

RESOLUTION NO.

A RESOLUTION AUTHORIZING AN AGREEMENT FOR SERVICES IN LIEU OF ANNEXATION AMONG THE CITY OF SAN ANTONIO AND REPRESENTATIVES OF THE US 281 NORTH RESIDENTIAL ANNEXATION AREA, APPOINTED BY THE BEXAR COUNTY COMMISSIONERS COURT

WHEREAS, the US 281 North residential area consists of approximately 11.02 square miles generally located to the east and west of the U.S. Highway 281 North, and is contiguous to the City limits of San Antonio and within the City's Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the US 281 North residential area was identified in the City three year municipal annexation plan adopted by City Council on September 8, 2016; and

WHEREAS, the adoption of the municipal annexation plan allowed the City to develop a non-annexation agreement postponing annexation until on or after December 31, 2033 to correspond with the expiration of the Lumbermen's Investment Corporation and Timberwood Park non-annexation agreements; and

WHEREAS, the Commissioners Court of Bexar County has appointed **Ryan Clark, Jean Dailey, David Diharce, Michael Soulek and Raymond Wilkinson** as the five negotiators pursuant to Section 43.0562 of the Texas Local Government Code to negotiate the terms for the provision of services upon annexation or for the terms of an Agreement for Services in Lieu of Annexation; and

WHEREAS, the Planning Commission has considered the Services in Lieu of Annexation agreement; **NOW THEREFORE**,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends approval of an agreement for Services in Lieu of Annexation as set out in Exhibit A, as more particularly described in the metes and bounds in ATTACHMENT I, which is attached hereto and incorporated herein for all purposes.

PASSED AND APPROVED ON THIS 22nd DAY OF FEBRUARY 2017.

Attest:

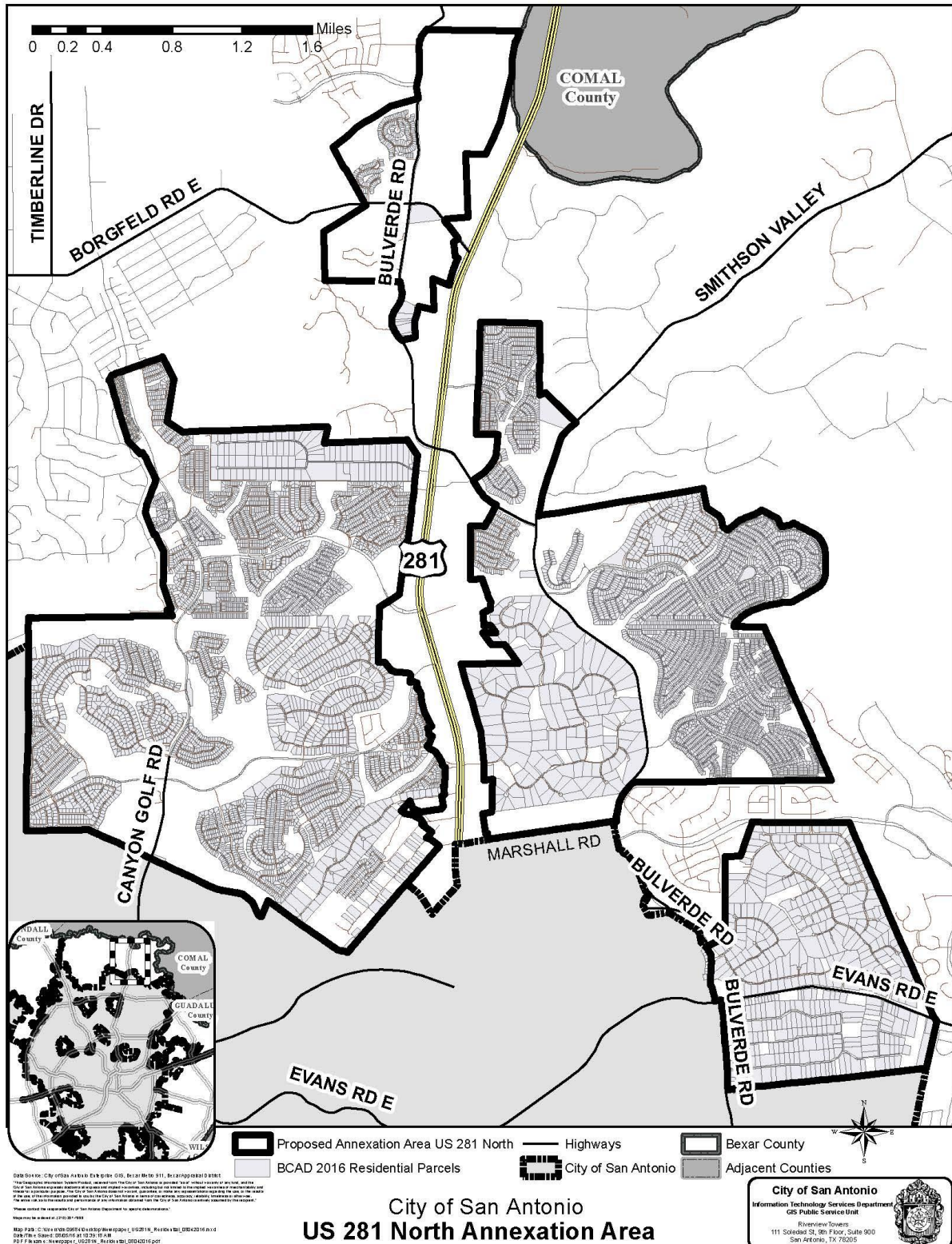
Approved:

Executive Secretary
San Antonio Planning Commission

George W. Peck, Chair
San Antonio Planning Commission

ATTACHMENT I

US 281 North Services In Lieu of Annexation Agreement Metes and Bounds



US 281 North Services In Lieu of Annexation Agreement Metes and Bounds

7050 acre area described in Exhibit "B" below:



FORD ENGINEERING, INC

Exhibit "B"

BOUNDARY DESCRIPTION FOR A 8,274 ACRE AREA KNOW AS HIGHWAY 281 RESIDENTIAL AREA COMPRISED OF TWO TRACTS

TRACT 1. A boundary description for an area containing 7331 Acres, more or less, and being adjacent to the current city limits of the City of San Antonio, Bexar County, Texas, and being a part of Comal County, Texas; being more particularly described as follows:

BEGINNING: at a point for the southwestern corner of Mesa Del Sur, Unit 3 in volume 9575, page 118, deed and plat records, Bexar County, Texas, the southeastern corner of The Heights at Stone Oak II, Unit 2 in volume 9537, pages 107-109, deed and plat records, Bexar County, Texas, the northwestern corner of Mesa Grande, Unit 4 in volume 9562, pages 134-136, deed and plat records, Bexar County, Texas, and the northernmost corner of The Park at Hardy Oaks, Unit 1 in volume 9552, pages 211-212, deed and plat records, Bexar County, Texas, a corner of the current City of San Antonio City Limits;

THENCE: in a northern direction following the current city limits line of the City of San Antonio, a distance of approximately 5625 feet to a point for the southeastern corner of Oak Moss North recorded in volume 7900, pages 92-101, deed and plat records, Bexar County, Texas, a corner of the current City of San Antonio City Limits;

THENCE: in a northern direction, a distance of approximately 810 feet to a point for the northeastern corner of Oak Moss North;

THENCE: in a eastern direction, a distance of approximately 3147 feet to a point for the southeastern corner of Lot 901, Block 27, County Block 4848 of the Vista Bella Unit 1 Enclave in volume 9661, pages 124-126, deed and plat records, Bexar County, Texas;

THENCE: in a northern direction, a distance of approximately 21 feet to a point for the northwestern corner of Lot 903, Vista Bella Unit 1;

THENCE: in an eastern direction, a distance of approximately 1220 feet to a point on the eastern line of Vista Bella street;

THENCE: in a northwesterly direction following the eastern line of Vista Bella Street, a distance of approximately 232 feet to a point for the southwestern corner of Lot 1, Block 26, Vista Bella, Unit 1;

THENCE: in a northeasterly direction, a distance of approximately 131 feet to a point on the eastern line of Vista Bella, Unit 1,



FORD ENGINEERING, INC

THENCE: in a northwesterly direction, a distance of approximately 761 feet to a point for a corner of Vista Bella, Unit 1;

THENCE: in a northern direction, a distance of approximately 128 feet to a point for the northeastern corner of Vista Bella, Unit 1;

THENCE: in an eastern direction, a distance of approximately 31 feet to a point for corner;

THENCE: in a northern direction, passing the southwestern corner of Boulders at Canyon Springs, Unit 1 in volume 9576, page 40, deed and plat records, Bexar County, Texas, a distance of approximately 879 feet to point for a corner of Boulders at Canyon Springs, Unit 1;

THENCE: in a northwesterly direction, a distance of approximately 587 feet to a point on the northern line of Quiet Rapids roadway, the southwestern corner of The Bluffs at Canyon Springs in volume 9575, pages 116-117, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction along the northern line of Quiet Rapids roadway, a distance of approximately 38 feet to a point on the eastern line of Timberwood Park, Unit 5 in volume 9200, pages 7-9, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction following the eastern line of Timberwood Park, Unit 5, a distance of approximately 726 feet to a point for the northeastern corner of Timberwood Park, Unit 5, the southeastern corner of Timberwood Park, Unit 3 in volume 8700, pages 32-37, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction following the eastern line of Timberwood Park, Unit 3, a distance of approximately 1059 feet to a point for a corner of Timberwood Park, Unit 3;

THENCE: in a northwesterly direction following the eastern line Timberwood Park, Unit 3, a distance of approximately 931 feet to a point for the northeastern corner of Timberwood Park, Unit 3;

THENCE: in a southwesterly direction, a distance of approximately 122 feet to a point for the southeastern corner of Timberwood Park, Unit 2 in volume 8000, pages 212-216, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction following the eastern line of Timberwood Park, Unit 2, a distance of approximately 2431 feet to a point for a corner of Villas at Silverado Hills in volume 9579, pages 107-113, deed and plat records, Bexar County, Texas, a corner of Timberwood Park, Unit 2;

THENCE: in a northeasterly direction crossing Canyon Golf Road, a distance of approximately 1820 feet to a point for the northeastern corner of Lakeside at Canyon Springs, Unit 4 in volume 9595, pages 17-19, deed and plat records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a southeasterly direction following the eastern line of Lakeside at Canyon Springs, Unit 4, a distance of approximately 769 feet to a point for a corner of Lakeside at Canyon Springs, Unit 4;

THENCE: in a southwesterly direction following the eastern line of the Lakeside at Canyon Springs, Unit 4, the eastern line of Lakeside at Canyon Springs, Unit 3 in volume 9571, pages 52-54, deed and plat records, Bexar County, Texas, a distance of approximately 1289 feet to a point for a corner of Lakeside at Canyon Springs, Unit 3;

THENCE: in a southeasterly direction following the eastern line of Lakeside at Canyon Springs, Unit 3, a distance of approximately 571 feet to a point for a corner of Lakeside at Canyon Springs, Unit 3;

THENCE: in an eastern direction, a distance of approximately 4353 feet to a point for the northernmost northeastern corner of The Estates at Stonegate in volume 9506, pages 53-55, deed and plat records, Bexar County, Texas, a corner of a 442.445 acre tract in volume 13794, page 1147, official records, Bexar County, Texas;

THENCE: in a southeasterly direction, a distance of approximately 42 feet to a point for a corner of The Estates at Stonegate, a corner of the 442.445 acre tract;

THENCE: in a southwesterly direction, a distance of approximately 470 feet to a point for a corner of The Estates at Stonegate, a corner of the 442.445 acre tract;

THENCE: in an easterly direction, following a northern line of The Estates at Stonegate, a distance of approximately 2356 feet to a point for corner;

THENCE: in a northern direction, a distance of approximately 507 feet to a point for the northeastern corner of Lot 66, Block 2, County Block 4865, Royal Oak Estates, Unit 1 in volume 9684, pages 8-10, deed and plat records, Bexar County, Texas;

THENCE: in an eastern direction, a distance of approximately 409 feet to a point on the eastern line of Bulverde Road;

THENCE: in a northerly direction following the eastern line of Bulverde Road, a distance of approximately 2173 feet to a point for the northwestern corner of North Central Business Park in volume 9543, page 172, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction, a distance of 54 feet to a point on the western line of Bulverde Road;

THENCE: in a northerly direction, following the western line of Bulverde Road, a distance of approximately 2441 feet to a point for the easternmost northeastern corner of a 442.445 acre tract in volume 13794, page 1147, official records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a westerly direction, following a northern line of the 442.445 acre tract, a distance of approximately 2285 feet to a point for a corner of the 442.445 acre tract;

THENCE: in a northern direction, a distance of approximately 1531 feet to a point for the northernmost northeastern corner of the 442.445 acre tract on the southern line of a 11.592 acre tract in volume 9107, page 2276, official records, Bexar County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 1508 feet to a point for the easternmost corner of a 5.70 acre tract in volume 14111, page 1834, official records, Bexar County, Texas;

THENCE: in a northwesterly direction, crossing Borgfeld Road, a distance of approximately 2061 feet to a point for the southwestern corner of Parcel A-2, 80.03 acres in volume 14659, page 1883, official records, Bexar County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 3009 feet to a point for the northeastern corner of Willis Ranch, Unit 2 in volume 9675, pages 182-185, deed and plat records, Bexar County, Texas;

THENCE: in a northerly direction, following the western line of Bulverde Road, a distance of approximately 2232 feet to a point for corner;

THENCE: in a eastern direction, a distance of approximately 2788 feet to a point in the approximate centerline of Cibolo creek, the approximate line of Bexar and Comal Counties, on the western line of a 13.661 acre tract in document number 200306014925, official records, Comal County, Texas;

THENCE: in a northerly direction following the approximate centerline of Cibolo creek and Indian creek, a distance of approximately 2649 feet to a point on the northern line of the city of San Antonio ETJ line and the southern line of Bulverde ETJ line on the western line of Tract 1 – 22.201 acres in document number 9506480525, official records, Comal County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 1114 feet to a point on the eastern line of highway 281, the northwestern corner of Cibolo One Subdivision, in volume 10, page 169, map and plat records, Comal County, Texas;

THENCE: in a southeasterly direction following the northern line of Cibolo One Subdivision, a distance of approximately 357 feet to a point for the northeastern corner of Cibolo One Subdivision;

THENCE: in a southern direction, a distance of approximately 2500 feet to a point for the easternmost southeastern corner of the remainder of a 16.679 acre tract in document number 200506043125, official records, Comal County, Texas;



FORD ENGINEERING, INC

THENCE: in a southwesterly direction, a distance of approximately 237 feet to a point for the southernmost southeastern corner of the remainder of a 16.679 acre tract

THENCE: in a western direction, a distance of approximately 482 feet to a point for a corner of the remainder of a 16.679 acre tract, a corner of a 1.002 acre tract in document number 201206012466, official records, Comal County, Texas;

THENCE: in a southern direction, a distance of approximately 2271 feet to a point for the northeastern corner of a 25.548 acre tract in document number 201306032854, official records, Comal County, Texas;

THENCE: in a westerly northwesterly direction following the northern line of the 25.548 acre tract, a distance of approximately 594 feet to a point for corner;

THENCE: in a southern direction, a distance of approximately 899 feet to a point on the southern line of the 25.548 acre tract;

THENCE: in a western direction following a southern line of the 25.548 acre tract, a distance of approximately 517 feet to a point for corner of the 25.548 acre tract;

THENCE: in a southeasterly direction following a line of the 25.548 acre tract, a distance of approximately 553 feet to a point for the southernmost southeastern corner of the 25.548 acre tract;

THENCE: in an eastern direction, a distance of approximately 25 feet to a point for corner;

THENCE: in a southeasterly direction, a distance of approximately 2 feet to a point for the northernmost northeastern corner of Lot 40 of the Country Place, Unit 1, Phase 1 in volume 8200, pages 113-114, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction following the northern line of Country Place, Unit 1, Phase 1, a distance of approximately 547 feet to a point for the northwestern corner of Lot 40, the northeastern corner of Lot 41, Country Place, Unit 1, Phase 1;

THENCE: in a southeasterly direction following the common line of Lot 40 and 41, Country Place, Unit 1, Phase 1, a distance of approximately 903 feet to a common corner of Lot 40 and 41 on the western line of Elm Grove Road;

THENCE: in a southwesterly direction following the western line of Elm Grove Road, a distance of approximately 102 feet to a point for the southeastern corner of Lot 41, the northeastern corner of Lot 42, Country Place, Unit 1, Phase 1;

THENCE: in a northwesterly direction following the common line of Lots 41 and 42, Country Place, Unit 1, Phase 1, a distance of approximately 326 feet to a point for the



FORD ENGINEERING, INC

southwestern corner of Lot 41, the Northwestern corner of Lot 42 on the western line of Country Place, Unit 1, Phase 1;

THENCE: in a southwesterly and southern direction following the western line of Country Place, Unit 1, Phase 1, a distance of approximately 4612 feet to a point for the southwestern corner of Country Place, Unit 1, Phase 1 on the northern line of Trinity Oaks, Unit 9 in volume 9572, page 65, deed and plat records, Bexar County, Texas;

THENCE: in a eastern direction following the southern line of Country Place, Unit 1, Phase 1, the northern line of Trinity Oaks, Unit 9, a distance of approximately 1316 feet to a point for the northeastern corner of Trinity Oaks, Unit 9 on the western line of Country Place, Unit 3 in volume 8900, pages 234-238, deed and plat records, Bexar County, Texas;

THENCE: in a southern direction following the western line of Country Place, Unit 3, a distance of approximately 2189 feet to a point for the westernmost southwestern corner of Country Place, Unit 3, the northwestern corner of Country Place, Unit 4 in volume 8900, pages 146-148, deed and plat records, Bexar County, Texas, on the eastern line of Trinity Oaks, Unit 5A in volume 9567, page 159, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction following a southern line of Country Place, Unit 3, a distance of approximately 225 feet to a point for the northeastern corner of Lot 7, the Northwestern corner of Lot 8, Country Place, Unit 4;

THENCE: in a southeasterly direction following the common line of Lots 6 and 7, Country Place, Unit 4, a distance of approximately 1312 feet to a point on the southeastern line of Smithson Valley Road;

THENCE: in a southwesterly direction following the southeastern line of Smithson Valley Road, a distance of approximately 3106 feet to a point for the northwestern corner of the remainder of a 93.463 acre tract in volume 16553, page 907, official records, Bexar County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 5037 feet to a point for the northeastern corner of Indian Springs Estates North, Unit 2A in volume 9657, pages 85-89, deed and plat records, Bexar County, Texas;

THENCE: in a southern and southeasterly direction following the eastern line of Indian Springs Estates North, Unit 2A, a distance of approximately 1561 feet to a point for the southeastern corner of Indian Springs Estates North, Unit 2A on the northwestern line of The Preserve at Indian Springs Unit 3, Phase 1 in volume 9672, pages 157-159, deed and plat records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a northeasterly direction, a distance of approximately 1223 feet to a point for the northernmost corner of The Preserve at Indian Springs, Unit 3, Phase 2 in volume 9625, pages 219-221, deed and plat records, Bexar County, Texas;

THENCE: in a southeasterly direction, following a northeastern line of The Preserve at Indian Springs, Unit 3, Phase 2, the northeastern line of The Preserve at Indian Springs, Unit 3, Phase 1 in volume 9672, pages 157-159, deed and plat records, Bexar County, Texas, the northeastern line of The Preserve at Indian Springs, Unit 2, Phase 4 in volume 9678, page 165, deed and plat records, Bexar County, Texas, a distance of approximately 1871 feet to a point for a corner of The Preserve at Indian Springs, Unit 2, Phase 4;

THENCE: in a southeasterly and southern direction following an eastern line of The Preserve at Indian Springs, Unit 2, Phase 4, and The Preserve at Indian Springs Unit 2, Phase 2 in volume 9657, page 196, deed and plat records, Bexar County, Texas, a distance of approximately 1322 feet to a point for a corner of The Preserve at Indian Springs, Unit 2, Phase 2;

THENCE: in a southwesterly direction, following a southeastern line of The Preserve at Indian Springs, Unit 2, Phase 2, The Preserve at Indian Springs, Unit 2, Phase 3 in volume 9614, pages 122-124, deed and plat records, The Preserve at Indian Springs, Unit 2, Phase 1 in volume 9572, pages 220-221, deed and plat records, The Preserve at Indian Springs, Unit 1, Phase 1 in volume 9567, pages 153-155, deed and plat records and The Preserve at Indian Springs, Unit 1, Phase 2 in volume 9572, pages 215-216, deed and plat records, Bexar County, Texas, a distance of approximately 3438 feet to a point for the northwestern corner of the Villages at Bulverde, Unit 12 in volume 9595, pages 182-184, deed and plat records, Bexar County, Texas;

THENCE: in an eastern direction following the northern line of the Villages at Bulverde, Unit 12, a distance of approximately 304 feet to a point for the northeastern corner of the Villages at Bulverde, Unit 12;

THENCE: in a southern direction following a line of the Villages at Bulverde, Unit 12, a distance of approximately 24 feet to a point for corner;

THENCE: in an eastern direction, a distance of approximately 626 feet to a point for corner;

THENCE: in a southeasterly direction, passing the northeastern corner of the Village at Bulverde, Unit 12, a distance of approximately 5035 feet to a point for the southeastern corner of the Villages at Bulverde, Unit 10 in volume 9624, pages 28-30, deed and plat records and the northeastern corner of Cibolo Canyon Unit 7D, Enclave in volume 9672, pages 116-117, deed and plat records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a western direction, a distance of approximately 5968 feet to a point for the northwestern corner of Cibolo Canyon, Unit 3, Phase 1 in volume 9566, pages 122-124, deed and plat records, Bexar County, Texas on the southeastern line of Bulverde Road;

THENCE: in a southern and southwesterly direction following the southeastern line of Bulverde Road, a distance of approximately 1355 feet to a point for corner;

THENCE: in a southwesterly direction crossing Bulverde Road, a distance of approximately 70 feet to a point for a corner of Stone Oak Commons in volume 9580, pages 58-62, deed and plat records, Bexar County, a corner of the current City of San Antonio City limits;

THENCE: in a southwesterly direction following the southeastern line of Marshall Road, a line of the current City of San Antonio City limits, crossing Highway 281, a distance of approximately 4855 feet to a point for the southeastern corner of Northwind Blvd on the western line of Highway 281;

THENCE: in a southern direction following the western line of Highway 281, a line of the current City of San Antonio City limits line, a distance of approximately 1234 feet to a point for the southeastern corner of 19.20 acre tract in volume 15875, page 81, official records, Bexar County, Texas, a corner of the current City of San Antonio City limits;

THENCE: in a southwesterly direction following the current City of San Antonio City limits line, a distance of approximately 1176 feet to a point for the southernmost corner of the 19.20 acre tract, a corner of the current City of San Antonio City limits;

THENCE: in a northwesterly direction following the current City of San Antonio City limits line, a distance of approximately 1217 feet to a point for the westernmost corner of a 19.982 acre tract in volume 16046, page 1834, official records, Bexar County, Texas, on the southeastern line of Northwind Estates in volume 5629, page 387, deed records Bexar County, Texas, a corner of the current city of San Antonio City limits;

THENCE: in a southwesterly direction, following the current City of San Antonio City limits line, a distance of approximately 2761 feet to a point for a corner of Northwind Estates, a corner of the current city of San Antonio city limits;

THENCE: in a northwesterly direction, following the current City of San Antonio City limits line, a distance of approximately 2880 feet to a point for the northwestern corner of a 27.613 acre tract in volume 15280, page 1721, official records, Bexar County, Texas, a corner of the current city of San Antonio City limits;

THENCE: in a southwesterly direction following the current City of San Antonio City limits line, a distance of approximately 525 feet to a point for a corner of the 27.613 acre tract, a corner of a City of San Antonio 169.507 acre tract in volume 8315, page 411,



FORD ENGINEERING, INC

official records, Bexar County, Texas, a corner of the current city of San Antonio City limits;

THENCE: in a northwesterly direction, following the current City of San Antonio city limits line, a distance of approximately 5970 feet to a point for a corner of Champions Ridge, Unit 3A in volume 9551, page 101, deed and plat records, a southern corner of Mesa Del Sur, Unit 1 in volume 9571, pages 47-49, deed and plat records, Bexar County, Texas, a corner of the current city of San Antonio city limits;

THENCE: in a western direction following the current City of San Antonio city limits line, a distance of approximately 1878 feet to the POINT OF BEGINNING and containing 7331 acres more or less.

TRACT 2. A boundary description for an area containing 943 Acres, more or less, and being adjacent to the current city limits of the City of San Antonio, Bexar County Texas; being more particularly described as follows:

BEGINNING: at a point on the eastern line of Bulverde Road, the southwestern corner of the remainder of Lot 83 of Northwood Hills, Unit 1, in volume 5300, pages 179-180, deed and plat records, the northwestern corner of Ravello in volume 9689, page 208 of the deed and plat records, Bexar County, Texas, a corner of the current City of San Antonio City limits;

THENCE: in a northerly direction following the eastern line of Bulverde Road, a line of the current City of San Antonio city limits line, a distance of approximately 2737 feet to a point for a corner of Fossil Creek, Unit 3 in volume 9592, page 180, deed and plat records, Bexar County, Texas, on the northern line of Evan Road, a corner of the current City of San Antonio City limits;

THENCE: in a westerly direction crossing Bulverde Road, following the current City of San Antonio city limits line, a distance of approximately 234 feet to a point for the southeastern corner of Valvin Subdivision in volume 9595, page 138, deed and plat records, Bexar County, Texas, a corner of the current City of San Antonio City limits;

THENCE: in a northerly direction following the current City of San Antonio city limits line, the western line of Bulverde Road, a distance of approximately 1678 feet to a point for corner;

THENCE: in a northeasterly direction, crossing Bulverde Road, a distance of approximately 659 feet to a point for a corner of Fossil Creek, Unit 1, in volume 9541, page 177, deed and plat records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a northern direction following the western line of Fossil Creek, Unit 1, the western line of Fossil Ridge, Unit 4, in volume 9565, pages 196-198, deed and plat records, Bexar County, Texas a distance of approximately 2423 feet;

THENCE: in a eastern direction following northern line of Fossil Ridge, Unit 4, a distance of approximately 480 feet to a point for a corner of Fossil Ridge, Unit 4;

THENCE: in a northeasterly direction following a western line of Fossil Ridge, Unit 4, a western line of Fossil Ridge, Unit 3 in volume 9560, pages 140-145, deed and plat records, Bexar County, Texas, a distance of approximately 1027 feet to a point for the northwestern corner of Fossil Ridge, Unit 3;

THENCE: in an eastern direction following the northern line of Fossil Ridge, Unit 3, a distance of approximately 2932 feet to a point for the northeastern corner of Fossil Ridge, Unit 3;

THENCE: in a southeasterly direction following the eastern line of Fossil Ridge, Unit 3, the eastern line of Fossil Ridge, Unit 1 in volume 9548, pages 197-204, deed and plat records of Bexar County, Texas, a distance of approximately 6546 feet to a point for the northwestern corner of Fox Grove, Unit 1 in volume 9555, pages 199-202, deed and plat records, Bexar County, Texas, the northeastern corner of a 10.00 acre tract in volume 8555, page 1820, official records of Bexar County, Texas on the Southern line of Evans Road;

THENCE: in a southwesterly direction, a distance of approximately 1461 feet to a point for the southeastern corner of the 10.00 acre tract in volume 8555, page 1820, for a corner of the current City of San Antonio City limits;

THENCE: in a westerly direction following the current city limits line of the City of San Antonio, a distance of approximately 6036 feet to the POINT OF BEGINNING of this annexation area containing 943 acres more or less;

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

Save and Except the following area described in Exhibit "B," Boundary Description for a 1,224 Acre Area Known as Highway 281 North Corridor Area:



FORD ENGINEERING, INC

Exhibit "B"

BOUNDARY DESCRIPTION FOR A 1,224 ACRE AREA KNOWN AS HIGHWAY 281 NORTH CORRIDOR AREA

A boundary description for an area containing 1,224 Acres, more or less, and being a portion situated in Bexar County, Texas, and a portion situated in Comal County, Texas; being more particularly described as follows:

BEGINNING: at a point on the Western line of U.S. Highway 281 for the Southeastern corner of North Northwind Drive, the Easternmost Southeastern corner of Northwind Estates in Volume 5629, Page 387, a corner of the current City of San Antonio City Limits;

THENCE: in a southerly direction following the current city limits line of the City of San Antonio, the Western line of U.S. Highway 281, a distance of approximately 1233 feet to a point for the southeastern corner of a 19.20 acre tract in Volume 15875, Page 81, official records of Bexar County, Texas, a corner of the current City of San Antonio City limits;

THENCE: in a southwesterly direction, a distance of approximately 1176 feet following the southeastern line of the 19.20 acre tract, a line of the current City of San Antonio City limits to a point for the Southern corner of the 19.20 acre tract, a corner of the current City of San Antonio City Limits;

THENCE: in a northwesterly direction following the current City of San Antonio City limits, a distance of approximately 1217 feet to a point for the westernmost corner of a 19.982 acre tract in Volume 16046, Page 1834, official records, Bexar County, Texas on the Southeastern line of Northwind Estates, a corner of the current City of San Antonio City limits;

THENCE: in a northeasterly direction following the southeastern line of Northwind Estates, a distance of approximately 1472 feet to a point for a corner of Northwind Estates, a corner of North Northwind Drive;

THENCE: in a northwesterly direction following the southwestern line of North Northwind Drive, a distance of approximately 485 feet to a point on the Northwestern line of South Breeze Street;

THENCE: in a northeasterly direction following the northwestern line of South Breeze Street, a distance of approximately 222 feet to a point on the northeastern line of Lot 1, the southwestern line of Lot 84 of the Northwind Estates;



FORD ENGINEERING, INC

THENCE: in a northwesterly direction following the common line of Lot 1 and Lot 84, a distance of approximately 393 feet to a point on the southeastern line of St Croix private street;

THENCE: in a northeasterly direction following the southern line of St. Croix street, a distance of approximately 83 feet to a point on the southwestern line of MTM Life Insurance Subdivision in volume 9553, page 138, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction following the southwestern line of MTM Life Insurance Subdivision, a distance of approximately 798 feet to a point on the southeastern line of The Oaklands subdivision in volume 9530, pages 151-155, deed and plat records, Bexar County, Texas, the westernmost northwestern corner of the MTM Life Insurance Subdivision;

THENCE: in a northeasterly direction following the southeastern line of The Oaklands subdivision, a northwestern line of the MTM Life Insurance Subdivision, a distance of approximately 391 feet to a point for a corner of The Oaklands subdivision, a corner of the MTM Life Insurance Subdivision;

THENCE: in a southeasterly direction following a northern line of the MTM Life Insurance subdivision, a distance of approximately 462 feet to a point for a corner of the MTM Life Insurance Subdivision;

THENCE: in an Easterly direction following a northern line of the MTM Life Insurance subdivision, a distance of approximately 620 feet to a point for a corner of the MTM Life Insurance Subdivision;

THENCE: in a northerly direction following a line of the MTM Life Insurance Subdivision, a distance of approximately 371 feet to a point for a corner of the MTM Life Insurance Subdivision on the southern line of The Oaklands Subdivision in volume 9530, pages 151-155, deed and plat records, Bexar County, Texas, the southern line of Oakland Bend;

THENCE: in a northeasterly direction across Oakland Bend, a distance of approximately 135 feet to a point on the northern line of Oakland Bend for the common corner of Lots 1 and 2 of The Oaklands Subdivision;

THENCE: in a northerly direction following the common line of Lots 1 and 2, The Oaklands Subdivision, a distance of approximately 241 feet to a point on the Southern line of Mountain Lodge, Unit 9 in volume 9568, pages 28-29, deed and plat records, Bexar County, Texas, a common corner of Lot 1 and 2, The Oaklands Subdivision;



FORD ENGINEERING, INC

THENCE: in a easterly direction following the southern line of Mountain Lodge, Unit 9, the northern line of The Oaklands Subdivision, a distance of approximately 52 feet to a point for the southeastern corner of Mountain Lodge Unit 9;

THENCE: in a northerly direction following the eastern line of Mountain Lodge Unit 9, a distance of approximately 570 feet to a point on the southern line of Mountain Lodge Road;

THENCE: in a northwesterly direction following the southwestern line of Mountain Lodge Road, a distance of approximately 836 feet to a point;

THENCE: in a northwesterly direction across Mountain Lodge Road, a distance of approximately 94 feet to a point for the southeastern corner of Lot 28, the southwestern corner of Lot 27, Tuscany Heights, Unit 1 in volume 9574, pages 133-135, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction, a distance of approximately 342 feet to a point for the northeastern corner of Lot 25, Tuscany Height, Unit 1;

THENCE: in a northwesterly direction following the northern line of Lot 25, Tuscany Height, Unit 1, a distance of approximately 119 feet to a point on the eastern line of Cortona Mist Street;

THENCE: in a northerly direction following the eastern line of Cortona Mist Street, a distance of approximately 202 feet to a point for the southwestern corner of Lot 24, Tuscany Heights, Unit 1;

THENCE: in a northeasterly direction following the southern line of Lot 24, Tuscany Heights, Unit 1, a distance of approximately 130 feet to a point for the southeastern corner of Lot 24, Tuscany Heights, Unit 1;

THENCE: in a northerly direction, a distance of approximately 1225 feet to a point for the southeastern corner of Lot 901, Block 25, Tuscany Heights Wilderness Oak Subdivision, in volume 9610, pages 90-92, deed and plat records, Bexar County, Texas;

THENCE: in a northerly direction following the eastern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 40 feet;

THENCE: in a northwesterly direction following a northern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 53 feet;

THENCE: in a northerly direction following the eastern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 137 feet;



FORD ENGINEERING, INC

THENCE: in a northwesterly direction following the northern line of Lot 901, Tuscany Heights Wilderness Oak Subdivision, a distance of approximately 110 feet to a point on the eastern line of Wilderness Oak Street;

THENCE: in a southwesterly direction across Wilderness Oak Street, a distance of approximately 102 feet to a point the western line of Wilderness Oak Street, the eastern line of Tuscany Heights Elementary School subdivision in Volume 9602, Pages 199-201, deed and plat records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of Wilderness Oak Street, the eastern line of Tuscany Heights Elementary School subdivision, a distance of approximately 280 feet to a point on the southern line of Summerglenn Way;

THENCE: in a westerly direction following the southern line of Summerglenn Way, a distance of approximately 509 feet to a point for the northwestern corner of Tuscany Heights Elementary School subdivision;

THENCE: in a northwesterly direction, crossing Summerglenn Way, a distance of approximately 380 feet to a corner of Summerglenn, Unit 2B in volume 9543, pages 165-167, deed and plat records, Bexar County, Texas, the westernmost corner of a 5.930 acre tract in in volume 15566, page 1841, official records, Bexar County, Texas on the southern line of a 26.395 acre tract in volume 15566, page 1804, official records, Bexar County, Texas;

THENCE: in a western direction following a line of Summerglenn Unit 2B, a distance of approximately 196 feet to a corner of Summerglenn Unit 2B, the southwestern corner of the 26.395 acre tract;

THENCE: in a northern direction, a distance of approximately 1673 feet to a corner of The Estates of Lookout Canyon in volume 9569, pages 78-79, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction, crossing Overlook Parkway, a distance of approximately 726 feet to a point for a corner of Oliver Ranch 281 Commercial in volume 9632, pages 212-213 and volume 9633, page 1, deed and plat records, Bexar County, Texas, the southeastern corner of the Crossbridge Community Church 23.34 acre tract in volume 11374, page 294, official records, Bexar County, Texas;

THENCE: in a northerly direction following the western line of Oliver Ranch 281 Commercial, a distance of approximately 1504 feet to a point on a southern line of Oliver Ranch Unit 6A, Phase II in volume 9561, pages 167-169, deed and plat records, Bexar County, Texas, a corner of Oliver Ranch 281 Commercial;

THENCE: in a eastern direction, a distance of approximately 59 feet to a point for the southeastern corner of Oliver Ranch Unit 6A, Phase II;



FORD ENGINEERING, INC

THENCE: in a northerly direction, a distance of approximately 2718 feet to a point for the southern corner of The Eastco Subdivision in volume 9539, page 3, a corner of The Estates at Stonegate Subdivision in Volume 9506, Pages 53-55, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly direction, a distance of approximately 577 feet to a point for the northwestern corner of The Eastco Subdivision, a corner of The Estates at Stonegate Subdivision,

THENCE: in a western direction, a distance of approximately 138 feet following the northern line of The Estate at Stonegate Subdivision;

THENCE: in a northern direction, a distance of approximately 507 feet to a point for the northeastern corner of Lot 66, Block 2, County Block 4865, Royal Oak Estates, Unit 1 in volume 9684, pages 8-10, deed and plat records, Bexar County, Texas;

THENCE: in an eastern direction, a distance of approximately 409 feet to a point on the eastern line of Bulverde Road;

THENCE: in a northerly direction following the eastern line of Bulverde Road, a distance of approximately 2172 feet to a point for the northwestern corner of North Central Business Park Subdivision in volume 9543, page 172, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction, a distance of approximately 54 feet to a point on the western line of Bulverde Road;

THENCE: in a northerly direction, following the western line of Bulverde Road, a distance of approximately 454 feet;

THENCE: in a northeasterly direction, a distance of approximately 422 feet to a point for the southeastern corner of a 1.915 acre tract in volume 8908, page 1928, a corner of a 36.17 acre tract in volume 12220, page 2205, official records, Bexar County, Texas;

THENCE: in a northern direction, a distance of approximately 947 feet to a point for the northwestern corner of the 36.17 acre tract;

THENCE: in a southeasterly direction, following the northern line of the 36.17 acre tract, a distance of approximately 448 feet to a point for the southwestern corner of a 8.59 acre tract in volume 17394, page 1582, official records, Bexar County, Texas;

THENCE: in a northern direction following the western line of the 8.59 acre tract, a distance of approximately 938 feet to a point for the northwestern corner of 8.59 acre tract, the southwestern corner of a 12.66 acre tract in volume 17331, page 765, official records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a southeasterly direction following the northern line of the 8.59 acre tract, the southern line of the 12.66 acre tract, a distance of approximately 524 feet to a point for the southeastern corner of the 12.66 acre tract, southwestern corner of the State of Texas 3.535 acre tract in volume 12969, page 2248, official records, Bexar County, Texas;

THENCE: in a northeasterly direction, following the eastern line of the 12.66 acre tract, the western line of the State of Texas 3.535 acre tract, a distance of approximately 873 feet to a point for the northeastern corner of the 12.66 acre tract, the northwestern corner of the State of Texas 3.535 acre tract, the southwestern corner of the State of Texas 1.722 acre tract in volume 13729, page 1243, official Records, Bexar County, Texas, on southern line of Ram Store No. 24 Subdivision in volume 9536, page 107, deed and plat records, Bexar County, Texas;

THENCE: in a northwesterly and northeasterly direction following the western line of the Ram Store No. 24 subdivision, a distance of approximately 700 feet to a point on the southwestern line of Borgfeld Road;

THENCE: in a northwesterly direction following the southwestern line of Borgfeld road, a distance of approximately 545 feet;

THENCE: in a easterly direction crossing Borgfeld road, a distance of approximately 693 feet to a point for the southwestern corner of the remainder of a 39.928 acre tract in volume 17797, page 852, official records, Bexar County, Texas;

THENCE: in a northern direction following the western line of the 39.928 acre tract, a distance of approximately 1869 feet to a point for the northwestern corner of the 39.928 acre tract;

THENCE: in an eastern direction, following the northern line of the 39.28 acre tract, a distance of approximately 596 feet;

THENCE: in a northeasterly direction, a distance of approximately 2524 feet to a point in the approximate centerline of Cibolo Creek, the approximate line of Bexar and Comal Counties on the western line of a 13.660 acre tract in document number 9806015969, official records, Comal County, Texas;

THENCE: in a northerly direction following the approximate centerline of Cibolo Creek and Indian creek, a distance of approximately 4039 feet to a point on the northern line of the city of San Antonio ETJ line and the southern line of Bulverde ETJ line on the western line of Tract 1 – 22.201 acres in document number 9506480525, official records, Comal County, Texas;



FORD ENGINEERING, INC

THENCE: in a easterly direction, a distance of approximately 1114 feet to a point on the eastern line of U.S. Highway 281, the northwestern corner of Cibolo One Subdivision in volume 10, page 169, map and plat records, Comal County, Texas;

THENCE: in a southeasterly direction following the northern line of Cibolo One Subdivision, a distance of approximately 357 feet to a point for the northeastern corner of Cibolo One Subdivision;

THENCE: in a southern direction, a distance of approximately 2500 feet to a point for the easternmost southeastern corner of the remainder of a 16.679 acre tract in document number 200506043125, official records, Comal County, Texas;

THENCE: in a southwesterly direction, a distance of approximately 237 feet to a point for the southernmost southeastern corner of the remainder of the 16.679 acre tract;

THENCE: in a western direction, a distance of approximately 482 feet to a point for a corner of the remainder of a 16.679 acre tract, a corner of a 1.002 acre tract in document number 201206012466, official records, Comal County, Texas;

THENCE: in a southern direction, a distance of approximately 2271 feet to a point for the northeastern corner of a 25.548 acre tract in document number 201306032854, official records, Comal County, Texas;

THENCE: in a westerly direction, following the north line of the 25.548 acre tract, a distance of approximately 594 feet to a point for corner;

THENCE: in southern direction, a distance of approximately 899 feet to a point on the southern line of the 25.548 acre tract;

THENCE: in a western direction, a distance of approximately 517 feet to a point for a corner of the 25.548 acre tract;

THENCE: in a southeasterly direction, a distance of approximately 553 feet to a point for the southernmost southeastern corner of the 25.548 acre tract;

THENCE: in an eastern direction, a distance of approximately 25 feet to a point for corner;

THENCE: in a southeasterly direction, a distance of approximately 2 feet to a point for the northernmost northeastern corner of Lot 40 of the Country Place, Unit 1, Phase 1, in volume 8200, pages 113-114, deed and plat records, Bexar County, Texas;

THENCE: in a westerly direction crossing the approximate line of Bexar and Comal Counties, following the northern line of Country Place, Unit 1, Phase 1, a distance of approximately 547 feet to a point for the northwestern corner of lot 40, the northeastern corner of lot 41, Country Place, Unit 1, Phase 1;



FORD ENGINEERING, INC

THENCE: in a southerly direction following the common line of lot 40 and 41, Country Place, Unit 1, Phase 1, a distance of approximately 904 feet to a point on the western line of Elm Grove Road;

THENCE: in a southwesterly direction following the western line of Elm Grove Road, a distance of approximately 102 feet to a point for the southeastern corner of lot 41, the northeastern corner of lot 41, Country Place, Unit 1, Phase 1;

THENCE: in a northwesterly direction following the common line of Lots 41 and 42, Country Place, Unit 1, Phase 1, a distance of approximately 326 feet to a point for the southwestern corner of Lot 41, the Northwestern corner of Lot 42 on the western line of Country Place, Unit 1, Phase 1;

THENCE: in a southwesterly and southern direction following the western line of Country Place, Unit 1, Phase 1, a distance of approximately 4612 feet to a point for the southwestern corner of Country Place, Unit 1, Phase 1 on the northern line of Trinity Oaks, Unit 9 in volume 9572, page 65, deed and plat records, Bexar County, Texas;

THENCE: in a western direction, a distance of approximately 485 feet to a point for the northwestern corner of Trinity Oaks, Unit 9;

THENCE: in a southern direction, following the western line of Trinity Oaks, Unit 9, the western line of Trinity Oaks, Unit 7A, the western line of Trinity Oaks, Unit 2, the western line of Trinity Oaks Unit 1, a distance of approximately 3404 feet to a point for the southwestern corner of Trinity Oaks, Unit 4A in volume 9565, page 42, deed and plat records, Bexar County, Texas;

THENCE: in a eastern direction following the southern line of Trinity Oaks, Unit 4A, the southern line of Trinity Oaks Unit 4B in volume 9571, page 145, deed and plat records, Bexar County, Texas, a distance of approximately 662 feet to a point on the eastern line of Trinity Park

THENCE: in an southerly and southwesterly direction following the eastern and southeastern line of Trinity Park, a distance of approximately 1711 feet to a point on the northeastern line of Bulverde Road, the southwestern corner of Tuscan Oaks, Unit 1 in volume 9570, pages 43-44, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction crossing Bulverde Road, a distance of approximately 79 feet to a point on the southwestern line of Bulverde Road, for the southeastern corner of W.R. Larson Road;

THENCE: in a southern direction, a distance of approximately 402 feet to a point for corner;



FORD ENGINEERING, INC

THENCE: in an eastern direction, a distance of approximately 224 feet to a point on the southwestern line of Bulverde Road;

THENCE: in a southeasterly direction, following the southwestern line of Bulverde road, a distance of approximately 645 feet to a point for the northwestern corner of Belterra Unit 2 in volume 9577, page 12, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction following the northwestern line of Belterra, Unit 2, a distance of approximately 625 feet to a point for the southwestern corner of Belterra, Unit 2, a corner of Belterra, Unit 1 in volume 9569, pages 76-77, deed and plat records, Bexar County, Texas;

THENCE: in a western direction following a northern line of Belterra, Unit 1, a distance of approximately 417 feet to a point for the northwestern corner of Belterra, Unit 1;

THENCE: in a southern direction, following the western line of Belterra, Unit 1, the western line of Belterra, Unit 3 in volume 9618, pages 26-30, deed and plat records, Bexar County, Texas, a distance of approximately 1603 feet to a point for the southwestern corner of Belterra, Unit 3 on the northern line of a 20.479 acre tract in volume 15858, page 715, official records, Bexar County, Texas;

THENCE: in an eastern direction following the southern line of Belterra, Unit 3, the northern line of a 20.479 acre tract, a distance of approximately 348 feet to a point for the northeastern corner of the 20.479 acre tract;

THENCE: in a southerly direction, following the eastern line of the 20.479 acre tract, a distance of approximately 750 feet to a point for the southeastern corner of the 20.479 acre tract, the northeastern corner of a 24.204 acre tract in volume 15596, page 2012, official records, Bexar County, Texas;

THENCE: in a southern direction following the eastern line of the 24.204 acre tract, a distance of approximately 237 feet to a point for the northeastern corner of a 2.00 acre tract in volume 17342, page 2154, official records, Bexar County, Texas, the northwestern corner of Sendero Ranch, Unit 4 in volume 9538, page 146, deed and plat records, Bexar County, Texas;

THENCE: in a southwesterly direction following the northern line of a 2.00 acre tract, a distance of approximately 249 feet to a point for the northwestern corner of the 2.00 acre tract;

THENCE: in a southern direction following the western line of the 2.00 acre tract, a distance of approximately 386 feet to a point for the southwestern corner of the 2.00 acre tract on northern line of a 13.848 acre tract in volume 14315, page 690, official records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a easterly direction, following the south line of a 2.00 acre tract, a distance of approximately 189 feet to a point for the northeastern corner of 13.848 acre tract, a corner of Sendero Ranch, Unit 4;

THENCE: in a southeasterly direction, following a southwestern line of Sendero Ranch, Unit 4, a distance of approximately 288 feet to a point for the northeastern corner of a 3.243 acre tract in volume 9795, page 2288, official records, Bexar County, Texas;

THENCE: in a western direction following the northern line of the 3.243 acre tract, a distance of approximately 394 feet to a point for the northwestern corner of the 3.243 acre tract;

THENCE: in a southeasterly direction following the western line of the 3.243 acre tract, a distance of approximately 445 feet to a point for the southwestern corner of the 3.243 acre tract;

THENCE: in an eastern direction following the south line of the 3.243 acre tract, a distance of approximately 393 feet to a point for southeastern corner of the 3.243 acre tract on the southwestern line of Sendero Ranch, Unit 4;

THENCE: in a southeasterly direction following a southwestern line of Sendero Ranch, Unit 4, a distance of approximately 692 feet to a point for the southwestern corner of Sendero Ranch, Unit 4 on the northern line of Sendero Ranch, Unit 3 in volume 9531, pages 203-204, deed and plat records, Bexar County, Texas;

THENCE: in a western direction, a distance of approximately 1756 feet to a point for the northwestern corner of Sendero Ranch, Unit 3A in volume 9535, page 26, deed and plat records, Bexar County, Texas;

THENCE: in a southerly direction, a distance of approximately 3606 feet to the southwestern corner of Sendero Ranch, Unit 1 in volume 9530, pages 39-41, deed and plat records, the southeastern corner of Mumme's Subdivision in volume 9542, page 189, deed and plat records on the northern line of Dolan Place, II in volume 9540, page 22, deed and plat records, Bexar County, Texas;

THENCE: in a northeasterly direction following the northern line of Dolan Place II, a distance of approximately 260 feet to a point for the northeastern corner of Dolan Place II;

THENCE: in a southern direction following the eastern line of Dolan Place II, a distance of approximately 1001 feet to a point for the southeastern corner of Dolan Place II on the northern line of Eagles Nest One Subdivision in volume 9570, pages 37-42, deed and plat records, Bexar County, Texas;



FORD ENGINEERING, INC

THENCE: in a southwesterly direction following the southern line of Dolan Place II, a distance of approximately 275 feet to a point for the northeastern corner of 1.220 acre tract in volume 16680, page 437, official records, Bexar County, Texas;

THENCE: in a southern direction following the eastern line of a 1.220 acre tract, a distance of approximately 618 feet to a point for a corner of the 1.220 acre tract;

THENCE: in a northeasterly direction following a line of the 1.220 acre tract, a distance of approximately 65 feet to a point for a corner of the 1.220 acre tract;

THENCE: in a southerly direction, a distance of approximately 180 feet to a point on the southern line of Marshall Road, a line of the City of San Antonio City limits;

THENCE: in a southwesterly direction following the current City of San Antonio city limits line, the southern line of Marshall road and crossing U.S. Highway 281, a distance of approximately 1013 feet to the POINT OF BEGINNING of this annexation area and containing 1,224 acres, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573