a radius of 195.30 feet, a central angle of 18°21'52", a chord bearing and distance of N 04°58'31" W, 62.33 feet, for an arc length of 62.60 feet to a point;

(L12) N 14°16'26" W, a distance of 8.60 feet to a point on the southeast right-of-way line of said Wiseman Road, the north corner of said Westcreek Oaks;

THENCE: (L13) S 75°41'54" W, along and with the southeast right-of-way line of said Wiseman Road, a distance of 110.00 feet to a point at the west corner of said Westcreek Oaks;

THENCE: Departing the southeast right-of-way line of said Wiseman Road, along and with the southwest line of said Westcreek Oaks, the following bearings and distances:

(L14) S 14°16'26" E, a distance of 9.30 feet to a point;

(C4) Southeasterly, along a tangent curve to the left, said curve having a radius of 190.00 feet, a central angle of 16°47'48", a chord bearing and distance of S 22°40'19" E, 55.50 feet, for an arc length of 55.70 feet to a point;

(C5) Southeasterly, long a reverse curve to the right, said curve having a radius of 270.00 feet, a central angle of 16°46'07", a chord bearing and distance of S 22°41'10" E, 78.74 feet, for an arc length of 79.02 feet to a point;

(C6) Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 75°54'27" E, a radius of 1685.57 feet, a central angle of 16°04'38", a chord bearing and distance of S 22°07'52" E, 471.42 feet, for an arc length of 472.97 feet to a point;

(L15) S 30°10'15" E, a distance of 154.89 feet to a point;

(C7) Southeasterly, along a tangent curve to the right, said curve having a radius of 1965.00 feet, a central angle of 15°52'09", a chord bearing and distance of S 22°14'11" E, 542.51 feet, for an arc length of 544.25 feet to a point;

(L16) S 14°18'06" E, a distance of 189.39 feet to a point at the east corner of said 368.134 acre tract, the re-entrant corner of a 183.507 acre tract described in deed to WPE Ventures, LLC recorded 15874, Page 2258 of said Official Public Records;

THENCE: Along and with the southeast line of said 368.134 acres, the east line of said 194.989 acres, the northwest line of said 183.507 acre tract, the following bearings and distances:

(L17) S 65°23'37" W, a distance of 270.29 feet to a point;

(L18) S 82°34'35" W, a distance of 897.63 feet to a point;

(L19) S 66°38'14" W, a distance of 708.02 feet to a point;

(L20) S 01°16'33" W, a distance of 168.70 feet to a point;

(L21) S 20°34'56" W, a distance of 335.24 feet to a point;

(L22) S 13°18'46" W, a distance of 246.46 feet to a point;

(L23) S 08°46'42" E, a distance of 541.45 feet to a point;

(L24) S 25°10'40" W, a distance of 344.97 feet to a point;

(L25) S 03°11'59" W, a distance of 285.08 feet to a point;

(L26) S 28°18'05" E, a distance of 293.73 feet to a point;

(L27) S 48°26'43" E, a distance of 501.96 feet to a point;

(L28) S 13°09'46" E, a distance of 379.81 feet to a point;

(L29) S 21°21'15" E, a distance of 151.06 feet to a point;

(L30) S 09°20'22" W, a distance of 115.54 feet to a point;

(L31) S 26°32'27" E, a distance of 210.14 feet to a point on the northwest line of a 145.096 acre tract described in deed to Gloria Jean Duhaime recorded in Volume 15789, Page 547 of said Official Public Records, the southeast line of said 0.443 acre tract;

THENCE: (L32) S 44°52'31" W, along and with a northwest line of said 145.096 acre tract, the southeast line of said 183.507 acre tract and the southeast line of said 0.443 acre tract, a distance of 649.56 feet to a point on the southeast line of said 194.989 acre tract, at an angle corner of said 145.096 acre tract, the south corner of said 0.443 acre tract;

THENCE: (L33) S 44°40'13" W, along and with the southeast line of said 194.989 acre tract and the northwest line of said 145.096 acre tract, distance of 255.93 feet to a point, at the south corner of said 194.989 acre tract and an angle corner of said 145.096 acre tract;

THENCE: Along and with the southwest line of said 194.989 acre tract and the northeast line of said 145.096 acre tract the following bearings and distances:

(L34) N 64°13'52" W, a distance of 808.38 feet to a point;

(L35) N 85°14'40" W, a distance of 778.41 feet to a point, at the west corner of said 194.989 acre tract and the southeast corner of Hilltop Acres Unit Two recorded in Volume 4400, Pages 66-67 in said Deed and Plat Records;

THENCE: (L36) N 00°04'43" W, along and with the east line of said Hilltop Acres Unit Two and the west line of said 194.989 acre tract, a distance of 646.28 feet to a point, at an angle point of said 194.989 acre tract and the south corner of said 368.134 acre tract;

THENCE: Along and with the west line of said 368.134 and continuing with the east line of said Hilltop Acres Unit Two, the following bearings and distances:

(L37) N 00°15'39" E, a distance of 566.00 feet to a point;

(L38) N 00°11'22" E, a distance of 1970.76 feet to a point, at the northeast corner of said Hilltop Acres Unit Two and the southeast corner of said 399.402 acre tract;

THENCE: Over and across said 399.402 acre tract, the following bearings and distances:

(L39) N 18°13'27" E, a distance of 412.55 feet to a point;

(L40) N 00°00'00" W, a distance of 1387.89 feet to a point on the south right-of-way line of said Wiseman Road;

THENCE: Along and with the south right-of-way line of said Wiseman Road, the following bearings and distances:

(C8) Northwestery, along a non-tangent curve to the right, said curve having a radial bearing of N 08°04'09" E, a radius of 3632.62 feet, a central angle of 12°02'07", a chord bearing and distance of N 75°54'47" W, 761.65 feet, for an arc length of 763.06 feet to a point;

(L41) N 69°53'44" W, a distance of 231.27 feet to a point;

THENCE: Departing the south right-of-way line of said Wiseman Road, over and across said 399.402 acre tract, the following bearings and distances:

(L42) S 13°17'27" W, a distance of 91.14 feet to a point;

(L43) S 00°24'20" E, a distance of 55.38 feet to a point;

(L44) S 20°07'22" W, a distance of 207.63 feet to a point;

(L45) S 08°48'14" W, a distance of 47.60 feet to a point;

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- (L46) S 20°05'54" W, a distance of 92.91 feet to a point;
- (L47) S 43°48'56" W, a distance of 149.34 feet to a point;
- (L48) N 36°50'57" W, a distance of 390.00 feet to a point;
- (L49) N 21°19'38" W, a distance of 89.63 feet to a point;
- (L50) N 34°31'32" W, a distance of 206.45 feet to a point;
- (L51) N 50°28'26" W, a distance of 83.43 feet to a point;
- (L52) N 36°37'34" W, a distance of 97.97 feet to a point;
- (L53) N 20°07'22" E, a distance of 145.44 feet to a point on the south right-of-way line of said Wiseman Road;

THENCE: Along and with the south right-of-way line of said Wiseman Road, the following bearings and distances:

- (L54) N 69°53'44" W, a distance of 760.34 feet to a point;
- (C9) Northwestery, along a tangent curve to the left, said curve having a radius of 4940.84 feet, a central angle of 10°32'56", a chord bearing and distance of N 75°10'11" W, 908.38 feet, for an arc length of 909.66 feet to a point;

THENCE: Departing the south right-of-way line of said Wiseman Road, over and across said 399.402 acre tract, the following bearings and distances:

- (L55) S 62°58'32" W, a distance of 301.87 feet to a point;
- (L56) S 27°56'42" W, a distance of 383.15 feet to a point;
- (L57) S 44°04'58" W, a distance of 389.57 feet to a point;
- (L58) S 07°12'17" W, a distance of 404.68 feet to a point;
- (L59) S 28°52'39" W, a distance of 252.46 feet to a point;
- (L60) S 04°16'56" W, a distance of 131.13 feet to a point;

(C10) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 85°29'15" W, a radius of 508.81 feet, a central angle of 55°58'03", a chord bearing and distance of S 32°29'46" W, 477.49 feet, for an arc length of 497.02 feet to a point on the east right-of-way line of said Talley Road, the west line of said 399.402 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract the following bearings and distances:

(L61) N 18°45'00" W, a distance of 1384.11 feet to a point;

(L62) N 27°56'41" W, a distance of 208.99 feet to a point;

(L63) N 40°23'20" W, a distance of 178.04 feet to a point;

(L64) N 46°39'39" W, a distance of 101.13 feet to a point;

(L65) N 54°25'40" W, a distance of 205.26 feet to a point;

(L66) N 54°31'55" W, a distance of 735.76 feet to a point;

THENCE: (L67) S 35°30'04" W, departing the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract, over and across said Talley Road, a distance of 50.00 feet to a point, the southeast right-of-way line of said Talley Road;

THENCE: (L68) N 55°08'40" W, along and with the southeast right-of-way line of said Talley Road, a distance of 3869.22 feet to a point;

THENCE: (L69) N 33°54'04" E, departing the southeast right-of-way line of said Talley Road, over and across said Talley Road, a distance of 68.72 feet to a point, the northeast right-of-way of said Talley Road and the southeast corner of said 74.72 acre tract;

THENCE: (L70) N 56°05'56" W, along and with the northeast right-of-way line of said Talley Road, the southwest line of said 74.72 acre tract, a distance of 1061.81 feet to a point for the southwest corner of said 74.72 acre tract, the southeast corner of said 297.00 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road, the southwest line of said 297.00 acre tract the following bearings and distances:

(L71) N 56°03'10" W, a distance of 3353.39 feet to a point;

L(72) N 55°40'44" W, a distance of 123.01 feet to a point;

(L73) N 48°45'49" W, a distance of 74.90 feet to a point;

(L74) N 47°54'04" W, a distance of 1393.64 feet to a point;

(L75) N 37°36'54" W, a distance of 191.92 feet to a point;

(L76) N 22°31'48" W, a distance of 534.60 feet to a point;

(L77) N 21°51'40" W, a distance of 434.84 feet to a point;

(L78) N 14°04'38" W, a distance of 111.10 feet to a point;

(L79) N 02°24'59" W, a distance of 219.94 feet to a point for the west most corner of the 297.00 acre tract, the southwest corner of a 10.000 acre tract recorded in Volume 8979, Page 1056 of said Official Public Records;

THENCE: (L80) N 89°55'43" E, departing the northeast right-of-way of said Talley Road, along and with south line of said 10.000 acre tract, a north line of said 297.00 acre tract, a distance of 288.20 feet to a point for the southeast corner of said 10.000 acre tract;

THENCE: L(81) N 44°44'21" E, along and with the southeast line of said 10.000 acre tract, the west line of said 297.00 acre tract, at a distance of 978.16 feet passing the northeast corner of said 10.000 acre tract, the southeast corner of a 101.216 acre tract recorded in Volume 6362, Page 1523 of said Official Public Records, continuing for a total distance of 1818.26 feet to a point for a northwest corner of said 297.00 acre tract, a reentrant corner of said 101.216 acre tract;

THENCE: (L82) S 79°00'40" E, along and with a south line of said 101.216 acre tract, a north line of said 297.00 acre tract, a distance of 370.48 feet to a point;

THENCE: (L83) S 79°03'48" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 627.41 feet to a point;

THENCE: (L84) S 80°04'01" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 17.57 feet to a point for the southwest corner of said 51.568 acre tract, the southeast corner of said 101.216 acre tract;

- THENCE: (L85) N 00°18'55" W, along and with the east line of said 101.216 acre tract, the west line of said 51.568 acre tract, a distance of 1359.54 feet to a point for the northeast corner of said 101.216 acre tract, the northwest corner of said 51.568 acre tract, on the south line of a 183.61 acre tract recorded in Volume 13514, Page 1496 of said Official Public Records;
- THENCE: (L86) S 89°39'39" W, along and with the south line of said 183.61 acre tract, the north line of said 51.568 acre tract, a distance of 398.71 feet to a point for a southwest corner of said 183.61 acre tract;
- THENCE: (L87) N 00°23'16" W, along and with a west line of said 183.61 acre tract, a distance of 4234.94 feet to a point for a reentrant corner of said 183.61 acre tract, the northeast corner of a 34.616 acre tract recorded in Volume 10320, Page 1769 of said Official Public Records, and the southeast corner said 9.694 acre tract;
- THENCE: (L88) S 89°57'39" W, along and with the north line of said 34.616 acre tract, the south line of said 9.694 acre tract, a distance of 942.63 feet to a point for the southwest corner of said 2.758 acre tract, the northwest corner of said 34.616 acre tract, and on the east right-of-way line of said Talley Road;
- THENCE: (L89) N 00°19'26" W, a distance of 169.55 feet to a point to a point of the south right-of-way line of Talley Road;
- THENCE: (C11) Northeasterly, along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, along a non-tangent curve to the left, said curve having a radius of 746.20 feet, a central angle of 20°02'18", a chord bearing and distance of N 33°51'23" E, 259.64 feet, for an arc length of 260.97 feet to a point;
- THENCE: (L90) N 23°50'08" E, continuing along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, a distance of 876.70 feet to a point for the northernmost corner of said 157.48 acre tract, on the south line of a 117.985 acre tract recorded in Volume 12148, Page 888 of said Official Public Records;
- THENCE: (L91) N 60°10'47" W, departing the northwest line of said 157.48 acre tract, over and across said Talley Road, a distance of 108.94 feet to a point;
- THENCE: (L92) N 23°44'51" E, along and with the northeast right-of-way line of said Talley Road, a distance of 2944.77 feet to a point a point of the northeast right-of-way line of Old Culebra Road;

THENCE: Along and with the northeast right-of-way line of said Old Culebra Road, the following bearings and distances:

(L93) S 64°58'36" E, a distance of 1797.40 feet to a point;

(C12) Northeasterly, along a tangent curve to the left, said curve having a radius of 1106.30 feet, a central angle of 89°42'07", a chord bearing and distance of N 70°10'20" E, 1560.47 feet, for an arc length of 1732.02 feet to a point;

THENCE: Along and with the northeast line of said 185.151, the southwest line of said 40 acre tract, the following bearings and distances:

(L94) S 65°45'10" E, at a distance of 1899.08 feet to a point for the southeast corner of said 1.258 acre tract;

(L95) S 63°36'28" E, a distance of 193.61 feet;

(L96) S 66°06'08" E, a distance of 263.11 feet to a point;

(L97) N 71°07'07" E, a distance of 160.65 feet to a point;

(L98) N 23°53'26" E, a distance of 193.61 feet to a point;

(L99) S 66°06'34" E, along and with the south line of said 95.422 acre tract, a northeast line of said 185.151 acre tract, a distance of 909.70 feet to a point for the northeast corner of said 185.151 acre tract, the northwest corner of said 199.948 acre tract;

THENCE: Along and with the east line of said 185.151 acre tract and the west line of said 199.948 acre tract, the following bearings and distances:

(L100) S 10°33'42" E, a distance of 187.74 feet to a point;

(L101) S 22°57'00" E, a distance of 154.72 feet to a point;

(L102) S 33°47'27" E, a distance of 50.00 feet to a point;

(L103) S 24°48'23" E, a distance of 381.79 feet to a point;

(L104) S 11°59'35" E, a distance of 48.81 feet to a point;

(L105) S 15°17'44" W, a distance of 97.72 feet to a point;

- (L106) S 42°02'10" W, a distance of 417.19 feet to a point;
- (L107) S 52°04'01" W, a distance of 71.87 feet to a point;
- (L108) S 38°23'49" W, a distance of 237.66 feet to a point;
- (L109) S 44°47'55" W, a distance of 201.86 feet to a point;
- (L110) S 35°46'45" W, a distance of 50.88 feet to a point;
- (L111) S 59°52'16" W, a distance of 50.34 feet to a point;
- (L112) S 48°31'07" W, a distance of 52.72 feet to a point;
- (L113) S 57°46'38" W, a distance of 168.93 feet to a point;
- (L114) S 69°04'50" W, a distance of 51.22 feet to a point;
- (L115) S 76°32'15" W, a distance of 49.15 feet to a point;
- (L116) S 89°55'12" W, a distance of 49.59 feet to a point;
- (L117) N 69°47'53" W, a distance of 178.99 feet to a point;
- (L118) N 60°01'51" W, a distance of 50.19 feet to a point;
- (L119) N 47°03'28" W, a distance of 148.34 feet to a point;
- (L120) N 37°41'56" W, a distance of 242.72 feet to a point;
- (L121) N 32°26'52" W, a distance of 79.11 feet to a point;
- (L122) N 45°06'09" W, a distance of 51.40 feet to a point;
- (L123) N 52°13'37" W, a distance of 51.19 feet to a point;
- (L124) N 58°53'20" W, a distance of 149.79 feet to a point;
- (L125) S 23°57'21" W, a distance of 744.66 feet to a point for the southeast corner of said 185.151 acre tract, on the northeast line of said 79.64 acre tract;

THENCE: (L126) S 65°36'48" E, along and with the northeast line of said 79.64 acre tract, a distance of 534.10 feet to a point for the northeast corner of said 79.64 acre tract, the northwest corner of a 6.871 acre tract recorded in Volume 11079, Page 1579 of said Official Public Records;

THENCE: (L127) S 20°37'29" W, along and with the southeast line of said 79.64 acre tract, the northwest line of said 6.871 acre tract, at a distance of 327.31 feet, passing the southwest corner of said 6.871 acre tract, the northwest corner of a 6.871 acre tract recorded in Volume 11140, Page 2024 of said Official Public Records, at a distance of 400.18 feet, passing the southwest corner of said 6.871 acre tract, the northwest corner of a 8.861 acre tract recorded in Volume 11140, Page 2017 of said Official Public Records, continuing for a total distance of 1188.18 feet to a point on the northeast line of a 119.833 acre tract recorded in Volume 5921, Page 710 of said Deed Records and the southeast corner of said 79.64 acre tract;

THENCE: (L128) N 66°06'17" W, along and with the northeast line of said 119.833 acre tract, the southwest line of said 79.64 acre tract, a distance of 2937.51 feet to a point for the northwest corner of said 119.833 acre tract and the east right-of-way line of said 60-foot private road;

THENCE: Along and with the northwest line of said 79.64 acre tract the following bearings and distances;

(L129) N 23°56'57" E, a distance of 1199.86 feet to a point;

(L130) N 61°26'47" E, a distance of 99.04 feet to a point;

(L131) N 23°52'30" E, a distance of 910.92 feet to a point;

(L132) N 40°20'34" W, a distance of 90.09 feet to a point;

(L133) N 24°08'31" E, a distance of 909.04 feet to a point;

THENCE: (C13) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 56°04'42" W, a radius of 1186.27 feet, a central angle of 81°06'11", a chord bearing and distance of S 74°28'24" W, 1542.46 feet, for an arc length of 1679.18 feet to a point;

THENCE: (L134) N 64°58'36" W, a distance of 1686.00 feet to a point;

THENCE: (L135) S 69°25'22" W, a distance of 69.05 feet to a point;

- THENCE: (L136) S 23°44'51" W, a distance of 2806.68 feet to a point;
- THENCE: (L137) S 60°10'47" E, departing the southeast right-of-way line of said Talley Road, along and with the northeast line of said 157.48 acre tract, the southwest line of said 117.985 acre tract, a distance of 2148.07 feet to a point for the northeast corner of said 157.48 acre tract, a reentrant corner of said 117.985 acre tract;
- THENCE: (L138) S 24°00'59" W, along and with a northwest line of said 117.985 acre tract, a southeast line of said 157.48 acre tract, a distance of 1586.29 feet to a point;
- THENCE: (L139) S 00°16'25" E, continuing along and with a west line of said 117.985 acre tract, an east line of said 157.48 acre tract, a distance of 1414.15 feet to a point for the southwest corner of said 117.985 acre tract, a reentrant corner of said 157.48 acre tract;
- THENCE: (L140) S 82°50'21" E, along and with the south line of said 117.985 acre tract, a north line of said 157.48 acre tract, a distance of 744.30 feet to a point for the southeast corner of said 117.985 acre tract, the northeast corner of said 157.48 acre tract, on the west line of said 325.07 acre tract;
- THENCE: (L141) N 01°06'20" W, along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 1208.49 feet to a point;
- THENCE: (L142) N 01°04'31" W, continuing along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 65.12 feet to a point for the northwest corner of said 325.07 acre tract, the southwest corner of said 509.64 acre tract;
- THENCE: (L143) N 23°41'38" E, along and with the northwest line of said 509.07 acre tract, the southeast line of said 117.985 acre tract, a distance of 1199.72 feet to a point for the northwest corner of said 509.64 acre tract, the southwest corner of a 60-foot private road recorded in Volume 3695, Page 111 of said Official Public Records;
- THENCE: (L144) S 66°04'16" E, along and with the northeast line of said 509.64 acre tract, the southwest line of said 119.833 acre tract, a distance of 4987.47 feet to a point for the northeast corner of said 509.64 acre tract, a reentrant corner of a 125.955 acre tract recorded in Volume 11628, Page 218 of said Official Public Records;

- THENCE: (L145) S 24°28'44" W, along and with a southeast line of said 509.64 acre tract, the northwest line of line of said 125.955 acre tract, a distance of 2283.24 feet to a point for the southwest corner of said 125.955 acre tract, a reentrant corner of said 509.64 acre tract;
- THENCE: (L146) S 66°09'55" E, along and with the south line of said 125.955 acre tract, a north line of said 509.64 acre tract, a distance of 2739.12 feet to a point for a northeast corner of said 509.64 acre tract, on the west line of a 196.160 acre tract recorded in Volume 12281, Page 757 of said Official Public Records;
- THENCE: (L147) S 14°11'09" E, along and with the east line of said 509.64 acre tract, the west line of said 196.160 acre tract, a distance of 920.51 feet to a point for a southeast corner of said 509.64 acre tract, the southwest corner of said 196.160 acre tract;
- THENCE: (L148) N 89°52'10" W, along and with the south line of said 509.64 acre tract, a distance of 2183.95 feet to a point;
- THENCE: (LL149) N 88°20'05" W, continuing along and with the south line of said 509.64 acre tract, a distance of 1773.53 feet to a point for the northwest corner of a 18.934 acre tract recorded in Volume 9289, Page 585 of said Official Public Records, a reentrant corner of said 509.64 acre tract;
- THENCE: (150) S 15°57'59" W, along and with the southeast line of said 509.64 acre tract, a distance of 3219.36 feet to a point for the southeast corner of said 509.64 acre tract, the northeast corner of said 74.72 acre tract;
- THENCE: (L151) S 15°48'52" W, along and with the southeast line of said 74.72 acre tract, a distance of 1777.37 feet to a point for the southeast most corner of said 74.72 acre tract;
- THENCE: (L152) N 74°02'07" W, along and with a south line of said 74.72 acre tract, a distance of 10.00 feet to a point for the northeast corner of said Lot 1;
- THENCE: (L153) S 15°48'52" W, along and with the southeast line of said Lot 1, a distance of 40.55 feet to a point;
- THENCE: (L154) S 15°57'50" W, continuing along and with the southeast line of said Lot 1, a distance of 460.82 feet to a point;

THENCE: (L155) S 60°57'13" W, continuing along and with the southeast line of said Lot 1, a distance of 41.13 feet to a point on the northeast right-of-way line of said Talley Road, the northwest right-of-way line of Galm Road, a variable width right-of-way recorded in Volume 9572, Page 15 of said Deed and Plat Records, the southwest corner of said Lot 1;

THENCE: (L156) S 54°29'56" E, along and with the northeast right-of-way line of said Talley Road, a distance of 3438.59 feet to a point, at an angle point of said 399.402 acre tract and an angle point of the 1611.112 acre tract recorded in Volume 10940, Page 369 in said Official Public Records;

THENCE: (L157) N 05°29'27" E, along and with a west line of said 399.402 acre tract and an east line of said 1611.112 acre tract, a distance of 1307.77 feet to a point on the northwest line of said 399.402 acre tract;

THENCE: Along and with the north line of said 399.402 acre tract and the south line of said 1611.112 acre tract, the following bearings and distances:

(L158) S 80°51'38" E, a distance of 520.24 feet to a point;

(L159) S 81°00'41" E, a distance of 390.48 feet to a point;

(L160) S 80°50'12" E, a distance of 671.21 feet to a point;

(L161) S 80°58'12" E, a distance of 2073.47 feet to a point, at the northeast corner of said 399.402 acre tract and the northwest corner of said 368.134 acre tract;

THENCE: Along and with the north line of said 368.134 acre tract and continuing along and with the south line of said 1611.112 acre tract, the following bearings and distances:

(L162) S 89°40'45" E, a distance of 768.77 feet to a point;

(L163) S 89°58'46" E, a distance of 156.62 feet to a point;

(L164) N 89°27'14" E, a distance of 275.48 feet to a point;

(LL165) N 89°06'14" E, a distance of 333.80 feet to a point;

(L166) N 88°00'40" E, a distance of 134.58 feet to a point;

(L167) N 85°35'08" E, a distance of 1510.78 feet to a point;

L(168) N 88°52'57" E, a distance of 137.30 feet to a point;

(L169) S 87°31'46" E, a distance of 158.89 feet to a point;

(L170) S 85°00'37" E, a distance of 704.71 feet to a point, at the northeast corner of said 368.134 acre tract and an angle point of said 1611.112 acre tract;

THENCE: (L171) S 00°21'06" W, along and with an east line of said 368.134 acre tract and a west line of said 1611.112 acre tract, a distance of 903.61 feet to a point, at the northwest corner of said 328.967 acre tract and an angle point of said 1611.112 acre tract;

THENCE: (L172) N 74°28'54" E, along and with the north line of said 328.967 acre tract, the south line of said 1611.112 acre tract and the south line of Alamo Ranch Unit 29B, Enclave recorded in Volume 9575, Pages 119-120 in said Deed and Plat Records, a distance of 1818.93 feet to a point;

THENCE: (L173) N 74°27'12" E, along and with the north line of said 328.967 acre tract, the south line of said Alamo Ranch Unit 29B, Enclave, the south line of Alamo Ranch – Cottonwood Way, Unit 1, recorded in Volume 9572, Page 196 in said Deed and Plat Records, the south line of Alamo Ranch Unit 30, Enclave recorded in Volume 9572, Pages 201-203 in said Deed and Plat Records, and the south line of Alamo Ranch Unit 32, Enclave recorded in Volume 9582, Pages 210-211 in said Deed and Plat Records, a distance of 1803.85 feet to a point, at the southeast corner of said Alamo Ranch Unit 32, Enclave and the southwest corner of North San Antonio Hills Unit No. 1 recorded in Volume 7000, Pages 6-8 in said Deed and Plat Records;

THENCE: Along and with the south line of said North San Antonio Hills Unit No. 1 and continuing along and with the north line of said 328.967 acre tract, the following bearings and distances:

(L174) N 74°23'23" E, a distance of 159.65 feet to a point;

(L175) N 74°38'32" E, a distance of 664.89 feet to a point;

(L176) N 73°55'26" E, a distance of 311.97 feet to a point;

(L177) N 74°31'19" E, a distance of 312.00 feet to a point;

(L178) N 74°37'19" E, a distance of 514.00 feet to a point;

(L179) N 74°31'19" E, a distance of 140.60 feet to a point;

(L180) N 74°31'12" E, a distance of 547.70 feet to a point;

(L181) N 74°36'12" E, a distance of 698.35 feet to a point;

THENCE: Departing the south line of said North San Antonio Hills Unit No. 1 and the north line of said 328.967 acre tract, over and across said 328.967 acre tract, the following bearings and distances:

L(182) S 02°38'02" W, a distance of 264.44 feet to a point;

(L183) S 06°19'31" W, a distance of 62.14 feet to a point;

(L184) S 01°27'07" W, a distance of 1156.95 feet to a point;

(L185) S 00°06'02" W, a distance of 632.47 feet to a point;

THENCE: L(186) S 04°23'07" W, over and across said 328.967 acre tract and said 380.761 acre tract, a distance of 305.79 feet to a point;

THENCE: (L187) S 00°22'05" E, over and across said 380.761 acre tract, a distance of 573.29 feet to a point;

THENCE: (L188) S 15°22'59" E, over and across said 380.761 acre tract, a distance of 347.14 feet to a point;

THENCE: (L189) S 00°20'21" E, over and across said 380.761 acre tract, a distance of 993.78 feet to a POINT OF BEGINNING and containing 2,642.5 acres in Bexar County, Texas.

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

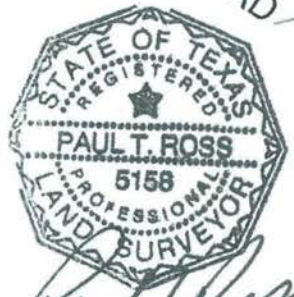
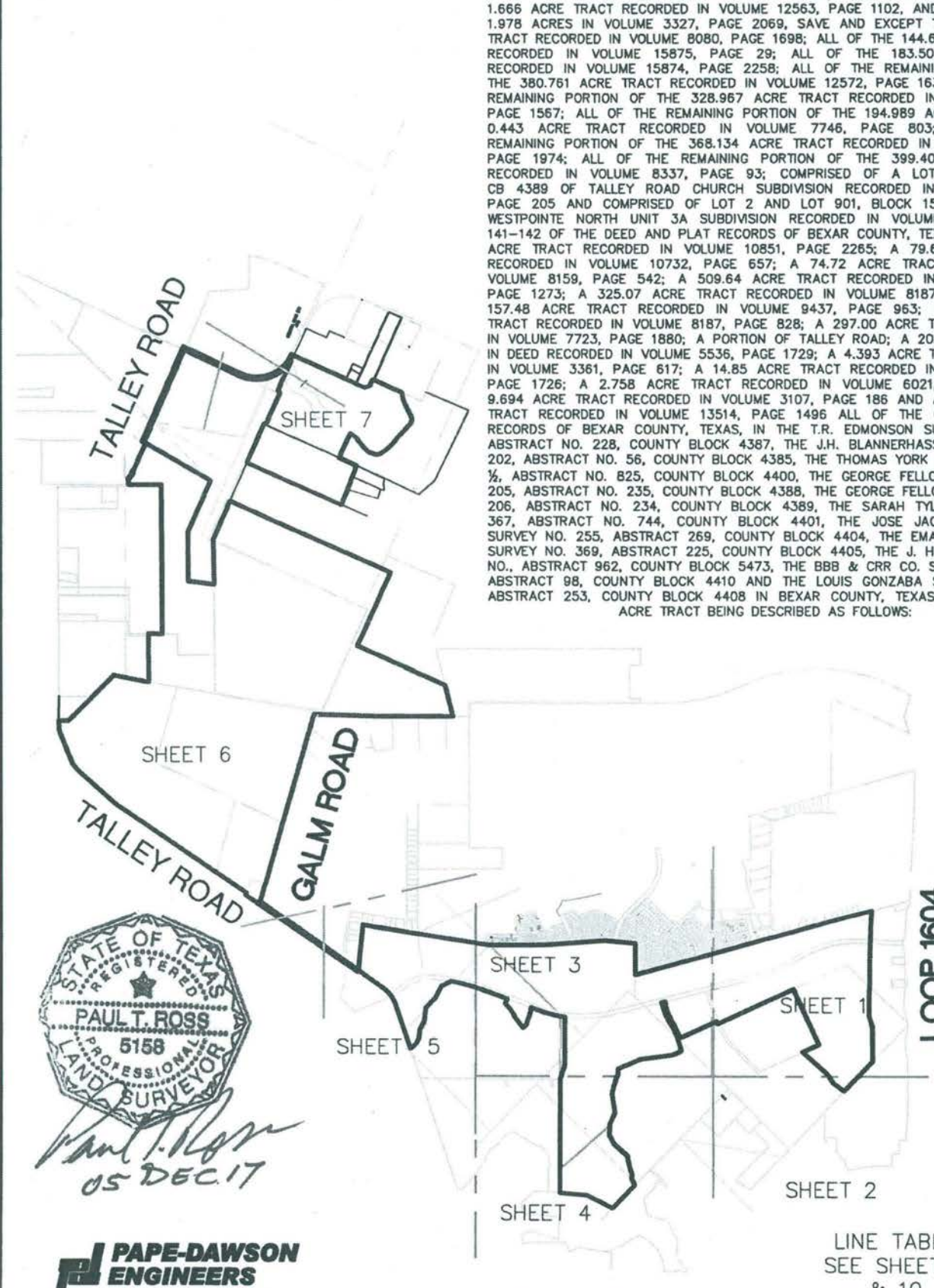
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 15, 2013
Job No.: 6979-09
DOC. ID: N:\CIVIL\6979-09\Word\6979-09 FN 2642.545AC.docx



Paul T. Ross
05 DEC. 17

EXHIBIT OF

A 2,642.5 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THE 1.713 ACRE TRACT RECORDED IN VOLUME 12595, PAGE 931 AND ALL OF THE 1.666 ACRE TRACT RECORDED IN VOLUME 12563, PAGE 1102, AND DESCRIBED AS 1.978 ACRES IN VOLUME 3327, PAGE 2069, SAVE AND EXCEPT THE 0.312 ACRE TRACT RECORDED IN VOLUME 8080, PAGE 1698; ALL OF THE 144.685 ACRE TRACT RECORDED IN VOLUME 15875, PAGE 29; ALL OF THE 183.507 ACRE TRACT RECORDED IN VOLUME 15874, PAGE 2258; ALL OF THE REMAINING PORTION OF THE 380.761 ACRE TRACT RECORDED IN VOLUME 12572, PAGE 1639; ALL OF THE REMAINING PORTION OF THE 328.967 ACRE TRACT RECORDED IN VOLUME 7144, PAGE 1567; ALL OF THE REMAINING PORTION OF THE 194.989 ACRE TRACT AND 0.443 ACRE TRACT RECORDED IN VOLUME 7746, PAGE 803; ALL OF THE REMAINING PORTION OF THE 368.134 ACRE TRACT RECORDED IN VOLUME 12642, PAGE 1974; ALL OF THE REMAINING PORTION OF THE 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGE 93; COMPRISED OF A LOT 1, BLOCK 26, CB 4389 OF TALLEY ROAD CHURCH SUBDIVISION RECORDED IN VOLUME 9621, PAGE 205 AND COMPRISED OF LOT 2 AND LOT 901, BLOCK 15 BOTH OF THE WESTPOINTE NORTH UNIT 3A SUBDIVISION RECORDED IN VOLUME 9646, PAGES 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AN 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGE 2265; A 79.64 ACRE TRACT RECORDED IN VOLUME 10732, PAGE 657; A 74.72 ACRE TRACT RECORDED IN VOLUME 8159, PAGE 542; A 509.64 ACRE TRACT RECORDED IN VOLUME 9438, PAGE 1273; A 325.07 ACRE TRACT RECORDED IN VOLUME 8187, PAGE 814; A 157.48 ACRE TRACT RECORDED IN VOLUME 9437, PAGE 963; A 51.568 ACRE TRACT RECORDED IN VOLUME 8187, PAGE 828; A 297.00 ACRE TRACT RECORDED IN VOLUME 7723, PAGE 1880; A PORTION OF TALLEY ROAD; A 20.15 ACRE TRACT IN DEED RECORDED IN VOLUME 5536, PAGE 1729; A 4.393 ACRE TRACT RECORDED IN VOLUME 3361, PAGE 617; A 14.85 ACRE TRACT RECORDED IN VOLUME 5536, PAGE 1726; A 2.758 ACRE TRACT RECORDED IN VOLUME 6021, PAGE 435; A 9.694 ACRE TRACT RECORDED IN VOLUME 3107, PAGE 186 AND AN 183.61 ACRE TRACT RECORDED IN VOLUME 13514, PAGE 1496 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE T.R. EDMONSON SURVEY NO. 207, ABSTRACT NO. 228, COUNTY BLOCK 4387, THE J.H. BLANNERHASSET SURVEY NO. 202, ABSTRACT NO. 56, COUNTY BLOCK 4385, THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, THE GEORGE FELLOWS SURVEY NO. 205, ABSTRACT NO. 235, COUNTY BLOCK 4388, THE GEORGE FELLOWS SURVEY NO. 206, ABSTRACT NO. 234, COUNTY BLOCK 4389, THE SARAH TYLER SURVEY NO. 367, ABSTRACT NO. 744, COUNTY BLOCK 4401, THE JOSE JACINTO GONZALEZ SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, THE J. HOFFMAN SURVEY NO., ABSTRACT 962, COUNTY BLOCK 5473, THE BBB & CRR CO. SURVEY NO. 386, ABSTRACT 98, COUNTY BLOCK 4410 AND THE LOUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408 IN BEXAR COUNTY, TEXAS. SAID 2642.5 ACRE TRACT BEING DESCRIBED AS FOLLOWS:



Paul T. Ross
05 DEC. 17

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.9000
TSP# PUM REGISTRATION #479 | TSP# PUM REGISTRATION #10028900

INDEX MAP

DECEMBER 5, 2017

LINE TABLE
SEE SHEET 9
& 10

INDEX SHEET

JOB No.: 6979-09

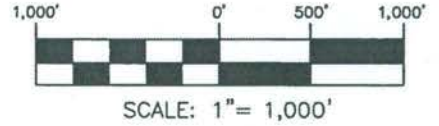
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LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

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



KEYNOTES

- 9** 1.713 ACRES
VISE OAKS I, LTD.
VOL. 12595, PG. 931 O.P.R.
- 10** 1.666 ACRES
VISE OAKS I, LTD.
VOL. 12563, PG. 1102 O.P.R.
(1.978 ACRES
VOL. 3327, PG. 2069 O.P.R.)
- 11** 0.312 ACRE
VOL. 8080, PG. 1698 O.P.R.

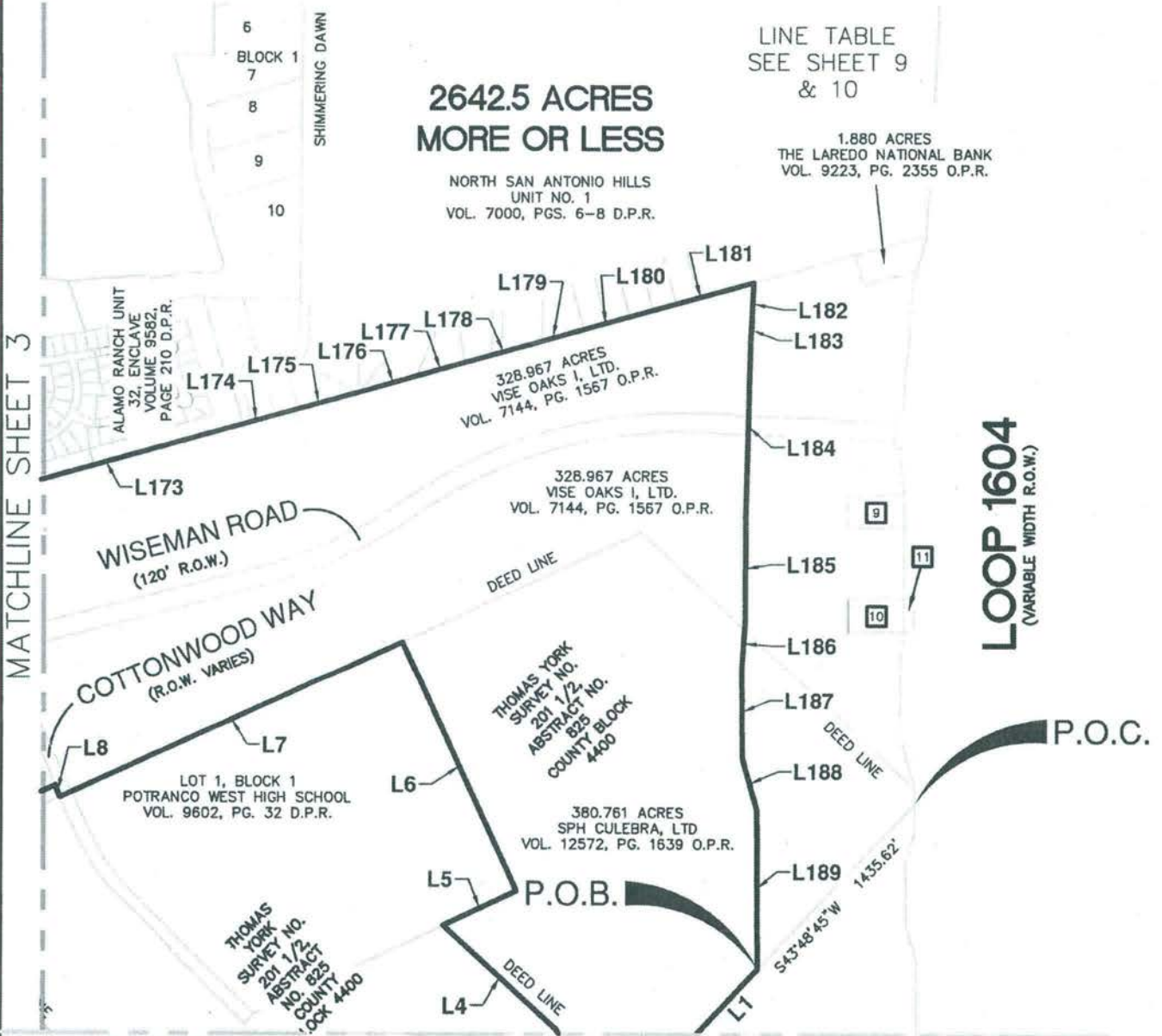
**WESTPOINTE EAST
PUBLIC IMPROVEMENT
DISTRICT**

**2642.5 ACRES
MORE OR LESS**

NORTH SAN ANTONIO HILLS
UNIT NO. 1
VOL. 7000, PGS. 6-8 D.P.R.

LINE TABLE
SEE SHEET 9
& 10

1.880 ACRES
THE LAREDO NATIONAL BANK
VOL. 9223, PG. 2355 O.P.R.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDP# FIRM REGISTRATION #470 | TDP# FIRM REGISTRATION #10028800

RR

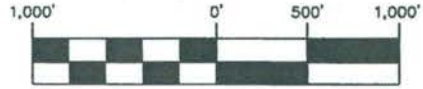
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LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "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."



SCALE: 1" = 1,000'

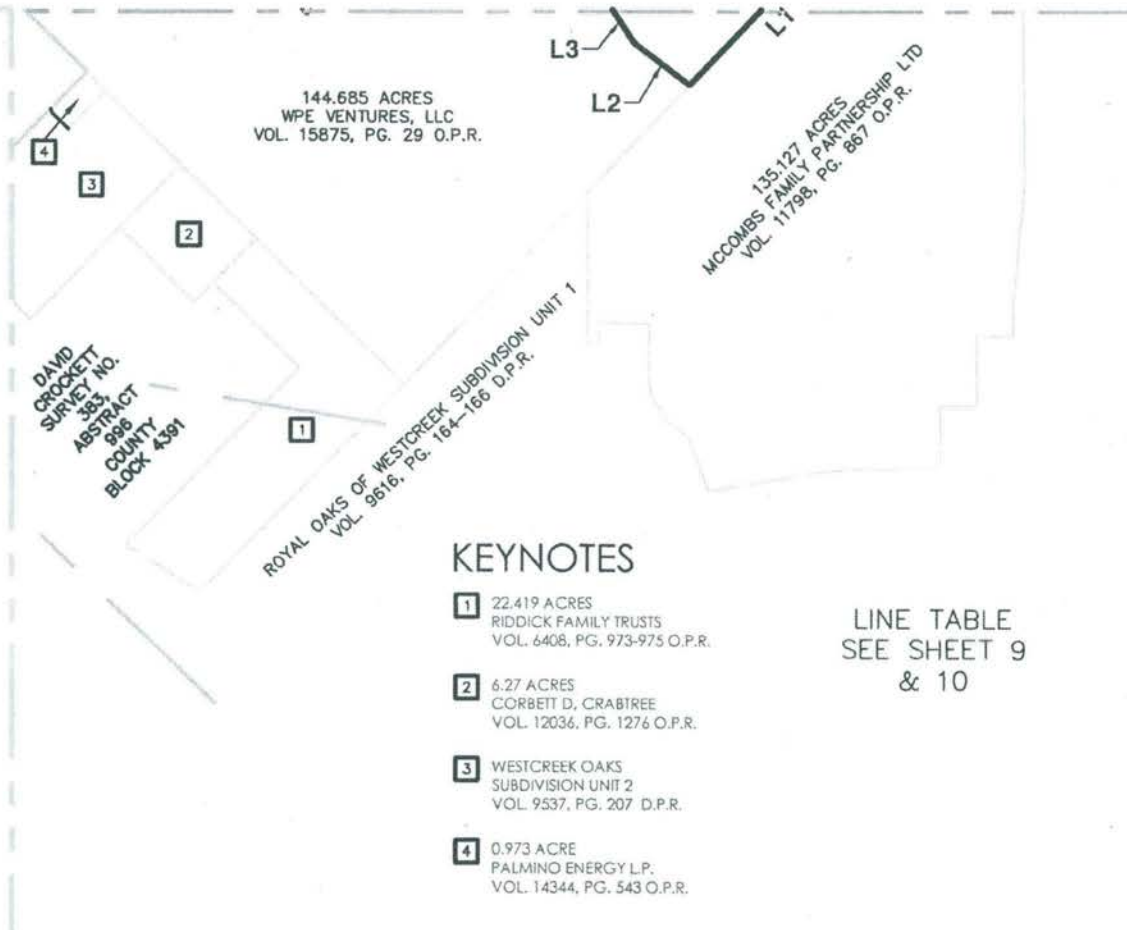
**WESTPOINTE EAST
PUBLIC IMPROVEMENT
DISTRICT**

**2642.5 ACRES
MORE OR LESS**

MATCHLINE
SHEET 3

MATCHLINE SHEET 1

MATCHLINE
SHEET 4



KEYNOTES

- 1** 22.419 ACRES
RIDDICK FAMILY TRUSTS
VOL. 6408, PG. 973-975 O.P.R.
- 2** 6.27 ACRES
CORBETT D, CRABTREE
VOL. 12036, PG. 1276 O.P.R.
- 3** WESTCREEK OAKS
SUBDIVISION UNIT 2
VOL. 9537, PG. 207 D.P.R.
- 4** 0.973 ACRE
PALMINO ENERGY L.P.
VOL. 14344, PG. 543 O.P.R.

LINE TABLE
SEE SHEET 9
& 10



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION 6470 | TYPE FIRM REGISTRATION #10028800

PRR

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

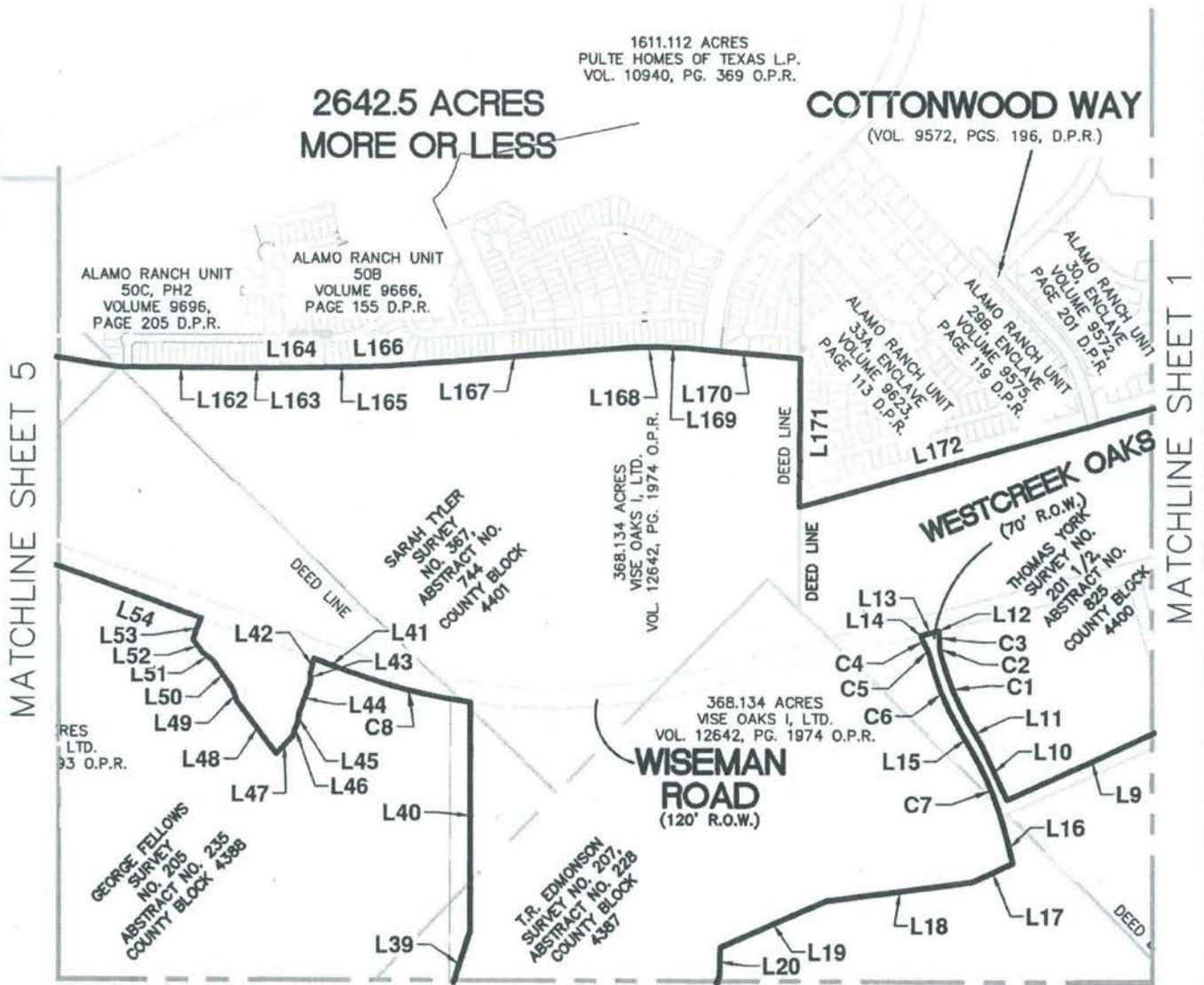
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2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SCALE: 1" = 1,000'

**WESTPOINTE EAST
PUBLIC IMPROVEMENT
DISTRICT**

LINE TABLE
SEE SHEET 9
& 10



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.9000
TYPE FIRM REGISTRATION 8479 | TYPE B FIRM REGISTRATION 41002890

For

MATCHLINE SHEET 5

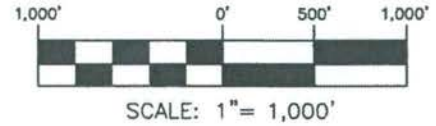
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LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

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



LINE TABLE
SEE SHEET 9
& 10

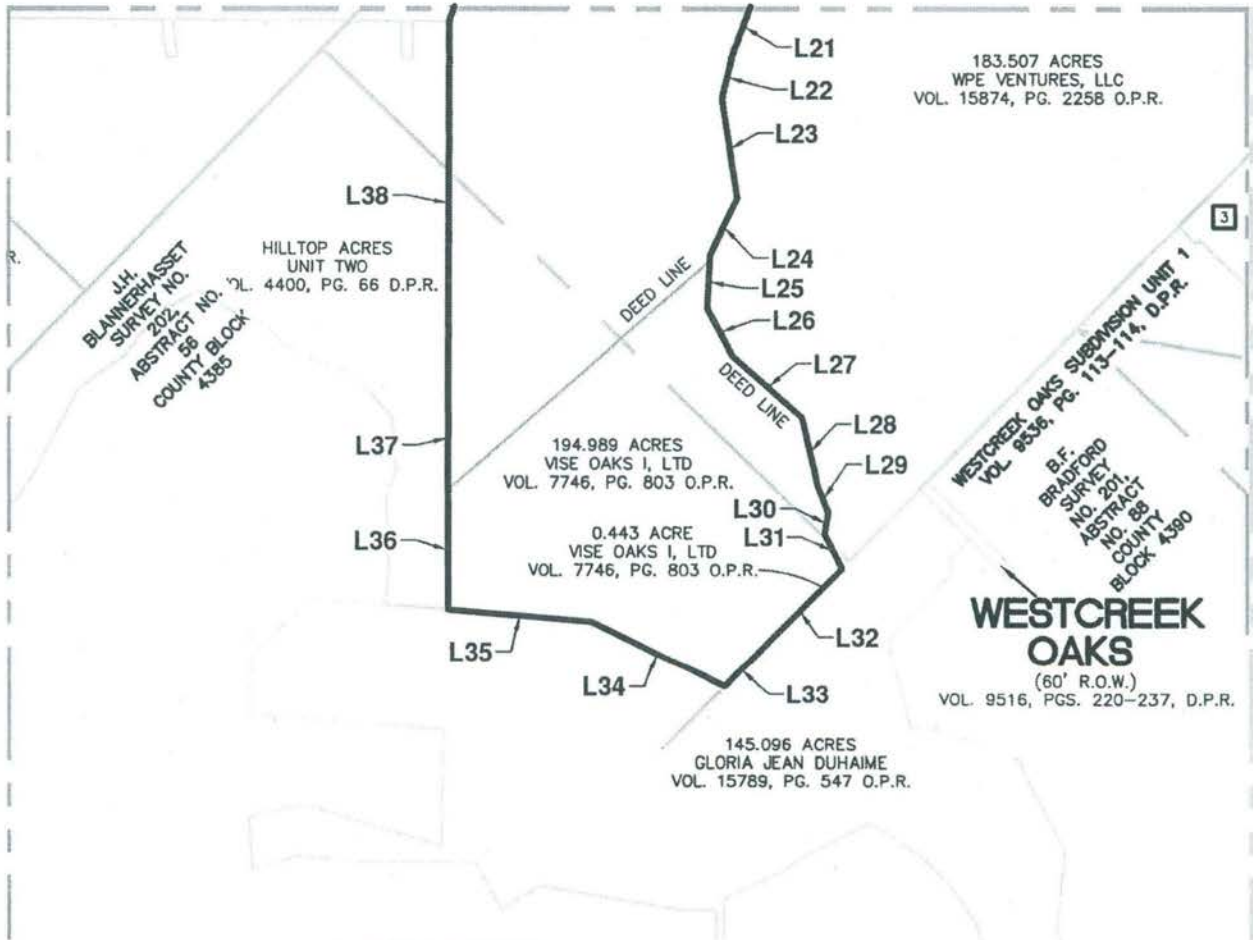
**WESTPOINTE EAST
PUBLIC IMPROVEMENT
DISTRICT**

**2642.5 ACRES
MORE OR LESS**

MATCHLINE SHEET 3

MATCHLINE SHEET 5

MATCHLINE SHEET 2



KEYNOTES

- 3** WESTCREEK OAKS SUBDIVISION UNIT 2 VOL. 9537, PG. 207, D.P.R.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.275.3000
TSP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #10028900

PDR

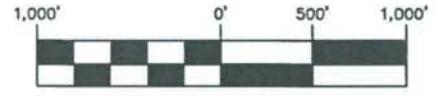
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LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

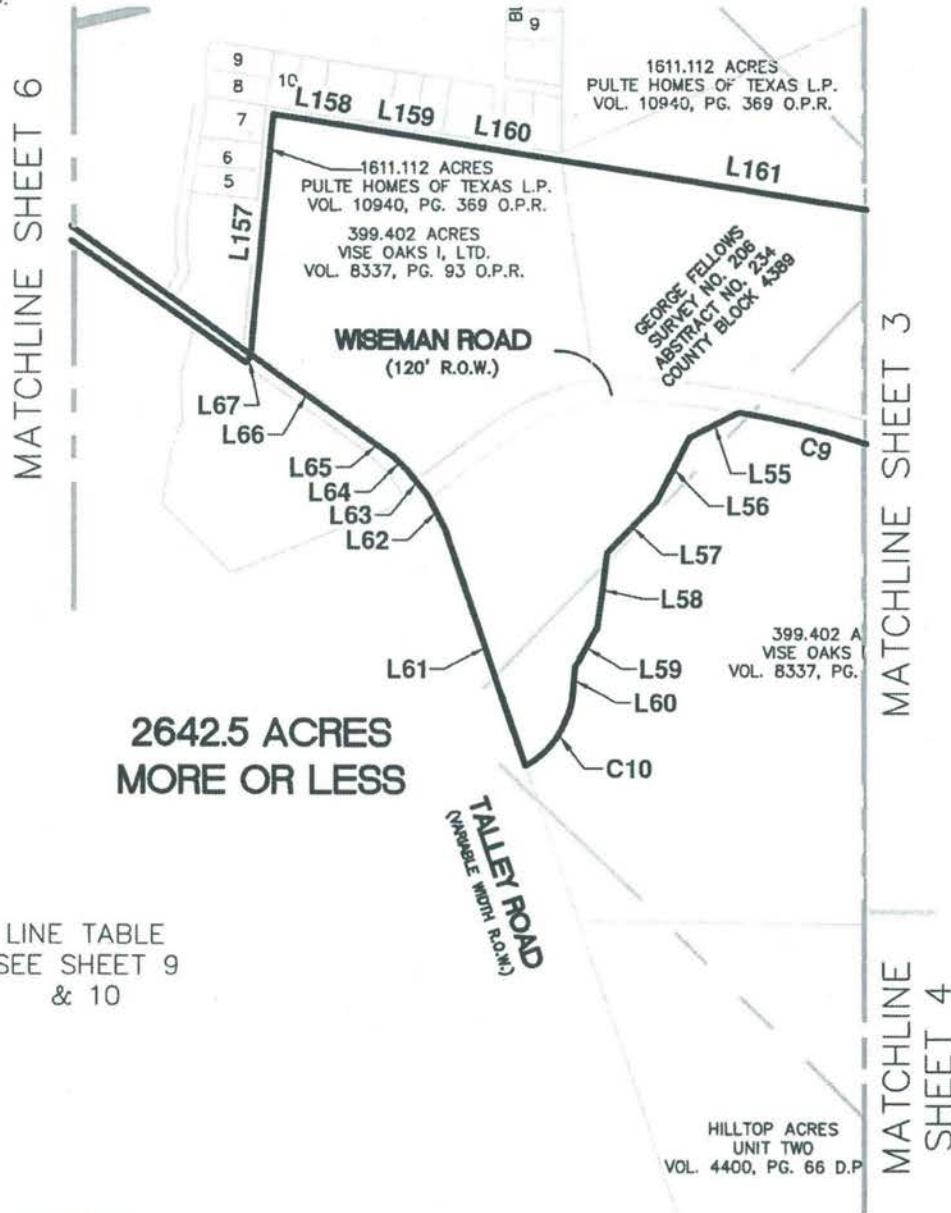
NOTES:

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2. "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."



SCALE: 1" = 1,000'

**WESTPOINTE EAST
PUBLIC IMPROVEMENT
DISTRICT**



MATCHLINE SHEET 6

MATCHLINE SHEET 3

MATCHLINE SHEET 4

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.875.9000
TYPE FIRM REGISTRATION #476 | TYPE FIRM REGISTRATION #10028800

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LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

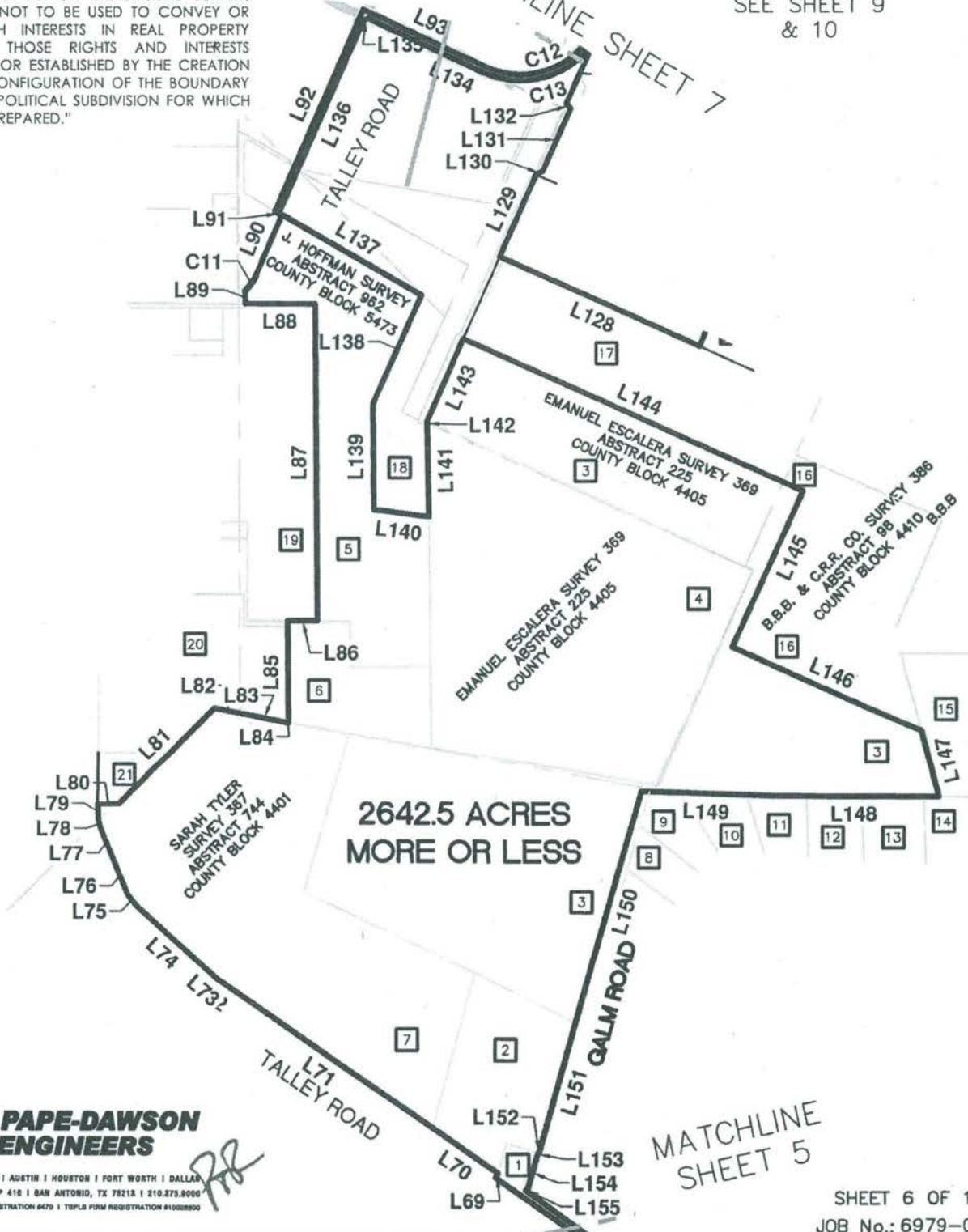
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2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SCALE: 1" = 2,000'

LINE TABLE
SEE SHEET 9
& 10

MATCHLINE SHEET 7



MATCHLINE SHEET 5

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9999
TSP# FIRM REGISTRATION 6470 | TSP# FIRM REGISTRATION #1002800

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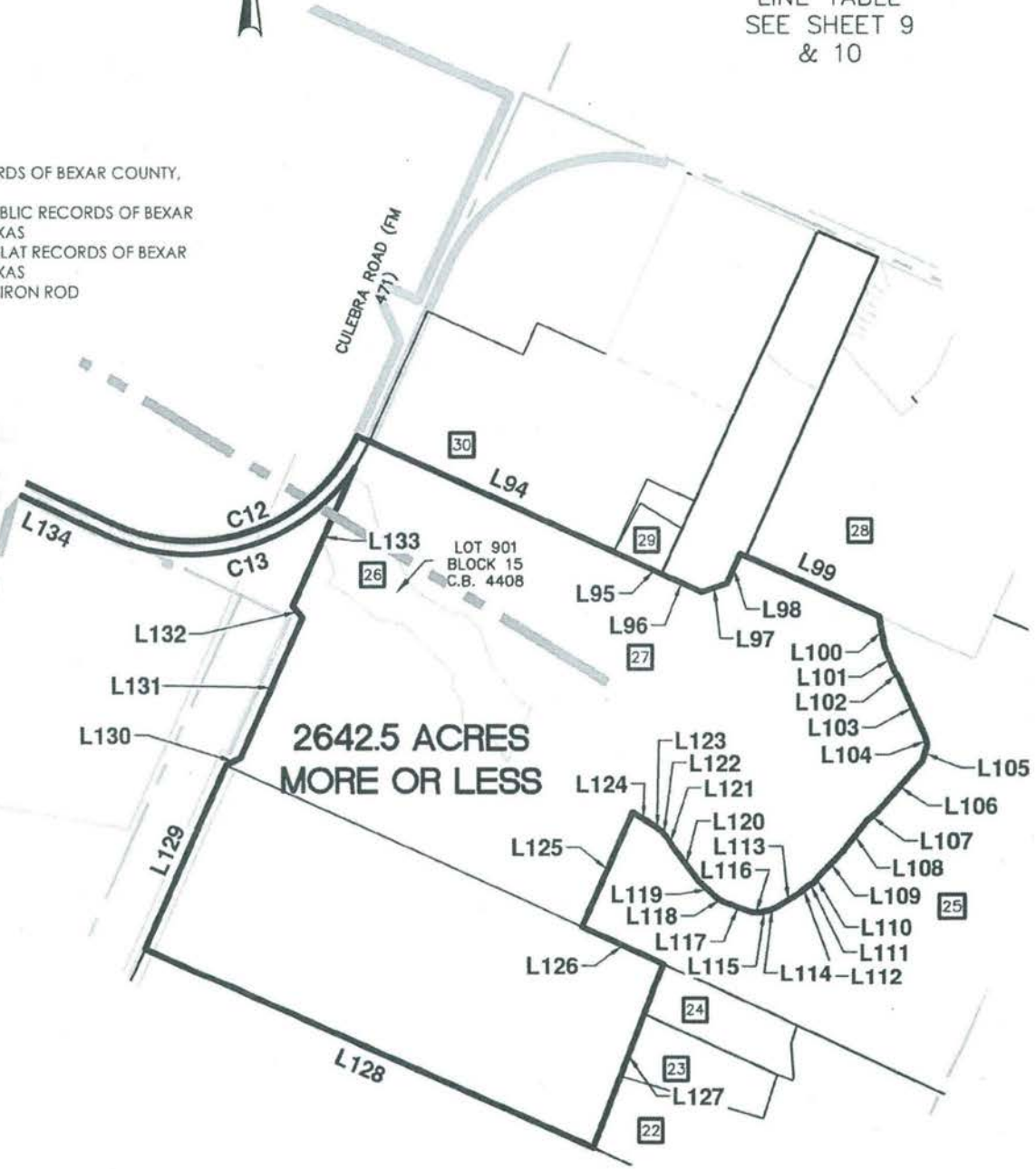


LINE TABLE
SEE SHEET 9
& 10

LEGEND:

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

MATCHLINE SHEET 6



**2642.5 ACRES
MORE OR LESS**

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2050 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.379.8000
 TEXAS FIRM REGISTRATION #470 | TSP/EA FIRM REGISTRATION #10002600

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KEYNOTES

- | | | |
|---|--|---|
| <p>1 LOT 1, BLOCK 26, CB 4389
TALLEY ROAD CHURCH
SUBDIVISION
(VOL. 9621, PG. 205 DPR)</p> <p>2 74.72 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8159, PG. 542 OPR)</p> <p>3 509.64 ACRES
WISE OAKS I, LTD.
(VOL. 9438, PG. 1273 OPR)</p> <p>4 325.07 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8187, PG. 814 OPR)</p> <p>5 157.48 ACRES
WISE OAKS, LTD.
(VOL. 9437, PG. 963 OPR)</p> <p>6 51.568 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8187, PG. 828 OPR)</p> <p>7 297.00 ACRES
BECKER RANCH, LTD.
(VOL. 7723, PG. 1880 OPR)</p> <p>8 20 ACRES
CAROLYN CONNAWAY
(VOL. 16307, PG. 523 OPR)</p> <p>9 18.934 ACRES
DANIEL E BADE
(VOL. 9289, 585 OPR)</p> <p>10 14.90 ACRES
MYRA J. ANDERS
(VOL. 16210, PG. 2424 OPR)</p> | <p>11 14.500 ACRES
DERBA HEVERLY-CAMPBELL
(VOL. 14629, PG. 1687 OPR)</p> <p>12 DEAN SCHNEIDER
DOCUMENT NOT FOUND</p> <p>13 14.90 ACRES
GARY KRIMMER
(VOL. 15782, PG. 1207 OPR)</p> <p>14 ALBERT HORVATH
DOCUMENT NOT FOUND</p> <p>15 196.160 ACRES
ALT DEVELOPMENT, INC.
(VOL. 12281, PG. 757 OPR)</p> <p>16 125.955 ACRES
OSCAR W. GASS
(VOL. 11628, PG. 218 OPR)</p> <p>17 119.833 ACRES
DAVID GASS
(VOL. 5921, PG. 710 OPR)</p> <p>18 117.985 ACRES
ERNESTINE HAZEL OWINGS
(VOL. 12148, PG. 888 OPR)</p> <p>19 183.61 ACRES
WAYNE LEE BENKE
(VOL. 13514, PG. 1496 OPR)</p> <p>20 101.216 ACRES
DONALD S THOMAS
(VOL. 6362, PG. 1523 OPR)</p> <p>21 10.000 ACRES
JOSEPH M. FAUNCE
(VOL. 8979, PG. 1056 OPR)</p> | <p>22 8.861 ACRES
RANDALL BENDELE
(VOL. 11140, PG. 2017 OPR)</p> <p>23 6.871 ACRES
RANDALL BENDELE
(VOL. 11140, PG. 2024 OPR)</p> <p>24 6.871 ACRES
TERRY M. HECT
(VOL. 11079, PG. 1579 OPR)</p> <p>25 PORTION OF 199.948 ACRES
NATIONAL SKEET SHOOTING
ASSOCIATION
(VOL. 7055, PG. 728 DR)</p> <p>26 LOT 901, BLOCK 15, CB 4408
WESTPOINTE NORTH UNIT 3A
(VOL. 9646, PG. 141, DPR)</p> <p>27 PORTION OF A 185.151 ACRE TRACT
SPH CULEBRA, LTD.
(VOL. 10851, PG. 2265 OPR)</p> <p>28 95.422 ACRES
KB HOME LONE STAR, LP
(VOL. 11918, PG. 1012 OPR)</p> <p>29 1.258 ACRES
MYRTLE LUELLA NICKEL
(VOL. 12949, PG. 1808 OPR)</p> <p>30 40 ACRES
LOS SUENOS DEVELOPMENTS, LP
(VOL. 12887, PG. 1279 OPR)</p> |
|---|--|---|

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PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.8000
TXPE FIRM REGISTRATION #470 | TPPE FIRM REGISTRATION #1062800

RR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°48'45"W	1176.29'
L2	N53°11'27"W	375.68'
L3	N32°46'15"W	290.89'
L4	N48°14'53"W	966.45'
L5	N65°22'46"E	513.08'
L6	N24°37'13"W	1736.62'
L7	S65°22'42"W	2380.55'
L8	N21°25'19"W	80.14'
L9	S65°23'24"W	1136.35'
L10	N24°45'26"W	373.99'
L11	N30°10'15"W	154.89'
L12	N14°16'26"W	8.60'
L13	S75°41'54"W	110.00'
L14	S14°16'26"E	9.30'
L15	S30°10'15"E	154.89'
L16	S14°18'06"E	189.39'
L17	S65°23'37"W	270.29'
L18	S82°34'35"W	897.63'
L19	S66°38'14"W	708.02'
L20	S01°16'33"W	168.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S20°34'56"W	335.24'
L22	S13°18'46"W	246.46'
L23	S08°46'42"E	541.45'
L24	S25°10'40"W	344.97'
L25	S03°11'59"W	285.08'
L26	S28°18'05"E	293.73'
L27	S48°26'43"E	501.96'
L28	S13°09'46"E	379.81'
L29	S21°21'15"E	151.06'
L30	S09°20'22"W	115.54'
L31	S26°32'27"E	210.14'
L32	S44°52'31"W	649.56'
L33	S44°40'13"W	255.93'
L34	N64°13'52"W	808.38'
L35	N85°14'40"W	778.41'
L36	N00°04'43"W	646.28'
L37	N00°15'39"E	566.00'
L38	N00°11'22"E	1970.76'
L39	N18°13'27"E	412.55'
L40	N00°00'00"E	1387.89'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N69°53'44"W	231.27'
L42	S13°17'27"W	91.14'
L43	S00°24'20"E	55.38'
L44	S20°07'22"W	207.63'
L45	S08°48'14"W	47.60'
L46	S20°05'54"W	92.91'
L47	S43°48'56"W	149.34'
L48	N36°50'57"W	390.00'
L49	N21°19'38"W	89.63'
L50	N34°31'32"W	206.45'
L51	N50°28'26"W	83.43'
L52	N36°37'34"W	97.97'
L53	N20°07'22"E	145.44'
L54	N69°53'44"W	760.34'
L55	S62°58'32"W	301.87'
L56	S27°56'42"W	383.15'
L57	S44°04'58"W	389.57'
L58	S07°12'17"W	404.68'
L59	S28°52'39"W	252.46'
L60	S04°16'56"W	131.13'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N18°45'00"W	1355.12'
L62	N27°56'41"W	208.99'
L63	N40°23'20"W	178.04'
L64	N46°39'39"W	101.13'
L65	N54°25'40"W	205.26'
L66	N54°31'55"W	735.76'
L67	S35°30'04"W	50.00'
L68	N55°08'40"W	3869.22'
L69	N33°54'04"E	68.72'
L70	N56°05'56"W	1061.81'
L71	N56°03'10"W	3353.39'
L72	N55°40'44"W	123.01'
L73	N48°45'49"W	74.90'
L74	N47°54'04"W	1393.64'
L75	N37°36'54"W	191.92'
L76	N22°31'48"W	534.60'
L77	N21°51'40"W	434.84'
L78	N14°04'38"W	111.10'
L79	N02°24'59"W	219.94'
L80	N89°55'43"E	288.20'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N44°44'21"E	1818.26'
L82	S79°00'40"E	370.48'
L83	S79°03'48"E	627.41'
L84	S80°04'01"E	17.57'
L85	N00°18'55"W	1359.54'
L86	S89°39'39"E	398.71'
L87	N00°23'16"W	4234.94'
L88	S89°57'39"W	942.63'
L89	N00°19'26"W	169.55'
L90	N23°50'08"E	862.97'
L91	N60°10'47"W	108.94'
L92	N23°44'51"E	2944.77'
L93	S64°58'36"E	1797.40'
L94	S65°45'10"E	1899.08'
L95	S63°36'28"E	100.06'
L96	S66°06'08"E	263.11'
L97	N71°07'07"E	160.65'
L98	N23°53'26"E	193.61'
L99	S66°06'34"E	909.70'
L100	S10°33'42"E	187.74'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S22°57'00"E	154.72'
L102	S33°47'27"E	50.00'
L103	S24°48'23"E	381.79'
L104	S11°59'35"E	48.81'
L105	S15°17'44"W	97.72'
L106	S42°02'10"W	417.19'
L107	S52°04'01"W	71.87'
L108	S38°23'49"W	237.66'
L109	S44°47'55"W	201.86'
L110	S35°46'45"W	50.88'
L111	S59°52'16"W	50.34'
L112	S48°31'07"W	52.72'
L113	S57°46'38"W	168.93'
L114	S69°04'50"W	51.22'
L115	S76°32'15"W	49.15'
L116	S89°55'12"W	49.59'
L117	N69°47'53"W	178.99'
L118	N60°01'51"W	50.19'
L119	N47°03'28"W	148.34'
L120	N37°41'56"W	242.72'

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PRC

LINE TABLE		
LINE	BEARING	LENGTH
L121	N32°26'52"W	79.11'
L122	N45°06'09"W	51.40'
L123	N52°13'37"W	51.19'
L124	N58°53'20"W	149.79'
L125	S23°57'21"W	744.66'
L126	S65°36'48"E	534.10'
L127	S20°37'29"W	1188.18'
L128	N66°06'17"W	2937.51'
L129	N23°56'57"E	1199.86'
L130	N61°26'47"E	99.04'
L131	N23°52'30"E	910.92'
L132	N40°20'34"W	90.09'
L133	N24°09'20"E	908.98'
L134	N64°58'36"W	1686.00'
L135	S69°25'22"W	69.05'
L136	S23°44'51"W	2806.68'
L137	S60°10'17"E	2196.54'
L138	S24°00'59"W	1585.98'
L139	S00°16'25"E	1414.15'
L140	S82°50'21"E	744.30'

LINE TABLE		
LINE	BEARING	LENGTH
L141	N01°06'20"W	1208.49'
L142	N01°04'31"W	65.12'
L143	N23°41'38"E	1199.72'
L144	S66°04'16"E	4987.47'
L145	S24°28'44"W	2283.24'
L146	S66°09'55"E	2739.12'
L147	S14°11'09"E	920.51'
L148	N89°52'10"W	2183.95'
L149	N88°20'05"W	1773.53'
L150	S15°57'59"W	3219.36'
L151	S15°48'52"W	1777.37'
L152	N74°02'07"W	10.00'
L153	S15°48'52"W	40.55'
L154	S15°57'50"W	460.82'
L155	S60°57'13"W	41.13'
L156	S54°29'56"E	3438.59'
L157	N05°29'27"E	1307.77'
L158	S80°51'38"E	520.24'
L159	S81°00'41"E	390.48'
L160	S80°50'12"E	671.21'

LINE TABLE		
LINE	BEARING	LENGTH
L161	S80°58'12"E	2073.47'
L162	S89°40'45"E	768.77'
L163	S89°58'46"E	156.62'
L164	N89°27'14"E	275.48'
L165	N89°06'14"E	333.80'
L166	N88°00'40"E	134.58'
L167	N85°35'08"E	1510.78'
L168	N88°52'57"E	137.30'
L169	S87°31'46"E	158.89'
L170	S85°00'37"E	704.71'
L171	S00°21'06"W	903.61'
L172	N74°28'54"E	1818.93'
L173	N74°27'12"E	1803.85'
L174	N74°23'23"E	159.65'
L175	N74°38'32"E	664.89'
L176	N73°55'26"E	311.97'
L177	N74°31'19"E	312.00'
L178	N74°37'19"E	514.00'
L179	N74°31'19"E	140.60'
L180	N74°31'12"E	547.70'

LINE TABLE		
LINE	BEARING	LENGTH
L181	N74°36'12"E	698.35'
L182	S02°38'02"W	264.44'
L183	S06°19'31"W	62.14'
L184	S01°27'07"W	1156.95'
L185	S00°06'02"W	632.47'
L186	S04°23'07"W	305.79'
L187	S00°22'05"E	573.29'
L188	S15°22'59"E	347.14'
L189	S00°20'21"E	993.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1615.00'	15°52'09"	N22°14'11"W	445.88'	447.31'
C2	272.22'	16°40'39"	N06°46'40"W	78.96'	79.24'
C3	195.30'	18°21'52"	N04°58'31"W	62.33'	62.60'
C4	190.00'	16°47'48"	S22°40'19"E	55.50'	55.70'
C5	270.00'	16°46'07"	S22°41'10"E	78.74'	79.02'
C6	1685.57'	16°04'38"	S22°07'52"E	471.42'	472.97'
C7	1965.00'	15°52'09"	S22°14'11"E	542.51'	544.25'
C8	3632.62'	12°02'07"	N75°54'47"W	761.65'	763.06'
C9	4940.84'	10°32'56"	N75°10'11"W	908.38'	909.66'
C10	508.81'	55°58'03"	S32°29'46"W	477.49'	497.02'
C11	746.20'	20°02'18"	N33°51'23"E	259.64'	260.97'
C12	1106.30'	89°42'07"	N70°10'20"E	1,560.47'	1732.02'
C13	1186.27'	81°06'11"	S74°28'24"W	1,542.46'	1679.18'

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