

KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES B. GRIFFIN  
JAMES MCKNIGHT  
NINA PRADO  
CAROLINE E. BROWN



112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

PAUL M. JUAREZ  
OF COUNSEL

COPY

July 11, 2017

City of San Antonio  
Office of the City Clerk  
City Hall 2<sup>nd</sup> Floor  
100 Military Plaza  
San Antonio, Texas 78205

Priscilla Rosales-Pina  
Planning Coordinator  
Development Services Department  
1901 S. Alamo Street  
San Antonio, Texas 78204

VIA Hand Delivery



**RE: Request for Voluntary Annexation** in accordance with the City Charter of the City of San Antonio ("City") and Chapter 43 of the Texas Local Government Code, Particularly Section 43.028, for the Property Located Northwest of the Intersection W Military Drive and West Loop 1604 (approximately 62.57-acres), in the Extra-Territorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas ("Subject Property"); *Our File No. 9668.004.*

**To Whom It May Concern:**

On behalf of the owner, McCombs Family Partners, Ltd. we are respectfully submitting a voluntary annexation petition to the City for the full purpose annexation of the Subject Property in accordance with all local and state regulations. Please find enclosed the City-required materials for voluntary annexation, which include (and labeled with its corresponding number):

1. A petition signed by the Owner of the Subject Property requesting voluntary annexation and reciting and affirming all required statements;
2. Exhibit "A" and Exhibit "B" as described in the petition;
3. Documentation of signatory authorization;
4. Two copies of a current signed and sealed boundary description in the form of metes and bounds of the total voluntary annexation area prepared by a licensed engineer and surveyor;
5. Two copies of a current signed and sealed 8 1/2 x 11 Exhibit/Survey Map;
6. Current Bexar County Appraisal District property information; and
7. Property deed information

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this annexation request.

Thank you,

BROWN & ORTIZ, P.C.

BY:   
Kenneth W. Brown, AICP

Enclosures: As Stated

**PETITION FOR VOLUNTARY ANNEXATION**

**TO THE CITY OF SAN ANTONIO**

**PURSUANT TO SECTION 43.028 OF THE TEXAS LOCAL GOVERNMENT CODE**

The undersigned, being the owners (hereinafter, the "Property Owners") in fee simple of approximately 62.57-acres of property described in **Exhibit "A"** by the attached metes and bounds and survey map (hereinafter, the "Subject Property"), by their signatures below, submit this "Petition" to the City of San Antonio ("City") for the full purpose, voluntary annexation of the Subject Property, into the City's corporate limits, in accordance with the provisions of the City Charter and Chapter 43 of the Texas Local Government Code.

Specifically, the Property Owners submit this Petition, pursuant to Section 43.028 of the Texas Local Government Code, whereby the City has the authority to annex a sparsely occupied area on petition of area landowners. Furthermore, the Subject Property meets the statutory requirements for full purpose annexation by the City as it: (1) is within the City's extraterritorial jurisdiction; (2) is adjacent and contiguous to the City's corporate limits; (3) is one-half mile or less in width; and (4) is vacant and without residents or on which fewer than three qualified voters reside. Pursuant to Section 43.035 of the Texas Local Government Code, if the Subject Property is determined to qualify for agricultural or wildlife management use or timber land, the Property Owners waive the requirement of the City to offer a development agreement or decline to make such agreement with the City, but only in conjunction with the City's approval of this Petition. In compliance with City requirements, the Property Owners, by their signatures below, also agree to waive the time limit described in Section 43.028(d) of the Texas Local Government Code. Further, as required under Section 43.028(c) of the Code, this Petition is acknowledged below, in the manner required for deeds, by each entity having an interest in the Subject Property.

The Subject Property is currently undeveloped. The Property Owners would like to develop the Subject Property with an adjacent seventy-three (73)-acre tract, which is located within the City's corporate limits (*see Exhibit "B"* for overall property). The overall project includes a mixed-use development of multi-family, greenspace, and commercial uses (*see Exhibit "B"*). The mixed-use development will consist of multi-family housing options (with up to thirty-three (33) units per acre). The parcels along the frontage of West Military and along the frontage of Loop 1604 are planned for commercial development. The proposed utility purveyors are San Antonio Water System, CPS Energy, AT&T, and Time Warner Cable. Therefore, in order for the overall project to be cohesive and provide the same City services and benefits to the entire mixed-use development and its future residents, the Property Owners are requesting the City's full purpose, voluntary annexation of the Subject Property. Upon annexation (and concurrently therewith), the Property Owners also request (but such request is not meant to make this Petition in any way contingent or conditional, such being unconditional and absolute) the City to provide zoning for the Subject Property consistent with its intended land use: "C-3 AHOD" (Commercial, Airport Hazard Overlay District), "C-3" (Commercial), "MF-33" (Multi-Family), and "NP-8" (Neighborhood Preservation District).



The Property Owners request that any correspondence regarding this Petition be forwarded to the Property Owners at the addresses noted on the subsequent signature pages.

*Signatures on Following Pages*

**Owner:**

**McCombs Family Partners, LTD**

Attention: Harry Adams, President of Development  
755 E. Mulberry Ave, Ste 600  
San Antonio, Texas, 78212  
Email: [hadams@mccombshq.com](mailto:hadams@mccombshq.com)

**with copy to:**

Brown & Ortiz, PC  
Attention: Ken Brown  
112 E. Pecan Suite, 1360  
San Antonio, Texas, 78205  
Email: [kwb@brownortiz.com](mailto:kwb@brownortiz.com)

Wherefore, this Petition satisfies all requirements of the San Antonio City Charter and the Texas Local Government Code for full purpose annexation and the Property is eligible for such annexation by the City, the Owner respectfully requests that the City annex the Property as described herein.

Respectfully submitted, this 5<sup>th</sup> day of July, 2017.

**MCCOMBS FAMILY PARTNERS, LTD**

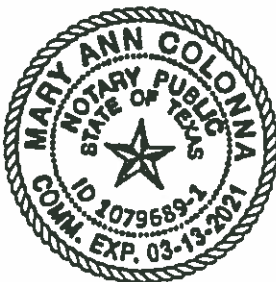
By: [Signature]  
Name: Harry Adams  
Title: Vice President of Development for McCombs Family Partners, LTD  
Address: 755 E. Mulberry Ave, Ste 600  
San Antonio, Texas, 78212  
Phone: (210) 731-4734  
Email: hadams@mccombshq.com

**ACKNOWLEDGMENT**

STATE OF Texas  
COUNTY OF Bexar

§  
§  
§

This instrument was acknowledged before me on this 5<sup>th</sup> day of July, 2017 by Harry Adams, Vice President of Development for McCombs Family Partners, LTD, a Texas limited partnership, on behalf of said limited partnership.



Mary Ann Colonna

Notary Public, State of: Texas

Printed Name of Notary: Mary Ann Colonna

Commission Expires: 03-13-2021

**EXHIBIT A**  
**Property Description**  
**(metes and bounds and survey maps)**

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.

NOTES:  
NOTES ON SHEET 2

REMAINING PORTION OF  
381.761 ACRES  
SPH CULEBRA, LTD.  
(VOL. 12752 PG. 1639 O.P.R.)

REMAINING PORTION  
OF 144.685 ACRES  
WPE VENTURES, LLC.,  
VOL. 15875 PG. 29  
O.P.R.

4.056 ACRES  
WPE VENTURES, LLC.,  
VOL. 17607 PG. 2194  
O.P.R.

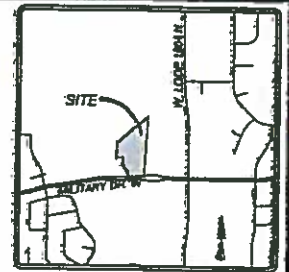
REMAINING PORTION  
OF 144.685 ACRES  
WPE VENTURES, LLC.,  
VOL. 15875 PG. 29  
O.P.R.

THOMAS YORK SURVEY  
NO. 201.5  
ABSTRACT 825  
C.B. 4400

62.57 ACRE TRACT  
(2,725,549 SQ. FT.)

135.127 ACRES  
MCCOMBS FAMILY  
PARTNERS, LTD.  
(VOL. 11798 PG. 867 O.P.R.)

SAN ANTONIO CITY LIMIT LINE



LOCATION MAP  
NOT-TO-SCALE



SCALE: 1"=400'



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ROYAL OAKS OF WEST CREEK  
SUBDIVISION UNIT 1  
(VOL. 9516 PG. 4-6 D.P.R.)

BLOCK 1

WESTCREEK  
MODEL HOME SUBDIVISION  
(VOL. 9515 PG. 11-19 D.P.R.)

BLOCK 2

W. MILITARY DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY)



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 06/30/2017  
PROJECT NO.: 16-117

**ANNEXATION EXHIBIT OF**

A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS	ISSUE DATE
JOB NO. 16-117	
DATE 06/29/2017	DESIGNER TAS
DRAWN MR	CHECKED TAS

SHEET: 1 OF 2



3421 Pecanwood Place, Suite 101, San Antonio, TX 78211  
Phone: (210) 510-8844 • Fax: (210) 510-8844  
TDD/ADA: (210) 510-8844

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12100 PARK 35 CIRCLE BLDG. A, SUITE 100 MC-250 AUSTIN, TX 78753 PHONE: 817-238-6263 FAX: 817-238-6262

# NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

Line Table		
LINE #	LENGTH	DIRECTION
L1	489.18'	S80°15'07"W
L2	301.59'	N20°45'56"W
L3	153.90'	N52°10'53"W
L4	156.06'	N31°07'15"W
L5	88.48'	N08°55'38"W
L6	300.31'	N00°40'59"E
L7	270.00'	N89°19'01"W
L8	110.11'	S00°40'59"W
L9	66.74'	N89°19'32"W
L10	821.73'	N00°40'28"E
L11	1944.08'	N43°48'47"E
L12	2907.30'	S00°23'17"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C3	138.59'	1243.00'	006°23'17"	S83°26'46"W	138.51'
C4	98.81'	742.11'	007°37'43"	S84°04'02"W	98.74'

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.



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12100 PARK 35 CIRCLE BLDG. A, SUITE 150 MC-230 AUSTIN, TX 78753  
PHONE: 512-238-5253 FAX: 512-238-5253

## ANNEXATION EXHIBIT OF

A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

REVISIONS	ISSUE DATE
JOB NO. 16-117	
DATE: 08/28/2017	DESIGNER: TAS
DRAWN: MR	CHECKED: TAS

SHEET: 2 OF 2

**FIELD NOTE  
FOR  
A 62.57 ACRE TRACT**

A **62.57 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, and being a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, at the approximate location of where the City of San Antonio Limit Line crosses the south line of the 135.127 acre tract of land, for the southeast corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "N STAR 4350" in the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract bears N 89°08'27" E, a distance of 347.53 feet;

**THENCE:** With a curve to the left having a radius of **1,243.00 feet**, an arc length of **138.59 feet**, a delta angle of 006° 23' 17" and a chord bears, **S 83° 26' 46" W**, a distance of **138.51 feet** to a found ½" iron rod with a plastic cap stamped "N STAR 4350" for a point of tangency for tract described herein;

**THENCE:** **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract, a distance of **489.18 feet** to a point for the of curvature of the tract described herein;

**THENCE:** With a curve to the right having a radius of **742.11 feet**, an arc length of **98.81 feet**, a delta angle of 007° 37' 43" and a chord bears, **S 84° 04' 02" W**, a distance of **98.74 feet** to a point for the southeast corner of Lot 2, Block 2, of the Westcreek Model Home Subdivision Unit 2 of record in Volume 9515 Page 11-19 of the Deed and Plat Records of Bexar County, Texas, and for the southwest corner of the tract described herein;

**THENCE:** along and with the **northeast line of the Westcreek Model Home Subdivision and the southwest line of the 135.127 acre tract** the following eight (8) courses:

- 1) **N 20° 45' 56" W**, a distance of **301.59 feet** to a point an interior corner of the tract described herein,
- 2) **N 52° 10' 53" W**, a distance of **153.90 feet** to a point for an exterior corner of the tract described herein,
- 3) **N 31° 07' 15" W**, a distance of **156.06 feet** to a point for an exterior corner of the tract described herein,
- 4) **N 08° 55' 38" W**, a distance of **88.48 feet** to a point for an exterior corner of the tract described herein,
- 5) **N 00° 40' 59" E**, a distance of **300.31 feet** to a point for an interior corner of the tract described herein,
- 6) **N 89° 19' 01" W**, a distance of **270.00 feet** to a point for an interior corner of the tract described herein,
- 7) **S 00° 40' 59" W**, a distance of **110.11 feet** to a point for an exterior corner of the tract described herein,
- 8) **N 89° 19' 32" W**, a distance of **66.74 feet** to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas for an exterior corner of the tract described herein,

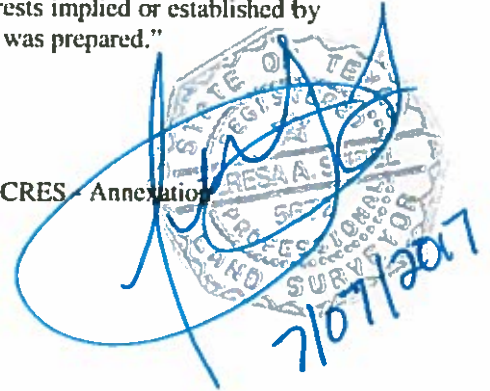
**THENCE:** **N 00° 40' 28" E**, along and with the east line of the Royal Oaks of West Subdivision line and the west line of the 135.127 acre tract, a distance of **821.73 feet** to a found ½" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19, and the northwest corner of the tract described herein;

**THENCE: N 43° 48' 47" E**, along and with the southeast lines of the 144.685 acre tract, a 4.056 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 17607 Page 2194 of the Official Public Records of Bexar County, Texas, and the remaining portion of a 381.761 acre tract of land as conveyed to SPH Culebra, LTD. of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas a distance of **1,944.08 feet** to a point in the San Antonio City Limits Line, for the north corner of the tract described herein;

**THENCE: S 00° 23' 17" E**, into and across the 135.127 acre tract and along and with the approximate City of San Antonio City Limits Line, a distance of **2,907.30 feet** to the **POINT OF BEGINNING** and containing **62.57 acres** more or less, in Bexar County, Texas.

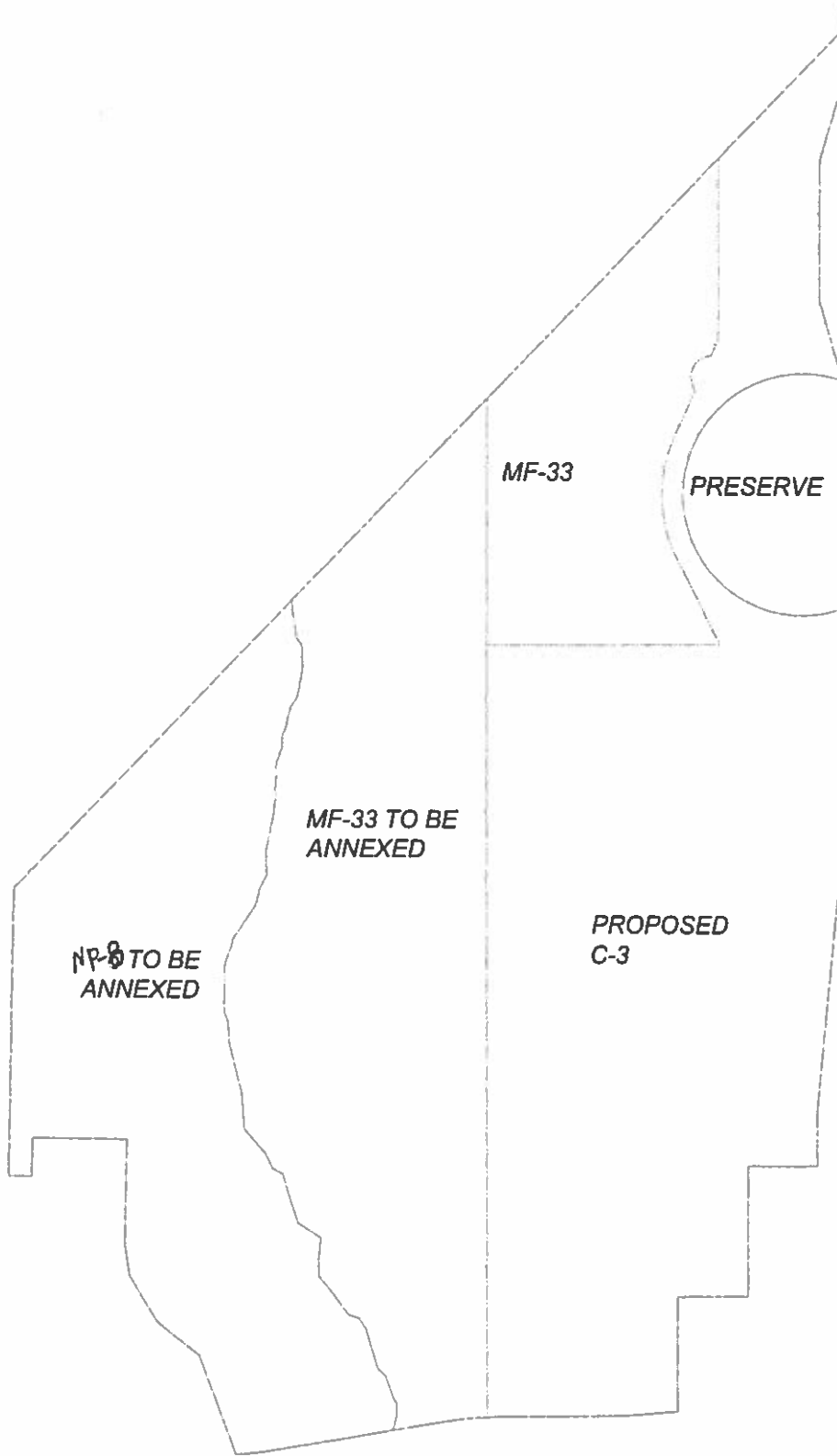
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

Job No.: 16-177  
Prepared by: KFW Surveying  
Date: June 30, 2017  
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 62.57 ACRES - Annexation



## **EXHIBIT B**

### **Overall Property/Development Illustration**



**NP-8 TO BE  
ANNEXED**

**MF-33 TO BE  
ANNEXED**

**MF-33**

**PROPOSED  
C-3**

**PRESERVE**

**TEXAS SECRETARY of STATE**  
**ROLANDO B. PABLOS**[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 800026899      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** November 9, 2001      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 13000018641      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** McCombs Family Partners GP, L.L.C.  
**Address:** 755 E MULBERRY SUITE 600  
SAN ANTONIO, TX 78212 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>		
February 21, 2017	GARY V WOODS	MANAGER	755 E MULBERRY SUITE 600 SAN ANTONIO, TX 78212 USA		
February 21, 2017	STEVE L CUMMINGS	MANAGER	755 E MULBERRY SUITE 600 SAN ANTONIO, TX 78212 USA		

[Order](#)[Return to Search](#)**Instructions:**

- To place an order for additional information about a filing press the 'Order' button.



# MCCOMBS FAMILY PARTNERS, LTD.

July 10, 2017

City of San Antonio  
Development Services Department  
Zoning Section

RE AUTHORIZED AGENT FOR MCCOMBS FAMILY PARTNERS, LTD

To Whom It May Concern:

This letter will confirm to you that Mr. Harry Adams, Vice President of Real Estate Development at McCombs Family Partners, Ltd. is authorized to act on its behalf with respect to any annexation, construction, zoning, and/or permit applications related to business transactions with the City of San Antonio.

Should you require any additional information, please do not hesitate to contact me.

Very truly yours,

MCCOMBS FAMILY PARTNERS, LTD



Gary V. Woods  
President

jac



**FIELD NOTE  
FOR  
A 62.57 ACRE TRACT**

A 62.57 acre tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 1/2 Abstract 825, County Block 4400, and being a portion of a 135.127 acre tract of land as conveyed to McCamie Family Partners, Ltd. of Record in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, at the approximate location of where the City of San Antonio Limit Line crosses the south line of the 135.127 acre tract of land, for the southeast corner of the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "N STAR 4330" in the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract bears N 89° 06' 27" E, a distance of 347.53 feet;

**THENCE** With a curve to the left having a radius of 1,243.00 feet, an arc length of 138.59 feet, a delta angle of 006° 23' 17" and a chord bears, S 83° 26' 46" W, a distance of 138.51 feet to a found 1/2" iron rod with a plastic cap stamped "N STAR 4357" for a point of tangency for tract described herein;

**THENCE** S 88° 15' 07" W, along and with the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract, a distance of 400.18 feet to a point for the of curvature of the tract described herein;

**THENCE** With a curve to the right having a radius of 742.11 feet, an arc length of 98.81 feet, a delta angle of 007° 37' 43" and a chord bears, S 84° 04' 02" W, a distance of 98.74 feet to a point for the southeast corner of Lot 2, Block 2, of the Westcreek Model Home Subdivision Unit 2 of record in Volume 9515 Page 11-19 of the Deed and Plat Records of Bexar County, Texas, and for the southwest corner of the tract described herein;

**THENCE** along and with the northeast line of the Westcreek Model Home Subdivision and the southwest line of the 135.127 acre tract the following eight (8) courses:

- 1) N 20° 45' 56" W, a distance of 301.59 feet to a point an interior corner of the tract described herein,
- 2) N 52° 10' 53" W, a distance of 153.90 feet to a point for an exterior corner of the tract described herein,
- 3) N 31° 07' 15" W, a distance of 156.06 feet to a point for an exterior corner of the tract described herein,
- 4) N 08° 55' 38" W, a distance of 88.48 feet to a point for an exterior corner of the tract described herein,
- 5) N 00° 40' 59" E, a distance of 300.31 feet to a point for an interior corner of the tract described herein,
- 6) N 89° 19' 01" W, a distance of 270.00 feet to a point for an interior corner of the tract described herein,
- 7) S 00° 40' 59" W, a distance of 110.11 feet to a point for an exterior corner of the tract described herein,
- 8) N 89° 19' 32" W, a distance of 66.74 feet to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas for an exterior corner of the tract described herein,

**THENCE** N 00° 40' 28" E, along and with the east line of the Royal Oaks of West Subdivision line and the west line of the 135.127 acre tract, a distance of 821.73 feet to a found 1/2" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19, and the northwest corner of the tract described herein;



**BEGINNING** N 42° 48' 47" E, along and with the southeast line of the 144.667 acre tract, a 4.055 acre tract of land as conveyed to WHE Ventures, LLC, of record in Volume 17677 Page 2114 of the Official Public Records of Bexar County, Texas, and the remaining portion of the 144.761 acre tract of land as conveyed to SHE Capital, LLC of record in Volume 12752 Page 1659 of the Official Public Records of Bexar County, Texas a distance of 1,914.08 feet to a point on the San Antonio City Limits Line, for the south corner of the tract described herein.

**THENCE** S 00° 28' 17" E, over and across the 135.127 acre tract and along and with the approximate City of San Antonio City Limits Line, a distance of 2,907.30 feet to the **POINT OF BEGINNING** and containing 62.57 acres more or less, in Bexar County, Texas.

"This document was prepared under 22FAC61.21, 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."

Job No.: 16-1777  
Prepared by: KPW Surveying  
Date: June 30, 2017  
File: SYDraw 2016\16-177 135 acres McCombs Property\ FN 62.57 ACRES - Summary





**FIELD NOTE  
FOR  
A 62.57 ACRE TRACT**

A 62.57 acre tract of land situated in Bexar County, Texas, out of the Winnes York Survey No. 200 1/2 Abstract 825, County Block 4400, and being a portion of a 135.127 acre tract of land as conveyed to McGuffee Family Partners, Ltd. of Records on Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, at the approximate location of where the City of San Antonio Limit Line crosses the south line of the 135.127 acre tract of land, for the southern corner of the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "N STAR 4350" in the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract bears N 89° 08' 27" E, a distance of 347.53 feet;

**THENCE:** With a curve to the left having a radius of 1,243.00 feet, an arc length of 138.99 feet, a delta angle of 006° 25' 17" and a chord bears S 83° 26' 46" W, a distance of 156.51 feet to a found 1/2" iron rod with a plastic cap stamped "N STAR 4350" for a point of tangency for tract described herein;

**THENCE:** S 80° 15' 07" W, along and with the north right-of-way line of W. Military Drive and the south line of the 135.127 acre tract, a distance of 489.18 feet to a point for the off-curve corner of the tract described herein;

**THENCE:** With a curve to the right having a radius of 742.11 feet, an arc length of 96.81 feet, a delta angle of 007° 37' 43" and a chord bears S 84° 04' 02" W, a distance of 98.74 feet to a point for the southeast corner of Lot 2, Block 2, of the Westcreek Model Home Subdivision Unit 2 of record in Volume 9515 Page 11-19 of the Deed and Plat Records of Bexar County, Texas, and for the southwest corner of the tract described herein;

**THENCE:** along and with the northeast line of the Westcreek Model Home Subdivision and the southwest line of the 135.127 acre tract the following eight (8) courses:

- 1) N 20° 45' 56" W, a distance of 301.59 feet to a point an interior corner of the tract described herein,
- 2) N 52° 10' 53" W, a distance of 153.90 feet to a point for an exterior corner of the tract described herein,
- 3) N 31° 07' 15" W, a distance of 156.06 feet to a point for an exterior corner of the tract described herein,
- 4) N 08° 55' 38" W, a distance of 88.48 feet to a point for an exterior corner of the tract described herein,
- 5) N 00° 40' 59" E, a distance of 300.31 feet to a point for an interior corner of the tract described herein,
- 6) N 89° 19' 01" W, a distance of 270.00 feet to a point for an interior corner of the tract described herein,
- 7) S 00° 40' 59" W, a distance of 110.11 feet to a point for an exterior corner of the tract described herein,
- 8) N 89° 19' 32" W, a distance of 66.74 feet to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas for an exterior corner of the tract described herein,

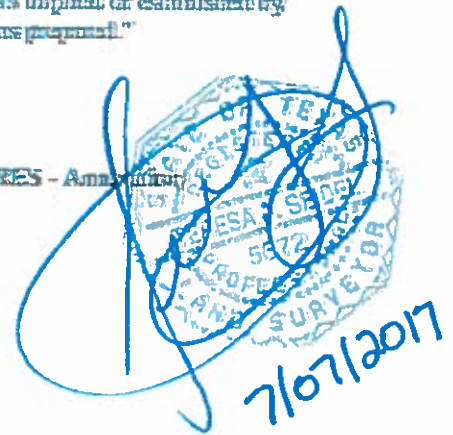
**THENCE:** N 00° 40' 28" E, along and with the east line of the Royal Oaks of West Subdivision line and the west line of the 135.127 acre tract, a distance of 821.73 feet to a found 1/2" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19, and the northwest corner of the tract described herein;

**BEARING** N 42° 42' 47" E, along and with the southern line of the 044.685 acre tract, a 4.676 acre tract of land is conveyed to WHE Ventures, LLC, of record in Volume 17618 Page 219 of the Official Public Records of Bexar County, Texas, and the remaining portion of the 044.761 acre tract of land is conveyed to EHE Calchert, LTD, of record in Volume 17752 Page 1619 of the Official Public Records of Bexar County, Texas a distance of 1,944.08 feet to a point on the San Antonio City Limits Line, for the north corner of the tract described herein.

**BEARING** S 00° 23' 17" E, over and across the 125.127 acre tract and along and with the approximate City of San Antonio City Limits Line, a distance of 2,907.30 feet to the **POINT OF BEGINNING** and containing 62.58 acres more or less in Bexar County, Texas.

"This document was prepared under ZETA 667.21, 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."

Job No.: 16-177  
Prepared by: KPW Surveying  
Date: June 30, 2017  
File: S:\Draw 2016\16-177 135 acres McCombs Property\ FN 62.57 ACRES - Anna.mccombs



THIS DOCUMENT WAS PREPARED UNDER CONTRACT, AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SURVEYING AND MAPPING SERVICES PROVIDED. THE SURVEYOR'S LIABILITY IS NOT EXTENDED TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SURVEYING AND MAPPING SERVICES PROVIDED.

NOTES:  
NOTES ON SHEET 2

REMAINING PORTION OF  
383.78 ACRES  
WIFE VENTURES, LLC.  
(VOL. 1557 PG. 125 O.P.R.)

REMAINING PORTION  
OF 140.85 ACRES  
WIFE VENTURES, LLC.  
VOL. 1557 PG. 29  
O.P.R.

408.5 ACRES  
WIFE VENTURES, LLC.  
VOL. 1757 PG. 2154  
O.P.R.

REMAINING PORTION  
OF 140.85 ACRES  
WIFE VENTURES, LLC.  
VOL. 1557 PG. 29  
O.P.R.

THOMAS YORK SURVEY  
NO. 201 1/4  
ABSTRACT 825  
COUNTY BLOCK 4400

62.57 ACRE TRACT  
(2,722,546 SQ. FT.)

135.127 ACRES  
MCCOMBS FAMILY  
PARTNERS, LTD.  
(VOL. 1179 PG. 857 O.P.R.)

ROYAL OAKS OF WEST CREEK  
SUBDIVISION UNIT 1  
(VOL. 8516 PG. 4-6 D.P.R.)

BLOCK 1

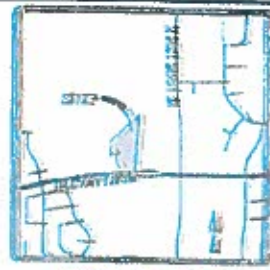
WEST CREEK  
MODEL HOME SUBDIVISION  
(VOL. 8515 PG. 11-19 D.P.R.)

BLOCK 2

SAN ANTONIO CITY LIMIT LINE

L12

- SYMBOL LEGEND**
- FIR FOUND 1/2" IRON ROD OR AS NOTED
  - SR SET 1/2" IRON ROD WITH A BLUE EXP STAMPED "KFW SURVEYING"
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



**TERESA A. SEIDEL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 06/30/2017  
PROJECT NO.: 16-117

**EXHIBIT 5**

ANNEXATION EXHIBIT OF

A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 1/4 ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 857 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS	ISSUE DATE
JOB NO. 16-117	
DATE 06/29/2017	DESIGNER TAS
DRAWN: MR	CHECKED: TAS

SHEET: 1 OF 2



2001 Pioneer Plaza, Suite 101, Austin, TX 78701  
Phone: (512) 512-5555 Fax: (512) 512-5555  
Toll-Free: 1-800-512-5555

THESE RINGS ARE ISSUED ON THE STATE PLANNED COUNTY WASTE  
SYSTEMS OR ARE ISSUED FOR THE TENSIOILTY CENTRAL ADVE  
TION, NOT PLANNED OR COMPLYING (NAD) OF THE  
2. THE TENSIOILTY WASTE SYSTEM SUBJECT TO BEING COUNTRY  
OR PLANNED OR COMPLYING (NAD) OF THE  
3. INTERLAND COUNTRY WASTE PREPARED FOR THIS SURVEY.  
4. ALL OTHERS SHOW HEREIN ARE THE CURRENT TENSIO  
COUNTRY APPEARED COUNTRY OF THE TENSIOILTY OF THE PUBLIC  
REQUIRE COUNTRY COUNTRY TENSIO



Line Table		
LINE #	LENGTH	DIRECTION
L1	459.12'	S89°15'07"W
L2	301.53'	N27°43'56"W
L3	153.90'	N82°10'58"W
L4	155.06'	N37°07'15"W
L5	85.43'	N07°55'30"W
L6	300.31'	N03°42'53"E
L7	273.00'	N57°13'01"W
L8	112.11'	S00°40'59"W
L9	65.74'	N27°19'32"W
L10	821.73'	N00°40'28"E
L11	1944.08'	N43°43'47"E
L12	2907.37'	S00°23'17"E

Curve Table					
Curve #	LENGTH	PIVOTS	DELTA	CHORD BRS	CHORD CST
C3	138.50'	120.00'	015°21'17"	98728.07W	138.50'
C4	98.01'	74.211'	007°37'43"	98700.07W	98.01'

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



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED  
CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12103 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-250 AUSTIN, TX 78753  
PHONE: 512-226-6267, FAX: 512-226-6263



**ANNEXATION EXHIBIT OF**

A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 & ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 857 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 06/30/2017  
PROJECT NO.: 16-117



7/07/2017

REVISIONS		ISSUE DATE	
JOB NO	16-117		
DATE	06/26/2017	DESCRIPTION	TRK
DRAWN BY	MR	CHECKED BY	YAS

SHEET: 2 OF 2

THIS INSTRUMENT WAS PREPARED UNDER CONTRACT, DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY, AND DOES NOT INTEND TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS INTENDED OR ESTABLISHED BY THE CREATION OF A RECORDATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTES:  
NOTES ON SHEET 2

REMAINING PORTION OF  
38.781 ACRES  
SPT CULEBRA, LTD.  
(VOL. 1582 PG. 189 O.P.R.)

REMAINING PORTION  
OF 111.885 ACRES  
WIRE VENTURES, LLC.  
VOL. 1837 PG. 29  
O.P.R.

102.5 ACRES  
WIRE VENTURES, LLC.  
VOL. 1780 PG. 2194  
O.P.R.

REMAINING PORTION  
OF 111.885 ACRES  
WIRE VENTURES, LLC.  
VOL. 1837 PG. 29  
O.P.R.

ROYAL OAKS OF WEST CREEK  
SUBDIVISION UNIT 1  
(VOL. 9516 PG. 4-6 D.P.R.)

BLOCK 1

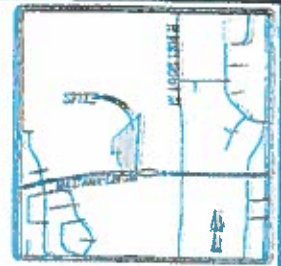
WEST CREEK  
MODEL HOME SUBDIVISION  
(VOL. 9515 PG. 11-19 D.P.R.)

BLOCK 2

THOMAS YORK SURVEY  
NO. 201 1/4  
ABSTRACT 825  
COUNTY BLOCK 4400

62.57 ACRE TRACT  
(2,725,540 SQ. FT.)

135.127 ACRES  
MCCOMBS FAMILY  
PARTNERS, LTD.  
(VOL. 11798 PG. 867 O.P.R.)



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=400'



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



*[Signature]*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 06/30/2017  
PROJECT NO.: 16-117

**ANNEXATION EXHIBIT OF**

A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 1/4 ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

REVISIONS	DATE
JOB NO. 16-117	
DATE 06/29/2017	DESIGNER TAB
DRAWN BY	CHECKED TAB

SHEET: 1 OF 2

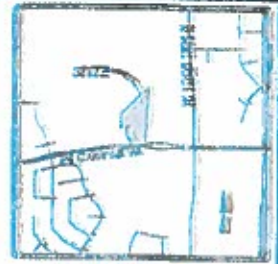


2017 Professional Seal, State of Texas, No. 5672  
Phone: (512) 975-2044 Fax: (512) 975-2044  
Toll-Free: 1-800-451-4511

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12100 PARK 25 CIRCLE, SUITE 150 MC-250 AUSTIN, TX 78750  
PHONE: 512-225-4200, FAX: 512-225-4200

# NOTES

1. REFERENCE IS MADE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE TEXAS BENCH MARK 4000, BENCH MARK DATA (BMD) OF 1988.
2. THE TRACT SHOWN HEREON IS SUBJECT TO BEXAR COUNTY COVENANTS AND RESTRICTIONS.
3. NOTES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
4. ALL COVENANTS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
BMD-4000-4000

Line Table		
LINE #	LENGTH	DIRECTION
L1	452.12'	S87°13'07"W
L2	301.55'	N02°45'52"W
L3	153.90'	N52°10'53"W
L4	152.05'	N31°07'15"W
L5	82.48'	N06°55'32"W
L6	300.31'	N00°40'55"E
L7	270.00'	N55°13'01"W
L8	110.11'	S00°43'59"W
L9	65.74'	N27°19'32"W
L10	821.73'	N00°43'28"E
L11	1944.08'	N43°48'47"E
L12	2907.30'	S00°23'17"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
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C4	90.87'	742.11'	007°37'43"	S89°04'22"W	90.74'

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ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
17400 PARK 25 CIRCLE BLDG. A, SUITE 150 MC-230 AUSTIN, TX 78751  
PHONE: 512-239-5200, FAX: 512-239-5203

## ANNEXATION EXHIBIT OF



A 62.57 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, OUT OF THE THOMAS YORK SURVEY NO. 201 1/4 ABSTRACT 825, COUNTY BLOCK 4400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 887 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 06/30/2017  
PROJECT NO.: 16-117

REVISION	ISSUE DATE
JOB NO. 16-117	
DATE: 06/28/2017	DESIGNER: TAS
DRAWN: MR	CHECKED: TAS

SHEET: 2 OF 2

Property Identification #: 1003230

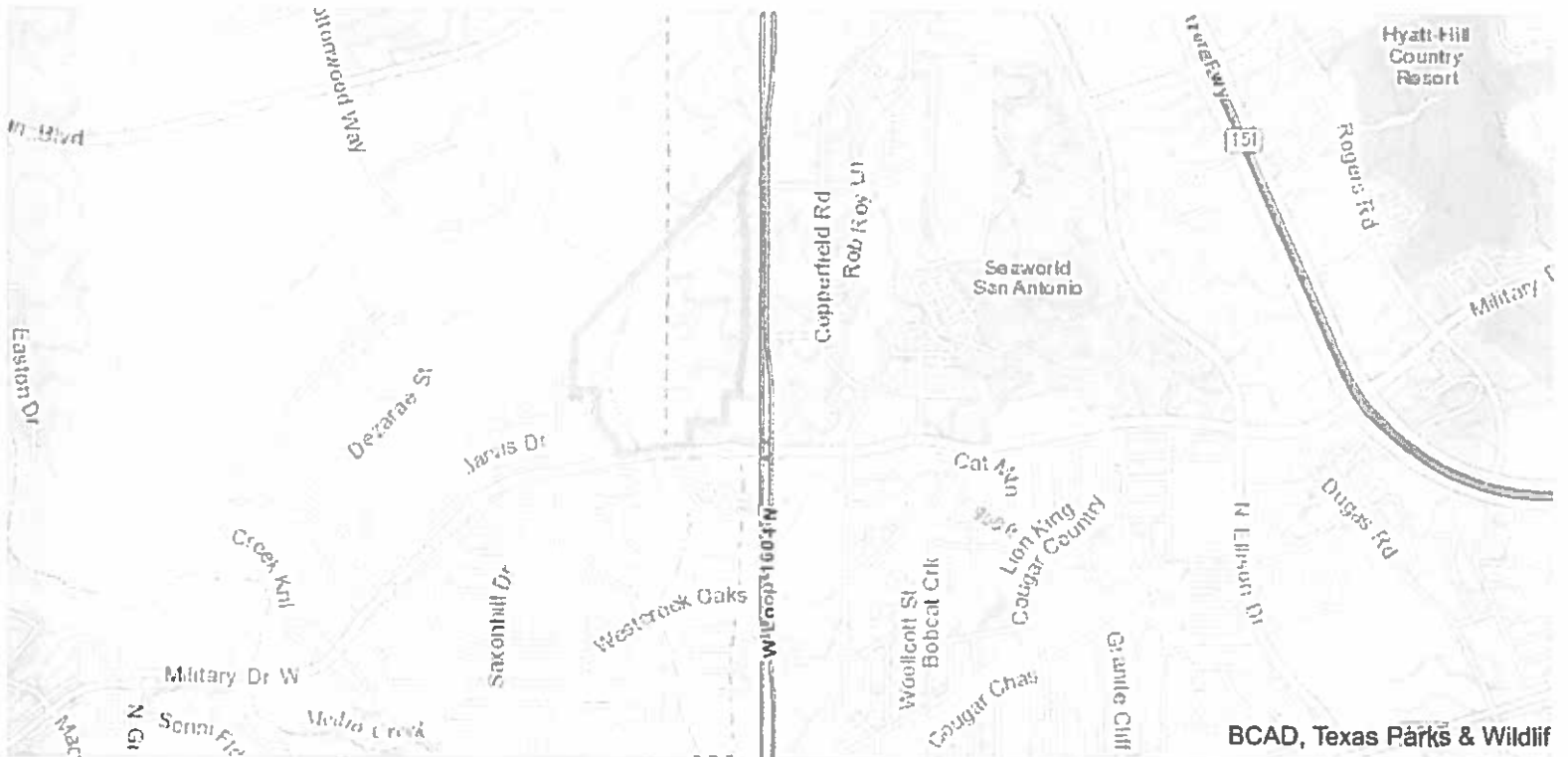
Property Information: 2017

Owner Identification #: 441694

Geo ID: 34400-000-0410  
 Situs: W MILITARY DR SAN ANTONIO, TX  
 Address: 78251  
 Property Type: Real  
 State Code: C1

Legal: NCB 34400 LOT P-41 70.876 AC  
 (FORMERLY P-21)CB 4400 P-15A  
 Description: (0.459 AC)& P-21 (61.454 AC) ABS  
 825 "POTRANCO/FM1604"  
 ANNEXATION  
 Abstract: S34400  
 Neighborhood: NBHD code51200  
 Appraised Value: \$10,060,220.00  
 Jurisdictions: 10, 08, 21, 11, 09, CAD, 06, 79, 56

Name: MCCOMBS FAMILY PARTNERS LTD  
 Exemptions:  
 DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



## Bexar CAD

Property Search > 1003230 MCCOMBS FAMILY  
PARTNERS LTD for Year 2017

Tax Year: 2017

## Property

## Account

Property ID:	1003230	Legal Description:	NCB 34400 LOT P-41 70.876 AC (FORMERLY P-21)CB 4400 P-15A (0.459 AC)& P-21 (61.454 AC) ABS 825 "POTRANCO/FM1604" ANNEXATION
Geographic ID:	34400-000-0410	Zoning:	C-2, C-2 CD, C-3, C-3 S, OCL
Type:	Real	Agent Code:	60001
Property Use Code:	099		
Property Use Description:	VACANT LAND		

## Location

Address:	W MILITARY DR SAN ANTONIO, TX 78251	Mapsc0:	612A1
Neighborhood:	NBHD code51200	Map ID:	
Neighborhood CD:	51200		

## Owner

Name:	MCCOMBS FAMILY PARTNERS LTD	Owner ID:	441694
Mailing Address:	755 E MULBERRY AVE STE 600 SAN ANTONIO, TX 78212-6013	% Ownership:	100.000000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,060,220	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$10,060,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$10,060,220	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$10,060,220	

## Taxing Jurisdiction

Owner: MCCOMBS FAMILY PARTNERS LTD

% Ownership: 100.0000000000%

Total Value: \$10,060,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$10,060,220	\$10,060,220	\$1,579.45
08	SA RIVER AUTH	0.017290	\$10,060,220	\$10,060,220	\$1,739.41
09	ALAMO COM COLLEGE	0.149150	\$10,060,220	\$10,060,220	\$15,004.82
10	UNIV HEALTH SYSTEM	0.276235	\$10,060,220	\$10,060,220	\$27,789.85
11	BEXAR COUNTY	0.293250	\$10,060,220	\$10,060,220	\$29,501.60
21	CITY OF SAN ANTONIO	0.558270	\$5,533,121	\$5,533,121	\$30,889.75
56	NORTHSIDE ISD	1.375500	\$10,060,220	\$10,060,220	\$138,378.33
79	BEXAR CO EMERG DIST #2	0.100000	\$4,527,099	\$4,527,099	\$4,527.10
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$10,060,220	\$10,060,220	\$0.00
Total Tax Rate:		2.785395			
Taxes w/Current Exemptions:					\$249,410.31
Taxes w/o Exemptions:					\$249,410.31

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	100.0000	4356000.00	0.00	0.00	\$9,936,502	\$0
2	FLP	Flood Plain	32.7880	1428245.28	0.00	0.00	\$123,718	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$10,060,220	0	10,060,220	\$0	\$10,060,220
2016	\$0	\$10,060,220	0	10,060,220	\$0	\$10,060,220
2015	\$0	\$9,276,140	0	9,276,140	\$0	\$9,276,140
2014	\$0	\$6,619,700	0	6,619,700	\$0	\$6,619,700
2013	\$0	\$6,500,000	0	6,500,000	\$0	\$6,500,000
2012	\$0	\$6,500,000	0	6,500,000	\$0	\$6,500,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/15/2005	CD	Correction Deed			11798	0867	20050279532
2	2/28/2005	SWD	Special Warranty Deed	VWC LTD	MCCOMBS FAMILY PARTNERS LTD	11255	2126	20050044876

2017 data current as of Jul 7 2017 12:30AM.

2016 and prior year data current as of Jun 9 2017 8:50AM

**SCANNED**



LT1-77-20058279532-1

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**



LT2-11788-867-8

**CORRECTION  
SPECIAL WARRANTY DEED**

Date: February 28, 2005

Grantor: VWC, LTD., a Texas limited partnership  
By: DAVENPORT DEVELOPMENT, LLC. its general partner

Grantor's Mailing Address (including county):

8620 N. New Braunfels, Suite 400  
San Antonio, Bexar County, Texas 78217

Grantee: McCOMBS FAMILY PARTNERS, LTD., a Texas limited partnership

Grantee's Mailing Address (including county):

755 E. Mulberry, Suite 600  
San Antonio, Bexar County, Texas 78212

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

135.127 acre tract of land located in the State of Texas, County of Bexar, City of San Antonio and being out of the 142.18 acre VWC, Ltd., tract of land out of the H. MEURER SURVEY NO. 359, ABSTRACT No. 520, THOMAS YORK SURVEY No. 201-1/2, ABSTRACT No. 825. County Block 4400, NCB 34400, San Antonio, Bexar County, Texas, said 142.18 acre tract being as described in a Special Warranty Deed from Sun NLF Limited Partnership to VWC, Ltd., as recorded in Volume 8474, Page 90 of the Real Property Records of Bexar County, Texas, and said 135.127 acre tract being further described by metes and bounds description attached hereto as Exhibit "A" and incorporated herein by reference.



#### Reservations from and Exceptions to Conveyance and Warranty

1. Drainage easement recorded in Volume 4511, Page 318, Deed Records, Bexar County, Texas and Volume 2779 Page 2063, Official Public Records of Real Property of Bexar County, Texas and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
2. Fill easement as shown on plat recorded in Volume 9515, Pages 11-18, Deed and Plat Records of Bexar County, Texas and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
3. 14' Gas, Electric, Telephone and Cable Television easement as set out in Volume 9516, Page 17, Deed and Plat Records of Bexar County, Texas and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
4. 10' Sanitary Sewer easement as set out in Volume 9515, pages 11-18 and in Volume 9516, Page 17, Deed and Plat Records of Bexar County, Texas, and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
5. 16' Existing Sanitary Sewer easement as set out in Volume 9515, Pages 11-18, and in Volume 9516, Page 17, Deed and Plat Records of Bexar County, Texas, and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
6. Variable Width Drainage Easement as set out in Volume 9516, Page 17, Deed and Plat Records of Bexar County, Texas, and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
7. 135 foot C.P.S.B. easement as recorded in Volume 6013, Page 237, Deed Records, Bexar County, Texas, and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
8. Electric line right of way agreement as recorded in Volume 4004, Page 804, Official Public Records of Real Property of Bexar County, Texas and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
9. Maintenance charge as set forth in instrument recorded in Volume 3921, Page 1961, and in Volume 4279, Page 1657, official Public Records of Real Property of Bexar County, Texas. (Affects an 18.59 acre tract delineated on Survey last dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994).
10. All terms, conditions, and provisions of that certain Agreed Order dated December 14, 2000, under Cause No. 2000-CI-17663 in the 57<sup>th</sup> District Court of Bexar County, Texas.
11. All terms, conditions, and provisions of that certain Easement, Covenant, Condition and Restriction Agreement dated August 31, 2004 recorded in Volume 10957, Page 1848, of the Real Property Records of Bexar County, Texas, and as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.

12. Sewer Easement Agreement as set out in Volume 10957, Page 1888, Real Property Records of Bexar County, Texas, as shown on Survey dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994.
13. Restrictive Covenants of record recorded in Volume 3921, Page 1961, Official Public Records of Real Property, Bexar County, Texas. (Affects an 18.59 acre tract delineated on Survey last dated February 16, 2005, prepared by Harry Jewett Associates, Harry B. Jewett, III, RPLS NO. 2994).

Current taxes on the subject property having been prorated to the date hereof, the payment of same is hereby assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging including, but not limited to, strips or gores, adjacent streets, roads, alleys, and rights of way, and any easements, licenses, reservations, privileges and rights of ingress and egress, and Grantor's right, title and interest in, to and under (i) the Easement Covenant, Condition and Restriction Agreement recorded in Volume 10957, Page 1848, Real Property Records of Bexar County, Texas, including "VWC's Consent Power" (as defined in Section 11.2 therein), as a "VWC Assignee" (as also defined therein) and (ii) the Sewer Easement Agreement recorded in Volume 10957, Page 1888, including the consent rights set forth in Section 7.2 therein (collectively, the "Consent Powers"), to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through, or under Grantor only and not otherwise.

This deed is made as a correction deed in substitution of the deed titled Special Warranty Deed dated February 28, 2005, and recorded in Volume 11255, Page 2126, Real Property Records of Bexar County, Texas (the "Corrected Deed"), to correct the inadvertent omission of the assignment of the Consent Powers (defined above) to Grantee, which Grantor intended to assign and convey to Grantee as an appurtenance of the property. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

When the context requires, singular nouns and pronouns include the plural.

**Signatures on Next Pages**

EXECUTED on the 15 day of November, 2005 to be effective as of the 28<sup>th</sup> day of February, 2005.

VWC, Ltd., a Texas limited partnership

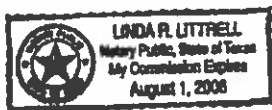
By: DAVENPORT DEVELOPMENT, LLC,  
Its general partner.

By: *Sam Schaefer*  
Sam Schaefer  
Manager of Davenport Development, LLC

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15 day of November, 2005, by Sam Schaefer, Manager of Davenport Development, LLC, general partner of VWC, LTD., a Texas limited partnership.



*Linda R. Littrell*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

RETURN TO:

McCOMBS FAMILY PARTNERS, LTD.  
755 E. Mulberry, Suite 600  
San Antonio, Texas 78212  
Attn: Gary V. Woods

ACCEPTED AND AGREED on this 23 day of November, 2005, to be effective as of the 28<sup>th</sup> day of February, 2005.

McCOMBS FAMILY PARTNERS, LTD.

By: McCOMBS FAMILY PARTNERS GP,  
LLC, its general partner

By: Gary V. Woods  
Gary V. Woods, Manager

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 23 day of November, 2005, by Gary V. Woods, Manager of McCombs Family Partners GP, LLC, a limited liability company, as general partner of McCombs Family Partners, Ltd., a limited partnership, on behalf of said partnership.



Margie Fernandez  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

RETURN TO:

McCOMBS FAMILY PARTNERS, LTD.  
755 E. Mulberry, Suite 600  
San Antonio, Texas 78212  
Attn: Gary V. Woods

EXHIBIT "A"

**FIELD NOTE DESCRIPTION**

135.127 ACRE TRACT

West Loop 1604

San Antonio, Bexar County, Texas

A 135.127 acre tract of land located in the State of Texas, County of Bexar, City of San Antonio and being out of the 142.18 acre VWC, Ltd. tract of land out of the H. MEURER SURVEY No. 359, ABSTRACT No. 520, THOMAS YORK SURVEY No. 201-1/2, ABSTRACT No. 825, County Block 4400, N.C.B. 34400, San Antonio, Bexar County, Texas; said 142.18 acre tract being as described in a Special Warranty Deed from Sun NLF Limited Partnership to VWC, Ltd., as recorded in Volume 8474, Page 90 of the Real Property Records of Bexar County, Texas and said 135.127 acre tract being further described by metes and bounds as follows;

BEGINNING, at a found  $\frac{1}{2}$ " iron rod located on the westerly right-of-way line of West Loop 1604 (Charles W. Anderson Loop, a variable width right-of-way, minimum 300 feet), said iron rod being at the most northerly end of the 142.18 acre tract;

THENCE; along and with the westerly right-of-way line of West Loop 1604 for the following courses and distances:

S 00°08'25" E for a distance of 167.98 feet to a found TxDOT monument for an angle point;

S 16°33'32" W for a distance 208.81 feet to a found TxDOT monument for an angle point;

S 00°08'25" E for a distance of 400.00 feet to a found TxDOT monument for an angle point;

S 16°50'25" E for a distance of 208.80 feet to a found TxDOT monument for an angle point;

S 00°08'25" E for a distance of 1,450.01 feet to a found TxDOT monument for an angle point;

S 05°29'04" W for a distance of 663.20 feet to a found TxDOT monument for an angle point;

S 00°08'26" E for a distance of 160.00 feet to a found iron rod for corner;

THENCE; leaving the TxDOT right-of-way of West Loop 1604 for the following courses and distances:

S 89°46'42" W for a distance of 200.00 feet to a found iron rod for corner;

S 00°08'25" E for a distance 372.03 feet to a found iron rod for corner;

S 89°46'42" W for a distance of 203.27 to a found iron rod for corner;

S 00°08'25" E for a distance of 327.26 feet to a found iron rod for corner; said corner being located on the northerly right-of-way line of Military Drive West (a variable width right-of-way, minimum width of 86');;

THENCE following along and with the north right-of-way line of Military Drive West for the following courses and distances:

following a curve to the right, said curve having a radius of 1,279.86 feet, a chord length of 81.52 feet, a chord bearing of S 85°38'48" W, a central angle of 3°39'00" and an arc length of 81.53 feet to a found iron rod for a point of reverse curvature;

following a curve to the right, said curve having a radius of 1,193.86 feet, a chord length of 120.81 feet, a chord bearing of S 86°43'18" W, a central angle of 5°48'01" and an arc length of 120.86 feet to a found iron rod for a point of tangency;

S 89°37'19" W for a distance of 288.24 feet to a found iron rod for a point of curvature;

following a curve to the left, said curve having a radius of 1,243.00 feet, a chord length of 197.69 feet, a chord bearing of S 85°03'40" W, a central angle of 9°07'20" and an arc length of 197.90 feet to a point of tangency;

S 80°30'00" W for a distance of 489.18 feet to a found iron rod for a point of curvature;

following a curve to the right, said curve having a radius of 742.11 feet, a chord length of 98.14 feet, a chord bearing of S 84°17'29" W, a central angle of 7°34'57" and an arc length of 98.21 feet to a found iron rod for corner, said corner being the most easterly corner of the Westcreek Model Home Park Subdivision on the north right-of-way line of Military Drive West, said subdivision being described in a subdivision plat recorded in Volume 9516, Page 17 of the Plat Records of Bexar County, Texas;

THENCE following along and with the adjoining Westcreek Model Home Park Subdivision for the following courses and distances:

N 20°30'36" W for a distance of 301.29 feet to a found iron rod for an angle point;

N 51°55'26" W for a distance of 153.90 feet to a found iron rod for an angle point;

N 30°51'48" W for a distance of 156.06 feet to a found iron rod for an angle point;

N 08°40'11" W for a distance of 88.48 feet to a found iron rod for an angle point;

N 00°56'26" E for a distance of 300.31 feet to a found iron rod for corner;

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N 89°03'34" W for a distance of 270.00 feet to a found iron rod of corner,

S 00°56'25" W for a distance of 110.00 feet to a found iron rod for corner, said corner being on the northerly right-of-way line of Kings Lair (a 50' right-of-way street);

THENCE; N 89°03'34" W along and with the northerly right-of-way line of Kings Lair for a distance of 67.50 feet to a found iron rod for corner, said corner being the most southerly corner of the Royal Oaks of Westcreek Subdivision/Unit 1, said subdivision being described in a subdivision plat recorded in Volume 9516, Page 4 of the Plat Records of Bexar County, Texas;

THENCE; N 00°56'25" E along and with the easterly line of the Royal Oaks of Westcreek Subdivision/Unit 1 for a distance of 821.73 feet to a found iron rod for corner, said corner being located on the common line with the adjoining 381.37 acre Metzger property, said 381.37 acre tract being described in a deed recorded in Volume 7746, Page 803, Real Property Records of Bexar County, Texas;

THENCE; N 44°03'46" E along and with the common property line with the Metzger property for a distance of 3,403.30 feet to a found 1/2" iron rod for corner; said corner being located on the westerly right-of-way line of West Loop 1604, said corner being the most northerly end of the 142.16 acre VWC, Ltd. Tract and said corner being the POINT OF BEGINNING of the heretofore described 135.127 acre tract of land.

• • • •

Doc# 20050279532 Fees: \$44.00  
12/01/2005 10:22AM # Pages 8  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK

Job No. 04086  
January 4, 2005

fn/mkw/hbj

Any provision herein which purports to restrict the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on  
the date and at the time stamped hereon by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 01 2005



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

5440