

US 281 North Corridor

Z2016270 CD S ERZD

Proposed Zoning "C-2 CD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 266884 CB 4865 P-19B & P-19C .301 CB 4900 P-4A ABS 54 20.2004

Bexar 266885 CB 4865 P-19A ABS 934

Bexar 268796 CB 4900 P-4D ABS 54

Proposed Zoning Detail Commercial District, Conditional Use for Feed, Seed, Fertilizer Sales with (Outdoor Storage Permitted), US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 269293 CB 4900E BLK 2 LOT 1 MUMME'S SUB'D

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Motor Vehicle Sales (Full Service), US 281 North Gateway Corridor District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 1051293 CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7)

More specifically described in Exhibit 6

Proposed Zoning Detail Commercial District, Conditional Use for a Movie Theater, US 281 North Gateway Corridor District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 266815 CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Bexar 1176458 CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 1051303 CB 4862 P-5 ABS 637 More specifically described in Exhibit 7

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1051312 CB 4864 P-2 ABS 266 More specifically described in Exhibit 7

Proposed Zoning Detail Commercial District, Conditional Use for Feed, Seed, Fertilizer Sales with (Outdoor Storage Permitted), US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Comal 75209 A-174 SUR-194 A GAYTAN, ACRES 2.314

Proposed Zoning Detail Commercial District, Conditional Use for Landscaping Materials - Sales and Storage, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Comal 75210 A-174 SUR-194 A GAYTAN, ACRES 6.394

Proposed Zoning Detail Commercial District, Conditional Use for Motor Vehicle Sales, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Comal 75212 A-174 SUR-194 A GAYTAN, ACRES 2.314

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Machine Shop, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266902 CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934
More specifically described in Exhibit 3

Bexar 266903 CB 4865 P-28B OR E 473 FT OF N 184.2 FT OF TR 9 ABS 934
More specifically described in Exhibit 3

Bexar 266951 CB 4865 BLK 1 LOT W IRR 12 FT OF E 61.08 FT OF 3 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Bexar 266952 CB 4865 BLK 1 LOT W IRR 433.6 FT OF 3 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Bexar 266954 CB 4865 BLK 1 LOT 4 EXC NE IRR 35.28 FT 281 NORTH BUS PK SUBD
More specifically described in Exhibit 3

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Metal Products – Fabrication, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County **PropID LegalDescription**

Bexar 267064 CB 4865C BLK 1 LOT 1 & 2 (ERIC LARSON SUBD)

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Micro-distillery, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County **PropID LegalDescription**

Bexar 266833 CB 4864E BLK 1 LOT 1 THE EASTCO SUB'D

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Oversized Vehicle, Boat and Marine - Storage (outside permitted), US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County **PropID LegalDescription**

Comal 1147285 A-174 SUR-194 A GAYTAN, ACRES 5.701

Comal 75223 A-174 SUR-194 A GAYTAN, ACRES 5.114

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County **PropID LegalDescription**

Bexar 266769 CB: 4864 P-5H ABS: 266

Bexar 266787 CB 4864 P-9 ABS 266 2.886 NO LABEL# OR SERIAL#

Bexar 266788 CB 4864 P-10 ABS 266

Bexar 266792 CB 4864 P-11 ABS 266 1.43 AC

Bexar 266794 CB 4864 P-12 ABS 266 (STATE ROADSIDE PARK)

Bexar 266854 CB 4865 P-5B ABS 934

Bexar 266855 CB 4865 P-6 ABS 934

Bexar 266870 CB 4865 P-12 ABS 934

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266874 CB 4865 P-13 (0.41 AC), P-14 (0.137 AC) & P-101 (0.038 AC) ABS 934 TOTAL: 0.585 AC

Bexar 266877 CB 4865 P-15 ABS 934

Bexar 266886 CB 4865 P-20A ABS 934 1.23 CB 4926 P-2A ABS 113 2.179

Bexar 266887 CB 4865 P-21 OR TR 1 ABS 934

Bexar 266894 CB 4865 P-23A OR E 980.38 FT OF N 1/2 OF TR-3 & P-24 OR W 986.6 FT OF TR-4

Bexar 266898 CB: 4865 P-25 OR W890.8' OF TR-5

Bexar 266905 CB 4865 ABS 934 P-28D

Bexar 266906 CB 4865 ABS 934 P-28E .413 AC

Bexar 266908 CB 4865 ABS 934 P-28F

Bexar 266910 CB 4865 LOT P-29A ABS 934

Bexar 266915 CB 4865 P-30 OR TR 11 ABS 934 8.00 AC

Bexar 266949 CB 4865 BLK 1 LOT 2 281 NORTH BUS PK SUBD

Bexar 267066 CB 4865C BLK 1 LOT 3 BUILDING TRADITIONS

Bexar 267067 CB 4865C BLK 1 LOT 4 CASANOVA SUBD

Bexar 267709 CB 4865H BLK 2 LOT 2 DAILEY SUBD

Bexar 267837 CB 4866 P-1 ABS 34

Bexar 268836 CB 4900 P-12A ABS 54 (6.2117 AC) & CB 4924 P-1A ABS 633 (11.6 AC)

Bexar 268849 CB 4900 P-12B,P-12E,P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633

Bexar 268938 CB 4900 P-40 ABS 54 6.302 AC CB 4926 P-9E ABS 113 0.282 AC TOTAL: 6.584 AC (NON-ADJ REMS)

Bexar 269167 CB 4900C BLK 1 LOT 106 DOLAN PLACE I

Bexar 269168 CB 4900C BLK 1 LOT 107 DOLAN PLACE I

Bexar 269169 CB 4900C BLK 1 LOT 108 DOLAN PLACE I

Bexar 269170 CB 4900C BLK 1 LOT 109 DOLAN PLACE I

Bexar 269171 CB 4900C BLK 1 LOT 110 DOLAN PLACE I

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 269172 CB 4900C BLK 1 LOT 111 DOLAN PLACE I

Bexar 269173 CB 4900C BLK 1 LOT 112 DOLAN PLACE I

Bexar 269174 CB 4900C BLK 1 LOT NE IRR 71.13 FT OF 113 DOLAN PLACE II

Bexar 269175 CB 4900C BLK 1 LOT 114 DOLAN PLACE II

Bexar 269176 CB 4900C BLK 1 LOT 115 DOLAN PLACE II

Bexar 269177 CB 4900C BLK 1 LOT 116 DOLAN PLACE II

Bexar 269308 CB 4900G BLK 4 LOT 1 EXC SW IRR 193.26 FT

Bexar 269309 CB 4900G BLK 4 LOT SW IRR 193.26 FT OF 1

Bexar 270597 CB 4925A BLK LOT 84

Bexar 989471 CB 4860 P-3 (43.0 AC), P-3A (138.04 AC), P-3C (2.2 AC) ABS 51

Bexar 989472 CB 4860 P-3D (.20 AC), P-3E (1.86 AC) & P-3F (2.50 AC) ABS 51

Bexar 989866 CB 4900G BLK 4 LOT 3 MARSHALL PLACE SUBD

Bexar 1012546 CB4900 P-56 (14.0448 AC) ABS 54 CB4926 P-9 (5.9852 AC) ABS 113

Bexar 1014177 CB 4900 P-39 ABS 54 4.205 AC

Bexar 1050458 CB 4926 P-2B ABS 113

Bexar 1058460 CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266

Bexar 1062926 CB 4900G BLK 4 LOT SW 100 FT OF 2 & SE 677.83 FT OF 12

Bexar 1062927 CB 4900G BLK 4 LOT NW 69.37 FT OF 2 & NE 40 FT OF 12

Bexar 1063662 CB 4865 P-20B (.0582 AC) & P-48A (.0352 AC) CB 4926 P-2C (1.8306 AC)

Bexar 1137566 CB 4900C BLK 1 LOT SW IRR 178.89 FT 113 DOLAN PLACE II

Bexar 1153297 CB 4865J BLK 2 LOT 1 1.5794AC (BULVERDE CROSSING UT-1)

Bexar 1171523 CB 4865E BLK 5 LOT 86 (OLIVER RANCH 281 COMMERCIAL)

Bexar 1171525 CB 4865E BLK 5 LOT 85 (OLIVER RANCH 281 COMMERCIAL)

Bexar 1189734 CB 4865J BLK 2 LOT 2 BULVERDE CROSSING UT-2

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1189735 CB 4865J BLK 2 LOT 901 BULVERDE CROSSING UT-2

Bexar 1211199 CB 4900F BLK 4 LOT W 717.83 FT OF 13 (EAGLES NEST ONE SUBD)

Bexar 1228731 CB 4925B (CORONADO UT-1), BLOCK 1 LOT 999//PRIVATE STREET

Bexar 1229135 CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS

Bexar 1229135 CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS

Bexar 1230999 CB 4865J BLK 2 LOT 3 (US 281 & BULVERDE SUBD)

Bexar 1234520 CB 4865B BLK 1 LOT 98 (WEEKLEY 281 AT BULVERDE ROAD UT-1)

Bexar 1234521 CB 4865B BLK 1 LOT 99 (WEEKLEY 281 AT BULVERDE ROAD UT-1)

Bexar 1234522 CB 4865B BLK 1 LOT 100 (WEEKLEY 281 AT BULVERDE ROAD UT-1)

Bexar 1252390 CB 4900 P-74 ABS 54 (2.1703 AC)

Comal 19328 COUNTRY PLACE 1 PHASE 1, LOT 40 PT, ACRES 4.047

Comal 73369 A- 27 SUR-195 L BULVERDA, ACRES 11.153

Comal 73370 A- 27 SUR-195 L BULVERDA, ACRES 13.661

Comal 73371 A- 27 SUR-195 L BULVERDA, ACRES 9.887

Comal 73372 A- 27 SUR-195 L BULVERDA, ACRES 11.161

Comal 73373 A- 27 SUR-195 L BULVERDA, ACRES 13.66

Comal 75198 A-174 SUR-194 A GAYTAN, ACRES 15.677

Comal 75208 A-174 SUR-194 A GAYTAN, ACRES 4.515

Comal 75217 A-174 SUR-194 A GAYTAN, ACRES 10.3

Comal 75219 A-174 SUR-194 A GAYTAN, ACRES 2.87

Comal 75220 A-174 SUR-194 A GAYTAN, ACRES 0.5, (PART OF 11.661 AC TRACT)

Comal 75228 A-174 SUR-194 A GAYTAN, ACRES 5.701

Comal 75863 A-206 SUR-192 G HERRERA, ACRES 11.901

Comal 75864 A-206 SUR-192 G HERRERA, ACRES 14.698, (PART OF 17.568 AC TRACT)

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

| | | |
|-------|--------|--|
| Comal | 132350 | CAROL LEE WRIGHT, BLOCK 75, LOT 1, ACRES 1.76 |
| Comal | 142383 | A- 27 SUR-195 L BULVERDA, ACRES 2. |
| Comal | 75221 | A-174 SUR-194 A GAYTAN, ACRES 1.756 |
| Comal | 378479 | A-174 SUR-194 A GAYTAN, ACRES 1.002, LIFE ESTATE |

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

| | | |
|-------|--------|---|
| Bexar | 266483 | CB 4861 P-6 ABS 268 |
| Bexar | 266493 | CB 4861 P-12 ABS 268 |
| Bexar | 266555 | CB 4861A BLK LOT 46-A |
| Bexar | 266668 | CB 4861E BLK LOT 1 {COUNTRY PLACE UT-5} |
| Bexar | 266669 | CB 4861E BLK LOT 2 {COUNTRY PLACE UT-5} |
| Bexar | 266670 | CB 4861E BLK LOT 3 {COUNTRY PLACE UT-5} |
| Bexar | 266671 | CB 4861E BLK LOT 4 {COUNTRY PLACE UT-5} |
| Bexar | 266673 | CB 4861F BLK 1 LOT NE 175 FT OF 1 (0.603 AC) HILL COUNTRY SQUARE-MCINTOSH SUBD |
| Bexar | 266675 | CB 4861F BLK 1 LOT 2 EXCEPT N 40 OF S 352.55 FT HILL COUNTRY SQUARE-MCINTOSH SUBD |
| Bexar | 266676 | CB 4861F BLK 1 LOT N 40 FT S 352.22 FT OF 2 |
| Bexar | 266744 | CB 4864 P-1D (2.1903 AC) & P-1E (6.3997 AC) ABS 266 |
| Bexar | 266765 | CB 4864 P-5D ABS 266 |
| Bexar | 266780 | CB 4864 P-8B ABS 266 |
| Bexar | 266806 | CB 4864 P-16 (.1491 AC), P-17A (.209 AC) & P-3F (3.0509 AC) ABS 266 |
| Bexar | 266811 | CB 4864 P-18A ABS 266 |

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

| County | PropID | LegalDescription |
|--------|---------|--|
| Bexar | 266829 | CB 4864B BLK 2 LOT NW IRR 265.86 FT OF 1 (RAM STORE # 24) |
| Bexar | 266830 | CB 4864C BLK LOT 1 DEMARINO SUBDIVISION |
| Bexar | 266831 | CB 4864D BLK 3 LOT 1 U S BRICK / U S 281 |
| Bexar | 266834 | CB 4864F BLK 1 LOT 1 HDS-BULVERDE SUB'D UT-1 |
| Bexar | 989475 | CB 4864 P-24 ABS 266 LABEL #PFS0474801/2 (FORMERLY P-3B) |
| Bexar | 989476 | CB 4864 P-24A ABS 266 |
| Bexar | 1051294 | CB 4860 P-4A ABS 51 (.01) CB 4861 P-1A ABS 268 (9.528) |
| Bexar | 1051304 | CB 4862 P-5B (2.68) & P-5C (0.018) ABS 637 & CB 4864 P-2B (1.69) ABS 266 |
| Bexar | 1062382 | CB 4864C LOT 2 (JBJ SUBD) |
| Bexar | 1127227 | CB 4864B BLK 2 LOT SE IRR 199.65 FT OF 1 (US HWY 281 N/ BORGFELD DR ST ROW) RAM STORE # 24 |
| Bexar | 1132914 | CB 4864 P-1F ABS 266 |
| Bexar | 1132990 | CB 4864 P-1G (.8367 AC) & P-1E (1.3083 AC) ABS 266 |
| Bexar | 1138718 | CB 4864G BLK 1 LOT 2 0.75 AC (AAA STORAGE N HWY 281 SUBD) |
| Bexar | 1138719 | CB 4864G BLK 1 LOT 3 4.549 AC (AAA STORAGE N HWY 281 SUBD) |
| Bexar | 1147015 | CB 4861F BLK 1 LOT SW 25 FT OF 1 (0.0857 AC) HILL COUNTRY SQUARE-MCINTOSH SUBD |
| Bexar | 1182341 | CB 4861F BLK 1 LOT IRR SE 107.92 2 HILL COUNTRY SQUARE-MCINTOSH SUBD |
| Bexar | 1204741 | CB 4864A BLK 2 LOT NW 167.25 FT OF 1 (THE IRON SKILLET SUBD) |
| Comal | 17020 | CIBOLO ONE, LOT 4A, ACRES 1.905 |
| Comal | 17021 | CIBOLO ONE, LOT 4B, ACRES 0.628 |
| Comal | 17022 | CIBOLO ONE, LOT 4C, ACRES 0.61 |
| Comal | 17024 | CIBOLO ONE, LOT 4DR, ACRES 1.168 |
| Comal | 17025 | CIBOLO ONE, LOT 4F, ACRES .557 |
| Comal | 17026 | CIBOLO ONE, LOT 4G, ACRES .531 |
| Comal | 17027 | CIBOLO ONE, LOT 4H, ACRES .505 |

Proposed Zoning "C-2 GC-3 MLOD-1"

| Proposed Zoning Detail | | Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District |
|------------------------|--------|---|
| County | PropID | LegalDescription |
| Comal | 17032 | CIBOLO TWO, LOT 1, ACRES 6.05 |
| Comal | 75207 | A-174 SUR-194 A GAYTAN, ACRES 3.114 |
| Comal | 75215 | A-174 SUR-194 A GAYTAN, ACRES 2.066, (PART OF FIRST 3.514 AC TRACT) |
| Comal | 75216 | A-174 SUR-194 A GAYTAN, ACRES 2.574 |
| Comal | 75860 | A-206 SUR-192 G HERRERA, ACRES 0.4 |
| Comal | 75861 | A-206 SUR-192 G HERRERA, ACRES 1.448, (PART OF FIRST 3.514 AC TRACT) |
| Comal | 75862 | A-206 SUR-192 G HERRERA, ACRES 0.94, (PART OF SECOND 3.514 AC TRACT) |

Proposed Zoning "C-2 S GC-3 ERZD MLOD-1"

| Proposed Zoning Detail | | Commercial District, Conditional Use and Specific Use Authorization for Car Wash, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District |
|------------------------|---------|--|
| County | PropID | LegalDescription |
| Bexar | 270590 | CB 4925A BLK LOT 77 |
| Bexar | 270596 | CB 4925A BLK LOT 83 |
| Bexar | 1135694 | CB 4925B BLK LOT 84 2.00 AC (MISSION PARK - US HWY 281) |

| Proposed Zoning Detail | | Commercial District, Specific Use Authorization for Funeral Home or Undertaking Parlor , US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District |
|------------------------|---------|---|
| County | PropID | LegalDescription |
| Bexar | 269314 | CB 4900H BLK 1 LOT N 617.30 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) |
| Bexar | 1198411 | CB 4900H BLK 1 LOT SW IRR PT OF THE NE 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) |

[Proposed Zoning Detail](#) Commercial District, Specific Use Authorization for Golf Driving Range, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

[County](#) [PropID](#) [LegalDescription](#)

Comal 73371 A- 27 SUR-195 L BULVERDA, ACRES 9.887

Comal 73373 A- 27 SUR-195 L BULVERDA, ACRES 13.66

[Proposed Zoning Detail](#) Commercial District, Specific Use Authorization for Hospital, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

[County](#) [PropID](#) [LegalDescription](#)

Bexar 1171524 CB 4865E BLK 5 LOT 84 (OLIVER RANCH 281 COMMERCIAL)

[Proposed Zoning Detail](#) Commercial District, Specific Use Authorization for Hotel, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

[County](#) [PropID](#) [LegalDescription](#)

Bexar 266943 CB 4865 P-49 ABS 934 (FORMERLY P-2A,2B,2D)

Bexar 270587 CB 4925A BLK LOT 76

Bexar 270593 CB 4925A BLK LOT 80

Bexar 270594 CB 4925A BLK LOT 81

Bexar 270595 CB 4925A BLK LOT 82

[Proposed Zoning Detail](#) Commercial District, Specific Use Authorization for Wireless Communication System, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

[County](#) [PropID](#) [LegalDescription](#)

Bexar 1150038 CB 4865C BLK 1 LOT 5 3.94AC (TOWER SUBD)

Proposed Zoning "C-3 CD S GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, Conditional Use for Oversized Vehicle Sales, Service, or Storage and Specific Use Authorization for Boat and Marine Storage, US 281 North Gateway Corridor District, Military Lighting Overlay District

| County | PropID | LegalDescription |
|--------|--------|----------------------|
| Bexar | 266782 | CB 4864 P-8D ABS 266 |

Proposed Zoning "C-3 GC-3 ERZD MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

| County | PropID | LegalDescription |
|--------|---------|---|
| Bexar | 266800 | CB 4864 P-14 ABS 266 REFER TO: 80300-001-5852 (NON-ADJ RMS P-5F) |
| Bexar | 266882 | CB 4865 P-19D&P-19E 0.296 & CB 4900 P-4B&P-4E 22.3931 & CB 4926 P-3A 1.532 REFER TO: 82000-000-0194 |
| Bexar | 266912 | CB 4865 P-29 OR TR-10 ABS 934 1.022 AC |
| Bexar | 266915 | CB 4865 P-30 OR TR 11 ABS 934 8.00 AC |
| Bexar | 271044 | CB 4926 P-1G ABS 113 NON-ADJACENT REMAINS |
| Bexar | 271051 | CB 4926 P-6 ABS 113 |
| Bexar | 271052 | CB 4926 P-9C ABS 113 NON-ADJACENT REMAINS |
| Bexar | 999867 | CB 4864 P-26 ABS 266 (FORMERLY P-8) |
| Bexar | 1012547 | CB 4900 P-56A ABS 54 0.5275 AC CB 4926 P-9F ABS 113 7.7215 AC TOTAL: 8.249 AC |

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

| County | PropID | LegalDescription |
|--------|--------|--|
| Bexar | 266762 | CB: 4864 P-5E ABS 266 |
| Bexar | 266797 | CB 4864 P-13 ABS 266 |
| Bexar | 266816 | CB 4864 P-22A ABS 266 (NON-ADJACENT REMAINS) |
| Bexar | 266822 | CB 4864 P-23 ABS 266 (FORMERLY 9-5C) |

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266824 CB 4864A BLK 1 LOT 1 & CB 4864 P-14A ABS 266

Bexar 266825 CB 4864A BLK 1 LOT 2 (BASS SUBD UT-1)

Bexar 266826 CB 4864A BLK 1 LOT 3 (BASS SUBD UT-2) & CB 4864 P-23A ABS 266

Bexar 266827 CB 4864A BLK 1 LOT 4 BASS SUBD UT-3

Bexar 266828 CB 4864A BLK 2 LOT SW 165.6 FT OF 1 (THE IRON SKILLET SUBD)

Proposed Zoning "MF-18 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268921 CB 4900 P-31 ABS 54 (NON-ADJ REMS P-6)

Proposed Zoning "MF-18 GC-3 MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266815 CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Bexar 1176458 CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning "MF-25 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Low Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 1226491 CB 4900C BLK 1 LOT 117 (ENCORE SENDERO RANCH)

Bexar 1226492 CB 4900C BLK 1 LOT 118 (ENCORE SENDERO RANCH)

Proposed Zoning "MXD ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 267840 CB 4866 P-3 ABS 34 More specifically described in Exhibit 2

Proposed Zoning "MXD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266878 CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0171 REFER TO: 80800-005-1799
More specifically described in Exhibit 2

Bexar 266879 CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0170
More specifically described in Exhibit 2

Bexar 266899 CB 4865 P-26 OR TR 6 ABS 934
More specifically described in Exhibit 2

Bexar 266900 CB 4865 P-27 OR TR 8 ABS 934
More specifically described in Exhibit 2

Bexar 266902 CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934
More specifically described in Exhibit 2

Bexar 266904 CB 4865 ABS 934 P-28C
More specifically described in Exhibit 2

Bexar 266907 CB 4865 ABS 934 P-28
More specifically described in Exhibit 2

Bexar 266948 CB 4865 BLK 1 LOT 1 281 NORTH BUS PK SUBD
More specifically described in Exhibit 2

Bexar 1063660 CB 4865 P-20 (1.6278 AC) & P-48 (1.5578 AC)
More specifically described in Exhibit 4

Bexar 1063661 CB 4926 P- 2
More specifically described in Exhibit 4

Proposed Zoning "MXD GC-3 MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266738 CB 4863 P-2 ABS 290 More specifically described in Exhibit 1

Bexar 266740 CB 4863 P-3 ABS 290 More specifically described in Exhibit 1

Bexar 266767 CB 4864 P-5 (27.718 AC) ABS 266 NON ADJ RMS REF 04864-000-0057 More specifically described in Exhibit 1

Bexar 266832 CB 4864D BLK 3 LOT 2 NORTH CENTRAL BUSINESS PARK More specifically described in Exhibit 1

Bexar 1186588 CB 4864 P-20 (3.06 AC) ABS 266 NON ADJ RMS REF 04864-000-0056 More specifically described in Exhibit 1

Proposed Zoning "NP-15 ERZD MLOD-1"

Proposed Zoning Detail Neighborhood Preservation District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 268923 CB 4900 P-33 ABS 54

Proposed Zoning "O-1.5 ERZD MLOD-1"

Proposed Zoning Detail Mid-Rise Office District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 268795 CB 4900 P-4, 4C & 5 ABS 54 CB 4926 P-3,P-3C,P-4 & P-5 REFER TO: 04900-000-0048

Proposed Zoning "O-1.5 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Mid-Rise Office District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 268798 CB 4900 P-4, 4C, P-5 & P-6A CB 4926 P-3, P-3C, P-4 & P-5 REFER TO: 04900-000-0046

Proposed Zoning "R-20 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 1042851 CB 4865 P-38D & P-39B ABS 934 & CB 4865D BLK 2 LOT S IRR 124.37 FT OF 1 & N IRR 75.63 FT OF 2

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County [PropID](#) [LegalDescription](#)

Bexar 268848 CB 4900 P-12C, P-27 ABS 54 CB 4924 P-1D ABS 633

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 268893 CB 4900 P-24 ABS 54

Bexar 1058460 CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266

Bexar 1229518 CB 4865L (ROYAL OAK ESTATES UT-1), BLOCK 2 LOT 902 (OPEN SPACE)

Proposed Zoning "RE GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266549 CB 4861A BLK LOT 41

Bexar 267061 CB 4865B P-100 (R O W)

Bexar 268982 CB 4900A BLK 1 LOT 18 /PRIVATE ST/ (SENDERO RANCH UT-1 PUD)

Bexar 270753 CB 4925C BLK LOT 1 (THE OAKLANDS PUD)

Bexar 270811 CB 4925C BLK LOT 56 (THE OAKLANDS PUD)

Bexar 270812 CB 4925C BLK LOT 62 /PRIVATE STS-COMMON AREA/ (THE OAKLANDS PUD)

Proposed Zoning "RE GC-3 MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County PropID LegalDescription

Bexar 266696 CB 4864 P-3 (3.109 AC)& P-3C (.99 AC) A-266

Bexar 266751 CB 4864 P-3D ABS 266

Bexar 266808 CB 4864 P-17 (5.3415 AC) & P-3E (4.0341 AC) ABS 266

Bexar 266812 CB 4864 P-18 (1.415 AC), P-19 (5.69 AC) & P-21 (.625 AC) ABS 266

Proposed Zoning Detail Resource Protection District, US 281 North Gateway Corridor District, Edwards
Recharge Zone District, Military Lighting Overlay District

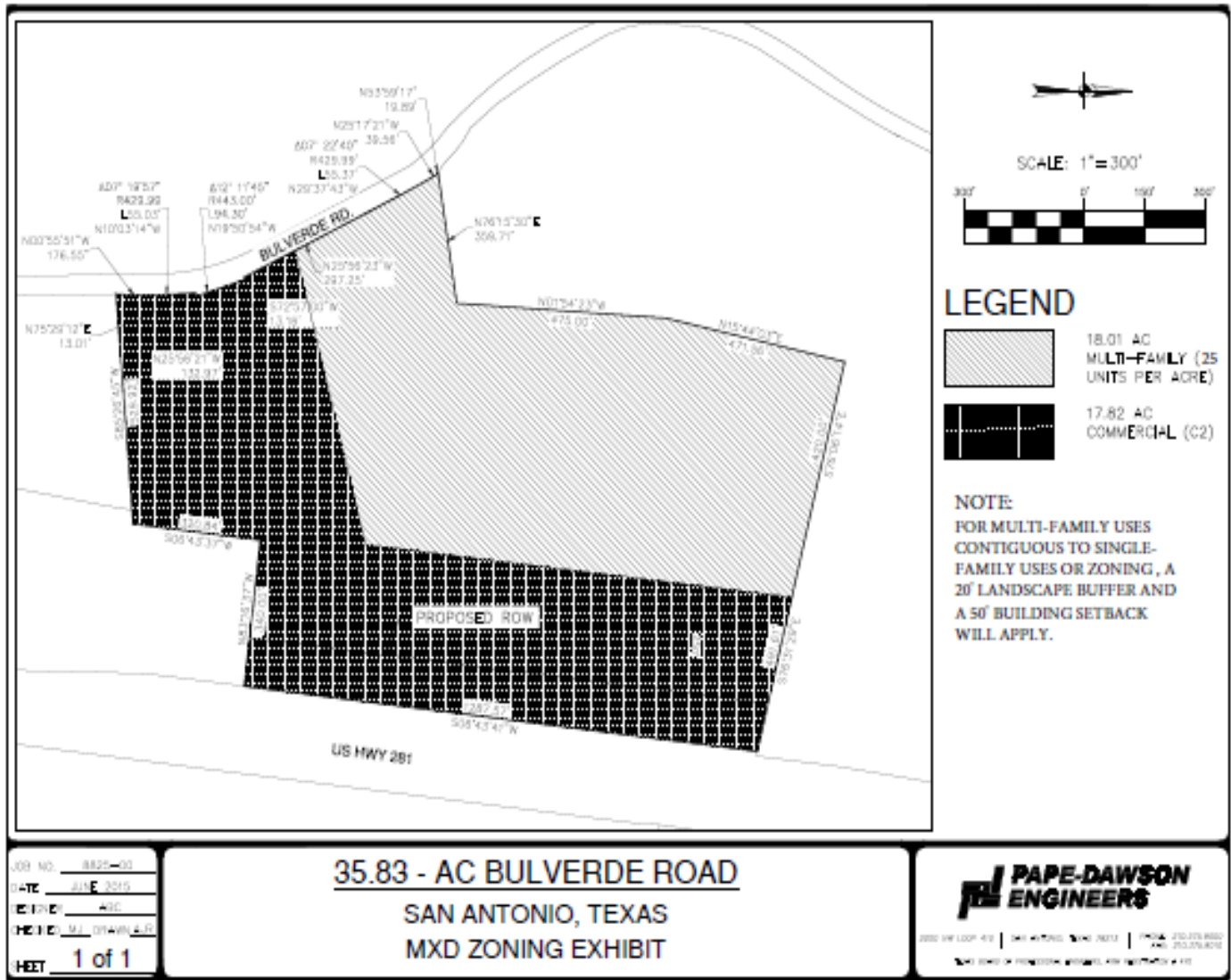
| County | PropID | LegalDescription |
|--------|---------|--|
| Bexar | 266464 | CB 4860 P-3B ABS 51 |
| Bexar | 266464 | CB 4860 P-3B ABS 51 |
| Bexar | 266944 | CB 4865 P-49A ABS 934 (NON-ADJACENT REMAINS) |
| Bexar | 1095532 | CB 4926D (TUSCANY HEIGHTS UT-1), BLOCK 25 LOT 30 (GREENBELT) PRIVATE (DRAINAGE EASEMENT) |
| Comal | 73369 | A- 27 SUR-195 L BULVERDA, ACRES 11.153 |

Exhibit 1

Property IDs: 266832, 266740, 1186588, 266767, 266738

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:





LOCATION MAP
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.
3. "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."



1 inch = 500'

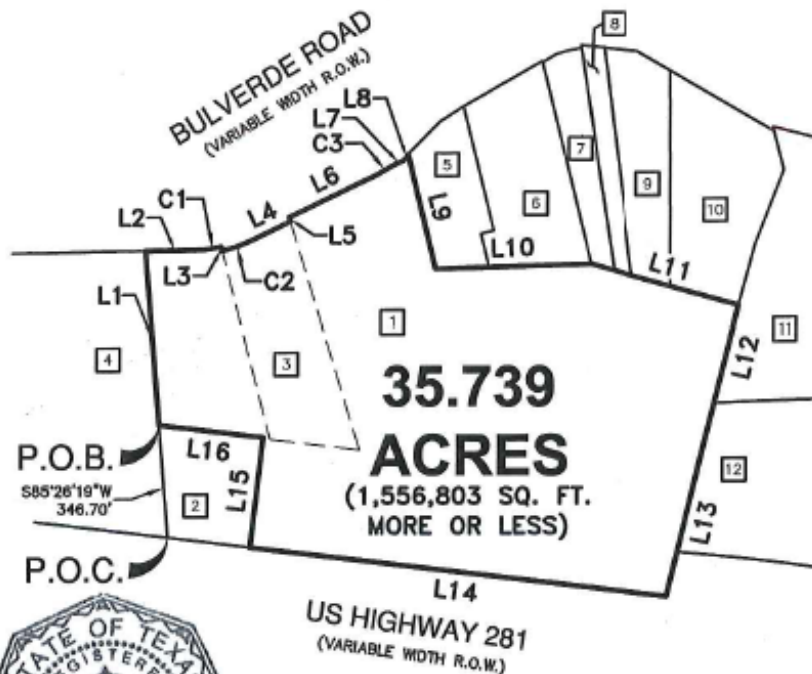


EXHIBIT

2.8

KEYNOTES

- 1 36.17 ACRES
BASS PROPERTIES, LP
(VOL. 12220, PG. 2205 OPR)
- 2 LOT 1, BLOCK 3 CB 4864
US BRICK/US 281
(VOL. 9538, PG. 82 DPR)
- 3 LOT 2, BLOCK 3, CB 4864
NORTH CENTRAL BUSINESS PARK
(VOL. 9543, PG. 172 DPR)
- 4 8.00 ACRES
DAN W PARRISH & SUSAN H
PARRISH
(VOL. 3295, PG. 308 OPR)
- 5 1.915 ACRES
GARY N BACKHAUS
(VOL. 8908, PG. 1928 OPR)
- 6 3.568 ACRES
MARY WISHAU
(VOL. 16996, PG. 1336 OPR)
- 7 1.490 ACRES
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13197, PG. 144 OPR)
- 8 1.00 ACRE -TRACT II
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13229, PG. 1409 OPR)
- 9 2.507 ACRES-TRACT I
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13229, PG. 1409 OPR)
- 10 4.08 ACRES
WILLIAM GERARD DILLOW &
SHARON DILLOW
(VOL. 16204, PG. 2179 OPR)
DESCRIBED IN
(VOL. 16207, PG. 201 OPR)
- 11 29.095 ACRES
JOHN & JESSIE KILLIAN
(VOL. 5968, PG. 1124 OPR)
- 12 10.752 ACRES
281 NORTH INVESTMENT COMPANY
(VOL. 11088, P.G 1606 OPR)



Paul T. Ross
30 JUNE, 15

**PAPE-DAWSON
ENGINEERS**

2000 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 # 10193274

EXHIBIT FOR
ZONING

A 35.739 ACRE, OR 1,556,803 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF LOT 2, BLOCK 3, COUNTY BLOCK 4864 OF THE NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 36.17 ACRE TRACT DESCRIBED IN DEED TO BASS PROPERTIES, LP RECORDED IN VOLUME 12220, PAGE 2205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE HENRY PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 2

REVISED: JUNE 29, 2015

JOB No.: 8825-00

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S85°26'15"W | 529.92' |
| L2 | N00°55'51"W | 176.55' |
| L3 | N75°29'12"E | 13.01' |
| L4 | N25°56'21"W | 132.97' |
| L5 | S72°57'00"W | 13.16' |
| L6 | N25°56'23"W | 297.25' |
| L7 | N25°17'21"W | 39.56' |
| L8 | N53°59'17"W | 19.89' |
| L9 | N76°15'30"E | 359.71' |
| L10 | N01°54'23"W | 475.00' |
| L11 | N15°44'03"E | 471.56' |
| L12 | S76°06'14"E | 420.00' |
| L13 | S76°31'29"E | 491.61' |
| L14 | S06°43'41"W | 1287.57' |
| L15 | N83°16'37"W | 340.00' |
| L16 | S06°43'37"W | 320.84' |

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|--------|--------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 429.99' | 7°19'57" | N10°03'14"W | 54.99' | 55.03' |
| C2 | 443.00' | 12°11'45" | N19°50'54"W | 94.12' | 94.30' |
| C3 | 429.99' | 7°22'40" | N29°37'43"W | 55.33' | 55.37' |



2000 HW 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 # 10193974

REVISED: JUNE 29, 2015

SHEET 2 OF 2
JOB No.: 8825-00



FIELD NOTES
FOR
ZONING

A 35.739 acre, or 1,556,803 square feet more or less, tract of land comprised of Lot 2, Block 3, County Block 4864 of the North Central Business Park Subdivision recorded in Volume 9543, Page 172 of the Deed and Plat Records of Bexar County, Texas and a called 36.17 acre tract described in deed to Bass Properties, LP recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4864 of Bexar County, Texas. Said 35.739 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;

CO)MMENCING: At a point on the west right-of-way line of US Highway 281, a variable width right-of-way, the northeast corner of a 8.00 acre tract recorded in Volume 3295, Page 308 of said Official Public Records, the southeast corner of Lot 1, Block 3, County Block 4864 of the US Brick/US 281 Subdivision recorded in Volume 9538, Page 82 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 85°26'19" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said 8.00 acre tract, the south line of said Lot 1, a distance of 346.70 feet to the southwest corner of said Lot 1 and the POINT OF BEGINNING of the herein described tract;

THENCE: S 85°26'19" W, along and with the north line of said 8.00 acre tract, the south line of said 36.17 acre tract, a distance of 529.92 feet to a point on the east right-of-way line of Bulverde Road, a variable width right-of-way;

THENCE: Along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract and said Lot 2 the following bearings and distances:

N 00°55'51" W, a distance of 176.55 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°19'57", a chord bearing and distance of N 10°03'14" W, 54.99 feet, for an arc length of 55.03 feet to a point;

Page 1 of 3

35.739 Acres
Job No.: 8825-00
Page 2 of 3

N 75°29'12" E, a distance of 13.01 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 443.00 feet, a central angle of 12°11'45", a chord bearing and distance of N 19°50'54" W, 94.12 feet, for an arc length of 94.30 feet to a point;

N 25°56'21" W, a distance of 132.97 feet to a point;

S 72°57'00" W, a distance of 13.16 feet to a point;

N 25°56'23" W, a distance of 297.25 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°22'40", a chord bearing and distance of N 29°37'43" W, 55.33 feet, for an arc length of 55.37 feet to a point;

N 25°17'21" W, a distance of 39.56 feet to a point;

N 53°59'17" W, a distance of 19.89 feet to a point for the northwest corner of said 36.17 acre tract, the southwest corner of a 1.915 acre tract recorded in Volume 8908, Page 1928 of said Official Public Records;

THENCE: N 76°15'30" E, departing the east right-of-way line of said Bulverde Road, along and with a northwest line of said 36.17 acre tract, the southeast line of said 1.915 acre tract, a distance of 359.71 feet to a point for the southeast corner of said 1.915 acre tract;

THENCE: N 01°54'23" W, along and with the west line of said 36.17 acre tract, the east line of said 1.915 acre tract, a 3.568 acre tract recorded in Volume 16996, Page 1336, both of said Official Public Records, a distance of 475.00 feet to a point for the northeast corner of said 3.568 acre tract, the southeast corner of a 1.490 acre tract recorded in Volume 13197, Page 144 of said Official Public Records;

35.739 Acres
Job No.: 8825-00
Page 3 of 3

THENCE: N 15°44'03" E, along and with the east line of said a 1.490 acre tract, a 1.00 acre tract and a 2.507 acre tract recorded in Volume 13229, Page 1409 and a 4.08 acre tract recorded in Volume 16204, Page 2179, described in Volume 16207, Page 201 all of said Official Public Records, a distance of 471.56 feet to a point for the northeast corner of said 4.08 acre tract, on the south line of a 29.095 acre tract recorded in Volume 5968, Page 1124 of said Official Public Records;

THENCE: S 76°06'14" E, along and with the south line of said 29.095 acre tract, a 10.752 acre tract recorded in Volume 11088, Page 1606 of said Official Public Records, a distance of 420.00 feet to a point;

THENCE: S 76°31'29" E, along and with the south line of said 10.752 acre tract, the north line of said 36.17 acre tract, a distance of 491.61 feet to a point on the west right-of-way line of said US Highway 281, the northeast corner of said 36.17 acre tract;

THENCE: S 06°43'41" W, along and with the west right-of-way line of said US Highway 281, the east line of said 36.17 acre tract, the east line of said Lot 1, a distance of 1287.57 feet to the northeast corner of said Lot 1;

THENCE: N 83°16'37" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said Lot 1, a distance of 340.00 feet to the northwest corner of said Lot 1;

THENCE: S 06°43'37" W, along and with the west line of said Lot 1, a distance of 320.84 feet to the POINT OF BEGINNING, and containing 35.739 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8825-00 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: June 19, 2015, revised: June 29, 2015
JOB NO. 8825-00
DOC. ID. N:\CIVIL\8825-00\WORD\8825-00 FN-35.739 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



**PAPE-DAWSON
ENGINEERS**

Exhibit 2

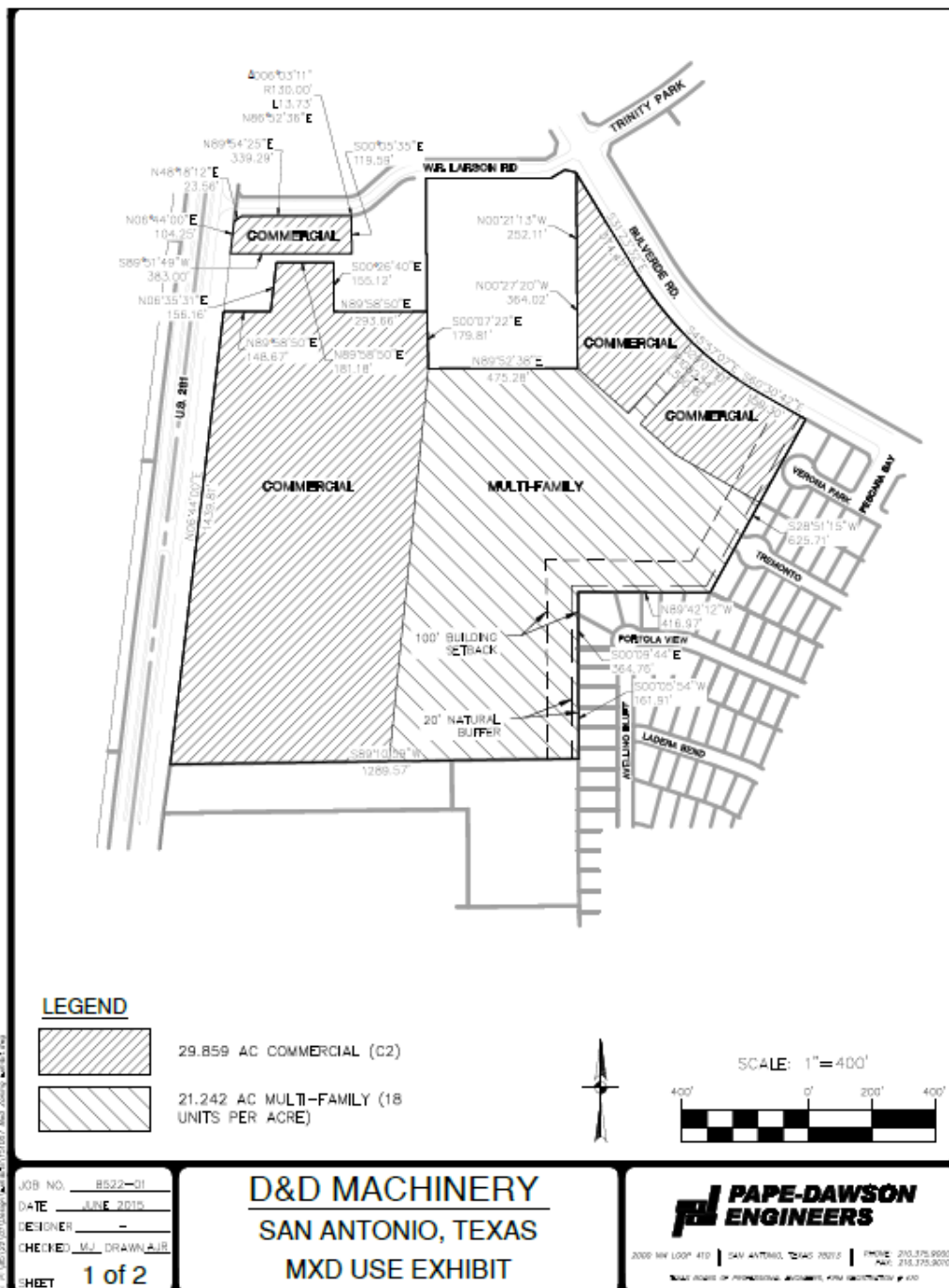
Property IDs: 266878, 266879, 266899, 266900, 266902, 266904, 266907, 266948

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

Property ID: 267840

Proposed Zoning: MXD (Mixed-Use District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following exhibit and field notes:





FIELDNOTE DESCRIPTION
FOR
TRACT 1

A 50.069 acre, 2,180,999 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 1/2, A-934, C.B. 4865 being all of a called 20.289 acre tract recorded in Volume 14707, Page 1082 of the Official Public Records of Bexar County, Texas, all of a called 12.08 acre tract recorded in Volume 7790, Page 1151 of the Official Public Records of Bexar County, Texas, all of a called 9.318 acre tract recorded in Volume 8465, Page 1600 of the Official Public Records of Bexar County, Texas, all of a called 5.017 acre tract recorded in Volume 16425, Page 1156 of the Official Public Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 0.351 acre tract recorded in Volume 9977, Page 1655 of the Official Public Records of Bexar County, Texas, all of a called 0.328 acre tract recorded in Volume 16398, Page 436 of the Official Public Records of Bexar County, Texas. Said 50.069 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 point at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of Lot 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 31°23'32" E, a distance of 3.19 feet to the POINT OF BEGINNING;

THENCE: Along and with the southwest right-of-way line of said Bulverde Road, the northeast line of said 50.069 acre tract, the following bearings and distances:

S 31°23'32" E, a distance of 374.47 feet to a point for the beginning of a curve to the left;

Southeasterly, along a curve to the left, said curve having a radius of 1082.54 feet, a central angle of 29°07'10", a chord bearing and distance of S 45°57'07" E, 544.28 feet, for an arc length of 550.18 feet to a point;

Page 1 of 4

50.069 Acres
Job No. 8522-01
Page 2 of 4

S 60°30'42" E, a distance of 159.30 feet to a point at the north corner of Lot 16, Belterra Subdivision Unit 2 recorded in Volume 9577, Page 12 of the Deed and Plat Records of Bexar County, Texas, the east corner of the herein described tract;

THENCE: S 28°51'15" W, departing the southwest right-of-way line of said Bulverde Road, along and with the northwest line of said Belterra Subdivision Unit 2, the southeast line of the herein described tract, a distance of 625.71 feet to a point at the north corner of Lot 11, Block 14, Belterra Subdivision Unit 1 recorded in Volume 9569, Page 76 of said Deed and Plat Records, the west corner of Lot 26, Block 14 of said Belterra Subdivision Unit 2, a southeast corner of the herein described tract;

THENCE: N 89°42'12" W, along and with the north line of said Belterra Subdivision Unit 1, the south line of the herein described, a distance of 416.97 feet to a point for the northwest corner of Lot 6, Block 14 of said Belterra Subdivision Unit 1, an interior corner of the herein described tract;

THENCE: S 00°09'44" E, along and with the west line of said Belterra Subdivision Unit 1, the west line of Belterra Subdivision Unit 3 recorded in Volume 9618, Page 27 of said Deed and Plat Records, the east line of the herein described tract, a distance of 364.76 feet to a point;

THENCE: S 00°05'54" W, continuing along and with the west line of said Belterra Subdivision Unit 3, the east line of the herein described tract, a distance of 161.91 feet to a point at the northeast corner of Lot 5, Block 1 Tower Subdivision recorded in Volume 9615, Page 48 of said Deed and Plat Records, the southeast corner of the herein described tract;

THENCE: S 89°10'59" W, departing the west line of said Belterra Subdivision Unit 3, along and with the north line of said Lot 5, the north line of a 3.29 acre tract described in Volume 8447, Page 687 of said Official Public Records, the south line of the herein described tract, a distance of 1289.57 feet to a point on the east right-of-way line of U.S. Highway 281, the northwest corner of said 3.29 acre tract, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 1439.81 feet to a point at the southwest corner of a 0.533 acre tract described in deed recorded in Volume 12486, Page 1062 of said Official Public Records, the northwest corner of the herein described tract;

50.069 Acres
Job No. 8522-01
Page 3 of 4

THENCE: N 89°58'50" E, departing the east right-of-way line of said U.S. Highway 281, along and with the south line said 0.533 acre tract, the north line of the herein described tract, a distance of 148.67 feet to a point;

THENCE: N 06°35'31" E, along and with the east line of said 0.533 acre tract, the west line of the herein described tract, a distance of 156.16 feet to a point on the south line of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the northeast corner of said 0.533 acre tract, the northwest corner of said herein described tract;

THENCE: N 89°58'50" E, along and with the south line of said ingress and egress easement, the north line of the herein described tract, a distance of 181.18 feet to a point at the northwest corner of a 1.046 acre tract described in deed recorded in Volume 6707, Page 1130 of said Official Public Records, the northeast corner of the herein described tract;

THENCE: S 00°26'40" E, departing the south line of said ingress and egress easement, along and with the west line of said 1.046 acre tract, the east line of the herein described tract, a distance of 155.12 feet to a point at the southwest corner of said 1.046 acre tract, an interior corner of the herein described tract;

THENCE: N 89°58'50" E, along and with the south line of said 1.046 acre tract, the north line of said 4.661 acre tract, a distance of 293.66 feet to a point at the southeast corner of said 1.046 acre tract;

THENCE: S 00°07'22" E, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 9.318 acre tract, the south line of said 4.661 acre tract, an interior corner of the herein described tract;

THENCE: N 89°52'38" E, along the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point on the west line of said 12.08 acre tract, a southeast corner of 4.661 acre tract, the northeast corner of said 9.318 acre tract;

PRC

50.069 Acres
Job No. 8522-01
Page 4 of 4

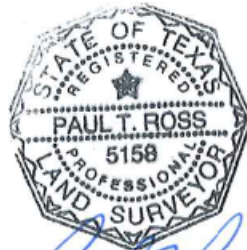
THENCE: Along and with the west line of said 12.08 acre tract, the east line of said 4.61 acre tract, the east line of a 2.00 acre tract recorded in Volume 6966, Page 1151 of said Deed Records and the east line of said Lot 4, the following bearings and distances:

N 00°27'20" W, a distance of 364.02 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

N 00°21'13" W, a distance of 252.11 feet to the POINT OF BEGINNING, and containing 50.069 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 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: June 18, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul T. Ross
29 JUNE, 15



FIELDNOTE DESCRIPTION
FOR
TRACT 2

A 1.024 acre, 44,612 square feet more or less, tract of land being out of the J.J. Hupperts Survey No. 417 ½, A-934, C.B. 4865 being all of Lot 1 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas. Said 1.024 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 point on the east right-of-way line of U.S. Highway 281, the northwest corner of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 104.25 feet to a point at the intersection of the east right-of-way line of said U.S. Highway 281, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:

N 48°18'12" E, a distance of 23.56 feet to a point;

N 89°54'25" E, a distance of 339.29 feet to a point for the beginning of a curve to the left;

Northeasterly, along a curve to the left, said curve having a radius of 130.00 feet, a central angle of 06°03'11", a chord bearing and distance of N 86°52'36" E, 13.73 feet, for an arc length of 13.73 feet to a point at the northwest corner of Lot 2 of said 281 North Business Park Subdivision, the northeast corner of the herein described tract;

Page 1 of 2

1.024 Acres
Job No. 8522-01
Page 2 of 2

THENCE: S 00°05'35" E, departing the south right-of-way line of said W.R. Larson, along and with the west line of said Lot 2, the east line of the herein described tract, a distance of 119.59 feet to a point on the north line of said Tract 5, the southwest corner of said Lot 2, the southeast corner of the herein described tract;

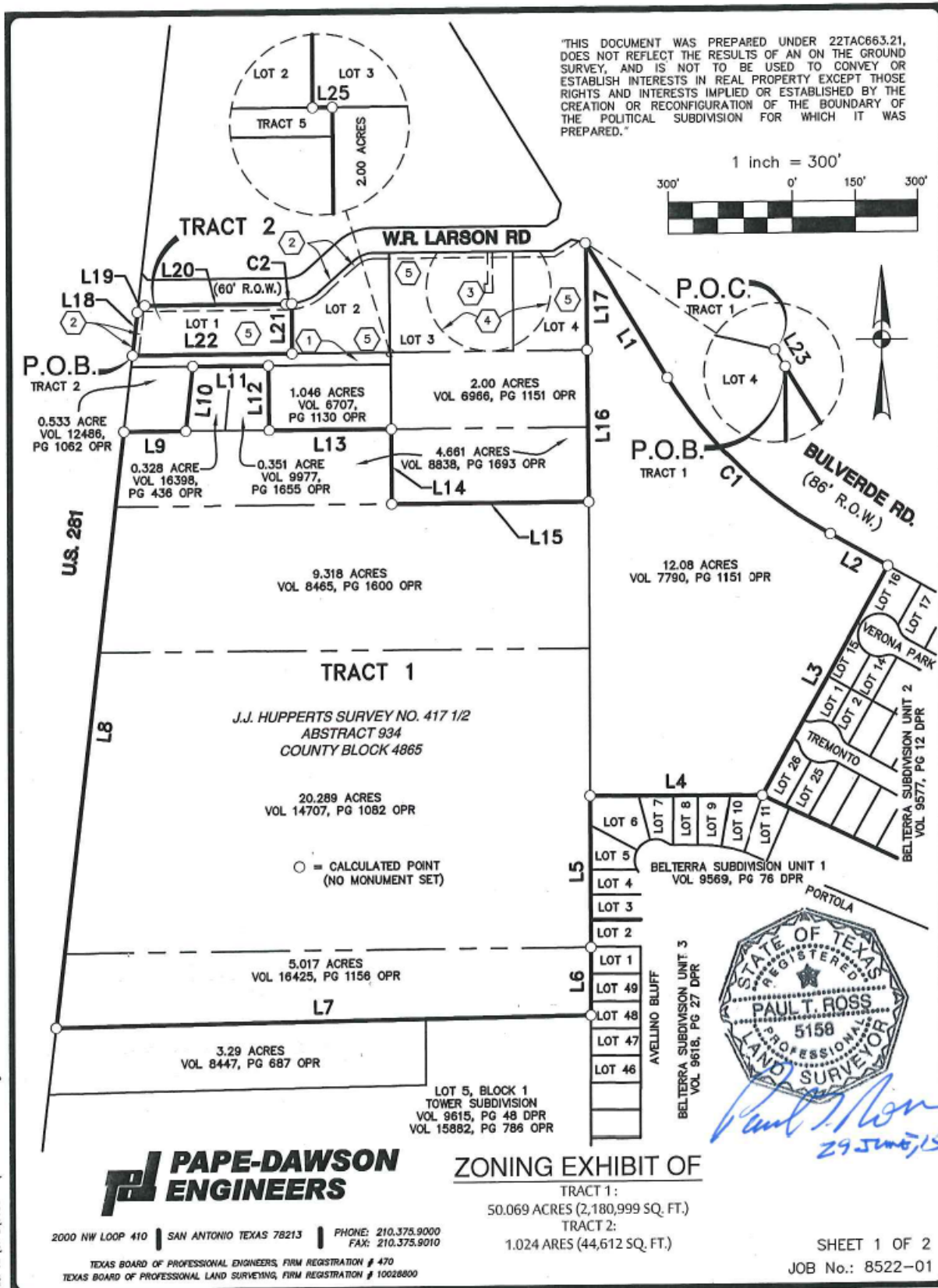
THENCE: S 89°51'49" W, along and with the north line of said Tract 5, the south line of the herein described tract, a distance of 383.00 feet to the POINT OF BEGINNING, and containing 1.024 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 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: June 17, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T2.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul T. Ross
29 June, 15



NOTES

- ① TRACT 5-29' INGRESS
AND EGRESS EASEMENT
VOL 7904, PG 991 DR
- ② 14' ELECTRIC EASEMENT
VOL 9504, PG 216 DPR
- ③ WATER WELL & ACCESS EASEMENT
VOL 9504, PG 216 DPR
- ④ 150' SANITARY CONTROL EASEMENT
VOL 9504, PG 216 DPR
- ⑤ 281 NORTH BUSINESS PARK SUBDIVISION
VOL 9504, PG 216 DPR

CURVE TABLE

| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|-------|----------|-----------|---------------|---------|---------|
| C1 | 1082.54' | 29°07'10" | S45°57'07"E | 544.28' | 550.18' |
| C2 | 130.00' | 6°03'11" | N86°52'36"E | 13.73' | 13.73' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|----------|
| L1 | S31°23'32"E | 374.47' |
| L2 | S60°30'42"E | 159.30' |
| L3 | S28°51'15"W | 625.71' |
| L4 | N89°42'12"W | 416.97' |
| L5 | S00°09'44"E | 364.76' |
| L6 | S00°05'54"W | 161.91' |
| L7 | S89°10'59"W | 1289.57' |
| L8 | N06°44'00"E | 1439.81' |
| L9 | N89°58'50"E | 148.67' |
| L10 | N06°35'31"E | 156.16' |
| L11 | N89°58'50"E | 181.18' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L12 | S00°26'40"E | 155.12' |
| L13 | N89°58'50"E | 293.66' |
| L14 | S00°07'22"E | 179.81' |
| L15 | N89°52'38"E | 475.28' |
| L16 | N00°27'20"W | 364.02' |
| L17 | N00°21'13"W | 252.11' |
| L18 | N06°44'00"E | 104.25' |
| L19 | N48°18'12"E | 23.56' |
| L20 | N89°54'25"E | 339.29' |
| L21 | S00°05'35"E | 119.59' |
| L22 | S89°51'49"W | 383.00' |



2000 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

PRZ

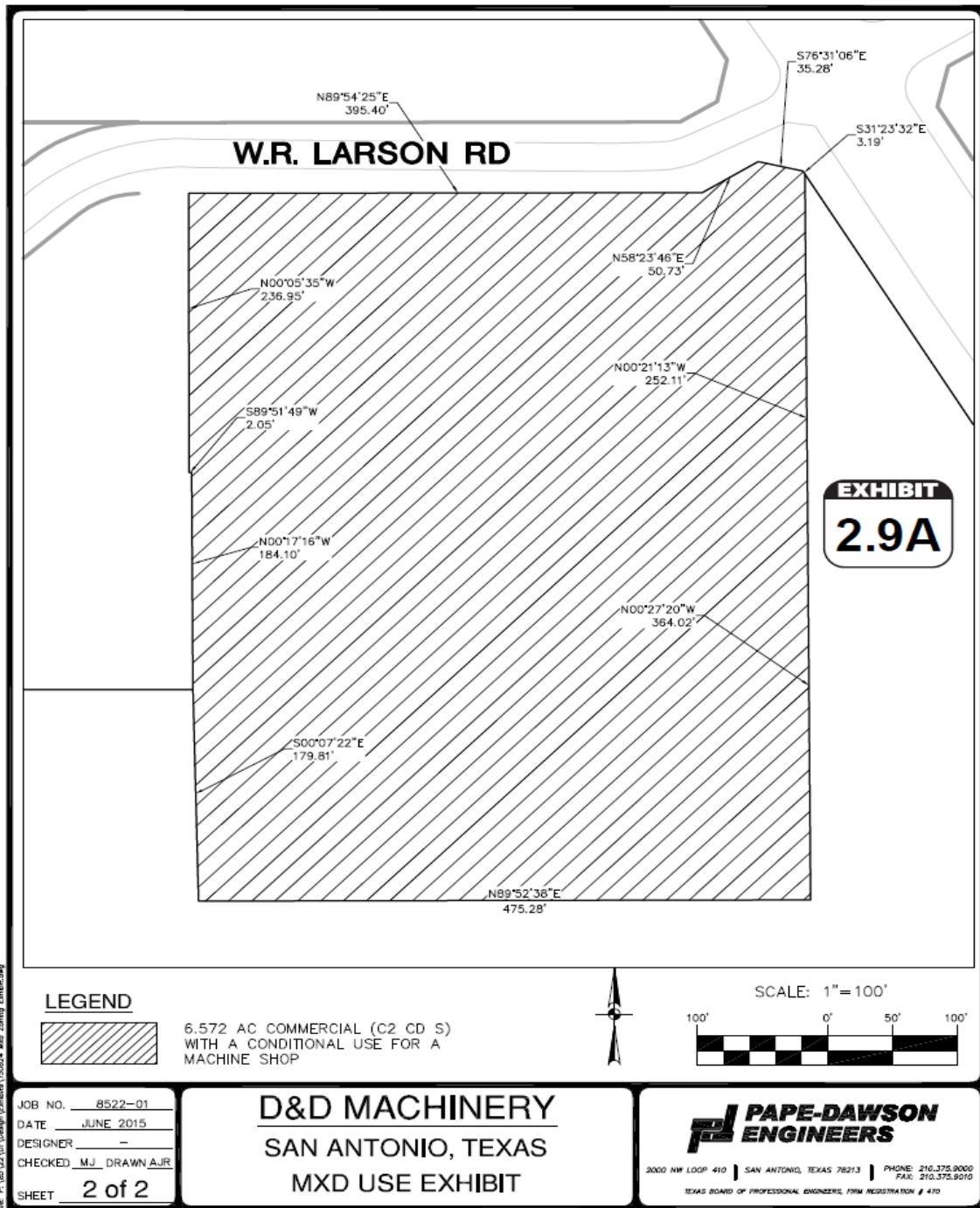
SHEET 2 OF 2
JOB No.: 8522-00

Exhibit 3

Property ID: 266952, 266951, 266954, 266903, 266902

Proposed Zoning: C-2 (Commercial District) CD (Conditional Use for a Machine Shop) S (Specific Use) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:





FIELDNOTE DESCRIPTION
FOR

A 6.578 acre, 286,532 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 ½, A-934, C.B. 4865 being all of Lots 3 and 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 2.00 acre tract recorded in Volume 6966, Page 1151 of the Official Public Records of Bexar County, Texas. Said 6.578 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 point at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of the herein described tract;

THENCE: S 31°23'32" E, long and with the southwest right-of-way line of said Bulverde Road, the northeast line of the herein described tract, a distance of 3.19 feet to a point at the northwest corner of a 12.08 acre tract recorded in Volume 7790, Page 1151 of said Official Public Records, the northeast corner of said Lot 4;

THENCE: Along and with the west line of said 12.08 acre tract, the east line of said Lot 4, the east line of said 2.00 acre tract, and the east line of said 4.661 acre tract, the following bearings and distances:

S 00°21'13" E, a distance of 252.11 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

S 00°27'20" E, a distance of 364.02 feet point at the southeast corner of 4.661 acre tract, the northeast corner of a 9.318 acre tract recorded in Volume 8465, Page 1600 of said Official Public Records, for the southeast corner of herein described tract;

THENCE: S 89°52'38" W, along and with the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point for the southwest corner of the herein described tract;

6.578 Acres
Job No. 8522-01
Page 2 of 2

THENCE: N 00°07'22" W, departing the north line of said 9.318 acre tract, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 4.661 acre tract, at the southwest corner of said 2.00 acre tract, the southeast corner of a 1.046 acre tract recorded in Volume 6707, Page 1130 of said Official Public Records;

THENCE: N 00°17'16" W, along and with the east line of a 1.046 acre tract, the west line of the herein described tract, a distance of 184.10 feet to a point for an angle point of the herein described tract;

THENCE: S 89°51'49" W, along and with the north line of an ingress and egress easement recorded in Volume 7904, Page 991 of said Official Public Records, a south line of the herein described tract, a distance of 2.05 feet to a point at the southeast corner of Lot 2 of said 281 North Business Park Subdivision, the southwest corner of said Lot 3, a southwest corner of the herein described tract;

THENCE: N 00°05'35" W, departing the north line of said ingress and egress easement, along and with the east line of said Lot 2, the west line of the herein described tract, a distance of 236.95 feet to a point on the south right-of-way line of said W.R. Larson Road, the northeast corner of said Lot 2, the northwest corner of the herein described tract;

THENCE: Along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:

N 89°54'25" E, a distance of 395.40 feet to a point;

N 58°23'46" E, a distance of 50.73 feet to a point;

S 76°31'06" E, a distance of 35.28 feet to the POINT OF BEGINNING, and containing 6.578 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey map prepared under job number 8522-01 by Pape-Dawson Engineers, Inc..

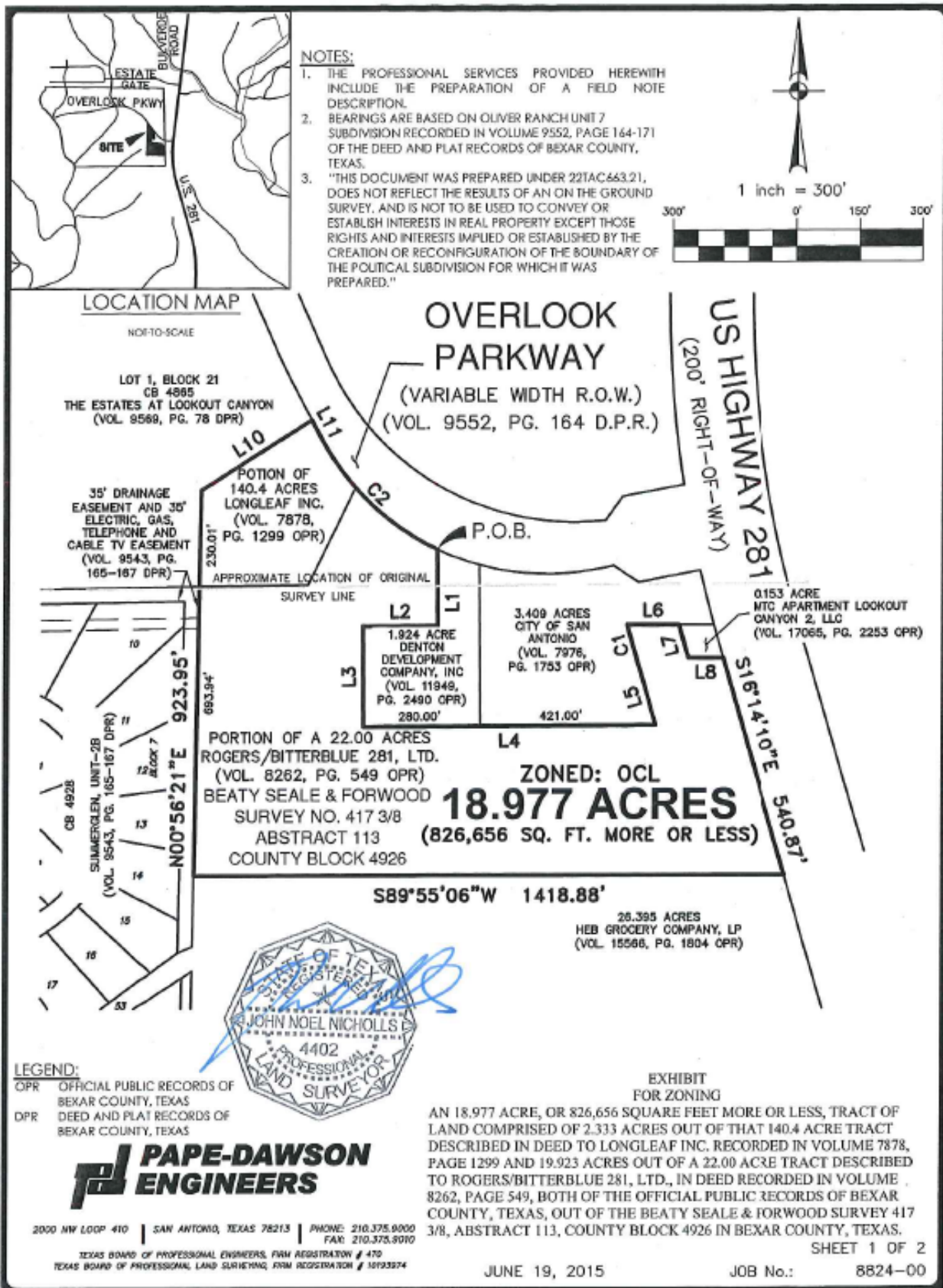
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 18, 2015 REVISED: June 26, 2015
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



**PAPE-DAWSON
ENGINEERS**





Drawn: Jun 18, 2015, 4:27pm User: JD, MJD/mse
File: H:\C10\8824-00\8824-00 2N-18.977 AC.dwg



FIELD NOTES
FOR
ZONING

An 18.977 acre, or 826,656 square feet more or less, tract of land comprised of 2.333 acres out of that 140.4 acre tract described in deed to Longleaf Inc. recorded in Volume 7878, Page 1299 and 19.923 acres out of a 22.00 acre tract described to Rogers/Bitterblue 281, Ltd., in deed recorded in Volume 8262, Page 549, both of the Official Public Records of Bexar County, Texas, out of the Beaty Seale & Forwood Survey 417 3/8, Abstract 113, County Block 4926 in Bexar County, Texas. Said 18.977 acre tract being more fully described as follows, with the bearings based on Oliver Ranch Unit 7 Subdivision recorded in Volume 9552, Page 164-171 of the Deed and Plat Records of Bexar County, Texas;

BEGINNING: At a point on the southwest right-of-way line of Overlook Parkway, a variable width right-of-way recorded in Volume 9552, page 164 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 1.924 acre tract recorded in Volume 11949, Page 2490 of the Official Public Records of Bexar County, Texas;

THENCE: S 00°27'56" E, departing the southwest right-of-way line of said Overlook Parkway, with the west line of said 1.924 acre tract, a distance of 181.98 feet to a point;

THENCE: S 89°32'04" W, with a north line of said 1.924 acre tract, a distance of 180.00 feet to a point;

THENCE: S 00°27'56" E, with the west most line of said 1.924 acre tract, a distance of 241.16 feet to a point for the southwest corner of said 1.924 acre tract;

THENCE: N 89°43'37" E, with the south line of said 1.924 acre tract, at a distance of 280.00 feet passing the southeast corner of said 1.924 acre tract, the southwest corner of a 3.409 acre tract recorded in Volume 7976, Page 1753 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 701.00 feet to a point for the southeast corner of said 3.409 acre tract;

THENCE: N 16°14'10" W, with an east line of said 3.409 acre tract, a distance of 160.18 feet to a point;

Page 1 of 3

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18.977 Acres
Job No.: 8824-00
Page 2 of 3

- THENCE: Northwesterly, continuing with an east line of said 3.409 acre tract, along a tangent curve to the right, said curve having a radius of 3124.95 feet, a central angle of $01^{\circ}39'41''$, a chord bearing and distance of N $15^{\circ}24'20''$ W, 90.61 feet, for an arc length of 90.61 feet to a point;
- THENCE: N $89^{\circ}58'03''$ E, with a south line of said 3.409 acre tract, a distance of 123.88 feet to a point for the northwest corner of a 0.153 acre tract recorded in Volume 17065, Page 2253 of the Official Public Records of Bexar County, Texas ;
- THENCE: S $15^{\circ}59'38''$ E, with the west line of said 0.153 acre tract, a distance of 83.21 feet to a point for the southwest corner of said 0.153 acre tract;
- THENCE: N $89^{\circ}58'09''$ E, with the south line of said 0.153 acre tract, a distance of 83.39 feet to a point on the west right-of-way line of US Highway 281, a 200-foot right-of-way the east line of said 22.00 acre tract;
- THENCE: S $16^{\circ}14'10''$ E, with the west right-of-way line of said US Highway 281, the east line of said 22.00 acre tract, a distance of 540.87 feet to a point for the southeast corner of said 22.00 acre tract, the northeast corner of a 26.395 acre tract recorded in Volume 15566, Page 1804 of the Official Public Records of Bexar County, Texas;
- THENCE: S $89^{\circ}55'06''$ W, departing the west right-of-way line of said US Highway 281, with the south line of said 22.00 acre tract, the north line of said 26.395 acre tract, a distance of 1418.88 feet to a point on the east line of a Block 7 of the Summer Glen, Unit-2B Subdivision recorded in Volume 9543, Page 165-167 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of said 22.00 acre tract;
- THENCE: N $00^{\circ}56'21''$ E, with the east line of said Block 7, the west line of said 22.00 acre tract, at a distance of 693.94 feet passing the northeast corner of said Summer Glen Unit-2B, a northwest most corner of said 22.00 acre tract, the south line of a 140.4 acre tract recorded in Volume 7878, Page 1299 of the Official Public Records of Bexar County, Texas and the southeast corner of Lot 1, Block 21 of The Estates at Lookout Canyon Subdivision recorded in Volume 9569, Page 78 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 923.95 feet to a point;

18.977 Acres
Job No.: 8824-00
Page 3 of 3

THENCE: N 57°39'39" E, with the southeast line of said Lot 1, a distance of 312.49 feet to a point on the southwest right-of-way line of said Overlook Parkway;

THENCE: S 27°41'35" E, with the southwest right-of-way line of said Overlook Parkway, a distance of 44.75 feet to a point;

THENCE: Southeasterly, continuing with the southwest right-of-way line of said Overlook Parkway, along a tangent curve to the left, said curve having a radius of 614.00 feet, a central angle of 37°04'24", a chord bearing and distance of S 46°13'46" E, 390.39 feet, for an arc length of 397.29 feet to the POINT OF BEGINNING, and containing 18.977 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8824-00 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: June 19, 2015
JOB NO. 8824-00
DOC. ID. N:\CIVIL\8824-00\WORD\8824-00 FN-18.977 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



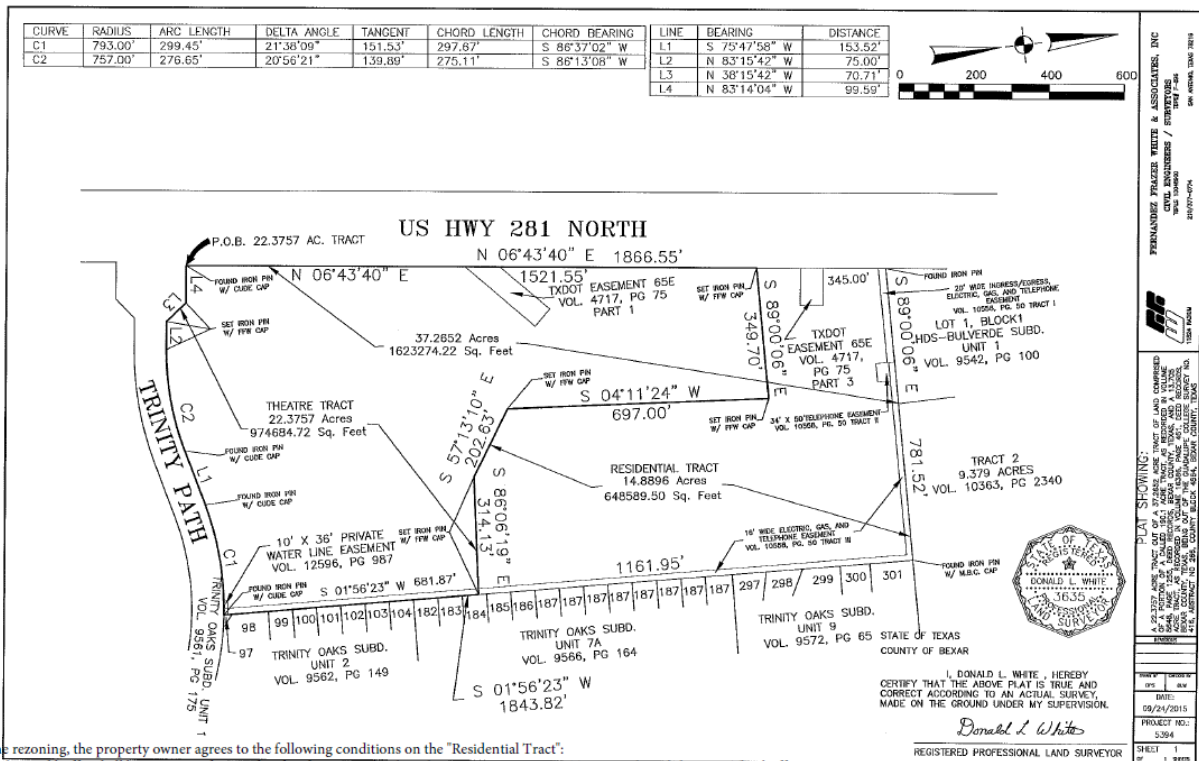
Exhibit 5

Property IDs: 266815, 2276458

Proposed Zoning for Theater Tract consisting of 22.3757 acres: C-2 (Commercial District) CD (Conditional Use for a Movie Theater) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Proposed Zoning for Residential Tract consisting of 14.8896 acres: MF-18 (Multifamily District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:



Note: As a condition of the rezoning, the property owner agrees to the following conditions on the "Residential Tract":

- 1) a 20' natural and/or landscaped buffer shall be maintained immediately adjacent to the shared property line with the Trinity Oaks Subdivision. This buffering requirement shall not prevent any underground utility work within the 20'; and
- 2) no building shall be located within 100' from the shared property line with the Trinity Oaks Subdivision. This 100' shall include the natural and/or landscaped buffer required above.
- These conditions are required as part of the rezoning case for the Residential Tract and may be reduced or eliminated through a future rezoning case. Further, these conditions are only required in the event the property is developed for residential purposes.

THEATER TRACT
A 22.3757 Acre Tract
(974,684.72 Sq. Ft)
Metes and Bounds Description

A 22.3757 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found $\frac{1}{2}$ " iron pin with "CUDE" cap on the east Right of Way line of US Highway 281 at the intersection of the north Right of Way line of Trinity Park, Trinity Oaks Subdivision, Unit 1 as recorded in Volume 9561, Page 175, Plat Records, Bexar County, Texas for the most southwesterly corner of said 37.2652 acre tract and herein described tract;

Thence N 06° 43' 40" E, 1,521.55 feet along the north Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to a set iron pin with "FFW" cap for the northwest corner of herein described tract;

Thence S 89° 00' 06" E, 349.70 feet to a set iron pin with "FFW" cap point for an corner;

Thence S 04° 11' 24" W, 697.00 feet to a set iron pin with "FFW" cap for a corner;

Thence S 57° 13' 10" E, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence S 86° 06' 19" E, 314.13 feet to a set iron pin with "FFW" cap on the west property line of Lot 184, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164, Plat Records, Bexar County, Texas and the east property line of said 37.2652 acre tract for the northeast corner of herein described tract;

Thence S 01° 56' 23" W, 681.87 feet, along the east property line of said 37.2652 acre tract and along the west property line of said Trinity Oaks Subdivision Unit 7A and Trinity Oaks Subdivision Unit 2 as recorded in Volume 9562, Page 149, Deed Records, Bexar County, Texas, at 43.87 feet passing the southwest corner of said Lot 184 and at 173.87 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 7A and the northwest corner of said Trinity Oaks Subdivision Unit 2 to a found $\frac{1}{2}$ " iron pin with "CUDE" cap on the south property line of said 37.2652 acre tract and the north Right of Way line of said Trinity Park for the southwest corner of Lot 97, Block 5, County Block 4864, said Trinity Oaks Subdivision Unit 2 also being the southwest corner of said Trinity Oaks Subdivision Unit 2 for the southeast corner of herein described tract;

Thence along the north Right of Way line of said Trinity Path and the south property line of said 37.2652 acre tract the following calls:

In a southwesterly direction, 299.45 feet along a curve to the left; having a central angle of 21° 38' 09"; a radius of 793.00 feet; a tangent of 151.53 feet; a chord bearing of

S 86° 37' 02" W, and a chord length of 297.67 feet to a found ½" iron pin with "CUDE" cap for a point of tangency;

S 75° 47' 58" W, 153.52 feet to a found ½" iron pin with "CUDE" cap for a point of curvature;

In a southwesterly direction, 276.65 feet along a curve to the right; having a central angle of 20° 56' 21"; a radius of 757.00 feet; a tangent of 139.89 feet; a chord bearing of S 86° 13' 08" W, and a chord length of 275.11 feet to a set ½" iron pin with FFW cap for a point of tangency;

N 83° 15' 42" W, 75.00 feet to a set ½" iron pin with FFW cap;

N 38° 15' 42" W, 70.71 feet to a set ½" iron pin with FFW cap;

N 83° 14' 04" W, 99.59 feet to the Point of Beginning and containing 22.3757 acres (974,684.72 sq. ft.) of land more or less.



A handwritten signature in cursive script that reads "Donald L. White".

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

RESIDENTIAL TRACT
A 14.8896 Acre Tract
(648,589.50 Sq. Ft)
Metes and Bounds Description

A 14.8896 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found $\frac{1}{2}$ " iron pin on the east Right of Way line of US Highway 281 at the southwest corner of Lot 1, Block 1, HDS – Bulverde Subdivision, Unit 1 as recorded in Volume 9542, Page 100 Plat Records, Bexar County, Texas, also being the northwest corner of said 37.2652 acre tract and herein described tract;

Thence - S 89° 00' 06" E, 781.52 feet along the north property line of said 37.2652 acre tract, the south property line of said Lot 1, and the south property line of a 9.379 acre tract being Tract 2 out of an 11.386 acre tract, Guadalupe College Survey No 416, Abstract 266 as recorded in Volume 10363, Page 2340 Deed Records, Bexar County Texas, at 362.00 feet passing the southeast corner of said Lot 1 and the southwest corner of said Tract 2, to a found $\frac{1}{2}$ " iron pin with "MBC" cap at the northwest corner of Lot 301, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 9 as recorded in Volume 9572, Page 65, Plat Records, Bexar County, Texas for the northeast corner of said 37.2652 acre tract and herein described tract;

Thence S 01° 56' 23" W, 1,161.95 feet along the east property line of said 37.2652 acre tract and the west property line of said Trinity Oaks Subdivision Unit 9 and Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164 Plat Records, Bexar County, Texas, at 483.58 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 9 and the Northwest corner of said Trinity Oaks Subdivision Unit 7A and at 1,140.82 passing the northwest corner of Lot 184, Block 5, County Block 4864, said Trinity Oaks, Subdivision Unit 7A to a set iron pin with "FFW" cap on the west property line of said Lot 184 for the southeast corner of herein described tract;

Thence N 86° 06' 19" W, 314.13 feet to a set iron pin with "FFW" cap for a corner;

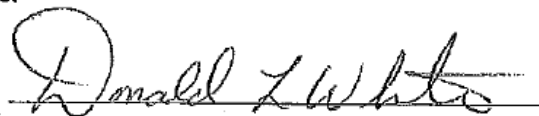
Thence N 57° 13' 10" W, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence N 04° 11' 24" E, 697.00 feet to a set iron pin with "FFW" cap for an interior corner;

Thence N 89° 00' 06" W, 349.70 feet to a set iron pin with "FFW" cap on the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract for a corner;

Thence N 06° 43' 40" E, 345.00 feet along the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to the Point of Beginning and containing 14.8896 acres (648,589.50 sq. ft.) of land more or less.





Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

Exhibit 6

Property ID: 1051293

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Motor Vehicle Sales (full service)) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Legal Description: CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7)

Conditions:

Light fixtures shall have 90 degree cut off lighting

Screen dumpsters, mechanical systems and loading docks

100 foot building setback and Type C Buffer abutting western property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID #266677 and abutting the northern property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID#989471

No chain link fencing within view of public streets

All Service Repairs must be performed within an enclosed structure

Exhibit 7

Property IDs: 1051303; 1051312

Legal Descriptions: CB 4862 P-5 ABS 637; CB 4864 P-2 ABS 266

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Car Wash) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Conditions: 40 foot building setback abutting the property to the north identified as BCAD 2016 Property ID # 266677