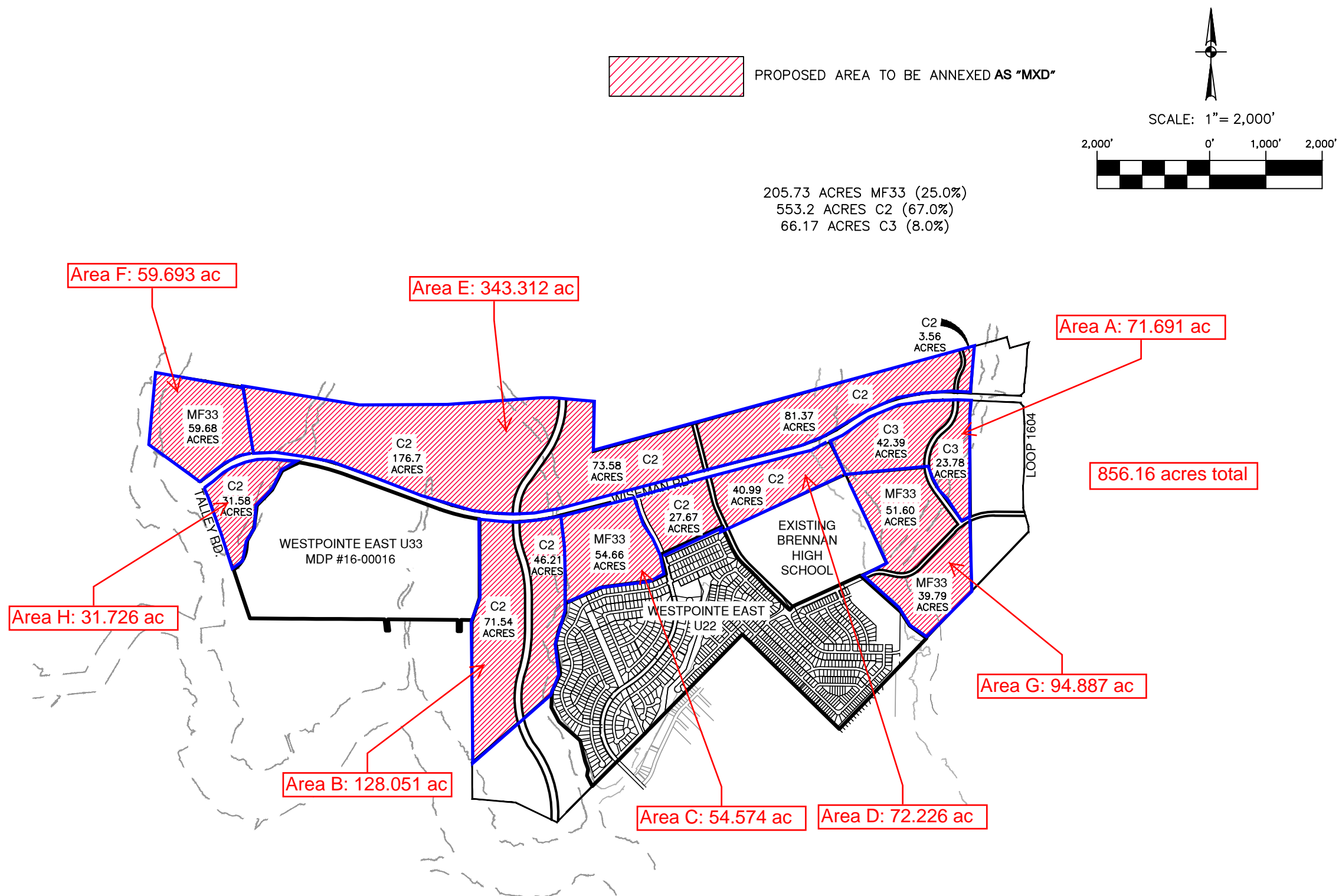


WESTPOINTE EAST
SAN ANTONIO, TEXAS
ZONING EXHIBIT

JOB NO. 6979-07
DATE JULY 2017
DESIGNER TD
CHECKED ***
DRAWN MKF
SHEET 1 of 1

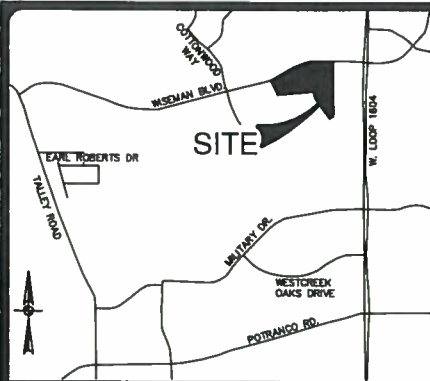
Date: Jul 25, 2017, 1:25pm User ID: MFore
File: P:\69\79\07\Design\Civil\Exhibit\170725 MXD.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthomogery Program, USDA Farm Service Agency.



WESTPOINTE EAST
SAN ANTONIO, TEXAS
ZONING EXHIBIT

JOB NO. 6979-07
DATE JULY 2017
DESIGNER TD
CHECKED ***
DRAWN MKF
SHEET 1 of 1



LOCATION MAP

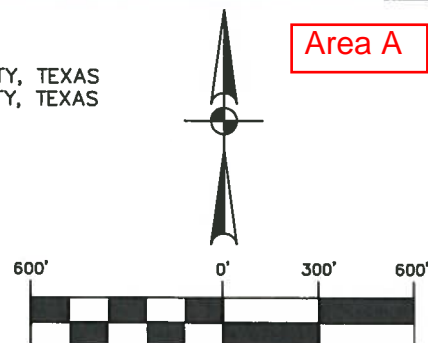
NOT-TO-SCALE

LEGEND:

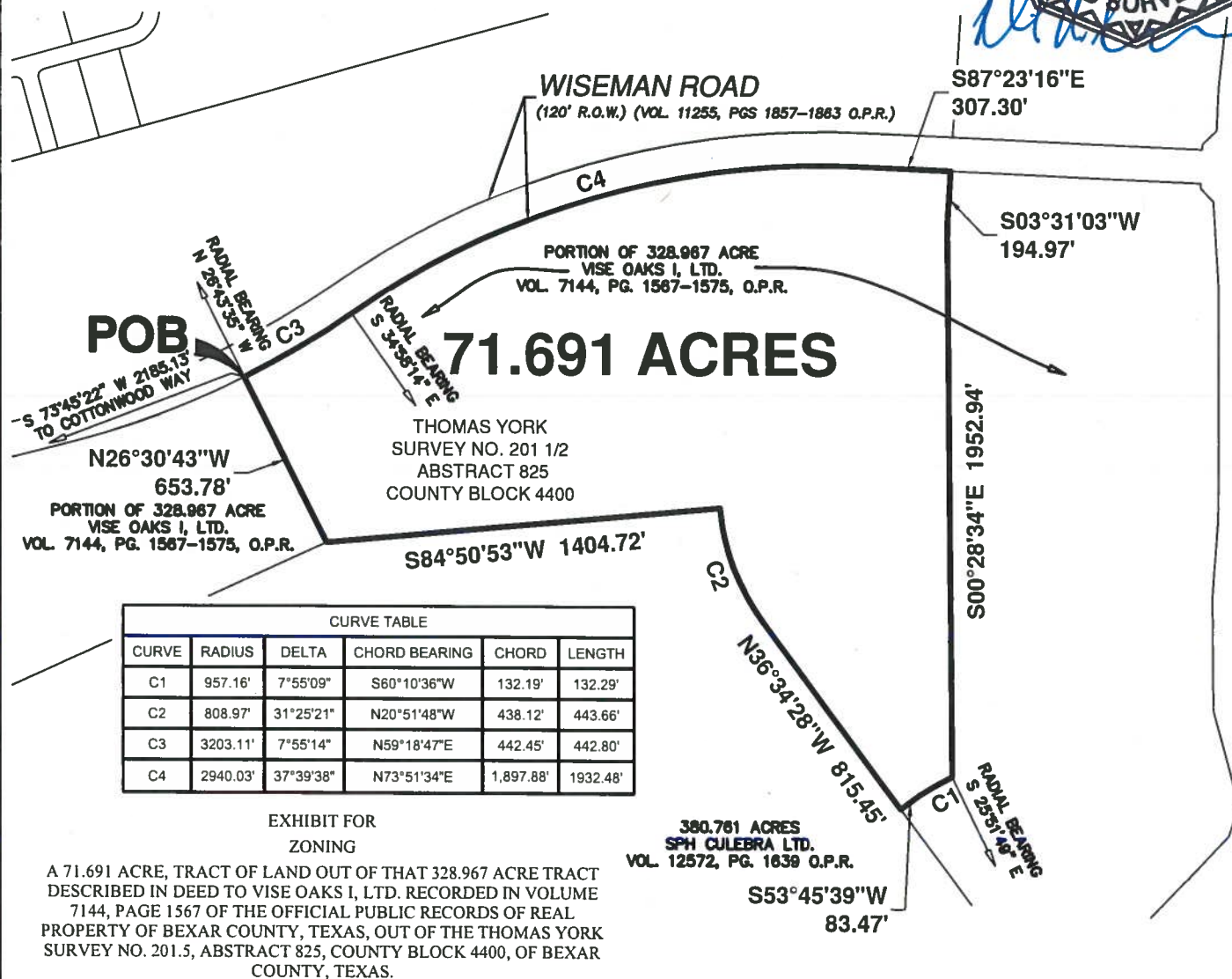
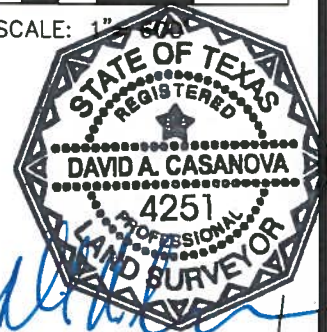
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS 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."



SCALE: 1" = 300'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

AUGUST 2017

JOB No.:

SHEET 1 OF 1

6979-07



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 71.691 acre, tract of land out of that 328.967 acre tract described in deed to Vise Oaks I, Ltd. recorded in Volume 7144, Page 1567 of the Official Public Records of Real Property of Bexar County, Texas, Out of the Thomas York Survey No. 201 1/2, Abstract 825, County Block 4400, of Bexar County, Texas. Said 71.691 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 south right-of-way line of Wiseman Road, a 120' right-of-way, dedicated in Volume 11255, Pages 1857-1863 of the Official Public Records of Real Property of Bexar County, Texas, and from which the intersection of Cottonwood Way and Wiseman Road is S 73°45'22" W, a distance of 2185.13 feet of the herein described tract;

THENCE: Along and with the south right-of-way line of said Wiseman Road, the north line of said 328.967 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 26°43'35" W, a radius of 3203.11 feet, a central angle of 07°55'14", a chord bearing and distance of N 59°18'47" E, 442.45 feet, for an arc length of 442.80 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 34°58'14" E, a radius of 2940.03 feet, a central angle of 37°39'38", a chord bearing and distance of N 73°51'34" E, 1897.88 feet, for an arc length of 1932.48 feet to a point;

S 87°23'16" E, a distance of 307.30 feet to a point on the current City of San Antonio city limits line;

THENCE: Departing the south right-of-way line of said Wiseman Road and a point on the current city of San Antonio City Limits Line, over and across said 328.967 acre tract, along the City of San Antonio city limits line, the following bearings and distances:

S 03°31'03" W, a distance of 194.97 feet to a point on the current city of San Antonio City Limits Line;

S 00°28'34" E, a distance of 1952.94 feet to a point along the current city of San Antonio City Limits Line;

THENCE: departing said city limits line, Southwesterly leaving the current city of San Antonio City Limits Line, along a non-tangent curve to the left, said curve having a radial bearing of S 25°51'49" E, a radius of 957.16 feet, a central angle of 07°55'09", a chord bearing and distance of S 60°10'36" W, 132.19 feet, for an arc length of 132.29 feet to a point;

S 53°45'39" W, a distance of 83.47 feet to a point on the north line of a 380.761 acre tract described in deed to SPH Culebra Ltd. recorded in Volume 12572, Page 1639 of the Official Public Records of Real Property of Bexar County, Texas, the south line of said portion of 328.967 acre tract;

THENCE: Along and with the north line of said 380.761 acre tract, the south line of said portion of 328.967 acre tract, the following bearings and distances;

N 36°34'28" W, a distance of 815.45 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 808.97 feet, a central angle of 31°25'21", a chord bearing and distance of N 20°51'48" W, 438.12 feet, for an arc length of 443.66 feet to a point;

S 84°50'53" W, a distance of 1404.72 feet to a point;

THENCE: N 26°30'43" W, departing the north line of said 380.761 acre tract, over and across said 328.967 acre tract, a distance of 653.78 feet to the POINT OF BEGINNING, and containing 71.691 acres in Bexar County, Texas.

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

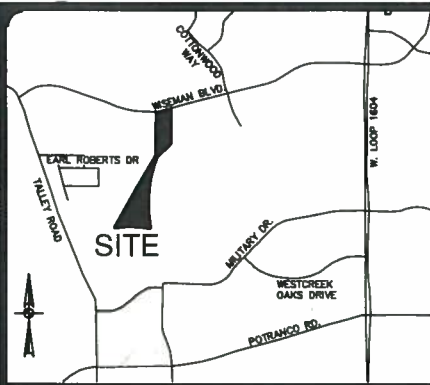
PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: August 21, 2017

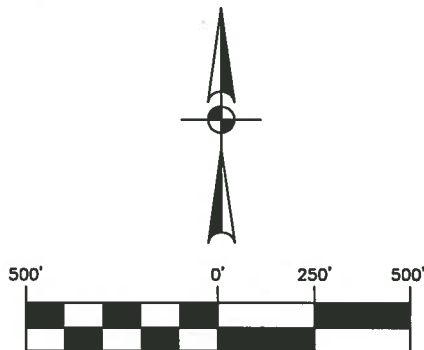
JOB NO. 6979-07

DOC. ID.P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_71.691AC-FN.docx





LOCATION MAP
NOT-TO-SCALE



SCALE: 1" = 500'

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS 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.

EXHIBIT
FOR
ZONING

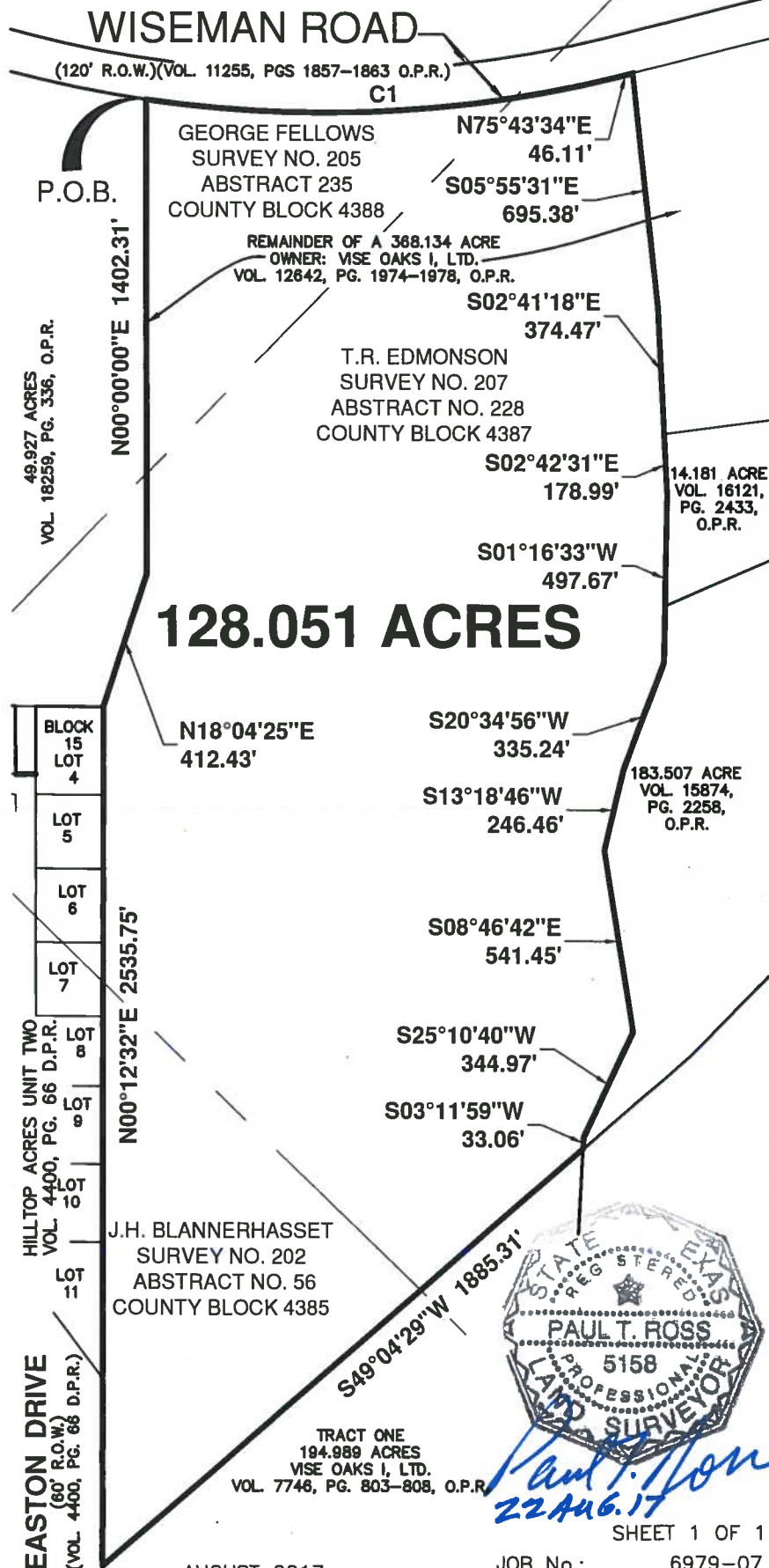
A 128.051 ACRE TRACT OF LAND OUT OF THAT 368.134 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD, BY INSTRUMENT RECORDED IN VOLUME 12642, PAGE 1974 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE T.R. EDMONDSON SURVEY NO. 207, ABSTRACT NO. 228, COUNTY BLOCK 4387, THE GEORGE FELLOWS SURVEY NO. 205, ABSTRACT 235, COUNTY BLOCK 4388 AND THE J.H. BLANNERHASSET, SURVEY NO. 202, ABSTRACT 56, COUNTY, BLOCK 4385, BEXAR COUNTY, TEXAS.



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

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3632.00'	22°11'42"	N87°08'51"E	1,398.17'	1406.95'

Area B





METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 128.051 acre tract of land out of that 368.134 acre tract described in deed to Vise Oaks I, Ltd, by instrument recorded in Volume 12642, Page 1974 of the Official Public Records of Real Property of Bexar County, Texas, in the T.R. Edmondson Survey No. 207, Abstract No. 228, County Block 4387, the George Fellows Survey No. 205, Abstract 235, County Block 4388 and the J.H. Blannerhasset, Survey No. 202, Abstract 56, County Block 4385, Bexar County, Texas. Said 128.051 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 the northeast corner of a 49.927 acre tract described in Volume 18259, Page 336 of the Official Public Records of Bexar County, Texas, a point on the south right-of-way line of Wiseman Road, a 120-foot right-of-way, dedicated in Volume 11255, Page 1857 of the Official Public Records of Bexar County, Texas, the beginning of a curve to the left,

THENCE: Northeasterly, along the south right-of-way line of said Wiseman Road, said curve having a radius of 3632.00 feet, a central angle of $22^{\circ}11'42''$, a chord bearing and distance of N $87^{\circ}08'51''$ E, 1398.17 feet, for an arc length of 1406.95 feet to a point;

THENCE: N $75^{\circ}43'34''$ E, continuing with the south right-of-way line of said Wiseman Road, a distance of 46.11 feet to a point;

THENCE: S $05^{\circ}55'31''$ E, departing the south right-of-way line of said Wiseman Road, over and across said 368.134 acre tract, a distance of 695.38 feet to a point;

THENCE: S $02^{\circ}41'18''$ E, continuing over and across said 368.134 acre tract, a distance of 374.47 feet to a point, the northwest corner of a 14.181 acre tract described in Volume 16121, Page 2433 of the Official Public Records of Bexar County, Texas;

THENCE: S $02^{\circ}42'31''$ E, with the west line of said 14.181 acre tract, a distance of 178.99 feet to a point;

THENCE: S $01^{\circ}16'33''$ W, continuing with the west line of said 14.181 acre tract, a distance of 497.67 feet to a point, a northwest corner of a 183.507 acre tract described in Volume 15874, Page 2258 of the Official Public Records of Bexar County, Texas;

THENCE: With the west line of said 183.507 acre tract the following bearings and distances:
S 20°34'56" W, a distance of 335.24 feet to a point
S 13°18'46" W, a distance of 246.46 feet to a point;
S 08°46'42" E, a distance of 541.45 feet to a point;
S 25°10'40" W, a distance of 344.97 feet to a point;
S 03°11'59" W, a distance of 33.06 feet to a point, on the south line of said 368.134 acre tract, on the north line of a 194.989 acre tract described in Volume 7746, Page 803 of the Official Public Records of Bexar County, Texas;

THENCE: S 49°04'29" W, along and with the south line of said 368.134 acre tract, the north line of said 194.989 acre tract, a distance of 1885.31 feet to a point, the southwest corner of said 368.134 acre tract, on the east right-of-way line of Easton Drive, a 60-foot right-of-way described in Hilltop Acres Unit Two Subdivision recorded in Volume 4400, Page 66 of the Deed and Plat Records of Bexar County, Texas;

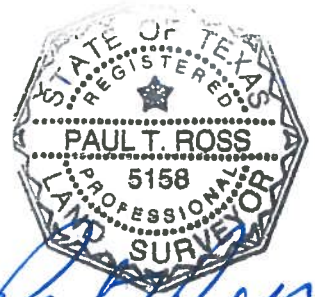
THENCE: N 00°12'32" E, along and with the east line of said Hilltop Acres Unit Two Subdivision, a distance of 2535.75 feet to a point, the northeast corner of Lot 4, Block 15 of said Hilltop Acres Unit Two Subdivision, the southeast corner of said 49.927 acre tract;

THENCE: N 18°04'25" E, with the east line of said 49.927 acre tract, a distance of 412.43 feet to a point

THENCE: N 00°00'00" W, continuing with the east line of said 49.927 acre tract, a distance of 1402.31 feet to the POINT OF BEGINNING, and containing 128.051 acres in Bexar County, Texas;

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2017
JOB NO. 6979-07
DOC. ID: P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_128.051AC-FN.docx



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 METES AND BOUNDS 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."



SCALE: 1" = 500'

EXHIBIT FOR ZONING

A 54.574 ACRE, TRACT OF LAND OUT OF THE 368.134 ACRE TRACT CONVEYED TO VISE OAKS I, LTD., BY INSTRUMENT RECORDED IN VOLUME 12642, PAGE 1974 AND A 14.181 ACRE TRACT CONVEYED TO VISE OAKS I, LTD., BY INSTRUMENT RECORDED IN VOLUME 16121, PAGE 2433 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE T.R. EDMONSON SURVEY NO. 228, COUNTY BLOCK 4387, THE THOMAS YORK SURVEY NO. 201.5, ABSTRACT 825, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.

LOCATION MAP

NOT-TO-SCALE

THOMAS YORK
 SURVEY NO. 201 1/2
 ABSTRACT 825
 COUNTY BLOCK 4400

WISEMAN ROAD

(120' R.O.W.)
 (VOL. 11253, PGS 1857-1863 C.P.R.)

T.R. EDMONSON
 SURVEY NO. 207
 ABSTRACT 228
 COUNTY BLOCK 4387

VISE OAKS I LTD.
 368.134 ACRES
 VOL. 12642, PG. 1974, O.P.R.

54.574 ACRES

N05°55'31"W
 695.38'

VISE OAKS I LTD
 368.134 ACRES
 VOL. 12642,
 PG. 1974 O.P.R.

N02°41'18"W
 374.47'

N02°42'31"W
 178.99'

N01°16'33"E
 328.97'

WPE VENTURES LLC
 VOL. 15874,
 PG. 2258 O.P.R.

TRACT LINE

VISE OAKS I LTD.
 14.181 ACRE
 VOL. 16121, PG. 2433, O.P.R.

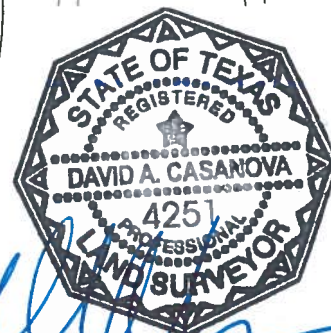
WESTPOINTE EAST UNIT
 22-B
 VOL. 9668, PG. 137 D.P.R.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	190.00'	16°47'48"	S22°40'19"E	55.50'	55.70'
C2	270.00'	16°46'07"	S22°41'10"E	78.74'	79.02'
C3	1685.00'	15°52'09"	S22°14'11"E	465.21'	466.70'
C4	1965.00'	15°52'09"	S22°14'11"E	542.51'	544.25'

**PAPE-DAWSON
 ENGINEERS**

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





METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 54.574 acre, tract of land out of the 368.134 acre tract conveyed to Vise Oaks I, Ltd., by instrument recorded in Volume 12642, Page 1974 and a 14.181 acre tract conveyed to Vise Oaks I, Ltd., by instrument recorded in Volume 16121, Page 2433 of the Official Public Records of Real Property of Bexar County, Texas, in the T.R. Edmonson Survey No. 207, Abstract 228, County Block 4387, the Thomas York Survey No. 201 1/2, Abstract 825, County Block 4400, Bexar County, Texas. Said 54.574 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 south right-of-way line of Wiseman Road, a 120' right-of-way, dedicated in Volume 11255, Page 1857 of the Official Public Records of Real Property of Bexar County, Texas, with the west right-of-way line of Westcreek Oaks, a 70' right-of-way, dedicated in Volume 9668, Page 130 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

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

S 14°16'26" E, a distance of 18.45 feet to a point;

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

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

S 14°18'06" E, a distance of 6.28 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1685.00 feet, a central angle of 15°52'09", a chord bearing and distance of S 22°14'11" E, 465.21 feet, for an arc length of 466.70 feet to a point;

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

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

S 14°18'06" E, a distance of 189.39 feet to a point at the northeast corner of Westpointe East Unit 22-B recorded in Volume 9668, Page 137 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of said 14.181 acre tract;

THENCE: Departing the west right-of-way line of said Westcreek Oaks, along and with the north line of said Westpointe East Unit 22-B, the south line of said 14.181 acre tract, the following bearings and distances:

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

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

S 66°38'14" W, a distance of 708.02 feet to a point at the northwest corner of said Westpointe East Unit 22-B, the northeast corner of a tract to WPE Ventures LLC recorded in Volume 15874, Page 2258 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Over and across said 14.181 acre tract and said 368.134 acre tract, the following bearings and distances:

N 01°16'33" E, a distance of 328.97 feet to a point;

N 02°42'31" W, a distance of 178.99 feet to a point;

N 02°41'18" W, a distance of 374.47 feet to a point;

N 05°55'31" W, a distance of 695.38 feet to a point on the south right-of-way line of said Wiseman Road, the north line of said 368.134 acre tract, for the northwest corner of the herein described tract;

THENCE: N 75°43'34" E, along and with the south right-of-way line of said Wiseman Road, the north line of said 368.134 acre tract, a distance of 1354.27 feet to the POINT OF BEGINNING, and containing 54.574 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.

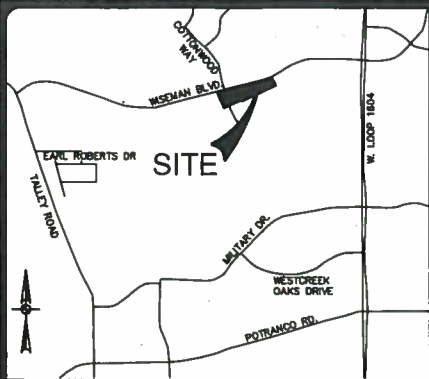
DATE: August 21, 2017

JOB NO. 6979-07

DOC. ID. P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_54.619AC-FN.docx



[Handwritten signature in blue ink]

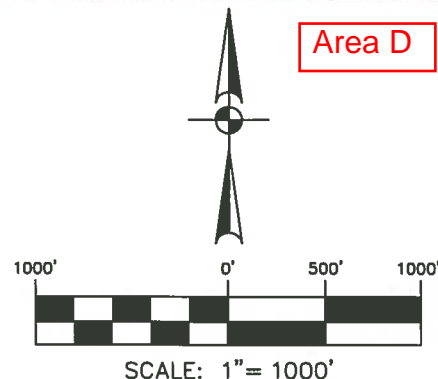


NOTES:

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.

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



Area D

LOCATION MAP

NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3203.11'	11°45'23"	N69°09'06"E	656.09'	657.25'
C2	1965.00'	10°43'21"	N24°48'35"W	367.20'	367.74'
C3	1685.00'	15°52'09"	N22°14'11"W	465.21'	466.70'
C4	270.00'	16°46'07"	N22°41'10"W	78.74'	79.02'
C5	190.00'	16°47'48"	N22°40'19"W	55.50'	55.70'

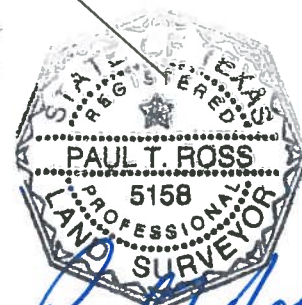
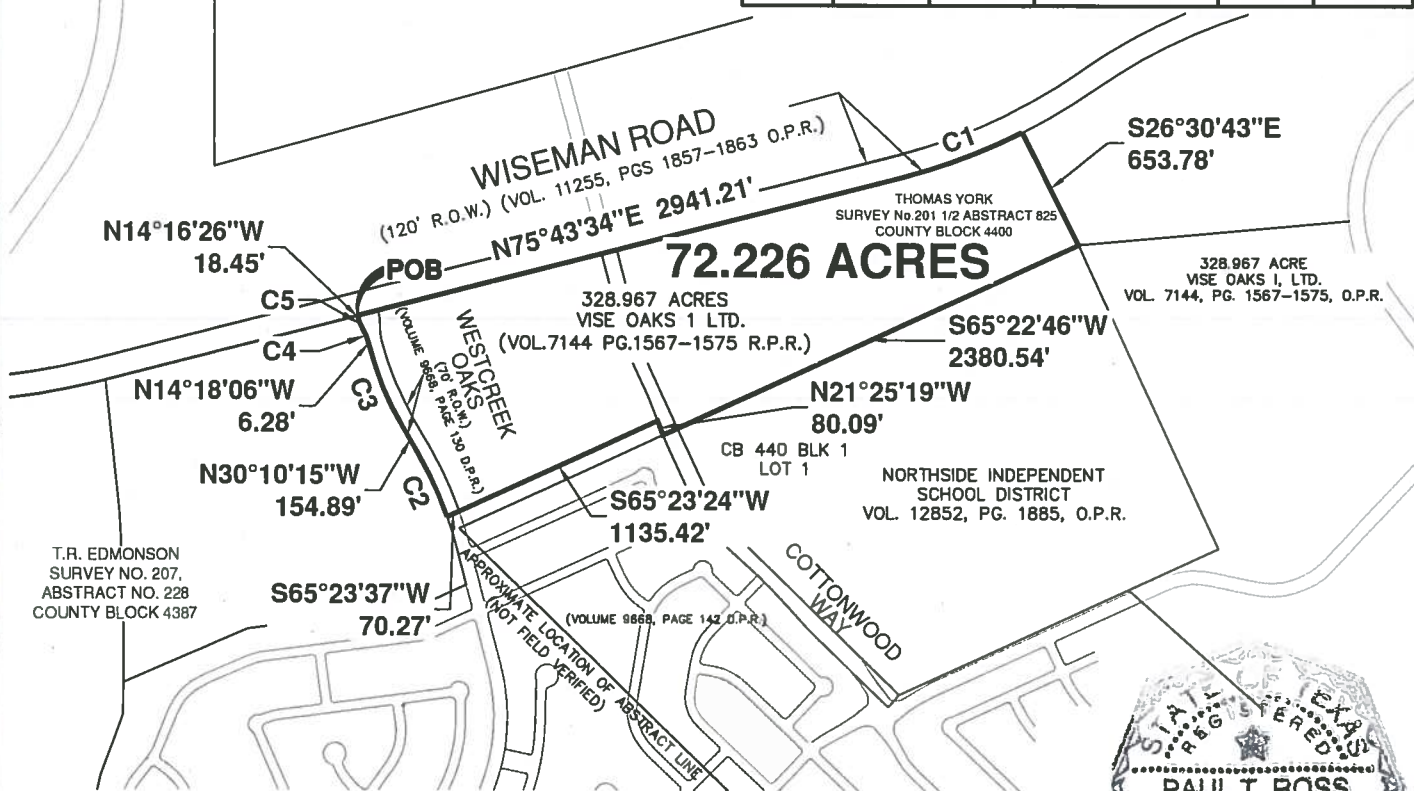


EXHIBIT
FOR
ZONING

Paul T. Ross
22 AUG. 17

PAPE-DAWSON ENGINEERS

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

A 72.226 ACRE TRACT OF LAND OUT OF A 328.967 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD BY INSTRUMENT RECORDED IN VOLUME 7144, PAGE 1567 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

AUGUST 2017

JOB No.:

6979-07



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 72.226 acre tract of land out of a 328.967 acre tract described in deed to Vise Oaks I, LTD by instrument recorded in Volume 7144, Page 1567 of the Official Public Records of Bexar County, Texas, out of the Thomas York Survey No. 201 1/2, Abstract No. 825, County Block 4400, Bexar County, Texas. Said 72.226 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 south right-of-way line of Wiseman Road, a 120-foot right-of-way, dedicated in Volume 11255, Page 1857 of the Official Public Records of Bexar County, Texas, the northwest corner of Westcreek Oaks, a 70-foot right-of-way, dedicated in Volume 9668, Page 130 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 75°43'34" E, along and with the south right-of-way line of Wiseman Road, a distance of 2941.21 feet to a point;

THENCE: Northeasterly, continuing with the south right-of-way line of said Wiseman Road, along a non-tangent curve to the left, said curve having a radial bearing of N 14°58'12" W, a radius of 3203.11 feet, a central angle of 11°45'23", a chord bearing and distance of N 69°09'06" E, 656.09 feet, for an arc length of 657.25 feet to a point;

THENCE: S 26°30'43" E, departing the south right-of-way line of said Wiseman Road, a distance of 653.78 feet to a point, on a south line of said 328.967 acre tract;

THENCE: S 65°22'46" W, with the south line of said 328.967 acre tract, a distance of 2380.54 feet to a point;

THENCE: N 21°25'19" W, departing the said south line of said 328.967 acre tract, over and across said 328.967 acre tract, a distance of 80.09 feet to a point;

THENCE: S 65°23'24" W, continuing over and across said 328.967 acre tract, a distance of 1135.42 feet to a point, on the west right-of-way line of said Westcreek Oaks;

THENCE: With the west right-of-way line of said Westcreek Oaks, the following bearings and distances:
S 65°23'37" W, a distance of 70.27 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 70°33'06" W, a radius of 1965.00 feet, a central angle of 10°43'21", a chord bearing and distance of N 24°48'35" W, 367.20 feet, for an arc length of 367.74 feet to a point;

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

Northwesterly, along a tangent curve to the right, said curve having a radius of 1685.00 feet, a central angle of 15°52'09", a chord bearing and distance of N 22°14'11" W, 465.21 feet, for an arc length of 466.70 feet to a point;

N 14°18'06" W, a distance of 6.28 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 270.00 feet, a central angle of 16°46'07", a chord bearing and distance of N 22°41'10" W, 78.74 feet, for an arc length of 79.02 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 190.00 feet, a central angle of 16°47'48", a chord bearing and distance of N 22°40'19" W, 55.50 feet, for an arc length of 55.70 feet to a point;

N 14°16'26" W, a distance of 18.45 feet to the POINT OF BEGINNING, and containing 72.226 acres in the City of San Antonio, Bexar County, Texas.

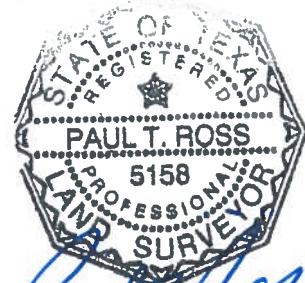
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

PREPARED BY: Pape-Dawson Engineers, Inc.

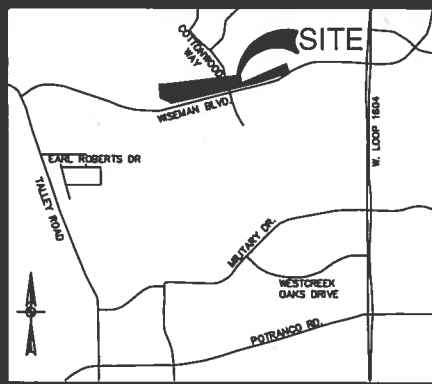
DATE: August 21, 2017

JOB NO. 6979-07

DOC. ID: P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_72.226AC-FN.docx



Paul T. Ross
22 AUG. 17



LOCATION MAP

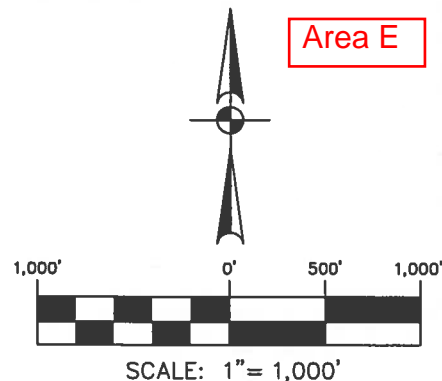
NOT-TO-SCALE

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.

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



Area E

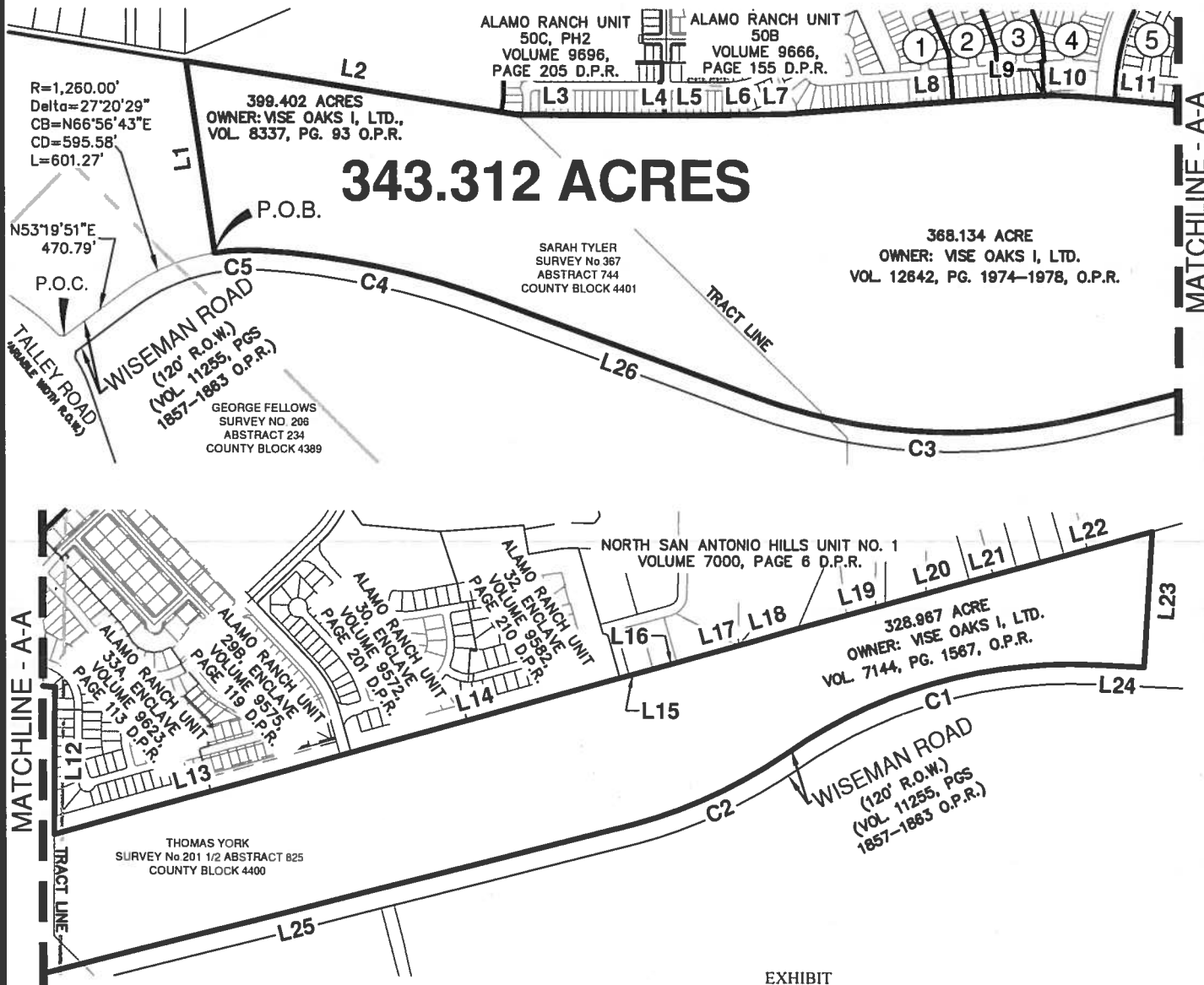


EXHIBIT
 FOR
 ZONING

A 343.312 ACRE TRACT OF LAND OUT OF THE 399.402 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD. BY INSTRUMENT RECORDED IN VOLUME 8337, PAGE 93 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 368.134 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD. BY INSTRUMENT RECORDED IN VOLUME 12642, PAGE 1974 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 328.967 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD BY INSTRUMENT RECORDED IN VOLUME 7144, PAGE 1567 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, AND THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY, BLOCK 44010, BEXAR COUNTY, TEXAS.

SHEET 1 OF 2

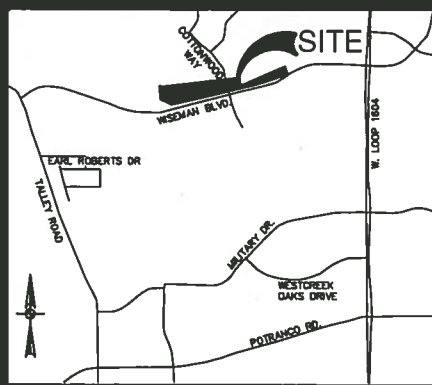
**PAPE-DAWSON
 ENGINEERS**

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

AUGUST 2017

JOB No.:

6979-07

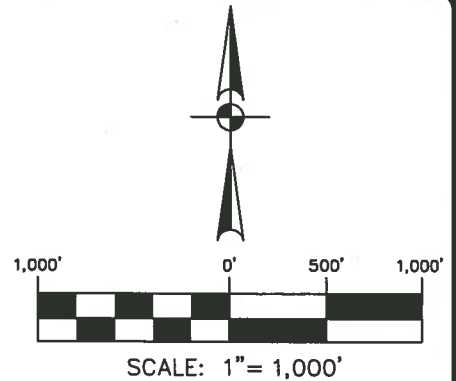


NOTES:

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.

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



LOCATION MAP

NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°19'52"W	1193.81'
L2	S80°58'12"E	2068.79'
L3	S89°40'45"E	768.77'
L4	S89°58'46"E	156.62'
L5	N89°27'14"E	275.48'
L6	N89°06'14"E	333.80'
L7	N88°00'40"E	134.58'
L8	N85°35'08"E	1510.78'
L9	N88°52'57"E	137.30'
L10	S87°31'46"E	158.89'
L11	S85°00'37"E	704.71'
L12	S00°21'06"W	903.61'
L13	N74°28'53"E	1831.62'
L14	N74°27'12"E	1791.16'
L15	N74°28'56"E	160.00'
L16	N74°35'56"E	332.90'
L17	N74°35'56"E	332.90'
L18	N73°56'56"E	314.00'
L19	N74°34'40"E	826.00'
L20	N74°30'56"E	140.60'
L21	N74°34'56"E	547.70'
L22	N74°39'56"E	757.19'
L23	S03°37'08"W	836.81'
L24	N87°23'16"W	313.10'
L25	S75°43'34"W	4341.24'
L26	N69°52'38"W	1749.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3060.00'	37°30'53"	S73°51'18"W	1,967.95'	2003.55'
C2	3084.68'	19°41'53"	S65°08'50"W	1,055.29'	1060.50'
C3	3512.03'	33°41'24"	N87°05'58"W	2,035.45'	2065.07'
C4	5060.00'	16°42'21"	N78°13'10"W	1,470.13'	1475.35'
C5	1260.00'	12°48'41"	S87°01'18"W	281.15'	281.74'

- ① ALAMO RANCH UNIT 34, PH 2
VOLUME 9655, PAGE 91 D.P.R.
- ② ALAMO RANCH UNIT 34, PH 1
VOLUME 9646, PAGE 123 D.P.R.
- ③ ALAMO RANCH UNIT 35, PH1
VOLUME 9623, PAGE 37 D.P.R.
- ④ ALAMO RANCH UNIT 35, PH 2
VOLUME 9631, PAGE 119 D.P.R.
- ⑤ ALAMO RANCH UNIT 33B, ENCLAVE
VOLUME 9649, PAGE 101 D.P.R.

EXHIBIT FOR ZONING

A 343.312 ACRE TRACT OF LAND OUT OF OUT OF THE 399.402 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD. BY INSTRUMENT RECORDED IN VOLUME 8337, PAGE 93 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 368.134 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD. BY INSTRUMENT RECORDED IN VOLUME 12642, PAGE 1974 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 328.967 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD BY INSTRUMENT RECORDED IN VOLUME 7144, PAGE 1567 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, AND THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 44010, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

AUGUST 2017

JOB No.:

SHEET 2 OF 2

6979-07



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 343.312 acre tract of land out of out of the 399.402 acre tract described in deed to Vise Oaks I, Ltd. by instrument recorded in Volume 8337, Page 93 in the Official Public Records of Real Property of Bexar County, Texas, a 368.134 acre tract described in deed to Vise Oaks I, Ltd, by instrument recorded in Volume 12642, Page 1974 of the Official Public Records of Real Property of Bexar County, Texas, and a 328.967 acre tract described in deed to Vise Oaks I, LTD by instrument recorded in Volume 7144, Page 1567 of the Official Public Records of Bexar County, Texas, out of the Thomas York Survey No. 201 1/2, Abstract No. 825, County Block 4400, and the Sarah Tyler Survey No. 367, Abstract 744, County, Block 44010, Bexar County, Texas. Said 343.312 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 east end of the northeast cutback at the intersection of Wiseman Road, a 120-foot right-of-way, dedicated in Volume 11255, Page 1857 of the Official Public Records of Bexar County, Texas, and Talley Road, a variable width right-of-way;

THENCE: N 53°19'51" E, with the north right-of-way line of said Wiseman Road, a distance of 470.79 feet to point;

THENCE: Northeasterly, with the north right-of-way line of said Wiseman Road, along a curve to the right, a radius of 1260.00 feet, a central angle of 27°20'29", a chord bearing and distance of N 66°56'43" E, 595.58 feet, for an arc length of 601.27 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 08°19'52" W, over and across said 399.402 acre tract, a distance of 1193.81 feet to a point, on the north line of said 399.402 acre tract;

THENCE: Along and with the north line of said 399.402 acre tract, the north line of said 368.134 acre tract, the north line of said 328.967 acre tract, the south lines of Alamo Ranch Unit 50C PH2 Subdivision recorded in Volume 9696, Page 205, Alamo Ranch Unit 50B Subdivision recorded in Volume 9666, Page 155, Alamo Ranch Unit 34, PH2 Subdivision recorded in Volume 9655, Page 91, Alamo Ranch Unit 34, PH1 Subdivision recorded in Volume 9646, Page 123, Alamo Ranch Unit 35 PH1 Subdivision recorded in Volume 9623, Page 37, Alamo Ranch Unit 35, PH2 Subdivision recorded in Volume 9631, Page 119, Alamo Ranch Unit 33B, Enclave Subdivision recorded in Volume 9649, Page 101, Alamo Ranch Unit 33A, Enclave Subdivision recorded in Volume 9623, Page 113, Alamo Ranch Unit 29B, Enclave Subdivision recorded in Volume 9575, Page 119, Alamo Ranch Unit 30, Enclave Subdivision recorded in Volume 9572, Page 201, Alamo Ranch Unit 32, Enclave Subdivision recorded in Volume 9582, Page 210 and North San Antonio Hills Unit No. 1 Subdivision recorded in Volume 7000, Page 6 all of the Deed and Plat Records of Bexar County, Texas, the following bearings and distances:

S 80°58'12" E, a distance of 2068.79 feet to a point;

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

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

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

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

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

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

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

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

S 85°00'37" E, a distance of 704.71 feet to a point;

S 00°21'06" W, a distance of 903.61 feet to a point;

N 74°28'53" E, a distance of 1831.62 feet to a point;

N 74°27'12" E, a distance of 1791.16 feet to a point;

N 74°28'56" E, a distance of 160.00 feet to a point;

N 74°35'56" E, a distance of 332.90 feet to a point;

N 74°35'56" E, a distance of 332.90 feet to a point;
N 73°56'56" E, a distance of 314.00 feet to a point;
N 74°34'40" E, a distance of 826.00 feet to a point;
N 74°30'56" E, a distance of 140.60 feet to a point;
N 74°34'56" E, a distance of 547.70 feet to a point;
N 74°39'56" E, a distance of 757.19 feet to a point on the current City of San Antonio city limits line;

THENCE: S 03°37'08" W, departing the south line of said North San Antonio Hills Unit No. 1, a distance of 836.81 feet along the current City of San Antonio city limits line to a point, on the north right-of-way line of said Wiseman Road;

THENCE: Departing the current City of San Antonio city limits line, with the north right-of-way line of said Wiseman Road, the following bearings and distances:

N 87°23'16" W, a distance of 313.10 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 3060.00 feet, a central angle of 37°30'53", a chord bearing and distance of S 73°51'18" W, 1967.95 feet, for an arc length of 2003.55 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 3084.68 feet, a central angle of 19°41'53", a chord bearing and distance of S 65°08'50" W, 1055.29 feet, for an arc length of 1060.50 feet to a point;

S 75°43'34" W, a distance of 4341.24 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 3512.03 feet, a central angle of 33°41'24", a chord bearing and distance of N 87°05'58" W, 2035.45 feet, for an arc length of 2065.07 feet to a point;

N 69°52'38" W, a distance of 1749.67 feet to a point;

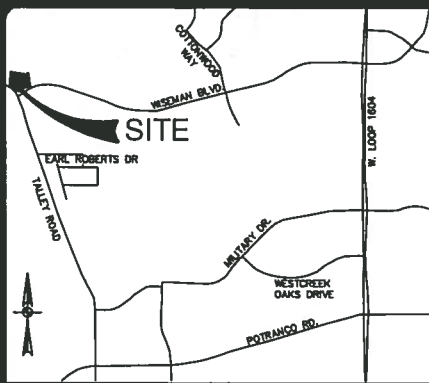
Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 20°08'01" W, a radius of 5060.00 feet, a central angle of 16°42'21", a chord bearing and distance of N 78°13'10" W, 1470.13 feet, for an arc length of 1475.35 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1260.00 feet, a central angle of $12^{\circ}48'41''$, a chord bearing and distance of S $87^{\circ}01'18''$ W, 281.15 feet, for an arc length of 281.74 feet to the POINT OF BEGINNING, and containing 343.312 acres in the City of San Antonio, Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2017
JOB NO. 6979-07
DOC. ID. P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_343.312AC-FN.docx





LOCATION MAP
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1006.00'	12°44'11"	N47°53'05"W	223.17'	223.63'
C2	1260.00'	27°20'29"	S66°56'43"W	595.58'	601.27'

LEGEND:

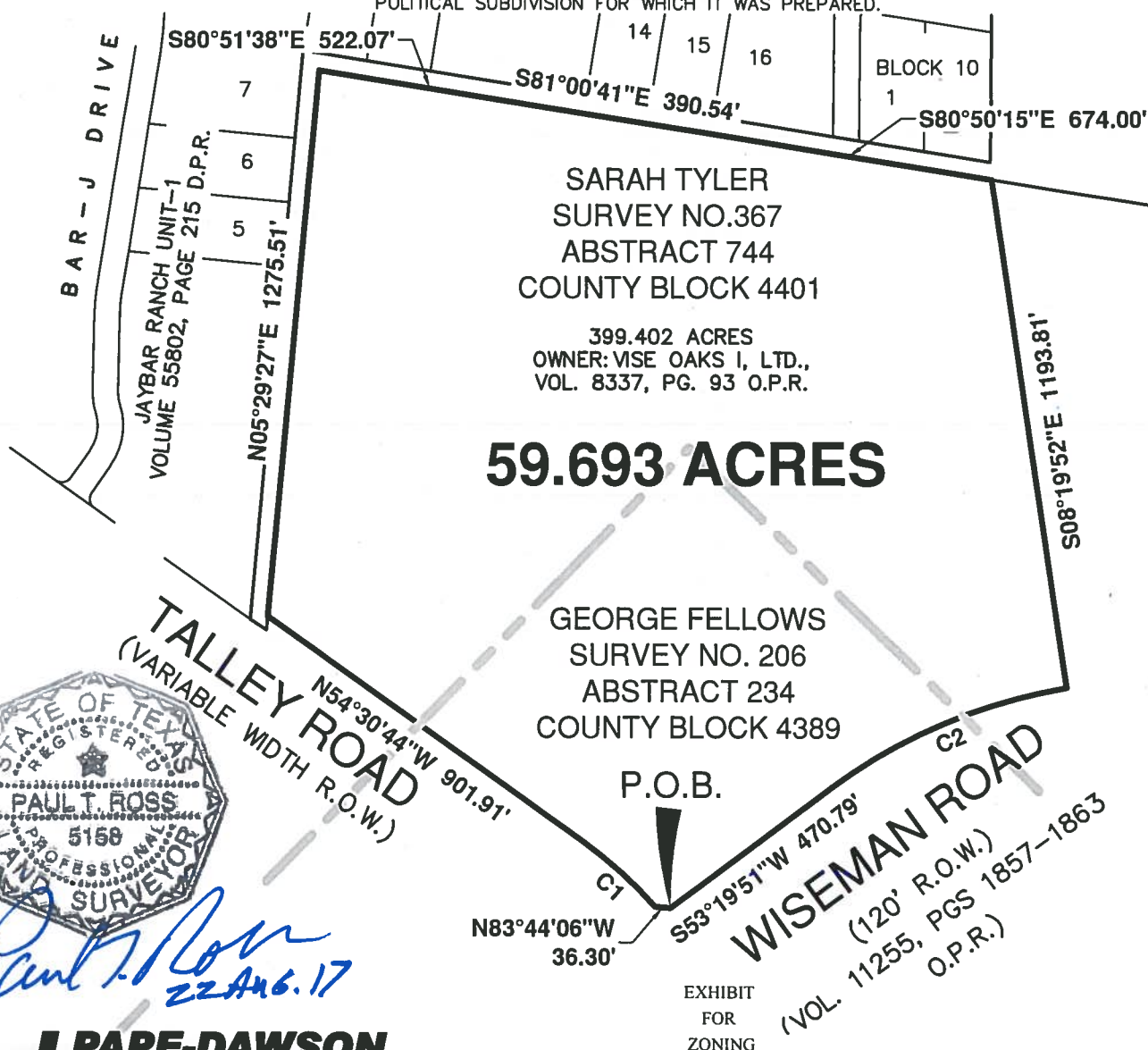
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS 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.



SCALE: 1" = 400'



Paul T. Ross
22 AUG. 17

PAPE-DAWSON ENGINEERS

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

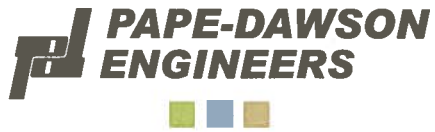
A 59.693 ACRE TRACT OF LAND OUT OF THE 399.402 ACRE TRACT DESCRIBED IN DEED TO VISE OAKS I, LTD. BY INSTRUMENT RECORDED IN VOLUME 8337, PAGE 93 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE GEORGE FELLOWS SURVEY NO. 206, ABSTRACT 234, COUNTY BLOCK 4389, AND THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY, BLOCK 4401, BEXAR COUNTY, TEXAS.

AUGUST 2017

JOB No.:

6979-07

SHEET 1 OF 1



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 59.693 acre tract of land out of the 399.402 acre tract described in deed to Vise Oaks I, Ltd. by instrument recorded in Volume 8337, Page 93 in the Official Public Records of Real Property of Bexar County, Texas, in the George Fellows Survey No. 206, Abstract 234, County Block 4389, and the Sarah Tyler Survey No. 367, Abstract 744, County, Block 4401, Bexar County, Texas. Said 59.693 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 east end of the northeast cutback at the intersection of Wiseman Road, a 120-foot right-of-way, dedicated in Volume 11255, Page 1857 of the Official Public Records of Bexar County, Texas, and Talley Road, a variable width right-of-way;

THENCE: N 83°44'06" W, along and with said cutback line, a distance of 36.30 feet to a point, at the north end of said cutback;

THENCE: Northwesterly, along and with the northeast right-of-way line of said Talley Road, along a non-tangent curve to the left, said curve having a radius of 1006.00 feet, a central angle of 12°44'11", a chord bearing and distance of N 47°53'05" W, 223.17 feet, for an arc length of 223.63 feet to a point;

THENCE: N 54°30'44" W, continuing with the northeast right-of-way line of said Talley Road, a distance of 901.91 feet to a point;

THENCE: N 05°29'27" E, departing the northeast right-of-way line of said Talley Road, with the a west line of said 399.402 acre tract, a distance of 1275.51 feet to a point, an angle point of said 399.402 acre tract;

THENCE: With a north line of said 399.402 acre tract, the following bearings and distances:
S 80°51'38" E, a distance of 522.07 feet to a point;
S 81°00'41" E, a distance of 390.54 feet to a point;
S 80°50'15" E, a distance of 674.00 feet to a point;

THENCE: S 08°19'52" E, departing the north line of said 399.402 acre tract, over and across said 399.402 acre tract, a distance of 1193.81 feet to a point, on the north right-of-way line of said Wiseman Road;

THENCE: Southwesterly, with the north right-of-way line of said Wiseman Road, along a non-tangent curve to the left, a radius of 1260.00 feet, a central angle of $27^{\circ}20'29''$, a chord bearing and distance of S $66^{\circ}56'43''$ W, 595.58 feet, for an arc length of 601.27 feet to a point;

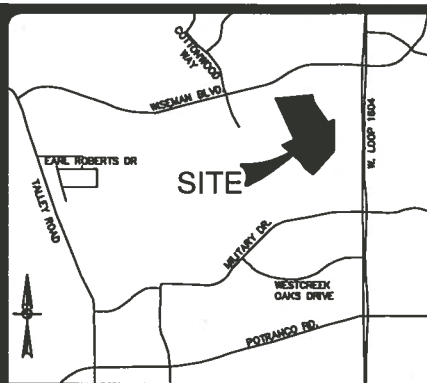
THENCE: S $53^{\circ}19'51''$ W, continuing with the north right-of-way line of said Wiseman Road, a distance of 470.79 feet to the POINT OF BEGINNING, and containing 59.396 acres in Bexar County, Texas;

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2017
JOB NO. 6979-07
DOC. ID. P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_59.693AC-FN.docx



Paul T. Ross
22 Aug. 17



LOCATION MAP

NOT-TO-SCALE

NOTES:

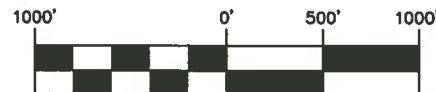
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THIS DOCUMENT WAS PREPARED UNDER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

LEGEND:

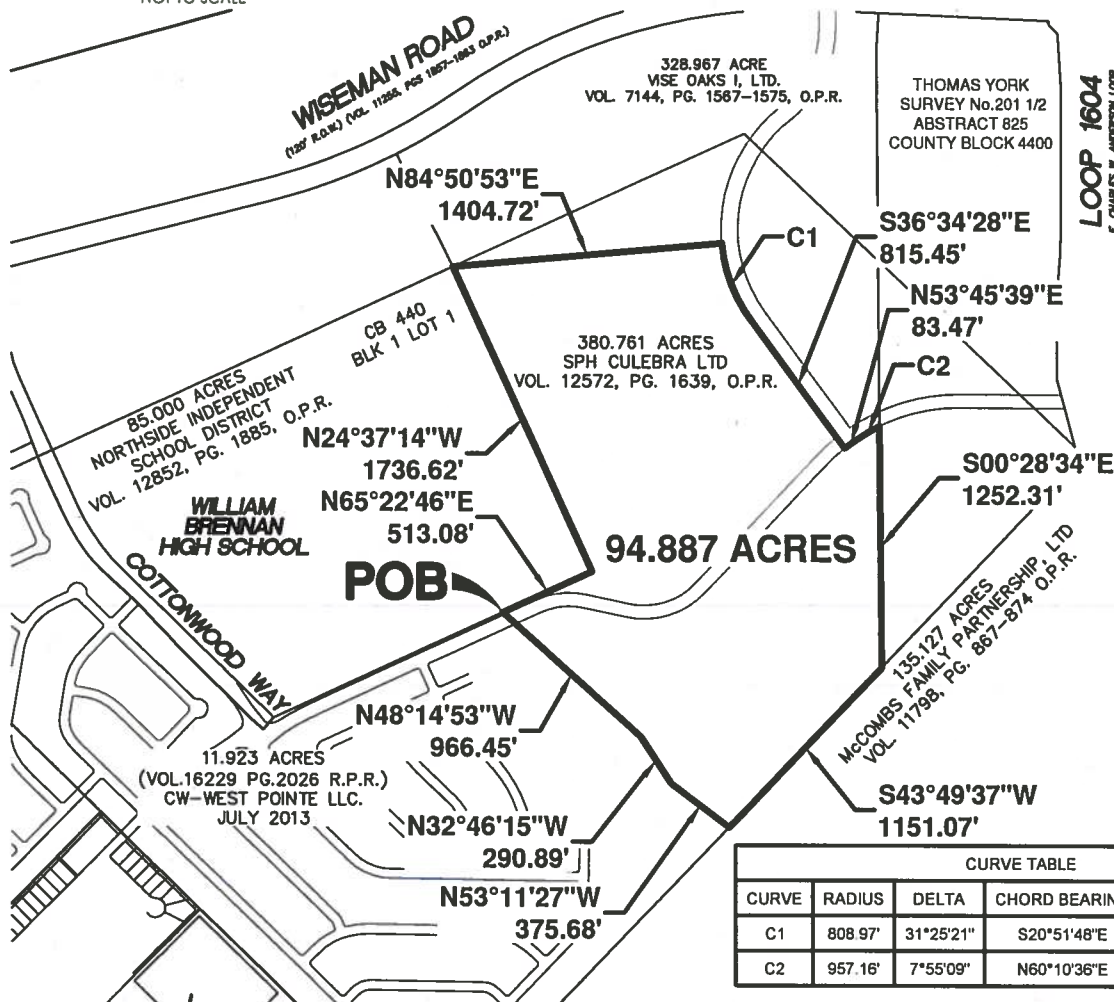
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD



Area G



SCALE: 1" = 1000'



POB

94.887 ACRES

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	808.97'	31°25'21"	S20°51'48"E	438.12'	443.66'
C2	957.16'	7°55'09"	N60°10'36"E	132.19'	132.29'

EXHIBIT
FOR
ZONING

A 94.887 ACRE TRACT OF LAND OUT OF A 380.761 ACRE TRACT DESCRIBED IN DEED TO SPH CULEBRA LTD. RECORDED IN VOLUME 12572, PAGE 1639, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

**PAPE-DAWSON
ENGINEERS**

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

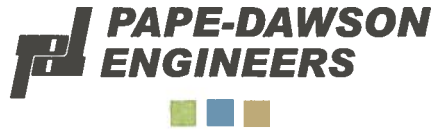


AUGUST 2017

JOB No.:

SHEET 1 OF 1

6979-07



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 94.887 acre, tract of land out of a 380.761 acre tract described in deed to SPH Culebra LTD. recorded in Volume 12572, Page 1639, out of the Thomas York Survey No. 201 1/2, Abstract No. 825, County Block 4400, Bexar County, Texas. Said 94.887 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 northeast corner of a 11.923 acre tract described in deed to CW-West Pointe LLC recorded in Volume 16229, Page 2026 of the Real Property Records of Bexar County, Texas, the south line of a 85.00 acre tract described in deed to Northside Independent School District recorded in Volume 12852, Page 1885 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 65°22'46" E, along and with the south line of said N.I.S.D. tract, the north line of the herein described tract, a distance of 513.08 feet to a point at the southeast corner of said N.I.S.D. tract, a re-entrant corner of the herein described tract;

THENCE: N 24°37'14" W, along and with the east line of said N.I.S.D. tract, the west line of the herein described tract, a distance of 1736.62 feet to a point on the south line of a 328.967 acre tract, the north line of said 380.761 acre tract;

THENCE: Departing the south line of said 328.967 acre tract, over and across said 380.761 acre tract, the following bearings and distances:

N 84°50'53" E a distance of 1404.72 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 808.97 feet, a central angle of 31°25'21", a chord bearing and distance of S 20°51'48" E, 438.12 feet, for an arc length of 443.66 feet to a point;

S 36°34'28" E a distance of 815.45 feet to a point;

N 53°45'39" E a distance of 83.47 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 957.16 feet, a central angle of 07°55'09", a chord bearing and distance of N 60°10'36" E, 132.19 feet, for an arc length of 132.29 feet to a point on the current City of San Antonio city limits line;

Zoning
94.563 Acres
Job No: 6979-07

S 00°28'34" E, along the current City of San Antonio city limits line, a distance of 1252.31 feet along the current City of San Antonio city limits line to a point on the north line of 135.127 acre tract described in deed to McCombs Family Partnership, Ltd. recorded in Volume 11798, Page 867 of the Official Public records of Real Property of Bexar County, Texas, the south line of said 380.761 acre tract;

THENCE: S 43°49'37" W, departing said city limits line, along and with the north line of said 135.127 acre tract, the south line of said 380.761 acre tract, a distance of 1151.07 feet and departing the current city of San Antonio City Limits Line to a point;

THENCE: Departing the north line of said 135.127 acre tract, over and across said 380.761 acre tract, the following bearings and distances:

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

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

N 48°14'53" W a distance of 966.45 feet to the POINT OF BEGINNING, and containing 94.887 acres in Bexar County, Texas;

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

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: August 22, 2017

JOB NO. 6979-07

DOC. ID. P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_94.563AC-FN.docx



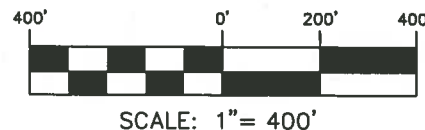
NOTES:

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.

LEGEND:

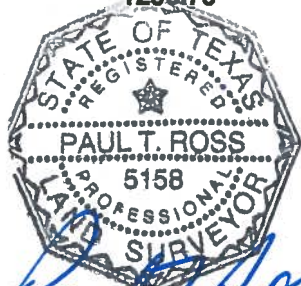
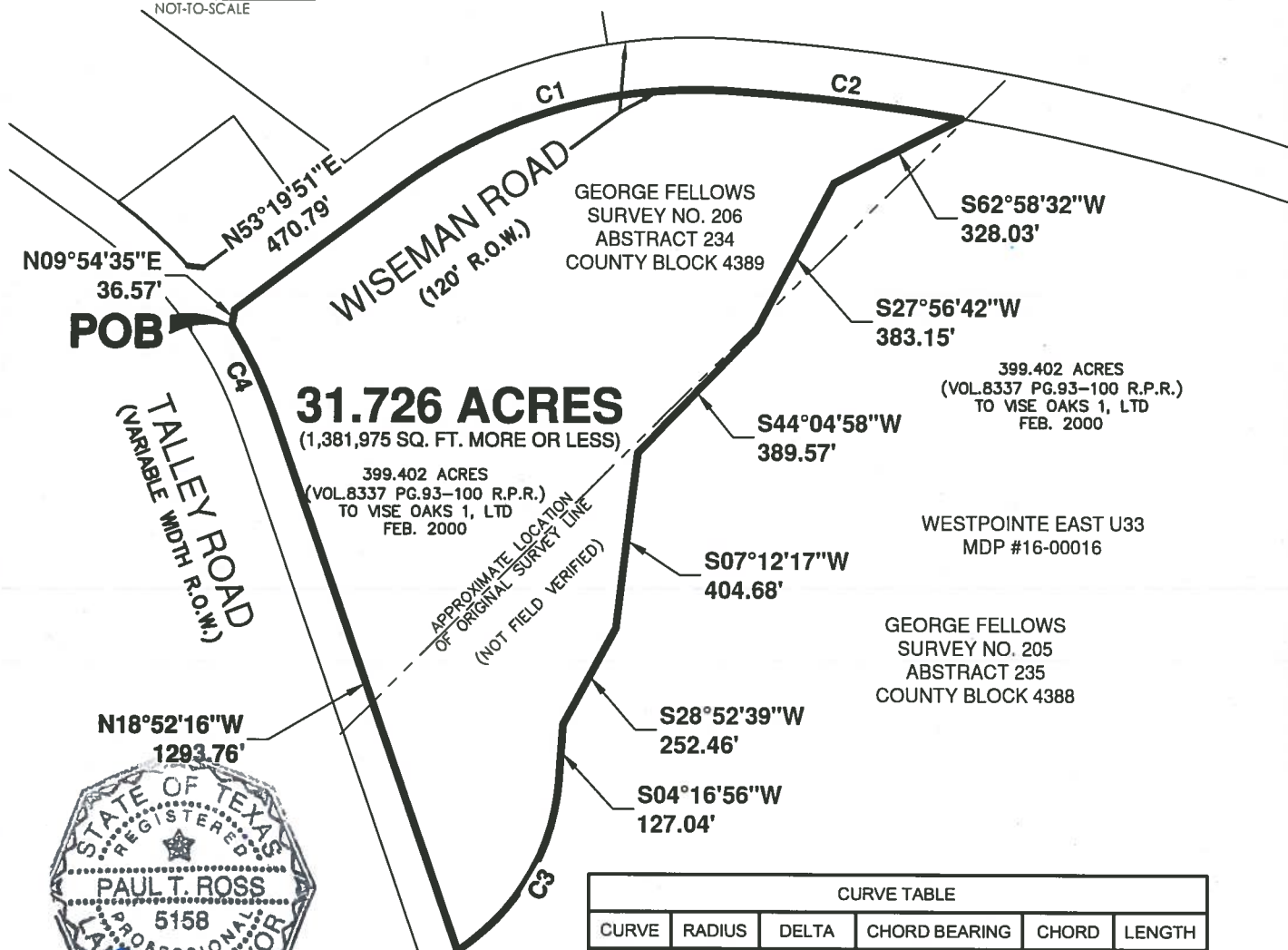
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

Area H



LOCATION MAP

NOT-TO-SCALE



"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."

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1140.00'	40°09'31"	N73°20'53"E	782.77'	799.03'
C2	4940.00'	6°17'57"	S83°25'22"E	542.85'	543.12'
C3	508.81'	53°13'34"	S30°39'54"W	1,007.88'	472.67'
C4	1006.00'	12°57'36"	N25°21'03"W	927.13'	227.55'

EXHIBIT
FOR
ZONING C2

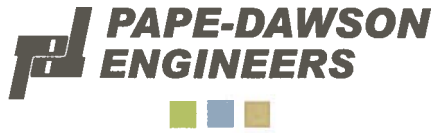
A 31.726 ACRE, OR 1,381,975 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE 399.402 ACRE TRACT DESCRIBED TO VISE OAKS I, LTD., BY INSTRUMENT RECORDED IN VOLUME 8337, PAGE 93 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE GEORGE FELLOWS SURVEY NO. 205, ABSTRACT NO. 235, COUNTY BLOCK 4388, AND THE GEORGE FELLOW SURVEY NO. 206, ABSTRACT 234, COUNTY BLOCK 4389, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

AUGUST 2017

JOB No.:

6979-07



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 31.726 acre tract of land out of the 399.402 acre tract described to Vise Oaks I, Ltd., by instrument recorded in Volume 8337, Page 93 of the Official Public Records of Real Property of Bexar County, Texas, in the George Fellows Survey No. 205, Abstract No. 235, County Block 4388, and the George Fellow Survey No. 206, Abstract 234, County Block 4389, Bexar County, Texas. Said 31.726 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 south corner of the southeast cutback line at the intersection of Talley Road, a variable width right-of-way, and Wiseman Road, a 120-foot right-of-way, recorded in Volume 11255, Page 1857 of said Official Public Records, at the northeast corner of the 1.449 acre tract described to Bexar County by instrument recorded in Volume 11255, Page 1864 in said Official Public Records;

THENCE: N 09°54'35" E, along and with said cutback line, a distance of 36.57 feet to a point at the east corner of said cutback line;

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

N 53°19'51" E, a distance of 470.79 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 36°43'53" E, a radius of 1140.00 feet, a central angle of 40°09'31", a chord bearing and distance of N 73°20'53" E, 782.77 feet, for an arc length of 799.03 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 03°25'40" W, a radius of 4940.00 feet, a central angle of 06°17'57", a chord bearing and distance of S 83°25'22" E, 542.85 feet, for an arc length of 543.12 feet to a point;

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

S 62°58'32" W, a distance of 328.03 feet to an angle point;

S 27°56'42" W, a distance of 383.15 feet to an angle point;

S 44°04'58" W, a distance of 389.57 feet to an angle point;

S 07°12'17" W, a distance of 404.68 feet to an angle point;

Page 1 of 2

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

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

Zoning
31.726 Acres
Job No: 6979-07

S 28°52'39" W, a distance of 252.46 feet to an angle point;

S 04°16'56" W, a distance of 127.04 feet to an angle point;

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 85°56'53" W, a radius of 508.81 feet, a central angle of 53°13'34", a chord bearing and distance of S 30°39'54" W, 1007.88 feet, for an arc length of 472.67 feet to a point on the east right-of-way line of said Talley Road;

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

N 18°52'16" W, a distance of 1293.76 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1006.00 feet, a central angle of 12°57'36", a chord bearing and distance of N 25°21'03" W, 927.13 feet, for an arc length of 227.55 feet to the POINT OF BEGINNING, and containing 31.726 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: August 21, 2017

JOB NO. 6979-07

DOC. ID.P:\69\79\07\Design\Civil\Exhibit\2017 Exhibits\WORD\6979-07_ESZN_31.726AC-FN.docx

