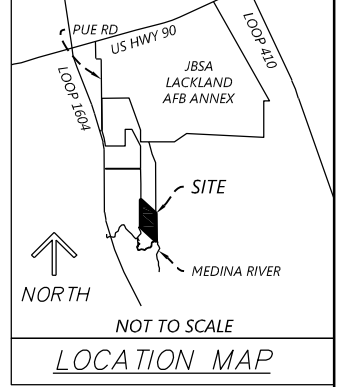


## **EXHIBIT B**

Land Use: Low Density Residential



183.205 ACRES  
VISE SPH, LTD.  
VOL. 12801, PG. 1914, OPR

LOOP 1604  
STATE HIGHWAY

NOT TO SCALE

N89°44'58"E 3187.73

S00°15'10"E 1338.28

POINT OF COMMENCEMENT  
see metes & bounds description

S00°18'03"E 1106.68

S00°11'20"E 396.89

N00°11'20"W 618.39

371.585 ACRES  
MEDINA ROBLES, LLC  
VOL. 17736, PG. 1357, OPR

568.10 ACRES  
MEDINA LAGO RANCH, LTD.  
VOL. 13763, PG. 1111, OPR

NOT TO SCALE

568.10 ACRES  
MEDINA LAGO RANCH, LTD.  
VOL. 13763, PG. 1111, OPR

POINT OF BEGINNING

ZONE A - FIRM  
NO. 48029C0535F

S48°03'38"E 1824.80

51.88 ACRES  
OSCAR H. SPEEGLE, ET AL  
VOL. 17184, PG. 701, OPR

N00°07'42"W 1707.26

76.01 ACRE TRACT  
J. BARBER SURVEY NO. 63,  
ABSTRACT 53, CB 4311

N02°34'00"E 113.47

S00°10'17"E 2444.88

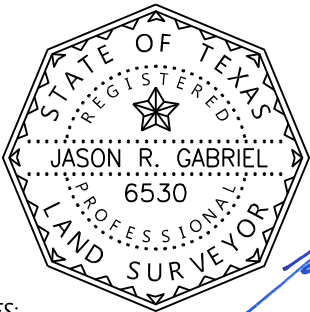
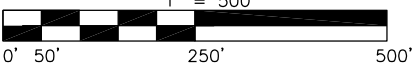
ZONE AE - FIRM  
NO. 48029C0535F

568.10 ACRES  
MEDINA LAGO RANCH, LTD.  
VOL. 13763, PG. 1111, OPR

N48°03'38"W 1833.58

NORTH BANK OF MEDINA RIVER

1" = 500'



NOTES:

THIS EXHIBIT OF A 76.01 ACRE TRACT IS FOR ZONING AND PLANNING PURPOSES ONLY. THIS DOCUMENT AND THE ACCOMPANYING METES AND BOUNDS DESCRIPTION OF SAME PROJECT NUMBER, 24445.00 AND DATE, SEPTEMBER 10, 2019 WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES AND SHALL NOT BE USED FOR CONVEYANCE NOR CONSTRUCTION PURPOSES; FURTHER, THIS DOCUMENT UNDER 22 TAC §663.21, 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.

BEARINGS BASED ON WARRANTY DEED RECORDED IN VOL. 13763, PG. 1111, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

DEED REFERENCE: VOL. 13763, PAG. 1111, OPR AND CORRECTED IN VOL. 13897, PAGES. 1318 & 1324, OPR

FLOOD PLAIN SHOWN HEREON IS APPROXIMATE

**Westwood**

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Fax (210) 855-5530 San Antonio, TX 78259  
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.  
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

ZONING EXHIBIT OF:  
**76.01 Acre Tract**

Within the John Barber Survey No. 63,  
Abstract 53, County Block 4311 and out of a  
568.10 acre tract recorded in Vol. 13763, Pg. 1111,  
Bexar County Official Records  
Bexar County, Texas

Date: **9/10/2019**

Crew: N/A

FW Date: N/A

Drawn by: JRG

Checked by: JRG

24445EXH ZONING.dwg

COUNTY OF BEXAR  
STATE OF TEXAS

76.01 ACRE TRACT  
ZONING EXHIBIT

PROJ. 24445.00  
SEPT. 10, 2019

***METES AND BOUNDS DESCRIPTION of a 76.01 acre tract of land situated within the John Barber Survey No. 63, Abstract 53, County Block 4311, Bexar County, Texas and being out of that certain 568.10 acre tract conveyed unto Medina Lago Ranch, Ltd. by warranty deed recorded in Volume 13763, Page 1111, Bexar County Official Public Records, and corrected in Volume 13897, Pages 1318 and 1324 (bearing basis herein); in all, said 76.01 acre tract of land being more particularly described as follows:***

**COMMENCING** on the east line of Loop 1604 (State Highway) coincident with the common northwest corner of a 317.585 acre tract conveyed unto Medina Robles, LLC by warranty deed recorded in Volume 17736, Page 1357, said Official Public Records and a west corner of said 568.10 acre tract;

**THENCE**, along the common line of said 371.585 acre tract and said 568.10 acre tract, the following courses:

North 89° 44' 58" East, 3,187.73 feet,  
South 0° 15' 10" East, 1,338.28 feet,  
South 0° 18' 03" East, 1,106.68 feet, and  
South 0° 11' 20" East, 396.89 feet for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, across said 568.10 acre tract, South 48° 03' 38" East, 1,824.80 feet to the common west line of a 51.88 acre tract conveyed unto Oscar H. Speegle, et al by warranty deed recorded in Volume 17184, Page 701, said Official Public Records and the east line of said 568.10 acre tract for the northeast corner of the herein described tract of land;

**THENCE**, along said common line, South 0° 10' 17" East, 2,444.88 feet to a point on the north bank of the Medina River for the southeast corner of the herein described tract of land;

**THENCE**, across said 568.10 acre tract, North 48° 03' 38" West, 1,833.58 feet to the common southeast corner of said 371.585 acre tract and a south reentrant corner of said 568.10 acre tract for the southwest corner of the herein described tract of land;

**THENCE**, along the common line of said 371.585 acre tract and said 568.10 acre tract the following courses:

North 2° 34' 00" East, 113.47 feet,  
North 0° 07' 42" West, 1,707.26 feet, and  
North 0° 11' 20" West, 618.39 feet to the **POINT OF BEGINNING**.

Containing, in all, 76.01 acres or 3,310,860 square feet of land.  
Bearings are based on Volume 13763, Page 1111, OPR.

This metes and bounds description of a 76.01 acre tract is for zoning and planning purposes only. This document and the accompanying zoning exhibit of same project number, 24445.00 and date, September 10, 2019 was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes; further, under 22 TAC §663.21, this document 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.



Jason R. Gabriel, RPLS  
Texas No. 6530