

AN ORDINANCE 2017-08-31-0624

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY ASSIGNING AND ADOPTING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY, APPROXIMATELY 7.67 SQUARE MILES (4,909 ACRES), LOCATED WITHIN THE BABCOCK ROAD CORRIDOR ANNEXATION AREA, THE VANCE JACKSON ANNEXATION AREA, THE FOSTER ROAD ANNEXATION AREA, AND THE IH-10 EAST-LOOP 1604 EAST INTERCHANGE ANNEXATION AREA.

* * * * *

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

WHEREAS, City Council desires to initiate a change in the zoning boundary of certain properties to a zoning compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development code; and

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

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by adopting various zoning district boundaries for newly annexed areas, approximately 7.67 square miles (4,909 acres), generally located within the Babcock Road Corridor Annexation Area, Vance Jackson Annexation Area, The Foster Road Annexation Area, and the IH-10 East-Loop 1604 East Interchange Annexation Area, from Outside City Limits (OCL) to various zoning districts as follows:

(A) The Babcock Road Corridor Annexation Area:

TO: "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties more specifically described in **ATTACHMENT "A"** attached hereto and incorporated herein for all purposes.

(E) The Vance Jackson -North Loop 1604 West Tracts Annexation Area:

TO: "C-2" Commercial District, "C-3" General Commercial District, "UC-1" IH-10/FM 1604 Urban Corridor Overlay District and "ERZD" Edwards Recharge Zone District on certain properties more specifically described in **ATTACHMENT "E"** attached hereto and incorporated herein for all purposes.

(F) The Foster Road Annexation Area:

TO: "DR" Development Reserve District "RP" Resource Protection District, "RE" Residential Estate District, "NP-10" Neighborhood Preservation, "R-6" Residential Single-Family District, "L" Light Industrial District, "I-1" General Industrial District, and "AHOD" Airport Hazard Overlay District on certain properties more specifically described in **ATTACHMENT "F"** attached hereto and incorporated herein for all purposes.

(G) The IH-10 East-Loop 1604 East Interchange Annexation Area:

TO: "R-4" Residential Single-Family District, "C-2" Commercial District, "C-3" General Commercial District, "MXD" Mixed Use District, "I-1" General Industrial District, "I-2" Heavy Industrial District and "AHOD" Airport Hazard Overlay District on certain properties more specifically described in **ATTACHMENT "G"** attached hereto and incorporated herein for all purposes.

SECTION 3. The City council approves the Mixed Use Zoning Districts in the IH-10 East - Loop 1604 East Interchange Annexation Area so long as the attached site plan made a part hereof and incorporated herein for all purposes as **EXHIBIT "G-2"** is adhered to.

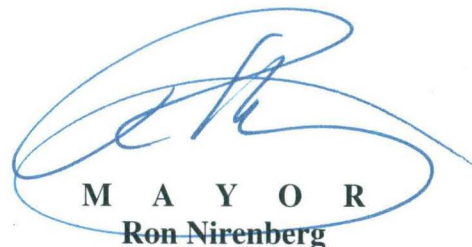
SECTION 4. The City Council hereby directs city staff to initiate a zoning case to rezone certain property generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of Farm to Market 1516.

SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective the 27th day of November 2017.

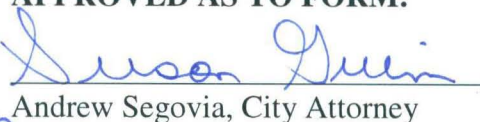
PASSED AND APPROVED this 31st day of August, 2017.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:49:52 AM						
Vote Type:	Other: A						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5			x			
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:50:31 AM						
Vote Type:	Other: Deny B						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:51:06 AM						
Vote Type:	Other: Deny C						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:51:38 AM						
Vote Type:	Other: Deny D						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3			x			
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:52:10 AM						
Vote Type:	Other: E						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:53:02 AM						
Vote Type:	Other: F						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor				x		
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4				x		
Shirley Gonzales	District 5			x			
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Agenda Item:	Z-1 (in consent vote: 29, P-1, Z-1)						
Date:	08/31/2017						
Time:	11:53:39 AM						
Vote Type:	Other: G						
Description:	<p>ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (C) The Wiseman Boulevard Corridor Annexation Area</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5			x			
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

Attachment “A”

Babcock Road Commercial Corridors

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2, AHOD, MLOD-1, MSAO-1	Commercial, Airport Hazard Overlay District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255391	NCB 4721 LOT SW IRR 587.61 FT OF 1
C-2, AHOD, MLOD-1, MSAO-1	Commercial, Airport Hazard Overlay District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255396	CB 4721 LOT 50 GEORGE R GRANTHAM SUBD
C-2, ERZD, MLOD-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District	1090912	CB 4549 P-4D (1.6 AC), CB 4552 P-2L (.92 AC)
C-2, ERZD, MLOD-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District	1090913	CB 4552 P-2M
C-2, ERZD, MLOD-1, MSAO-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255379	CB 4721 BLK LOT 4
C-2, ERZD, MLOD-1, MSAO-1	Commercial, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013714	CB 4565 P-3A (17.5255), P-3B(.552), P-3C (11.14), CB 4547 P-1A (3.84), CB 4549 P-1E (20.803), P-4 (45.8693), CB 4552 P-2J (76.0282), CB 4550 P-1C (3.8)
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255318	CB 4719 P-1 (2.65 AC) ABS 521 & CB 4720 P-1A (1.54 AC), P-1F (1.69 AC) ABS 521
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255320	CB 4719 P-2 ABS 521
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255321	CB 4719 P-2A ABS 521
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255335	CB 4720 P-1G ABS 881
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	255380	CB 4721 BLK LOT 5
C-2, MLOD-1, MSAO-1	Commercial, Military Lighting Overlay District, Military Sound Attenuation Overlay	256023	CB 4726 P-5 ABS 177
C-2, S, ERZD, MLOD-1, MSAO-1	Commercial, Specific Use Authorization for a Wireless Communication System, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1090281	CB: 4719 P-1E (.5225 AC), P-3B (20.7475 C)
C-2, S, MLOD-1	Commercial, Specific Use Authorization for a Convenience Store (with gasoline and carwash), Military Lighting Overlay District	1224976	CB 4721A (CST STORE # 1088), BLOCK 1 LOT 2
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246677	CB 4548 P-5B ABS 1226 (31.15) & P-7 (39.42)
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246680	CB 4548A BLK 1 LOT 1 "LA CANTERA UT-10
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	559328	NCB 14736 BLK LOT TR-D3 & E1, CB 4548 P-1C, P-5E, P-6A P-7B, P-8A & CB 4722 P-2
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246678	CB 4548 P-5C ,P-5D, P-6 P-8 ABS 1266

Zoning Case: Z2017 Z2017206 Babcock Road Commercial Corridors
Council Consideration Date: August 31, 2017

ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255395	CB 4721 LOT SW IRR 274.59' OF 2
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255378	CB 4548 P-5C ,P-5D, P-6 P-8 ABS 1266
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	246679	CB 4548 P-5 (39.280) & P-7A (9.065) ABS 1266
ED, ERZD, MLOD-1, MSAO-1	Entertainment District, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	255393	CB 4721 LOT SE IRR 31.71FT OF 2
MF-18, MLOD-1, MSAO-1	Limited Density Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	999462	NCB 18335 P-3 (14.471AC), P-3A (17.632AC), P-10A (5.054AC), CB 4716 P-1 (9.325 AC), P-3 (17.476AC), P-5 (22.729AC) ABS 947, CB 4717 P-3 (26.52AC) ABS 728, CB 4718 P-1 (12.653) ABS 215, CB 4719 P-5 (12.306AC) ABS 521, CB 4726 P-5B (19.457AC) ABS 177 2 <i>More particularly described in Exhibit A-1, made a part hereof and incorporated herein for all purposes.</i>
MF-33, MLOD-1, MSAO-1	Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	1134806	CB 4721A BLK 1 LOT 1
MF-33, MLOD-1, MSAO-1	Multi-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	1178848	CB 4716A BLK 3 LOT 1
R-20, MLOD-1, MSAO-1	Residential Single-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	698161	NCB 18335 LOT P-1C(14.283AC) P-1D(40.316AC), P-1E(.011AC) P-3B(.249), P-3C
R-6, ERZD, MLOD-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District	1011055	CB 4549 P-4A(.80 AC), CB 4550 P-1B (22.77 AC), CB 4552 P-2C (22.266 AC), & CB 4562 P-2C (.85 AC)
R-6, ERZD, MLOD-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District	1013713	CB 4552 P-2A
R-6, ERZD, MLOD-1, MSAO-1	Residential Single-Family, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013714	CB 4565 P-3A (17.5255), P-3B(.552), P-3C (11.14), CB 4547 P-1A (3.84), CB 4549 P-1E (20.803), P-4 (45.8693),CB 4552 P-2J (76.0282), CB 4550 P-1C (3.8)
R-6, MLOD-1, MSAO-1	Residential Single-Family, Military Lighting Overlay District, Military Sound Attenuation Overlay	999462	NCB 18335 P-3 (14.471AC), P-3A (17.632AC), P-10A (5.054AC), CB 4716 P-1 (9.325 AC), P-3 (17.476AC), P-5 (22.729AC) ABS 947, CB 4717 P-3 (26.52AC) ABS 728, CB 4718 P-1 (12.653) ABS 215, CB 4719 P-5 (12.306AC) ABS 521, CB 4726 P-5B (19.457AC) ABS 177 2
RE, ERZD, MLOD-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District	246676	CB 4548 P-5A ABS 1226
RE, ERZD, MLOD-1, MSAO-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1090281	CB: 4719 P-1E (.5225 AC), P-3B (20.7475 C)
RE, ERZD, MLOD-1, MSAO-1	Residential Estate, Edwards Recharge Zone District, Military Lighting Overlay District, Military Sound Attenuation Overlay	1103286	CB 4719 P-1F (27.9911 AC), P-3 (4.9739 AC) ABS 521& CB 4720 P-1J (1.903 AC), P-1K (1.41 AC) ABS 521
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	255335	CB 4720 P-1G ABS 881
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	255356	CB 4720 P-1 (2.9778 AC) & P-5 (1.5 AC), P-5A (1.5 AC) ABS 881

Zoning Case: Z2017 Z2017206 Babcock Road Commercial Corridors
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RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256009	CB 4726 P-3 ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256013	CB 4726 P-3D ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256044	CB 4726 P-3C (5.93 AC) & P-15 (3.682 AC) ABS 177 2008-MERGED PIDS 256044 & 256012 PER CUST REQ. # 17053
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256047	CB 4726 P-15C (3.682 AC) & P-15D (2.757 AC) ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	256049	CB 4726 P-15A (3.75 AC) & P-15B (.439 AC) ABS 177
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	698153	NCB 18334 LOT P-3A 4.7111 CB 4727 P-3A ABS 672 4.2289 CB 4726 P-4A ABS 177 1.5370
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1013712	CB 4718 P-2A EXC NE 364.58 FT X 324.28 FT
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1060888	CB 4726A BLK 1 LOT 1
RE, MLOD-1, MSAO-1	Residential Estate, Military Lighting Overlay District, Military Sound Attenuation Overlay	1179776	NCB 18334 (& CB 4726) BLK 1 LOT 2
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256020	CB 4726 P-4C ABS 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256042	CB: 4726 P-14A ABS: 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	698161	NCB 18335 LOT P-1C(14.283AC) P-1D(40.316AC), P-1E(.011AC) P-3B(.249), P-3C
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	255274	CB 4716 P-1C ABS 947
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256018	CB 4726 P-4B ABS 177
RP, MLOD-1, MSAO-1	Resource Protection, Military Lighting Overlay District, Military Sound Attenuation Overlay	256041	CB: 4726 P-14 ABS: 177
RP, MLOD-1	Resource Protection,, Military Lighting Overlay District	1228689	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 25
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228690	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 26
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228691	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 11 LOT 27
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228694	NCB 18335 (STONEWALL ESTATES UT 4B PUD), BLOCK 9 LOT 999
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228713	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 28
RP, MLOD-1	Resource Protection, Military Lighting Overlay District	1228714	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 29
RP, MLOD-1	Resource Protection,, Military Lighting Overlay District	1228715	NCB 18335 (STONEWALL ESTATES UT 4A PUD), BLOCK 11 LOT 30

Exhibit “A-1”

COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of Westwood

COUNTY OF BEXAR
STATE OF TEXAS

15.68 ACRES

PROJ. 11198.00
BABCOCK-HEUERMANN

METES and BOUNDS DESCRIPTION of a 15.68 acre tract of land out of the George Elliot Survey No. 24 ½, Abstract 215, County Block 4718 and the City of San Antonio Survey No. 24 ½, Abstract 521, County Block 4726, Bexar County, Texas, same being out that certain 165.091 acre tract of land conveyed unto Babcock Road Ltd., a Texas Limited Partnership by warranty deed recorded in Volume 11305, Page 672, Bexar County Real Property Records; in all, said 15.68 acre tract of land being particularly described as follows:

COMMENCING at a point at the southwest cutback on the north intersection of Heuermann Road (a 60' right-of-way) and Babcock Road (an 86' right-of-way) coincident with south corner of Lot 1, Block 3 as shown by plat of Heuermann Multifamily recorded in Volume 9643, Page 44, Bexar County Deed and Plat Records;

THENCE, along the northeast line of said Babcock Road coincident with the southwest line of said 165.091 acre tract, North 72° 38' 06" West, 211.13 feet to the beginning of a tangent curve to the right;

THENCE, along the arc of said curve having a radius of 1,490.93 feet, a central angle of 14° 00' 01", a chord bearing and distance of North 65° 34' 04" West, 363.41 feet, pass the southwest corner of said Lot 1 at an arc length of 224.82 feet, and continue for a total arc length of 364.31 feet to the **POINT OF BEGINNING** and the south corner of the herein described tract of land;

THENCE, continuing along the northeast line of said Babcock Road and the southwest line of said 165.091 acre tract the following courses:

Along the extension of the arc of said previous curve having a central angle of 1° 16' 14", an arc length of 33.06 feet, and a chord bearing and distance of North 57° 55' 56" West, 33.06 feet to a point,

North 57° 26' 18" West, 611.56 feet to a point at the beginning of a tangent curve to the right,

Along the arc of said curve having a radius of 2,710.71 feet, a central angle of 8° 26' 11", an arc length of 399.14 feet, and a chord bearing and distance of North 53° 08' 23" West, 398.78 feet to a point,

North 48° 55' 43" West, 142.49 feet to a point at the beginning of a tangent curve to the right, and

Along the arc of said curve having a radius of 3,273.23 feet, a central angle of 2° 39' 56", an arc length of 152.28 feet, and a chord bearing and distance of North 47° 25' 42" West, 152.26 feet to a point;

THENCE, departing the northeast line of said Babcock Road and across said 165.091 acre tract the following courses:

North 43° 54' 16" East, 450.94 feet to a point,
South 46° 05' 44" East, 304.85 feet to a point,
South 84° 52' 47" East, 356.58 feet to a point,

COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of **Westwood**

South 50° 29' 56" East, 500.61 feet to a point,
South 21° 23' 19" East, 172.11 feet to a point at the beginning of a non-tangent curve
to the left,

Along the arc of said curve having a radius of 1,253.00 feet, a central angle of 7° 42'
32", an arc length of 168.59 feet and a chord bearing and distance of South 38° 34'
11" West, 168.46 feet to a point,

South 34° 08' 51" West, 269.34 feet to a point at the beginning of a tangent curve to
the right,

Along the arc of said curve having a radius of 17.01 feet, a central angle of 86° 58'
15", an arc length of 25.82 feet, and a chord bearing and distance of South 74° 24'
21" West, 23.41 feet to a point, and

South 27° 53' 29" West, 7.99 feet to the **POINT OF BEGINNING**.

Containing, in all, 683,102 square feet of land or 15.68 acres.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204.

Prepared for a zoning exhibit by Coursen-Koehler Engineering & Associates, a division of Westwood Professional Services. This description is not to be used for conveyance. – Jason R. Gabriel, RPLS No. 6530

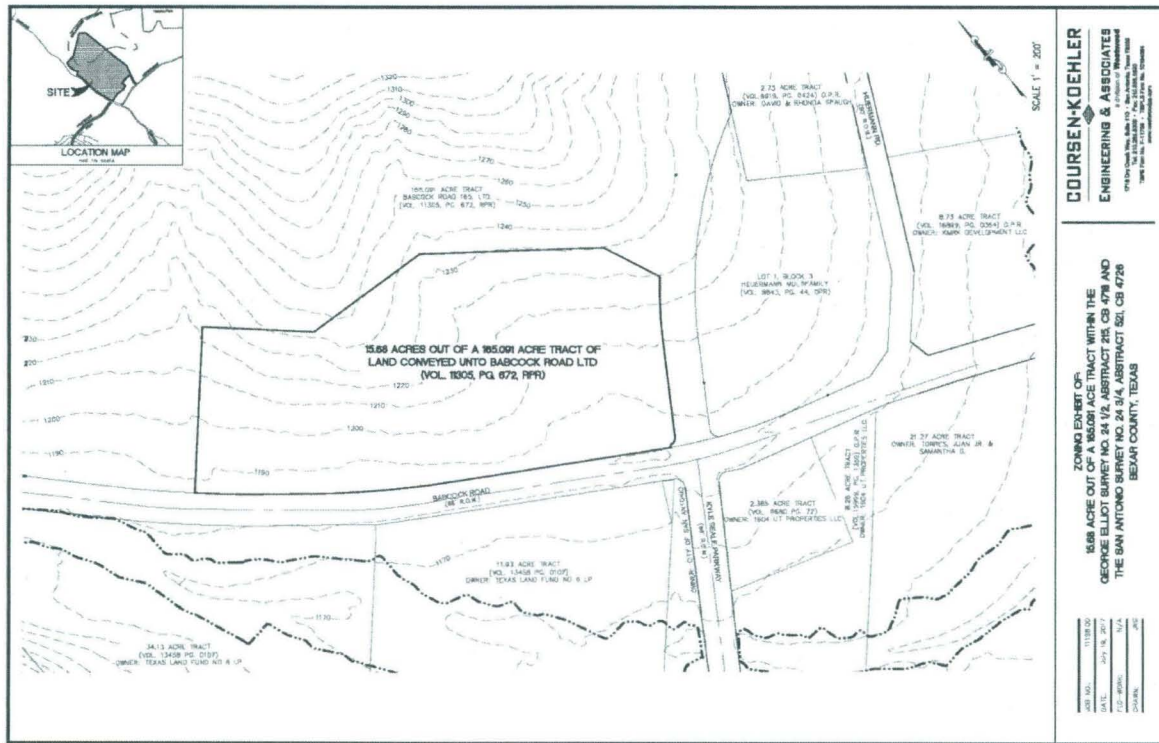


1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Main 210 265.8300 • westwoodps.com

TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

Zoning Case: Z2017 Z2017206 Babcock Road Commercial Corridors
 Council Consideration Date: August 31, 2017



Attachment ‘E’

Zoning Case: Z2017 Z2017206 Vance Jackson Area
Council Consideration Date: August 31, 2017

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2, AHOD, ERZD	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District	1174462	CB 4782 P-7G ABS 482
C-2, AHOD, ERZD, UC-1, MLOD-1	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	669205	NCB 17700 P-8D 1.436 CB 4782 P-8C ABS 482 7.064
C-2, AHOD, ERZD, UC-1, MLOD-1	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	985954	NCB 17700 BLK LOT P-7A (0.79 AC)
C-2, AHOD, ERZD, UC-1, MLOD-1	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	1138746	NCB 17700 BLK 1 LOT 2
C-2, AHOD, ERZD, UC-1, MLOD-1	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	1198839	NCB 17700 BLK 1 LOT N IRR 497.69 FT OF 901
C-2, AHOD, ERZD, UC-1, MLOD-1	Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	1199619	NCB 17700 BLK LOT P-7 (24.81 AC); CB 4782 P-7 ABS 482 (35.67 AC)
C-3, AHOD, ERZD, MLOD-1	General Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Military Lighting Overlay District	259225	CB 4776 P-2C & 2D ABS 389
C-3, AHOD, ERZD, UC-1, MLOD-1	General Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	561277	NCB 14852 BLK 1 LOT 2 (SCHOENFELD COM"L SUBD) **S IRR 500 FT
C-3, AHOD, ERZD, UC-1, MLOD-1	General Commercial, Airport Hazard Overlay District, Edwards Recharge Zone District, Urban Corridor District, Military Lighting Overlay District	999505	NCB 14852 P-4(4.695AC), P-4B(.212 AC), P-4D(1.625AC), P-4E(.255AC), CB 4776 P-4 (.301 AC) & P-4C(4.042AC) ABS 398

Attachment ‘F’

Zoning Case: Z2017206 Foster Road AMENDED
Council Consideration Date: August 31, 2017

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327864	CB 5100 BLK 665 LOT P 14 & P 14A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327865	CB 5100 P-15 ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	685449	NCB 17994 P-1(3.363 AC) & P-2 (14.87 AC) & CB 5100 P-2 (95.642 AC)
I-1	General Industrial District	331748	CB 5128 P-4 ABS 489
I-1	General Industrial District	331751	CB 5128 P-5B & 6 ABS 489
I-1	General Industrial District	331753	CB 5128 P-7 ABS 489
I-1	General Industrial District	331783	CB 5129 P-9B ABS 770
I-1	General Industrial District	331803	CB 5132 W 300 FT OF TR 2 EXC S IRRG 16 FT ABS 469
I-1	General Industrial District	514868	NCB 12887 BLK LOT 9 (3.911 AC), E 388.97 FT OF ARB-5 (1.964 AC), P-7 (45.068 AC) & CB 5129 P-7 ABS 770 (10.468 AC)
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327562	CB 5097 P-34 ABS 190 42.049 CB 5128 P-2 ABS 489-27.48 AC
I-1, AHOD	General Industrial , Airport Hazard Overlay District	327660	CB 5098 P-47 ABS 743
DR, AHOD	Development Reserve , Airport Hazard Overlay District	327895	CB: 5100 P-25A ABS: 665 FOSTER RIDGE UNIT-1
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327896	CB: 5100 P-25B (.115AC) & P-26E (.258AC) ABS: 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327897	CB: 5100 P-25C ABS: 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327898	CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327900	CB: 5100 P-26B ABS: 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327903	CB 5100 P-27A ABS 665 PT OF RAILROAD
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327911	CB: 5100A BLK: 1 LOT: 1 FOSTER RIDGE UNIT-1
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327912	CB: 5100A BLK: 1 LOT: 2 FOSTER RIDGE UNIT-1
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327914	CB 5100C BLK LOT 1 PAN AMER LOGISTICS CTR UT-1
I-1, AHOD	General Industrial , Airport Hazard Overlay District	331747	CB 5128 P-3 ABS 489
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357571	CB 5875 BLK LOT 1A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357572	CB 5875 BLK LOT 1A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357573	CB 5875 BLK LOT 1B
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357574	CB 5875 BLK LOT S IRR 26 3.6 FT OF N 342.31FT OF 2
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357575	CB 5875 BLK LOT N IRRG 78.7 FT OF 2
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357576	CB 5875 BLK LOT 2C

Attachment F
Amended

Zoning Case: Z2017206 Foster Road AMENDED
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DR, AHOD	Development Reserve, Airport Hazard Overlay District	357577	CB 5875 BLK LOT N 133.29 FT OF 3 OR ARB 3B & MID 249.50 FT OF ARB 4B
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357579	CB 5875 BLK LOT 4A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357581	CB 5875 BLK LOT S IRR 18.9FT OF 5
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357582	CB 5875 BLK LOT SW IRR 478.16 FT OF 5 LABEL#PFS0805746/7
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357583	CB 5875 LOTS 6 & 7
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357584	CB 5875 BLK LOT S 616.6 FT OF W 80 FT OF 8
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357588	CB 5875 BLK LOT W 80.0 FT OF N 468.8 FT OF 8
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357590	CB 5875 BLK LOT 9, & E 40.26 FT OF 8
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357592	CB 5875 BLK LOT 12
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357593	CB 5875 BLK LOT 13
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357594	CB:5875 BLK: LOT:14A/15A/16A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357595	CB 5875 BLK LOT 17
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357596	CB 5875 BLK LOT 18
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357599	CB 5875 BLK LOT 19
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357600	CB 5875 BLK LOT 19A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357601	CB 5875 BLK LOT 20B
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357602	CB 5875 BLK LOT 20A /P-5/
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357603	CB 5875 BLK LOT W 100 FT OF S PT OF 20 (P-6)
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357604	CB 5875 BLK LOT N, 504 FT OF 20
DR, AHOD	General Industrial , Airport Hazard Overlay District	357605	CB 5875 BLK LOT 23A AND 21A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357606	CB 5875 BLK LOT S TRI 248.74FT OF 21 /P-5A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357607	CB 5875 BLK LOT PT, OF 20, 21 AND 23
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357608	CB 5875 BLK LOT S IRR 137.54 FT OF 21A & S 100 FT OF W 59 FT OF 23A
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357609	NCB 5875 BLK LOT E IRR 904.34FT OF W 954.34FT OF 24 ARB 24E
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357610	NCB 5875 BLK LOT E TRI 649 FT OF 24 ARB 24C
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357612	NCB 5875 BLK LOT SW 50 X 118 OF 24 ARB 24D
DR, AHOD	Development Reserve, Airport Hazard Overlay District	357613	CB 5875 BLK LOT P-100
I-1, AHOD	General Industrial , Airport Hazard Overlay District	460655	NCB 10615 P-1 & P-33 36.211 CB5097 P33 16.545 CB 5128 P1 & P8 177.381& CB5132 P62 .518

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I-1, AHOD	General Industrial , Airport Hazard Overlay District	460734	NCB 10615 LOT P-46 .350 CB 5098 P-46 ABS 743 84.600
DR, AHOD	Development Reserve, Airport Hazard Overlay District	985864	CB 5875 BLK LOT 10 AND 11
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1177893	CB 5875B BLK LOT 25
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1180695	CB 5875 BLK LOT N IRR 15FT OF 5
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327888	CB 5100 P-22 ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327889	CB 5100 P-23B
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327891	CB 5100 P-24 ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	685529	NCB 17995 P-4, 6A, 7, 7A, 7B, 7C, 7D, 7E, 7F, 13, 13A, 13B, 13C, 20 NCB 17994 BLK TR-A, B, C, C1, P-11, 11A, & LOT 36 CB 5100 P-3, 4, 13, 13A, 20, 24A, 25D, & 26A ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1091696	CB 5100 P-24C ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1091698	CB 5100 P-23 (42.8164 AC) & P-23A (63.218 AC)
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1139397	CB 5973A BLK 1 LOT 1 (BEXAR COUNTY JR LIVESTOCK SHOW) & P-100
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1195676	CB 5100C BLK 2 LOT 1
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1209164	CB 5100C BLK 2 LOT 2
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1265154	CB 5100
DR, AHOD	Development Reserve, Airport Hazard Overlay District	1265153	CB 5100
L	Light Industrial District	331781	CB 5129 P-9 ABS 770
L	Light Industrial District	331785	CB 5129 P-10 ABS 770
L	Light Industrial District	331788	CB 5129 P-10C, P-9A, & P-10D ABS 770
L	Light Industrial District	331789	CB 5129 P-10B ABS 770
L	Light Industrial District	331796	CB 5129A BLK 1 LOT 2
L	Light Industrial District	331797	CB 5129A BLK 1 LOT 3

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L	Light Industrial District	331798	CB 5132 BLK LOT N IRRG 461.68 FT OF TR 1
L	Light Industrial District	331800	CB 5132 P-1A ABS 469
L	Light Industrial District	331803	CB 5132 W 300 FT OF TR 2 EXC S IRRG 16 FT ABS 469
L	Light Industrial District	331805	CB 5132 TR-5 ABS 469
L	Light Industrial District	331808	CB 5132 TR-7, EXC S IRRG 31.09 FT ABS 469
L	Light Industrial District	331809	CB 5132 TR-8 EXC S IRR 35.49
L	Light Industrial District	333168	CB 5132C BLK LOT 1
L	Light Industrial District	333662	CB: 5132F LOT 1 CB 5132J LOT 3-5, & 9-11, W 50" OF 1, & N IRR 79.97" OF 2, S 80" OF 6 ETC
L	Light Industrial District	333663	CB 5132G BLK 1 LOT 1
L	Light Industrial District	333664	CB 5132H BLK 1 LOT 1
L	Light Industrial District	333666	CB 5132J BLK LOT E 494.55 FT OF 1
L	Light Industrial District	333671	CB 5132J BLK LOT E 320.16 FT OF S 80.3 FT OF 2
L	Light Industrial District	333683	CB 5132J LOT 7, & N 80" OF 6, & S 69.35 FT OF 8
L	Light Industrial District	333690	CB 5132K BLK LOT MID IRR 161.33 FT OF 1 S & T
L	Light Industrial District	333691	CB 5132K BLK LOT NE IRR 546.03 FT OF 1
L	Light Industrial District	333692	CB 5132K BLK LOT SE IRR 15" OF 1 S & T
L	Light Industrial District	333693	CB 5132K BLK LOT SW 135" X 193.97" OF 1 S & T
L	Light Industrial District	333694	CB 5132K BLK LOT 2 S & T
L	Light Industrial District	333695	CB 5132K BLK LOT 3 S & T
L	Light Industrial District	333696	CB 5132K BLK LOT 4
L	Light Industrial District	333697	CB 5132M BLK 1 LOT 1
L	Light Industrial District	514877	NCB 12887 LOT P-8 1.382 CB 5129 P-8 ABS 770 6.158 (ROSILLO CREEK ANNEXTN), GIS 7.54 AC
L	Light Industrial District	1140300	CB 5132K BLK LOT 5
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327898	CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665
DR, AHOD	Development Reserve, Airport Hazard Overlay District	327914	CB 5100C BLK LOT 1
L, AHOD	Light Industrial, Airport Hazard Overlay District	460655	NCB 10615 P-1 & P-33 36.211 CB5097 P33 16.545 CB 5128 P1 & P8 177.381 & CB5132 P62 .518
R-6	Residential Single-Family District	331775	CB 5129 P-8B ABS 770
R-6	Residential Single-Family District	331795	CB 5129A BLK LOT 1
R-6	Residential Single-Family District	514879	NCB 12887 LOT P-8D 1.139 CB 5129 P-8D ABS 770 3.861
RE	Residential Estate District	331749	CB 5128 P-5 ABS 489
RE	Residential Estate District	331752	CB 5128 P-5 ABS 489
RP	Resource Protection District	331750	CB 5128 P-5A ABS 489

Attachment “G”

Zoning Case: Z2017 Z2017206 IH 10 East – Loop 1604 Area
Council Consideration Date: August 31, 2017

Proposed Zoning	Proposed Zoning Detail	Property ID	Legal Description
C-2, AHOD	Commercial, Airport Hazard Overlay District	619291	NCB 16567 P-20 (.43) CB 5089 P-20 (4.499) ABS 45
C-2, AHOD	Commercial, Airport Hazard Overlay District	619303	NCB 16567 BLK 7 LOT 3 EX SE TRI 210" (12.708) 5089 BLK 7 SE TRI 210 OF 3
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323206	CB 5088 P-12G ABS 308
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323309	CB 5089 P-21 ABS 45
C-3, AHOD	General Commercial, Airport Hazard Overlay District	323314	CB: 5089 P21A ABS: 45
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619277	NCB 16567 P-14 (12.936AC) CB 5089 P-14 (44.964AC)
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619278	NCB 16567 P-15 (9.235) CB 5089 P-15 (.36)
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619279	NCB 16567 P-15A (3.16) CB 5089 P-15A (.385)A-45
C-3, AHOD	General Commercial, Airport Hazard Overlay District	619294	NCB 16567 P-21 (17.56AC) CB 5089 P-21 (66.6172AC)
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1200218	CB 5089 P-22L, 22M, 40A, 41, 42 ABS 45 & NCB 16567 P-22M
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1226464	NCB 16568 (CHARLIE'S CORNER), BLOCK 1 LOT 3 & CB 5088B BLK 1 LOT 3
C-3, AHOD	General Commercial, Airport Hazard Overlay District	1226465	NCB 16568 (CHARLIE'S CORNER), BLOCK 1 LOT 4 & CB 5088B BLK 1 LOT 4
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322840	CB 5083 P-9 ABS 828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322842	CB 5083 P-10 ABS 828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322866	CB 5083 P-20 (7.079 AC) ABS 828 (FORMERLY P-8)
I-1, AHOD	General Industrial, Airport Hazard Overlay District	322867	CB 5083 P-21 ABS 828 NON-ADJACENT

Zoning Case: Z2017 Z2017206 IH 10 East – Loop 1604 Area
Council Consideration Date: August 31, 2017

I-1, AHOD	General Industrial, Airport Hazard Overlay District	694649	<i>Being 7.2832 acres out of CB 5083, more particularly described in attached Exhibit G-1, made a part hereof and incorporated herein for all purposes.</i>
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694657	NCB 18226 P-8J(3.426AC) CB 5083 P-8J (.574AC) A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694660	NCB 18226 P-9 (3.47AC) CB 5083 P-9 (3.861AC) A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694662	NCB 18226 TR-10 (4.932AC) CB 5934A TR-10 (.239AC)
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694665	NCB 18226 P-13 (4.6826 AC) (FORMERLY P-8K) CB 5083 P-8K (3.7278) P-8M (.0335AC) & P-8N (.088AC) A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	694671	NCB 18226 P-22 (2.171AC) CB 5083 P-22 (9.829AC)A-828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1165814	NCB 18226 BLK 2 LOT 4 NCB 18226 P-13A, P-13B & P-13C CB 5083 P-8P, P-8Q, P-8R, 20A & P-20B
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1181075	NCB 16564(5089) BLK 7 LOT 4
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1190201	NCB 16567 BLK 7 LOT 5 (N 712.85FT) CB 5089 BLK 7 LOT 5 (S 917.36FT)
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226566	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 1
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226567	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 2
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226568	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 3
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1226569	CB 5083A (MOODY GRAYTOWN), BLOCK 1 LOT 4

Zoning Case: Z2017 Z2017206 IH 10 East – Loop 1604 Area
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I-1, AHOD	General Industrial, Airport Hazard Overlay District	1230561	CB 5083 P-20G (3.67AC) ABS 828
I-1, AHOD	General Industrial, Airport Hazard Overlay District	1230631	CB 5083 P-20G (3.100AC) ABS 828
I-2, AHOD	Heavy Industrial, Airport Hazard Overlay District	323293	CB 5089 P-14C ABS 45
<i>MXD Zoning Site Plan for the following parcels ** is attached as Exhibit G-2, made a part hereof and incorporated herein for all purposes.</i>			
MXD, AHOD	Mixed Use District Airport Hazard Overlay District	694645**	NCB 18225 P-3 & P-16 CB 5088 P-3 & P-16 A-828
MXD, AHOD	Mixed Use District Airport Hazard Overlay District	1245396**	NCB 18225 P-15B (10.276 AC) & CB 5083 P-15D (2.468 AC) ABS 828
MXD, AHOD	Mixed Use District Airport Hazard Overlay District	1245405**	CB 5088 P-4A (66.571 AC) ABS 308
MXD, AHOD	Mixed Use District Airport Hazard Overlay District	1245407**	CB 5088 P-4C (4.378 AC) ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322843	CB 5083 P-11 ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322845	CB 5083 P-12A ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322847	CB 5083 P-12B & P12D ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322848	CB 5083 P-12C ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322849	CB 5083 P-12E ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322850	CB 5083 P-12F ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322852	CB 5083 P-12B & P12D ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322855	CB 5083 P-13B ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322856	CB 5083 P-13B ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322862	CB 5083 P-19A ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322863	CB 5083 P-19B ABS 828

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R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322864	CB 5083 P-19 ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	322865	CB 5083 P-19C ABS 828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323181	CB 5088 P-6B (TR-2) ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323183	CB 5088 P-6C (0.434 AC) & P-21C (0.276 AC) ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323185	CB 5088 P-6D ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323190	CB 5088 P-7 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323191	CB 5088 P-7A ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323196	CB 5088 P-8A ABS 308 CB 5107 P-3A ABS 580
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323201	CB 5088 P-10 (98.469 AC), P-11B (0.425 AC) & P-12E (0.73 AC) ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323202	CB 5088 P-10A ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323212	CB 5088 P-12D ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323214	CB 5088 P-12D ABS
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323254	CB 5088 P-21A ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323255	CB 5088 P-21 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323256	CB 5088 P-21B ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323257	CB 5088 P-22 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323258	CB 5088 P-23 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323264	CB 5088 P-28 ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323268	CB 5088A BLK LOT 1
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323314	CB: 5089 P21A ABS: 45
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323324	CB 5089 P-22J ABS 45
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	323325	CB: 5089 P-22K ABS 45

Zoning Case: Z2017 Z2017206 IH 10 East – Loop 1604 Area
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R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	619319	NCB 16570 LOT P-11 3.988 CB 5088 P-11 ABS 308 95.863
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694645	NCB 18225 P-3 & P-16 CB 5088 P-3 & P-16 A-828
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694646	NCB 18225 P-4 (0.215 AC) & P-15A (0.921 AC), CB 5088 P-4 (77.321 AC) & P-10B (0.206 AC) ABS 308 & CB 5083 P-15C (2.178 AC) ABS 828: 80.841 AC TOTAL
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694649	<i>Being 144.7933 acres more particularly described in attached Exhibit G-3, made a part hereof and incorporated herein for all purposes.</i>
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	694650	NCB 18225 P-14 (17.2378AC) CB 5083 P-14 ABS 828 90.4983
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1091559	CB 5088 P-21D ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1150259	CB 5088 P-21E ABS 308
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1200219	CB 5089 P-22A & P-40 ABS 45
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1245406	CB 5088 P-4B (24.903 AC) & P-11A (0.706 AC) ABS 308: 25.609 AC TOTAL
R-4, AHOD	Residential Single-Family, Airport Hazard Overlay District	1245407	CB 5088 P-4C (4.378 AC) ABS 308

SG/lj
08/31/2017
Item No. Z-1

Exhibit “G-1”

Exhibit G-1



STATE OF TEXAS
COUNTY OF BEXAR

Metes and Bounds Description

7.2832 acres of land (317,257 sq. ft.) out of Antonio Zamora Survey No. 36, Abstract No. 828, C.B. 5083, located in Bexar County, Texas and out of that San Antonio River Authority called 152.44 acre tract as described in Volume 7759, Page 1390, Official Public Records of Real Property, Bexar County, Texas (O.P.R.) and being more particularly described as follows:

BEGINNING at a found 1" pipe (Northing 13720180.93, Easting 2202285.59), the northwest corner of said called 152.44 acre tract and on the east line of a called 1.72 acre tract as described in Volume 9194, Page 1035, O.P.R., and on the southwest line of Graytown Road, (60' ROW), from which a found Texas Department of Transportation (TXDOT) Monument bears N.29°24'05"W., a distance of 36.43 feet and the north corner of this herein described tract of land;

THENCE S.29°15'20"E., continuing with said northeast line and the southwest line, passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 46.32 feet, the north corner of a 50 foot wide pipeline easement as described in Volume 17834, Page, 2225, O.P.R., continuing a distance of 96.39 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY", the east corner of a 50 foot wide pipeline easement, the east corner of said 50 foot wide pipeline easement, a total distance of 649.43 feet to a found 3/4" iron pipe, (Northing 13719614.34, Easting 2202602.97) the east corner of said called 152.44 acre tract and this herein described tract of land;

THENCE S.29°30'46"W., departing southwest line and with the southeast line of said called 152.44 acre tract, northwest line of a called 29.860 acre tract as described in Volume 12707, Page 192, O.P.R., passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" on the high bank at 558.84 feet as a reference point, a total distance of 593.81 feet to a point at the centerline of Salatrillo Creek and the south corner of this herein described tract of land;

THENCE departing said southeast line, crossing said called 152.44 acre tract and with the centerline of Salatrillo Creek, the following calls:

N.12°10'15"W., a distance of 114.61 feet to a point;

N.39°11'59"W., a distance of 186.61 feet to a point;

7.2832 acre tract

N.20°21'49"W., a distance of 182.58 feet to a point;

N.34°06'50"W., a distance of 152.40 feet to a point;

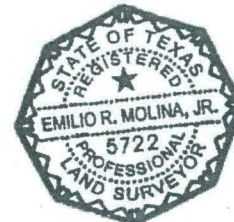
N02°18'27"E., a distance of 62.47 feet to a point, on the northwest line of
aforementioned 152.44 acre tract and the west corner of this herein described tract of
land;

THENCE N.29°20'46"E., continuing with said northwest line, passing a set 5/8" rebar with a
blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" on the high bank at 77.04
feet, a total distance of 179.06 feet to a found 1 1/2" iron pipe for an angle point of this herein
described tract of land;

THENCE N.29°30'47"E., continuing with said northwest line, passing a set 5/8" rebar with a
blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 173.34 feet, the south
corner of a said 50 foot wide pipeline easement, passing a set 5/8" rebar with a blue plastic cap
stamped "SAN ANTONIO RIVER AUTHORITY" at 260.87 feet, the west corner of a said 50
foot wide pipeline easement a total distance of 357.22 feet to the POINT OF BEGINNING,
containing 7.2832 acres of land (317,257 sq. ft.) more or less.

The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System,
NAD 83 (2010) South Central Zone bearing on two monuments bearing S.29°15'20"E, on two
found monuments on the northeast line of called 152.44 acre tract. A found 1" pipe (Northing
13720180.93, Easting 2202285.59) at the north corner of called 152.44 acre tract a found 3/4" iron
pipe (Northing 13719614.34, Easting 2202602.97) the east corner of said called 152.44 acre
tract).


Emilio R. Molina, Jr. 5-13-2016
Registered Professional Land Surveyor #5722 Date



*An exhibit was prepared with this description
with same date and acreage.

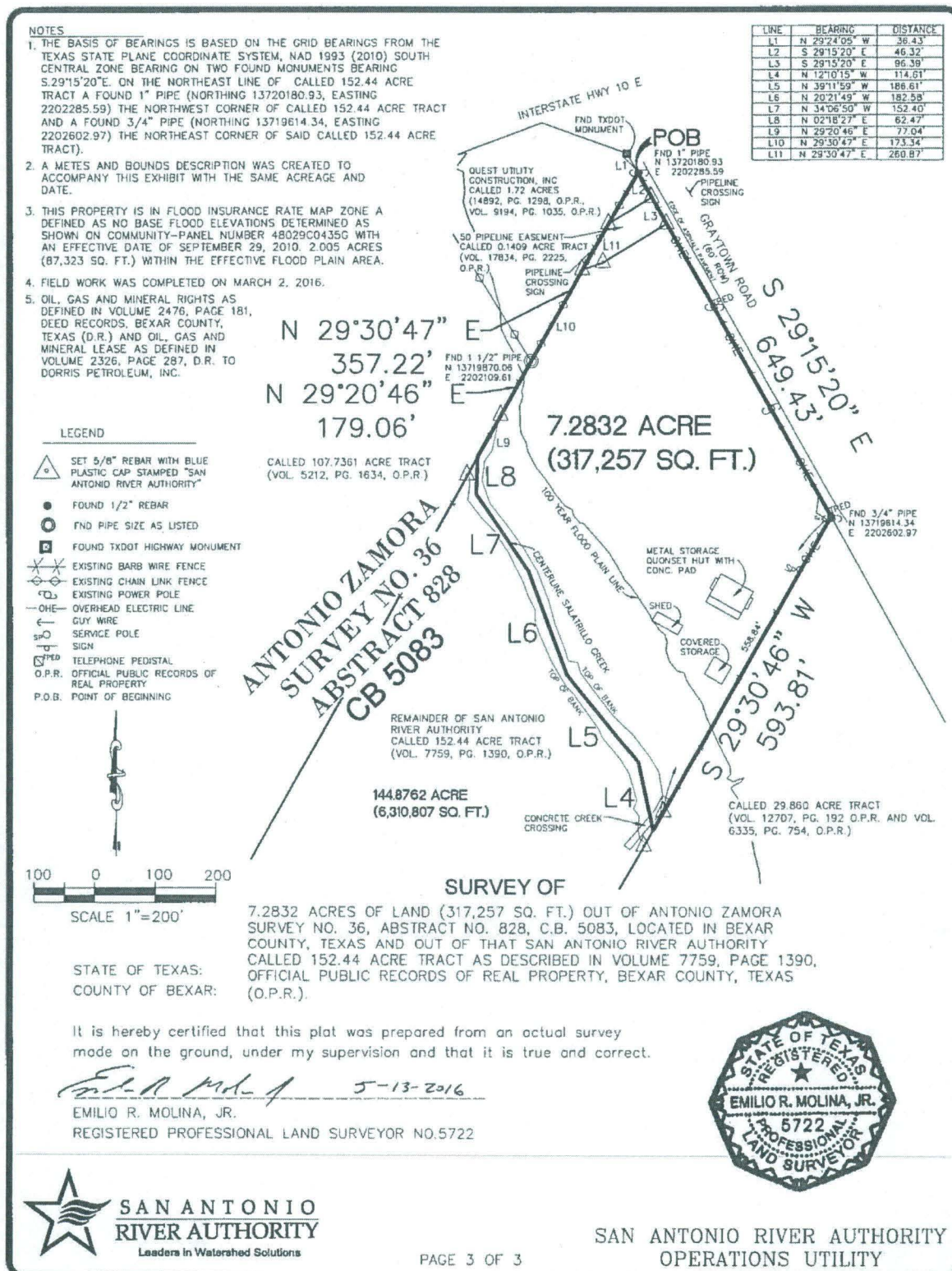
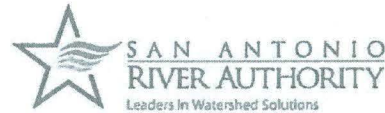




Exhibit G-3



STATE OF TEXAS
COUNTY OF BEXAR

Metes and Bounds Description

144.7933 acres of land (6,307,195 sq. ft.) out of J. B. Hill Survey No. 103, Abstract No. 308, C.B. 5088, Antonio Zamora Survey No. 36, Abstract 828, C.B. 5083 and Andrew F. Phelan Survey No. 45, Abstract No. 580, C.B. 5107 located in Bexar County, Texas and out of that San Antonio River Authority called 152.44 acre tract as described in Volume 7759, Page 1390, Official Public Records of Real Property, Bexar County, Texas (O.P.R.) and being more particularly described as follows:

BEGINNING at a found 1/2" rebar (Northing 13713958.48, Easting 2198785.68), the southwest corner of said called 152.44 acre tract and on the east line of a called 99.83 acre tract as described in Volume 12103, Page 1389, O.P.R.;

THENCE N.29°20'59"E., with the common line of called 99.83 acre tract and 152.44 acre tract, passing a found 3/4" pipe, the common corner of said called 99.83 acre tract and a called 174.30 acre tract as described in Volume 12103, Page 1389, O.P.R., at 1665.24 feet, a total distance of 3264.86 feet a found 5/8" rebar, (Northing 13716804.28, Easting 2200385.91) the common corner of said called 174.30 acre tract and a called 107.7361 acre tract as described in Volume 5212, Page 1634, O.P.R., and angle point of this herein described tract of land;

THENCE N.29°20'46"E., with the common line of said called 107.7361 acre tract and aforementioned called 152.44 acre tract passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at 3303.06 feet on the high bank, a total distance of 3338.06 feet to the center of Salatrillo Creek and the northwest corner of this herein described tract of land;

THENCE departing said common line, crossing said called 152.44 acre tract and with the center line of Salatrillo Creek the following calls:

S.02°18'27"W., a distance of 62.47 feet to a point;
S.34°06'50"E., a distance of 152.40 feet to a point;
S.20°21'49"E., a distance of 182.58 feet to a point;
S.39°11'59"E., a distance of 186.61 feet to a point;
S.12°10'15"E., a distance of 114.61 feet to a point, and the most northerly northeast corner of this herein described tract of land;

THENCE S.29°30'46"W., departing the centerline of Salatrillo Creek passing a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" a distance of 30.00 feet, a total distance of 1690.12 feet to a found 1/2" rebar, the southwest corner of a called 29.860 acre tract as described in Volume 6335, Page 754, Deed Records, Bexar County, Texas with ownership recorded in Volume 12707, Page 192, O.P.R. and a re-entrant corner of this herein described tract of land;

144.7933 acre tract

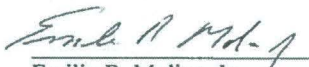
THENCE S.60°35'45"E., with the southwest line of said called 29.860 acre tract a distance of 622.92 feet to a found ½" rebar common corner of said called 29.860 acre tract and this herein described tract of land from which a found 5/8" rebar bears N.37°28'40"E., a distance of 2.77 feet;

THENCE S.29°23'01"W., passing a found ¾" pipe at 2364.72 feet, a total distance of 4503.89 feet to a found ½" rebar, on the northeast line of Green Road (60 foot R.O.W.), and the southwest corner of a called 45.616 acre tract as described in Volume 13921, Page 157, O.P.R. and the southeast corner of this herein described tract of land;

THENCE with the northeast line of said Green Road and the southwest line of this herein described tract of land the following calls:

N.60°24'03"W., a distance of 106.22 feet to a found ½" rebar;
N.49°42'49"W., a distance of 101.93 feet to a found ½" rebar;
N.61°01'25"W., a distance of 214.17 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY";
N.71°24'01"W., a distance of 86.83 feet to a found ½" rebar;
N.60°05'25"W., a distance of 161.81 feet to a set 5/8" rebar with a blue plastic cap stamped "SAN ANTONIO RIVER AUTHORITY" at a point of curvature of a curve to the left;
With said curve to the left with a radius of 529.76 feet, an arc length of 140.69 feet, a delta angle of 15°13'00" and a chord bearing and distance of N.67°41'41"W., 140.28 feet to a found ½" rebar;
N.60°30'19"W., a distance of 362.11 feet to the POINT OF BEGINNING containing 144.7933 acres of land (6,307,195 sq. ft.) more or less.

The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System, NAD 83 (2010) South Central Zone bearing on two monuments bearing N.29°20'59"E, the southwest corner of aforementioned called 152.44 acre tract a found 1/2" rebar (Northing 13713958.48, Easting 2198785.68) and the northeast corner of aforementioned called 174.30 acre tract a found 5/8" rebar, (Northing 13716804.28, Easting 2200385.91).

 5-13-2016
Emilio R. Molina, Jr. Date
Registered Professional Land Surveyor #5722



*An exhibit was prepared with this description with same date and acreage.

