

AN ORDINANCE 2016-08-04-0578

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY
AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF
THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING
DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 27.53 acres of land out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and NCB 18103 from "BP AHOD" Business Park Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

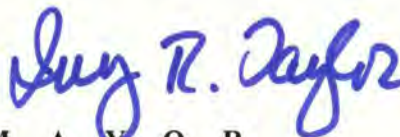
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

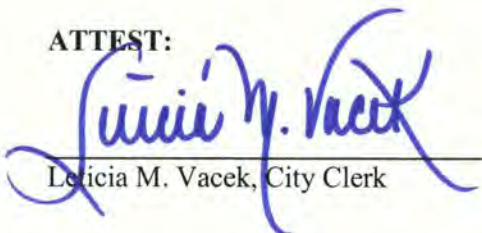
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective the 14th day of August 2016.


PASSED AND APPROVED this 4th day of August 2016.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-19 (in consent vote: 31, 32, 33, P-2, Z-2, Z-5, P-3, Z-7, P-4, Z-8, Z-9, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, Z-19, Z-20, P-6, Z-22, Z-23, Z-24, P-7, Z-25, Z-26, Z-27)						
Date:	08/04/2016						
Time:	02:11:07 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016156 (Council District 7): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 27.53 acres out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

NCB 18102 PT of Lts 1 thru 5

Lt 4 Blk 12 & P (w/3444)

NCB 18099 Blk 9 PT of Lts 2, 3, 4

Prop Id:

689310

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR 2.882 ACRES (125,521 SQFT) OF LAND

BEING 2.882 acres (125,521 sqft) of land comprised of the remainder of Lots 1 – 4, Block 12, NCB 18102, and a portion of LEALAND DRIVE (50' ROW) as shown on plat of ROLLINGWOOD ESTATES – UNIT 3 as recorded in Volume 2805, Page 2, Deed & Plat Records of Bexar County, Texas (DPRBCT), and the remainder of Lots 3 – 4, Block 9, NCB 18099, ROLLINGWOOD ESTATES – UNIT 2 as recorded in Volume 2575, Page 295, DPRBCT, said 2.882 acres being partly out of the ITHACA INVESTMENTS, LP TRACT A-2 as recorded in Volume 5956, Page 316, DPRBCT, said 2.882 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for an interior corner of this tract, the easternmost corner of said Lot 4, Block 12, the northernmost corner of Lot 5 of said Block 12, NCB 18102, located on the southwest lot line of said Lot 4, Block 9, NCB 18099;

THENCE South 43°51'50" West for 299.80 feet to a found 1" pipe for the southernmost corner of said Lot 4, Block 12, NCB 18102, located on the northeast ROW line of said LEALAND DRIVE;

THENCE South 43°51'50" West for 50.07 feet across the ROW of said LEALAND DRIVE to a point for the southernmost corner of this tract, located on the southwest ROW line of said LEALAND DRIVE;

THENCE North 46°06'32" West for 417.76 feet along the southwestern boundary line of this tract, the southwestern ROW of said LEALAND DRIVE, the northeastern boundary line of Block 15, NCB 18105 of said ROLLINGWOOD ESTATES – UNIT 3 to a point for the westernmost corner of this tract, the northernmost corner of Lot 1 of said Block 15, NCB 18105, located on the southeastern boundary line of Block 12, NCB 18069, CRYSTAL HILLS SUBDIVISION – UNIT 6 as recorded in Volume 9558, Pages 145 - 146, DPRBCT;

THENCE North 48°18'47" East for 52.15 feet to a found 1/2" rebar with no identification for a point located on the southwestern ROW of CRYSTAL RUN (60' public ROW) as recorded in Volume 9551, Page 53, DPRBCT;

THENCE North 48°18'47" East for 69.51 feet across the ROW of CRYSTAL RUN to a point on the northeastern ROW of CRYSTAL RUN, the westernmost corner of the WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION as recorded in Volume 9603, Pages 141-143, DPRBCT;

THENCE easterly along the northern boundary line of this tract, the northern ROW of said CRYSTAL RUN (proposed 60' ROW), the southern boundary line of said WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION the following courses and distances:

1. South 72°23'58" East for 13.72 feet to a point of curvature;
2. Easterly along a curve to the left for a distance of 194.45 feet (R=670', D=16°37'42", CB=S 80°45'26" E, CH=193.76') to a point of tangency;
3. South 88°59'57" East for 230.20 feet to a point of curvature;
4. Easterly along a curve to the right for a distance of 204.96 feet (R=730', D=16°05'13", CB=S 80°58'09" E, CH=204.29') to a point for the easternmost corner of this tract, on the northwestern ROW of BLACKBERRY DRIVE (60' public ROW);

THENCE South 43°52'11" West for 161.18 feet to found 1" pipe for a corner of this tract, the easternmost corner of said Lot 5, Block 12;

THENCE North 46°04'10" West for 99.85 feet to the **POINT OF BEGINNING**.

CONTAINING: 2.882 acres (125,521 sqft) of land.



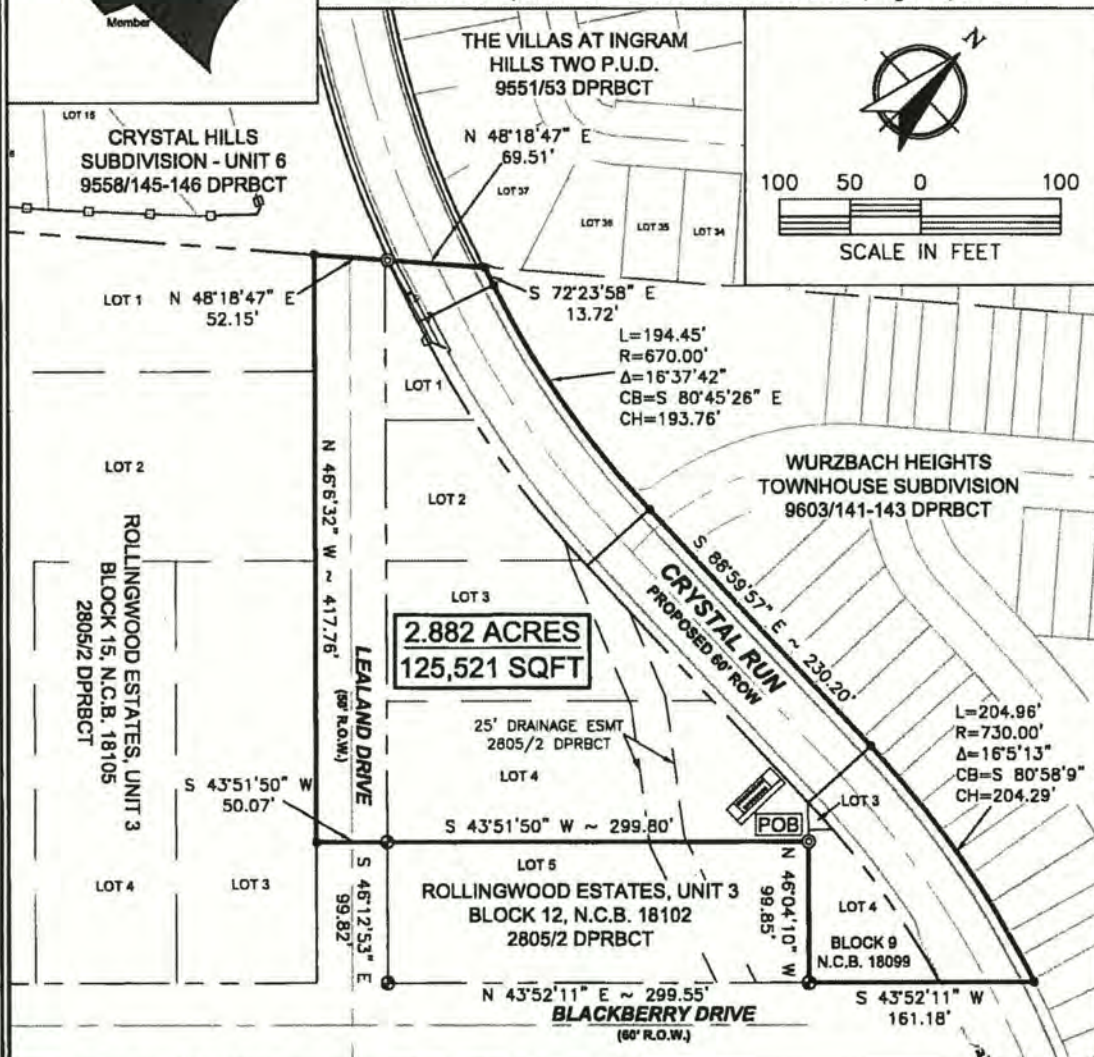
The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on May 12, 2016 from which an exhibit was prepared.

Robert S. Rugloski, RPLS #6002
Job #11605051 (RSR) | May 19, 2016



SURVEY EXHIBIT

BEING 2.882 acres (125,521 sqft) of land comprised of the remainder of Lots 1 - 4, Block 12, and a portion of LEALAND DRIVE (50' ROW), NCB 18102, ROLLINGWOOD ESTATES - UNIT 3 as recorded in Volume 2805, Page 2, Deed & Plat Records of Bexar County, Texas (DPRBCT), and the remainder of Lots 3 - 4, Block 9, NCB 18099, ROLLINGWOOD ESTATES - UNIT 2 as recorded in Volume 2575, Page 295, DPRBCT, said 2.882 acres being out of the ITHACA INVESTMENTS, LP TRACT A-2 as recorded in Volume 5956, Page 316, DPRBCT



SURVEY NOTES

- (1) CLIENT: Russell Yeager / Big Red Dog Consultants, Inc.
- (2) DATE FIELD SURVEY COMPLETED: May 12, 2016
- (3) DATE OF LAST REVISION: May 18, 2016
- (4) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.
- (5) REFERENCES:
 - R1 - 5956/316, DPRBCT. Special Warranty Deed
 - R2 - 2575/295, DPRBCT. Rollingwood Estates - Unit 2
 - R3 - 2805/2, DPRBCT. Rollingwood Estates - Unit 3

LEGEND

- Found 1/2" rebar w/ plastic cap "PAPE DAWSON"
- Found 1/2" rebar w/ no identification
- Found 1" pipe
- Found MAG nail
- Set 1/2" rebar w/ cap "TXLMS.COM RPLS#6002"
- Calculated Point
- DPRBCT Deed & Plat Records, Bexar County, Texas
- OPRBCT Official Public Records, Bexar County, Texas
- BSL Building Setback Line
- PUE Public Utility Easement
- BE/EE Backslope/Embankment Easement
- POC Point of Commencement
- POB Point of Beginning
- Chainlink Fence
- Wire Fence
- Wood Fence
- Overhead Utilities
- Underground Elec
- Power pole
- Fire Hydrant
- Water Meter
- Water Valve
- Tele Pedestal

LOCATION MAP



CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plot correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

Robert S. Rugloski
Robert S. Rugloski, TX RPLS #6002
TX Registered Surveying Firm #10164600
JOB #11805051 (RSR)

May 18, 2016
DATE

TEXAS LANDMARK SURVEYING
26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-0390
"Do not move the ancient landmark..." (Proverbs 22:28)



NCB 18100 BK 16 Lot 1-5 NE LKK 12.05 01' 6,
NCB 18103 BK 13 Lot 2-5, N Pt of 6 & Pl 00

BeAD prop ID: 639319

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR 6.335 ACRES (275,954 SQFT) OF LAND

BEING 6.335 acres (275,954 sqft) of land comprised of all of Lots 2 – 5, Block 13, NCB 18103, the remainder of Lot 6, Block 13, NCB 18103 and a portion of LEALAND DRIVE (50' ROW) as shown on plat of ROLLINGWOOD ESTATES – UNIT 3 as recorded in Volume 2805, Page 2, Deed & Plat Records of Bexar County, Texas (DPRBCT), AND the remainder of Lots 1 - 6, Block 10, NCB 18100 and the remainder of ROXBURY DRIVE (50' ROW) as shown on plat of ROLLINGWOOD ESTATES – UNIT 2 as recorded in Volume 2575, Page 295, DPRBCT, said 6.335 acres being partly out of the ITHACA INVESTMENTS, LP TRACT A-2 as recorded in Volume 5956, Page 316, DPRBCT, said 6.335 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 3" aluminum TxDOT ROW monument for the southernmost corner of this tract, the easternmost corner of the remainder of Lot 1, Block 16, NCB 18106, located on the southwestern ROW of LEALAND DRIVE (50' public ROW), located on the northwestern ROW of WURZBACH ROAD (variable width ROW);

THENCE North 46°06'19" West for 442.13 feet along the southwestern ROW of said LEALAND DRIVE to a point for the westernmost corner of this tract;

THENCE North 43°53'21" East for 50.00 feet across the ROW of LEALAND DRIVE to a found 1" pipe for the westernmost corner of said Lot 2, Block 13, NCB 18103;

THENCE North 43°53'21" East for 300.13 feet along the northwestern boundary line of this tract to a found 1" pipe for an interior corner of this tract, the northernmost corner of said Lot 2, Block 13;

THENCE North 46°19'00" West for 100.02 feet to a found 1" pipe for a corner of this tract, located on the southeastern ROW of BACKBERRY DRIVE (60' public ROW);

THENCE North 43°51'30" East for 188.27 feet to a point for the northernmost corner of this tract, located on the northeastern ROW of CRYSTAL RUN (proposed 60' ROW), the southwestern boundary line of the WURZBACH HEIGHTS TOWN HOUSE SUBDIVISION as recorded in Volume 9603, Pages 141-143, DPRBCT;

THENCE southeasterly along the northeastern boundary line of this tract and the northeastern ROW of said CRYSTAL RUN the following courses and distances:

1. Southeasterly along a curve to the right for a distance of 249.53 feet (R=730', D=19°35'05", CB=S 57°51'08" E, CH=248.31') to a point of tangency;
2. South 48°32'58" East for 175.95 feet to an angle point;
3. South 51°15'47" East for 63.60 feet to a point for the easternmost corner of this tract, located on the western cutback corner at the intersection of the northeastern ROW of said CRYSTAL RUN and the northwestern ROW of WURZBACH ROAD (variable width ROW);

THENCE South 41°35'58" West for 66.35 feet to a point for an interior corner of this tract, located on the western cutback corner at the intersection of the southwestern ROW of said CRYSTAL RUN and the northwestern ROW of WURZBACH ROAD;

THENCE southerly and southwesterly along the southeastern boundary line of this tract and the northwestern ROW of said WURZBACH ROAD the following courses and distances:

1. South 2°13'09" East for 72.19 feet to a point for an angle point, located on the southern cutback corner at the intersection of the southwestern ROW of said CRYSTAL RUN and the northwestern ROW of said WURZBACH ROAD;
2. South 41°50'50" West for 21.19 feet to found 1/2" rebar with no identification for a point of curvature;
3. Southwesterly along a curve to the right for a distance of 228.78 feet (R=5654.58', D=2°19'05", CB=S 42°43'23" W, CH=228.76') to a found 3" aluminum TxDOT monument for a point of tangency;
4. South 43°54'36" West for 235.57 feet to the **POINT OF BEGINNING**.

CONTAINING: 6.335 acres (275,954 sqft) of land.



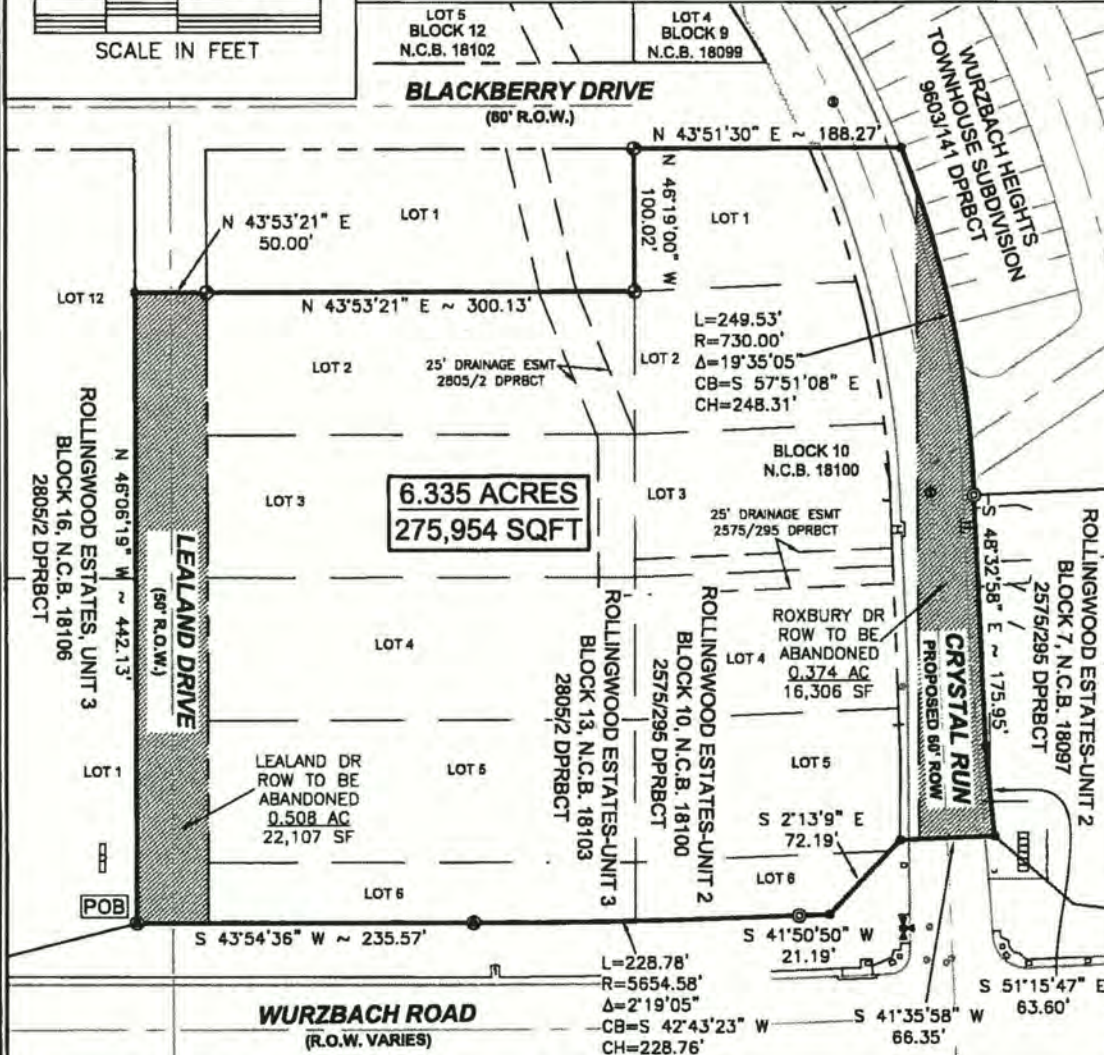
The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on May 12, 2016 from which an exhibit was prepared.

A handwritten signature in black ink, appearing to read "R. S. Rugloski", written over a horizontal line.

Robert S. Rugloski, RPLS #6002
Job #11605051 (RSR) | May 19, 2016

SURVEY EXHIBIT

BEING 6.335 acres (275,954 sqft) of land comprised of all of Lots 2 - 5, Block 13, NCB 18103, the remainder of Lot 6, Block 13, NCB 18103 and a portion of LEALAND DRIVE (50' ROW) as shown on plat of ROLLINGWOOD ESTATES - UNIT 3 as recorded in Volume 2805, Page 2, Deed & Plat Records of Bexar County, Texas (DPRBCT), AND the remainder of Lots 1 - 6, Block 10, NCB 18100 and the remainder of ROXBURY DRIVE (50' ROW) as shown on plat of ROLLINGWOOD ESTATES - UNIT 2 as recorded in Volume 2575, Page 285, DPRBCT, said 6.335 acres being partly out of the ITHACA INVESTMENTS, LP TRACT A-2 as recorded in Volume 5958, Page 316, DPRBCT



SURVEY NOTES

- (1) CLIENT: Russell Yeager / Big Red Dog Consultants, Inc
SITUS: West corner of Crystal Run & Wurzbach Road
- (2) DATE FIELD SURVEY COMPLETED: May 12, 2016
- (3) DATE OF LAST REVISION: May 19, 2016
- (4) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.
- (5) REFERENCES:
R1 - 5958/315, DPRBCT. Special Warranty Deed
R2 - 2575/295, DPRBCT. Rollingwood Estates - Unit 2
R3 - 2805/2, DPRBCT. Rollingwood Estates - Unit 3

LEGEND

- Found 1/2" rebar w/ plastic cap "PAPE DAWSON"
- Found 1/2" rebar w/ no identification
- Found 1" pipe
- Found 3" Alum. TxDOT monument
- Set 1/2" rebar w/ cap "TXLMS.COM RPLS#8002"
- Calculated Point
- DPRBCT Deed & Plat Records, Bexar County, Texas
- OPRBCT Official Public Records, Bexar County, Texas
- SSL Building Setback Line
- PUE Public Utility Easement
- BE/EE Backslope/Embankment Easement
- POC Point of Commencement
- POB Point of Beginning

- Chainlink Fence
- Wire Fence
- Wood Fence
- Overhead Utilities
- Underground Elec
- Power pole
- Fire Hydrant
- Water Meter
- Water Valve
- Tele Pedestal

LOCATION MAP



CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

Robert S. Rugloski
Robert S. Rugloski, TX RPLS #8002
TX Registered Surveying Firm #10184600
JOB #11808051 (NSR)

May 19, 2016
DATE

TEXAS LANDMARK SURVEYING
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"Do not move the ancient landmark..." (Proverbs 22:28)



NCB 18112 BIK 22 Lot 1
NCB 18108 BIK 18 Lots 2, 3, & 4
NCB 18108 BIK 18 Lot 1
BCAD Property ID #s:
689450
689415
689413



Flores & Company Inc.
Consulting Engineers

FIELD NOTES
FOR
TRACT 1

Being a 2.506 (109,143 square feet) acre tract of land, known as Lots 1-4, Block 18, NCB 18108, Rollingwood Estates, Unit 3, and Lot 1, Block 22, NCB 18112, Rollingwood Estates, Unit 4, recorded in Volume 2805 Page 2, and Volume 2805, Page 38, respectively, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING:** At a set 1/2" iron pin, said pin being the intersection of the northwest right-of-way line of Duane Drive and the southwest right-of-way line of Kimball Drive, the most easterly corner of this tract, and the Point of Beginning;
- THENCE:** Along the northwest right-of-way line of Duane Drive, S44°02'55"W, a distance of 500.60 feet to a set 1/2" iron pin, said pin being the most southerly corner of this tract;
- THENCE:** N45°57'05"W, a distance of 237.57 feet to a set 1/2" iron pin in the southeast boundary of a drainage & sewer right-of-way, said pin being the most westerly corner of this tract;
- THENCE:** Along the southeast boundary of the drainage & sewer right-of-way the following bearings and distances;
N48°25'19"E, a distance of 100.01 feet to a set 1/2" iron pin for an angle point;
N48°39'20"E, a distance of 119.68 feet to a set 1/2" iron pin for an angle point;
N48°28'10"E, a distance of 282.43 feet to a set 1/2" iron pin in the southwest right-of-way line of Kimball Drive, said pin being the most northerly corner of this tract;
- THENCE:** Along the southwest right-of-way line of Kimball Drive, S45°55'01"E, a distance of 3.85 feet for an angle point;
- THENCE:** Continuing along the southwest right-of-way line of Kimball Drive, S45°57'05"E, a distance of 194.71 feet to the Point of Beginning and containing 2.506 acres of land.

Date: February 28, 2005
Job No. 04-61



12915 Jones Malisberger, Suite 100, San Antonio, Texas 78247 Phone 210.490.9963 Fax 210.490.0820

NCB 18109 B1K19 Lot 6
BLAD Property ID# 689427



Flores & Company Inc.
Consulting Engineers

**FIELD NOTES
FOR
TRACT 2**

Being a 0.618 (26,912 square feet) acre tract of land, known as Lot 6, Block 19, NCB 18109, Rollingwood Estates, Unit 3, recorded in Volume 2805 Page 2, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a found iron pipe in the southeast right-of-way line of Duane Drive, said pipe being S44°02'55"W, a distance of 300.00 feet from the intersection of the southeast right-of-way line of Duane Drive and the southwest right-of-way line of Kimball Drive, the most westerly corner of this tract, and the Point of Beginning;

THENCE: Along the southeast right-of-way line of Duane Drive, N44°02'55"E, a distance of 100.00 feet to a set 1/2" iron pin, said pin being the most northerly corner of this tract;

THENCE: Departing the southeast right-of-way line of Duane Drive, S45°57'05"E, a distance of 269.12 feet to a set 1/2" iron pin, said pin being the most easterly corner of this tract

THENCE: S44°02'55"W, a distance of 100.00 feet to a found 1/2" iron pin, said pin being the most southerly corner of this tract;

THENCE: N45°57'05"W, a distance of 269.12 feet to the Point of Beginning and containing 0.618 acre of land.

Date: February 28, 2005
Job No. 04-61



Thomas Flores

NCB 18105 B1K15 Lot 10
BLAD Property ID# 689873



Flores & Company Inc.
Consulting Engineers

**FIELD NOTES
FOR
TRACT 3**

Being a 0.900 (39.204 square feet) acre tract of land, known as Lots 10, Block 15, NCB 18105, Rollingwood Estates, Unit 3, recorded in Volume 2805 Page 2, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set 1/2" iron pin, said pin being the intersection the northeast right-of-way line of Kimball Drive and the southeast boundary of the drainage right-of-way, the most westerly corner of this tract and the Point of Beginning;

THENCE: Along the southeast boundary of the drainage right-of-way, N48°28'10"E, a distance of 326.23 feet to a set 1/2" iron pin said pin being the most northerly corner of this tract;

THENCE: S45°57'05"E, a distance of 107.96 feet to a set 1/2" iron pin, said pin being the most easterly corner of this tract;

THENCE: S44°02'55"W, a distance of 325.26 feet to a set 1/2" iron pin in the northeast right-of-way line of Kimball Drive, said pin being the most southerly corner of this tract;

THENCE: Along the northeast right-of-way line of Kimball Drive, N45°57'05"W, a distance of 133.11 feet to the Point of Beginning and containing 0.900 acre of land.

Date: February 28, 2005
Job No. 04-61



Thomas Flores

NCB 18105 BIK 15 Lots 2-8
BCAD Property ID # 689365



Flores & Company Inc.
Consulting Engineers

**FIELD NOTES
FOR
TRACT 4**

Being a 5.482 (238,807 square feet) acre tract of land, known as Lots 2-8, Block 15, NCB 18105, Rollingwood Estates, Unit 3, recorded in Volume 2805 Page 2, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING:** At a set 1/2" iron pin, said pin being the intersection of the northwest right-of-way line of Blackberry Drive and the northeast right-of-way line of Kimball Drive, the most southerly corner of this tract, and the Point of Beginning;
- THENCE:** Along the northeast right-of-way line of Kimball Drive, N45°57'05"W, a distance of 300.00 feet to a set 1/2" iron pin, said pin being the most westerly corner of this tract;
- THENCE:** Departing the northeast right-of-way line of Kimball Drive the following bearings and distances;
N44°02'55"E, a distance of 325.26 feet to a set 1/2" iron pin for an angle point;
N45°57'05"W, a distance of 134.55 feet to a set 1/2" iron pin for an angle point;
N44°02'55"E, a distance of 325.00 feet to a set 1/2" iron pin in the southwest right-of-way line of Lealand Drive, said pin being the most northerly corner of this tract;
- THENCE:** Along the southwest right-of-way line of Lealand Drive, S45°57'05"E, a distance of 434.55 feet to a found iron pipe at the intersection of the southwest right-of-way of Lealand Drive and the northwest right-of-way line of Blackberry Drive, said pin being the most easterly corner of this tract;
- THENCE:** Along the northwest right-of-way line of Blackberry Drive, S44°02'55"W, a distance of 650.26 feet to the Point of Beginning and containing 5.482 acres of land.

Date: February 28, 2005
Job No. 04-61



Thomas Flores

NCB 18106 BLK 16 LOTS N IRR 253.09 Ft of 1-12 and all of 9-12

BCRD Property ID# 689377



Flores & Company Inc.
Consulting Engineers

FIELD NOTES
FOR
TRACT 5

Being a 3.949 (172,024 square feet) acre tract of land, known as Lots 9-12 and the remaining portions of Lot 1 & 2, Block 16, NCB 18106, Rollingwood Estates, Unit 3, recorded in Volume 2805 Page 2, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set ½" iron pin, said pin being the intersection of the southeast right-of-way line of Blackberry Drive and the southwest right-of-way line of Lealand Drive, the most northerly corner of this tract, and the Point of Beginning;

THENCE: Along the southwest right-of-way line of Lealand Drive, S45°57'05"E, a distance of 542.39 feet to a found TxDOT monument in the northwest right-of-way of Wurzbach Road, said monument being the most easterly corner of this tract;

THENCE: Along the northwest right-of-way line of Wurzbach Road, S29°55'26"W, a distance of 128.83 feet to a set ½" iron pin for an angle point;

THENCE: Continuing along the northwest right-of-way line of Wurzbach Road, S59°30'00"W, a distance of 77.88 feet to a found TxDOT monument, said monument being the south southwest corner of this tract;

THENCE: Departing the northwest right-of-way line of Wurzbach Road, N45°57'05"W, a distance of 253.08 feet to a found iron pipe for an angle point;

THENCE: S44°02'55"W, a distance of 200.00 feet to a found iron pipe, said pipe being the north southwest corner of this tract;

THENCE: N45°57'05"W, a distance of 300.00 feet to a found iron pipe in the southeast right-of-way line of Blackberry Drive, said pipe being the most westerly corner of this tract;

THENCE: Along the southeast right-of-way line of Blackberry Drive, N44°02'55"E, a distance of 400.00 feet to the Point of Beginning and containing 3.949 acres of land.

Date: February 28, 2005
Job No 04-61



Reference
VOLUME 2806, PAGE 2

NOTES:

1. IRON PINS (1/2") SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
2. KIMBALL DRIVE IS AN UNIMPROVED RIGHT-OF-WAY.



PROPERTY SURVEY OF:

TRACT 1:
A 8.712 ACRE TRACT BEING LOT 1, BLOCK 15, N.C.B. 18105, ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3, SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 2806, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2:
A 1.008 ACRE TRACT BEING LOT 6, BLOCK 15, N.C.B. 18105, ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3, SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 2806, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



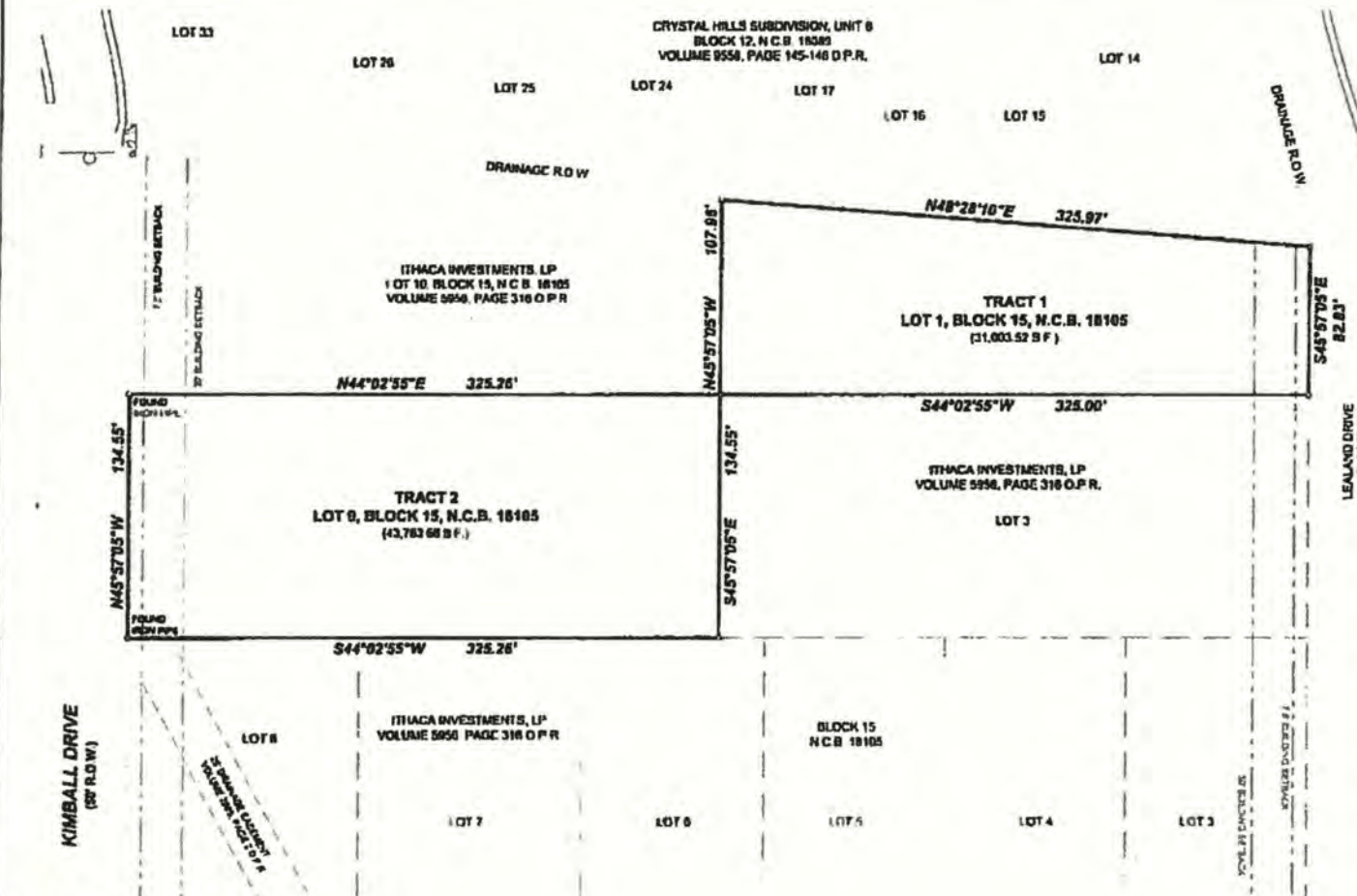
CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings or adjoining property and that all buildings are wholly located on the property except as shown above.

This 11th Day of AUGUST A.D. 2015

Thomas Flores
THOMAS FLORES
NLS # 2238

Job No. 14 30



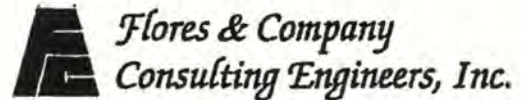
Flores & Company
Consulting Engineers, Inc.

Professional Engineering Firm No. 1194

12915 Jones Altschberger, Suite 401
San Antonio, Texas 78247

210 490 8963 (Phone)
210 490 0820 (Fax)

NCB 18105 B1K 15 Lot 9
BLAD Property ID # 689372



**FIELD NOTES
FOR**

A 1.005 Acre Tract (43,764 S.F.) being Lots 9, Block 15, N.C.B. 18105, Rollingwood Estates Subdivision, Unit 3, San Antonio, Texas, As Recorded In Volume 2805, Page 2, Deed And Plat Records Of Bexar County, Texas.

BEGINNING: At a found iron pipe along the northeast right-of-way line Kimball Drive, said pin being 300.00 feet from the intersection of the northeast right-of-way line of Kimball Drive and the northwest right-of-way line of Blackberry Drive and being the Point of Beginning;

THENCE: Along the northeast right-of-way line of Kimball Drive, N45°57'05"W, a distance of 134.55 feet to a found iron pipe for and angle point and said point being the most westerly corner of this tract;

THENCE: Departing the northeast right-of-way line of Kimball Drive, N44°02'55"E, a distance of 325.26 feet to a set 1/2" iron pin for an angle point and said point being the most northerly corner of this tract;

THENCE: S45°57'05"E, a distance of 134.55 feet to a set 1/2" iron pin for an angle point and said point being most easterly corner of this tract;

THENCE: S44°02'55"W, a distance of 325.26 feet to the Point of Beginning and containing 0.549 acres of land.

Job No.: 14-36
Date: February 19, 2016



Thomas Flores
19 FEB 2016

NCB 18105 B11C 15 Lot 1
BLAD Property ID # 489363



**FIELD NOTES
FOR**

A 0.712 Acre Tract (31,004 S.F.) being Lots 1, Block 15, N.C.B. 18105, Rollingwood Estates Subdivision, Unit 3, San Antonio, Texas, As Recorded In Volume 2805, Page 2, Deed And Plat Records Of Bexar County, Texas.

BEGINNING: At a set 1/2" iron pin along the southwest right-of-way line Lealand Drive, said pin being 434.55 feet from the intersection of the southwest right-of-way line of Lealand Drive and the northwest right-of-way line of Blackberry Drive and being the Point of Beginning;

THENCE: Departing the southwest right-of-way line of Lealand Drive, S44°02'55"W, a distance of 325.00 feet to a set 1/2" iron pin for an angle point and said point being the most southerly corner of this tract;

THENCE: N45°57'05"W, a distance of 107.96 feet to a set 1/2" iron pin for an angle point and said point being the most westerly corner of this tract;

THENCE: N48°28'10"E, a distance of 325.97 feet to a set 1/2" iron pin for an angle point and said point being along the southwest right-of-way line Lealand Drive and being most northerly corner of this tract;

THENCE: Along the southwest right-of-way line of Lealand Drive, S45°57'05"E, a distance of 82.83 feet to the Point of Beginning and containing 0.549 acres of land.

Job No.: 14-36
Date: February 19, 2016

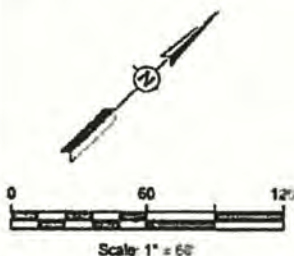


Thomas Flores
19 Feb 2016

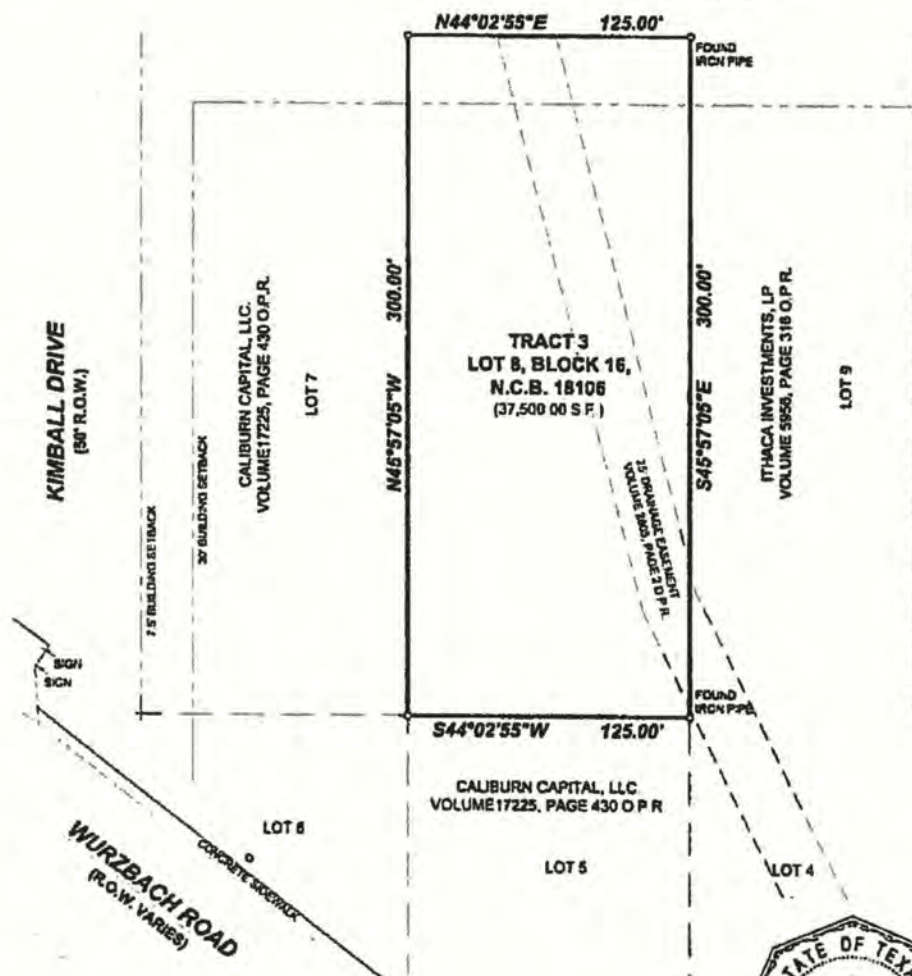
VOLUME 2805, PAGE 2

1. IRON PINS (1/2") SET AT ALL CORNER, UNLESS OTHERWISE NOTED

2. BLACKBERRY DRIVE AND KIMBALL DRIVE ARE UNIMPROVED RIGHT-OF-WAYS.



BLACKBERRY DRIVE
(60' R.O.W.)



TRACT 3:
A 0.861 ACRE TRACT BEING LOT 8, BLOCK 16, N.C.B. 18105,
ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3, SAN
ANTONIO, TEXAS, AS RECORDED IN VOLUME 2805, PAGE 2,
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



I hereby certify that the above plot is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 11th Day of AUGUST A.D. 2015

THOMAS FLORES
RPLS # 2778



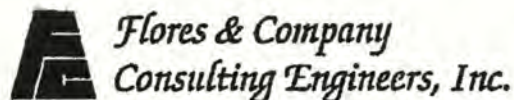
*Flores & Company
Consulting Engineers, Inc.*

12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247

210.490.9953 Phone
210.490.0820 Fax

Job No. 14-36

NCB 18106 Lot 8 Blk 16
BCAD Property ID # 689398



**FIELD NOTES
FOR**

A 0.861 acre tract (37,500 S.F.) being Lots 8, Block 16, N.C.B. 18106, Rollingwood Estates Subdivision, Unit 3, San Antonio, Texas, As Recorded In Volume 2805, Page 2, Deed And Plat Records Of Bexar County, Texas.

BEGINNING: At a set 1/2" iron pin in the southeast right-of-way line of Blackberry Drive, said pin being 125.26 feet from the intersection of the southeast right-of-way line of Blackberry Drive and the northeast right-of-way line of Kimball Drive and being the Point of Beginning;

THENCE: Continuing along the southeast right-of-way line of Blackberry Drive, N44°02'55"E, a distance of 125.00 feet to a found iron pipe for an angle point and said point being the most northerly corner of this;

THENCE: Departing the southeast right-of-way line of Blackberry Drive, S45°57'05"E, a distance of 300.00 feet to a found iron pipe for an angle point and said point being the most easterly corner of this tract;

THENCE: S44°02'55"W, a distance of 125.00 feet to a set 1/2" iron pin for an angle point and said point being the most southerly corner of this tract;

THENCE: N45°57'05"W, a distance of 300.00 feet to the Point of Beginning and containing 0.861 acres of land.

Job No.: 14-36
Date: February 19, 2016

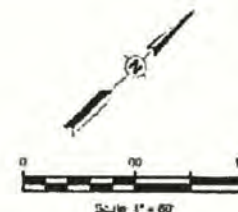


Thomas Flores
19 Feb 2016

BLACKBERRY DRIVE
(90' R.O.W.)

NOTES:

1. IRON PINS (1/2") SET AT ALL CORNER, UNLESS OTHERWISE NOTED.
2. BLACKBERRY DRIVE AND KIMBALL DRIVE ARE UNIMPROVED RIGHT-OF-WAYS.

**PROPERTY SURVEY OF:**

TRACT 1:

A 1.730 ACRE TRACT BEING PORTIONS OF LOTS 4-6 AND ALL OF LOT 7, BLOCK 16, N.C.B. 18104, ROLLINGWOOD ESTATES SUBDIVISION, UNIT 2, SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 2985, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2:

A 6.549 ACRE TRACT BEING THE REMAINING PORTIONS OF LOT 3, BLOCK 18, N.C.B. 18108, HOLLINGWOOD ESTATES SUBDIVISION, UNIT 3, SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S44°02'55"W	5.36

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	438.00	61.00	18°47'50"	40.64	N83°55'18"W



Texas Registered Engineering Firm No. 1191

12915 Jones Maltzberger, Suite 401
San Antonio, Texas 78247

210-450-8863 Photo
210-450-0820 Fax



CERTIFICATION

I hereby certify that the above plot is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encumbrances or attachments of buildings or adjoining property and that all buildings are solely located on the property accord as shown above.

The 21st Day of April, AD 2014.

THOMAS FLORES
RPLB & ZCM

Job No. 14-29

NCB 18106 BIK 16 NW 1RR 50 x 207.24 ft of 4
NCB 18106 BIK 16 NW 1RR 191 ft of 5
NCB 18106 BIK 16 NW 1RR 125 ft of 6

xCAD Property ID #s:

689397
689395
689381
699385



FIELD NOTES
FOR
TRACT 1

A 1.730 Acre Tract being portions of Lots 4-6 And All Of Lot 7, Block 16, N.C.B. 18106, Rollingwood Estates Subdivision, Unit 3, San Antonio, Texas, As Recorded In Volume 2805, Page 2, Deed And Plat Records Of Bexar County, Texas.

BEGINNING: At a found TxDOT Monument in the northwest right-of-way line of Wurzbach Road and the south right-of-way line of Lealand Drive, said monument being a Point of Reference, Thence along the right-of-way line of Wurzbach Road, S 29° 55' 26" W, a distance of 128.83 feet to a iron pin for an angle point; Thence continuing along Wurzbach Road, S 59° 30' 00" W, a distance of 233.50 feet to a point said point being the most easterly corner of said tract and being the Point of Beginning;

THENCE: Continuing along Wurzbach Road, S 59° 30' 00" W, a distance of 66.16 feet to a set 1/2" iron pin for and angle point;

THENCE: Continuing along the right-of-way line of Wurzbach Road, S 79° 43' 25" W, a distance of 223.24 feet to a set 1/2" iron pin, said point being on a curve to the left;

THENCE: With said to the left whose radius is 430.00 feet, central angle is 10° 47' 50", chord bearing is N 83° 55' 18" W, and an arc length of 81.03 feet to a set 1/2" iron pin, said pin being on the southwesterly line of Lot 7;

THENCE: Continuing along the southwesterly line of Lot 7, S 44° 02' 55" W, a distance of 5.36 feet to a set 1/2" iron pin, said pin being the intersection of Kimball Drive and Wurzbach Road;

THENCE: Departing the right-of-way line of Wurzbach Road and along the right-of-way line of Kimball Drive, N 45° 57' 05" W, a distance of 300.00 feet to a set 1/2" iron pin, said pin being the intersection of Kimball Drive and Blackberry Drive;

THENCE: Along the right of way of Blackberry Drive, N 44° 02' 50" E, a distance of 125.26 feet to a set 1/2" iron pin for the corner of Lots 7 & 8;

THENCE: Along the common line of Lots 7 & 8, S 45° 57' 05" E, a distance of 300.00 feet to a set 1/2" iron pin for an angle point;

THENCE: N 44° 02' 50" E, a distance of 175.00 feet to a set 1/2" iron pin for the corner of this tract, said point being on the common line of Lots 4 & 9;

THENCE: S 45° 57' 05" E, a distance of 211.60 feet to the Point of Beginning and containing 1.730 acres(75,366 sf) of land.

Date: April 23, 2015
Job No. 14-36



Thomas Flores

12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247

Phone 210.490.9963
Fax 210.490.0820

N.C.B. 18106 B1K 16 NE 1KK 253.09 #1 of 3
BLAD Property ID # 689379



FIELD NOTES
FOR
TRACT 2

A 0.549 Acre Tract being portion of Lots 3, Block 16, N.C.B. 18106, Rollingwood Estates Subdivision, Unit 3, San Antonio, Texas, As Recorded In Volume 2805, Page 2, Deed And Plat Records Of Bexar County, Texas.

BEGINNING: At a found TxDOT Monument in the northwest right-of-way line of Wurzbach Road and the south right-of-way line of Lealand Drive, said monument being a Point of Reference, Thence along the right-of-way line of Wurzbach Road, S 29° 55' 26" W, a distance of 128.83 feet to a iron pin for an angle point; Thence: Continuing along Wurzbach Road, S 59° 30' 00" W, a distance of 77.88 feet to the most easterly corner of said tract and being the Point of Beginning;

THENCE: Continuing along Wurzbach Road, S 59° 30' 00" W, a distance of 103.75 feet to a set 1/2" iron pin for and angle point said point being on the common line of Lots 3 & 4;

THENCE: Departing the right-of-way line of Wurzbach Road common line of Lots 3 & 4, N 45° 57' 05" W, a distance of 225.42 feet to a set 1/2" iron pin, said pin being the common corner of Lots 3, 4, 9 & 10;

THENCE: N 44° 02' 50" E, a distance of 100.00 feet to a set 1/2" iron pin for the corner of Lots 2, 3, 10 & 11;

THENCE: Along the common line of Lots 2 & 3, S 45° 57' 05" E, a distance of 253.06 feet to the Point of Beginning and containing 0549 acres (29,924 sf) of land.



Date: April 23, 2015
Job No. 14-36